



Village of Winnetka

Historic Preservation Commission Meeting

December 1, 2025 at 7:00 PM
Winnetka Police Department - Classroom
410 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. Approval of November 3, 2025, Regular Meeting Minutes
4. **Demolition Permit Applications**
 - a. **Case No. 25-17-HPC - 43 Indian Hill Road**: Review of the demolition permit application submitted for the single-family residence at 43 Indian Hill Road.
5. **Other Business**
 - a. January 5, 2025, Regular Meeting - Quorum Check
 - b. 2025 Preservation Awards - Award Plaque Update
 - c. Monthly Communications For Historic Preservation Commission - Discussion and Content Decision
6. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

HISTORIC PRESERVATION COMMISSION
NOVEMBER 3, 2025 MEETING MINUTES

Members Present: Jack Coladarci, Chairman
Chris Enck
Patti Van Cleave
Paul Weaver
Anna Wisniewski

Members Absent: Beth Ann Papoutsis
Joseph Stuart

Non-Voting Members Present: Scott Myers

Junior Commissioner Present: Louis Zaranski

Village Staff: Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:06 p.m. Roll call was taken of the Commission Members present.

Public Comment:

No public comment was made at this time. Mr. Marx also confirmed no public comments were received.

Approval of Minutes:

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the October 6, 2025, meeting minutes. A motion to approve the October 6, 2025, minutes was made by Ms. Van Cleave and seconded by Ms. Wisniewski. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Van Cleave, Weaver, Wisniewski
NAYS: None
NON-VOTING: Myers, Zaranski

Alterations to Locally Designated Landmarks:

a. **Case No. 25-12-HPC - 20 Fox Lane: Advisory review of proposed alterations to 20 Fox Lane, a locally designated landmark.**

Mr. Marx noted the matter was moved to the November meeting from the October meeting at the applicant's request and summarized the proposed alterations. He stated the proposed addition, according to the applicant, to the detached garage would result in a seamless appearance with the garage as well as creating additional storage space which would not affect the historical and architectural character of the main home. Mr. Marx also noted a setback variation was requested and would be reviewed by the Zoning Board of Appeals at their November meeting. He then referred to images of the existing home along with architectural plans for the proposed garage addition. Mr. Marx noted the property obtained the status of a locally designated landmark in 2001 and asked if there were any questions.

Mr. Enck asked what year the existing garage structure was built. Mr. Marx stated he would check but that information was not immediately apparent. No additional questions were raised at this time.

Chairman Coladarci asked for the applicant's presentation. Jeffrey Letzter, the project architect, stated he would provide information with regard to the storage/garage addition to the home which included a variation request due to the existing garage being located within the required side yard setback. He also noted the garage did not run parallel to the home which resulted in a 50% setback variation request. Mr. Letzter identified the storage shed

1 on the property and confirmed they do not know the exact age of when the garage was built. He stated the garage
2 details are accurate to the current home.

3
4 Mr. Weaver asked when the home was built which has a three car garage. Mr. Letzter responded the home was
5 built in 1924 and there is a two car garage and described the proposed garage extension which would match the
6 existing materials and roof height. He explained their consideration of the copper roof material. Mr. Marx provided
7 the Commission Members with information from the 2001 landmark designation and indicated the garage was
8 built after the landmark designation.

9
10 Mr. Enck referred to page 8 of the west front elevation and asked if the brick would continue straight across or if
11 the addition would have a new setback. Mr. Letzter responded it would be flush and described the installation in
12 detail. No additional questions were raised at this time. Mr. Weaver described the project as great.

13
14 Chairman Coladarci noted there is no public comment and called the matter in for discussion. Mr. Weaver
15 commented on the garage's status and the attempt by the applicant to match it as originally built. Mr. Enck agreed
16 with Mr. Weaver's comments and the fact that the garage is not original to the home.

17
18 Chairman Coladarci referred to page 9 and the Exterior Alterations of Designated Landmarks language and criteria
19 the Commission is to consider which he read into the record. He also referred to Part II with regard to design
20 guidelines, window and door proportion, window shape, scale, expression, architectural details and
21 appurtenances. Chairman Coladarci then read the following findings into the record: "The HPC shall determine
22 whether the proposed alterations will be appropriate or not appropriate to the preservation of the subject
23 property. Considering the alterations, does the HPC find that the subject property continues to meet the criteria
24 for designation as a locally designated landmark." Mr. Marx suggested the Commission make a motion to state
25 that if there are no suggested amendments or revisions, to find that it continued to meet the criteria for a locally
26 designated landmark and the proposed alterations are appropriate to the preservation of the subject property.

27
28 A motion as stated by Mr. Marx was made by Mr. Enck and seconded by Mr. Weaver. A vote was taken and the
29 motion unanimously passed, 5 to 0:

30 AYES: Coladarci, Enck, Van Cleave, Weaver, Wisniewski
31 NAYS: None
32 NON-VOTING: Myers, Zaranski

33
34 The property owner, Colleen Carrol, provided information regarding the home to the Commission.

35
36 **Other Business:**

37 a. December 1, 2025 Meeting – Quorum Check.

38 Mr. Marx advised the Commission Members of the single agenda item for the December meeting. The Commission
39 Members discussed their availability.

40
41 b. 2025 Preservation Awards - Award Plaque Update.

42 Mr. Marx provided the Commission Members with an update regarding a local plaque fabricator. Ms. Van Cleave
43 also provided information with regard to the fabricator who offered to create a prototype which would cost less
44 than \$100. Mr. Marx estimated no more than five or six awards have been presented in a single year with an
45 average of two to three of them being done over the last couple of years. The Commission Members agreed to
46 move forward with the fabricator.

47
48 c. Monthly Communications for Historic Preservation Commission - Discussion and Content Decision.

49 Mr. Marx provided an update with regard to his discussion with the 615 Elm property owners as to whether they
50 would like to have an article included in the publication relating to the landmark nomination. He also referred to
51 Crow Island School. Ms. Van Cleave stated she needed to do more follow-up with the school district's
52 communication director. Mr. Marx stated he would have to confirm with Josie with regard to the winter edition
53 deadline. The Commission Members discussed the farmer's market timing. Mr. Marx asked the Commission

1 Members if they had any items to prepare for the December edition and suggested an inquiry be made with regard
2 to the benches being offered to community members. Mr. Marx and Mr. Weaver stated they would share any
3 information they found. Mr. Zaranski also provided information relating to the individual chairs to be installed.
4

5 **Adjournment:**

6 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Weaver and seconded by
7 Ms. Van Cleave. A vote was taken and the motion unanimously passed, 5 to 0:

8 AYES: Coladarci, Enck, Van Cleave, Weaver, Wisniewski

9 NAYS: None

10 NON-VOTING: Myers, Zaranski

11 The meeting adjourned at 7:41 p.m.

12
13 Respectfully submitted,

14
15 Antionette Johnson

16 Recording Secretary

17

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: HISTORIC PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: NOVEMBER 26, 2025
SUBJECT: 43 INDIAN HILL ROAD - DEMOLITION PERMIT (CASE NO. 25-16-HPC)

INTRODUCTION	
Meeting Date	December 1, 2025
Commission Action	Preliminary historic and architectural review to determine if a Historic Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	43 Indian Hill Road (See Attachment A – Aerial Map)
Property Owner	Wintrust Private Trust Company NA as Trustee of the Joseph H. Goldberg Trust; The Sheila R. Goldberg Trust
Application Submitted by	Leo Birov, representing 43 Indian Hill LLC as the contract buyer of the property
Mail Notice to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any written comments from the public for this application.
PROPERTY DESCRIPTION	
Size	0.95 acres
Location	North side of Indian Hill Road between Locust Road and Fox Lane
Improvements	Single-family residence with attached garage
Zoning	R-1 Single Family Residential
Surrounding Zoning	R-1 Single Family Residential
PROPERTY HISTORY	
	See Attachment B, Preliminary Property History Study; Attachment C, Winnetka Historical Society (WHS) Research
Constructed	1975, according to WHS Research
Additional Construction Activity	1999 - Perform interior remodeling and enclose front porch, 2013 – Construct three seasons room
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property does not have historic or architectural significance. (See Attachment C - Historical Society Research)

ADJACENT CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of Cherry Street)	None
Director’s 60-Day Delay - Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	Building permit application for a new single-family home has been submitted and is under review.

DEMOLITION AND HISTORIC PRESERVATION

The Commission may order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an HAIS submission from the applicant is required for the structure that is applied to be demolished. Should the HPC request an HAIS for the subject property at the December 1st meeting, and after reviewing the HAIS at a future meeting, the HPC determines the structure is significant and issues a delay, the Commission may issue a demolition delay up to but not exceeding 270 days from December 1st, 2025.

COMMISSION REVIEW

The Commission may consider the following motions: (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the HPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria: **[The Commission must note which of the following criteria is met]**

1. **The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit;**
2. ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
3. ~~The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation; and~~ **(Subject Property is not on the state survey)**
4. ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic Places.~~ **(Subject Property is not listed on either register)**

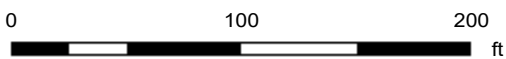
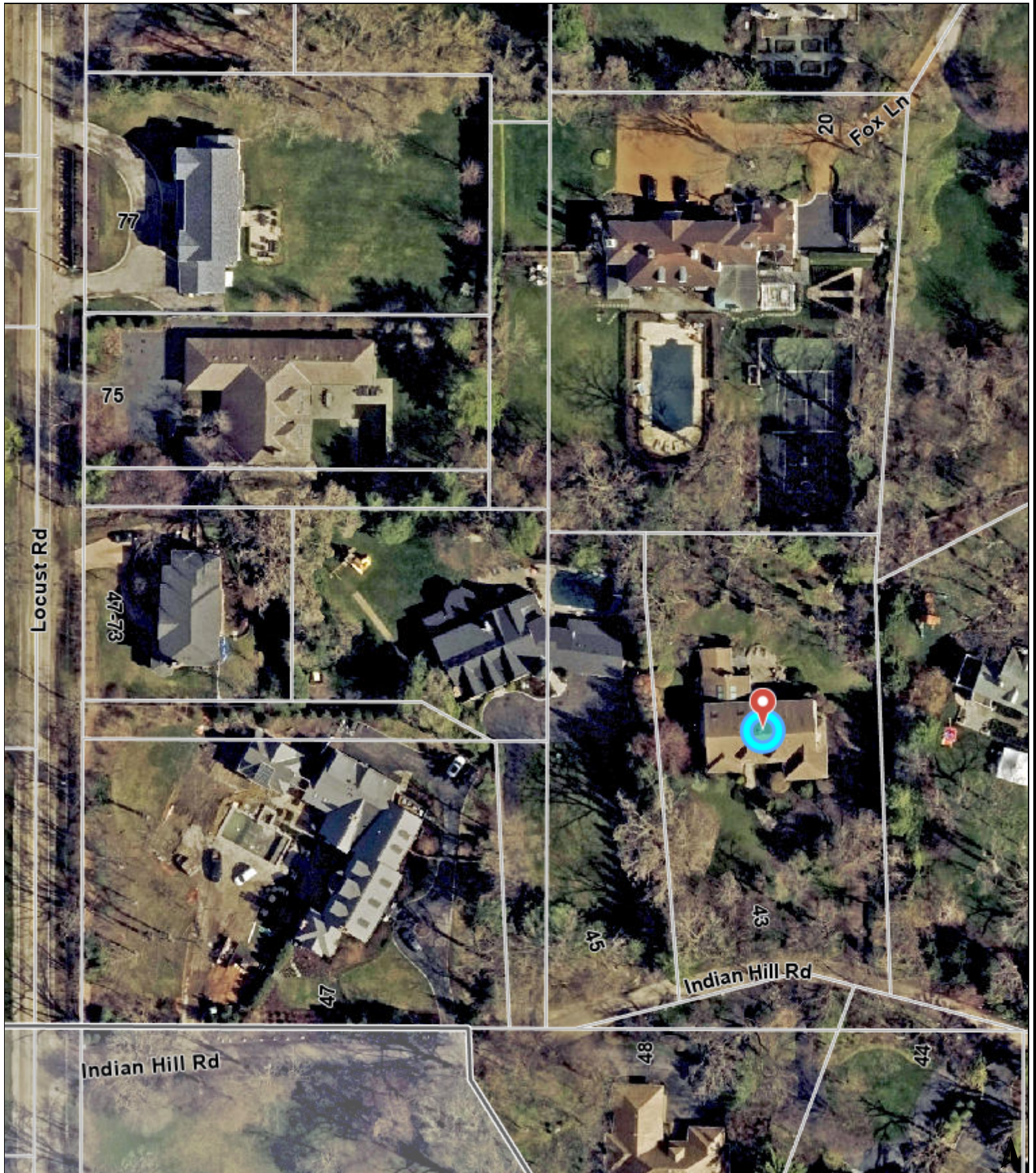
Building and/or Property Lacks Historic or Architectural Significance

The Commission has determined, in accordance with Section 15.52.040 of the Village Code, that the building and/or property is not of sufficient historic or architectural merit to warrant a Historic Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

- Attachment A: GIS Aerial Map
- Attachment B: Preliminary Property History Study
- Attachment C: Historical Society Research
- Attachment D: Application Materials

ATTACHMENT A



Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



**MEMORANDUM
VILLAGE OF WINNETKA**

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, ASSOCIATE PLANNER
DATE: NOVEMBER 11, 2025
SUBJECT: CASE NO. 25-16-HPC: 43 INDIAN HILL ROAD

INTRODUCTION

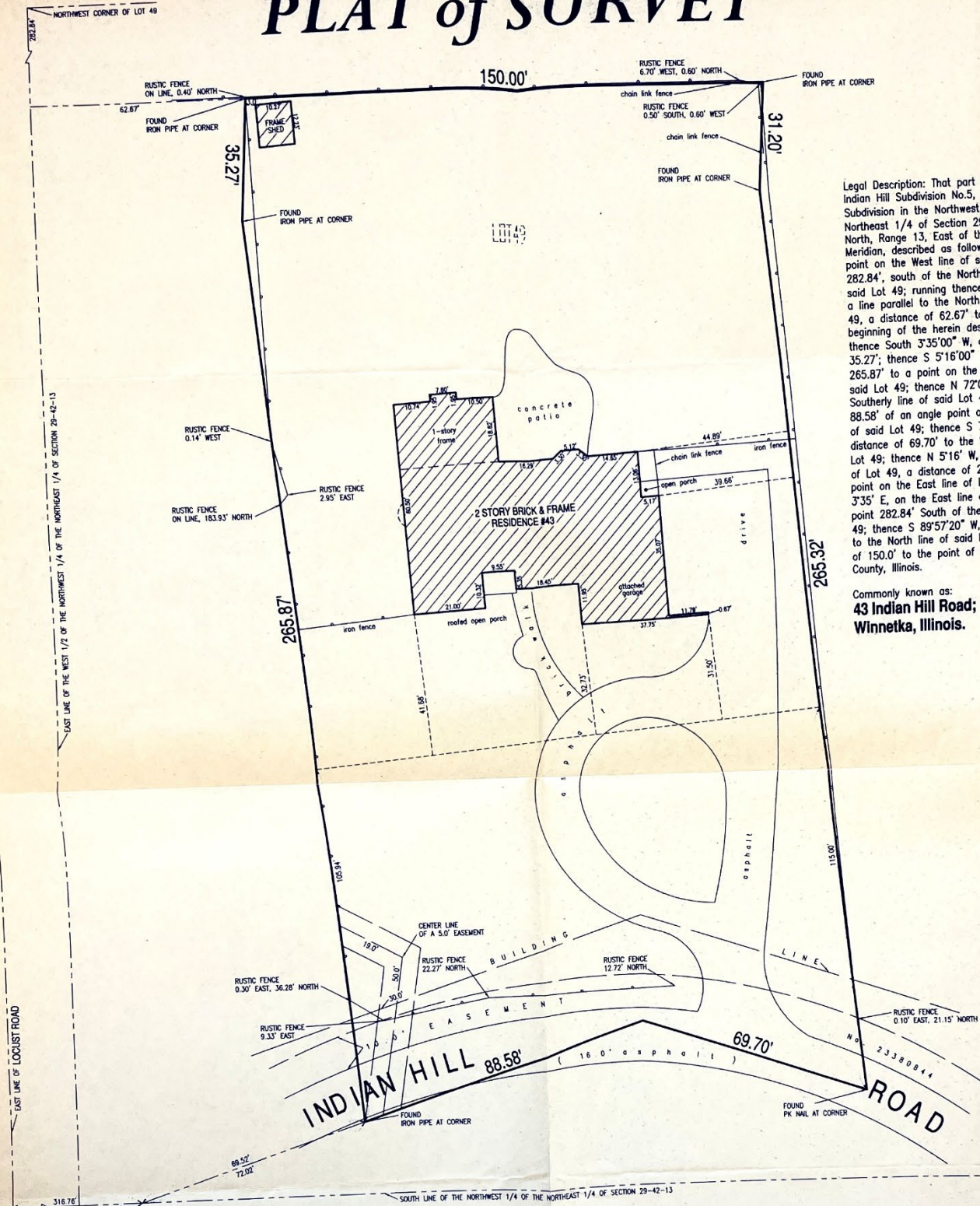
On December 1, 2025, the Historic Preservation Commission (HPC) is scheduled to consider a request to demolish the residence at 43 Indian Hill Road. Please return any available information regarding the architectural and historical significance of the structure to Christopher Marx by the end of the day on Tuesday, November 25, 2025. If you have any questions, please feel free to contact me at cmarx@winnetka.org or (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
2-25-1999	Perform interior remodeling and enclose front porch	Mr. and Mrs. Joseph Goldberg	Richard Preves
10-31-2013	Construct three seasons room addition	Joe and Shiela Goldberg	Randy Pruyn

PLAT of SURVEY



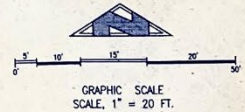
Legal Description: That part of Lot 49 in Indian Hill Subdivision No.5, being a Subdivision in the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, described as follows: beginning at a point on the West line of said Lot 49, 282.84', south of the Northwest corner of said Lot 49; running thence N 89°57'20" E, on a line parallel to the North line of said Lot 49, a distance of 62.67' to the point of beginning of the herein described tract; thence South 3°35'00" W, a distance of 35.27'; thence S 5°16'00" E, a distance of 265.87' to a point on the Southerly line of said Lot 49; thence N 72°02' E, on the Southerly line of said Lot 49, a distance of 88.58' of an angle point on the Southerly line of said Lot 49; thence S 71°06' E, a distance of 69.70' to the Southeast corner of Lot 49; thence N 5°16' W, on the East line of Lot 49, a distance of 265.32' to an angle point on the East line of Lot 49; thence N 3°35' E, on the East line of said Lot 49 to a point 282.84' South of the North line of Lot 49; thence S 89°57'20" W, on a line parallel to the North line of said Lot 49, a distance of 150.0' to the point of beginning, in Cook County, Illinois.

Commonly known as:
43 Indian Hill Road;
Winnetka, Illinois.

GENERAL NOTES:

- All information provided to the surveyor is shown or noted hereon.
- The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.
- All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.
- Compare all points before building by same and report any discrepancy at once.
- Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

SITE NOTES:
 Area = 42,965 sq. ft.



B.H. SUHR & COMPANY, INC.

SURVEYORS ESTABLISHED 1911
 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202
 TEL. (847) 864-6315 / FAX (847) 864-9341
 E-MAIL: SURVEYOR@BHSUHR.COM

Professional Design Firm
 License No. 184-002971

MEMBER:
 I.P.S.A.
 A.C.S.M.
 N.S.P.S.

LOCATION 43 INDIAN HILL ROAD EVANSTON, ILLINOIS OCTOBER 7, 20 13
 ORDER No. 13-363 ORDERED BY SHEILA GOLDBERG

P2135 © 2013 B. H. Suhr & Company, Inc. All rights reserved.

FIELD MEASUREMENTS COMPLETED OCTOBER 7, 20 13

STATE OF ILLINOIS
 COUNTY OF COOK

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

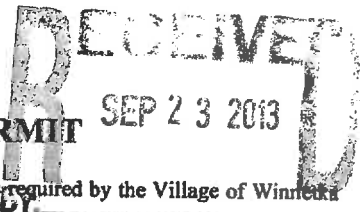
By Raymond R. Hansen Dated OCTOBER 8, 20 13
 Raymond R. Hansen
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/14







**VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT**



This application shall be accompanied by plans, including all specifications, and all other documents required by the Village of Winnetka necessary to process the application.
The applicant hereby certifies to the correctness of the information provided and agrees to construct the proposed improvements in strict compliance with the approved plans as well as the provisions of the Village of Winnetka Building Code and Zoning Ordinance.

Application is made for a permit to Construct a 18'x18' three-season room addition (residential)
(Work to be performed.....Type of building - residential, commercial, garage, etc.)

For Joe & Sheila Goldberg At 43 Indian Hill Rd Phone 847-446-2141
(Name of owner) (Address of building)

Application for: New Construction Addition Remodeling Plumbing Electric Demo Other

Estimated Cost of Construction \$ 56,500.00 (Include materials & labor) (Specify)

Signature: Sheila R Goldberg Printed Name Beverly Willis Phone 630-307-0115 Date _____

CONTRACTOR INFORMATION
(street, city, zip code)

Lic Bond

Architect Randy Pruyn Address 407 S. Edson, Lombard Phone 630-519-3034

Gen Contractor B.W. Construction Address 870 W. Lake St #704, Roselle Phone 630-307-0115

Carpenter B.W. Construction Address 870 W. Lake St #704, Roselle Phone 630-307-0115

Plumber _____ Address _____ Phone _____

Electrician G&K Electric Address 5 Presidential Dr, Roselle Phone 630-980-6758

HVAC *Refrigeration Services Address 91 S. Lively Blvd, Elk Grove Phone 847-593-7575

Concrete B.W. Construction Address 870 W. Lake St #704, Roselle Phone 630-307-0115

Sewer _____ Address _____ Phone _____

Water Service _____ Address _____ Phone _____

Roofer Besch Brothers Roofing Address 217 Massel Ct, Bensenville Phone 630-616-1359

<u>FOR OFFICE USE ONLY</u>		<u>PERMIT FEES</u>	
Building Permit	\$ <u>11080.-</u>	Tree Rem./Repl./Fencing	\$ <u>90.-</u>
Plan Review	\$ <u>252.-</u>	Roofing	\$ <u>65.-</u>
Plumbing	\$ _____	Street Replacement	\$ _____
Electrical	\$ <u>131.-</u>	Water Use	\$ _____
HVAC	\$ <u>70.-</u>	Other	\$ _____
Sewer	\$ _____	D/C Recycling Filing	\$ _____
Water Service/Meter	\$ _____	TOTAL FEES	\$ <u>2088.-</u>
Electric Service	\$ _____	Approved this	CHK 1016 # 0000585472 31-Oct-13 2:28:00 PM Day of <u>Oct</u> 20 <u>13</u>
Impermeable Surface	\$ _____	Permit #	<u>B13-</u> <u>00230</u> Expires <u>1/29/15</u>
ROW Occupancy/Opening	\$ _____		

RETURNED: _____ AMOUNT: \$ _____ BALANCE: \$ _____
TRANSFER: _____

Original: Community Development
Yellow: Finance Department revised 9/07/2011

* There is no hvac in new room - only the existing AC unit needs to be moved prior to construction

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Feb 25 1999

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Perform Interior remodeling & Enclose front Porch. (work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— Single family residence.

REAL ESTATE INDEX NUMBER

05 29 202 034

Vol. 10 ITEM 0000

STREET and NUMBER 43 Indian Hill Road.

DIMENSIONS of BUILDING—Front 69'-0 feet, Depth 60.5 feet, Height 28'-0 feet.

NUMBER of ROOMS 50,000.00

EST. CONST. COST 100,000.00 KIND of MATERIAL Inter. remodeling, Drywall, wood studs. PHONE NO.

OWNER Mr. & Mrs. Joseph Goldberg Address 43 Indian Hill Road.

ARCHITECT Richard Preves & Assoc., P.C. Address 704 FLORENCE DR. SUITE 10 Libertyville, Ill. 60049 847. 362.9373

BUILDER John P. Teschky, Inc. Address 1971 Johns Dr. Glenview, IL. 60025 847. 724.1325

CARPENTER John P. Teschky, Inc. Address 1971 Johns Dr. Glenview, Ill. 60025 "

MASON NONE Address

SEWER BUILDER NONE Address

UMBER Lillian Plumbing Co. Address 933 Green Bay Rd. Winnetka, Ill. 60093 847. 446.0908

ELECTRICIAN Nordick Electric Co., Inc. Address 415 Central St. Northfield, Ill. 60093 847. 446.7744

REMARKS

Date Job Completed

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

We hereby certify that We are the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

We hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and We hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued by SIGNED John P. Teschky for Joseph Goldberg

Building Permit Number ADDRESS 1971 Johns Dr.

Occupancy Permit Number Glenview, Ill. 60025

C. B. No. PHONE NO. 847. 724.1325

**PROPERTY RESEARCH
COVERSHEET**



Address: 43 Indian Hill Road

Construction Details:

Original construction date: c. 1975
 Construction type: Brick and wood siding
 Style: unknown

OWNERSHIP HISTORY:

OWNER/RESIDENT NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Joseph and Sheila Goldberg, Joseph and Sheila Goldberg Trust	By 1987 – present	Building permit applications, 1987 directory, Cook County Recorder records, <i>Chicago Tribune</i> obituary	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Richard Preves	1999 – perform interior remodeling and enclose front porch	Sovereigndevelopmentgroup.com, Chicagobears.com
Randy Pruyn	2013 – construct three seasons room addition	Pruyn Designs “Bio” webpage

RESEARCH SOURCES USED: *Winnetka Talk*, Cook County Assessor records, Cook County Recorder records, historic phone books, WHS property files, WHS digital files, Ancestry.com, *Chicago Tribune*

Findings:

Our research does not indicate that this property maintains architectural or historical significance. We were not able to determine who the original owners of the property were, or who the original architect was. In addition, we were not able to determine whether the structure is representative of a particular notable architectural style. Additionally, we were not able to determine the original build date.

Date of Research: 11/18/2025

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

Evanston-North Shore Multiple Listing Corporation

Directions: Enter N. side of Indian Hill Rd. from Ridge Hill Rd. of Locus. Proceed to #43. *517M*

Address: 43 Indian Hill Road City: Winnetka, Illinois 60093 12224		Lot Size Approx. One Acre (See Survey)		\$ 560,000.	
Constr: Brick & Cedar		Rms. 11+	Bed. 5	Baths 3½ + ½	Heat Gas FA
Style: Country French		Year — Taxes 1978		Porches Brick Terrace	Garage 3 Car EE Att.
Roof: Cedar Shake		Unincorporated Area: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Elect: 220V	
Built: 1975		Faces: South		APRILAIRE	
Basmt: Recreation room, Furnace room; 2 Stairways to first floor. 1st 2-story Recept. Hall; Sunken LR w/bay; DR w/bay; Den/Office; Powder Rm; guest clos; Large Fam. Rm w/FREPL; Adj. wet bar area; luxuriously-equipped kitchen; large bkfst area w/bay; laundry rm/mud rm; 2nd Powd rm; rear stairs. 2nd: Master BR, Drsg rm & bath; 2 BRs w/connecting bath; 2 BRs, Hall bath. Closet space galore. Bessler stairs to extra-insulated attic.					Please qualify and register all prospects. Please see Pages 2 thru 5 for room sizes and details.
School: Grade Avoca W		JHS: Marie Murphy	HS: New Trier East		Possession: Immediate
Faith Hope		Faith Hope	Other: NSCDS		
Transp: RR: C&NW City water, Sanitary Sewer, Storm Sewer, Flood hazard insurance may be required by lender.					Reason for Sale: Out of State
THE BEST OF BOTH WORLDS ... the traditional and the new. In perfect harmony with its natural wooded setting, this outstanding owner-built, new Country French home offers a wonderful blend of traditional appointments and modern conveniences. Located on the North side of the Indian Hill Country Club grounds, the house is part of one of Winnetka's finest estate areas.					
Titleholder: Please call broker		Brokerage Fee: 6% first \$50,000; 5% thereafter		Title CT&T	
<p><small>This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.</small></p> <p>For office use only 081579 REALTOR® Office: J. S. James & Co., Inc. Phone: 256-4901 Sales Person: Chris Downey Home Phone: 446-8297</p>					

FILE COPY

12224A

43 Indian Hill Road, Winnetka

Page 2

Nothing is missing in this lovely house planned for family living, elegant entertaining and ease of maintenance.

As you enter the two-story sky-lit Reception Hall, the warm, open feeling of the house is established. A wonderful sense of freedom is immediately apparent. An Italian quarry tile floor is a beautiful and practical selection for the reception area.

To the left is a handsome Den/Office often requested by adult members of a family. Children are welcome to visit, however, especially to communicate with the tropical fish in the large custom tank! Oak bookshelves and cabinets as well as oak ceiling beams are found in this room. The flooring is oak parquet. Next is the beautiful sunken Living Room with its charming bay. Connecting to the Living Room and also accessible through the center hallway is the magnificent, vaulted-ceiling Family Room. Some of the attractive architectural details in the room include a brick fireplace wall and hearth, and rough sawn cedar walls installed in the interesting inverted batten pattern. In keeping with the hearty, rustic feeling of this room, the ceiling beams are of rough hewn oak. The flooring is pegged oak. These features and the dramatic 27.10 x 19' dimensions permit this room to truly fulfill the purpose of a family room. Sliding glass doors open from the Family Room onto the terrace.

The man of the house will delight in his spacious wet bar area, well located on the fringe of the Family Room and adjoining the Kitchen.

081579

J. S. James & Co., Inc.
Chris Downey

256-4901
446-8297

Evanston-North Shore Multiple Listing Corporation



To the right off the Reception Hall is the formal Dining Room. The quarry tile flooring of the reception area continues into the Dining Room. The bay window on the south side affords an appealing view of the woods in front of the house.

The outstanding kitchen and laundry area complete the first floor. The kitchen itself is equipped with a Corning counter-top range, triple compartment stainless steel sink, Kitchenaid instant hot water, Kitchenaid compactor, Kitchenaid disposal, two GE self-cleaning, built-in ovens and Waste King dishwasher. The kitchen is appointed with beautiful solid oak cabinets, a roll top planning desk and roll top cubby for small appliances. Some of the counter tops are butcher block, some are formica. The flooring is no-wax in an attractive beige brick design.

The breakfast area adjoins the main part of the kitchen. There is both a breakfast bar and large table area. The area is attractively designed with a bay window overlooking the terrace, rear yard and more woods.

Beyond the kitchen is the Laundry room/Mud room. A second powder room is located in this back entrance area.

Delightfully for the lady of the house, the garage attaches directly into the kitchen area.

FILE COPY

081579

J. S. James & Co., Inc.
Chris Downey

256-4901
446-8297

12224C

43 Indian Hill Road, Winnetka

Page 4

On the second floor, the Master Bedroom suite includes a full dressing room with vanity sink dressing table. The Master Bath is unique with its step-up round bathtub and separate shower. There is a second vanity sink in the bath area.

Four generous-size family bedrooms and two other baths are found on the 2nd floor. The closet space is extremely generous throughout. There are Bessler stairs to the extra-insulated attic. The furnace and air conditioning for the first floor are located in the basement; the furnace and air conditioning for the second floor are located in the attic.

FILE COPY

It is delightful to see a house so attractively decorated and in such outstanding condition. Do remember that the house is only four years old. You will find that an aura of greater maturity is present, a testimony to the successful blending of current and traditional styling.

J. S. James & Co., Inc.

256-4901

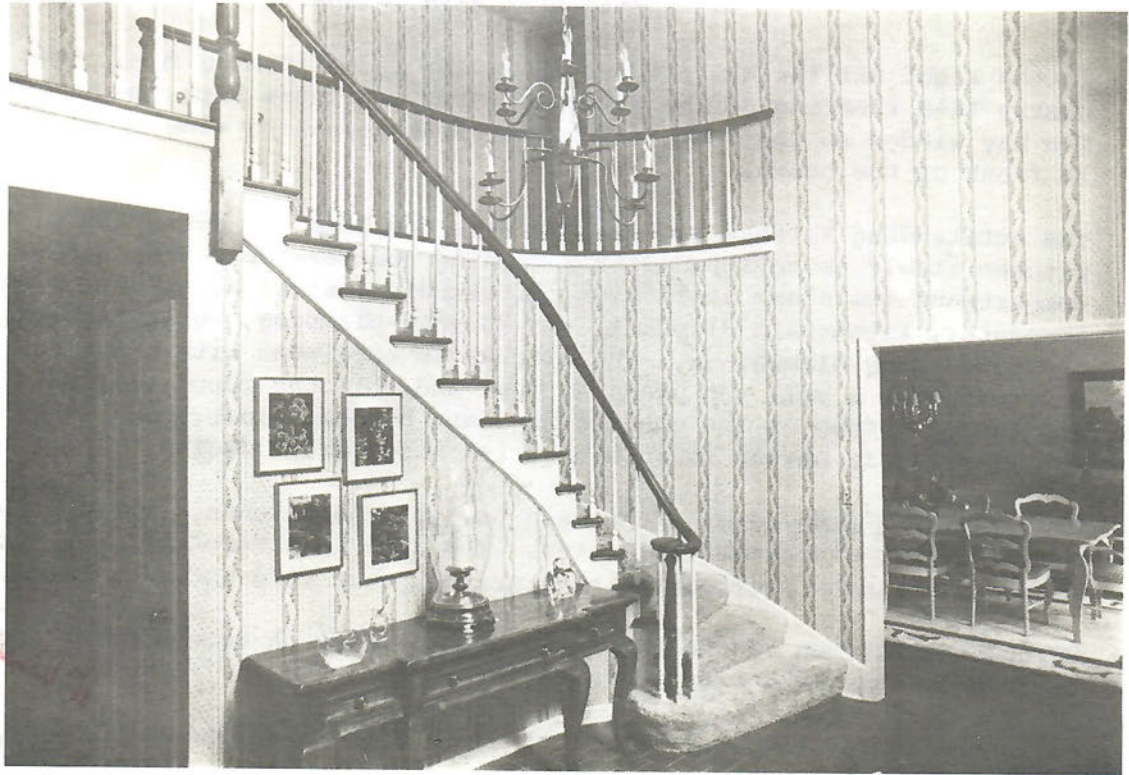
Chris Downey

446-8297

081579

Evanston-North Shore MULTIPLE LISTING CORPORATION

Evanston-North Shore MULTIPLE LISTING CORPORATION



Additional Features:

- 1) Central vacuum system
- 2) Two Sump Pumps (1 Brand New)
- 3) Blacktop circular driveway
- 4) Courtyard parking
- 5) Treehouse in rear woods
- 6) Architectural Plans available upon request to our office.

Exclusions:

- 1) Two Sconces in Dining Room
- 2) Stained Glass Window on second floor rear landing.

Inclusions:

- 1) All tacked down carpeting
- 2) All window treatments
- 3) Corning cookware
- 4) Mirror over fireplace in Fam.Rm.
- 5) Aquarium in Den/Office

FILE COPY

ROOM SIZES: (Carefully measured, but approximate)

Reception Hall:	16.3 x 10 + 9.9 x 4.10	Master Bedroom:	19.2 x 17.2
Living Room:	26 x 16.9 + bay	Dressing Rm:	17 x 10.6
Dining Room:	17 x 15 + bay	Bedroom:	17 x 14
Den/Office	19.6 x 13.1	Bedroom:	14.2 x 12 +
Family Room:	27.10 x 19	Bedroom:	14 x 14.5
Wet bar area:	10.5 x 9.9	Bedroom:	14 x 14.5
Kitchen:	14.3 x 13		
Breakfast Area:	13 x 12 + bay		
Laundry Room-			
Mud Room	13 x 10.9		

081579

J. S. James & Co., Inc.
Chris Downey

256-4901
446-8297

Evanston-North Shore Multiple Listing Corporation



1987 directory

Goldberg Harold J Dr 436 Brooksd Dr Wilmet	256-2753
Goldberg J 3017 Greenif Av Wilmet	251-0050
Goldberg Joseph H & Shelia 43 Indian Hill Rd Winetka	446-8687
Goldberg Jos L 1231 Manor Dr Wilmet	256-5555
Child's Teleph 1231 Manor Dr Wilmet	256-7360
Goldberg K 210 Park Av Glenco	826-1228

Cook County Recorder records

UNOFFICIAL COPY



ILLINOIS DEED IN TRUST

THE GRANTOR, SHEILA R. GOLDBERG, (also known as SHEILA GOLDBERG), a widow, of the Village of Winnetka, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby **CONVEYS AND WARRANTS** unto SHEILA R.

(The Above Space For Recorder's Use Only)

GOLDBERG, not individually, but as Trustee under the provisions of the SHEILA R. GOLDBERG TRUST dated October 28, 2021, (hereafter referred to as "said trustee", regardless of the number of trustees of that trust, and as "said trust agreement"), whose address is 43 Indian Hill Road, Winnetka, Illinois 60093, "**GRANTEE**," and unto all and every successor or successors in trust under said trust agreement, all of the Grantor's interest in the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 05-29-202-034-0000
 Address of Real Estate: 43 Indian Hill Road, Winnetka, Illinois 60093

Subject to: (1) real estate taxes for the year 2021 and subsequent years; (2) covenants, conditions and restrictions and easements apparent or of record; and (3) all applicable zoning laws and ordinances.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with

Doc# 2133722007 Fee \$88.00
 RPSF FEE: \$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 12/03/2021 11:25 AM PG: 1 OF 4

Share this obituary:

Joseph H. Goldberg OBITUARY

Joseph H. Goldberg, age 91, husband of Sheila R. Goldberg; father of Steven, Rick, Brett, and Judd; grandfather of nine; great grandfather of one. The graveside service and shiva will be private. The family would appreciate privacy during this time. Joe loved his golf game, and anything related to his 84 years as a member of Twin Orchard Country Club. He was also an active member of the Chicago Spring Manufacturers and the Spring Manufacturers Institute (nationally). Joe was the owner of International Spring Company in Morton Grove for over 52 years. He started college scholarships for young employees at Twin Orchard Country Club and spring manufacturers children in the United States. He also initiated a special needs program at Temple Jeremiah. Joe will be in heaven creating a new Twin Orchard Country Club for all his friends who will eventually arrive. He was a great guy and will be dearly missed. Info: The Goldman Funeral Group (847) 478-1600.

Published in:

Chicago Tribune

from March 8, 2021 to March 10, 2021

<https://www.chicagobears.com/news/lead-architect-discusses-halas-hall-expansion-project-9656482#:~:text=Richard%20Preves%2C%20whose%20architectural%20firm,end%20of%20the%20existing%20building>.

Lead architect discusses Halas Hall expansion project

Mar 06, 2013 at 03:24 AM



[Larry Mayer](#)

Bears Senior Writer

Richard Preves, whose architectural firm is spearheading a massive expansion and upgrade of the Bears' Halas Hall headquarters, recently spoke to ChicagoBears.com about the project.

"For an architect, this a dream project for our firm," said Preves, the president of Richard Preves and Associates. "We are putting in and designing a lot of new exciting functions that Halas Hall has not seen before. It's enabled us to work with key members of the staff of the Bears organization, envisioning and planning this project."

Richard Preves

The expansion, which is being done in conjunction with Mortenson Construction, will enhance the Bears' football and business operations while providing new opportunities and experiences for fans visiting the facility.

The weight room and training room will be expanded from 7,000 to 8,500 square feet and feature new lighting. The locker room will be upgraded with additional and reconfigured lockers and new carpeting. Existing and newly created meeting rooms will feature enhanced technology.

A new event center will be built off the south end of the existing building. The state-of-the-art addition will include a 4,000-square foot broadcast studio and conference center that can host as many as 150 people for both events and original programming.

The two-level entryway to the event center will feature interactive digital displays, video monitors and memorabilia, including some never before featured pieces of Bears history

such as the 1963 NFL championship trophy. A new press conference room and a relocated media courtyard will also be a part of the facility along with increased work space for media members.

"From an architectural standpoint, the best addition doesn't look like an addition," Preves said. "When working on an iconic building like Halas Hall, we want to try to preserve the original character of the building and seamlessly transition into the additions so that when the project is complete, you're seeing a totality of a uniform-looking building."

The Bears will also be adding a practice viewing suite on the second level of Halas Hall. The 40-person suite will overlook the team's practice fields and feature many of the amenities of game suites at Soldier Field.

A new kitchen and dining facility, including an outdoor patio, will be built with the ability to hold up to 100 people. Additional conference room and staff offices will be added throughout Halas Hall, which originally opened in March of 1997.

The Bears headquarters will also see a new entry into the main lobby and 105 additional parking spaces. The architectural style will be consistent with that of the original building. A main focal point will be the entry point to the main lobby, featuring the classic Bears "C" on an impressive portico. The practice fields and the Walter Payton Center will not be impacted.

The project, which will increase the current 100,000-square foot facility in excess of 30,000 square feet, is scheduled to be completed Aug. 1, before the Bears return from training camp.

"The Bears stated from the very beginning they want this to be the finest facility in the NFL," Preves said, "and that's been our guiding goal through the whole process."

<http://sovereigndevelopmentgroup.com/currentprojects.html>

Richard Preves & Associates

Architects and Land Planning

Richard Preves & Associates, established in 1980, is a full service professional organization consisting of Architects and Designers based in Libertyville, IL. The company was founded on the principle of providing innovative design and exceptional service to their clients. Their group of designers is knowledgeable and proficient in all facets of architectural services and has the planning and design expertise necessary to fulfill the Palwaukee Municipal Airport Southeast Quadrant Redevelopment's requirements. Their history of proven expertise has been achieved by establishing rigid professional standards and by closely monitoring the progress of each project. They are currently engaged in various projects with total construction costs in excess of \$25 million. They have also prepared documents for over 5,000,000 square feet of interior building development. Their experience encompasses programming through preparation of construction documents and client occupancy.

<https://pruyn designs.com/bio/>



Randy B. Pruyn, NCARB, ALA

Architecture & Planning in the Greater Chicago Area

Phone: (630) 212-4408

BIO:

Randy graduated with honors from Kent State University School of Architecture in 1987, earning his Bachelor of Architecture. While at Kent State, Randy participated in the School of Architecture's Florence, Italy Design Program in the Spring of 1985, under the tutelage of Adolfo Natalini and Cristiano Toraldo di Francia founders of the world renown Superstudio.

From 1987-1992 Randy worked for the award-winning restaurant design firm Aumiller Youngquist, P.C. (AY). His design for the Boudin Bakery Cafe at Woodfield Mall, Schaumburg, Illinois was published in Food Retail Design & Display 2 by Martin Pegler. His collaboration with Bill Aumiller on LaPaloma, a Mediterranean tapas restaurant in Louisville, Kentucky, was cited by Esquire Magazine as one of their 25 Best New Restaurants of 1991. Other major works with AY include the renovation of the historic Ghirardelli Chocolate Manufactory and Gift Shop at Ghirardelli Square in San Francisco and the prototype building design for the Max & Erma's chain of restaurants.

In 1992, Randy left AY to design and oversee the construction of his first major commission the Mid-America Reformed Seminary in Dyer, Indiana; an 18,000 square foot religious school with a library, classrooms, and administrative offices. Randy continued to work with his seminary engineering collaborator, R.W. Cooper & Associates, Inc., on several large-scale manufacturing facilities, before forming the architectural design firm Cooper/Pruyn Architecture, Ltd. which allowed Randy to get back into the restaurant design arena.

In 1997, Randy decided to go into solo practice, where he has continued to specialize in restaurant and hospitality design. In his 30 years of architectural experience, Randy is also well versed in retail, office, healthcare, and residential design and construction.

Credentials

NCARB Certified (National Council of Architectural Registration Boards) Member
Association of Licensed Architect

Currently Licensed in the States of: Illinois, Wisconsin, Indiana, Missouri, Florida,
Michigan, and Ohio



Fiber

**ISDA & CO
TRUNK SHOW**

**Thurs. - Sat.
July 31 - Aug. 2**

607 Elm Place, Highland Park 847-433-3666

PARTIES



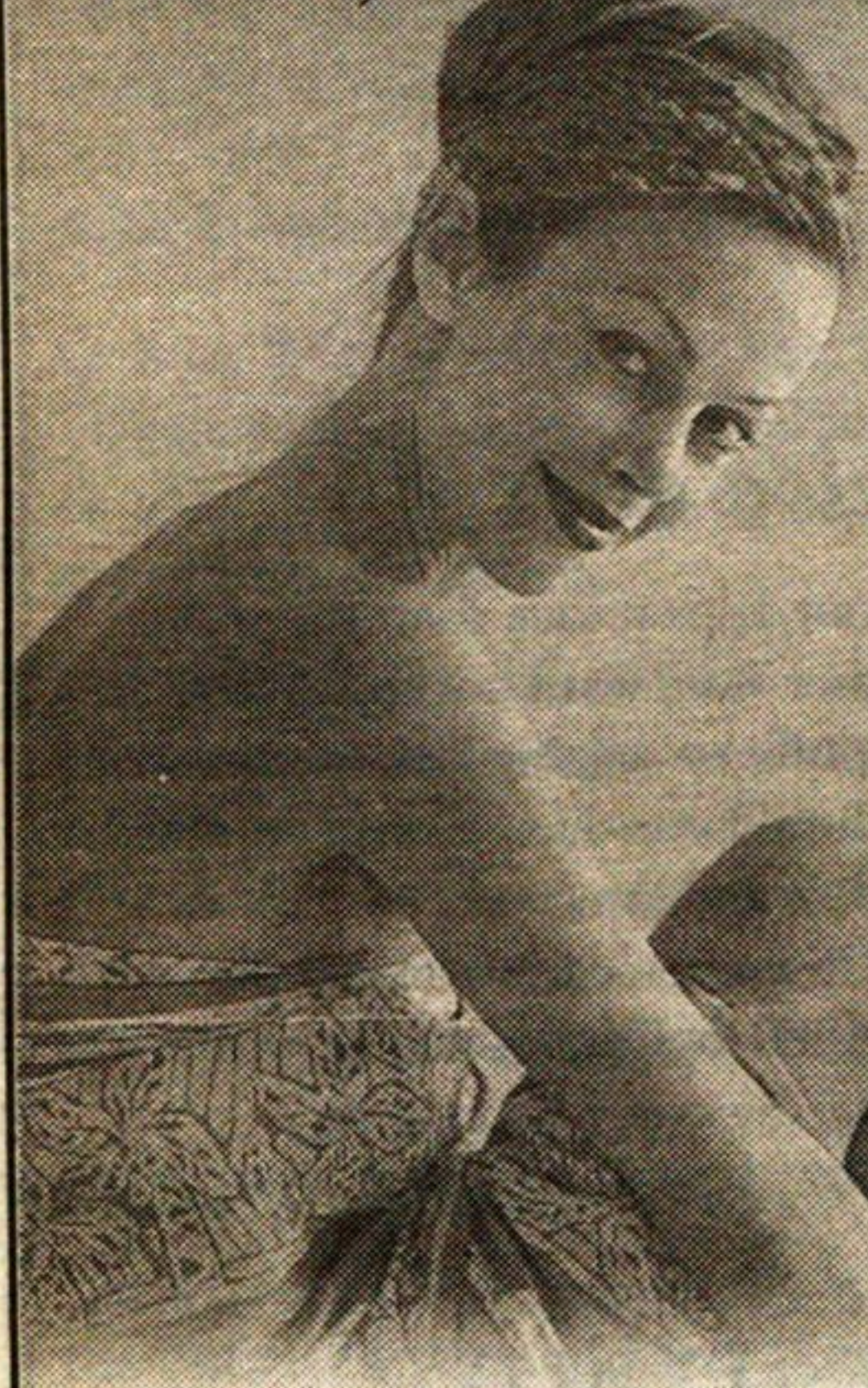
Fab Four

(From left) Arnold and Phyllis Cowen and Sheila and Joe Goldberg, all of Wilmette, are among 400 guests viewing a rare photo exhibit from the Beatles' film "A Hard Day's Night" May 31 at the Mid-America Club. The evening included dinner and dancing to the music of American English, a Beatles tribute band. Northern Trust was sponsor of the photo exhibit, and the party was sponsored by the Midwest Children's Brain Tumor Center of Advocate Lutheran General Children's Hospital in Park Ridge. During the evening a \$1 million campaign to bring new MRI technology to Lutheran General was announced.

**4 Breakthrough Technologies
Now Available**

VISION, LASER & COSMETIC SURGERY

**RITACCA
LASER CENTER**



Painless Breast Augmentation *New*

Laser Assisted Liposuction *New*

Vision Correction *New*
Non-Cutting Correction for reading Glasses

Leg Veins *New*
Varicose Vein Correction

Laser Removal For:

- Hair • Age Spots
- Tattoo • Wrinkles

**Hair Removal With
A Hair Free Guarantee**

Call for our Free
Monthly Seminars

*Complimentary Consultations By
Expert Certified Physicians*

Daniel Ritacca, M.D.
Laser Vision Surgery

Mitchel V. Kaminski, Jr., M.D.
General Cosmetic Surgery

"exceeding your expectations"

847-367-8815

www.RitaccaLaser.biz

230 Center Dr., Suite 101 • Vernon Hills, IL

ANNA'S

OF
LAKE FOREST

~ Mostly Mahogany ~

**The Sale Goes on
50% off**

Come discover Anna's of Lake Forest, tucked away in a mall on Western Ave. in Lake Forest, 28 miles north of Chicago. Where we are known for our Vintage Baker, Kittinger & Kindel. You can find on any given day - fabulous baker breakfronts, beautifully inlaid dining tables, grand sideboards, matched pairs of chests and wonderful sets of chairs. We also import antiques from England with some fine English reproductions. Always a vintage camel back or 2 and wing back chairs, benches & stools. Huge selection of gilded mirrors, chandeliers and lamps. Don't forget tons of decorative accessories.

**EVERYTHING FOR YOUR
TRADITIONAL HOME**

DELIVERY AVAILABLE

950 N. Western Avenue, Lake Forest, IL 60045

847-295-9151 • Open 7 Days

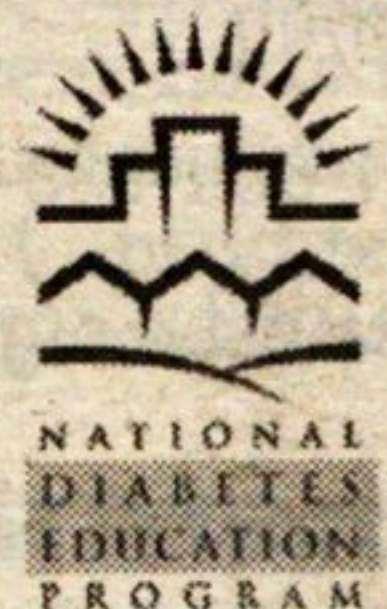
Monday - Saturday 10-5, Sunday 12-5

Visa/MC • Amex • Discover • Layaway

**Controlling
diabetes makes a
huge difference.**



I'm controlling my diabetes so I'll be around for my family... for my friends... for life. Control your diabetes. For life. For more information, please call 1-800-438-5383. Or visit us at <http://ndep.nih.gov>.



A joint program of the National Institutes of Health and the Centers for Disease Control and Prevention.

A PUBLIC SERVICE OF THIS PUBLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION



Permit No. DR2005-1124

Property Information

Site Address: 43 INDIAN HILL
Parcel Identification Number(s) (PIN): 05-29-202-034-0000
Description of all structures to be demolished: SINGLE FAMILY HOME

Current Property Owner Information

Legal Name: WINTRUST PRIVATE TRUST CO
NA AS TRUSTEE OF JOSEPH GOLDBERG TRUST
Primary Contact: MARGARET MCGOWAN
Address: 9801 W. HIGGINS, 6TH FLOOR
City, State, Zip: ROSEMONT, IL 60018
Phone No. 630-655-8482
Email: [REDACTED]
Date owner acquired property: 09/1979

Applicant Information

Legal Name: 43 INDIAN HILL LLC
Primary Contact: CEO BIRCU HEMBA
Address: 1741 HARDING ROAD
City, State, Zip: NORTHFIELD IL 60063
Phone No. [REDACTED]
Email: INFO@HERITARELUXURY.COM

Applicant's relationship to current property owner: PURCHASE CONTRACT
(As previously noted, if contract purchaser, attach copy of executed purchase agreement)

Demolition Contractor Information *(If known, otherwise indicate "not known at this time")*

Legal Name: MANCO CONSTRUCTION INC
Address: _____
City, State, ZIP: MORTON GROVE IL,
Phone No: 847-890 9793
Email: _____

Property Maintenance Requirements

During processing of the demolition permit, the owner and contractor must maintain the property in accordance with the Village Property Maintenance Code to avoid generation of nuisances. Accordingly, the following minimum requirements shall be adhered to:

- Grass shall be mowed and maintained at a height not to exceed 8 inches.
- Garbage, yard waste, miscellaneous rubbish, mail, and debris shall be removed from the property and not allowed to accumulate.
- Building(s) shall be secured (doors and windows in working order, closed and locked).
- No demolition or removal of building components may commence until the demolition permit has been issued. Commencement of demolition prior to issuance of permit will result in a Stop Work Order and double permit fees for all subsequent permits
- Approved tree fencing protections must be installed as directed by Village Forester prior to commencement of demolition. Lack of tree fencing will result in Stop Work Order and fines.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the applicable sections of the Winnetka Municipal Code and fully understand the applicable terms and provisions.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I/We hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and I/We hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition, including but not limited to the "Property Maintenance Requirements" listed in the previous section.
5. I (We), in accordance with the requirements of the Annual Fee Resolution and the Winnetka Village Code agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Signature of Applicant: _____ Date OCT 5, 2025

Print Name & Title: CEO AYRDU MCGOWAN 43 INDIAN HILL LLC

Signatures of Property Owners: _____ Date 10/07/2025
WINTRUST PRIVATE TRUST COMPANY NA AS TRUSTEE OF THE JOSEPH H GOLDBERG MARITAL TRUST

Print Name & Title: MARGARET MCGOWAN, TRUST OFFICER Property Address: 43 INDIAN HILL

**If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.

DEMOLITION SCHEDULE 43 INDIAN HILL				
WEEKS	1	2	3	4
INSTALATION OF FENCE	XXXXXXX			
CUT WATER ANS SEWER	XX			
DEMOLITION O FHOUSE		XXXXXXX	XXXXXXX	
CLEANING SITE				XXX
START EXCAVATION				XXXXXXX