

**Winnetka Village Council**  
**REGULAR MEETING**  
**Village Hall**  
510 Green Bay Road  
Tuesday, February 19, 2013  
7:00 p.m.

Emails regarding any agenda item are welcomed. Please email [contactcouncil@winnetka.org](mailto:contactcouncil@winnetka.org), and your email will be relayed to the Council members. Emails for the Tuesday Council meeting must be received by Monday at 4 p.m. Any email may be subject to disclosure under the Freedom of Information Act.

**AGENDA**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Quorum
  - a) February 20, 2013 Budget Meeting
  - b) March 5, 2013 Regular Meeting
  - c) March 12, 2013 Study Session
- 4) Approval of Agenda
- 5) Consent Agenda
  - a) Approval of Village Council Minutes
  - b) Approval of Warrant Lists 1785 and 1786 .....3
  - c) Copier Leases .....4
  - d) Ordinance M-1-2013: The Exercise Coach North Shore (854 Green Bay) Special Use Permit – Adoption.....6
- 6) Stormwater Monthly Report .....14
- 7) Ordinances and Resolutions
  - a) Ordinance M-3-2013: 630 Pine Lane Landmark Rescission – Introduction .....26
- 8) Public Comment
- 9) Old Business
- 10) New Business

- 11) Appointments
- 12) Reports
- 13) Executive Session
- 14) Adjournment

### **NOTICE**

All agenda materials are available at [villageofwinnetka.org](http://villageofwinnetka.org) (*Council > Current Agenda*); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2<sup>nd</sup> floor).

Broadcasts of the Village Council meetings are televised on Channel 10 and AT&T Uverse Channel 99 every night at 7 PM. Webcasts of the meeting may also be viewed on the Internet via a link on the Village's web site: [villageofwinnetka.org](http://villageofwinnetka.org)

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all 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 – Megan Pierce, at 510 Green Bay Road, Winnetka, Illinois 60093, 847.716.3543; T.D.D. 847.501.6041.

## AGENDA REPORT

TO: Village Council  
FROM: Robert M. Bahan, Village Manager  
DATE: February 14, 2013  
SUBJECT: **Warrant Lists Nos. 1785 and 1786**

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Warrants Lists Nos. 1785 and 1786 were emailed to each Council member.

**Recommendation:** Consider approving Warrants Lists Nos. 1785 and 1786.

## **AGENDA REPORT**

**Subject:** Copier Leases

**Prepared by:** Raymond D. Restarski, Purchasing Agent

**Date:** February 12, 2013

The Village operates copiers in various departments. While we have explored the option of purchasing copiers and have done so in some instances, we have found that for the larger machines, we are better off with a lease agreement. The equipment performance generally starts to fall off by the fourth or fifth year and vendors are very receptive to upgrading the equipment at current lease rates with no early termination penalty.

The Manager's Office and Community Development Department each operate a large volume copy machine. Each of these machines has recently experienced problems and is at approximately four (4) years of service on a five (5) year contract. We have contacted Xerox and inquired if they would be receptive to an early replacement of these machines at current government pricing. Xerox has indicated they are receptive to this upgrade and have created the attached spreadsheet which shows a monthly savings of over \$370.00 for each machine based on the total cost to operate. Annually, the projected savings for both machines is estimated at \$9,195.96.

These machines are offered under State of Illinois Master Contract #PSD4016019 which satisfies the need for competitive bidding.

**Recommendation:** Consider authorizing the Village Manager to execute a contract with Xerox to implement the copier changes proposed.

## Village of Winnetka Copier Leases

February 2013

Location	Current model	Current Volume & impression charge	Current Cost	TCO	Proposed Model	Proposed Volume & impression charge	Proposed Cost	Monthly Savings	Annual Savings
Village Manager's Office	W7665P tandem trays; convenience stapler; Copy/print/scan kit; internet & serverfax kit; adv finisher with 3 hole; serial# vdr558127	Avg volume b/w 6715; color 7076; impression charge .0060 b/w current cost <b>\$40.29</b> & .0890 color current cost <b>\$629.76</b> .	lease 48 of 60 monthly lease cost <b>\$468.00</b> service charge included	\$1,138.05	W7775p; tandem trays; convenience stapler; Copy/print/scan kit; internet & serverfax kit; adv finisher with 3 hole	b/w = 20,000 covered free (\$0). Color = 7076 x \$0.0449 = \$317.71	Lease \$442.30 + \$317.71 print charges = \$760.01	\$ 378.04	\$4,536.48
Community Development Department	W7655P tandem trays; convenience stapler; Copy/print/scan kit; internet & serverfax kit; adv finisher with 2/3 hole; single fax kit serial# vdr554779	Avg volume b/w 7344; color 4099; impression charge .0060 b/w current cost <b>\$44.06</b> & .0890 color current cost <b>\$364.81</b> .	lease 51 of 60 monthly lease cost <b>\$598.65</b> service charge included	\$1,007.52	W7775P tandem trays; convenience stapler; Copy/print/scan kit; internet & serverfax kit; adv finisher with 3 hole; fax kit	b/w = 20,000 covered free (\$0). Color = 4099 x \$0.0449 = \$184.95	Lease \$434.05 +184.05 = \$618.90	\$ 388.29	\$4,659.48
<b>Total</b>								<b>\$ 766.33</b>	<b>\$ 9,195.96</b>

## **AGENDA REPORT**

**TO:** Village Council

**PREPARED BY:** Michael D'Onofrio, Director of Community Development

**SUBJECT:** M-1-2013: The Exercise Coach North Shore (854 Green Bay Rd.)  
Special Use Permit

**DATE:** February 13, 2013

**REF:** February 5, 2013 Council Meeting, pp. 48-79

Ordinance M-1-2013 grants approval of a Special Use Permit to allow a health training facility in vacant retail space at 854 Green Bay Rd. The property is located in the C-2 General Retail Commercial District. Pursuant to Section 17.44.020 and the Table of Uses in Section 17.46.010 of the zoning ordinance a Special Use Permit is required to operate a health club facility. Any use classified as requiring a Special Use Permit is evaluated by the Zoning Board of Appeals, Plan Commission and Village Council.

The request for a Special Use Permit to allow the Exercise Coach North Shore to operate at 854 Green Bay Rd was up for introduction before the Village Council at its February 5, 2013 meeting. After a presentation by the Community Development Director describing the Special Use request and comments by Steve Boone, a representative of the Exercise Coach North Shore, the Village Council voted unanimously to approve introduction of Ordinance M-1-2013.

Adoption of the ordinance requires the concurrence of a majority of the Council.

### **Recommendation**

Consider adoption of Ordinance M-1-2013, granting the special use permit to allow a health club facility at 854 Green Bay Rd. for The Exercise Coach North Shore.

### **Attachments:**

Attachment 1: Site plans

**AN ORDINANCE  
GRANTING A SPECIAL USE PERMIT  
FOR A HEALTH CLUB FACILITY AT 854 GREEN BAY ROAD**

**WHEREAS**, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

**WHEREAS**, the Council of the Village of Winnetka (“Village Council”) finds and determines that establishing standards for the use and development of lands and buildings within the Village and establishing and applying criteria for variations from those standards are matters pertaining to the government and affairs of the Village; and

**WHEREAS**, the property commonly known as 854 Green Bay Road (the Subject Property) is legally described as follows:

Lot 1 of McDonald’s Green Bay Plat of Consolidation of part of the South Half of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian in the Village of Winnetka, Cook County, Illinois; and

**WHEREAS**, the Subject Property lies along the west side of Green Bay Road, south of Tower Road, and is located at the northwest corner of Chatfield Road and Green Bay Road in the C-2 General Retail Zoning District provided for in Chapter 17.44 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

**WHEREAS**, the Subject Property is improved with (i) a one-story, mixed use building known as the McDonald’s Mall (“Building”) and (ii) an 80-space accessory parking lot for the exclusive use of Building tenants and their customers; and

**WHEREAS**, the southwest portion of the Subject Property is zoned B-1 Multi-Family Residential and lies opposite single family residential properties located on the west side of Locust Street and south side of Chatfield Road in the R-5 Single-Family Residential Zoning District; and

**WHEREAS**, the Building has four commercial spaces, three of which are occupied by McDonald’s Restaurant, Athletico Physical Therapy and Rubloff Real Estate; and

**WHEREAS**, on November 6, 2012, the lessee of Unit C of the Building (“Premises”) filed an application for a special use permit to allow a health club facility, known as The Exercise Coach North Shore, to operate in the Premises; and

**WHEREAS**, pursuant to Section 17.44.020 (B)(2)(a) of the Winnetka Zoning Ordinance, health clubs are classified as special uses in the C-2 General Retail Zoning District; and

**WHEREAS**, the Subject Property is adjacent to a 57-space Village parking lot that is located on the south side of Tower Road at Green Bay Road and is posted for use by employees of the business district who display a valid employee parking permit; and

**WHEREAS**, on November 28, 2012, on due notice thereof, the Plan Commission convened to consider the requested special use, at which time the nine voting members of the

Plan Commission who were present found the proposed special use to be in compliance with the Comprehensive Plan and voted unanimously to recommend that the special use permit be granted; and

**WHEREAS**, on December 10, 2012, on due notice thereof, the Zoning Board of Appeals held a public hearing to consider the special use permit and by the unanimous vote of the six members then present, voted to recommend approval of the request; and

**WHEREAS**, the proposed health club facility will have a total area of 1,364 square feet consisting of one large room, with an adjacent consultation room, changing room and waiting area; and

**WHEREAS**, the proposed use will provide individual consultation and training on an appointment-only basis; and

**WHEREAS**, the proposed hours of business are from 6:00 a.m. to 8:00 p.m. Monday through Friday and from 6:00 a.m. to 1:00 p.m. on Saturday, with the busiest hours expected to be between 6:00 a.m. and 11:00 a.m. and again from 3:00 p.m. to 7:00 p.m.; and

**WHEREAS**, Village Engineer Steve Saunders has granted the applicant's request to waive the parking study requirement because the proposed use will have a minimal impact on parking, due to the surplus of available parking and the limited number of clients that would be seen at one time; and

**WHEREAS**, the separate proceedings before the Zoning Board of Appeals and the Plan Commission both included questioning of the applicant by members of the Zoning Board of Appeals and the Plan Commission; and

**WHEREAS**, neither any owners of the properties located within 250 feet of the Subject Property nor any of the other lessees of the Building or any other buildings within 250 feet of the Subject Property submitted any evidence or requested an opportunity to cross-examine witnesses at either the Zoning Board of Appeals hearing or the Plan Commission meeting; and

**WHEREAS**, the proceedings of the Zoning Board of Appeals and Plan Commission conformed with all requirements of their procedural rules, the Winnetka Village Code and applicable statutes of the State of Illinois; and

**WHEREAS**, the proposed special use will neither endanger nor be detrimental to the public health, safety, comfort, morals or general welfare, as a health club facility is a use that is commonly found in a commercial business district; and

**WHEREAS**, adequate measures are in place to provide ingress and egress in a manner that minimizes pedestrian and vehicular traffic congestion in the public ways, in that the Subject Property includes a parking lot that serves the Building tenants and their customers, and the proposed use will not increase the need for, or require the alteration of, the established vehicular ingress and egress patterns, the internal pedestrian routes on the Subject Property, or the adjacent public sidewalks; and

**WHEREAS**, the parking impact of the proposed special use will be negligible in that the proposed health club can accommodate no more than four customers at a time and the Subject Property (a) includes an 80-space parking lot for the exclusive use of tenants and their customers, and (b) is adjacent to a 57-space Village parking lot; and

**WHEREAS**, adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the special use already exist in that the Subject Property is fully improved and the proposed special use will use a small, existing commercial unit that is already served by such facilities; and

**WHEREAS**, the proposed special use will not be substantially injurious to the use and enjoyment of land in the immediate vicinity for uses permitted by right in the R-1 Single-Family Residential, B-1 Multi-Family Residential and C-2 General Retail Zoning Districts (collectively the "Zoning Districts"), because: (a) the proposed health club use will be adjacent to a similar use in the Building and will result in the Building's full occupancy; (b) the proposed health club is compatible with the other uses permitted in the adjacent multi-family residential and commercial zoning districts; and (c) the proposed use is of a minimal intensity and will not interfere with the quiet enjoyment of the single family residential properties in the vicinity; and

**WHEREAS**, the proposed special use will not impede the normal and orderly development or improvement of other properties in the immediate vicinity for uses permitted by right in the multi-family and commercial zoning districts, in that the proposed use: (a) will occupy vacant space in an existing building without expanding the footprint of the Building; and (b) will have a negligible impact on the other businesses on the adjacent multi-family and commercial properties, as it will serve customers by appointment-only, with typically three clients at any one time and a maximum staff of five; and

**WHEREAS**, the proposed special use will not impede the normal and orderly development or improvement of the single-family residential properties in the immediate vicinity for uses permitted by right in those zoning districts, in that: (a) the operating hours of the proposed use are shorter than the operating hours of the restaurant on the Subject Property; (b) the proposed use will close at 1:00 p.m. on Saturdays and will be closed entirely on Sundays; and (c) the points of ingress and egress on the Subject Property direct traffic away from the adjacent residential neighborhood; and

**WHEREAS**, because the proposed special use will not change the appearance of the immediate vicinity, and will maintain the appearance of the building, it is consistent with the *Winnetka 2020* objective to "ensure that commercial, institutional, and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;" and

**WHEREAS**, because of its minimal intensity and the pre-existing infrastructure, the proposed special use is consistent with the *Winnetka 2020* objectives to: (a) "limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure and other community resources;" (b) "ensure that development proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, on-site parking, traffic patterns, congestion, open space, storm water management and Village infrastructure;" (c) "maintain the essential quality, viability and attractiveness of Winnetka's business districts while encouraging new economic development consistent with the character of the Village and the individual business districts;" and (d) "ensure that new development does not decrease the public parking supply, particularly on-street parking that supports retail use;" and

**WHEREAS**, the proposed special use is consistent with the *Winnetka 2020* goals to: (a) “provide for a wide range of office/service and retail commercial land uses and development within the existing business districts in the Corridor;” and (b) “promote a strong community identity and opportunities to interact while building a healthy commercial tax base;” and

**WHEREAS**, this Ordinance has been placed on the Village Council’s agenda and made available for public inspection at Village Hall and on the Village’s web site, in accordance with Sections 2.04.040 and 2.16.040 of the Winnetka Village Code and applicable law.

**NOW, THEREFORE**, be it ordained by the President and Board of Trustees of the Village of Winnetka as follows:

**SECTION 1:** The foregoing recitals are hereby incorporated as the findings of the Council of the Village of Winnetka, as if fully set forth herein.

**SECTION 2:** Pursuant to Section 17.44.020(B)(2)(a) and Chapter 17.56 of the Winnetka Zoning Ordinance, a special use is hereby granted to the Subject Property, commonly known as 854 Green Bay Road, Winnetka, Illinois, and located in the C-2 General Retail Commercial Zoning District provided in Chapter 17.44 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, for the sole purpose of allowing The Exercise Coach North Shore to open a health club facility in Unit C of the Subject Property, as depicted in the plans presented in the application for Special Use Permit.

**SECTION 3:** This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

**SECTION 4:** This Ordinance shall take effect immediately upon its passage, approval and publication as provided by law.

**PASSED** this 19<sup>th</sup> day of February, 2013, pursuant to the following roll call vote:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** this 19<sup>th</sup> day of February, 2013.

Signed:

\_\_\_\_\_  
Village President

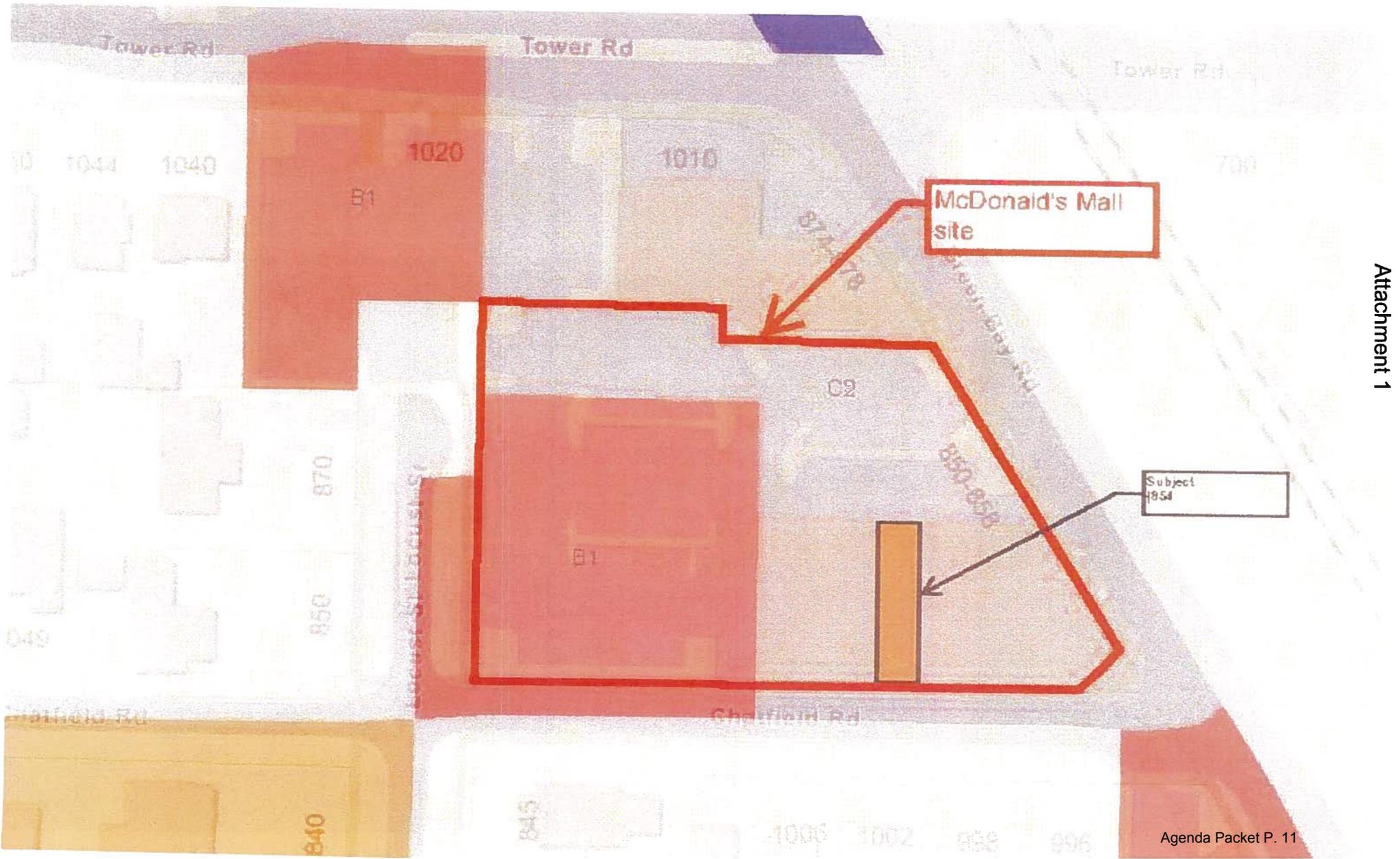
Countersigned:

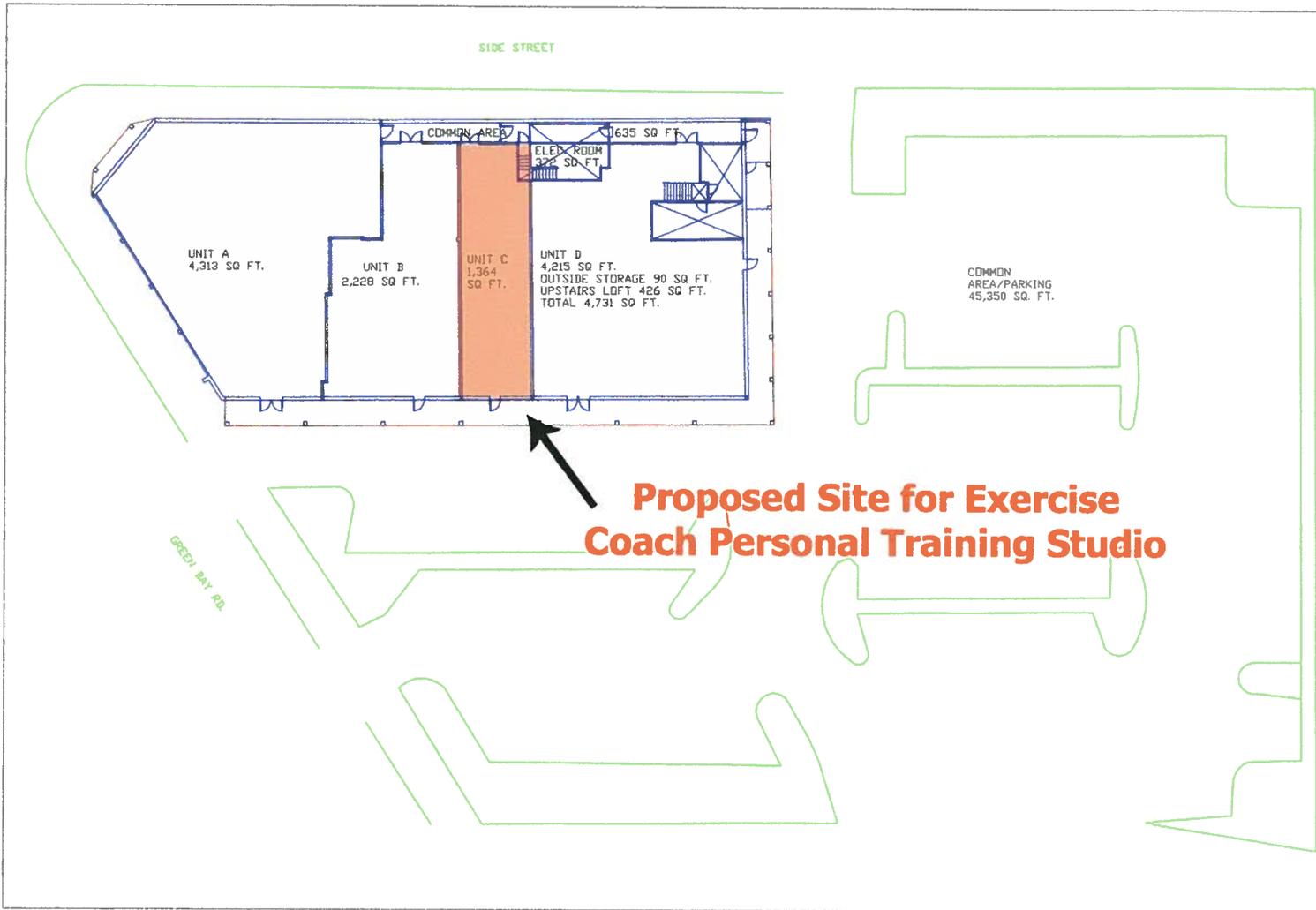
\_\_\_\_\_  
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 19<sup>th</sup> day of February, 2013.

Introduced: February 5, 2013

Passed and Approved: February 19, 2013





**Proposed Site for Exercise  
Coach Personal Training Studio**

Firm Name and Address  
**MEASUREMENT CONTROL SERVICES, LLC**  
 175 ELM ST.  
 HENNIKER, NH.  
 P: 339-933-2793



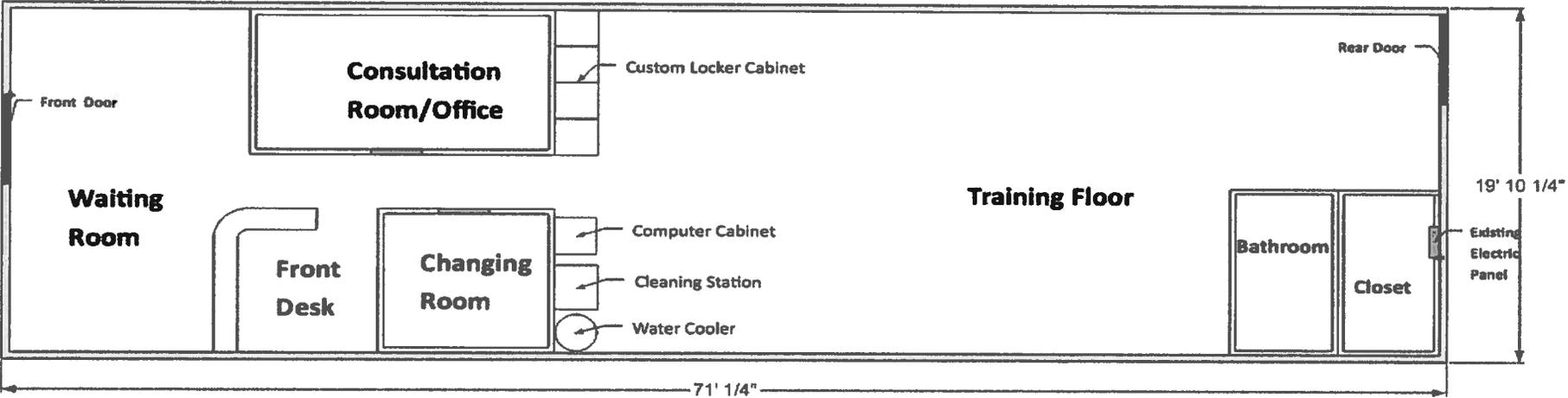
General Notes

- STRUCTURE
- AUNING
- PARKING LOT

Project Name and Address  
 McDonalds Mall  
 858 Green Bay Rd.  
 Winnetka, IL.

Project AS BUILT SCAN  
 Date 5-24-11  
 Job # 004

**THE EXERCISE COACH PROPOSED SITE PLAN: WINNETKA**



## **Agenda Report**

**Subject:**                    **Stormwater Monthly Summary Report**

Prepared By:                Steven M. Saunders, Director of Public Works/Village Engineer

Date:                         February 11, 2013

The Village's Stormwater Project Manager has prepared a monthly report for the Village Council that brings together status, cost, and schedule information, for each separate stormwater project, in one place. The report consists of four documents, explained below:

AT Group Project Summary Report (Attachment #1)

This report provides a brief outline and summary of each major stormwater project currently being undertaken by the Village.

One Year Look-Ahead Schedule (Attachment #2)

This document provides an overview schedule for each project.

Program Budget (Attachment #3)

This report provides financial information for the stormwater and sanitary sewer improvement programs.

Program Organization Chart (Attachment #4)

This document presents a one-page "snapshot" view of the status of each project, and how each project fits into the overall stormwater and sanitary sewer management program.

**Recommendation:**

Informational Report

**Attachments:**

1. AT Group Project Summary Report
2. One Year Look-Ahead Schedule
3. Program Budget
4. Program Organization Chart

**Attachment #1**  
**AT Group Project Summary Report**



## MEMORANDUM

DATE: February 14, 2013  
TO: Steven Saunders, P.E.  
Village of Winnetka  
SUBJECT: Project Summary

### **Spruce Outlet (Tower)**

Activity Summary Christopher B. Burke Engineering, Ltd. (CBBEL) is proceeding with final design. Construction is scheduled for the summer of 2013.

Budget Summary The Village budgeted \$90,000 for engineering and committed \$111,429. The total project cost estimate remains \$1,162,853.

6-Month Look Ahead The project team will:

1. Proceed with final engineering
2. Prepare construction documents for bidding
3. Prepare and submit the required permits
4. Let the contract with Village Council approval
5. Conduct a neighborhood meeting on the project

### **Spruce Outlet (Lloyd)**

Activity Summary CBBEL submitted 95% final plans to the Village for pre-bid review and comment. Construction is scheduled for the summer of 2013.

Budget Summary The Village budgeted \$90,000 for engineering and committed \$37,143. The total project cost estimate remains \$398,786.

6-Month Look Ahead The project team will:

1. Complete the final engineering
2. Prepare construction documents for bidding
3. Prepare and submit the required permits
4. Let the contract with Village Council approval
5. Conduct a neighborhood meeting on the project

### **Winnetka Avenue Pump Station**

Activity Summary The project team continues to await Forest Preserve review comments.

Budget Summary The Village budgeted \$750,000 for the project and committed \$29,300 for engineering.

6-Month Look Ahead The project team will:

1. Complete the final engineering
2. Prepare construction documents for bidding
3. Prepare and submit the required permits
4. Let the contract with Village Council approval

### **NW Winnetka (Greenwood/Forest Glen)**

Activity Summary CBBEL is proceeding with the preliminary engineering. CBBEL also submitted a request to the Forest Preserve for permission to modify the discharge structure to the Tower Road pond.

Budget Summary The Village budgeted \$250,000 for engineering and committed \$226,874 for engineering. The total project cost estimate – including the Forest Glen improvements - remains \$4,266,924.

6-Month Look Ahead The project team will:

1. Continue preliminary engineering
2. Brief the Council on the preliminary engineering
3. Prepare construction documents for bidding
4. Prepare and submit the required permits
5. Let the contract with Village Council approval
6. Conduct a neighborhood meeting on the project

### **Willow Road Tunnel**

Activity Summary The project team is reviewing the Draft RFQ and consultant selection process, and will present this information for Village Council review in March.

Budget Summary The Village budgeted \$800,000 for engineering and committed \$70,350. The total project cost estimate remains \$34,369,048.

6-Month Look Ahead The project team will:

1. Present the Draft RFQ and consultant selection process to the Village Council
2. With Village Council approval, procure the services of an engineering consultant for design and permitting
3. Commence preliminary engineering



## **Stormwater Master Plan**

Activity Summary Village staff continues to meet monthly with Baxter & Woodman (B&W) representatives to discuss the status of the project. In addition to B&W, CBBEL also attends as needed for project coordination. The next scheduled meeting is February 22. The primary agenda item is determining dates and topics for the Open House meetings that are part of B&W's outlined Master Plan process.

Budget Summary The Village budgeted \$50,000 and committed \$101,220.

6-Month Look Ahead The project team will:

1. Present additional information regarding the additional drainage area studies to the Council
2. Prepare the draft Stormwater Master Plan

## **Stormwater Utility Feasibility Study**

Activity Summary Municipal and Financial Services Group participated in the second workshop and is proceeding per schedule.

Budget Summary The Village budgeted \$50,000 and awarded an agreement in the amount of \$72,100.

6-Month Look Ahead The project team will:

1. Proceed with the Feasibility Study
2. Conduct workshop #3 and present the findings and alternatives
3. Present the findings to the Council

## **Sanitary Sewer Evaluation**

Activity Summary Staff collected additional information to clarify areas for further study and plans to present the findings at a March 2013 Council meeting.

Budget Summary The Village budgeted \$100,000 and committed \$107,857.

6-Month Look Ahead The project team will:

1. Present the alternate study scope to the Council
2. Complete additional studies as determined
3. Report findings to the Council



## **Public Outreach**

Activity Summary      The project team continues to update the website and monitor the activity.

Budget Summary      There is no separate budget associated with this project.

6-Month Look Ahead      The project team will:  
   1. Develop a preliminary plan for Public Information and Outreach  
   2. Continue to update the website and monitor activity

Attached are the following documents:

1. One-Year Look-Ahead Schedule including Council Meeting Presentations
2. Program Budget
3. Program Organization Chart

If you have any questions or need additional information, please call me at 847-691-9832, or send an e-mail to [jjohnson@theatgrp.com](mailto:jjohnson@theatgrp.com).



**Attachment #2**  
**One Year Look-Ahead Schedule**

**Village of Winnetka  
Stormwater Management Program**

**One-Year Look Ahead Schedule**

02/14/2013

	Jan 13	Feb 13	Mar 13	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	Nov 13	Dec 13
<b>Tower/Foxdale</b>												
Preliminary Engineering												
Permitting												
Final Engineering												
Construction												
<b>Lloyd Outlet</b>												
Preliminary Engineering												
Permitting												
Final Engineering												
Construction												
<b>Tunnel (Willow North, Willow South, Provident, Cherry Outlet, Underpass)</b>												
Feasibility Study												
Engineering RFP												
Preliminary Engineering												
<b>NW Winnetka (Greenwood/Forest Glen)</b>												
Preliminary Engineering												
Permitting												
Final Engineering												
Construction												
<b>Winnetka Avenue Pump Station</b>												
Preliminary Engineering												
Permitting												
Final Engineering												
Construction												
<b>Sanitary Sewer</b>												
Pilot Study												
<b>Stormwater Master Plan</b>												
Drainage Studies												
Develop SMP												
Water Quality Sampling												
<b>Community Outreach</b>												
<b>Village Council Meeting Presentations</b>												
Baxter & Woodman Additional Drainage Study Areas												
Stormwater Monthly Report												
SSES Status												
Stormwater Master Plan Status												
Stormwater Utility Feasibility Study Workshop #1												
Stormwater Monthly Report												
Stormwater Utility Feasibility Study Workshop #2												
Stormwater Monthly Report												
SSES Update												
Stormwater Utility Feasibility Study Workshop #3												
Lloyd Outlet Bid Award												
Winnetka Avenue Pump Station												
Stormwater Master Plan Status												
NW Winnetka 65% Engineering												
Stormwater Monthly Report												
Stormwater Monthly Report												
Tower/Foxdale Bid Award												
Stormwater Master Plan Draft Report												
Stormwater Monthly Report												
NW Winnetka Bid Award												
Stormwater Master Plan Final Report												
Stormwater Monthly Report												
Stormwater Monthly Report												

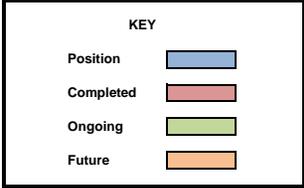
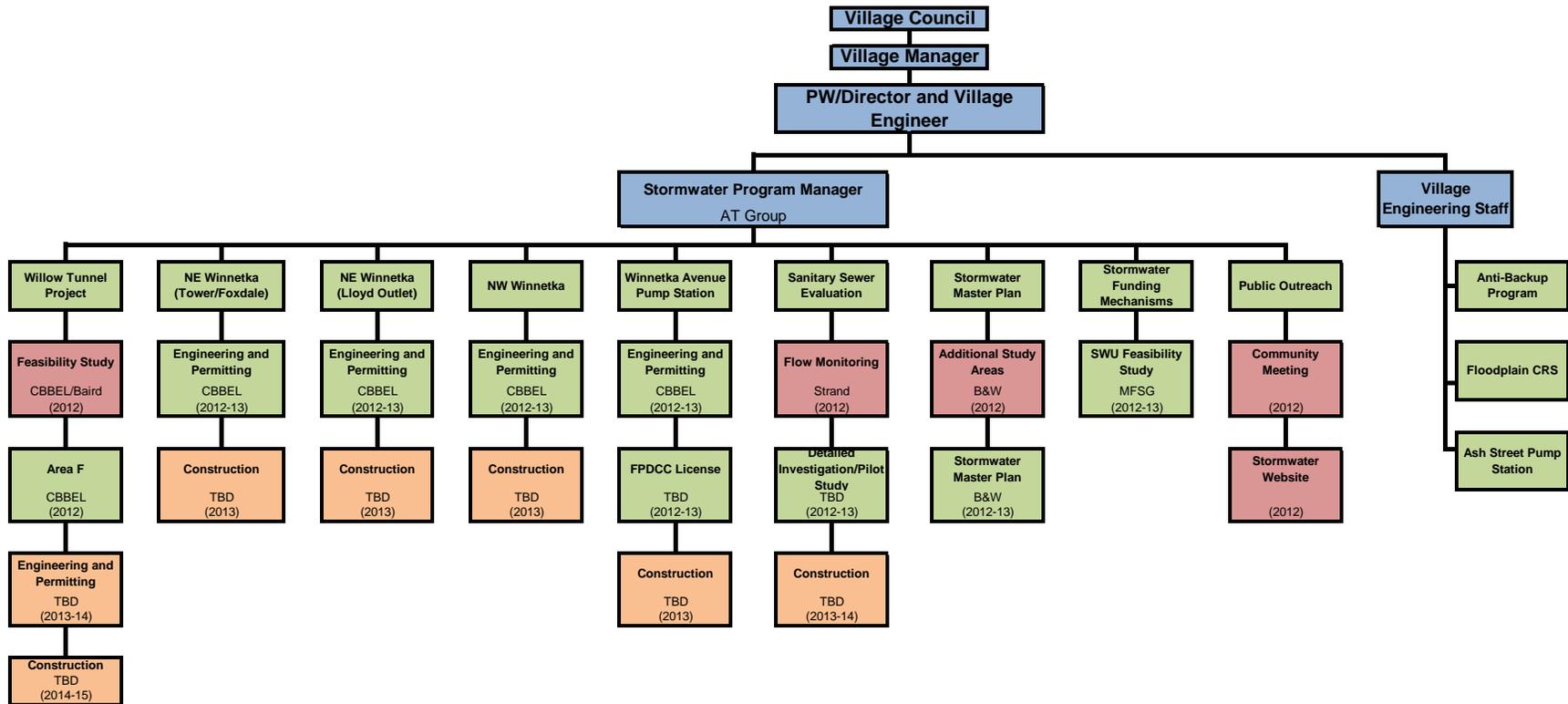
**Attachment #3**  
**Program Budget**

**Village of Winnetka  
Stormwater Management Program Budget**

Project	Initial Estimated Project Costs	Current Estimated Project Costs	2012/2013 Budget	Council Authorized	Spent	Comments
<b><u>Stormwater Fund</u></b>						
<b><u>58.75.640.601</u></b>						
Winnetka Ave. pump station	\$ 750,000	\$ 750,000	\$ 750,000	\$ 29,300	\$ 19,032	Based on DPW 2011/12 Budget
Tower Road/Foxdale	\$ 1,419,544	\$ 1,162,853	\$ 90,000	\$ 111,429	\$ 81,128	Decrease based on 65% construction drawings
Lloyd Park/Spruce Street	\$ 601,030	\$ 398,786	\$ 90,000	\$ 37,143	\$ 27,043	Decrease based on 65% construction drawings
NW Winnetka Greenwood/Forest Glen	\$ 2,880,887	\$ 4,266,924	\$ 250,000	\$ 226,874	\$ 71,728	Added Forest Glen and included utilities from different line item
Willow Rd tunnel <i>Proposed Area F</i>	\$ 32,498,697	\$ 34,369,048	\$ 800,000	\$ 37,750 \$ 17,600	\$ 37,705 \$ 17,407	CBBEL October 2011 budget w/Kenny and Baird estimates
Stormwater rate study	\$ 50,000	\$ 72,100	\$ 50,000	\$ 72,100	\$ 33,700	DPW 2011/12 Budget vs proposal
Stormwater master plan	\$ 50,000	\$ 101,220	\$ 50,000	\$ 101,220	\$ 66,282	DPW 2011/12 Budget vs proposal (added 6 drainage areas)
<b>Total Stormwater Costs</b>	<b>\$ 38,250,158</b>	<b>\$ 41,120,930</b>	<b>\$ 2,080,000</b>	<b>\$ 633,416</b>	<b>\$ 354,025</b>	
<b><u>Sanitary Sewer Fund</u></b>						
<b><u>54.70.640.201</u></b>						
Sanitary Sewer Studies	\$ 100,000	\$ 107,857	\$ 100,000	\$ 107,857	\$ 107,857	Additional monitoring
Trenchless lining	\$ 150,000	\$ 166,237	\$ 150,000	\$ 166,237	\$ -	DPW 2011/12 Budget vs bid
System I & I repairs	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	
<b>Total Sanitary Sewer Costs</b>	<b>\$ 350,000</b>	<b>\$ 374,094</b>	<b>\$ 350,000</b>	<b>\$ 274,094</b>	<b>\$ 107,857</b>	



**Attachment #4**  
**Program Organization Chart**



## AGENDA REPORT

**TO:** Village Council

**PREPARED BY:** Ann Klaassen, Planning Assistant

**DATE:** January 23, 2013

**SUBJECT:** Ordinance No. M-3-2013  
630 Pine Lane Rescission of Landmark Designation

The owners of 630 Pine Lane are requesting rescission of landmark designation due to the deteriorated condition of the residence pursuant to Section 15.64.050 of the Village Code, which states "The Village Council, upon recommendation of the Commission (Landmark Preservation Commission), may amend or rescind designation of a landmark only under any of the following conditions:

- A. The structure, building, object or site has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed;
- B. Additional information shows conclusively that the structure, building, object or site does not possess sufficient significance to meet the designation criteria;
- C. The original designation was clearly in error, or
- D. There was prejudicial procedural error in the designation process."

At their meeting January 7, 2013 the five members of the Landmark Preservation Commission (LPC) present voted unanimously to recommend rescission of the landmark designation. The LPC found that due to the deteriorated condition of the residence, the qualities which once warranted the designation have been lost or destroyed.

Additionally, the LPC approved the alteration of the certified landmark in the form of complete demolition. Based on the owners' submittal, the Commission found that the architectural features cannot be repaired and that the building is not economically viable and cannot yield a reasonable return in its present condition. Furthermore, the appropriate alterations necessary are cost prohibitive at this point and the property will not yield a reasonable return after completion of such alterations.

### **Background:**

The Village Council designated the property as a certified landmark on November 7, 2006 (M-20-2006). Built in 1922 in the Colonial Revival style, the Francis and Deborah Butler Home is mostly noted for its association with architects Edwin Clark and Chester Walcott. Landmark status was applied for due to a condition of approval of "The CBI Subdivision." At that time, CBI's intent was to remodel and build additions to 630 Pine Lane prior to selling the residence. Along with their recommendation to grant landmark designation, the LPC also granted approval of the proposed alterations in 2005. The

approved alterations were never made to the residence and it has remained vacant since approximately 2003.

The former 630 Pine Lane property extended from Pine Lane on the east to Hibbard Road on the west. The subdivision consists of three lots, with the residence at 630 Pine Lane located between a new residence to the east at 624 Pine Lane and a vacant lot to the west accessed from Hibbard Road

The current owners were initially investors with CBI Custom Homes, Inc. who formed GBM Developers, LLC, in order to purchase the property. Due to the bankruptcy of CBI the current owners now have possession of 630 Pine Lane. According to the owners, the original property was purchased for \$7.6 million. The east lot was sold for \$2.4 million leaving the two remaining lots (630 Pine Lane and the vacant west lot on Hibbard Road) with a basis of \$5.2 million.

According to the owners' written explanation, pursuant to the development agreement between CBI, GBM and the Village, the current owners spent approximately \$700,000 in engineering improvements to the lots, primarily for water retention, leaving a basis on the two lots of approximately \$5.9 million. Remodeling the house according to the plans approved by the LPC in 2005 will cost approximately \$3.4 million. Therefore, according to the owners, 630 Pine Lane has a basis of approximately \$2.6 million plus \$3.4 million in construction costs for a total built price of \$6 million.

The owners have consulted with Dinny Brennan Dwyer, a licensed real estate broker with Jean Wright Real Estate. According to Ms. Dwyer, if 630 Pine Lane were remodeled according to the approved plans, the property would sell between \$2.9 and \$3.1 million.

**Recommendation:**

Consider introduction of Ordinance M-3-2013, which would rescind the landmark designation of 630 Pine Lane

**Attachments:**

Attachment A: Photos of 630 Pine Lane

Attachment B: GIS site map

Attachment C: Excerpt of draft minutes of January 7, 2013 LPC meeting

**AN ORDINANCE  
RESCINDING THE LANDMARK DESIGNATION  
OF THE RESIDENCE AT 630 PINE LANE**

**WHEREAS**, the Village of Winnetka (“Village”) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

**WHEREAS**, the Village Council finds that establishing standards for identifying, designating and preserving buildings and structures in the Village that are historically, culturally and architecturally significant promotes the welfare of the Village and is a matter pertaining to the affairs of the Village; and

**WHEREAS**, on November 7, 2006, the Council of the Village of Winnetka (“Village Council”) enacted Ordinance M-20-2006, designating the residence on the property located at 630 Pine Lane (“Subject Property”) a certified Village landmark pursuant to Chapter 15.64 of Title 15 of the Winnetka Village Code, titled “Landmark Preservation” (the “Landmark Ordinance”); and

**WHEREAS**, on November 7, 2006, the Village Council also adopted Resolution R-25-2006, which created what is commonly known as the CBI Subdivision and is located on the east side of Hibbard Road, north of Pine Street; and

**WHEREAS**, the Village Council’s designation of the Subject Property as a certified landmark was one of the conditions imposed by the Village Council for its approval of the three-lot CBI Subdivision; and

**WHEREAS**, the certified landmark designation of the residence, which was constructed in 1922, was based on two key findings: (i) that the residence was significant in its style and design, being a rare example of the Colonial Revival style that had not undergone significant changes in more than 55 years; and (ii) that the residence was associated with Edwin Clark, a well-known architect who contributed significantly to the architectural character of the Village, having designed the Winnetka Village Hall, the North Shore Country Day School and the Indian Hill Country Club, as well as many other prominent buildings on the North Shore and in Chicago, including the Plaza del Lago shopping center, and the Reptile and Primate houses at Lincoln Park Zoo; and

**WHEREAS**, the current owners of the Subject Property have filed a request to rescind the certified landmark designation of the Subject Property so that the residence can be demolished and the land can be marketed for redevelopment; and

**WHEREAS**, pursuant to due notice, the Landmark Preservation Commission considered the application to rescind the landmark status on January 7, 2013, and the five members then present unanimously recommended that the landmark designation be rescinded, having found that the applicant had met the criteria for rescission, in that: (i) the residence had deteriorated to the point that the qualities that once warranted the designation have been lost or destroyed, (ii)

the architectural features cannot be repaired, (iii) the building is not economically viable and cannot yield a reasonable return in its current condition, and (iv) the alterations that would be required to restore the residence would exceed the market value of the Subject Property; and

**WHEREAS**, the current owners of the Subject Property were initially investors with CBI Custom Homes, Inc., who formed GBM Developers, LLC, in order to purchase the Subject Property; and

**WHEREAS**, the CBI Subdivision has been the subject of controversy, with CBI Custom Homes, Inc. having gone into bankruptcy, leaving the current owners with the financial responsibility for completing the development after the construction and sale of only one home; and

**WHEREAS**, the current owners have established that their net investment in the purchase of the Subject Property and the construction of site improvements and utility infrastructure, after accounting for the development and sale of the first lot of the subdivision, is approximately \$5.9 million; and

**WHEREAS**, the current owners have established that the estimated cost of restoring the residence according to the approved plans would be an additional \$3.4 million and that the estimated market value of the restored residence would be in the range of from \$2.9 million to \$3.1 million; and

**WHEREAS**, having reviewed the record presented, the Village Council accepts the findings and recommendations of the Landmark Preservation Commission and accordingly finds and determines that the applicant has established that the record shows conclusively that the qualities that caused the Subject Property to be designated have been lost or destroyed, due to the deteriorated condition of the Subject Property; and

**WHEREAS**, the Village Council further finds and determines that the cost of restoring the residence would significantly exceed the market value of the restored property; and

**WHEREAS**, the Village Council therefore finds and determines that the Subject Property meets the standards for rescission of the landmark designation under Section 15.64.050(A) of the Village Code.

**NOW, THEREFORE**, be it ordained by the President and Board of Trustees of the Village of Winnetka as follows:

**SECTION 1:** The foregoing recitals are hereby incorporated as the findings of the Council of the Village of Winnetka, as if fully set forth herein.

**SECTION 2:** Subject to the terms and conditions set forth in Section 4 of this Ordinance, the designation of the residence located on the property at 630 Pine Lane, permanent real estate index number 05-17-312-075-0000, as a certified landmark under Section 15.04.070 the Landmark Preservation Ordinance, is hereby rescinded.

**SECTION 3:** This Ordinance shall supersede Ordinance M-20-2006.

**SECTION 4:** This Ordinance shall supersede subsections R and S of Section 3 of Resolution R-25-2006, titled "A Resolution Accepting and Approving a Plat of Subdivision (630 Pine Lane – CBI Subdivision); provided, that in all other respects Resolution R-25-2006 shall remain in full force and effect.

**SECTION 5:** This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

**SECTION 6:** This Ordinance shall take effect immediately upon its passage, approval and publication as provided by law.

**PASSED** this \_\_\_ day of \_\_\_\_\_, 2013, pursuant to the following roll call vote:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** this \_\_\_ day of \_\_\_\_\_, 2013.

Signed:

\_\_\_\_\_  
Village President

Countersigned:

\_\_\_\_\_  
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this \_\_\_ day of \_\_\_\_\_, 2013.

Introduced:  
Passed and Approved:

# The Law Offices Of Stephens & Schrauth, P.C.

833 Elm Street, Suite 205  
Winnetka, Illinois 60093

Todd J. Stephens \*  
David M. Schrauth  
Christine M. Andrie \*\*

\* J.D./M.B.A.  
\*\* J.D./L.L.M.

Phone: (847) 446-3100  
Fax: (847) 784-0229  
www.WinnetkaLawOffices.com

November 13, 2012

Village of Winnetka  
The Landmark Preservation Commission &  
The Village Council  
510 Green Bay Rd.  
Winnetka, IL 60093

Re: 630 Pine Lane

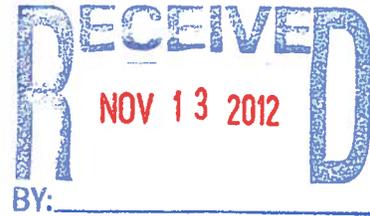
Dear Ladies & Gentlemen:

This office represents Mr. Thomas and Suzanne Murphy (“Murphys”) the current owners of the above referenced property that is a designated landmark. The Murphy’s initially were investor’s with CBI Custom Homes Inc. (“CBI”) who planned on restoring the residence and developing the two adjoining lots. CBI formed GBM Developers LLC who purchased the property. When CBI went bankrupt the Murphy’s who guaranteed the loan ended up with the property.

The Murphy’s request the Landmark Preservation Commission and the Village Council under Section 15.64.060 B.1.(i) of the village code to permit the alteration of a designated landmark. In this particular case the requested alteration is demolition. Section 15.64.60 B. 1.(i) states “Demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work.”

The Petitioners further motion under Section 15.64.050 to permit rescission of designation. Section 15.64.050 A. states “The structure, building, object or site has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed.”

The land was purchased through CBI (the Marlow brothers) at an initial land acquisition price of \$7,600,000.00. They sold the east lot for \$2,400,000.00 leaving the two existing lots with a basis of \$5,200,000.00. Pursuant to the subdivision agreement the Marlow brothers reached with the village the Murphys spent approximately \$700,000.00 in



improvements to the vacant lots primarily for water retention, leaving a basis on the two lots of approximately \$5,900,000.00. To remodel the house pursuant to the approved plans will cost \$3,418,014.48. (See attached bid) The single lot has a basis of roughly \$2,600,000.00 plus \$3,418,014.18 in construction costs for a total built price of roughly \$6,000,000.00.

Mrs. Dinny Brennan Dwyer a licensed real estate broker with Jean Wright Real Estate has recently been through 630 Pine Lane and has reviewed the approved plans and estimates that the proposed home if built to plan would sell between \$2,900,000.00 and \$3,100,000.00. (See attached)

Thus pursuant to Section 15.64.060 B.1(i) request permission to alter the designated landmark through demolition.

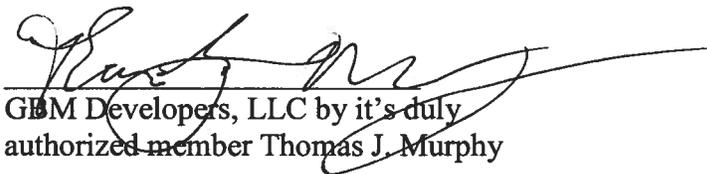
In addition, pursuant to Section 15.64.050 A the Murphys respectfully request rescission of designation due to the current deteriorated condition of the home.

Wherefore Thomas and Suzanne Murphy respectfully request that they be granted a demolition permit and that the house be de-certified as a Landmark.

Respectfully Submitted,



Todd J. Stephens  
TJS/te



GBM Developers, LLC by it's duly  
authorized member Thomas J. Murphy



**630 Pine Lane**  
12/19/12

**Construction Bid**



Ryan Clark  
2300 Park Place  
Evanston IL, 60201  
773-526-0932 cell  
clark@buildtruenorth.com

To whom it may concern:

Please find attached a bid for 630 Pine Lane per request of Village of Winnetka.

This bid is the result of months of meetings with different subcontractors and multiple bids per trade.

If you have any questions regarding any of the items please feel free to contact me.

Respectfully Yours

Ryan Clark



<b>1 General Conditions</b>			
101	General Labor	General	\$75,000.00
102	General Contractor	General	\$150,000.00
102	Architectural Drawings	Morgante	\$175,000.00
103	Blueprint Reproduction	Morgante	\$4,500.00
104	Temporary Sanitation	Appollo	\$1,800.00
105	Temporary Service	Penco	\$1,500.00
106	Temporary Telephone	General	\$0.00
107	Temporary Electric	Penco	\$1,500.00
108	Temporary Heat	Cooks H and C	\$3,500.00
109	Field Office/Job Trailer		\$0.00
110	Fencing and Silt Fence	Federal Fence	\$6,500.00
111	Tree Protection/Maintenance	Nels. J Johnson	\$25,000.00
112	Final Clean	Kowada/Maids	\$3,000.00
113	General Liability Insurance	Insurance	\$11,000.00
114	Workers Compensation	Insurance	\$2,000.00
115	Builder's Risk Insurance	Insurance	\$40,000.00
<b>Total</b>			<b>\$500,300.00</b>

<b>2 Site Work</b>			
201	Layout and Survey	Manhard	\$12,500.00
202	Rock Wall/ Patio/Plantings/Hardscape	Landscape	\$240,000.00
203	Sanitary	Waseda	\$16,320.00
204	Water	Waseda	\$11,100.00
205	Electric	Penco	\$4,500.00
206	Gas	Nicor	\$15,000.00
207	Tree Service	Nels. J. Johnson	\$3,187.00
208	Snow Removal Allowance	Andy Block	\$3,000.00
209	Driveway Paving and Asphalt	Kaplan Paving	\$20,880.00
210	Landscaping	Allowance	\$110,000.00
211	Excavation/Grading/Backfill	Waseda	\$60,005.00
212	Exterior Demo	Waseda	\$25,100.00
213	Interior Demolition	Padilla Demo	\$12,800.00
<b>Total</b>			<b>\$534,392.00</b>

3 Concrete Work			
301	Foundation/ Flatwork	J-2	\$101,900.00
302	Spancrete	J-2	\$13,700.00
303	Digging Down Baement	Waseda	\$33,588.00
304	Concrete for underpin	J-2	\$39,000.00
305	Foundation Waterproofing	Perma-Seal	\$29,639.00
<b>Total</b>			<b>\$217,827.00</b>

4 Masonry			
401	Exterior Brick	Stonegate	\$59,500.00
402	Brick Inside Window Wells	Stonegate	\$0.00
403	Copper Chimney Caps	Allowance	\$5,000.00
<b>Total</b>			<b>\$64,500.00</b>

5 Metals			
502	Structured Steel	M-3	\$7,900.00
503	Window Wells Ladder	Hendrics	\$5,000.00
504	Metal Railing Int.	Henddrics	\$1,250.00
<b>Total</b>			<b>\$14,150.00</b>

6 Woods			
601	Framing Labor	J. Niko	\$89,000.00
602	Framing Material	Standard Lumber	\$75,823.14
603	Siding Labor	Golden Prague	\$45,820.00
604	Siding Material	CRC	\$25,000.00
605	Finish Carpentry	RNF Installations	\$61,420.00
606	Finish Material	RNF	\$90,000.00
607	Cabinetry	Lambright Wood Working	\$189,814.44
608	Stairs/Railings* Main	Lake Shore Stairs	\$45,650.00
			\$19,950.00
609	Stairs/Railings* Basement	Lake Shore Stairs	\$19,950.00
<b>Total</b>			<b>\$662,427.58</b>

7 Thermal & Moisture Protection			
701	Insulation	Eco Tec	\$31,106.18
702	Rigid Insulation		\$0.00
703	Fire Caulking		\$0.00
704	Roofing	CRC	\$80,500.00
705	Metal Roofing	CRC	(Inc. in Roofing)
706	Gutters	CRC	(Inc. in Roofing)
707	Flashing		\$5,000.00
708	Exterior Caulking	Allowance	\$5,000.00
<b>Total</b>			<b>\$121,606.18</b>

8 Doors & Windows			
801	Exterior Doors	Allowance	\$2,500.00
802	Interior Doors	Allowance	\$60,000.00
803	Access Doors	Allowance	\$3,500.00
804	Garage Doors*	Designer Door	\$20,751.75
805	Windows	Marvin Design	\$60,342.84
806	Finish Hardware	Allowance	\$12,500.00
807	Entry Door	Allowance	\$10,000.00
<b>Total</b>			<b>\$169,594.59</b>

9 Finishes			
901	Stucco		\$0.00
902	Drywall	Valida and Sons	\$41,500.00
903	Tile Labor	Meir Tile	\$27,423.38
904	Tile	Allowance	\$40,000.00
905	Countertops	DM Stone	\$37,655.00
906	Wood Flooring	ACE flooring	\$91,743.75
907	Carpet	Allowance	\$45,000.00
908	Interim Cleaning	Cleaning	\$1,500.00
909	Paint/Stain*	Decorative Paint	\$87,775.00
910	Closet Shelving	Allowance	\$35,000.00
<b>Total</b>			<b>\$407,597.13</b>

10 Specialties			
1001	Fireplaces/ Fireplace Mantels	Allowance	\$12,000.00
1002	Shower Enclosures/Mirrors/Glass	Glassman	\$16,310.00
1003	Bathroom Fixtures	Allowance	\$6,000.00
<b>Total</b>			<b>\$34,310.00</b>

11 Equipment			
1101	Appliances	Allowance	\$58,000.00
1102	Rental	Allowance	\$2,500.00
<b>Total</b>			<b>\$60,500.00</b>

12 Furnishings			
1201	Blinds		\$0.00
<b>Total</b>			<b>\$0.00</b>

13	Special Construction		
1301	Radon System		\$0.00
1302	Mold Mitigation		\$0.00
1303	Pool		\$150,000.00
1304	Asbесто Removal		\$0.00
	<b>Total</b>		<b>\$150,000.00</b>

14	Conveying Systems		
1401	Elevator	DME	\$27,422.00
	<b>Total</b>		<b>\$27,422.00</b>

15	Mechanical		
1501	Plumbing*	McElroy	\$60,355.00
1502	Plumbing Fixtures	Allowance	\$40,000.00
1503	Radiant Heating	McElroy	\$24,100.00
1504	Snow Melt		\$0.00
1505	Central Vacuum		\$0.00
1506	Fire Sprinkler System		\$0.00
1507	HVAC	RPM	\$119,504.00
1508	Humidification System		\$10,000.00
	<b>Total</b>		<b>\$253,959.00</b>

16	Electrical		
1601	Temp. Service		\$0.00
1602	Electrical System	H.A. Britton Elec.	\$71,505.00
1603	Lighting Fixtures	Allowance	\$20,000.00
1604	Fire & Sprinkler Monitor	Fire	\$0.00
1605	Audio System	Allowance	\$30,000.00
1606	Security System	SCM Security	\$12,924.00
1607	Low Voltage	Allowance	\$65,000.00
	<b>Total</b>		<b>\$199,429.00</b>

<b>Total:</b>	<b>\$3,418,014.48</b>
---------------	-----------------------

Ryan Clark  
2300 Park Place  
Evanston IL, 60201  
773-526-0932 cell  
[clark@buildtruenorth.com](mailto:clark@buildtruenorth.com)



October 31, 2012

Mr. and Mrs. Thomas Murphy  
Re: 630 Pine Lane  
Winnetka, IL 60093

Dear Suzanne and Tom,

Following is a comparative market analysis for newer or updated homes in Winnetka that have sold in the last year to year and a half.

There have been a number of newer, larger homes and updated homes that have sold. Many of the newer homes have a better floor plan than the proposed home for the Pine lot. The Pine home is limited by the current setbacks and historical/landmark status. I would view the brand new homes at slightly higher value. Many of the homes (i.e. 7 Indian Hill, 36 DeWindt, and 667 Sheridan on the water with private beach) have equal or even better locations than the Pine property. I feel in today's market the proposed home would sell between \$2,900,000 and \$3,100,00.

Sincerely,

A handwritten signature in blue ink that reads "Dinny Brennan Dwyer". The signature is written in a cursive, flowing style.

Dinny Brennan Dwyer  
Broker

*The Blue Ribbon Advantage*

Jean Wright Real Estate      847-446-9166 PHONE  
559 Chestnut Street      847-446-9282 FAX  
Winnetka, Illinois 60093      [www.jeanwright.com](http://www.jeanwright.com)

## Market Analysis Summary (continued)

### *Pending Sale*

#### Comparables

MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT
08122967	<b>PEND</b>	801 Bryant AVE	\$3,575,000	15	6	6.2	1	193

#### Statistics

Total Properties: 1

	List Price	ASF	Beds	Baths	LMT	MT
<b>Minimum</b>	\$3,575,000	9500	6	6.2	1	193
<b>Maximum</b>	\$3,575,000	9500	6	6.2	1	193
<b>Average</b>	\$3,575,000	9500	6	6	1	193

## Comparables (continued)

	Subject Property	Comp #22	Adjustment
	<div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto;">                     No Photo Available                 </div>		
<b>Address:</b>	Pine Lane Winnetka, 60093	801 Bryant AVE Winnetka, Illinois 60093	
<b>MLS #:</b>		08122967	
<b>Status:</b>		<b>PEND</b>	
<b>List Price:</b>		\$3, 575, 000	
<b>Sold Price:</b>			
<b>Closed Date:</b>			
<b>Market Time:</b>		193	
<b># Rooms:</b>		15	
<b>Bedrooms:</b>		6	
<b># Full Baths:</b>		6	
<b># Half Baths:</b>		2	
<b>Subdivision:</b>			
<b>Lot Size:</b>		.25-.49 Acre	
<b>Approx Sq Ft:</b>		9500	
<b>Type Detached:</b>		3 Stories	
<b>Dining Room:</b>		Separate	
<b>Living Room Size:</b>		17X14	
<b>Master Bedroom Size:</b>		20X16	
<b>Model:</b>			
<b>Basement Description:</b>		Unfinished	
<b>Garage Details:</b>			
<b>Parking Details:</b>			
<b>Age:</b>		NEW Proposed Construction	
<b>Exterior Building Type:</b>		Brick, Stucco	
<b>Elementary Sch Dist:</b>		36	
<b>High Sch Dist:</b>		203	
<b>Short Sale/Foreclosed/Court Approved:</b>			
<b>Price:</b>		\$3, 575, 000	
	<b>Total Adjustments:</b>		<b>\$0</b>
	<b>Adjusted Price:</b>		<b>\$3575000</b>



**Detached Single**  
 Status: **PEND**  
 Area: **93**  
 Address: **801 Bryant Ave , Winnetka, Illinois 60093**  
 Directions: **Sheridan to Lloyd to Bryant South on Bryant to House**  
 Sold by:  
 Closed:  
 Off Market: **07/25/2012**  
 Year Built: **2012**  
 Dimensions: **91X191**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N:16 W:4**  
 Rooms: **15**  
 Bedrooms: **6**  
 Basement: **Partial**

MLS #: **08122967**  
 List Date: **07/25/2012**  
 List Dt Rec: **07/25/2012**  
 Contract: **07/25/2012**  
 Financing:  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **New Trier**  
 Bathrooms **6 / 2**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **No**

List Price: **\$3,575,000**  
 Orig List Price: **\$3,575,000**  
 Sold Price:  
 Lst. Mkt. Time: **1**  
 Points:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Cook**  
 # Fireplaces: **5**  
 Parking: **Garage**  
 # Spaces: **Gar:3**  
 Parking Incl.  
 In Price:

Remarks: **SOLD BEFORE PRINT. Proposed new construction in prime east location with lake views. Another outstanding house in Winnetka by Heritage Builders! App. 9,500 sq.ft of finished space with 6 Bedrooms & 6.3 Baths. Special features include gourmet Kitchen w/top of the line appliances, cherry wood custom library, movie theater, refrigerated wine room, back-up generator, great finished lower level.**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: <b>Greeley (36)</b>	Amount: <b>\$0</b>	Amount: <b>\$26,413.29</b>	Waterfront: <b>No</b>
Junior High: <b>Carleton W Washburne (36)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>05174090020000 (Map)</b>	Appx SF: <b>9500</b>
High School: <b>New Trier Twp H.S. Northfield/Winnetka (203)</b>	Special Assessments: <b>No</b>	Mult PINs: <b>No</b>	SF Source: <b>Builder</b>
Other:	Special Service Area: <b>No</b>	Tax Year: <b>2010</b>	Acreeage:
	Master Association: <b>No</b>	Tax Exmps:	

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	17X14	Main Level	Hardwood	None	Master Bedroom	20X16	2nd Level	Hardwood	None
Dining Room	18X14	Main Level	Hardwood	None	2nd Bedroom	17X13	2nd Level	Hardwood	None
Kitchen	22X16	Main Level	Hardwood	None	3rd Bedroom	17X12	2nd Level	Hardwood	None
Family Room	20X16	Main Level	Hardwood	None	4th Bedroom	15X15	2nd Level	Hardwood	None
Laundry Room					Media Room	19X15	Lower	Hardwood	None
5th Bedroom	17X15	3rd Level	Hardwood	None	Breakfast Room	14X11	Main Level	Hardwood	None
Library	15X14	Main Level	Hardwood	None	Enclosed Porch	12X11	2nd Level	Hardwood	None
6th Bedroom	15X14	Lower	Hardwood	None	Play Room	26X22	Lower	Hardwood	None
Exercise Room	15X14	Lower	Hardwood	None					

Interior Property Features: **Hardwood Floors**  
 Interior Property Features: **Deck**

Age: **NEW Proposed Construction**  
 Type: **3 Stories**  
 Style: **English**  
 Exterior: **Brick, Stucco**  
 Air Cond: **Partial**  
 Heating: **Gas, Forced Air, Radiators**  
 Kitchen: **Eating Area-Table Space**  
 Appliances: **Oven-Double, Microwave, Dishwasher, High End Refrigerator, Disposal, All Stainless Steel Kitchen Appliances**  
 Dining: **Separate**  
 Attic:  
 Basement Details: **Unfinished**  
 Bath Amn:  
 Fireplace Details: **Wood Burning**  
 Fireplace Location: **Living Room, Other**  
 Electricity: **Circuit Breakers**  
 Equipment:

Additional Rooms: **5th Bedroom, 6th Bedroom, Breakfast Room, Media Room, Library, Exercise Room, Play Room, Enclosed Porch**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Detached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway: **Asphalt**  
 Foundation:  
 Exst Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure: **W (West)**  
 Lot Size: **.25-.49 Acre**  
 Lot Desc: **Landscaped Professionally, Water View**

Roof: **Asphalt/Glass (Shingles)**  
 Sewer: **Sewer-Public**  
 Water: **Lake Michigan**  
 Const Opts:  
 General Info: **School Bus Service, Commuter Bus, Interstate Access**  
 Amenities: **Curbs/Gutters, Street Lights, Street Paved**  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Occ Date: **05/01/2013**  
**Walk Score@: 60 - Somewhat Walkable**

Agent Remarks:

Internet Listing: **All**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2.25% 1ST MIL, 1.75% 2ND MIL, 1.25% BAL - \$295 (on Net SP)**  
 Showing Inst: **Please use Showing Assist or call (855) 746-9020 for appt.**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **Yes**  
 Addl. Sales Info.: **None**

Expiration Date:  
 Contact Name:  
 Ph #:  
 Ph #: **(847) 881-0200**  
 Ph #: **(847) 962-1200**

Addr on Internet?: **Yes**  
 Lock Box: **None**  
 Special Comp Info: **None**

Mgmt. Co:  
 Owner: **OWR**  
 Broker: **@properties (4459)**  
 List Agent: **Milena Birov (32456)**

Phone:  
 Agent Owned/Interest: **No**  
 Team: **The Heritage Team**  
 Email: **milena@heritageluxury.com;**  
**mbirov@atproperties.com**  
 More Agent Contact Info:

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MLS #: 08122967 Prepared By: Dinny Dwyer | Jean Wright Real Estate | 10/31/2012 10:03 AM

# Market Analysis Summary

## Recently Sold

### Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
07595262	CLSD	772 Walden RD	\$2,250,000	\$2,012,500	11/01/2011	15	6	6.3	433	433
07697087	CLSD	130 Whitebridge LN	\$2,298,000	\$2,100,000	01/16/2012	11	5	5.1	324	689
08143029	CLSD	1565 HICKORY LN	\$2,190,000	\$2,100,000	08/22/2012	17	6	7.1	1	401
07610114	CLSD	808 BRYANT AVE	\$2,295,000	\$2,135,000	04/08/2011	14	4	4.1	150	150
08075569	CLSD	1230 Westmoor RD	\$2,369,000	\$2,200,000	08/10/2012	15	6	6.1	69	69
07825062	CLSD	110 EVERGREEN LN	\$2,350,000	\$2,250,000	03/19/2012	16	5	5.1	245	281
07567100	CLSD	136 DE WINDT RD	\$2,399,000	\$2,256,000	05/31/2011	15	6	6.1	255	255
07985207	CLSD	861 Bell LN	\$2,395,000	\$2,305,000	06/21/2012	17	5	4.2	67	67
07822163	CLSD	984 Pine Tree LN	\$2,490,000	\$2,325,000	10/28/2011	14	5	7.1	82	82
07946793	CLSD	724 LINCOLN AVE	\$2,795,000	\$2,475,000	08/13/2012	14	6	6.1	232	326
07681064	CLSD	1555 Hickory LN	\$2,690,000	\$2,500,000	05/24/2011	17	7	8.2	147	147
07777528	CLSD	174 Sheridan RD	\$2,795,000	\$2,525,000	08/22/2011	16	5	5.2	100	100
07831580	CLSD	693 SHERIDAN RD	\$2,999,000	\$2,680,000	08/05/2011	16	5	4.2	31	31
08056194	CLSD	286 Sheridan RD	\$3,000,000	\$2,800,000	07/30/2012	17	6	5.2	29	29
08013908	CLSD	339 LINDEN ST	\$3,075,000	\$2,900,000	05/02/2012	13	5	6.2	18	167
07734152	CLSD	412 Walnut ST	\$3,299,000	\$3,000,000	05/11/2012	15	5	5.2	417	417
07605700	CLSD	261 Linden ST	\$3,475,000	\$3,275,000	08/18/2011	15	6	6.3	257	257
07759911	CLSD	16 Old Green Bay	\$3,595,000	\$3,400,000	08/22/2011	16	4	5.2	35	35
07850729	CLSD	7 Indian Hill RD	\$3,595,000	\$3,400,000	06/15/2012	18	7	8.2	341	341
07880955	CLSD	734 LINCOLN	\$3,775,000	\$3,600,000	07/11/2012	14	7	7.3	323	323
07622414	CLSD	667 SHERIDAN RD	\$4,350,000	\$3,900,000	06/01/2011	13	5	6.1	237	986

### Statistics

Total Properties: 21

	List Price	Sold Pr	ASF	Beds	Baths	LMT	MT
<b>Minimum</b>	\$2,190,000	\$2,012,500	0	4	4.1	1	29
<b>Maximum</b>	\$4,350,000	\$3,900,000	8400	7	8.2	433	986
<b>Average</b>	\$2,879,952	\$2,673,262	3377	6	6	181	266

Sold properties closed averaging 92.82% of their Final List Price (FLP).  
This reflects a 7.18% difference between property sale prices and their FLP's.

# Comparables

	Subject Property	Comp #1 Adjustment	Comp #2 Adjustment	Comp #3 Adjustment
	No Photo Available			
<b>Address:</b>	Pine Lane Winnetka, 60093	772 Walden RD Winnetka, Illinois 60093	130 Whitebridge LN Winnetka, Illinois 60093	1565 HICKORY LN Winnetka, Illinois 60093
<b>MLS #:</b>		07595262	07697087	08143029
<b>Status:</b>		<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
<b>List Price:</b>		\$2, 250, 000	\$2, 298, 000	\$2, 190, 000
<b>Sold Price:</b>		\$2, 012, 500	\$2, 100, 000	\$2, 100, 000
<b>Closed Date:</b>		11/01/2011	01/16/2012	08/22/2012
<b>Market Time:</b>		433	689	401
<b># Rooms:</b>		15	11	17
<b>Bedrooms:</b>		6	5	6
<b># Full Baths:</b>		6	5	7
<b># Half Baths:</b>		3	1	1
<b>Subdivision:</b>		Hubbard Woods		
<b>Lot Size:</b>		.25-.49 Acre	.25-.49 Acre	.25-.49 Acre
<b>Approx Sq Ft:</b>		0	5000	0
<b>Type Detached:</b>		3 Stories	2 Stories	2 Stories
<b>Dining Room:</b>		Separate		Separate
<b>Living Room Size:</b>		16X14	17X17	19X17
<b>Master Bedroom Size:</b>		19X18	17X21	21X17
<b>Model:</b>			Custom	
<b>Basement Description:</b>		Finished	Finished	Finished
<b>Garage Details:</b>		Garage Door Opener (s)		
<b>Parking Details:</b>				
<b>Age:</b>		6-10 Years	1-5 Years	6-10 Years
<b>Exterior Building Type:</b>		Brick, Limestone	Stone, Limestone	Brick, Stone
<b>Elementary Sch Dist:</b>		36	35	36
<b>High Sch Dist:</b>		203	203	203
<b>Short Sale/Foreclosed/Court Approved:</b>		N/A	N/A	N/A
<b>Price:</b>		\$2, 012, 500	\$2, 100, 000	\$2, 100, 000
<b>Total Adjustments:</b>		\$0	\$0	\$0
<b>Adjusted Price:</b>		<b>\$2012500</b>	<b>\$2100000</b>	<b>\$2100000</b>

Prepared By: Dinny Dwyer Jean Wright Real Estate

## Comparables (continued)

	Subject Property	Comp #4 Adjustment	Comp #5 Adjustment	Comp #6 Adjustment
	No Photo Available			
<b>Address:</b>	Pine Lane Winnetka, 60093	808 BRYANT AVE Winnetka, Illinois 60093	1230 Westmoor RD Winnetka, Illinois 60093	110 EVERGREEN LN Winnetka, Illinois 60093
<b>MLS #:</b>		07610114	08075569	07825062
<b>Status:</b>		<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
<b>List Price:</b>		\$2, 295, 000	\$2, 369, 000	\$2, 350, 000
<b>Sold Price:</b>		\$2, 135, 000	\$2, 200, 000	\$2, 250, 000
<b>Closed Date:</b>		04/08/2011	08/10/2012	03/19/2012
<b>Market Time:</b>		150	69	281
<b># Rooms:</b>		14	15	16
<b>Bedrooms:</b>		4	6	5
<b># Full Baths:</b>		4	6	5
<b># Half Baths:</b>		1	1	1
<b>Subdivision:</b>				
<b>Lot Size:</b>		.25-.49 Acre	.50-.99 Acre	.50-.99 Acre
<b>Approx Sq Ft:</b>		0	8000	5167
<b>Type Detached:</b>		2 Stories	2 Stories	2 Stories
<b>Dining Room:</b>		Separate	Separate	Separate
<b>Living Room Size:</b>		19X15	25X17	26X17
<b>Master Bedroom Size:</b>		19X15	19X16	25X14
<b>Model:</b>				
<b>Basement Description:</b>		Finished	Finished	Finished
<b>Garage Details:</b>		Garage Door Opener (s)	Heated, 7 Foot or more high garage door	Garage Door Opener (s)
<b>Parking Details:</b>				
<b>Age:</b>		6-10 Years	6-10 Years	11-15 Years
<b>Exterior Building Type:</b>		Brick	Brick	Brick
<b>Elementary Sch Dist:</b>		36	36	36
<b>High Sch Dist:</b>		203	203	203
<b>Short Sale/Foreclosed/Court Approved:</b>		N/A	N/A	N/A
<b>Price:</b>		\$2, 135, 000	\$2, 200, 000	\$2, 250, 000
<b>Total Adjustments:</b>		\$0	\$0	\$0
<b>Adjusted Price:</b>		<b>\$2135000</b>	<b>\$2200000</b>	<b>\$2250000</b>

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## Comparables (continued)

	Subject Property	Comp #7 Adjustment	Comp #8 Adjustment	Comp #9 Adjustment
	No Photo Available			
<b>Address:</b>	Pine Lane Winnetka, 60093	136 DE WINDT RD Winnetka, Illinois 60093	861 Bell LN Winnetka, Illinois 60093	984 Pine Tree LN Winnetka, Illinois 60093
<b>MLS #:</b>		07567100	07985207	07822163
<b>Status:</b>		<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
<b>List Price:</b>		\$2, 399, 000	\$2, 395, 000	\$2, 490, 000
<b>Sold Price:</b>		\$2, 256, 000	\$2, 305, 000	\$2, 325, 000
<b>Closed Date:</b>		05/31/2011	06/21/2012	10/28/2011
<b>Market Time:</b>		255	67	82
<b># Rooms:</b>		15	17	14
<b>Bedrooms:</b>		6	5	5
<b># Full Baths:</b>		6	4	7
<b># Half Baths:</b>		1	2	1
<b>Subdivision:</b>				
<b>Lot Size:</b>		.50-.99 Acre	.50-.99 Acre	.50-.99 Acre
<b>Approx Sq Ft:</b>		0	0	7300
<b>Type Detached:</b>		2 Stories	2 Stories	3 Stories
<b>Dining Room:</b>		Separate	Separate	Separate
<b>Living Room Size:</b>		16X28	28X15	27X15
<b>Master Bedroom Size:</b>		16X22	28X15	20X19
<b>Model:</b>				
<b>Basement Description:</b>		Finished	Finished	Finished
<b>Garage Details:</b>			Garage Door Opener (s), Heated, 7 Foot or more high garage door	Transmitter(s)
<b>Parking Details:</b>				
<b>Age:</b>		61-70 Years	31-40 Years	6-10 Years
<b>Exterior Building Type:</b>		Brick	Brick	Brick, Stone
<b>Elementary Sch Dist:</b>		36	36	36
<b>High Sch Dist:</b>		203	203	203
<b>Short Sale/Foreclosed/Court Approved:</b>		N/A	N/A	N/A
<b>Price:</b>		\$2, 256, 000	\$2, 305, 000	\$2, 325, 000
<b>Total Adjustments:</b>		\$0	\$0	\$0
<b>Adjusted Price:</b>		\$2256000	\$2305000	\$2325000

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# Comparables (continued)

	Subject Property	Comp #10 Adjustment	Comp #11 Adjustment	Comp #12 Adjustment
	No Photo Available			
<b>Address:</b>	Pine Lane Winnetka, 60093	724 LINCOLN AVE Winnetka, Illinois 60093	1555 Hickory LN Winnetka, Illinois 60093	174 Sheridan RD Winnetka, Illinois 60093
<b>MLS #:</b>		07946793	07681064	07777528
<b>Status:</b>		<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
<b>List Price:</b>		\$2, 795, 000	\$2, 690, 000	\$2, 795, 000
<b>Sold Price:</b>		\$2, 475, 000	\$2, 500, 000	\$2, 525, 000
<b>Closed Date:</b>		08/13/2012	05/24/2011	08/22/2011
<b>Market Time:</b>		326	147	100
<b># Rooms:</b>		14	17	16
<b>Bedrooms:</b>		6	7	5
<b># Full Baths:</b>		6	8	5
<b># Half Baths:</b>		1	2	2
<b>Subdivision:</b>				
<b>Lot Size:</b>		.25-.49 Acre	.50-.99 Acre	.50-.99 Acre
<b>Approx Sq Ft:</b>		4300	8400	6800
<b>Type Detached:</b>		3 Stories	3 Stories	2 Stories
<b>Dining Room:</b>		Separate	Separate	
<b>Living Room Size:</b>		15X14	16X19	23X16
<b>Master Bedroom Size:</b>		17X16	15X26	25X16
<b>Model:</b>				
<b>Basement Description:</b>		Unfinished	Finished	Finished
<b>Garage Details:</b>			Garage Door Opener (s), Transmitter(s), Heated, 7 Foot or more high garage door	
<b>Parking Details:</b>			Off Street	
<b>Age:</b>		NEW Under Construction	NEW Under Construction	6-10 Years
<b>Exterior Building Type:</b>		Shakes, Stone	Brick	Stone
<b>Elementary Sch Dist:</b>		36	36	36
<b>High Sch Dist:</b>		203	36	203
<b>Short Sale/Foreclosed/Court Approved:</b>		N/A	N/A	N/A
<b>Price:</b>		\$2, 475, 000	\$2, 500, 000	\$2, 525, 000
<b>Total Adjustments:</b>		\$0	\$0	\$0
<b>Adjusted Price:</b>		<b>\$2475000</b>	<b>\$2500000</b>	<b>\$2525000</b>

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## Comparables (continued)

	Subject Property	Comp #13 Adjustment	Comp #14 Adjustment	Comp #15 Adjustment
	No Photo Available			
<b>Address:</b>	Pine Lane Winnetka, 60093	693 SHERIDAN RD Winnetka, Illinois 60093	286 Sheridan RD Winnetka, Illinois 60093	339 LINDEN ST Winnetka, Illinois 60093
<b>MLS #:</b>		07831580	08056194	08013908
<b>Status:</b>		<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
<b>List Price:</b>		\$2, 999, 000	\$3, 000, 000	\$3, 075, 000
<b>Sold Price:</b>		\$2, 680, 000	\$2, 800, 000	\$2, 900, 000
<b>Closed Date:</b>		08/05/2011	07/30/2012	05/02/2012
<b>Market Time:</b>		31	29	167
<b># Rooms:</b>		16	17	13
<b>Bedrooms:</b>		5	6	5
<b># Full Baths:</b>		4	5	6
<b># Half Baths:</b>		2	2	2
<b>Subdivision:</b>				
<b>Lot Size:</b>		.50-.99 Acre	.25-.49 Acre	.25-.49 Acre
<b>Approx Sq Ft:</b>		0	5200	0
<b>Type Detached:</b>		3 Stories	3 Stories	2 Stories
<b>Dining Room:</b>		Separate	Separate	Separate
<b>Living Room Size:</b>		24X22	23X17	14X13
<b>Master Bedroom Size:</b>		21X20	23X22	28X17
<b>Model:</b>				
<b>Basement Description:</b>		Finished	Finished	Finished
<b>Garage Details:</b>		Garage Door Opener (s), Heated	Garage Door Opener (s), Heated	Transmitter(s)
<b>Parking Details:</b>				
<b>Age:</b>		6-10 Years	11-15 Years	6-10 Years
<b>Exterior Building Type:</b>		Brick	Frame, Shakes	Cedar, Stone
<b>Elementary Sch Dist:</b>		36	36	36
<b>High Sch Dist:</b>		203	203	203
<b>Short Sale/Foreclosed/Court Approved:</b>		N/A	N/A	N/A
<b>Price:</b>		\$2, 680, 000	\$2, 800, 000	\$2, 900, 000
<b>Total Adjustments:</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price:</b>		<b>\$2680000</b>	<b>\$2800000</b>	<b>\$2900000</b>

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# Comparables (continued)

	Subject Property	Comp #16 Adjustment	Comp #17 Adjustment	Comp #18 Adjustment
	No Photo Available			
<b>Address:</b>	Pine Lane Winnetka, 60093	412 Walnut ST Winnetka, Illinois 60093	261 Linden ST Winnetka, Illinois 60093	16 Old Green Bay Winnetka, Illinois 60093
<b>MLS #:</b>		07734152	07605700	07759911
<b>Status:</b>		<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
<b>List Price:</b>		\$3, 299, 000	\$3, 475, 000	\$3, 595, 000
<b>Sold Price:</b>		\$3, 000, 000	\$3, 275, 000	\$3, 400, 000
<b>Closed Date:</b>		05/11/2012	08/18/2011	08/22/2011
<b>Market Time:</b>		417	257	35
<b># Rooms:</b>		15	15	16
<b>Bedrooms:</b>		5	6	4
<b># Full Baths:</b>		5	6	5
<b># Half Baths:</b>		2	3	2
<b>Subdivision:</b>				
<b>Lot Size:</b>		.25-.49 Acre	.25-.49 Acre	.50-.99 Acre
<b>Approx Sq Ft:</b>		0	6300	0
<b>Type Detached:</b>		2 Stories	2 Stories	2 Stories
<b>Dining Room:</b>		Separate	Separate	Separate
<b>Living Room Size:</b>		19X17	17X14	15X25
<b>Master Bedroom Size:</b>		20X17	20X16	19X15
<b>Model:</b>				
<b>Basement Description:</b>		Finished	Finished	Finished
<b>Garage Details:</b>		Garage Door Opener (s), Transmitter(s), 7 Foot or more high garage door		Garage Door Opener (s), Transmitter(s), Heated, 7 Foot or more high garage door
<b>Parking Details:</b>				
<b>Age:</b>		1-5 Years	NEW Under Construction	11-15 Years
<b>Exterior Building Type:</b>		Brick	Brick, Stone	Concrete
<b>Elementary Sch Dist:</b>		36	36	36
<b>High Sch Dist:</b>		203	203	203
<b>Short Sale/Foreclosed/Court Approved:</b>		N/A	N/A	N/A
<b>Price:</b>		\$3, 000, 000	\$3, 275, 000	\$3, 400, 000
<b>Total Adjustments:</b>		\$0	\$0	\$0
<b>Adjusted Price:</b>		<b>\$3000000</b>	<b>\$3275000</b>	<b>\$3400000</b>

Prepared By: Dinny Dwyer Jean Wright Real Estate

# Comparables (continued)

	Subject Property	Comp #19 Adjustment	Comp #20 Adjustment	Comp #21 Adjustment
	No Photo Available			
<b>Address:</b>	Pine Lane Winnetka, 60093	7 Indian Hill RD Winnetka, Illinois 60093	734 LINCOLN Winnetka, Illinois 60093	667 SHERIDAN RD Winnetka, Illinois 60093
<b>MLS #:</b>		07850729	07880955	07622414
<b>Status:</b>		<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
<b>List Price:</b>		\$3, 595, 000	\$3, 775, 000	\$4, 350, 000
<b>Sold Price:</b>		\$3, 400, 000	\$3, 600, 000	\$3, 900, 000
<b>Closed Date:</b>		06/15/2012	07/11/2012	06/01/2011
<b>Market Time:</b>		341	323	986
<b># Rooms:</b>		18	14	13
<b>Bedrooms:</b>		7	7	5
<b># Full Baths:</b>		8	7	6
<b># Half Baths:</b>		2	3	1
<b>Subdivision:</b>				
<b>Lot Size:</b>		.50-.99 Acre	.25-.49 Acre	.50-.99 Acre
<b>Approx Sq Ft:</b>		7400	7050	0
<b>Type Detached:</b>		2 Stories	3 Stories	2 Stories
<b>Dining Room:</b>		Separate	Separate	Separate
<b>Living Room Size:</b>		18X15	18X15	20X25
<b>Master Bedroom Size:</b>		17X24	23X16	17X14
<b>Model:</b>				
<b>Basement Description:</b>		Finished	Partially Finished	Partially Finished
<b>Garage Details:</b>		Garage Door Opener (s), Transmitter(s), Heated		Transmitter(s)
<b>Parking Details:</b>				
<b>Age:</b>		NEW Under Construction	NEW Proposed Construction	6-10 Years
<b>Exterior Building Type:</b>		Brick	Brick, Stone	Cedar, Stone
<b>Elementary Sch Dist:</b>		36	36	36
<b>High Sch Dist:</b>		203	203	203
<b>Short Sale/Foreclosed/Court Approved:</b>		N/A	N/A	N/A
<b>Price:</b>		\$3, 400, 000	\$3, 600, 000	\$3, 900, 000
<b>Total Adjustments:</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price:</b>		<b>\$3400000</b>	<b>\$3600000</b>	<b>\$3900000</b>

Prepared By: Dinny Dwyer Jean Wright Real Estate



**Detached Single**  
 Status: **CLSD**  
 Area: **93**  
 Address: **772 Walden Rd , Winnetka, Illinois 60093**  
 Directions: **Green bay rd south to Westmoor west to Walden north to the house**  
 Sold by: **Allison Murphy (33482) / @properties (4459)**  
 Closed: **11/01/2011**  
 Off Market: **10/05/2011**  
 Year Built: **2003**  
 Dimensions: **85X176X85X145**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N:16 W:5**  
 Rooms: **15**  
 Bedrooms: **6**  
 Basement: **Full**

MLS #: **07595262**  
 List Date: **07/30/2010**  
 List Dt Rec: **07/30/2010**  
 Financing: **Conventional**  
 Blt Before 78: **No**  
 Subdivision: **Hubbard Woods**  
 Township: **New Trier**  
 Bathrooms: **6 / 3**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **Yes**

List Price: **\$2,250,000**  
 Orig List Price: **\$2,785,000**  
 Sold Price: **\$2,012,500**  
 Lst. Mkt. Time: **433**  
 Points:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Cook**  
 # Fireplaces: **4**  
 Parking: **Garage**  
 # Spaces: **Gar:3**  
 Parking Incl.  
 In Price:

Remarks: **Impeccably maintained brick and limestone custom Tudor located on one of the most beautiful streets of Winnetka. Great floor plan, large family rm open to the kitchen, gourmet kitchen w/granite countertops, top of the line appl. & bright breakfast area overlooking the back yard. Special features include heated floors in kitchen & master bath, Creston system, stone walled patio w/pergola, etc. Great find!**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Hubbard Woods (36)</b> Junior High: <b>Carleton W Washburne (36)</b> High School: <b>New Trier Twp H.S. Northfield/Winnetka (203)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$41,639</b> PIN: <b>05173110210000 (Map)</b> Mult PINs: Tax Year: <b>2009</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>0</b> SF Source: <b>Not Reported</b> Acreage:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X14	Main Level	Hardwood	Y	Master Bedroom	19X18	2nd Level	Hardwood	Y
Dining Room	13X17	Main Level	Other	Y	2nd Bedroom	17X12	2nd Level	Carpet	Y
Kitchen	19X14	Main Level	Other	Y	3rd Bedroom	15X12	2nd Level	Carpet	Y
Family Room	19X20	Main Level	Hardwood	Y	4th Bedroom	13X12	2nd Level	Carpet	Y
Laundry Room	9X9	Lower	Ceramic Tile						
Breakfast Room	13X12	Main Level	Other	Y	5th Bedroom	18X15	Lower	Carpet	
Library	13X15	Main Level	Hardwood	Y	6th Bedroom	11X14	3rd Level	Carpet	
Recreation Room	32X22	Lower	Carpet		Exercise Room	10X18	Lower	Carpet	
Den	12X14	3rd Level	Carpet						

Interior Property Features:

Interior Property Features: **Deck, Patio**

Age: **6-10 Years**

Type: **3 Stories**

Style: **English**

Exterior: **Brick, Limestone**

Dr Cond: **Central Air**

Heating: **Gas**

Kitchen: **Eating Area-Table Space, Pantry-Butler**

Appliances: **Oven/Range, Microwave, Dishwasher, Dishwasher-Portable, Refrigerator, Freezer, Washer, Dryer**

Finishing: **Separate**

Attic: **Finished**

Basement Details: **Finished**

Bath Amn: **Whirlpool, Separate Shower**

Replace Details: **Wood Burning**

Replace Location: **Family Room, Living Room, Basement, Other**

Electricity: **200+ Amp Service**

Equipment:

Agent Remarks: **Two exclusions: children's play set in the back yard and pool table in the lower level.**

Internet Listing: **All**

VOW AVM: **Yes**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2.25-1M, 1.5-2M, 1.25- AFTER-\$295 (on Net SP)**

Showing Inst: **CALL MILENA FOR APPOINTMENTS**

Mgmt. Co:

Owner: **00R**

Broker: **@properties (4459)**

List Agent: **Milena Birov (32456)**

Co-lister: **Victoria Birov (35591)**

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S #: **07595262**

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **Yes**

Holds Earnest Money: **Yes**

Adtl. Sales Info.: **Exclusions-Call List Office**

Expiration Date:

Contact Name:

Ph #:

Ph #: **(847) 881-0200**

Ph #: **(847) 962-1200**

Ph #: **(847) 668-4328**

Addr on Internet?: **Yes**

Lock Box:  
Special Comp Info: **None**

Phone:

Agent Owned/Interest: **No**

Team: **The Heritage Team**

Email: **milena@heritageluxury.com;**

**mbirov@atproperties.com**

More Agent Contact Info: **847.668.4328**

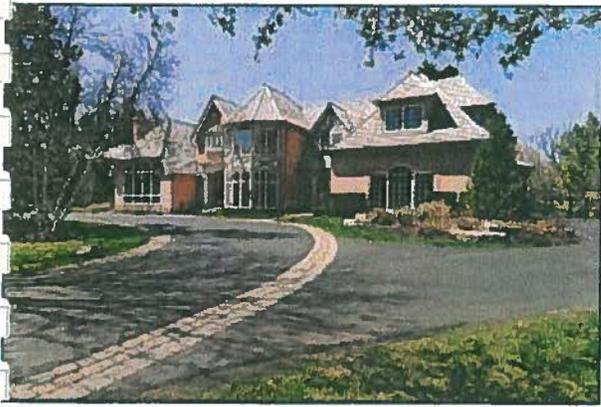
Prepared By: **Dlnny Dwyer | Jean Wright Real Estate | 10/31/2012 10:03 AM**











**Detached Single**  
 Status: **CLSD**  
 Area: **93**  
 Address: **110 Evergreen Ln , Winnetka, Illinois 60093**  
 Directions: **NORTH OFF HILL ROAD, 1ST STREET WEST OF LOCUST**  
 Sold by: **Cheryl Chambers (32366) / Chambers Cross & Associates (3027)**  
 Closed: **03/19/2012**  
 Off Market: **02/05/2012**  
 Year Built: **2000**  
 Dimensions: **158.25X158X130X134.22**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N:15 W:5**  
 Rooms: **16**  
 Bedrooms: **5+1 bsmt**  
 Basement: **Full**

MLS #: **07825062**  
 List Date: **06/06/2011**  
 List Dt Rec: **06/06/2011**  
 Contract: **02/05/2012**  
 Financing: **Conventional**  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **New Trier**  
 Bathrooms: **5 / 1**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **Yes**

List Price: **\$2,350,000**  
 Orig List Price: **\$2,350,000**  
 Sold Price: **\$2,250,000**  
 Lst. Mkt. Time: **245**  
 Points:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Cook**  
 # Fireplaces: **4**  
 Parking: **Garage**  
 # Spaces: **Gar:3**  
 Parking Incl.  
 In Price:

Remarks: **2000 Charles Page home that's been tastefully & extensively updated since fall'09 including an all new finished luxury lower level with high ceilings, media room, and kit, BR,full bath,exercise rm & more. Dramatic huge kitchen/family room area opens to the big screened porch and the great room. Private 1st floor study and master suite.Located in sought after Hill Rd area on a quiet dead end lane of luxury homes.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Crow Island (36)</b> Junior High: <b>Carleton W Washburne (36)</b> High School: <b>New Trier Twp H.S. Northfield/Wlnnetka (203)</b> Other:	Amount: <b>\$450</b> Frequency: <b>Annual</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>36,587.7</b> PIN: <b>05203190340000 (Map)</b> Mult PINs: Tax Year: <b>2010</b> Tax Exmps: <b>Homeowner</b>	Waterfront: <b>No</b> Appx SF: <b>5167</b> SF Source: <b>Builder</b> Acreage: <b>0.5</b>

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	26X17	Main Level	Hardwood		Master Bedroom	25X14	Main Level	Hardwood	
Dining Room	21X14	Main Level	Hardwood		2nd Bedroom	18X14	2nd Level	Hardwood	
Kitchen	19X15	Main Level	Hardwood		3rd Bedroom	19X13	2nd Level	Hardwood	
Family Room	27X12	Main Level	Hardwood		4th Bedroom	17X12	2nd Level	Hardwood	
Laundry Room					Library	21X15	Main Level	Hardwood	
5th Bedroom	18X12	2nd Level	Hardwood		6th Bedroom	19X14	Basement	Carpet	
Screened Porch	23X17	Main Level	Other		Media Room	17X21	Basement	Carpet	
Game Room	21X19	Basement			2nd Kitchen	10X13	Basement		
Exercise Room	14X15	Basement	Other						
Play Room	13X10	Basement							

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Wet, Hardwood Floors, 1st Floor Bedroom**  
 Interior Property Features: **Patio, Porch, Porch Screened**

Age: **11-15 Years, Recent Rehab**  
 Type: **2 Stories**  
 Style: **Colonial**  
 Exterior: **Brick**  
 Air Cond: **Central Air, Zoned**  
 Heating: **Gas, Forced Air, 2+ Sep Heating Systems, Zoned**  
 Kitchen: **Eating Area-Breakfast Bar, Eating Area-Table Space**  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**  
 Dining: **Separate**  
 Attic: **Dormer, Unfinished**  
 Basement Details: **Finished**  
 Bath Amn: **Whirlpool, Separate Shower, Double Sink**  
 Fireplace Details: **Wood Burning, Gas Logs**  
 Fireplace Location: **Family Room, Living Room, Master Bedroom, Other**  
 Electricity: **Circuit Breakers**  
 Equipment: **Humidifier, Central Vacuum, TV-Cable, Ceiling Fan, Sump Pump, Sprinkler-Lawn, Power Generator**

Additional Rooms: **2nd Kitchen, 5th Bedroom, 6th Bedroom, Exercise Room, Game Room, Library, Media Room, Play Room, Screened Porch**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details: **Garage Door Opener(s)**  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway: **Asphalt, Brick, Circular**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure:  
 Lot Size: **.50-.99 Acre**  
 Lot Desc: **Cul-de-sac, Fenced Yard, Landscaped Professionally**

Roof: **Wood Shakes/Shingles**  
 Sewer: **Sewer-Public, Sewer-Storm**  
 Water: **Public**  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Asmt Incl: **Other**  
 HERS Index Score:  
 Green Disci:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Occ Date:  
**Walk Score@: 25 - Car-Dependent**

Agent Remarks: **2nd kitchen in lower level includes Fisher/Paykel dishwasher,sink,microwave and fridge.**

Internet Listing: <b>All</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>1.75%1M,2%2M,2.25%BAL-\$325 (on Net SP)</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>Yes</b> Addl. Sales Info.: <b>List Agent Must Accompany</b>	Addr on Internet?: <b>Yes</b> Lock Box: Special Comp Info: <b>None</b>
Showing Inst: <b>call listing office</b> Mgmt. Co: Owner: <b>Owner of Record</b> Broker: <b>Prudential Rubloff (3588)</b> List Agent: <b>Marion Powers (32913)</b> Co-Lister:	Expiration Date: Contact Name: Ph #: Ph #: <b>(847) 881-8000</b> Ph #: <b>(847) 881-8077</b> Ph #:	Phone: Agent Owned/Interest: <b>No</b> Team: Email: <b>marion.powers@gmail.com</b> More Agent Contact Info:

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MLS #: 07825062 Prepared By: Dinny Dwyer | Jean Wright Real Estate | 10/31/2012 10:03 AM







**Detached Single**  
 Status: **CLSD**  
 Area: **93**  
 Address: **724 Lincoln Ave , Winnetka, Illinois 60093**  
 Directions: **SHERIDAN TO TOWER WEST TO LINCOLN SOUTH TO HOUSE**  
 Sold by: **Nancy McAdam (110796) / Jameson Sotheby's International Realty (10646)**  
 Closed: **08/13/2012**  
 Off Market: **07/05/2012**  
 Year Built: **2012**  
 Dimensions: **50X160X125X176**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N: S: E: W:**  
 Rooms: **14**  
 Bedrooms: **6**  
 Basement: **Full**

MLS #: **07946793**  
 List Date: **11/17/2011**  
 List Dt Rec: **11/17/2011**  
 Contract: **07/05/2012**  
 Financing: **Conventional**  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **New Trier**  
 Bathrooms **6 / 1**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **No**

List Price: **\$2,795,000**  
 Orig List Price: **\$2,875,000**  
 Sold Price: **\$2,475,000**  
 Lt. Mkt. Time: **232**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces: **5**  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl. **Yes**  
 In Price:

Remarks: **EXCEPTIONAL NEW CONSTRUCTION ON 1/3 ACRE IN THE HEART OF WINNETKA, APPROX 7,000 SQFT FINISHED SPACE, 6 BEDROOMS, 6.1 BATHS. SPECIAL FEATURES INCLUDE GOURMET KITCHEN, CHEERY WOOD LIBRARY, MEDIA ROOM, WINE CELLAR, TERRIFIC LOWER LEVEL AND EXERCISE ROOM. OUTSTANDING QUALITY THROUGHOUT. BUILD BY RENOWNED HERITAGE LUXURY BUILDERS.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Greeley (36)</b> Junior High: <b>Carleton W Washburne (36)</b> High School: <b>New Trier Twp H.S. Northfield/Winnetka (203)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$3,991.36</b> PIN: <b>05174140460000 (Map)</b> Mult PINs: Tax Year: <b>2010</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>4300</b> SF Source: <b>Estimated</b> Acreage:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X14	Main Level	Hardwood		Master Bedroom	17X16	2nd Level	Hardwood	
Dining Room	1X12	Main Level	Hardwood		2nd Bedroom	12X14	2nd Level	Hardwood	
Kitchen	18X17	Main Level	Marble		3rd Bedroom	12X14	2nd Level	Hardwood	
Family Room	19X14	Main Level	Hardwood		4th Bedroom	14X12	2nd Level	Hardwood	
Laundry Room	7X7	Main Level	Marble						
5th Bedroom	16X12	3rd Level	Hardwood		6th Bedroom	13X11	Lower	Hardwood	
Library	13X13	Main Level	Hardwood		Recreation Room	19X13	Lower	Hardwood	
Exercise Room	15X13	Lower	Hardwood		Media Room	18X15	Lower	Carpet	

Interior Property Features:  
 Exterior Property Features:

Age: **NEW Under Construction**  
 Type: **3 Stories**  
 Style: **Cape Cod**  
 Exterior: **Shakes, Stone**  
 Air Cond: **Central Air, Zoned**  
 Heating: **Gas**  
 Kitchen:  
 Appliances: **Oven/Range, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer**  
 Dining: **Separate**  
 Stic:  
 Basement Details: **Unfinished**  
 Bath Amn:  
 Replace Details: **Wood Burning, Gas Starter**  
 Fireplace Location: **Family Room, Master Bedroom, Other**  
 Electricity: **200+ Amp Service**  
 Equipment:

Additional Rooms: **5th Bedroom, 6th Bedroom, Library, Recreation Room, Exercise Room, Media Room**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Detached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway:  
 Foundation:  
 Exst Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure:  
 Lot Size: **.25-.49 Acre**  
 Lot Desc: **Common Grounds**

Roof:  
 Sewer: **Sewer-Public**  
 Water: **Lake Michigan**  
 Const Opts: **Appliance Package/Allowance, Bsmnt/Lower Lvl Finished, Central Air, Deck/Patio/Screened Porch, Energy Efficient Package, Lighting Allowance**  
 General Info: **None**  
 Amenities:  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Occ Date: **11/17/2011**  
**Walk Score@: 65 - Somewhat Walkable**

Internet Listing: **All**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Agency**  
 Coop Comp: **2.25%-1M; 1.75-2M; 1.25 BALLANCE - \$295(ON NET SP) (on Net SP)**  
 Showing Inst: **Please use Showing Assist or call (855) 746-9020 for appt.**  
 Mgmt. Co:  
 Owner: **orr**  
 Broker: **@properties (4459)**  
 List Agent: **Milena Birov (32456)**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **Yes**  
 Addl. Sales Info.: **None**  
 Expiration Date:  
 Contact Name:  
 Ph #:  
 Ph #: **(847) 881-0200**  
 Ph #: **(847) 962-1200**

Addr on Internet?: **Yes**  
 Lock Box:  
 Special Comp Info: **None**  
 Phone:  
 Agent Owned/Interest: **Yes**  
 Team: **The Heritage Team**  
 Email: **milena@heritageluxury.com;**  
**mbirov@atproperties.com**  
 More Agent Contact Info:

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S #: 07946793 Prepared By: Dinny Dwyer | Jean Wright Real Estate | 10/31/2012 10:03 AM





**Detached Single**  
 Status: **CLSD**  
 Area: **93**  
 Address: **174 Sheridan Rd , Winnetka, Illinois 60093**  
 Directions: **Sheridan Road North of Winnetka Ave**  
 Sold by: **Kelly Lundin (33289) / Koenig & Strey Real Living (3790)**  
 Closed: **08/22/2011**  
 Off Market: **07/19/2011**  
 Year Built: **2003**  
 Dimensions: **80X292X87X267**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N: S: E: W:**  
 Rooms: **16**  
 Bedrooms: **5+1 bsmt**  
 Basement: **Full**

MLS #: **07777528**  
 List Date: **04/11/2011**  
 List Dt Rec: **04/11/2011**  
 List Price: **\$2,795,000**  
 Orig List Price: **\$2,925,000**  
 Sold Price: **\$2,525,000**

Lst. Mkt. Time: **100**  
 Points:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Cook**  
 # Fireplaces: **5**  
 Parking: **Garage**  
 # Spaces: **Gar:3**  
 Parking Incl. **Yes**  
 In Price:

Remarks: **Custom Home built by Heritage situated on over half acre property in fabulous East location. Great open floor plan for entertaining and living. Expansive Rooms. Gourmet Chef's Kitchen. Cherry Wood Library. 6 bdms; 5.2 baths. Master bath w/steam shower 6800 sq.ft. 1st/2nd floors, plus 2900 sq. ft. in finished basement with rec. rooms. Lake Views! Walk to beach across the street, schools and train. A Real Gem**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Greeley (36)</b> Junior High: <b>Carleton W Washburne (36)</b> High School: <b>New Trier Twp H.S. Northfield/Winnetka (203)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$37,348</b> PIN: <b>05214180420000 (Map)</b> Mult PINs: <b>No</b> Tax Year: <b>2009</b> Tax Exmps: <b>Homeowner</b>	Waterfront: <b>No</b> Appx SF: <b>6800</b> SF Source: <b>Assessor</b> Acreage:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	23X16	Main Level	Hardwood	None	Master Bedroom	25X16	2nd Level	Hardwood	None
Dining Room	14X18	Main Level	Hardwood	None	2nd Bedroom	14X15	2nd Level	Carpet	None
Kitchen	21X20	Main Level	Stone	None	3rd Bedroom	16X12	2nd Level	Carpet	None
Family Room	22X25	Main Level	Hardwood	None	4th Bedroom	15X14	2nd Level	Carpet	None
Laundry Room	8X10	2nd Level	Other	None	Breakfast Room	13X10	Main Level	Stone	None
5th Bedroom	12X17	2nd Level	Carpet	None	Recreation Room	21X28	Basement	Carpet	None
Library	17X14	Main Level	Hardwood	None	6th Bedroom	14X18	Basement	Carpet	None
Mud Room	12X10	Main Level	Stone	None	Exercise Room	15X16	Basement	Carpet	None
Bonus	23X25	Basement	Carpet	None					
Media Room	25X15	Basement	Carpet	None					

terior Property Features: **Bar-Wet, 1st Floor Laundry, 2nd Floor Laundry**  
 terior Property Features: **Patjo, Grill-Outdoors**

Age: **6-10 Years**  
 Type: **2 Stories**  
 Style:  
 Exterior: **Stone**  
 Interior Cond: **Central Air**  
 Heating: **Gas, 2+ Sep Heating Systems, Zoned**  
 Kitchen:  
 Appliances:  
 Finishing:  
 Stic: **Pull Down Stair, Unfinished**  
 Basement Details: **Finished**  
 3rd Amn: **Whirlpool, Separate Shower**  
 Fireplace Details: **Wood Burning, Gas Starter**  
 Fireplace Location: **Living Room, Master Bedroom, Basement, Other**  
 Electricity: **200+ Amp Service**  
 Equipment:  
 Additional Rooms: **Bonus, 5th Bedroom, 6th Bedroom, Breakfast Room, Exercise Room, Library, Media Room, Mud Room, Recreation Room**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway: **Asphalt**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure:  
 Lot Size: **.50-.99 Acre**  
 Lot Desc: **Water View**  
 Roof: **Asphalt/Glass (Shingles)**  
 Sewer: **Septic-Shared, Sewer-Public**  
 Water: **Lake Michigan, Public**  
 Const Opts:  
 General Info: **School Bus Service, Commuter Bus**  
 Amenities:  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Discl:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Occ Date:

Agent Remarks: **Exceptionally large living space, and spacious deep yard! Exclude dining room sconces.**

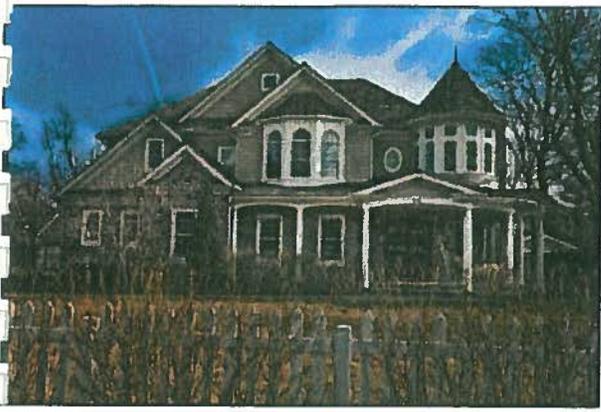
Internet Listing: **All**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Agency**  
 Coop Comp: **2.25% 1ST M, 1.75 2ND M, 1.25 BAL -\$295 (on Net SP)**  
 Showing Inst: **Request thru showingtime or call listing office**  
 Mgmt. Co:  
 Owner: **OOR**  
 Broker: **@properties (4459)**  
 List Agent: **Milena Birov (32456)**  
 Co-lister: **Victoria Birov (35591)**  
 Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **Yes**  
 Addl. Sales Info.: **List Agent Must Accompany**  
 Expiration Date:  
 Contact Name:  
 Ph #:  
 Ph #: **(847) 881-0200**  
 Ph #: **(847) 962-1200**  
 Ph #: **(847) 668-4328**  
 Addr on Internet?: **Yes**  
 Lock Box:  
 Special Comp Info: **None**  
 Agent Owned/Interest: **No**  
 Team: **The Heritage Team**  
 Email: **milena@heritageluxury.com;**  
**mbirov@atproperties.com**  
 More Agent Contact Info:

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S #: 07777528 Prepared By: Dinny Dwyer | Jean Wright Real Estate | 10/31/2012 10:03 AM







**Detached Single**  
 Status: **CLSD**  
 Area: **93**  
 Address: **339 Linden St, Winnetka, Illinois 60093**  
 Directions: **WEST ON WILLOW, SOUTH ON LINDEN**

MLS #: **08013908**  
 List Date: **03/09/2012**  
 List Dt Rec: **03/09/2012**

List Price: **\$3,075,000**  
 Orig List Price: **\$3,275,000**  
 Sold Price: **\$2,900,000**

Closed: **05/02/2012**  
 Off Market: **03/26/2012**  
 Year Built: **2006**  
 Dimensions: **100X187**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N:15 W:5**  
 Rooms: **13**

Contract: **03/26/2012**  
 Financing: **Conventional**  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **New Trier**  
 Bathrooms **6 / 2**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **No**

Lst. Mkt. Time: **18**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces: **6**  
 Parking: **Garage**  
 # Spaces: **Gar:4**  
 Parking Incl.  
 In Price:

Remarks: **Situated in the heart of Winnetka, this gorgeous Nantucket Style home that has been beautifully renovated by Heritage Luxury Builders with the utmost attention to detail and quality finishes. Expansive property. 6 bedrooms, 6.2 baths, 4 car garage. Fully finished lower level features media room, wine cellar, exercise area. Must See - You will be Amazed!**

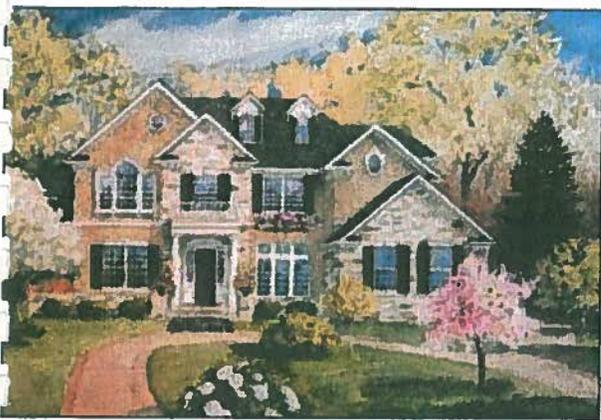
School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Crow Island (36)</b> Junior High: <b>Carleton W Washburne (36)</b> High School: <b>New Trier Twp H.S. Northfield/Winnetka (203)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$12,452.42</b> PIN: <b>05204030030000 (Map)</b> Mult PINs: Tax Year: <b>2010</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>0</b> SF Source: <b>Not Reported</b> Acreage:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X13	Main Level	Hardwood		Master Bedroom	28X17	2nd Level	Hardwood	
Dining Room	19X14	Main Level	Hardwood		2nd Bedroom	14X12	2nd Level	Hardwood	
Kitchen	17X15	Main Level	Hardwood		3rd Bedroom	15X13	2nd Level	Hardwood	
Family Room	23X23	Main Level	Hardwood		4th Bedroom	13X12	2nd Level	Hardwood	
Laundry Room					Library	17X13	Main Level	Hardwood	
Mud Room	17X9	Main Level	Hardwood		Exercise Room	8X8	Basement	Carpet	
Theatre Room	15X12	Basement	Carpet		5th Bedroom	15X14	2nd Level	Hardwood	None
Eating Area	17X11	Main Level	Hardwood						

Interior Property Features:	Exterior Property Features:	Additional Rooms:	Roof:
Age: <b>6-10 Years</b> Type: <b>2 Stories</b> Style: <b>Colonial</b> Exterior: <b>Cedar, Stone</b> Air Cond: <b>Central Air</b> Heating: <b>Gas, Forced Air</b> Kitchen: <b>Eating Area-Table Space, Island, Pantry-Butler</b> Appliances: <b>Oven/Range, Microwave, Dishwasher, Refrigerator, Freezer, Disposal</b> Dining: <b>Separate</b> Attic: <b>Unfinished</b> Basement Details: <b>Finished</b> Bath Amn: Replace Details: Fireplace Location: <b>Family Room, Master Bedroom, Basement, Other</b> Electricity: <b>Circuit Breakers, 200+ Amp Service</b> Equipment:	Additional Rooms: <b>5th Bedroom, Eating Area, Exercise Room, Library, Mud Room, Theatre Room</b> Garage Ownership: <b>Owned</b> Garage On Site: <b>Yes</b> Garage Type: <b>Attached</b> Garage Details: <b>Transmitter(s)</b> Parking Ownership: Parking On Site: Parking Details: Driveway: <b>Asphalt</b> Foundation: Exst Bas/Fnd: Disability Access: <b>No</b> Disability Details: Exposure: Lot Size: <b>.25-.49 Acre</b> Lot Desc: <b>Landscaped Professionailly</b>	Roof: Sewer: <b>Sewer-Public, Sewer-Storm</b> Water: <b>Lake Michigan</b> Const Opts: General Info: <b>School Bus Service, Commuter Bus, Commuter Train</b> Amenities: <b>Curbs/Gutters, Sidewalks, Street Lights, Street Paved</b> Asmt Incl: <b>None</b> HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Possession: <b>Closing</b> Occ Date: Addl. Sales Info.: <b>None</b> Agent Owned/Interest: <b>Yes</b> <b>Walk Score@: 62 - Somewhat Walkable</b>	

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 MLS #: 08013908 Prepared By: Denny Dwyer | Jean Wright Real Estate | 10/31/2012 12:21 PM





**Detached Single**  
 Status: **CLSD**  
 Area: **93**  
 Address: **261 Linden St , Winnetka, Illinois 60093**  
 Directions: **West on Willow, South on Linden**  
 Sold by: **Marion Powers (32913) / Prudential Rubioff (3588)**  
 Closed: **08/18/2011**  
 Off Market: **04/24/2011**  
 Year Built: **2010**  
 Dimensions: **94.5X187**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N:15 W:5**  
 Rooms: **15**  
 Bedrooms: **6**  
 Basement: **Full**

MLS #: **07605700**  
 List Date: **08/11/2010**  
 List Dt Rec: **08/11/2010**  
 Contract: **04/24/2011**  
 Financing: **Conventional**  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **New Trier**  
 Bathrooms **6 / 3**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **Yes**

List Price: **\$3,475,000**  
 Orig List Price: **\$3,475,000**  
 Sold Price: **\$3,275,000**

Lst. Mkt. Time: **257**  
 Points:  
 Contingency:  
 Curr. Leased: **No**

Model:  
 County: **Cook**  
 # Fireplaces: **5**  
 Parking: **Garage**

# Spaces: **Gar:3**  
 Parking Incl.  
 In Price:

Remarks: **Another outstanding house in Winnetka by Heritage Builders! App. 9,500 sq.ft of finished space with 6 Bedrooms & 6.3 Baths. Special features include gourmet kitchen w/top of the line appliances including espresso/cappuccino machine, cherry wood custom library, fully equipped movie theater, refrigerated wine room, back-up generator, enclosed porch, great lower level and much, much more.**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: <b>Crow Island (36)</b> Junior High: <b>Carleton W Washburne (36)</b> High School: <b>New Trier Twp H.S. Northfield/Winnetka (203)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$30,831</b> PIN: <b>0520406020000 (Map)</b> Mult PINs: <b>No</b> Tax Year: <b>2009</b> Tax Exmps: <b>None</b>	Waterfront: <b>No</b> Appx SF: <b>6300</b> SF Source: <b>Builder</b> Acreage:

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	17X14	Main Level	Hardwood	None	Master Bedroom	20X16	2nd Level	Hardwood	None
Dining Room	18X14	Main Level	Hardwood	None	2nd Bedroom	17X13	2nd Level	Hardwood	None
Kitchen	22X16	Main Level	Hardwood	None	3rd Bedroom	17X12	2nd Level	Hardwood	None
Family Room	20X16	Main Level	Hardwood	None	4th Bedroom	15X15	2nd Level	Hardwood	None
Laundry Room					6th Bedroom	15X14	Lower	Hardwood	None
5th Bedroom	17X15	3rd Level	Hardwood	None	Exercise Room	15X14	Lower	Hardwood	None
Library	15X14	Main Level	Hardwood	None	Play Room	26X22	Lower	Hardwood	None
Media Room	19X15	Lower	Hardwood	None					
Breakfast Room	14X11	Main Level	Hardwood	None					

Interior Property Features:  
 Exterior Property Features:

Age: **NEW Under Construction**  
 Type: **2 Stories**  
 Style: **American 4-Sq.**  
 Exterior: **Brick, Stone**  
 Air Cond: **Central Air**  
 Heating: **Gas, Zoned**  
 Kitchen:  
 Appliances: **Oven-Double, Oven/Range, Microwave, Dishwasher, Refrigerator, Refrigerator-Bar, Freezer, Washer, Dryer, Disposal**  
 Dining: **Separate**  
 Attic: **Finished**  
 Basement Details: **Finished**  
 Bath Amn: **Whiripool**  
 Replace Details:  
 Replace Location: **Family Room, Master Bedroom, Basement, Other**  
 Electricity: **200+ Amp Service**  
 Equipment: **Humidifier, Central Vacuum, TV-Cable, Security System, Sump Pump, Air Cleaner**

Additional Rooms: **5th Bedroom, 6th Bedroom, Breakfast Room, Exercise Room, Library, Media Room, Play Room**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway:  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure:  
 Lot Size: **.25-.49 Acre**  
 Lot Desc:

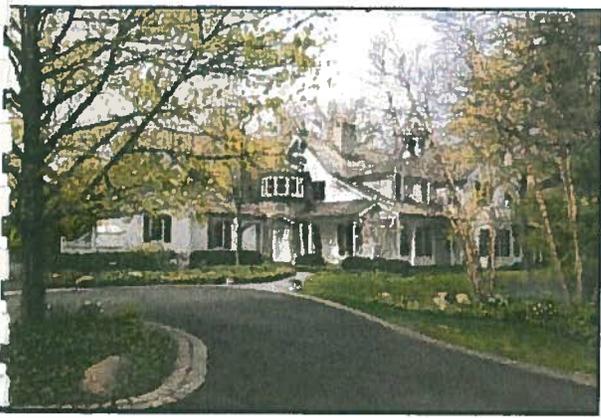
Roof: **Slate**  
 Sewer: **Sewer-Public**  
 Water: **Lake Michigan**  
 Const Opts: **Air Purifier/Humidifier, Appliance Package/Allowance, Bsmnt/Lower Lvl Exterior Exit, Central Air, Deck/Patio/Screened Porch, Fireplace, Roof Cedar/Shakes/Tile**  
 General Info: **None**  
 Amenities:  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats: **Enhanced Air Filtration**  
 Sale Terms: **Conventional**  
 Possession: **Closing**  
 Occ Date: **06/06/2011**

Internet Listing: **All**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2.25 1ST M, 1.75 2ND M, 1.25 3RD M, .75 BAL -\$250 (on Net SP)**  
 Showing Inst: **Request through showingtime or call LO**  
 Mgmt. Co:  
 Owner: **OOR**  
 Broker: **@properties (4459)**  
 List Agent: **Milena Birov (32456)**  
 Co-lister:

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **No**  
 Addl. Sales Info.: **None**  
 Expiration Date:  
 Contact Name:  
 Ph #:  
 Ph #: **(847) 881-0200**  
 Ph #: **(847) 962-1200**  
 Ph #:

Addr on Internet?: **Yes**  
 Lock Box:  
 Special Comp Info: **None**  
 Phone:  
 Agent Owned/Interest: **Yes**  
 Team: **The Heritage Team**  
 Email: **milena@heritageluxury.com;**  
**mbirov@atproperties.com**  
 More Agent Contact Info:

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**Detached Single**  
 Status: **CLSD**  
 Area: **93**  
 Address: **16 Old Green Bay , Winnetka, Illinois 60093**  
 Directions: **Tower west of Green Bay Road to Old Green Bay; North to 16 Old Green Bay**  
 Sold by: **Marion Powers (32913) / Prudential Rubloff (3588)**  
 Closed: **08/22/2011**  
 Off Market: **04/24/2011**  
 Year Built: **1999**  
 Dimensions: **100 X 197 X 138 X 31 X 223 X 225**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N:17 S: E: W:4**  
 Rooms: **16**  
 Bedrooms: **4+1 bsmt**  
 Basement: **Full**

MLS #: **07759911**  
 List Date: **03/21/2011**  
 List Dt Rec: **03/21/2011**  
 Contract: **04/24/2011**  
 Financing: **Cash**  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **New Trier**  
 Bathrooms **5 / 2**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **Yes**

List Price: **\$3,595,000**  
 Orig List Price: **\$3,595,000**  
 Sold Price: **\$3,400,000**  
 Lst. Mkt. Time: **35**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces: **3**  
 Parking: **Garage**  
 # Spaces: **Gar:3**  
 Parking Incl.  
 In Price:

Remarks: **Remarkable private residence of notable architect Paul Konstant. This fine home, located in an idyllic, private location, is convenient to lake, town, train. 1st fl features entrance foyer, formal LR and DR, butlery, kitchen and breakfast/morning room, FR, study, mudroom and screen porch. 2nd fl offers MBR ste w/ terrace, 3 add'l BRs w/ private bthns and ldy. LL w/ 2 rec rms, ex.rm., BR, bth. Att. 3 car ga**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: <b>Hubbard Woods (36)</b> Junior High: <b>Carleton W Washburne (36)</b> High School: <b>New Trier Twp H.S. Northfield/Winnetka (203)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$35,025</b> PIN: <b>05171100360000 (Map)</b> Mult PINs: Tax Year: <b>2009</b> Tax Exmps: <b>Homeowner</b>	Waterfront: <b>No</b> Appx SF: <b>0</b> SF Source: <b>Not Reported</b> Acreage: <b>0.7</b>

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	15X25	Main Level	Hardwood		Master Bedroom	19X15	2nd Level	Carpet	
Dining Room	13X15	Main Level	Hardwood		2nd Bedroom	19X13	2nd Level	Carpet	
Kitchen	13X20	Main Level	Stone		3rd Bedroom	18X13	2nd Level	Carpet	
Family Room	20X24	Main Level	Hardwood		4th Bedroom	16X13	2nd Level	Carpet	
Laundry Room	18X7	2nd Level	Stone		Breakfast Room	24X13	Main Level	Hardwood	
5th Bedroom	13X14	Basement	Carpet		Study	18X13	Main Level	Hardwood	
Office					Game Room	23X20	Basement	Carpet	
Recreation Room	28X18	Basement	Carpet		Exercise Room	23X13	Basement	Other	
Sitting Room	13X15	Main Level	Hardwood		Mud Room	18X11	Main Level	Stone	
Foyer	13X17	Main Level	Stone						

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), Sauna/Steam Room, Bar-Wet, Hardwood Floors, 2nd Floor Laundry**  
 Interior Property Features:

Age: **11-15 Years, Recent Rehab**  
 Type: **2 Stories**  
 Style: **Other**  
 Exterior: **Concrete**  
 Cond: **Central Air, Zoned**  
 Heating: **Gas, Forced Air, Zoned**  
 Kitchen: **Eating Area-Table Space, Island, Pantry-Butler, Pantry-Closet**  
 Appliances: **Oven-Double, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal**  
 Dining: **Separate**  
 Bath: **Unfinished**  
 Basement Details: **Finished**  
 Bath Amn: **Separate Shower, Steam Shower, Double Sink**  
 Fireplace Details: **Wood Burning, Gas Starter**  
 Fireplace Location: **Family Room, Living Room, Other**  
 Electricity: **200+ Amp Service**  
 Equipment:

Additional Rooms: **5th Bedroom, Breakfast Room, Exercise Room, Foyer, Game Room, Mud Room, Office, Pantry, Recreation Room, Screened Porch, Sitting Room, Study, Terrace**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details: **Garage Door Opener(s), Transmitter(s), Heated, 7 Foot or more high garage door**  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway: **Asphalt, Brick, Circular**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure:  
 Lot Size: **.50-.99 Acre**  
 Lot Desc:

Roof: **Wood Shakes/Shingles**  
 Sewer: **Sewer-Public**  
 Water: **Lake Michigan**  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Negotiable**  
 Occ Date:

Agent Remarks: **BR 4 has add'l 10x7 reading room. Screened porch is 12x20. Garage includes boat lift**

Internet Listing: <b>All</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2.25/1.75/1.25/.75 BALANCE - \$250 (on Net SP)</b> Showing Inst: <b>Call listing office. Agent must accompany. 24 hours notice please.</b> Mgmt. Co: Owner: <b>Owner of Legal Record</b> Broker: <b>The Hudson Company (3638)</b> List Agent: <b>Joanne Hudson (38429)</b> Co-lister:	Remarks on Internet?: <b>No</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>Yes</b> Addl. Sales Info.: <b>Exceptions-Call List Office, List Agent Must Accompany</b> Expiration Date:	Addr on Internet?: <b>Yes</b> Lock Box: <b>None</b> Special Comp Info: <b>None</b> Phone: Agent Owned/Interest: <b>No</b> Team: Email: <b>joanne@thehudsoncompany.com</b> More Agent Contact Info:
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MLS #: 07759911 Prepared By: Diny Dwyer | Jean Wright Real Estate | 10/31/2012 10:03 AM





**Detached Single**  
 Status: **CLSD**  
 Area: **93**  
 Address: **734 Lincoln , Winnetka, Illinois 60093**  
 Directions: **SHERIDAN TO TOWER WEST TO LINCOLN SOUTH TO HOUSE**  
 Sold by: **Joanne Hudson (38429) / The Hudson Company (3638)**  
 Closed: **07/11/2012**  
 Off Market: **07/02/2012**  
 Year Built: **2012**  
 Dimensions: **126 X 160**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N: S: E: W:**  
 Rooms: **14**  
 Bedrooms: **7**  
 Basement: **English**

MLS #: **07880955**  
 List Date: **08/15/2011**  
 List Dt Rec: **08/15/2011**  
 List Price: **\$3,775,000**  
 Orig List Price: **\$3,775,000**  
 Sold Price: **\$3,600,000**

Lst. Mkt. Time: **323**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces: **6**  
 Parking: **Garage**  
 # Spaces: **Gar:3**  
 Parking Incl. **Yes**  
 In Price:

Remarks: **ELEGANT, DISTINCTIVE HOME WILL BE BUILT IN PRIME EAST WINNETKA ON BEAUTIFUL 1/2 ACRE. LOT APPROX 10,000 SQFT FINISHED SPACE, 7 BEDROOMS, FULL BATHS, 3 HALF BATHS. TIMELESS DESIGN, EXQUISITE DETAILING AND CRAFTSMANSHIP. LOWER LEVEL WITH A MEDIA ROOM, WINE CELLAR, EXERCISE AND ENTERTAINING AREA.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Greeley (36)</b> Junior High: <b>Carleton W Washburne (36)</b> High School: <b>New Trier Twp H.S. Northfield/Winnetka (203)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$25,913.55</b> PIN: <b>05174140450000 (Map)</b> Mult PINs: Tax Year: <b>2010</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>7050</b> SF Source: <b>Builder</b> Acreage:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X15	Main Level	Hardwood		Master Bedroom	23X16	2nd Level	Hardwood	
Dining Room	19X14	Main Level	Hardwood		2nd Bedroom	16X14	2nd Level	Hardwood	
Kitchen	27X17	Main Level	Marble		3rd Bedroom	16X13	2nd Level	Hardwood	
Family Room	23X16	Main Level	Hardwood		4th Bedroom	19X13	2nd Level	Hardwood	
Laundry Room	11X10	Main Level	Marble						
5th Bedroom	17X13	2nd Level	Hardwood		6th Bedroom	18X20	3rd Level	Hardwood	
7th Bedroom	15X14	Lower	Hardwood		Recreation Room	45X27	Lower	Hardwood	
Exercise Room	20X14	Lower	Hardwood		Media Room	21X15	Lower	Carpet	

Interior Property Features:  
 Exterior Property Features:

Age: **NEW Proposed Construction**  
 Type: **3 Stories**  
 Style: **Colonial**  
 Exterior: **Brick, Stone**  
 Air Cond: **Central Air, Zoned**  
 Heating: **Gas**  
 Kitchen:  
 Appliances:  
 Dining: **Separate**  
 Attic:  
 Basement Details: **Partially Finished**  
 Bath Amn:  
 Fireplace Details:  
 Fireplace Location:  
 Electricity:  
 Equipment:

Additional Rooms: **Recreation Room, 5th Bedroom, 6th Bedroom, 7th Bedroom, Exercise Room, Media Room**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **None**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway:  
 Foundation:  
 Exst Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure:  
 Lot Size: **.25-.49 Acre**  
 Lot Desc:

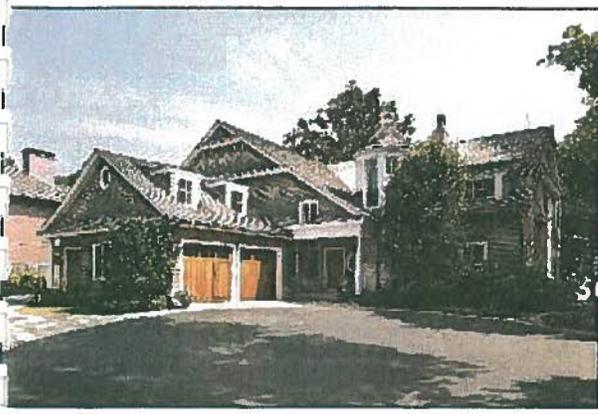
Roof:  
 Sewer: **Sewer-Public**  
 Water: **Lake Michigan**  
 Const Opts: **Air Purifier/Humidifier, Appliance Package/Allowance, Bsmnt/Lower Lvl Finished, Central Air, Deck/Patio/Screened Porch, Electrical Allowance**  
 General Info: **None**  
 Amenities:  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Discl:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Occ Date: **05/01/2012**  
 Walk Score@: **65 - Somewhat Walkable**

Agent Remarks: **find more information at www.heritageluxury.com**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box:
Coop Comp: <b>2.25% 1ST MIL, 1.75% BAL - \$295 (on Net SP)</b>	Addl. Sales Info.: <b>None</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>Use showingassist or call Listing Office</b>	Expiration Date:	
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>OWR</b>	Ph #:	Agent Owned/Interest: <b>Yes</b>
Broker: <b>@properties (4459)</b>	Ph #: <b>(847) 881-0200</b>	Team: <b>The Heritage Team</b>
List Agent: <b>Milena Birov (32456)</b>	Ph #: <b>(847) 962-1200</b>	Email: <b>milena@heritageluxury.com;</b> <b>mbirov@atproperties.com</b>
Co-lister:	Ph #:	More Agent Contact Info:

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MLS #: 07880955  
 Prepared By: **Dinny Dwyer | Jean Wright Real Estate | 10/31/2012 10:03 AM**



**Detached Single**  
 Status: **CLSD**  
 Area: **93**  
 Address: **667 Sheridan Rd , Winnetka, Illinois 60093**  
 Directions: **South of Tower**  
 Sold by: **Paige Dooley (39577) / The Hudson Company (3638)**  
 Closed: **06/01/2011**  
 Off Market: **04/25/2011**  
 Year Built: **2002**  
 Dimensions: **100X297X100X280**  
 Ownership: **Fee Simple**  
 Corp Limits: **Winnetka**  
 Coordinates: **N:16 W:4**  
 Rooms: **13**  
 Bedrooms: **5**  
 Basement: **Partial**

MLS #: **07622414**  
 List Date: **09/01/2010**  
 List Dt Rec: **09/01/2010**  
 Contract: **04/25/2011**  
 Financing: **Cash**  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **New Trier**  
 Bathrooms **6 / 1**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **Yes**

List Price: **\$4,350,000**  
 Orig List Price: **\$5,000,000**  
 Sold Price: **\$3,900,000**  
 Lst. Mkt. Time: **237**  
 Points:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Cook**  
 # Fireplaces: **2**  
 Parking: **Garage**  
 # Spaces: **Gar:3**  
 Parking Incl.  
 In Price:

Remarks: **Exceptional newer lake front home. Fabulous great room features fpl, pine flrs & panoramic lake views. DR is perfect for all occasions. Fantastic kit includes; granite counters, custom cabs, counter seating, sep bkfst area, top of the line applcs. and opens to screened porch & terrace. 1st flr mstr w/sit area, fpl, his/her closets & deluxe mstr ba. 2nd flr is complete w/ofc w/lake views, 4 fam BRS, 3 Bths & bonus rm.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Greeley (36)</b>	Amount: <b>\$0</b>	Amount: <b>\$81,637.41</b>	Waterfront: <b>Yes</b>
Junior High: <b>Carleton W Washburne (36)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>05161060340000 (Map)</b>	Appx SF: <b>0</b>
High School: <b>New Trier Twp H.S. Northfield/Winnetka (203)</b>	Special Assessments: <b>Unknown</b>	Multi PINs:	SF Source: <b>Not Reported</b>
Other:	Special Service Area: <b>No</b>	Tax Year: <b>2009</b>	Acreeage:
	Master Association: <b>No</b>	Tax Exmps: <b>Homeowner</b>	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X25	Main Level	Hardwood	Y	Master Bedroom	17X14	Main Level	Hardwood	Y
Dining Room	15X14	Main Level	Hardwood	Y	2nd Bedroom	17X13	2nd Level	Hardwood	Y
Kitchen	30X16	Main Level	Hardwood		3rd Bedroom	13X12	2nd Level	Hardwood	Y
Family Room	16X15	Basement	Carpet		4th Bedroom	14X12	2nd Level	Hardwood	Y
Laundry Room					5th Bedroom	13X12	2nd Level	Hardwood	Y
Sitting Room	11X10	Main Level	Hardwood	Y	Bonus	22X16	2nd Level	Carpet	
Office	17X10	2nd Level	Hardwood	None	Other	11X10	2nd Level	Hardwood	
Screened Porch	13X10	Main Level	Other	None					
Game Room	28X13	Basement	Carpet						

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Wet, 1st Floor Bedroom**

Exterior Property Features: **Patlo, Porch Screened**

Age: **6-10 Years**  
 Type: **2 Stories**  
 Style: **Traditional**  
 Exterior: **Cedar, Stone**  
 Air Cond: **Central Air, Zoned**  
 Heating: **Gas, Forced Air**  
 Kitchen: **Eating Area-Table Space, Island, Pantry-Closet**  
 Appliances: **Oven-Double, Microwave, Dishwasher, Refrigerator, Refrigerator-Bar, Washer, Dryer, Disposal**  
 Finishing: **Separate**  
 Attic:  
 Basement Details: **Partially Finished**  
 Bath Amn: **Whirlpool, Steam Shower, Double Sink**  
 Fireplace Details:  
 Fireplace Location: **Living Room, Master Bedroom**  
 Electricity: **Circuit Breakers, 200+ Amp Service**  
 Equipment: **Humidifier, TV-Cable, Security System, Ceiling Fan, Sump Pump**

Additional Rooms: **Bonus, 5th Bedroom, Game Room, Office, Screened Porch, Sitting Room, Other**  
 Garage Ownership: **Owned**  
 Garage On Site:  
 Garage Type: **Attached**  
 Garage Details: **Transmitter(s)**  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway: **Asphalt, Brick**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure:  
 Lot Size: **.50-.99 Acre**  
 Lot Desc: **Beach, Lake Front, Landscaped Professionally**

Roof: **Wood Shakes/Shingles**  
 Sewer: **Sewer-Storm**  
 Water: **Lake Michigan**  
 Const Opts:  
 General Info: **None**  
 Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Discd:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms: **Conventional**  
 Possession: **Closing**  
 Occ Date:

Agent Remarks:

Internet Listing: **All**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2%1M/1.75%2M/1%3M/.5% BAL - \$225. (on Gross SP)**  
 Showing Inst: **By Appointment - call listing office**  
 Mgmt. Co:  
 Owner: **Owner of Record**  
 Broker: **Jean Wright Real Estate (4048)**  
 List Agent: **Dinny Dwyer (33181)**  
 Co-lister:

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **Yes**  
 Adtl. Sales Info.: **None**

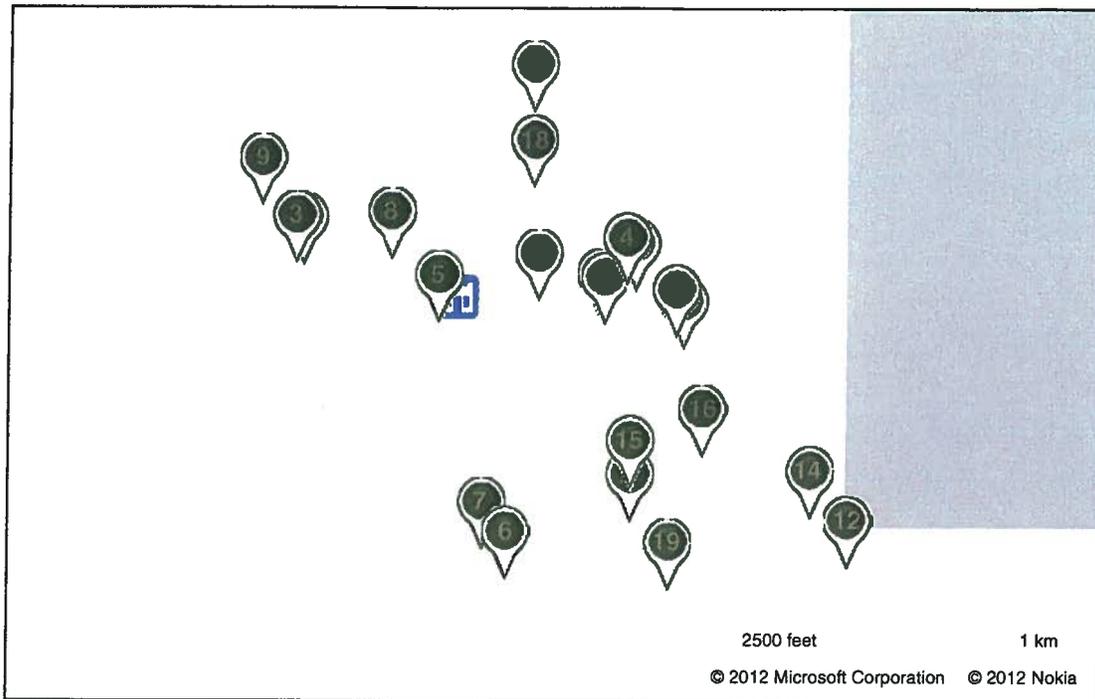
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 Contact Name:  
 Ph #:  
 Ph #: **(847) 446-9166**  
 Ph #: **(847) 217-5146**  
 Ph #:

Addr on Internet?: **Yes**  
 Lock Box: **None**  
 Special Comp Info: **None**

Phone:  
 Agent Owned/Interest: **No**  
 Team:  
 Email: **DDwyer@jeanwright.com**  
 More Agent Contact Info:

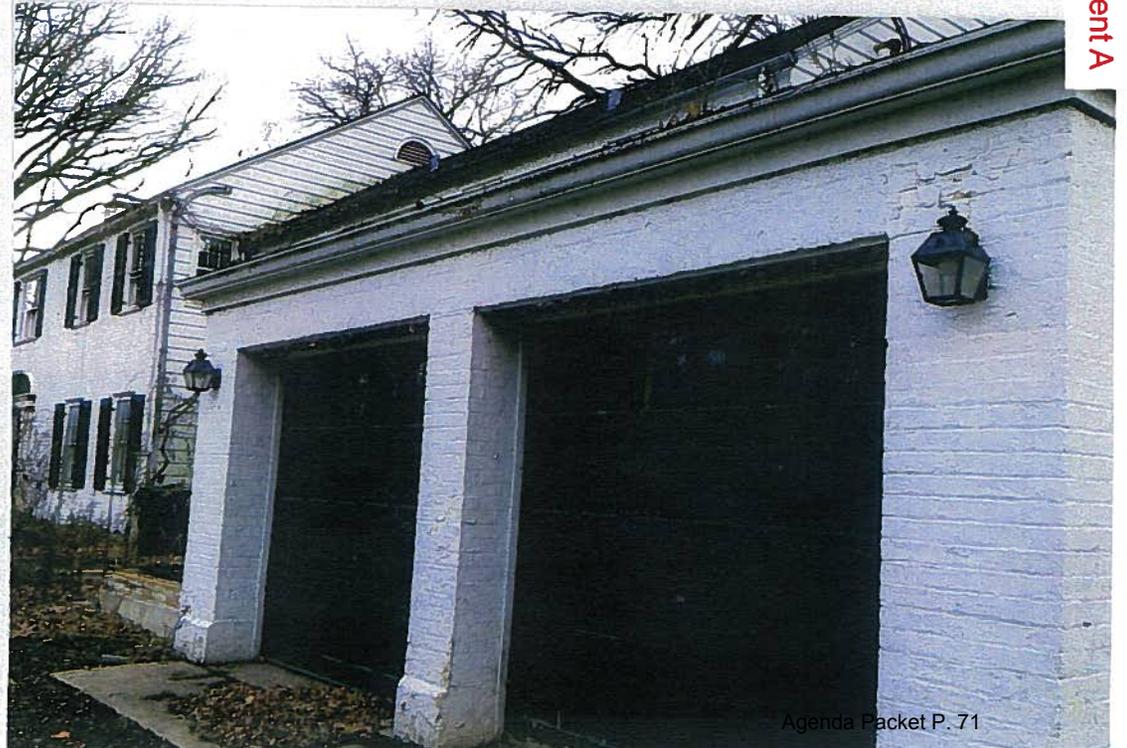
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MLS #: 07622414  
 Prepared By: **Dinny Dwyer | Jean Wright Real Estate | 10/31/2012 10:03 AM**



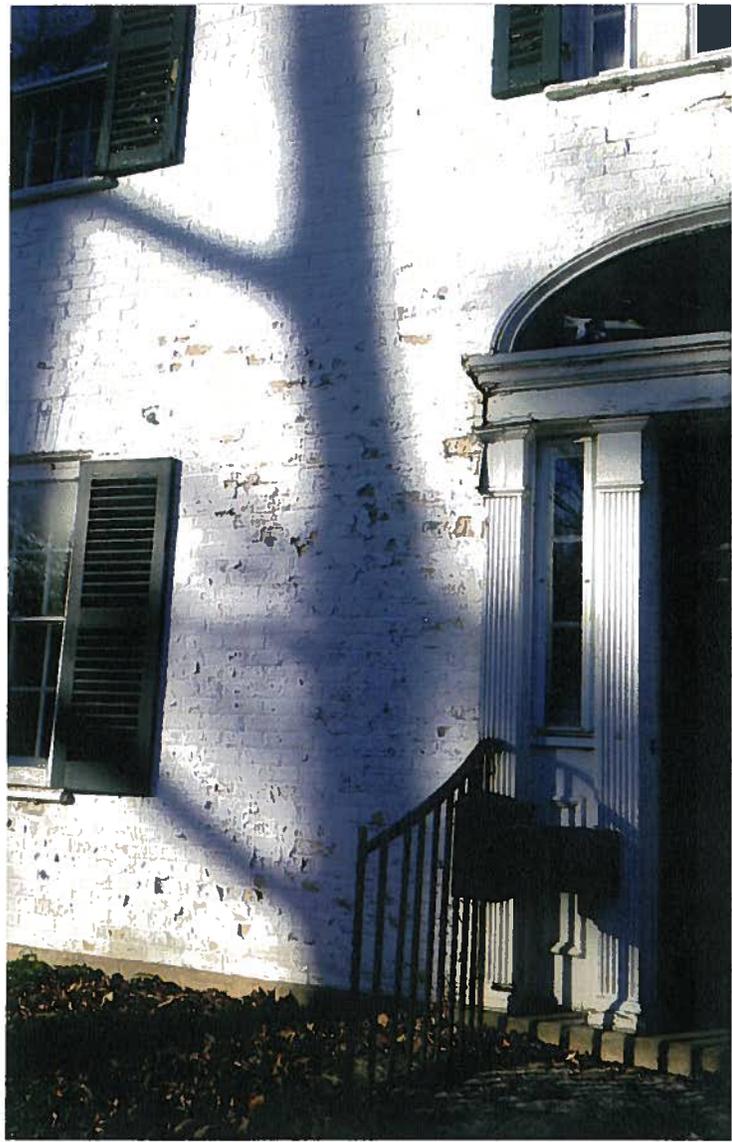
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1)	07595262	CLSD	772 Walden RD	6	6	3	\$2,012,500
2)	07697087	CLSD	130 Whitebridge LN	5	5	1	\$2,100,000
3)	08143029	CLSD	1565 HICKORY LN	6	7	1	\$2,100,000
4)	07610114	CLSD	808 BRYANT AVE	4	4	1	\$2,135,000
5)	08075569	CLSD	1230 Westmoor RD	6	6	1	\$2,200,000
6)	07825062	CLSD	110 EVERGREEN LN	5	5	1	\$2,250,000
7)	07567100	CLSD	136 DE WINDT RD	6	6	1	\$2,256,000
8)	07985207	CLSD	861 Bell LN	5	4	2	\$2,305,000
9)	07822163	CLSD	984 Pine Tree LN	5	7	1	\$2,325,000
10)	07946793	CLSD	724 LINCOLN AVE	6	6	1	\$2,475,000
11)	07681064	CLSD	1555 Hickory LN	7	8	2	\$2,500,000
12)	07777528	CLSD	174 Sheridan RD	5	5	2	\$2,525,000
13)	07831580	CLSD	693 SHERIDAN RD	5	4	2	\$2,680,000
14)	08056194	CLSD	286 Sheridan RD	6	5	2	\$2,800,000
15)	08013908	CLSD	339 LINDEN ST	5	6	2	\$2,900,000
16)	07734152	CLSD	412 Walnut ST	5	5	2	\$3,000,000
17)	07605700	CLSD	261 Linden ST	6	6	3	\$3,275,000
18)	07759911	CLSD	16 Old Green Bay	4	5	2	\$3,400,000
19)	07850729	CLSD	7 Indian Hill RD	7	8	2	\$3,400,000
20)	07880955	CLSD	734 LINCOLN	7	7	3	\$3,600,000
21)	07622414	CLSD	667 SHERIDAN RD	5	6	1	\$3,900,000
22)	08122967	PEND	801 Bryant AVE	6	6	2	\$3,575,000

Prepared By: Dinny Dwyer Jean Wright Real Estate



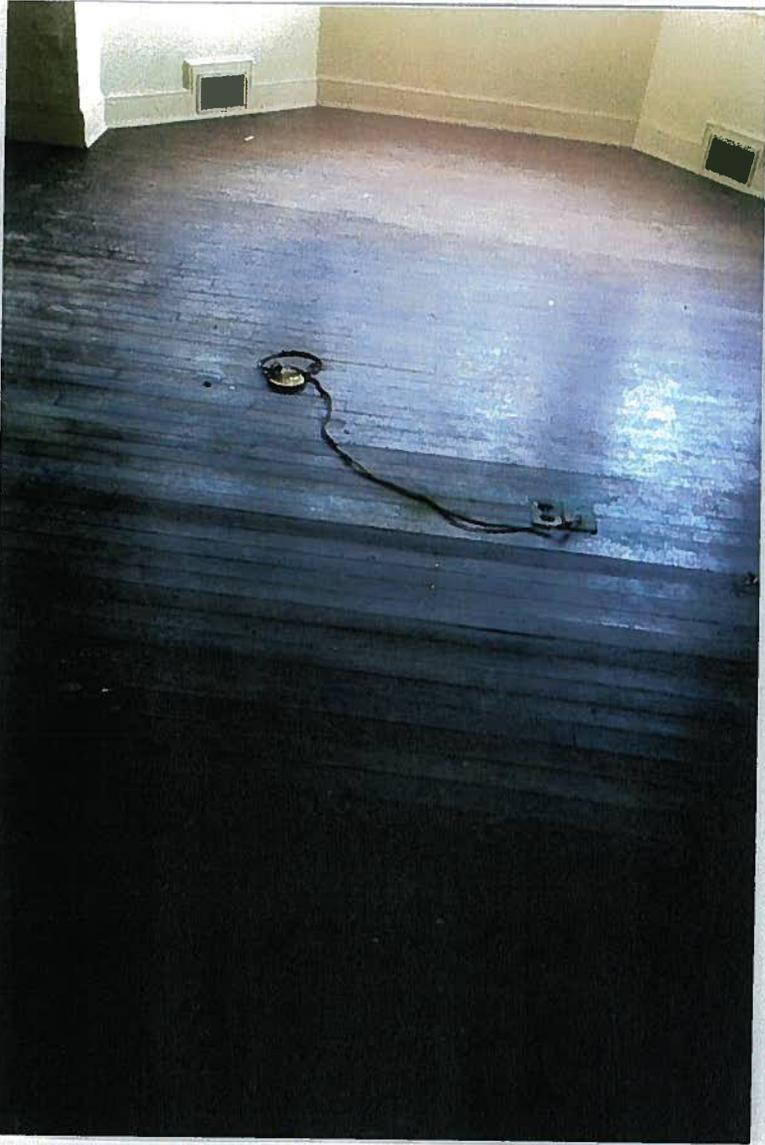
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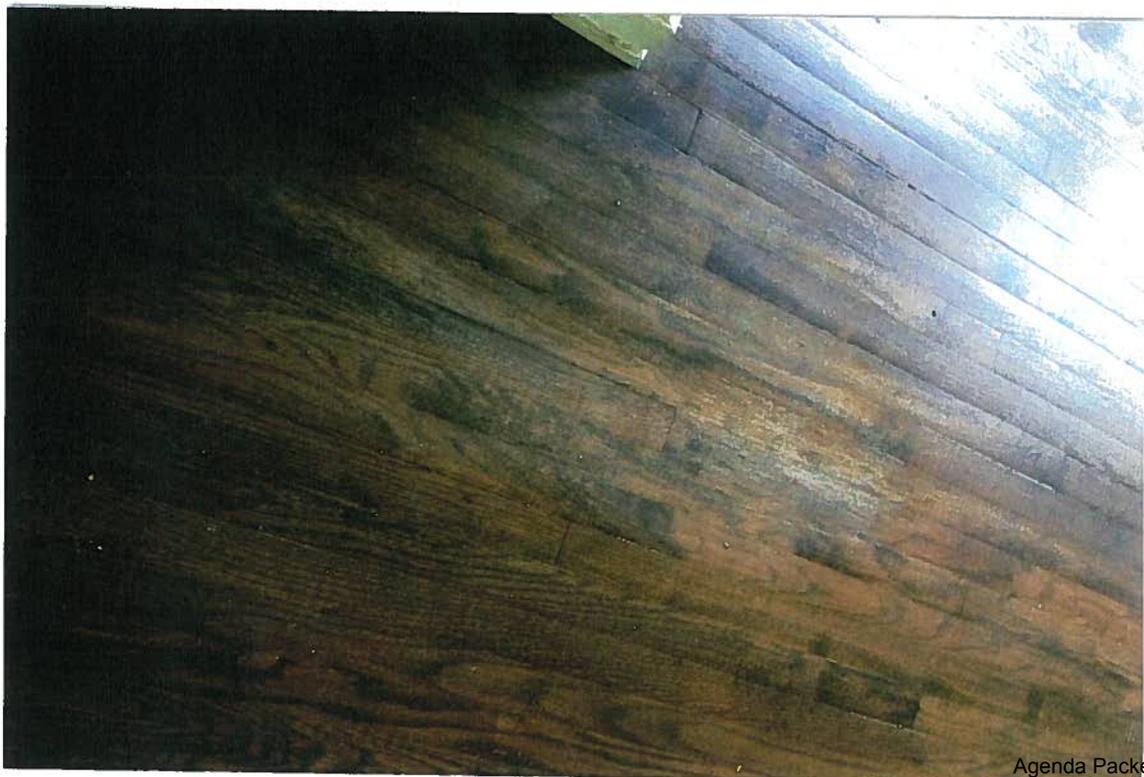
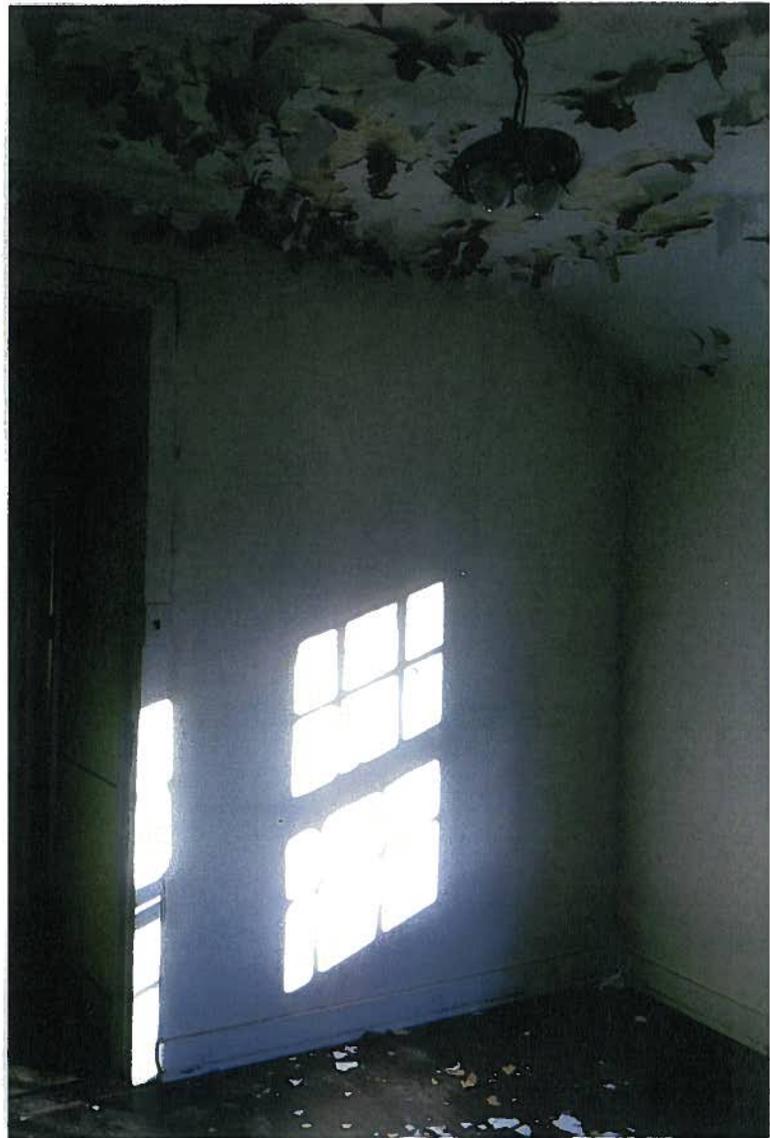


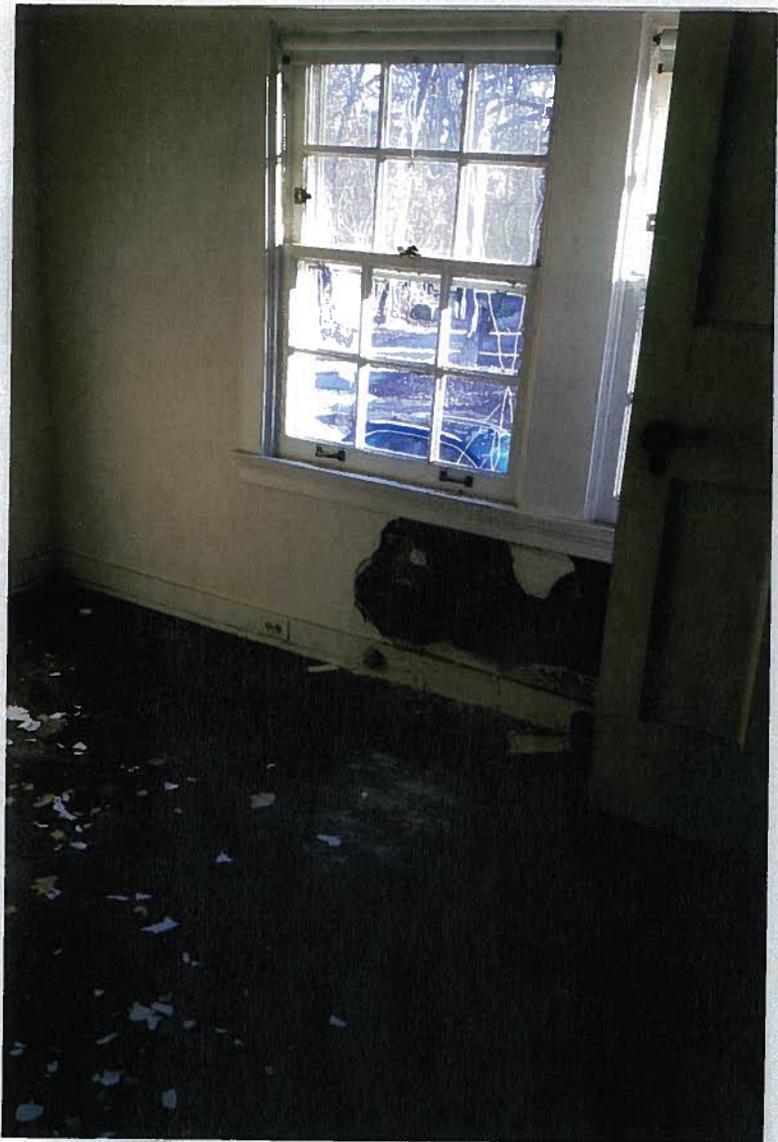




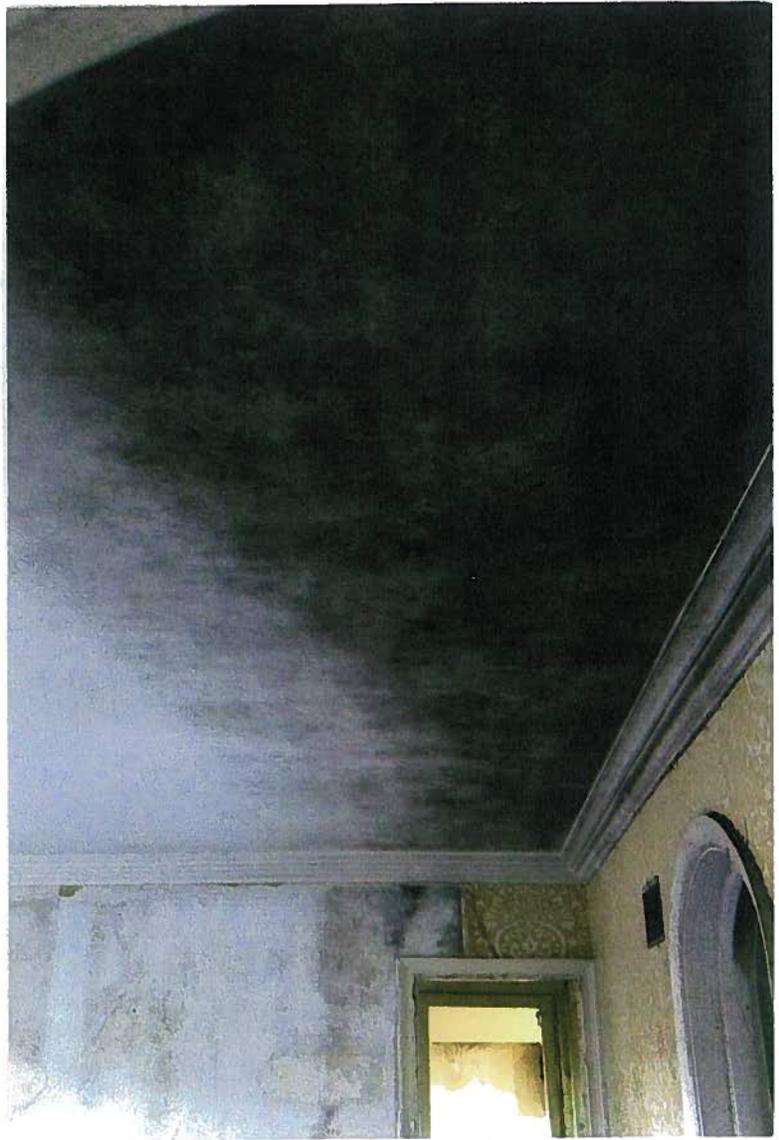


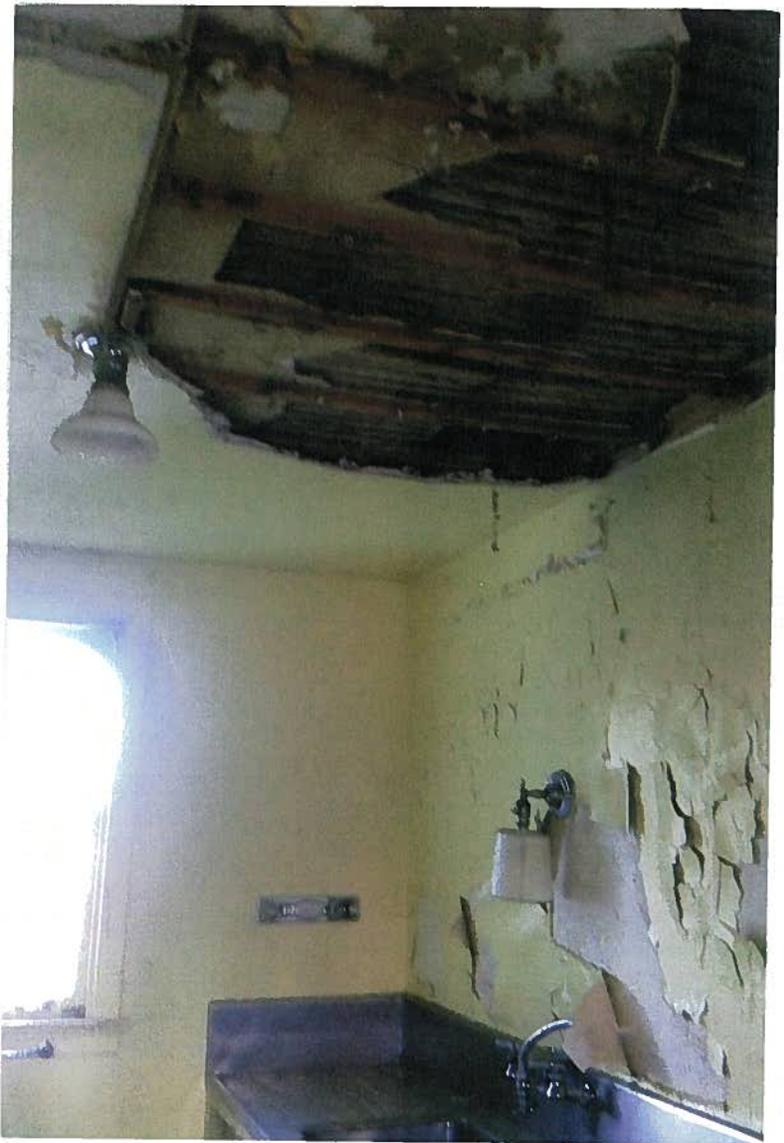








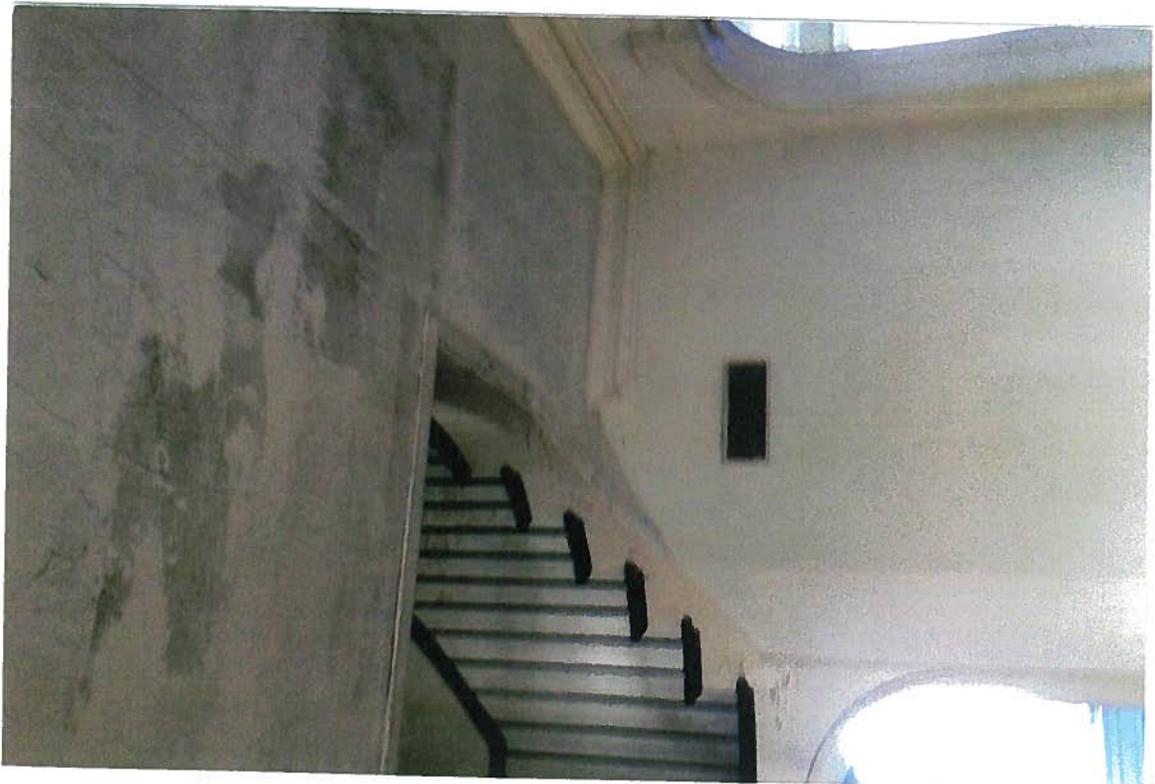
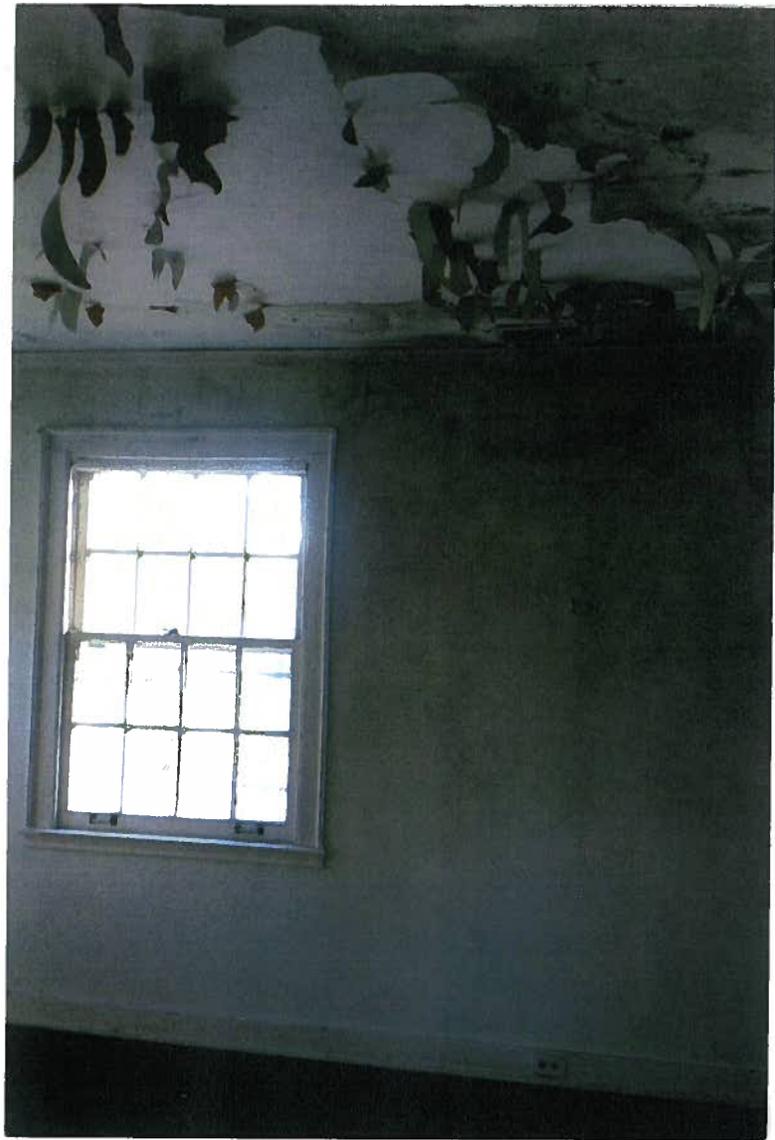




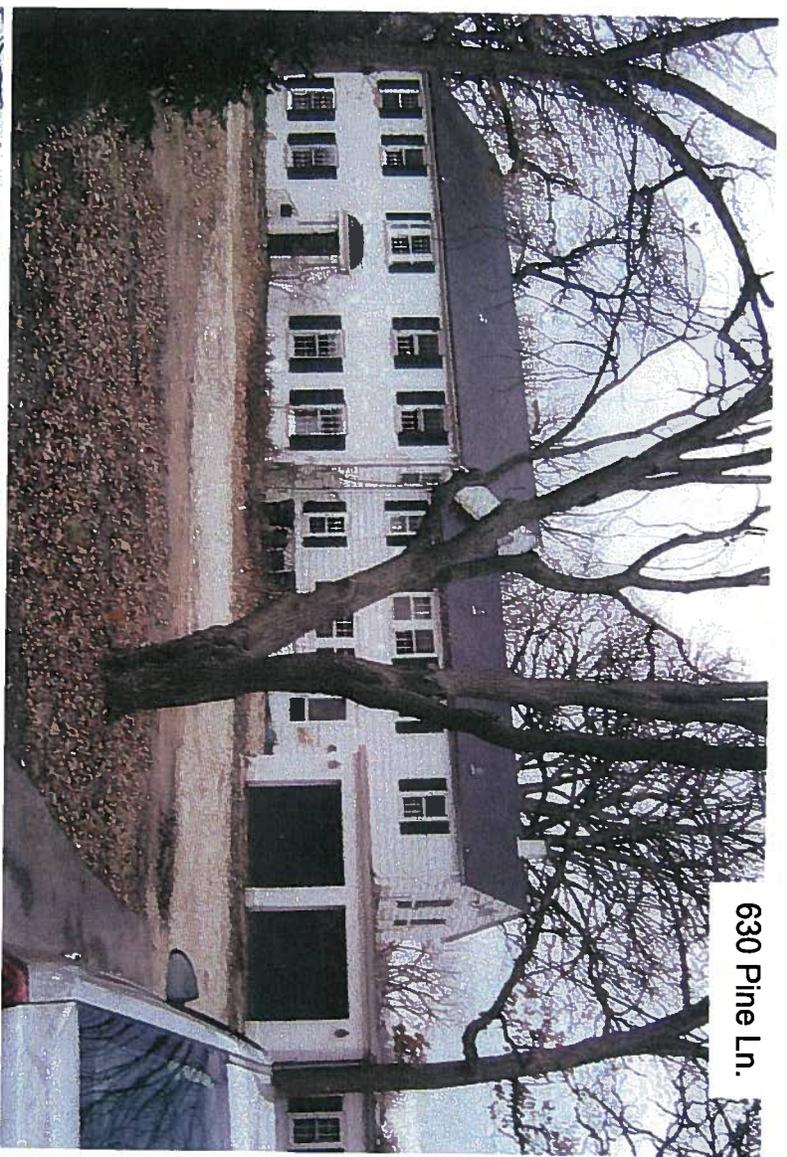








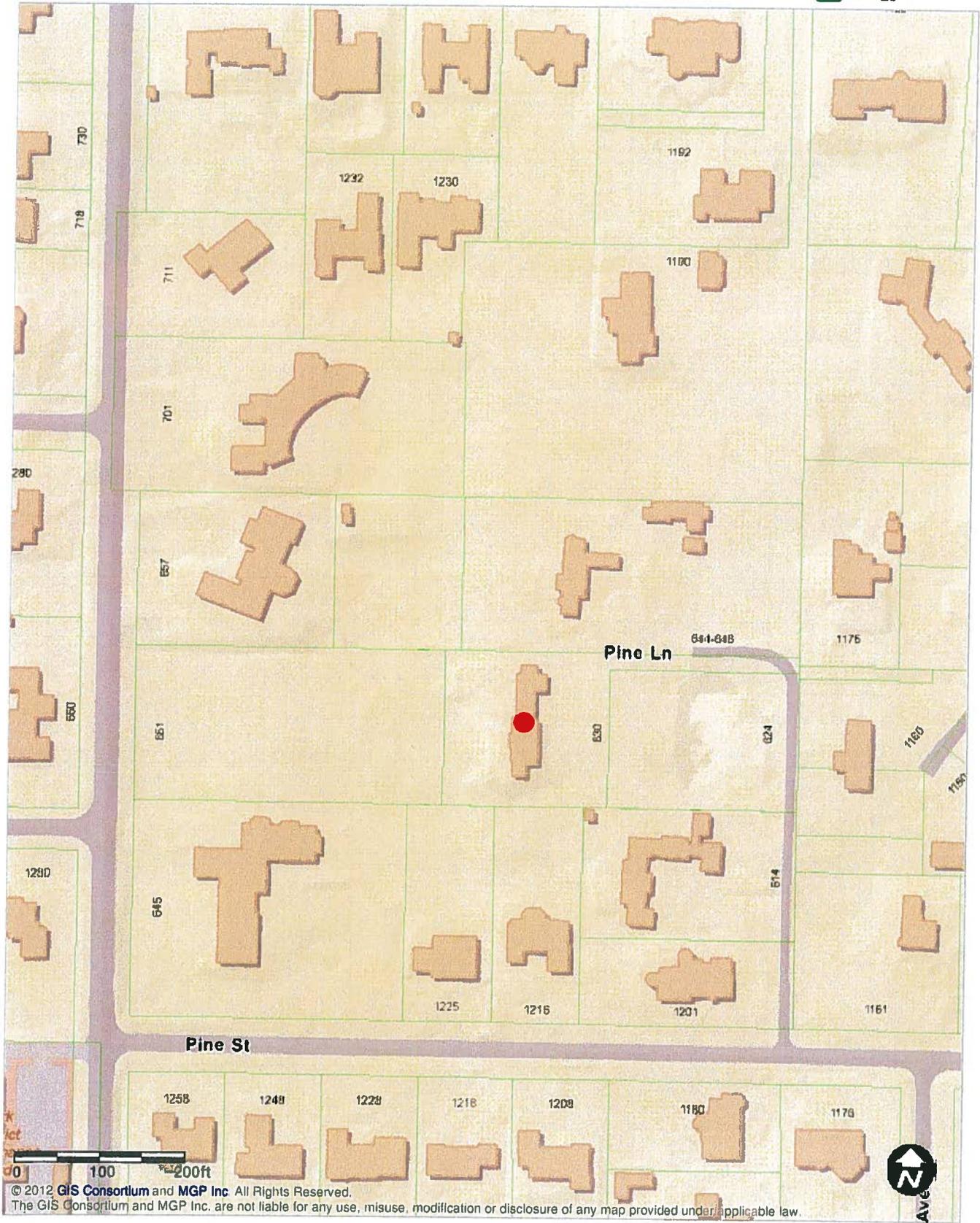




630 Pine Ln.



12/10/2012



**DRAFT**

**LANDMARK PRESERVATION COMMISSION  
EXCERPT OF JANUARY 7, 2013 MEETING MINUTES**

**Members Present:** Louise Holland, Chairperson  
Susan Curry  
Marilyn Garcia  
Laura Good  
Anne Grubb

**Members Absent:** Hugh Brower  
Beth Ann Papoutsis

**Village Staff:** Ann Klaassen, Planning Assistant

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**Review of the Alteration (Demolition) and Rescission of Designation of Designated Landmark 630 Pine Lane.**

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Chairperson Holland informed Todd Stephens that this is a very complicated issue and stated that the Commission can only decide on the alteration of the landmark tonight and that de-landmarking the property would have to go before the Village Council. She stated that the Commission would discuss the alteration of the property and make a recommendation to the Village Council.

Todd Stephens described this as another very sad situation. He stated that his clients, who are in attendance this evening, invested with a group called CBI which consisted of two Marlow brothers. Mr. Stephens stated that the applicants are not developers, but were simply investors looking for a return on their money.

Mr. Stephens stated that the Murphys are unfortunately on the hook for the loan on this property and that there are three lots. He stated that the Marlow brothers applied for a plat of subdivision and agreed that they would keep the middle lot at 630 Pine Ln. and restore that. Mr. Stephens stated that with that promise to the Village, the Village stated that they would be allowed to develop the other two lots into 5 acre parcels. He stated that the Marlow brothers went out of business and went bankrupt with the Murphys being stuck with the property. Mr. Stephens stated that before the Marlow brothers went bankrupt, they did develop and sell one of the lots. He then stated that pursuant to CBI's agreement with the Village, it required that the Murphys give up \$700,000 for infrastructure improvements to the three lots which were to be subdivided, with water retention devices, which the Murphys did do.

Mr. Stephens stated that with regard to what happened under CBI's and the Marlows' care, he referred to the 630 Pine Ln. lot and stated that a pipe broke and flooded the home for months before it was noticed. He stated that the home sat with water for months and is molded and rotted,

together with rodent infestation which destroyed the beautiful, historic home.

Mr. Stephens then stated that to give the Commission some idea with regard to figures, he referred to Section 15.64.060(B)(1) of the Village code which permitted the alteration of a Village landmark and stated that demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work. He stated that in his initial application, he spelled out some numbers and that the east lot was sold for \$2.4 million leaving the two existing lots with a basis of \$5.2 million. Mr. Stephens reiterated that the Murphys paid \$700,000 for water retention as required by the Village which left a basis on the two lots of approximately \$5.9 million.

Mr. Stephens informed the Commission that the Murphys and the Marlows had an architect draw up plans to renovate the center home at 630 Pine Ln. which were approved by the Village. He then stated that the bid to renovate the home as it stood pursuant to the approved plans would cost approximately \$3.4 million. Mr. Stephens stated that the basis on the home together with the cost of renovation would cost approximately \$6 million.

Mr. Stephens stated that they had two real estate brokers, who are present at this meeting, run market analyses on the home as built. He stated that if they were to finish the home, the agents estimated that the home would sell between \$2.9 and \$3.1 million. Mr. Stephens described it as a very unfortunate situation and that the Murphys agree that it was once a beautiful home at one point. He informed the Commission that they walked through the home with Chairperson Holland approximately two months ago and that he could not remain in the home longer than five or ten minutes due to his allergies.

Tom Murphy introduced himself to the Commission and began by stating that this is a mistake which has turned into a disaster. He informed the Commission that they have dealt with the Marlows and CBI who have been followed by the FBI, deceived several people and are involved in lawsuits from fraud. Mr. Murphy stated that in connection with the home and the way in which the property was sold to them as investment for the follow-up rehab, it made a lot of sense without knowing about 9-11 or the real estate market crash. He described the economics of rehabbing that home as basically a bankruptcy and that if the home were rehabbed; they would lose \$3 million instantly, not including taxes and interest. Mr. Murphy informed the Commission that the numbers given to them by Mr. Stephens did not include interest, taxes, etc. and that the \$700,000 already spent actually amounted to \$1.2 million including taxes and interest.

Mr. Murphy stated that they cannot take the home down because of the historic landmark status and that for most people who walked through the home, they would agree that the home needed to come down. He stated that the home is filled with mold and asbestos and that the issues cannot be corrected without a major overhaul of the home. Mr. Murphy also stated that they are not in a situation to sell the home because the home has to have some designated clearance and that the best thing to do would be to sell the property as one unit. He stated that with regard to the chance of selling the property as two units, they would have to have both lots separated, etc. and that there is the home which has stature to it which did not actually have stature.

Mr. Murphy stated that they have discussed their options and that for him, it is a bankruptcy option. He also stated that they have met several times and that the first stage would have to be the release of the landmark status which would have to be applied for. Mr. Murphy then stated that as far as the ability to build three beautiful homes, he referred to the Hines home which he described as spectacular; there are two lots which are more sizable lots which have restrictions as to what can be built.

Mr. Murphy stated that they have been delayed for over two years and that the agents have been attempting to market and sell the property and that there has been no interest. He stated that nothing can be accomplished unless they moved forward and appeal to the Commission to release the landmark status. Mr. Murphy stated that he does not know the reason it was done and indicated that it was his fault for agreeing to it in the contract. He stated that their request to the Commission is to ask for the release for the home which is theoretically falling down at least on the inside. Mr. Murphy then stated that with regard to the damage, the reconstruction cost and the area, this is where they are and that they have nowhere to go. He informed the Commission that he is not pleading on the case of economics, but that they have historic landmark status on a home which is not viable.

Chairperson Holland stated that as she mentioned previously, the Commission is looking at an alteration of the home resulting in total alteration which would be demolition. She stated that the reason the home was certified as a landmark was because it is an Edwin Clark home and that they have had another Clark home for which they required an HAIS and that they are sitting in an Edwin Clark building. Chairperson Holland informed the applicant that as they have heard at this meeting, they are patiently losing Winnetka and referred to the quote "If you don't know your history, you don't know your future." She noted that the applicant has a very specific and a very dreadful problem.

Mr. Murphy agreed that it is a dreadful problem and that he did not believe it could be compared to other situations involving Edwin Clark homes.

Chairperson Holland stated that is why the home was landmarked. She stated that the first step would be the approval of the alteration of the landmark by the Commission and that then, the applicant would have to go to the Village Council to get the property de-landmarked and that then he would come back to the Commission with a demolition permit.

Mr. Murphy referred to the amount of time spent on this process which began approximately one year ago and that they are attempting to go through the right dynamics to have everyone on the same page.

Chairperson Holland stated that they understood his position and that there are certain procedures to be followed.

Mr. Stephens asked the Commission if they wanted to hear from the group that performed the market analysis.

Ms. Grubb stated that one of the reasons the home was landmarked was part of the agreement for

the development of the property and that they agreed to keep the home.

Mr. Murphy agreed that is correct, but that due to unknown and unforeseen circumstances and the criminal they are dealing with and a piece of property which is landmarked which cannot be sold. He also stated that he understood the O'Briens' situation. Mr. Murphy then stated that people are not going to be able to sell their homes and referred to undoing the landmark certification. He stated that at the time, this was the way to go and that no one foresaw what the economics were or what was going to happen to that home. Mr. Murphy reiterated that the home is uninhabitable and that it cannot be redone.

Ms. Good asked when the agreement was made.

Mr. Stephens estimated it was done in 2004.

Ms. Good then asked when the pipes burst.

Ryan Clark, with True North Builders, informed the Commission that he worked with CBI and that his clients paid him to go through their books. He indicated that it is difficult for him to watch what the Murphys are going through. Mr. Clark stated that he has also had meetings with the FBI. He informed the Commission that the Marlows let the pipes burst and that animals were living in the home and they tried to figure out any way to try to get out of the agreement. Mr. Clark stated that there were circumstances which were beyond their control. He stated that the home was purchased in 2004 and that inside of two years the property was let go. Mr. Clark then referred to the basement and that there may have been three feet of water in it and that he had no idea how long it sat there. He stated that after CBI was out of the picture, sump pumps were used to pump the water out and that there has not been water since then. Mr. Clark stated that the photographs show the condition of the home. He then stated that they took multiple bids from several contractors and that the numbers match, which are in the book which was done a while ago when they thought there might be a chance of rehabbing the property. Mr. Clark agreed that it was a beautiful home and that while he appreciated the architecture, there are so many different factors to consider here. He stated that it has been an 8 to 12 year process.

Ms. Curry asked if the pipes had burst and was left from 2004 to 2007.

Mr. Clark stated that they do not know the exact dates. He informed the Commission that CBI was working on the Hines property and were booted off.

Mr. Murphy informed the Commission that the home has been unoccupied for years.

Ms. Curry asked whose responsibility was it to take care of the home from the time it was purchased.

Mr. Clark responded it was the developer's responsibility.

Ms. Curry stated that she is concerned with setting a precedent.

Mr. Stephens described it as a unique situation since there was so much fraud involved and that the Murphys were only investors who ended up with the home which is in such bad shape.

Mr. Murphy agreed that it is an extenuating circumstance and that now 8+ years have gone by and they are still debating this topic. He informed the Commission that the other side of it is that there is no bank anywhere which would lend them money to do the rehab.

Chairperson Holland asked Mr. Murphy if their ultimate goal is to have two empty lots.

Mr. Murphy stated that if they had a 2.3 acre lot and were able to find someone who would purchase the lot or subdivide the lot into two lots at least that would be a firm plan.

Dinny Dwyer agreed with the comments made and stated that there is no way to recoup the loss.

Ms. Good stated that if she had a major investment and lived 5 or 10 minutes away, she would check on it.

Mr. Murphy reiterated that they had been defrauded by the developers in which they put their trust.

Mr. Stephens informed the Commission that there were two other investors as well.

Mr. Murphy noted that one of the investors is in Glencoe and the other is in New Jersey.

Chairperson Holland reiterated that what the applicant is asking for is an alteration of a designated landmark to result in the form of a complete demolition. She stated that there are certain standards which the Commission has to answer and referred to page 109 in the packet of materials. Chairperson Holland stated that the Commission would now go through those standards which include the Consideration of the Application - General Standards and Design Guidelines. She stated that the first standard related to conformance with the Village zoning ordinance, which doesn't apply in this case.

Chairperson Holland stated that the second standard stated that reasonable effort shall be made to use the building, structure, object or site for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition. She stated that there is nothing which can be done to the building. Chairperson Holland informed the Commission that she went through it with Ms. Greenough who was very attune to the certified landmark status of the property and was part of the original conversation although she was not part of the Commission and that they could not stay in the building for more than ten minutes. She confirmed that reasonable effort was made in connection with this standard and nothing can be done to the building.

Chairperson Holland stated that the next standard is that the distinguishing original qualities or character of a building, structure, object or site should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property. She confirmed that the original qualities have been destroyed.

Chairperson Holland stated that the next standard related to distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site should usually be maintained and preserved. She confirmed that they cannot be in this case.

Chairperson Holland stated that the next standard related to deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings, structures, objects or sites. She then referred to the testimony that the home's features cannot be repaired and that it would cost millions of dollars.

Chairperson Holland stated that the next standard related to the surface cleaning of buildings, structures, objects or sites should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged. She confirmed this standard did not apply in regards to a demolition.

Chairperson Holland stated that the next standard related to new buildings and structures and the alterations and relocation of existing buildings or structures shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood. She confirmed this standard did not apply in this situation.

Chairperson Holland stated that the next standard related to alterations, relocations and demolitions which do not affect any significant exterior architectural or historic features of the building, structure, object or site as viewed from a private street, a courtyard open to the public or a public street, place or way should generally be permitted.

Chairperson Holland stated that the next standard is that demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after the completion of appropriate alteration, relocation, renovation or restoration work. She stated that this question has been answered and that there cannot be reasonable return. Chairperson Holland described it as an unfortunate situation.

Chairperson Holland then asked for a motion to approve the alteration of the designated landmark in the form of a complete demolition. She reiterated that the request for rescission of the landmark designation would go to the Village Council.

Ms. Klaassen stated that after the vote on the alteration, the Commission needs to make a recommendation to the Village Council on the request for rescission of landmark designation.

Chairperson Holland stated that the Commission would make a recommendation to the Village Council to rescind the landmark status and that the request would come back to the Commission in

the form of a demolition permit.

Ms. Good asked if the Commission members have the right to abstain from the vote for any reason that they choose.

Ms. Klaassen confirmed that they do have the right to abstain. She then stated that in order for a motion to pass, there would have to be four members approve the motion.

A motion was made by Ms. Garcia to approve the alteration of the certified landmark in the form of complete demolition. Ms. Curry seconded the motion. A vote was taken and the motion was passed with four Commission members in favor and one abstention.

AYES: Curry, Garcia, Grubb, Holland  
NAYS: None  
ABSTAIN: Good

Chairperson Holland stated that the Commission must now make a recommendation to the Village Council on the request to rescind the landmark designation of 630 Pine Ln. She then asked for a motion. Chairperson Holland noted that a landmark designation has never been rescinded.

A motion was made by Ms. Grubb and seconded by Ms. Garcia to recommend to the Village Council that the landmark designation be rescinded for 630 Pine Lane.

A vote was taken and the motion was unanimously passed.

AYES: Curry, Garcia, Good, Grubb, Holland  
NAYS: None