

Winnetka Village Council
Regular Meeting
Village Hall
510 Green Bay Road
Tuesday, May 15, 2012
7:30 p.m.

Emails regarding any agenda item are welcomed. Please email contactcouncil@winnetka.org, and your email will be relayed to the Council. 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 to the Flag
- 3) Quorum
 - a) June 5, 2012, Regular Meeting
 - b) June 12, 2012, Study Session
 - c) June 19, 2012, Regular Meeting
- 4) Approval of Agenda
- 5) Consent Agenda
 - a) Village Council Minutes
 - b) Warrant Lists Nos. 1749 and 1750.....2
 - c) 2012 Street Rehabilitation Program Bids.....3
 - d) Municipal Partnering Bid: Trenchless Lining of Sanitary Sewers5
- 6) Stormwater Update
 - a) Village Engineer’s Report.....7
 - b) Approval of Project Manager Contract9
- 7) Ordinances and Resolutions
 - a) Ordinance M-7-2012: 552-554 Lincoln Special Use Permit – Introduction/Adoption 16
 - b) Ordinance M-8-2012: 1153 Asbury Landmark Designation – Introduction47
 - c) Ordinance M-9-2012: 715-725 Elm Landmark Designation – Introduction..... 76
 - d) Ordinance M-10-2012: 503-507 Chestnut Landmark Designation – Introduction 106
 - e) Ordinance M-11-2012: 545-561 Lincoln/743-749 Elm Landmark Designation – Introduction 141
 - f) Ordinance M-12-2012: 874 Green Bay Landmark Designation – Introduction..... 177
- 8) Public Comment
- 9) Old Business
- 10) New Business
- 11) Reports
- 12) Appointments
- 13) Executive Session
- 14) Adjournment

AGENDA REPORT

TO: Village Council
FROM: Robert M. Bahan
DATE: May 10, 2012
SUBJECT: **Warrant Lists Nos. 1749 and 1750**

Warrants Lists Nos. 1749 and 1750 are enclosed in each Council member's packet.

Recommendation: Consider approving Warrants Lists Nos. 1749 and 1750.

AGENDA REPORT

Subject: Bid Number 12-007 – 2012 Street Rehabilitation Program

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

Date: May 4, 2011

On May 3, 2011, sealed bids were opened and read aloud for the 2012 Street Rehabilitation Program, which consists of the rehabilitation, milling and resurfacing of the following streets and all related collateral work:

***Pine Tree Lane** from Tower Road to North End (initially constructed in 1985);
Asbury Avenue from Pine Tree Lane to Grove Street (last resurfaced in 1985);
Randolph Street from Asbury Avenue to North Village Limits (last resurfaced in 1992);
Kent Road from Hibbard Road to East End (last resurfaced in 1995);
Hackberry Lane from Hibbard Road to West End (last resurfaced in 1996);
Cherry Street from Berkeley Avenue to Glendale Avenue (last resurfaced in 1997);
Locust/Tower Parking Lot (last resurfaced in 1990)*

Three bidders responded. The following table indicates all bids that were received and read by the Village of Winnetka.

Bidder	Bid Amount - As Read	Adjusted Bid - As Calculated
A Lamp Concrete Contractors, Inc. 800 W. Irving Park Road Schaumburg, IL 60193	\$859,360.10	No Change
Lenny Hoffman Excavating, Inc. 3636 Lake Avenue Wilmette, IL 60091	\$962,779.00	No Change
J.A. Johnson Paving Company 1025 East Addison Court Arlington Heights, IL 60005	\$1,272,711.20	No Change

All bids were reviewed for completeness and accuracy, and the bid tabulation is attached. One bid was below the Engineer's Estimate of \$885,991.40, and the low bid of \$859,360.10 was submitted by A Lamp Concrete Contractors, Inc. of Schaumburg, IL. A Lamp has worked within the Village of Winnetka on numerous occasions to the Village's satisfaction, and staff recommends awarding the 2012 Street Rehabilitation Program to A Lamp in the amount of \$859,360.10.

Budget Information

The Village's FY 2012-13 budget contains \$1,150,000 from the 2012 Street Rehabilitation Program, Account Number 10-30-640-139, and \$150,000 from Account Number 10-30-640-142 for the parking lot rehabilitation. This bid is below the budgeted amount. Staff will evaluate advancing projects programmed for 2013, either by adding to this contract or by separate bid, and will bring a recommendation to the Village Council at a future meeting.

Recommendation:

Consider awarding a contract to A Lamp Concrete Contractors, of Schaumburg, IL, for the 2012 Street Rehabilitation Program, in the amount of \$859,360.10.

VILLAGE OF WINNETKA
STREET REHABILITATION 2012
BID OPENING: MAY 3, 2012

Alamp Concrete Contractors, Inc.
1900 Wright Boulevard
Schaumburg, IL 60193

Lenny Hoffman Excavating, Inc.
3636 Lake Avenue
Wilmette, IL 60091

Johnson Paving
1025 East Addison Court
Arlington Heights, IL 60005

	ITEM	UNIT	ENGINEER'S ESTIMATE		Alamp Concrete Contractors, Inc.		Lenny Hoffman Excavating, Inc.		Johnson Paving		
			TOTAL QUANTITY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
1	TREE ROOT PRUNING	FOOT	300	\$20.00	\$6,000.00	\$ 0.01	\$ 3.00	\$ 49.50	\$ 14,850.00	\$ 100.00	\$ 30,000.00
2	EARTH EXCAVATION	CU YD	2952	\$35.00	\$103,320.00	\$ 32.00	\$ 94,464.00	\$ 36.30	\$ 107,157.60	\$ 36.00	\$ 106,272.00
3	EARTH EXCAVATION (SPECIAL)	CU YD	260	\$90.00	\$23,400.00	\$ 40.00	\$ 10,400.00	\$ 29.50	\$ 7,670.00	\$ 70.00	\$ 18,200.00
4	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	6730	\$1.50	\$10,095.00	\$ 1.00	\$ 6,730.00	\$ 1.15	\$ 7,739.50	\$ 2.00	\$ 13,460.00
5	BASE REPAIR	SQ YD	150	\$65.00	\$9,750.00	\$ 10.00	\$ 1,500.00	\$ 75.00	\$ 11,250.00	\$ 50.00	\$ 7,500.00
6	HOT-MIX ASPHALT SURFACE REMOVAL (MILLING)	SQ YD	8142	\$3.30	\$26,868.60	\$ 3.50	\$ 28,497.00	\$ 2.60	\$ 21,169.20	\$ 2.25	\$ 18,319.50
7	AGGREGATE BASE COURSE, TYPE B	TON	4098	\$15.28	\$62,617.44	\$ 10.00	\$ 40,980.00	\$ 21.50	\$ 88,107.00	\$ 25.00	\$ 102,450.00
8	AGGREGATE FOR TEMPORARY DRIVEWAY ACCESS	TON	69	\$13.84	\$954.96	\$ 1.00	\$ 69.00	\$ 21.50	\$ 1,483.50	\$ 30.00	\$ 2,070.00
9	CURB/ CURB & GUTTER REMOVAL	FOOT	146	\$4.94	\$721.24	\$ 4.00	\$ 584.00	\$ 2.85	\$ 416.10	\$ 10.00	\$ 1,460.00
10	COMBINATION CONCRETE CURB & GUTTER, M-3.12	FOOT	5968	\$13.36	\$79,732.48	\$ 14.50	\$ 86,536.00	\$ 15.15	\$ 90,415.20	\$ 13.50	\$ 80,568.00
11	COMBINATION CONCRETE CURB & GUTTER, M-6.12	FOOT	302	\$13.83	\$4,176.66	\$ 14.50	\$ 4,379.00	\$ 21.00	\$ 6,342.00	\$ 12.00	\$ 3,624.00
12	BITUMINOUS MATERIAL (PRIME COAT)	GAL	3220	\$0.71	\$2,286.20	\$ 0.01	\$ 32.20	\$ 0.01	\$ 32.20	\$ 0.01	\$ 32.20
13	AGGREGATE (PRIME COAT)	TON	50	\$1.78	\$89.00	\$ 1.00	\$ 50.00	\$ 1.00	\$ 50.00	\$ 1.00	\$ 50.00
14	HOT-MIX ASPHALT CONCRETE BINDER COURSE	TON	980	\$74.43	\$72,941.40	\$ 74.00	\$ 72,520.00	\$ 64.00	\$ 62,720.00	\$ 72.00	\$ 70,560.00
15	HOT-MIX ASPHALT CONCRETE SURFACE COURSE, MIX C, N50, MODIFIED	TON	1557	\$82.59	\$128,592.63	\$ 80.00	\$ 124,560.00	\$ 75.00	\$ 116,775.00	\$ 90.00	\$ 140,130.00
16	PAVEMENT CONTRACTION JOINTS	FOOT	3090	\$2.34	\$7,230.60	\$ 1.80	\$ 5,562.00	\$ 3.75	\$ 11,587.50	\$ 3.00	\$ 9,270.00
17	SIDEWALK REMOVAL	SQ FT	455	\$0.96	\$436.80	\$ 2.00	\$ 910.00	\$ 0.80	\$ 364.00	\$ 2.50	\$ 1,137.50
18	DETECTABLE WARNINGS	SQ FT	56	\$29.96	\$1,677.76	\$ 35.00	\$ 1,960.00	\$ 16.00	\$ 896.00	\$ 17.00	\$ 952.00
19	PORTLAND CEMENT CONCRETE SIDEWALK, 5"	SQ FT	455	\$4.22	\$1,920.10	\$ 6.00	\$ 2,730.00	\$ 4.75	\$ 2,161.25	\$ 4.50	\$ 2,047.50
20	DRIVEWAY PAVEMENT REMOVAL, PCC	SQ YD	282	\$8.48	\$2,391.36	\$ 12.00	\$ 3,384.00	\$ 6.30	\$ 1,776.60	\$ 16.00	\$ 4,512.00
21	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6"	SQ YD	282	\$35.84	\$10,106.88	\$ 40.00	\$ 11,280.00	\$ 52.50	\$ 14,805.00	\$ 50.00	\$ 14,100.00
22	DRIVEWAY PAVEMENT REMOVAL, HOT-MIX ASPHALT	SQ YD	421	\$8.87	\$3,734.27	\$ 10.00	\$ 4,210.00	\$ 4.75	\$ 1,999.75	\$ 5.00	\$ 2,105.00
23	HOT-MIX ASPHALT DRIVEWAY, 2"	SQ YD	421	\$25.74	\$10,836.54	\$ 30.00	\$ 12,630.00	\$ 33.00	\$ 13,893.00	\$ 22.00	\$ 9,262.00
24	INLETS, TYPE A	EACH	17	\$1,093.80	\$18,594.60	\$ 1,500.00	\$ 25,500.00	\$ 1,043.00	\$ 17,731.00	\$ 1,900.00	\$ 32,300.00
25	CATCH BASINS, TYPE D, 3' DIA. WITH FRAME & GRATE	EACH	21	\$2,039.40	\$42,827.40	\$ 1,850.00	\$ 38,850.00	\$ 1,593.00	\$ 33,453.00	\$ 2,825.00	\$ 59,325.00
26	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CL/OL	EACH	7	\$2,345.60	\$16,419.20	\$ 2,200.00	\$ 15,400.00	\$ 2,025.00	\$ 14,175.00	\$ 5,000.00	\$ 35,000.00
27	FRAMES AND GRATES	EACH	5	\$328.83	\$1,644.15	\$ 400.00	\$ 2,000.00	\$ 348.00	\$ 1,740.00	\$ 450.00	\$ 2,250.00
28	CATCH BASINS TO BE ADJUSTED	EACH	6	\$236.96	\$1,421.76	\$ 350.00	\$ 2,100.00	\$ 390.00	\$ 2,340.00	\$ 400.00	\$ 2,400.00
29	MANHOLES TO BE ADJUSTED	EACH	13	\$449.62	\$5,845.06	\$ 375.00	\$ 4,875.00	\$ 390.00	\$ 5,070.00	\$ 750.00	\$ 9,750.00
30	STORM SEWERS, PVC SDR 26, 8"	FOOT	240	\$60.50	\$14,520.00	\$ 48.00	\$ 11,520.00	\$ 50.00	\$ 12,000.00	\$ 88.00	\$ 21,120.00
31	STORM SEWERS, CLASS IV, TYPE1, 15", RCCP	FOOT	890	\$85.00	\$75,650.00	\$ 50.00	\$ 44,500.00	\$ 55.00	\$ 48,950.00	\$ 97.00	\$ 86,330.00
32	STORM SEWERS (SPECIAL), 15", PVC OR HDPE	FOOT	250	\$160.00	\$40,000.00	\$ 315.00	\$ 78,750.00	\$ 288.00	\$ 72,000.00	\$ 760.00	\$ 190,000.00
33	STORM SEWER SERVICE, PVC SDR 26, 6" I.D. TO BE RECONNECTED	EACH	16	\$600.00	\$9,600.00	\$ 850.00	\$ 13,600.00	\$ 1,100.00	\$ 17,600.00	\$ 2,900.00	\$ 46,400.00
34	THERMOPLASTIC PAV'T MARKING - LINE, 6" WHITE/YELLOW	FOOT	1367	\$1.36	\$1,859.12	\$ 2.20	\$ 3,007.40	\$ 2.15	\$ 2,939.05	\$ 2.00	\$ 2,734.00
35	THERMOPLASTIC PAV'T MARKING - LINE, 12" WHITE	FOOT	291	\$2.58	\$750.78	\$ 6.00	\$ 1,746.00	\$ 4.50	\$ 1,309.50	\$ 4.00	\$ 1,164.00
36	THERMOPLASTIC PAV'T MARKING - LINE, 24" WHITE	FOOT	87	\$5.08	\$441.96	\$ 10.00	\$ 870.00	\$ 9.00	\$ 783.00	\$ 8.00	\$ 696.00
37	THERMOPLASTIC PAV'T MARKING - LETTERS AND SYMBOLS	SQ FT	29.1	\$3.00	\$87.30	\$ 15.00	\$ 436.50	\$ 5.00	\$ 145.50	\$ 5.00	\$ 145.50
38	DUST CONTROL	TON	10	\$50.00	\$500.00	\$ 1.00	\$ 10.00	\$ 100.00	\$ 1,000.00	\$ 100.00	\$ 1,000.00
39	TOP SOIL FURNISH AND PLACE	CU YD	500	\$24.71	\$12,355.00	\$ 1.00	\$ 500.00	\$ 0.10	\$ 50.00	\$ 30.00	\$ 15,000.00
40	SODDING	SQ YD	4845	\$4.87	\$23,595.15	\$ 5.00	\$ 24,225.00	\$ 12.00	\$ 58,140.00	\$ 7.00	\$ 33,915.00
41	TRAFFIC CONTROL AND PROTECTION STANDARD	LSUM	1	\$50,000.00	\$50,000.00	\$ 77,500.00	\$ 77,500.00	\$ 89,692.55	\$ 89,692.55	\$ 95,100.00	\$ 95,100.00
TOTAL COST				AS-READ		\$ 859,360.10		\$ 962,779.00		\$ 1,272,711.20	
				CALCULATED \$ 885,991.40		\$ 859,360.10		\$ 962,779.00		\$ 1,272,711.20	

Agenda Report

Subject: **Trenchless Lining of Sanitary Sewers
Municipal Partnering Bid**

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

Date: May 4, 2012

The Village of Winnetka has partnered with the municipalities of Arlington Heights, Lake Forest (Lead Agency), Northbrook, Park Ridge, and Wheeling to provide for trenchless relining of existing sanitary sewers. The idea behind partnering is to combine projects from several municipalities to create economies of scale and obtain reduced pricing. On May 4, 2012, sealed bids were opened and read aloud with the results shown below:

<u>Bidder</u>	<u>Total Bid</u>	<u>Winnetka Portion</u>
Michels Corporation 817 W. Main Street Brownsville, WI 53006	\$1,283,730.00	\$166,237.00
Insituform Technologies 17988 Edison Avenue Chesterfield, MO 63005	\$1,337,951.15	\$172,673.80
Visu-Sewer 9014 S. Thomas Avenue Bridgeview, IL 60455	\$1,355,029.55	\$172,524.45
Kenny Construction Co. 2215 Sanders Road Northbrook, IL 60062	\$1,776,384.00	\$231,860.00

The low overall bid was submitted by Michels Corporation, a qualified contractor for this type of work. Michels Corporation pricing is also lowest for Winnetka's portion of the work. Michels Corporation has successfully completed lining projects for some of the other communities in the past.

Budget Information: The FY 2012-13 Budget (account #54-70-640-201) contains \$150,000 for this project. Staff estimated this project at \$179,862.28. While the amount of the bid exceeds the budget amount, the work is necessary and staff will work to manage other projects in the sewer fund to maintain the overall budget.

Recommendation: Consider awarding the Village of Winnetka's portion of Trenchless Lining of Existing Sanitary Sewers, to Michels Corporation in the total amount of \$166,237.00.

**Municipal Partnering
2012 Annual Sewer Lining #2
Bid Tabulation**

Item No.	Pay Item	Unit	Quantity	Michels Corporation 817 W. Main Street Brownsville, WI 53006		Insituform Technologies 17988 Edison Avenue Chesterfield, MO 63005		Visu-Sewer 9014 S Thomas Ave Bridgeview, IL 60455		Kenny Construction Co. 2215 Sanders Road Northbrook, IL 60062	
				Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
1	6 inch Cured in Place Pipe	L.F.	645	\$ 30.00	\$ 19,350.00	\$ 28.80	\$ 18,576.00	\$ 39.25	\$ 25,316.25	\$ 49.00	\$ 31,605.00
2	8 inch Cured in Place Pipe	L.F.	22,560	\$ 27.00	\$ 609,120.00	\$ 27.60	\$ 622,656.00	\$ 27.55	\$ 621,528.00	\$ 40.00	\$ 902,400.00
3	9 inch Cured in Place Pipe	L.F.	1,911	\$ 28.00	\$ 53,508.00	\$ 29.50	\$ 56,374.50	\$ 31.00	\$ 59,241.00	\$ 41.00	\$ 78,351.00
4	10 inch Cured in Place Pipe	L.F.	4,034	\$ 29.00	\$ 116,986.00	\$ 34.50	\$ 139,173.00	\$ 31.00	\$ 125,054.00	\$ 42.00	\$ 169,428.00
5	12 inch Cured in Place Pipe	L.F.	2793	\$ 37.00	\$ 103,341.00	\$ 37.15	\$ 103,759.95	\$ 35.50	\$ 99,151.50	\$ 47.00	\$ 131,271.00
6	15 inch Cured in Place Pipe	L.F.	845	\$ 49.00	\$ 41,405.00	\$ 49.50	\$ 41,827.50	\$ 54.00	\$ 45,630.00	\$ 82.00	\$ 69,290.00
7	18 inch Cured in Place Pipe	L.F.	1357	\$ 61.00	\$ 82,777.00	\$ 81.30	\$ 110,324.10	\$ 83.40	\$ 113,173.80	\$ 87.00	\$ 118,059.00
8	24 inch Cured in Place Pipe	L.F.	1,330	\$ 81.00	\$ 107,730.00	\$ 84.10	\$ 111,853.00	\$ 108.00	\$ 143,640.00	\$ 112.00	\$ 148,960.00
9	Reinstatement of Service Laterals - Sanitary Sewer	EA	746	\$ 175.00	\$ 130,550.00	\$ 155.15	\$ 115,741.90	\$ 150.00	\$ 111,900.00	\$ 150.00	\$ 111,900.00
10	Protruding Tap Removal	EA	63	\$ 301.00	\$ 18,963.00	\$ 280.40	\$ 17,665.20	\$ 165.00	\$ 10,395.00	\$ 240.00	\$ 15,120.00
	Total				\$ 1,283,730.00		\$ 1,337,951.15		\$ 1,355,029.55		\$ 1,776,384.00

Agenda Report

Subject: Stormwater Update – May 15, 2012

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

Date: May 10, 2012

Joint Meeting with Illinois DNR, Illinois EPA, and US Army Corps of Engineers to Review Stormwater Tunnel Project. On May 10, Manager Bahan, Dan Veriotti from Baird Associates (the Village's coastal engineering consultant), Thomas Burke from Christopher B. Burke Engineering, and I met with staff from the Illinois Department of Natural Resources, the US Army Corps of Engineers, and the Illinois EPA (attendance by phone) to review several preliminary designs prepared by Baird Associates for the discharge structure to Lake Michigan from the proposed Willow Road Stormwater Tunnel. It was important to have this meeting at this time as part of the detailed feasibility analysis of the proposed tunnel project, in order to determine whether any of the preliminary outfall designs would be considered objectionable to the regulatory agencies.

At the meeting, the overall concept of the tunnel project was reviewed, and the detailed preliminary designs were presented to obtain comments. Five preliminary designs prepared by Baird Associates were reviewed – 2 involved discharges at the water's edge, 2 involved water-level discharges approximately 140 to 180 feet offshore, and one design involved a below-water discharge. Based on feedback obtained at the meeting, none of the proposed designs raised concerns to the point that permitting would be considered doubtful, although the submerged design was the least preferred of the alternatives presented.

Comments from the Department of Natural Resources focused on developing an evaluation and methodology of the volume of water that would be diverted from the Skokie River watershed to the Lake Michigan watershed, for purposes of maintaining and evaluating the Lake Michigan water diversion accounting, as well as assuring that the project would not result in a net loss of natural sand transport, which could lead to beach accretion or erosion.

The US Army Corps of Engineers permitting authority for the project is limited to the construction work at Lake Michigan, considered waters of the United States. The Corps of Engineers comments relate to the physical impact of the proposed construction on Lake Michigan, including safety, public access, and aesthetics, and actions taken to mitigate those impacts. The Corps indicated that the options that created fewer disturbances to the Lake would be easier to mitigate than the options that extend further into the Lake. An additional specific recommendation from the Corps was to review the project with the US Fish and Wildlife Service to verify that there are no Threatened or Endangered Species, or Species of Concern, affected by the project. This follow-up will take place in the near future.

The Illinois EPA remains focused primarily on water quality, and indicated that there would be little difference between the proposed options other than those raised by the Army Corps of Engineers. Follow-up information from the EPA indicated that in addition to the joint permitting for the Lake Michigan discharge, their permitting process would review the overall project as a modification to the Village's existing Municipal Separate Storm Sewer System permit with the EPA.

These comments will be considered, along with other factors including cost, long-term maintenance, and public acceptance of alternatives, to select the preferred discharge method for the stormwater tunnel. Based on the summary of these comments, staff and the Village's consultants believe that permitting for this project remains a feasible undertaking.

The next steps in the feasibility analysis for the tunnel project include selecting a preferred alternative for the discharge structure, obtaining a further cost estimate from a tunneling contractor based on these schematic designs, and presenting this information to the Village Council to determine if the tunnel project should remain the Village's preferred alternative for addressing stormwater flooding in three western Winnetka watersheds.

Recommendation:

Informational Report.

Agenda Report

Subject: **Stormwater Manager Contract**

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

Date: May 10, 2012

The Village has embarked on a major effort to develop and implement significant stormwater and sanitary sewer improvements over the next 5-7 years. While much of the engineering work will be undertaken by consulting engineering firms under contract with the Village, there will be significant time required for a project manager who would be responsible for contract management, schedule management, and communications management for these programs. This is especially true since there are ongoing responsibilities for operational and capital programs and projects administered by the Public Works Department. The Council and staff have identified that the amount of engineering and project management effort involved will exceed the capacity of current staffing levels in the Public Works Department.

Given that the success of these stormwater and sanitary improvements is paramount to the long-term well-being of the Village, it may be prudent to consider adding a project manager to serve as a dedicated staff resource and point-person to prepare and track schedules, budgets, contracts, and communications for these projects. Initially this position is anticipated to require between 20 – 30 hours per week, and the hours devoted to this effort could be scaled proportionately to key phases of the projects. The stormwater manager is anticipated to be responsible for the following:

1. Manage consultants and contracts. The stormwater manager would be the primary person responsible for managing budgets, payments, communications, and schedules for the numerous consulting and construction contracts associated with these improvements. This position would also assist with research and permitting submittals to the regulatory agencies.
2. Maintain project schedules. The stormwater manager would be responsible for assuring that approved project schedules are managed and kept current, and that the projects are maintained on-schedule.
3. Manage and coordinate communications. The proposed projects will require a significant amount of effective communication, not only day-to-day with Village staff but also periodic reports to the Council, as well as communications with the Village's consultants and contractors, and with regulatory and permitting agencies. The project manager will be primarily responsible for managing these communications

Staff has spoken to several individuals concerning this position and has identified an excellent candidate to fill this position, James Johnson from the AT Group. The AT

Group is a local consulting firm that provides project management services to owners to keep projects on time and on budget. James Johnson is a former Director of Public Works and City Engineer for the City of Highland Park, and is now a principal with the AT Group. Mr. Johnson's specialty is project management, and this, coupled with his prior municipal experience as a Village Engineer, makes him an ideal candidate to add significant value to my department in managing the ongoing and planned stormwater and sanitary sewer projects.

AT Group has proposed a scope of services and fee structure as follows:

The AT Group will be the primary party responsible for managing budgets, payments, communications and schedules for consulting and construction contracts associated with the improvements, and will assist with research and permitting submittals to the regulatory agencies. The AT Group will be responsible for assuring that approved project schedules are managed and kept current, and that the projects are maintained on-schedule. AT Group will provide regular status reports to the Village Director of Public Works and Manager, for use by the Council and community. AT Group will also assist the Village with communications to the community, consultants and contractors, and regulatory and permitting agencies.

AT Group will bill the Village at the rate of \$95 per hour for an estimated annual workload of 1,300 hours (average 25 hours per week), for a maximum annual compensation of \$123,500. AT Group would be bound to the Village by an annually renewable contract, based on calendar year, with a mutual 30-day termination clause. It is likely that the workload will vary annually based on the intensity and pace of projects in any given year.

A formal proposal incorporating comments from the Village Attorney is attached.

Recommendation:

Consider authorizing the Village Manager to enter into a contract with the AT Group for stormwater project management services at a rate not to exceed \$95 per hour, for an annual maximum of 1,300 hours, for calendar 2012, in accordance with their proposal dated May 10, 2012.



May 10, 2012

Steven M. Saunders
Director of Public Works/Village Engineer
Village of Winnetka
1390 Willow Road
Winnetka, IL, 60093

Subject: Stormwater Project Manager
Village of Winnetka

Dear Mr. Saunders,

Thank you for meeting to discuss the subject project. We are pleased to present our proposal, letter agreement and qualification for project management services related to the Village's stormwater and sanitary sewer evaluations and improvements over the next 5 to 7 years.

1. Scope

Acting on behalf of the Owner under the direction of the Village Manager and Director of Public Works, AT Group, Inc. (ATG) will provide Management Services commencing on May 1, 2012.

A. Manage Consultants and Contracts

ATG will be the primary party responsible for managing budgets, payments, communications and schedules for consulting and construction contracts associated with the improvements, and will assist with research and permitting submittals to the regulatory agencies.

B. Maintain Project Schedules

ATG will be responsible for assuring that approved project schedules are managed and kept current, and that the projects are maintained on-schedule.

C. Manage and Coordinate Communication

ATG will provide effective communication with the Owner, owner's consultants and contractors, and regulatory and permitting agencies, which shall include regular status reports to the Village Manager and Director of Public Works, and, when directed by the Village Manager or Director of Public Works, reports to the Village Council at public meetings.

D. Additional Services

Consulting services associated with arbitration, mediation and litigation are considered additional services.

2. Staffing

ATG uses one principal to manage all aspects of the project as well as to perform the daily project services. ATG's business model is based on principal involvement instead of managers managing managers managing staff. For this project, ATG has assigned James H. Johnson, P.E. Jim is a former Public Works Director/City Engineer who has extensive project experience on similar projects. If the capital projects require additional manpower, Jerome J. Aulisio, AIA is available to serve as a project manager for select projects. Resumes are attached.

3. Basis of Compensation

ATG shall provide the project management services enumerated above based on an estimated annual workload of 1,300 hours at a rate of \$95 per hour. Additional services will be billed at an hourly rate of \$125 per hour.

ATG shall invoice Owner for fees and reimbursable expenses incurred for the preceding month. Payments shall be made within 30 days after Owner receives the invoice. Reimbursable expenses are limited to local travel, reproductions and postage.

4. Terms and Conditions:

- A. Owner agrees to indemnify and hold harmless ATG, its officers, employees or agents against and in respect of, any and all damages, claims, losses, liabilities and expenses, including without limitation reasonable attorney's fees, which may be imposed upon, incurred by or asserted against ATG, its officers, employees or agents arising out of Owner's, their officers', employees' or agents' negligent or willful acts or omissions. ATG agrees to indemnify and hold harmless Owner, their officers, employees or agents against and in respect of, any and all damages, claims, losses, liabilities and expenses, including without limitation reasonable attorney's fees, which may be imposed upon, incurred by or asserted against owner it officers, employees or agents arising out of ATG's, its officers', employees' or agents' negligent or willful acts or omissions.
- B. Anything in this Agreement to the contrary notwithstanding, Owner understands and agrees that ATG holds only the following insurance coverage and is not required to purchase or maintain any other insurance unless Owner shall purchase or reimburse ATG for the cost of same and such can be obtained. Certificates of Insurance for the following insurance coverages are to be provided prior to the commencement of consulting services.

Coverage	Limit
Comprehensive General Liability General Aggregate Limit	\$2,000,000

Each Occurrence Limit	\$1,000,000
Products Aggregate Limit	\$1,000,000
Personal/Advertising Injury	\$1,000,000
Non-Owned/Hired Auto	\$1,000,000
Worker's Compensation and Employer's Liability	Statutory
Bodily Injury by Accident	\$ 1,000,000 each accident
Bodily Injury by Disease	\$ 1,000,000 policy limit
Bodily Injury by Disease	\$ 1,000,000 each employee

ATG shall maintain such insurance coverages for the entire period that ATG is providing services to Owner and that the certificate of insurance shall confirm that notice will be given at least thirty (30) days prior to cancellation or modification of such insurance coverages. Owner shall be named as additional insured on the Comprehensive General Liability Policy, so long as it shall not increase the cost of such coverage to ATG. In any such case which naming Owner as an additional insured shall increase the cost of coverage to ATG, ATG shall so notify Owner in writing.

- C. ATG acknowledges that in order to fully perform the services outlined above, it will be necessary to have in its employ certain key personnel. Accordingly, ATG agrees that the staff available to it shall at all times during the term of this Agreement consist of sufficient personnel to enable it to efficiently and effectively carry on its obligations pursuant to this Agreement. Further, ATG warrants that all personnel who will provide services to Owner pursuant to this Agreement are fully qualified and possess the requisite expertise to perform the services enumerated in the agreement.
- D. ATG shall use its best efforts, skill, experience and judgment to perform its services specified in this Agreement, diligently and conscientiously performing its duties thereunto, subject to any delays caused by Owner or by strikes, lockouts, acts of God, or other reasons beyond its control.
- E. This Agreement may be terminated by either party upon thirty (30) days written notice. In the event of termination by Owner, Owner's sole liability shall be to compensate ATG for services performed prior to the termination date, for hourly work performed to the date of notice and any other amounts earned for prior months' services but not yet paid, together with any reimbursable expenses that may then be due.
- F. ATG shall keep or cause to be kept during the term of this Agreement and for a period of three years from the termination of this agreement, records as may be necessary to accurately indicate all of the business they transact pursuant to this Agreement. All such records shall be open during normal business hours for inspection and examination by Owner and may be audited by Owner at Owner's expense. The agreement shall terminate with the payment of ATG's final invoice.
- G. ATG shall not be responsible for construction means, methods, techniques, sequences and procedures employed by contractors and consultants in performance of their contract, and shall not be responsible for the failure of any

contractors or consultants to carry out the work in accordance with their respective contract(s) and/or contract documents, or applicable standards of safety. ATG shall immediately notify Owner of any known or suspected deficiency in the reasonable performance of the duties of such consultants and contractors.

- H. Owner shall maintain insurance or self-insurance to protect ATG from claims of third parties for damages because of bodily injury or property damage arising out of the work of the Owner's employees or contractors on the project. Owner shall require project contractors to protect ATG from such claims to the same extent as such protection is provided to the Village and ATG shall be named as an additional insured on certificates of insurance provided to Owner by its project contractors. Owner will provide evidence of such coverage to ATG as soon as feasible after execution of this agreement and after execution of agreements with project contractors.
- I. It is specifically understood that ATG shall not be required at any time to advance its own funds for the payment of any bills for labor, material or services furnished to the Project other than for labor and materials used in the provision of its own services under this Agreement for which ATG is being compensated in accordance with Section III of this Agreement.
- J. ATG represents that it is now and shall at all times during this contract continue to be an Equal Opportunity Employer and shall conform to all applicable Equal Opportunity Laws, Executive Orders, Rules and Regulations. ATG will comply with the Immigration Reform and Control Act of 1986. If requested by Owner, ATG will certify or attest in writing within thirty (30) days of Owner's request that no services subject to this Agreement are or will be performed by unauthorized aliens.
- K. Owner and ATG agree that the relationship of ATG to Owner is that of independent contractor and that ATG, and Owner shall not be deemed to have any other relationship with regard to any services to be performed by ATG for the Project. Particularly, ATG, and Owner shall not be deemed to be partners, parties in joint ventures, or principal and general agent. ATG shall have no authority to bind Owner, either individually or jointly with ATG to any obligation to any third party, or to execute any agreements or contracts on behalf of Owner.
- L. It is further understood that ATG is not assuming the responsibilities of the Architect, Engineers, Contractor or Subcontractors, Owner, Owner's attorney or other consultants and that ATG is performing only advisory and project management services as set forth in this Agreement. With regard to plans and specifications, it is understood that ATG will give its best efforts in a good workmanlike manner, to review and comment on the work product of other professionals or contractors separately engaged by Owner. In so doing, ATG will not be deemed a sponsor or guarantor of such plans and specifications and any defects, errors or omissions remain the responsibility of the professionals or contractors preparing or executing the same. Any approval or recommendations by ATG of any plans, specifications or other documentation for the Project or any part thereof, or of construction of the Project or any part thereof, shall impose no responsibility, obligations or liability upon ATG or any of its officers or employees to Owner or any third parties for defects in the plans, specifications or construction.

ATG shall immediately notify Owner to any known or suspected deficiency uncovered in the reasonable performance of its duties.

M. Any notices or communications required or permitted to be given or made hereunder shall be deemed to be so given or made when in writing and delivered in person or sent by United States registered or certified mail, postage prepaid, directed to the parties at the following addresses or such other addresses as they may from time to time designate in writing. Said notices or communications shall be effective upon receipt.

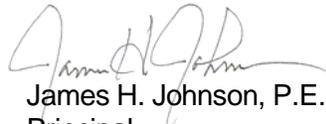
Owner: Steven M. Saunders
Director of Public Works/Village Engineer
Village of Winnetka
1390 Willow Road
Winnetka, IL, 60093

ATG: The AT Group, Inc.
1469 West Fork Drive
Lake Forest, IL 60045
Attn: Mr. James H. Johnson

Thank you for giving ATG the opportunity to provide this proposal, and we look forward to working with you on this project. If you have any questions or need additional information please call me at (847) 691-9832 or send an e-mail to jjohnson@theadgrp.com.

Respectfully submitted,

THE AT GROUP, INC.


James H. Johnson, P.E.
Principal

Approved by: _____

Date: _____



PROGRAM MANAGEMENT SERVICES



AT Group, Inc.

FIRM OVERVIEW

The **AT Group Inc.** is a Chicago based consulting firm that assists Owners in managing their building design and construction programs from idea to close-out.

Our management objective is to build consensus and consistency within the project's design, budget and schedule to accomplish the Owner's goals. Whether leading the project team or augmenting the Owner's internal resources, the result is a project on schedule, within scope and at or below budget.

Founded in 1996, the firm has successfully represented municipalities, private corporations, pension fund investors, REITS and developers on multiple building types using a variety of delivery methods.

ATG's client relationships are based on providing project leadership through:

Expertise

- Principals with over 80 years of experience in the design/construction industry
- Knowledge and experience as successful architects, engineers and contractors
- Development and building programs totaling 25 million square feet
- Successful implementation of both traditional and hybrid delivery methods

Focus

- Results oriented - collaborative approach
- Enhance the value of the program while minimizing risk.
- Provide an environment of fairness and objectivity
- Establish continuity and accountability

Service

- Cost effective and appropriate to the project's delivery method
- Tailored to meet the client's needs
- Organized to allow clients the ability to manage their primary business

Commitment

- Specialists whose passion is representing Owners
- Highly personalized service
- Principals who provide the main client contact

SCOPE OF SERVICES

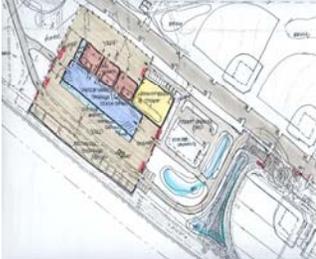
The AT Group's experience in the development, design and construction of a variety of projects and building types provides the ability to finely tailor services to fit the specific needs of our clients. The following is a list of services that ATG can provide in each phase of a typical development project.

Pre-design

Design

Construction

Post Construction



Feasibility Studies

Design Reviews

Construction Oversight

Occupancy Scheduling

Site Evaluation Studies

Cost & Progress Reporting

Cost & Progress Reporting

Owner Acceptance

Due Diligence Management

Pre-construction Services

Change Request Management

Training & Orientation

Project Organization

Value Engineering

Equip/Vendor Coordination

Contact Close-outs

Team Assembly

Permit & Agency Approval

Utility

Move Coordination

Master Budgeting

Utility Coordination

Coordination

Warrantee Reviews

Master Scheduling

Bid Administration

Contract Administration

Building Programming

Cash Flow Analysis

Regulatory Agency Coordination

Conflict Resolution

PROJECT EXPERIENCE

Since its founding, The **AT Group, Inc.** and its principals have provided development consulting and project management services for a wide range of building types.

The following pages illustrate our commercial, industrial, office and public project experience. The success achieved on these assignments typifies the level of commitment, the technical expertise, and the development techniques that ATG can bring to any development program.

From our experience with a variety of projects, we recognized that each assignment is unique and demands a highly personalized response. Whether the process involves a public or private entity, ATG strives to marry the approach with each project's specific requirements. Through this process we have recommended and successfully implemented a number of project delivery methods.

Our success is most evident in our record of building long-term relationships for ongoing services with our clients.

Skokie Park District

Capital Improvement Program

Length of service 4 years

Development 4 projects

Renovations 4 projects

Glenview Park District

New Facilities Program

Length of service 8 years

Development 4 projects

Renovations 2 project

AMLI Commercial Properties/Panattoni Development

Oversight of design and construction in 4 business parks

Length of service 5 years

Development 10 projects

Tenant Improvements 15 projects

Federal Realty Investment Trust

Oversight of design and construction in 4 business parks

Length of service 8 years

Development 6 projects

Tenant Improvements 18 projects

City of Highland Park

New Facilities Program

Length of Service 3 years

Development 2 projects

In evaluating our qualifications and experience, we would encourage you to contact our current and past clients. We trust that hearing of their experiences will provide valuable insight into our ability to meet their specific requirements and expectations.

REPRESENTATIVE CLIENTS

The **AT Group, Inc.** and/or its principals have provided services or represented the following clients with their design, construction, and tenant coordination programs.

AMLI Commercial Properties

Naperville Park District

AMLI Residential Properties

National Louis University

Buffalo Grove Park District

Neal, Gerber & Eisenberg

Bartlett Fire District

Northbrook/Glenview Youth Services

Carl Sandburg Village

NIC United Methodist Church

City of Highland Park, Illinois

Old Town School of Folk Music

City of Lake Forest, Illinois

Park District of Highland Park

Cole Parmer Instrument Company

Panattoni Development Company

Cook Memorial Library District

Ravinia Festival

Deerfield Public Library

Sacred Heart Schools

Eisenmann Corporation

Safety-Kleen Corp.

EMJ Companies

Skokie Park District

Federal Realty Investment Trust

St. Paul of the Cross Church & School

Glenview Park District

Textura Corporation

Glenview Public Library

UICI Insurance Company

Village of Glenview, Illinois

Union League Club of Chicago

Gorton Community Center

USAA Real Estate Company

Harlem Irving Companies

The Valley Lo Club

Judicial Arbitration & Mediation Services

Village of Lincolnwood, Illinois

Knollwood Country Club

Winnetka Park District

Lake Forest High School District

Winnetka Community House

Moore Business Forms

Waukegan Park District

Principal Involvement:

Representing Owners is all we do. The principals of the AT Group are personally committed to do whatever is necessary to see that our client's expectations and goals are being met.

Being involved with the client on a day-to-day basis, anticipating problems and finding solutions is the foundation of our firm and what we enjoy most about the process.

We believe our success in managing projects is achieved by providing a highly personalized service through direct involvement by the principals of the firm.

The AT Group is a small firm by design. We selective of projects we take on and strive to maintain a balance in our work load so that the principals can take an active role in managing projects. For this reason, principals serve as the primary contact for all ATG assignments.

The principals offer over 80 years of experience in the design and construction industry. With successful careers in architecture, engineering, development and public service, we are experts in managing the process by which a building program becomes reality. We believe our experience with various building types and project delivery methods brings a unique perspective to any development program.

JAMES H. JOHNSON, P.E.
Principal

Special Qualifications

As the former Director of Public Works and City Engineer for a community with a population of more than 32,000 in northeast Illinois, Jim directed and managed all aspects of the Public Works Department including Engineering, Stormwater Management, Water Treatment and Distribution, Sanitary and Storm Sewers, Streets and Sidewalks, Forestry, Equipment, Transit and Municipal Facilities with an operating budget of \$10M and a capital budget of more than \$5M. As a registered professional engineer with 21 years of experience, he has served as the primary client contact for infrastructure and facility projects throughout the country. As a Principal with AT, he directs the company's efforts in program development, consultant selection and negotiation, field administration, construction scheduling and budgeting.

Academic Experience

Purdue University
Bachelor of Science-Engineering-1983

Northwestern University
Master of Engineering Management
(Project/Program Management)-1989

Professional Registrations & Affiliations

Registered Professional Engineer
Illinois, Indiana & Wisconsin

American Public Works Association

Society of American Military Engineers

Lake County Stormwater Management
Commission
-Technical Advisory Committee (Former
Member)
-Municipal Advisory Committee (Former
Member)

Project Experience

- City of Prospect Heights, Illinois
Contract PW Director/City Engineer
- City of Lake Forest, Illinois
Consultant
Water Treatment Plant
Sheridan Road Transmission Main
NPDES
- City of Highwood, Illinois
Contract City Engineer
- City of Highland Park, Illinois
City Engineer and Public Works Director
Consultant
Highland Park Police Headquarters
- Cook Memorial Library District
Project Management
Aspen Library
Cook Library
- Glenview/Northbrook Youth Services
Project Management
Office and General Services Building
- Old Town School of Folk Music
Project Management
Instructional & Performance Center
- Ravinia Festival
Project Management
Dining Pavilion
Pedestrian Underpass
South Parking Lot
North Parking Lot
- Bartlett Fire Protection District
Project Management
Station No. 3
- Hilltop Ministry Center
Project Management
Church and Community Center

JEROME J. AULISIO, AIA
Principal

Special Qualifications

As the former Director of Interior Design and Principal of a nationally known, Chicago-based architectural firm, Jerry has directed and managed the planning, design, contract document preparation and construction administration of over 7 million square feet of office and commercial space. A registered architect with 35 years of experience, he has served as the primary client contact for commercial and institutional projects throughout the country. A founding principal of the AT Group, Jerry directs the company's efforts in program development, consultant selection and negotiation, field administration, construction scheduling and budgeting.

Academic Experience

University of Notre Dame
Bachelor of Architecture, 1974
Rome Studies Program, 1971

Professional Registrations & Affiliations

Registered Architect
Illinois and Wisconsin

American Institute of Architects

Illinois Park and Recreation Association

Building Officials and Code Administrators

Building Commissioner
Glenview Park District

Commissioner
Appearance Review - City of Park Ridge

Project Experience

- Glenview Public Library
New Library Development
Glenview, Illinois
- Deerfield Public Library
Library Improvement Program
Deerfield, Illinois
- UICI Insurance Company
Corporate Office Expansion
Dallas, Texas
- Skokie Park District
Weber, Devonshire, Oakton, &
Little League Parks
Skatium Renovation
Skokie, Illinois
- Glenview Park District
Park Center
Park Services Facility
Administration Renovation
Roosevelt and Flick Pool Renovations
West Park Development
Glenview, Illinois
- Union League Club of Chicago
Master Plan Implementation
Chicago, Illinois
- Park District of Highland Park
Community Recreation Center
Highland Park, Illinois
- AMLI Commercial Properties, LLC
Amhurst Industrial Center III
Windham Industrial Center III
Parkway Industrial Center III
The Offices at Windham Lakes
Congressional Professional Center II

AGENDA REPORT

TO: Village Council

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

SUBJECT: M-7-2012 – Definition Fitness (552-554 Lincoln Ave.)
Special Use Permit

DATE: April 25, 2012

Dan Deitch, Definition Fitness LLC, is requesting approval of a Special Use Permit to allow a health club facility in commercial space at 552-554 Lincoln Ave. The property is located in the C-2 General Retail Commercial District and 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 proposed use is to be located approximately 65 ft. from the front property line as shown on the attached floor plan, thus located outside the C-2 Retail Overlay District. While adhering to the objectives of the Retail Overlay District, health clubs and other uses such as fast food restaurants and auto service stations require a Special Use Permit in all locations, regardless of whether they are located in the Retail Overlay District.

As described in the petitioner's application, the facility would provide personalized fitness and training. The petitioner anticipates that there would not be more than six (6) clients in the facility at one time, with peak activity from 6:00 a.m. to 10:00 a.m. and from mid-afternoon until close. Hours of operation would be 6:00 a.m. to 10:00 p.m., Monday through Friday. Weekend hours are yet to be determined.

The facility would be located in the rear of the building and contain approximately 1,100 s.f. On-site parking is not available at this location; however, there is a public parking lot north of the site on Lincoln Ave.

It should be noted that in the front of the building there is another health club, Body in Power. This facility was operated by another individual, Sylvia Knilans, who opened the business based on it being described as a retail facility. Once opened it was determined by the Village that it was not a retail business, but rather a health club. Subsequently Ms. Knilans was cited for operating a health club facility without having first obtained a Special Use Permit. This matter was being pursued in court at the time Mr. Deitch purchased the business with the intent of relocating to the rear of the building. In the event the Special Use is not granted, the facility will not be allowed to remain in its current location.

Recommendations of Lower Boards

At the Zoning Board of Appeals meeting March 12, 2012 the six members present voted unanimously to recommend approval of the Special Use Permit.

At the Plan Commission meeting March 28, 2012 the eight voting members present voted unanimously to find the application consistent with the Comprehensive Plan.

The petitioner has requested the introduction of the ordinance be waived. The written request is attached.

Introduction of the ordinance requires the concurrence of the majority of the Village Council members present.

Recommendation:

Consider introduction of Ordinance M-7-2012, granting the special use permit to allow a health club facility at 552-554 Lincoln Ave. for Definition Fitness.

**AN ORDINANCE
GRANTING A SPECIAL USE PERMIT
FOR A HEALTH CLUB FACILITY AT 552-554 LINCOLN**

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”) find 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 affairs of the Village; and

WHEREAS, Bartnell, Ltd. is the owner of the following described real estate (the “Subject Property”), which is commonly known as 552-554 Lincoln Avenue:

Lot 7 (except the Westerly 40.0 feet thereof), in Lewis D. Webster’s Re-subdivision, being a re-subdivision of Lots 4, 5 and 8 in Block 9, Block 11 (except the North 75 feet thereof) and Lots 6, 8, 9 and 10 in Block 12 in Park Addition to Winnetka, in 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 is located on the west side of Lincoln Avenue, north of Elm Street, 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 rear lot line of the Subject Property runs parallel to the METRA right-of-way, giving the Subject Property an irregular shape, with a south lot line of 107.56 feet and a north lot line of 139.56 feet; and

WHEREAS, the Subject Property is improved with a two-story, mixed use building (“Building”) that is characterized by an irregular shape that corresponds to the irregular shape of the Subject Property and a central corridor on the first floor that creates multiple commercial spaces; and

WHEREAS, pursuant to Section 17.08.020(B)(2) of the Zoning Ordinance, the front 50 feet of the Subject Property and the Building are also located in the C-2 Commercial Overlay

District, which prohibits most non-retail uses unless a special use permit is first granted by the Village; and

WHEREAS, the south and northwest areas of the first floor space have been vacant since a real estate office that was previously located there pursuant to a special use permit relocated to another building; and

WHEREAS, pursuant to Section 17.44.010 (B)(2)(e) of the Winnetka Zoning Ordinance, health clubs are permitted as special uses anywhere in the C-2 General Retail Zoning District; and

WHEREAS, the front (east) portion of the north side of the Building is located in the C-2 Commercial Overlay and is currently occupied by a health club called Body in Power, which is illegally operating without benefit of a special use permit; and

WHEREAS, on February 8, 2012, Definition Fitness, LLC, filed an application for a special use permit to allow a health club facility, known as Definition Fitness, to operate in the space at the northwest side of the Building; and

WHEREAS, the owner of Definition Fitness, LLC, Dan Deitch, has purchased the Body in Power health club business and proposes to move it into the northwest space in the Building; and

WHEREAS, on March 28, 2012, the Plan Commission convened to consider the requested special use, at which time the eight members of the Plan Commission who were present voted unanimously in favor of recommending approval of the special use permit, finding the proposed special use to be in compliance with the Comprehensive Plan; and

WHEREAS, on March 12, 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 occupy the rear 62 feet of the building, and will be accessed from Lincoln Avenue, through the Building's center hallway; and

WHEREAS, the proposed health club facility will have a total area of 1,100 square feet consisting of one large room, with two adjacent office spaces; and

WHEREAS, the proposed use will provide a fitness studio/personal training facility with no more than six clients anticipated to be in the facility at one time; and

WHEREAS, the proposed hours of business will be from 6:00 a.m. to 10:00 p.m. Monday through Friday, with the busiest hours expected to be between 6:00 a.m. and 10:00 a.m. and from mid-afternoon until close, and with hours on Saturday and Sunday to be determined; and

WHEREAS, the proposed classes and training sessions will be scheduled so that the maximum number of people on the premises, when training and classes occur simultaneously, will be approximately 24 and will occur during off-peak hours; and

WHEREAS, no on-site parking is available, although there is a public parking lot north of the site on Lincoln Avenue; 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, none of the owners of the properties located 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 Plan Commission record includes a letter from a neighboring property owner supporting the requested special use; 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 use of the rear Building space for the proposed special use does not irreversibly alter the nature of the space, which can be returned to retail use in the event the health club facility use vacates the space; and

WHEREAS, the proposed special use does not alter the retail character of the Building, as the principal use of the building will remain retail, with two retail spaces, each with display window frontages on Lincoln Avenue, remaining in the Building; and

WHEREAS, the proposed special use will neither endanger nor be detrimental to the public health, safety, comfort, morals or general welfare, in that situating a health club at the rear of the Building will retain retail uses at the street frontage, and will thus maintain the continuity of the retail block face, while providing for a health club facility; and

WHEREAS, the proposed special use will not substantially diminish or impair property values in the immediate vicinity, in that (i) the health club facility space will be at the rear of the Building and will not impact the retail appearance of the Building from the street, and (ii) the proposed special use will provide steady foot traffic past the other retail uses in the Building, and

may also draw new patrons to the other commercial businesses located along Lincoln Avenue, all of which will be beneficial to the immediate vicinity; and

WHEREAS, subject to the terms and conditions of this Ordinance, 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 C-2 Commercial Overlay Zoning District, because the proposed special use complements the retail space at the Building's street frontage, and a health club is a compatible use in the retail zoning districts; and

WHEREAS, adequate measures have been taken to provide ingress and egress in a manner that minimizes pedestrian and vehicular traffic congestion in the public ways, in that the front and rear exits of the building will be maintained and the interior spaces will be connected by a corridor; and

WHEREAS, the parking impact of the proposed increase in space available for a health club use will be negligible, and the regular turnover of patrons and peak hours of operation may be slightly beneficial in terms of on-street parking adjacent to the site; and

WHEREAS, adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the special use already exist; and

WHEREAS, because the proposed special use will not change the appearance of the immediate vicinity, and will maintain the retail 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.”

NOW, THEREFORE, the Council of the Village of Winnetka do ordain 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 17.44.010(B)(1) and Chapter 17.56 of the Winnetka Zoning Ordinance, and subject to the terms and conditions hereinafter set forth, a special use is hereby granted to the Subject Property, commonly known as 552-554 Lincoln Avenue, 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 Definition Fitness, LLC, to use the northwest portion of the existing Building for a health club facility and adjoining office, as depicted in the First Floor plans presented in the Village Council’s agenda materials (the “Subject Premises”).

SECTION 3: The special use permit hereby granted is subject to the following terms and conditions:

A. The health club facility that is currently illegally operating in the northeast portion of the Building (“Illegal Health Club”) shall cease operation no later than the date that Definition Fitness, LLC, takes possession of the Subject Premises.

B. Notwithstanding the foregoing, nothing in this Ordinance shall be construed either as granting permission for the continued operation of the Illegal Health Club or as a waiver of any enforcement action against the owner of the Building or the operator of the Illegal Health Club.

C. The special use permit granted by this Ordinance shall not be transferable and shall expire in the event that Definition Fitness, LLC, does not take possession of the Subject Premises within 30 days after the passage of this Ordinance, closes its business, or relocates.

SECTION 4: The stipulations, conditions and restrictions set forth in the foregoing Section 3 of this Ordinance may be modified or revised from time to time by the Village Council following public notice and hearing, following the procedures specified in Section 17.56 of the Winnetka Village Code for processing special use applications.

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 posting as provided by law.

PASSED this ___ day of _____, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ___ day of _____, 2012.

Signed:

Village President

Countersigned:

Village Clerk

Introduced:

Posted:

Passed and Approved:

Posted:

David G. Spak

Attorney at Law

One Northfield Plaza
Suite 470
Northfield, Illinois 60093
847-441-3234
Fax: 847-441-3235
E-Mail: spaklaw@gmail.com

April 23, 2012

**By Email – MD'onofrio@winnetka.org
and AKlaassen@winnetka.org**

Michael D'Onofrio
Ann Klaassen
Department of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

Re: Special Use Permit Application – 552-54 Lincoln Avenue, Winnetka, Illinois

Dear Mr. D'Onofrio and Ms. Klaassen:

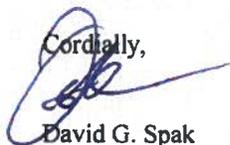
This letter shall constitute my request, on behalf of my client, Definition Fitness LLC/Dan Deitch, that the Winnetka Village Council dispense with the introduction of the ordinance by which my client would be granted a special use permit for the operation of a fitness studio/health club at a portion of the property located at and known as 552-54 Lincoln Avenue, Winnetka (the "Property").

We make our request based on (a) the unanimous approval of the application at the Zoning and Plan Commission levels in March, 2012, (b) precedent for approval of a similar special use permit under Ordinance No. M-8-2006 at another location on Lincoln Avenue, and (c) the knowledge that, with Village approval, my client has been operating for some time now at the Property, though not in the intended space at the Property. Given that my client and the owner of the Property have been in agreement over the terms of their intended lease for some time, we are anxious to complete the final step – final approval of the ordinance – necessary for my client and the owner to sign the new lease and have my client move its location within the Property.

We seek to have the ordinance approved at your earliest opportunity. We hope that this will be at the next Village Council meeting on May 1, 2012 or as expeditiously as possible thereafter. If this is feasible, please have your attorneys prepare the proposed ordinance and forward it to me for a brief review.

I look forward to working with you on this matter.

Cordially,



David G. Spak

DGS/

copies to:

Dan Deitch
Walter Deitch
Phillip E. Couri, Esq.



CASE NO. 12-06-SU

APPLICATION FOR SPECIAL USE

Name of Applicant Reintron Fitness LLC

Property Address 552-54 Lincoln Avenue

Home and Work Telephone Number Don Deitch - 847.271-4077

Fax and Email 866-542-1261; vdeitch@dykema.com

Architect Information: Name, Address, Telephone, Fax & Email N/A

Attorney Information: Name, Address, Telephone, Fax & Email

David G. Spak, One Northfield Plaza, Suite 470, Northfield, IL 60093; 847-441-2234; 847-441-3235; dsplaw@gmail.com

Date Property Acquired by Owner Tenant February 1, 2012

Nature of Any Restrictions on Property None

Explanation of Special Use Requested Operation of a fitness studio/personal training facility

OFFICE USE ONLY

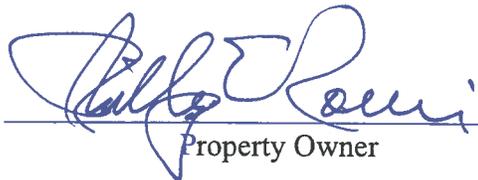
Special Use Requested under Ordinance Section(s) _____

Staff Contact: _____ Date: _____

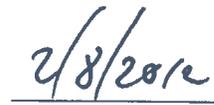
Explain in detail how the proposed Special Use meets the following standard. Under the terms of the Zoning Ordinance, no Special Use Permit shall be granted unless it is found:

1. That the establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
2. That the Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. That the establishment of Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided; and
6. That the Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.

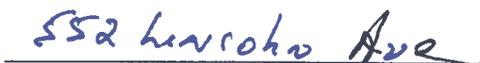
Respectfully Submitted,

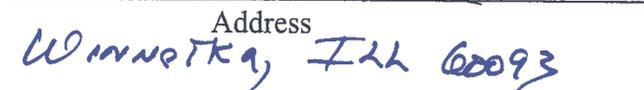


Property Owner



Date



Address


David G. Spak

Attorney at Law

One Northfield Plaza
Suite 470
Northfield, Illinois 60093
847-441-3234
Fax: 847-441-3235
E-Mail: spaklaw@gmail.com

February 8, 2012

By Personal Delivery

Michael D'Onofrio
Department of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

Re: Special Use Permit Application – 552-54 Lincoln Avenue, Winnetka, Illinois

Dear Mr. D'Onofrio:

This letter, together with the enclosures herewith, shall constitute my client's (Definition Fitness LLC/Dan Deitch) application for a special use permit for the operation of a fitness studio/health club at a portion of the property located at and known as 552-54 Lincoln Avenue, Winnetka (the "Property").

My client believes that the proposed special use conforms with the Village's standards pursuant to the Village Zoning Code, specifically as follows:

1. The establishment, maintenance, and operation of the proposed special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. In fact, the use is similar to another health club facility granted a special use permit under Ordinance No. M-8-2006 at another location on Lincoln Avenue. Health clubs generally seek to promote public health, comfort and the general welfare through wellness, fitness and similar programs.

2. The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity. Definition Fitness will enhance the value of the Property by occupying a previously vacant portion of the Property. It likely will enhance the values of other properties in the vicinity through the increased pedestrian and vehicular traffic in the downtown shopping district. As it is an interior space, there will not be any adverse impact on the use and enjoyment of other property in the immediate vicinity.

3. The establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern because there will be no change to the exterior of the Property, other than signage which will otherwise comply with applicable codes and requirements, and there will be minimal improvements required in the portion of the Property being occupied, none of which have any impact beyond the Property.

4. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways because members, guests, customers and staff of the applicant will be able to avail themselves of (a) building entrances in front and in the rear of the building and (b) ample public parking in the immediate vicinity on Lincoln Avenue and in the municipal lot to the north. Additionally, as the business is personalized fitness and training, my client anticipates that there will not be more than four (4) to five (5) members/customers in the facility at any one time, with peak activity being early in the morning and from mid-afternoon on, when area retail operations generally are not as active.

5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use already exist. No improvements to the Property are necessary or contemplated.

David G. Spak

Attorney at Law

Mr. Michael D'Onofrio

February 8, 2012

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6. The special use will, in all other respects, conform to the applicable Village regulations, codes, and ordinances.

7. The proposed special use at the Property will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses of a comparison shopping nature. We expect that many of our members/customers will visit neighboring stores and shops both before and after their fitness sessions.

8. There is no change to the frontage of the Property, so there is no change to or interruption of access or visibility of any other properties.

9. The proposed special use will provide for signage and lighting similar in nature and compatible with comparable retail uses and will comply in all respects with applicable Village code requirements. There are not any exterior display windows or facades.

10. The special use will be adjacent to the pedestrian walkway in the rear of the Property. Please see our business plan attached for our planned hours of operation, which are consistent with similar businesses in the surrounding area and neighboring retail operations.

11. The proposed location and operation of the proposed special use will not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses, both because of the ample public parking on Lincoln Avenue and in the municipal lot, and because of the easy pedestrian access on both sides of the building. Further, the hours my client estimates it will be busier should correspond with hours other retail operations tend to be less busy (early morning, late afternoon and evenings).

Definition Fitness plans to operate between the hours of 6:00 AM to 10:00 PM, Monday through Friday. Weekend hours are to be determined. We estimate that no more than six (6) members/customers will be at this location at any one time, all under the supervision of certified fitness training staff.

The following shall constitute Definition Fitness's traffic and parking study.

- A. Project Description: Fitness studio/Personal training facility.
- B. Study Area: Immediate area surrounding 552-554 Lincoln Avenue. We expect minimal traffic impact, in part because the premises exist and are located in the back of the building. Members/customers will park in the Municipal lot to the north of the Property or using available street parking. Additionally, some members/customers will access the Property via pedestrian walkways, as the footpath along and above the railroad tracks to the rear of the Property provides ideal access.
- C. The premises contain approximately 1,100 square feet.
- D. Peak Traffic Hours: We expect our busiest hours to be early morning (until 10:00 AM) and from mid-afternoon until close.
- E. There are no driveways associated with the business.

David G. Spak
Attorney at Law

Mr. Michael D'Onofrio
February 8, 2012
Page 3

- F. Traffic signal phasing and timing are not relevant. We do not believe the amount and flow of traffic will have any material impact on existing traffic patterns.

Lastly, I am enclosing the following documents as required pursuant to your application packet:

- A. Evidence of standards compliance (this letter above);
- B. Proof of ownership, including the names and addresses of the beneficial owners and a certified copy of the title-holding trust agreement;
- C. Traffic and parking study (see above);
- D. Plat of Survey and Floor Plan;
- E. Completed Design Review Board Application signed by the Property owner/agent; and
- F. Filing fee of \$935.00 payable to the Village of Winnetka.

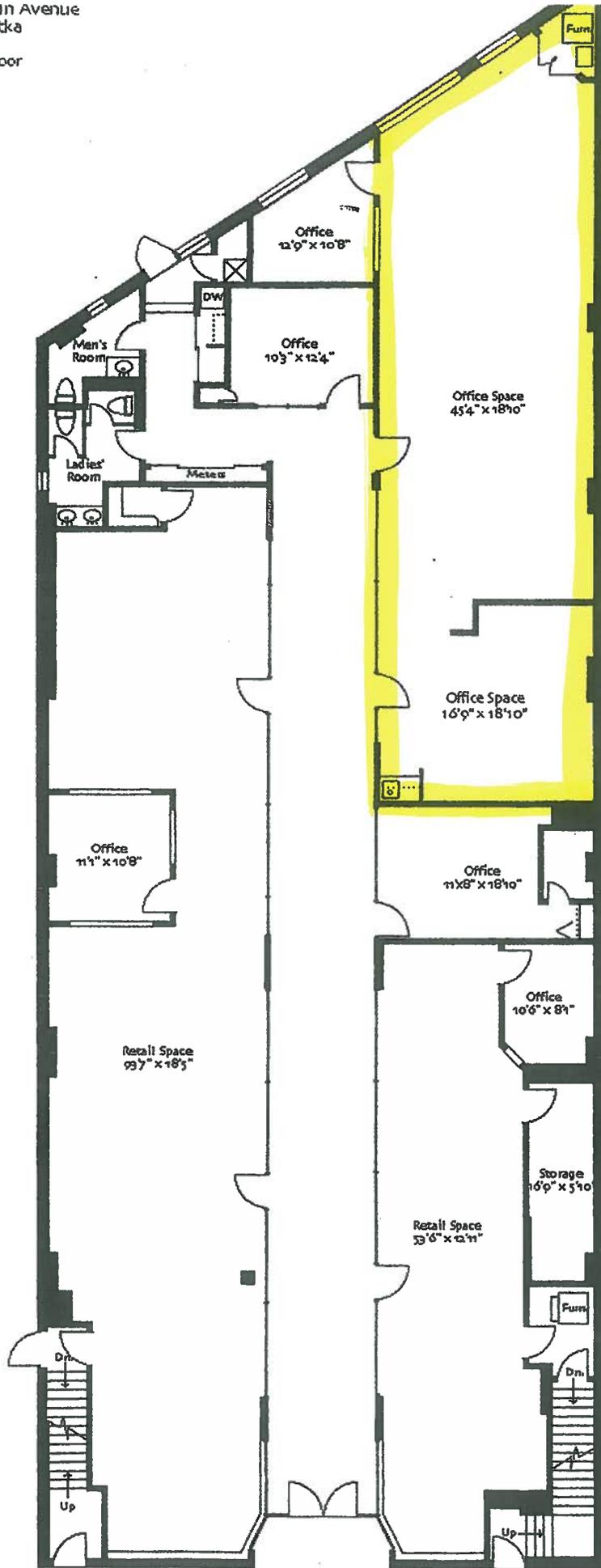
The Lot Coverage and Gross Floor Area Calculation Worksheets do not apply, nor does the exterior elevations, as no change is planned.

I look forward to working with you on this matter.

Cordially,

David G. Spak

DGS/
copies to: Dan Deitch
Walter Deitch
Phillip E. Couri, Esq.

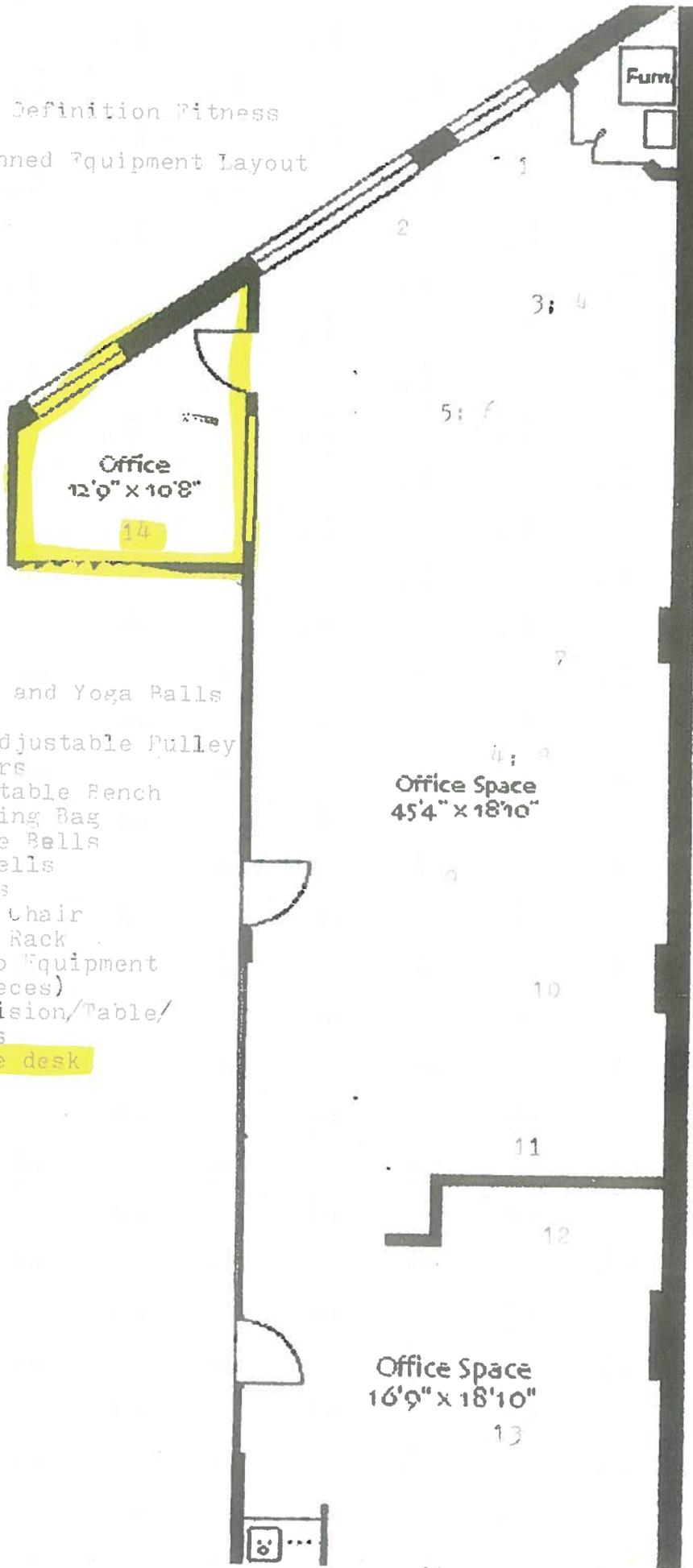


 SUBJECT SITE

Measurements are approximate. Room sizes are rounded to the nearest foot. Information is not guaranteed. Drawing is illustrative, not for structural purposes.

RECEIVED
MAR - 8 2012
BY: _____

Definition Fitness
Planned Equipment Layout



1. Bosus and Yoga Balls
2. Ropes
3. Dura/Adjustable Pulley
4. Mirrors
5. Adjustable Bench
6. Punching Bag
7. Kettle Bells
8. Dumbbells
9. Risers
10. Roman Chair
11. Squat Rack
12. Cardio Equipment
(3 pieces)
13. Television/Table/
Chairs
14. Office desk





VILLAGE OF WINNETKA

Incorporated in 1869

March 28, 2011

NOTICE OF VIOLATION

Sylvia Knilans
Body in Power
1113 Brent Road
Northbrook, IL 60062

CERTIFIED MAIL

RE: 554 Lincoln Ave.

Dear Ms. Knilans:

I am contacting you concerning the operations of Body in Power at 554 Lincoln Avenue. I recently received a complaint concerning the business. As a result I went by the facility and based on a visual inspection it appears as though you are operating a fitness training facility, which falls under the category of a health club under the Village's Zoning Ordinance. A health club is only allowed as a Special Use.

I have to admit to being somewhat taken aback by the use occurring at 554 Lincoln in light of earlier conversations and correspondence which we had concerning Body in Power. On January 12, 2011 we met in my office along with Assistant Community Development Director Brian Norkus, Jim Sayegh of the Galleria (a potential landlord for your business), Terry Dayson of the Chamber of Commerce and me. The purpose of the meeting was to determine whether Body in Power would from a zoning standpoint, be considered a permitted use (as in retail sales) or if it would be defined as a Special Use and thereby require a Special Use Permit. In that meeting you described Body in Power, not as a personal training facility, or health club, but rather a retail establishment selling products that enhance an individual's health and wellness.

At the conclusion of the meeting you were informed that what you described would be considered a retail business and permitted by right. However, at the conclusion of our meeting I asked you to put in writing issues that we had discussed, including services to be provided, products to be sold, staffing patterns and hours of operation. Subsequently, in a letter dated January 18, 2011 you described the business model for Body in Power (see attached). I followed up with you in a phone conversation on February 21, 2011 and informed you that based on the letter the proposed use was permitted.

I understand that you never signed a lease for space in the Galleria building. However, I did have a subsequent conversation with Hedi Ziomek of @properties who was leasing the space at 554 Lincoln and informed her of our earlier conversation and your business model letter, which I forwarded to her. That was the last conversation or correspondence I had until receiving a complaint concerning Body in Power.

510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034
Public Works (847) 716-3568 Water and Electric (847) 716-3558 www.villageofwinnetka.org

554 Lincoln
March 28, 2011
Page 2 of 2

What you described in your letter and what I observed at 554 Lincoln Ave. are very different things. I saw no products for sale either food stuffs, fitness apparel, journals or home exercise equipment; rather I saw exercise equipment used for on site training and signs in the window advertising for personal training. Our conversations and your Jan. 18th letter described a retail facility and what is actually taking place is not a retail facility, but rather uses associated with a health club.

As Zoning Administrator, based on what I have seen at 554 Lincoln Ave, Body in Power is not a permitted use, but rather falls under a health club use and is permitted by a Special Use only. Based on this determination, the use of 554 Lincoln is in violation of Section 17.44.020 of the Village Code. If steps are not taken to correct this situation by April 11, 2011 you will be cited for being in violation of the above referenced section of the Village Code.

Thank you for your prompt attention concerning this matter. If you have any questions I can be reached at 847.716.3526 or by email at mdonofrio@winnetka.org.

Sincerely,

Michael A. D'Onofrio
Director of Community Development

Cc: Heidi Ziomek, @properties

**WINNETKA ZONING BOARD OF APPEALS
MARCH 12, 2012**

Zoning Board Members Present: Scott Myers, Acting Chairman
Mary Hickey
Joni Johnson
Bill Krucks
Carl Lane
Jim McCoy

Zoning Board Members Absent: Joe Adams

Village Staff: Michael D’Onofrio, Director of Community
Development

Agenda Items:

Case No. 12-06-SU: 552-554 Lincoln Ave.
Definition Fitness, LLC
Special Use Permit:
To permit a health club facility

**Minutes of the Zoning Board of Appeals
March 12, 2012**

Call to Order:

Chairman Adams called the meeting to order at 7:31 p.m.

Approval of Minutes:

Chairman Myers asked if there were any comments or corrections to be made to the February 12, 2012 meeting minutes.

Ms. Johnson stated that she submitted her changes to Mr. D’Onofrio via email.

Chairman Myers asked if there were any other comments or corrections. No additional comments or corrections were made at this time. He then asked for a motion.

A motion was made by Mr. Lane and seconded by Mr. McCoy to approve the minutes and findings from the February 12, 2012 meeting. A vote was taken and the motion was unanimously passed.

552-554 Lincoln Ave., Case No. 12-06-SU, Definition Fitness, LLC, Special Use Permit to Permit a Health Club Facility

Mr. D'Onofrio read the public notice. The purpose of this hearing is to hear testimony and receive public comment regarding a request by Definition Fitness LLC, concerning a Special Use Permit in accordance with Section 17.56 of the Winnetka Zoning Ordinance to permit a health club facility at 552-554 Lincoln Ave.

Chairman Myers swore in those that would be speaking on this case.

Dave Spak, One Northfield Place in Northfield, stated that he would be presenting the request to the Board on behalf of the applicant, Definition Fitness LLC and the owner, Dan Deitch. He stated that they are presenting an application for Special Use for Definition Fitness.

Chairman Myers stated that the Board has the packet of materials and information concerning the request and asked Mr. Spak to describe the request.

Mr. Spak stated that there would be one-on-one training and that it would be small group training with an average of two to three people in the facility at one time. He stated that there would be an open layout which would provide more functional training. Mr. Spak stated that with regard to traffic, there would only be a small handful of people there and estimated it being one to three people an hour which included weekdays and weekends. He also stated that with regard to parking, he estimated a use of two to three parking spaces at the most. Mr. Spak indicated that on certain days, there may be four or five parking spaces being used, but that the average would be two or three parking spaces being used.

Chairman Myers questioned the hours of operation.

Mr. Spak stated that the hours of operation would be weekdays from 5:00 a.m. to 2:00 p.m. He stated that they would then be closed for an hour or two and resume at 3:00 or 4:00 p.m. until approximately 8:00 p.m. Mr. Spak then stated that on weekends, the hours would begin at 7:00 a.m. and end at approximately 2:00 p.m. He added that Saturdays tended to be busier.

Ms. Johnson noted that in the application and the agenda report, the hours of operation are listed as 6:00 a.m.

Mr. Spak stated that while that is correct, there were a handful of people who came in at 5:15 or 5:30 a.m. and that they changed the hours of operation to begin at 5:00 a.m.

Chairman Myers asked if the business is currently in use.

Mr. Spak responded that is correct.

Ms. Johnson asked if they had been operating for the past year.

Mr. Spak responded that is also correct.

Mr. Deitch informed the Board that if the special use permit is granted, they planned to move within the building, to another space at the back of the building. He stated that they are basically acting at the sufferance of the Village until the special use is activated. Mr. Deitch stated that the prior owner (Ms. Sylvia Knilans) of the business (Body in Power) who is operating the business without a special use would be out of the picture.

Mr. D'Onofrio stated that he would like to clarify for the Board that Mr. Deitch took over from the previous owner, and they had a long conversation with regard to moving in the back of the space prior to the issuance of the special use permit. He stated that it was agreed upon, that Definition Fitness would be allowed to continue to operate in the front space of the building pending consideration of the special use permit application and that if it was granted the business could then relocate to the back of the building. Mr. D'Onofrio stated that if the special use is not granted, they would be out of business at this location. He informed the Board that he felt that it would be presumptuous on his part to inform the applicant that he would be allowed to move to the back of the building, prior to consideration of the special use permit application.

Ms. Johnson questioned whether Body in Motion has been in operation even after the litigation.

Mr. D'Onofrio confirmed that is correct.

Mr. Spak stated that at the most, there would be two trainers and maybe one or two other people there. He then stated that there may be four or five people there at a time at the most.

Ms. Johnson asked Mr. Deitch if he owned any other facilities.

Mr. Deitch responded that he did not.

Mr. McCoy asked Mr. Deitch if he is a personal trainer.

Mr. Deitch responded that he is and that he worked for the previous owner. He stated that he continued to work with the existing customers who paid money for services. Mr. Deitch then added that they have done pretty well.

Ms. Hickey stated that she stopped by the facility today and asked what the plans for the front space were. She then referred to it being a nutrition store.

The applicant stated that it is hearsay at this point.

Mr. D'Onofrio informed the Board that a nutrition store is proposing to move into this space. He also stated that there is a different operator of the nutrition store and that it is a retail facility. Mr. D'Onofrio stated that while the Definition Fitness and the nutrition store would be complementary, they would be a totally separate business.

Mr. Deitch stated that they realize that they are not a retail use. He then stated that if their business is allowed to move, the front space could revert back to a retail use.

Ms. Johnson questioned who were the property owners and if the property owners were aware of this.

Mr. D'Onofrio stated that it is owned by Bartnell, Ltd which is owned by local attorney, Phillip Couri, Sr. and his partner, Phil Prassas. He informed the Board that they have owned the building for many years.

Ms. Johnson stated that if the request went through the two spaces on the south side of the building would be vacant for right now.

The applicants responded that is correct.

Chairman Myers asked if there were any other questions. No additional questions were raised by the Board at this time.

Mr. D'Onofrio stated that he would provide a brief explanation to the Board concerning permissibility of health club facilities. He stated that the subject property is located in the retail overlay district. Mr. D'Onofrio stated that even though it is behind the 50 foot setback line of the Overlay District, Definition Fitness would still be required as a special use in that health club facilities are only allowed as special uses anywhere in the C-2 Commercial District, the Overlay District notwithstanding. He indicated that the Board has had a number of these cases (health club facilities) before and that some of the Board members have been involved while others have not. Mr. D'Onofrio stated that in the packet of information, additional detail was provided on a facility called Fitness Together which is located a couple of doors south and which is a very similar setup.

A Board Member asked Mr. Deitch how is the [parking?] in the back in the lot to the north.

Mr. Deitch responded that there is ample parking in that location.

Ms. Johnson indicated that she is sure that there is street parking as well.

Mr. Deitch confirmed that is correct and that it is less than half a block.

Mr. Lane asked if the applicant's clientele was primarily Winnetka residents.

The applicant responded that some are from Winnetka and that others are from Wilmette and Glencoe.

Chairman Myers asked if there were any other questions. No additional questions were raised by the Board at this time.

Ms. Hickey stated that she went by the property today and that there was activity and great energy. She stated that as everyone is aware, the Winnetka Galleria is pretty vacant and that in granting the special use, they would be leaving the storefront space and moving to the rear of the building which would contribute greatly to the neighborhood and the businesses. Ms. Hickey stated that she would be in favor of the request.

Mr. McCoy informed the Board that he walked behind the building every morning where the space used to be and that he is sorry to say that he did not realize that they had moved it toward the front. He stated that he did not really see an issue with it.

Mr. Lane stated that the number of employees and people working out there is pretty minimal and that he did not see parking being an issue. He also stated that while the applicant did not get a professional parking and traffic study, he believed that the testimony is accurate and that those people who would be working out there would go get coffee and benefit the retail area. Mr. Lane stated that it is better than the space being vacant and that he did not see the use being detrimental and that he did not see parking being an issue.

Ms. Johnson stated that she agreed with the comments made.

Mr. Krucks stated that he did not see any issues or concerns.

Chairman Myers stated that the Board would now refer to Ms. Hickey to make a motion and noted that the Board did not have final authority on the request and that they would be making a recommendation to the Village Council.

Ms. Hickey moved to recommend to the Village Council approval of the special use request based on the following standards:

- that the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare, being that a health club facility is the type of use commonly found in a commercial business district;
- that the special use will not either substantially diminish or impair property values in the immediate vicinity or be substantially injurious to the use and enjoyment of land in the immediate vicinity for uses permitted by right in that zoning district, in that it will result in an improvement to a currently vacant commercial space and the use of that space is consistent with other uses in the vicinity;

- that the special use will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district, being that the proposed use will occupy an existing building;
- that adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways, in that testimony was provided stating the few patrons at any time would be using the facility and that peak hours of operations and different from those of the surrounding retail facilities;
- that adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the special use currently exist; and,
- that the special use in all other respects conformed to the applicable zoning regulations and other applicable Village ordinances and codes.

The motion was seconded. A vote was taken and the motion was unanimously passed, 6 to 0.

AYES: Hickey, Johnson, Krucks, Lane, McCoy, Myers
NAYS: None

Adjournment

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Antionette Johnson

**WINNETKA PLAN COMMISSION
EXCERPT OF MEETING MINUTES
MARCH 28, 2012**

Members Present: Becky Hurley, Chairperson
Jan Bawden
Jack Coladarci
Chuck Dowding
Paul Dunn
John Golan
Louise Holland
John Thomas

Non-voting Members Present: Gene Greable

Members Absent: Joni Johnson
Jeanne Morette
Susan Whitcomb

Village Staff: Brian Norkus, Assistant Director of Community
Development

Consideration of Special Use Permit Request by Definition Fitness LLC, 552-554 Lincoln Avenue, for Consistency with Village Comprehensive Plan

Alan Nathan introduced himself to the Commission and stated that he would be representing Dan Deitch who is the owner of Definition Fitness, LLC. He stated that they are applying for a special use for the fitness center and personal training facility. Mr. Nathan informed the Commission that there would be 1,100 square feet of space that they would be using the space in the rear of the building. He stated that there are generally six clients at a time in the facility and that it is not a big health club, but a little personal fitness place. Mr. Nathan informed the Commission that the applicant is currently operating in the front of the premises with the permission of the Village pending the special use application. He noted that the hours of operation are from 6:00 a.m. to 10:00 a.m. Monday through Friday and weekends to be determined.

Mr. Deitch confirmed that the hours of operation are 5:30 a.m. to 2:00 p.m. on weekdays with hours on Saturday and Sunday from 7:00 a.m. to ____.

Mr. Nathan stated that the request met the requirements of a special use permit including being consistent with the area and character. He stated that adverse effects would be minimized and

that there is no danger to the public, health, safety, comfort, morals and welfare of the Village. Mr. Nathan also stated that there would be no negative impact on the area in that there is parking available and that it would be healthy for the clients to walk the distance. He described the use as a very low intensive use which conformed to all regulations, ordinances and laws. Mr. Nathan then asked the Commission if they had any questions.

Mr. Greable asked what is the normal amount of time for patrons to spend in the facility.

Mr. Deitch responded 45 minutes to an hour.

Mr. Greable stated that if they park on the east side of the street, is there one hour parking.

Mr. Deitch stated that most of the time, the customers would park on the street.

Mr. Greable asked if they are also recommending that the customers use the parking lot.

Mr. Deitch confirmed that is correct.

Mr. Greable suggested that Steve Saunders talk to the applicant with regard to parking since he signed off on all parking. He indicated that he did not think that the request would be a problem and that he put a lot of trust in Mr. Saunders. Mr. Greable stated that if Mr. Saunders says the request is fine, he would have no problem with it.

Mr. Norkus informed the Commission that Mr. Saunders has not reviewed the application and that the parking study which is normally required was waived based on it being small and since there would be a negligible impact on this area. He noted that is the conversation that Mr. D'Onofrio had with Mr. Saunders.

Chairperson Hurley asked what are the hours of operation.

Mr. Deitch stated that the hours would be by appointment and would normally be from 5:30 a.m. to 2:00 p.m. and then from 4:00 p.m. to 8:00 or 9:00 p.m. He stated that on the weekends, the hours of operation would be from 7:00 a.m. to 2:00 p.m. and that there would be between five and six people there at the most at one time.

Mr. Golan asked if there were other trainers.

Mr. Deitch stated that there is a part time trainer and that he is the owner.

Mr. Coladarci stated that he is curious in that the prior facility made the jump from retail to a health club and asked what was the problem with that.

Mr. Norkus stated that he would provide the Commission with a concise explanation. He informed the Commission that Ms. Knilans moved into the space and described her proposed use as a retail venture. Mr. Norkus stated that there is a zoning approval process for commercial

uses which entailed the user of the space giving a detailed description of the business and that the Village staff used that letter to determine that the request is consistent with the ordinance. He stated that the use was described as a retail business which concentrated on fitness-related merchandise and that when the business opened, it was not what was described to the Village and that a violation was issued. He then stated that after Ms. Knilans was issued a ticket, the applicant involved in the business was looking to take over and move into the rear location of the building as opposed to the front.

Mr. Coladarci asked if there was no denial of the use for this prior to Ms. Knilans.

Mr. Norkus stated that there was not. He noted that there was some discussion when the applicant asked whether it would be a good idea to move the business to the rear of the building prior to the evaluation of the request by the Zoning Board of Appeals and the Commission to bring it more into compliance. Mr. Norkus stated that the applicant was asked that not to do that because they thought it would be presumptuous of the Village staff to allow the applicant to move into the rear of the building without the Zoning Board of Appeals or the Commission and the Village Council reviewing the application first. He noted that if the request for a special use is denied by the Village Council, the business existing there would need to be terminated.

Chairperson Hurley stated that the overlay district used to extend 100 feet and was amended and shortened to 50 feet after recognizing that storefronts were too deep and narrow to be used efficiently. She stated that to allow this type of use in the rear of the building would be a nice setup for the rear use. Chairperson Hurley noted that there is a different fitness organization on the same block which made use of that setup. She also stated that there is a back door in the building. Chairperson Hurley then asked if there were any other questions.

Mr. Greable informed the Commission that James Sayegh called to say that he could not attend the meeting and that if he was here, he would express support for the special use permit.

Mr. Golan asked if the overlay district has to be retail.

Chairperson Hurley stated that is the idea to encourage pedestrian traffic and retail use.

Mr. Golan stated that a business like this in the front and to walk by other stores would be beneficial as opposed to it being located in the back of the building. He asked if that was addressed at some point.

Chairperson Hurley informed Mr. Golan that a couple of years were spent on the overlay district and that they do not want to start that process over. She stated that Mr. Golan's point is well taken. Chairperson Hurley then stated that the idea is to encourage in-and-out foot traffic and that some uses are better than others. She again asked if there were any other questions. No additional questions were raised by the Commission at this time. Chairperson Holland stated that the Commission would now review the findings.

Findings of the Winnetka Plan Commission Regarding Consistency of the 552-554 Lincoln Avenue Special Use Permit with the Village of Winnetka Comprehensive Plan

After considering the application, the Commission makes its findings as follows:

Chapter 11 - Vision, Goals and Objectives

1. The proposed special use is consistent with the Objective to "Ensure that commercial, institutional, and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood." [Village Character and Appearance: Objective #1 page 2-2].
2. The proposed special use is consistent with the Objective to "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 (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities)". [Growth Management: Goal; page 2-7].
3. The proposed special use is consistent with the objective to "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 [Growth Management: Objective #1; page 2-7].
4. The proposed special use is consistent with the Goal to "Provide for a wide range of office/service and retail commercial land uses and development within the existing business districts in the Corridor." [Green Bay Road Corridor: Commercial Development and Multiple Family Land Use Goals Objectives and Policies; page 54].
5. The proposed special use is consistent with the Goal to "Promote a strong community identity and opportunities to interact while building a healthy commercial tax base. Provide a broad range of goods and services so that Winnetka residents can satisfy most or their ordinary shopping requirements in the Village and so that nonresidents will come to the Village for specialty goods and services;" [Business Districts: Goals and Objectives and Recommendations; page 5-8].
6. The proposed special use is consistent with the objective to "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": [Business Districts - Objectives and Recommendations: Economic Vitality; page 5-8].
7. The proposed special use is consistent with the objective to "Ensure that new development does not decrease public parking supply, particularly on street parking that

supports retail use [Business Districts - Objectives and Recommendations: Commercial Development and Multiple Family Land Use page 5-10].

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the Winnetka Plan Commission finds that the proposed Special Use Permit application for the property at 552-554 Lincoln Avenue is consistent with the Village of Winnetka Comprehensive Plan.

Passed by a vote of eight in favor, none opposed and one non-voting.

Date: March 28, 2012

Chairperson Hurley then asked for a motion to adopt the resolution as being consistent.

Mr. Thomas made a motion for the approval of the special use request and to adopt the resolution as written. Mr. Golan seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Bawden, Coladarci, Dowding, Dunn, Golan, Holland, Hurley, Thomas
NAYS: None
NON-VOTING: Greable

Chairperson Hurley noted that with regard to finding no. 7, while the use will use parking to a degree, it is relative. She stated that it would be inconsistent if it presented a burden on the parking supply.

Mr. Dowding stated that a frame of reference would be if the facility was fully occupied.

Chairperson Hurley commented that is a good point.

Mr. Greable commented that the north parking lot would be a nice place to park.

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: April 25, 2012

SUBJECT: 1153 Asbury Ave. Landmark Nomination
Ordinance No. M-8-2012

On February 6, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate 1153 Asbury Ave. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 77.4 points, resulting in a “Significant” rating.

The LPC found 1153 Asbury Ave. satisfies the criteria for local landmark designation based upon a variety of factors, most significantly the home’s original design integrity and the unique use of the Cotswold subtype of Tudor Revival architecture. A report from the LPC is attached providing full details on all the categories considered by the LPC.

Pursuant to the recommendation of the LPC, Ordinance M-8-2012 designates 1153 Asbury Ave. as a Winnetka Landmark. Introduction of the ordinance requires the concurrence of a simple majority of the Council members present.

Recommendation:

Consider introduction of Ordinance M-8-2012, which would designate 1153 Asbury Ave. as a local landmark.

**AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE
WINNETKA VILLAGE CODE (1153 Asbury)**

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”) find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled “Landmark Preservation,” establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 1153 Asbury Avenue, Winnetka, Illinois (the “Subject Property”), is legally described as follows:

The West 50 Feet of Lot 11 in Block 11 in Lloyd’s Subdivision of Blocks 1 to 5 in Taylor’s Second Addition to Taylorsport in the West Half of the Northwest Quarter of Section 17 and the East Half of the Northeast Quarter of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is improved with a single family residence known as the Long House; and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (“Landmark Ordinance”) and notice duly published and sent, the Landmark Preservation Commission (“Commission”) held a public hearing on February 6, 2012, to consider the owner’s application for landmark designation and, applying the Village’s System for the Evaluation of

Landmarks to the information received into the record, gave the Long House an overall score of 77.4 points, resulting in a rating of Significant; and

WHEREAS, the Commission found the architectural type, style and period of the home, to be rare in that the Long House, which was constructed in 1928, is an unusual example of Tudor Revival architecture because of the use of the Cotswold style subtype and because of the unusual massing, stonework, front leaded glass ribbon bay window and heavy wooden beams above the windows and doors further add to the uniqueness of the home; and

WHEREAS, the Commission found the method of construction to be extremely rare in that: (a) the home is frame construction with an unusual stone veneer pattern in rows of irregularly shaped stone and the wood trim is painted brown and the stucco is buff colored with brown half-timbering on the side gables; (b) the wavy timbers on the side elevations form a distinctive aspect of the design; and (c) the slate roof forms an atypical steep side gable and the entrance is a polygonal bay that faces the southeast on a diagonal; and

WHEREAS, the Commission gave the building, which is situated on the north side of Asbury between Gordon Terrace and Euclid, a score of 4 points for being an established and familiar visual feature because the home's Tudor architecture is reflected in a large number of commercial buildings throughout the Village; and

WHEREAS, the Long Home was constructed in 1928, which resulted in a score of 3 points for age; and

WHEREAS, the Commission gave the building the maximum score of 5 points in the categories of design integrity, alteration of original site, and structural condition, as no structural alterations have been made to the Long Home, the only exterior alteration was the addition of a wood fence around the back yard and a black metal fence along the front and west side of the lot, and the home is in exceptional condition; and

WHEREAS, pursuant to the findings entered by the Commission at its February 6, 2012, meeting, and overall rating of the Long Home as significant, the six members who were then present unanimously found that the Long Home meets the criteria of the Landmark Ordinance due to its overall rating as Significant, and recommended that the Long Home be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the

best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish 1153 Asbury Street as a designated landmark, because of its Tudor Revival architecture, its originality and its excellent structural integrity and condition.

NOW, THEREFORE, the Council of the Village of Winnetka do ordain 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: The building located on the property at 1153 Asbury Avenue, having a permanent real estate index number 05-17-113-017-0000, and being known as the Long Home, is hereby designated a landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

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 posting as provided by law.

PASSED this ___ day of _____, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ___ day of _____, 2012.

Signed:

Village President

Countersigned:

Village Clerk

Introduced:

Posted:

Passed and Approved:

Posted:



REPORT ON PUBLIC HEARING FEBRUARY 6, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

*Joseph C. Long House
1153 Asbury Ave., Winnetka*

This report is an integral part of the February 6, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 1153 Asbury Ave. was rated a "Significant" property with a score of "77.4."

Architectural Type, Style & Period. The Long House was built in 1928 in the Tudor Revival style. The Commission felt that it is an unusual example of Tudor Revival architecture because of the use of the Cotswold style subtype. It is a unique example of the style because of the unusual massing, stonework, front leaded glass ribbon bay window, and heavy wooden beams above the windows and doors.

Based on these facts, the architectural type, style and period of the home were judged to be "rare," with a rating of "4."

Method of Construction. The Long House is frame construction with an unusual stone veneer pattern in rows of irregularly shaped stone. The wood trim is painted brown and the stucco is buff colored with brown half-timbering on the side gables. In addition to the unique stonework, the Commission found the wavy timbers on the side elevations to be a distinctive aspect of the design. The slate roof is a steep side gable, which is atypical for the Tudor Revival style where gables are usually front-facing. The entrance is a polygonal bay that faces the southeast on a diagonal.

With regard to rarity in method of construction, the home was judged to be "extremely rare" and therefore rated "5."

Association with a Historical Event, Person, or Cultural Activity. The Long House has had nine owners. Joseph C. Long commissioned the home and was the owner until 1935. Ownership of the

property changed several times between 1935 and 1966 when Mr. and Mrs. Eliot B. Spiess purchased the property. As the current owners, Mr. and Mrs. Spiess are the resident's most long-time owners.

With regard to association with a historical event, person or cultural activity, the Commission rated the home as a "0," no significant association.

Association with an Architect or Master Builder. The architect for the Long House was Howard Bowen; the builder was E. T. Leonard & Co. Mr. Bowen also designed The Chimneys building on Green Bay Road and Hill Terrace.

The Commission rated the home as a "1," "architect or builder identified but of no known importance."

Established or Familiar Visual Feature. The Long House sits on the north side of Asbury Ave. between Gordon Terrace and Euclid Ave. The Commission felt that because the Tudor style is reflected in a large number of commercial buildings throughout the Village that the Long house identifies with the entire Village. Therefore, the Commission rated the home as a "symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village," warranting a score of "4."

Originality. There have not been any structural alterations to the home. The only alteration was the replacement of the basement windows. Given the fact that there have been no major alterations, the Commission rated the home's alterations of design integrity as "excellent," warranting a score of "5."

Age of Structure. The Long House was constructed in 1928, therefore, the home warrants a score of "3."

Alteration of Surrounding Properties (View from Property). Several homes in the 1100 block of Asbury Ave. have been torn down and replaced with new homes. The home adjacent to the west was built in 1993 and a demolition permit was recently submitted for the property adjacent to the east. The Commission determined the existing conditions of the surrounding area to consist of "major alterations," which warranted a score of "0."

Alteration of Original Site (View of Property). The only alteration to the site was the installation of a wood fence around the backyard and a black metal fence along the front and west side of the lot. The Commission determined the condition of the site to be "original," which warranted a score of "5."

Structural Condition. The Commission determined the structural condition to be "exceptional," which warranted a score of "5."

Resolution

The Landmark Preservation Commission provides this recommendation of landmark status to the Joseph C. Long house at 1153 Asbury Ave. They were happy to recommend an example of the

Cotswold subtype of Tudor Revival architecture that maintains remarkable integrity. The Commission found the home to more than satisfy the criteria for local landmark designation.

Based upon these considerations and the System for Evaluation rating of “Significant,” with a score of “77.4,” the Commission unanimously voted to recommend that the Village Council designate the Joseph C. Long house at 1153 Asbury Ave. a local landmark.

Respectfully Submitted,

Louise Holland
Hugh Brower
Susan Curry
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	1	4
	-Rare	(4)		
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	(5)	10	50
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	1	0
	-State, County or Local	5		
	-None	(0)		
Association with an Architect or Master Builder	-National	5	1	1
	-State, County or Local	5		
	-Architect or builder identified but of no known importance	(1)		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	1	4
	-Symbol of a neighbor- hood or a conspicuous and familiar structure in the context of the entire Village	(4)		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 59
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT	SCORE
Alteration of (Originality) Design Integrity	-Excellent	(5)			
	-Good	4			
	-Fair	3	x	10	= 50
	-Poor	0			
Age of Structure	-pre-1900	5			
	-1900-1930	(3)	x	4	= 12
	-1931-1950	2			
	-1951 to present	1			
Alteration of Surrounding Properties (View from Property)	-Original	5			
	-Minor Alterations	3	x	4	= 0
	-Major Alterations	(0)			
Alteration of Original Site (View of Property)	-Original	(5)			
	-Minor Alterations	3	x	3	= 15
	-Major Alterations	0			
Structural Condition	-Exceptional	(5)			
	-Good	3	x	3	= 15
	-Fair	1			
	-Deteriorated	0			

Tier 2 Score 92
 (Add Above 5 Lines)
 Avg. Tier 2 Score 18.4
 (Divide Total by 5)

$$\begin{array}{rcl}
 \underline{59} & + & \underline{18.4} & = & \underline{77.4} \\
 \text{Tier 1 Score} & & \text{Avg. Tier 2 Score} & & \text{Total Score}
 \end{array}$$

Level of Significance

Total Points	Category
80-94	Unique
65-79	Significant
50-64	Important

**LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
FEBRUARY 6, 2012 MEETING**

Members Present: Louise Holland, Chairperson
Hugh Brower
Susan Curry
Laura Good
Anne Grubb
Beth Ann Papoutsis

Members Absent: Marilyn Garcia

Village Staff: Ann Klaassen, Planning Assistant

Review of Landmark Designation Application: 1153 Asbury Ave.

Eliot and Loretta Spiess introduced themselves to the Commission as the applicants.

Chairperson Holland informed the Commission that the Spiess have applied for landmark status.

Mrs. Spiess stated that in 1990 at the time the Village was doing a survey to consider landmark status for the property, they received a letter from the Historical Society asking if they were willing to have the home considered for landmark designation. She stated that they filled out the papers, but got busy and that they are now back 20 years later. Mrs. Spiess stated that the home was considered historical at that time and that it is still historical.

Mrs. Spiess informed the Commission that they have lived in the home for 45 years. She described the home as a Tudor Revival home and referred the Commission to photographs of the home. Mrs. Spiess stated that the home was built with stone and stucco, with wood on the dormers. She indicated that it is considered a bungalow and that it has three bedrooms and a bathroom upstairs with dormer windows. Mrs. Spiess stated that the wood has Tudor facing on it and stucco on the dormers and that the rest of the home is stone. She noted that the windows are all framed and that there are heavy wooden beams over the doors. Mrs. Spiess also stated that the windows on the front, side and entry way are all lead glass. She stated that the home was built in 1928 by architect Howard Bowen who did The Chimneys apartment building and described him as a well known architect. Mrs. Spiess stated that he started out to do things in the Village, but died at an early age.

Mrs. Spiess then stated that she did not bring any photographs of the inside of the home. She informed the Commission that downstairs, there are two bedrooms, a living room, kitchen, dining room and bathroom. Mrs. Spiess stated that the garage is an integral part of the home. She informed the Commission that there have not been any structural changes to the home from the original time of construction. She stated that in the past year they had glass windows put in the basement where they were rusted out. Mrs. Spiess then provided photographs to the Commission for their review. She stated that the windows on the sides and in the back were replaced.

Mrs. Spiess stated that she has a list of the property owners and that there have not been too many owners. She also stated that of the other homes in the neighborhood, many have been torn down and other changes have been going on. Mrs. Spiess noted that two of the other homes are older, one of which is condemned and that the other may be. She informed the Commission that their home is the oldest home in that part of the neighborhood.

Chairperson Holland commented that the most charming aspects of the Tudor style is that there are wooden beams on the side elevation and that the beams are wavy. She then thanked the Spiess' for their application. Chairperson Holland stated that is what the Commission is here for and that she appreciated the stewardship the owners have shown to the home. She stated that the Commission has to go through the evaluation of the landmark criteria and that any landmark nomination in Winnetka must be brought to the Commission by the property owners. Chairperson Holland noted that there would be no huge restriction and that landmark status is honorific in nature. She stated that the more they have, the more the community becomes aware of what they have. Chairperson Holland then asked if there are 37 landmarks.

Ms. Klaassen confirmed that this application is no. 28.

Mrs. Spiess noted that their email address had changed and asked the Commission if they had any questions.

Chairperson Holland stated that the Commission would go through the evaluation and the criteria for the system for evaluating landmarks. She stated that there are two tiers and that the first category under Tier 1 related to "Rarity - Architectural Type, Style and Period." The Commission rated this category as rare (4).

Chairperson Holland stated that the next category related to "Rarity - Method of construction and its application." The Commission rated this category as extremely rare (5). She stated that the next category related to "Association with a Historical Event, Person or Cultural Activity." The Commission rated this category as none (0). Chairperson Holland stated that the next category related to "Association with an Architect or Master Builder." The Commission rated this category as architect or builder identified, but of no known importance (1). She stated that the next category related to "Established or Familiar Visual Feature." The Commission rated this category as a symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village (4).

Chairperson Holland noted that the Tier One total is 14.

Ms. Klaassen informed Chairperson Holland that the Commission needed to decide between the two categories that they want to give the greatest amount of weight to.

The Commission determined that the greatest weight would be given to the “Rarity - Method of Construction and its Application” category and that the Tier One total is 59.

Chairperson Holland stated that the Commission would now review Tier 2. She stated that the first category related to “Alteration of (Originality) Design Integrity.” The Commission rated this category as excellent (5). Chairperson Holland stated that the next category related to the Age of the Structure. The Commission rated this category as 1900-1930 (3). She stated that the next category related to “Alteration of Surrounding Properties (View from Property).” The Commission rated this category as major alteration (0). Chairperson Holland stated that the next category related to “Alteration of Original Site (View of Property).” The Commission rated this category as original (5). She stated that the next category related to “Structural Condition.” The Commission rated this category as exceptional (5).

Chairperson Holland stated that the Tier Two total is 92 and that the average Tier 2 score is 18. She then stated that the Tier 1 score of 59 plus the Tier 2 average score of 18 equaled 77, which qualified the property as a significant landmark in the Village.

Chairperson Holland then asked for a motion to recommend to the Village Council the approval of 1153 Asbury Avenue as a landmark.

A motion was made by Ms. Grubb and seconded by numerous Commissioners to recommend landmark status for 1153 Asbury Avenue. A vote was taken and the motion was unanimously passed.

AYES: Brower, Curry, Good, Grubb, Holland, Papoutsis
NAYS: None



LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.

1. Property owner(s)' name(s)

Eliot B. and Loretta D. Spiess

2. Street Address 1153 Asbury Ave.

3. Property Identification Number (P.I.N.) 05-17-113-017-0000

(on your tax bill or can be requested from Community Development, Village Hall)

If available, please attach a plat of survey.

4. How long have you owned this property? 45 years

If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

see attached list

5. Date of construction, if known 1928

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."

Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect Howard Bowen
architectural firm _____
designer _____
and/or builder E. T. Leonard Co.

Do you have the original plans? NO

Is the property associated with an historical person or group? Please explain.

NO

Is the property associated with a notable historic event? If so, explain.

NO

2. Alteration History: Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.

If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. Hint: Building permit records at Village Hall are helpful)

no changes made to structure
3^{glass} windows - basement crawl space

If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. (Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)

Wood fence around back. Metal fence front

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

No

4. I (We) hereby certify that I (we) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): Eliot + LURETHA SPIESS

Signature(s) 

Date: 12/19/11

Phone  FAX  e-mail 

Please forward your completed nomination to:

**Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093**

WINNETKA LANDMARK PRESERVATION COMMISSION LANDMARK NOMINATION FORM
ANSWERS (December 19, 2011)

1. No known name
2. 1153 ASBURY AVENUE
3. Plot of survey attached. Real estate index number: 05-17-113-017-0000
4. Property owners: Eliot Bruce Spiess and Loretta Davis Spiess, 1153 Asbury Ave., Winnetka, IL 60093
Phone: (847)-446-4989
5. Family home (always)
6. Owned house for 45 years. Both Eliot and Loretta have been active in Winnetka.
7. Date of construction 1928
8. Architecture: (a) Tudor revival (Cotswald style) with heavy wooden beams above windows and doors.
Leaded glass windows in front. (See photos attached)
(b) unique example of style because of unusual massy stonework and front ribbon windows.
(Winnetka Historical & Architectural Survey, 4/25/90. See attached copy)
(c) Leaded glass windows, original slate roof.
No association with any historical event
Architect (g) Howard Bowen. Builder: E. T. Leonard & co.
(h) House is the only one of its style in the neighborhood
9. Alteration History: (a) No important changes to the house.
(b) Minor changes: 1) Three glass brick windows installed at basement crawlspace (supervised by
Karl Knobel & sons, Wilmette, in summer, 2011)
(2) Wood fence around backyard. Black metal fence, front and west side of lot.
(c) Several old houses in the 1100 block of Asbury Ave. have been torn down and replaced with larger
houses with various styles. The small house that had been on the adjoining lot to the west
(at 1157) was replaced with a larger wooden house about 15 years ago.
(d) Property is in excellent condition. Minor repairs to wooden trim were made by Karl Knobel & sons,
Wilmette, in summer, 2011.

We hereby certify that we are the owners of the property described above and wish to make application
for the designation of this property as a landmark by the Village of Winnetka.

Names: Eliot B. Spiess
Loretta D. Spiess

Signatures:

Date:

OWNERSHIP OF HOUSE AT 1153 ASBURY AVENUE, WINNETKA

(December, 2011)

<u>DATE</u>	<u>GRANTOR/ OWNER</u>	<u>GRANTEE</u>
1966	Robert L. Lewis & family	Eliot B. Spiess & family (current owner)
1962	Alvin T. Lien & family	Robert L. Lewis & family
1948	Dorothea B. Behneke	Alvin T. Lien & family
1944	Cont. Illinois Title & Trust Co.	Wallace & Dorothea Behnke
1943	Marion R. Lichstern	Cont. Illinois Title & Trust Co.
1939	Village of Winnetka	[Tax Sale, December 1]
1935	Joseph C. Long & family	Marion R. Lichstern
1928	Carl A. Hoest, owner of lot 11, built house	Joseph C, Long & family

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 4-18 1928

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 1/2 Story
and Basement frame & stone veneer residence, garage, etc.

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — LOT W50' of 11., Block 12.

Subdivision _____

STREET and NUMBER Lloyds.
1153 Ashway.

DIMENSIONS of BUILDING — Front 35'-0" feet. Depth 51'-0" feet. Height 22'-0" feet

NUMBER of ROOMS 8 + garage.

KIND of MATERIAL rougher stone.

OWNER Joe Long. Address Hubbard Wds.

TOTAL COST 14000⁰⁰

ARCHITECT Howard Bowen. Address _____

BUILDER E Leonard Co. Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER Harry Justice. Address _____

PLUMBER _____ Address _____

ELECTRICIAN Goldberg. Address _____

REMARKS _____

Application is also made for a **Certificate of Occupancy and Compliance** to be issued after the completion of the building.

_____ hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued 4-23 1928

Permit Number 2061

Fee 15.00

SIGNED E T Leonard

ADDRESS _____

ADDRESS 1153 AUBURN

HISTORIC NAME

TARGET AREA III

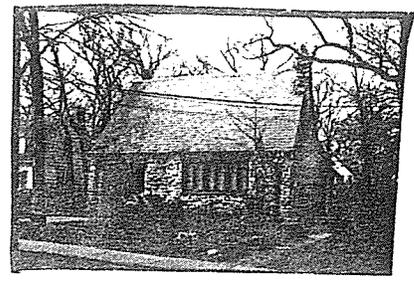
OTHER SURVEYS

COMMON NAME

DATE 4/25/90

LOCAL CRITERIA 4/6

SURVEYOR SB



(Building Outline Map)

Roll # 14 Photographer SB
Frame # 43 Date 4/25/90
Building facing S

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

- 1. Classification: Building Site _____ Structure _____ Object _____
Other (describe) _____
- 2. Original Use: RESID 3. Current Use: RESID
- 4. Status: Occupied Unoccupied _____ 5. Public or Private? Priv.
- 6. Open to Public? 7. Integrity: Unaltered _____ Altered _____ Unsure _____
- Work in Progress (describe) _____
- 8. Type of Alteration: Restoration _____ Rehabilitation _____ Remodeling _____
Addition _____ Building Sided? _____ Material _____
Building Moved (Date): _____ Orig. Location: _____
Describe Alterations, with dates: _____

ARCHITECTURAL INFORMATION

- 9. Architectural Style: TUDOR REVIVAL
- 10. Noteworthy Features: Stone
Window Coffers
- 11. Architect: Howard Bower 12. Builder: _____
Source of Information: _____
- 13. Date of Construction: c. 1928 Source: SB
- 14. Comments on Significance: UNIQUE EXAMPLE OF style

because of unusual massing, stonework & front ribbon window CONTRIB BLDG IN #. D

PHYSICAL FEATURES

15. Overall Shape or Plan: Rect
16. Stories: 1 1/2 Approx. Dimensions(see Sanborns): _____
17. Foundation (Material and Color): _____
18. Walls (Material and Color): rows of irreg shaped stone
19. Roof: Type GABLE Material Slate Original? Y
Pitch steep Color Grey
GABLE faces side rather than st, as is typical
20. Dormers? No., Location, Material: _____
21. Chimneys? No., Location, Material: 1-stone chimney on E side -
just before front door
22. Ornamental Trim (Material and Color): wood trim painted brown.
Buff colored stucco w/ brown 1/2 timbering on
side gables
23. Entrance(s) (Location and Description): entr on polygonal bay
faces SE - on diag - on E side of house
24. Porches: _____
25. Window Treatment: 3 pairs of diamond leaded casements
in a ribbon config set in a shallow bay
on front of house
26. Other: garage door flush w/ front wall

SITE INFORMATION

27. Landscape Description: Style _____
Ravine _____ Riparian _____ Other _____
- Noteworthy Features: _____
28. Landscape Architect: _____ Source of Info.: _____
29. Secondary Structures? _____ Type: Fence Wall _____ Coach House _____
Barn _____ Detached Garage _____ Greenhouse _____ Other _____
30. Relation to Streetscape: faces St



1966

Directions: _____

Address: _____

City: _____

County: _____

Style: _____

Roof: _____

Build: _____

Year: _____

Year Built: _____

Year Renov: _____

Year Demol: _____

Year Other: _____

Owner: _____

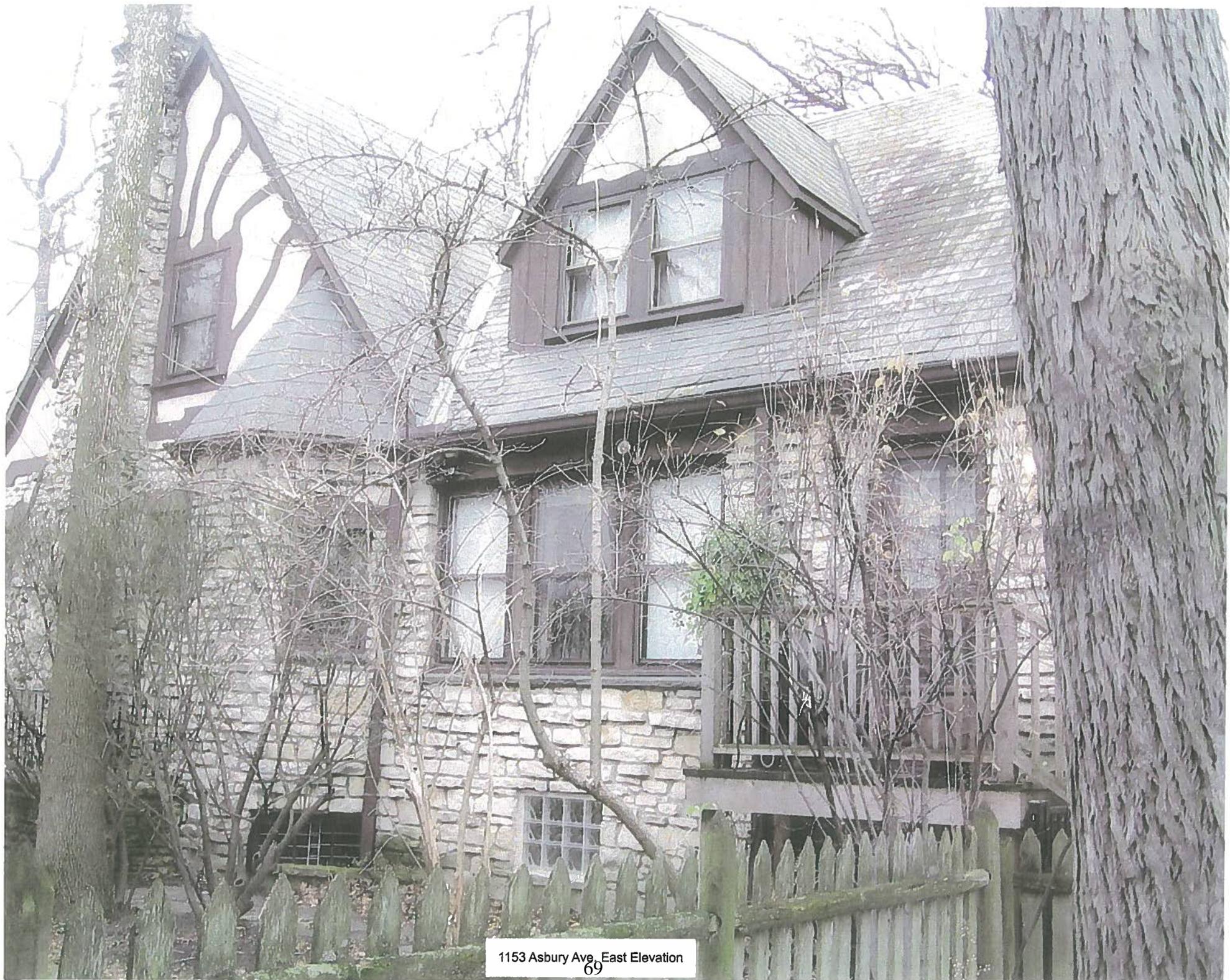
This listing is for _____

Use only _____

517



1153 Asbury Ave. Front
68



1153 Asbury Ave. East Elevation





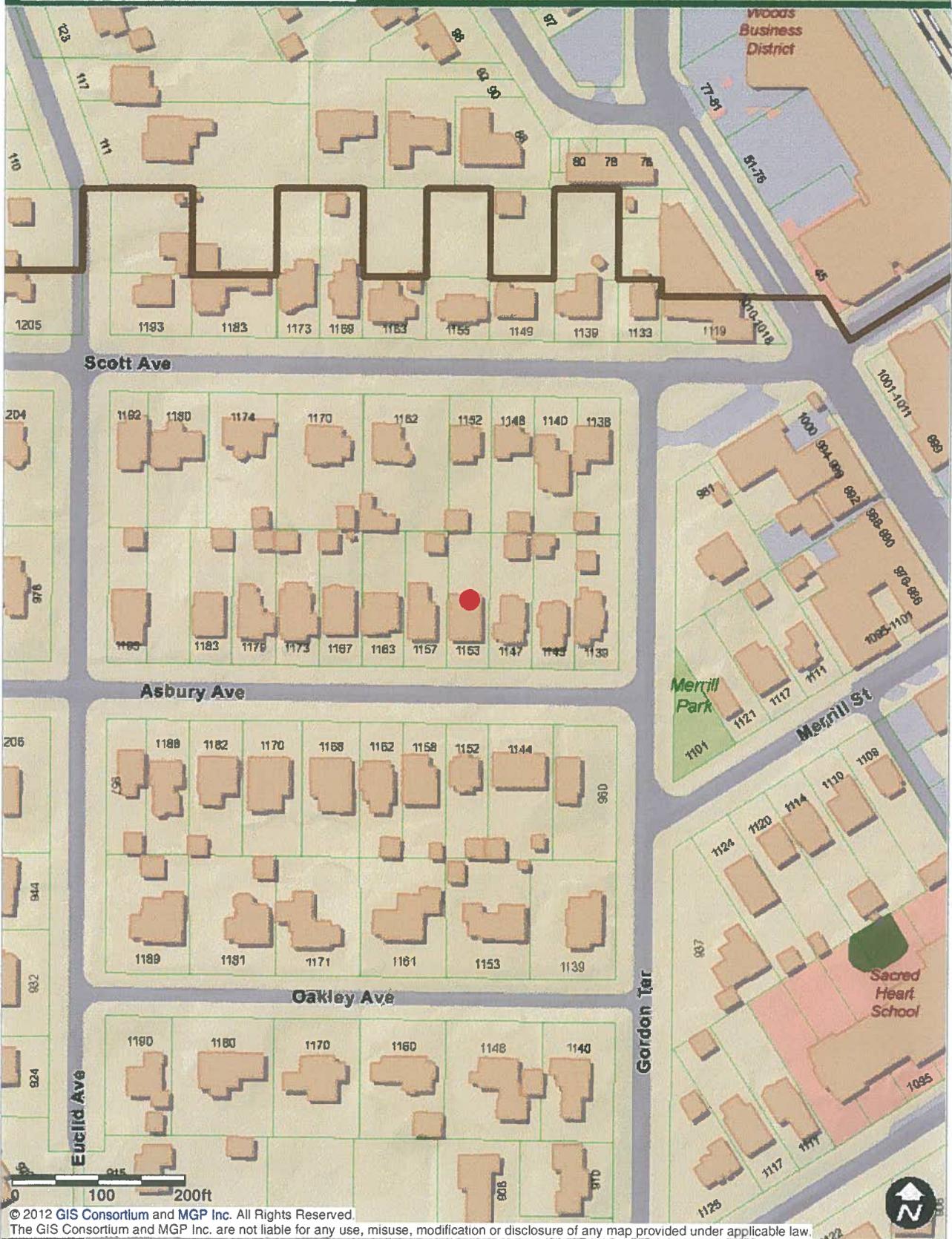


1153 Asbury Ave. West Elevation



MapOffice™

1153 Asbury Ave



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PAUL R. LEPAGE
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

March 14, 2012

Ms. Louise Holland
545 Oak St.
Winnetka, IL 60093

Hello Ms. Holland:

Luretta (alias "Mom") sent along the Winnetka Landmark Preservation ordinance and draft evaluation paperwork that you gave to her. It is fascinating to see how Winnetka handles such matters. The language of architectural and historical significance is similar across the country, making it a warm and familiar feeling to read the Winnetka material.

We have about eight cities and townships in Maine with their own Historic Preservation commissions (Certified Local Governments, so-called). I have worked with several of them for archaeological survey. But I have learned all the architectural history that I know by listening to National Register nomination presentation at our quarterly Commission meetings.

My wife (Martha) and I are quite pleased and satisfied that the 1153 Asbury house is on its way to being a Winnetka landmark. It was always "home," of course, but when we think about it, the exterior, windows, and much of the interior finish are intact.

Sincerely,

Dr. Arthur Spiess
Senior Archaeologist

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: May 11, 2012

SUBJECT: 715-725 Elm St. Landmark Nomination
Ordinance No. M-9-2012

On March 5, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate 715-725 Elm St. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 74.4 points, resulting in a “Significant” rating.

Although the meeting minutes and report from the Commission reflect one address, the landmark nomination covers the entire three-story building addressed as 715-725 Elm St. The LPC found the building satisfies the criteria for local landmark designation based upon a variety of factors, most significantly the building’s association with architect Edwin H. Clark and the excellent example of Tudor Revival architecture the building portrays in the commercial district. A report from the LPC is attached providing full details on all the categories considered by the LPC. The Commission is very excited to recommend landmark status for a widely recognized commercial building.

Pursuant to the recommendation of the LPC, Ordinance M-9-2012 designates 715-725 Elm St. as a Winnetka Landmark. Introduction of the ordinance requires the concurrence of a simple majority of the Council members present.

Recommendation:

Consider introduction of Ordinance M-9-2012, which would designate 715-725 Elm St. as a local landmark.

**AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE
WINNETKA VILLAGE CODE (715-725 Elm)**

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”) find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled “Landmark Preservation,” establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 715-725 Elm Street, Winnetka, Illinois (the “Subject Property”), is legally described as follows:

The West 50 Feet of Lot 11 in Block 11 in Lloyd’s Subdivision of Blocks 1 to 5 in Taylor’s Second Addition to Taylorsport in the West Half of the Northwest Quarter of Section 17 and the East Half of the Northeast Quarter of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is improved with a Commercial and residential mixed-use, Tudor Revival style building known as the “723 Elm Street Building” and was constructed in 1929 (“Building”); and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (the “Landmark Ordinance”) and notice duly published and sent, the Landmark Preservation Commission (“Commission”) considered the application at a public hearing on March 5, 2012, and, applying the Village’s System for the Evaluation of Landmarks to the information received

into the record, gave the Building an overall score of 74.4 points, resulting in a rating of Significant; and

WHEREAS, the Commission found the architectural type, style and period of the Building to be somewhat rare in that (a) the Building, which was constructed for Ayres Boal in 1929 as a speculative commercial and residential building, was designed by architect Edwin H. Clark in the Tudor Revival style and is capped by a side gable roof clad in slate tile; (b) the Tudor Revival style complements the prevailing style of adjacent residential building stock; and (c) the style of the building and its proximity to the rail line embodies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka*; and

WHEREAS, the Commission assigned the maximum of 5 points to the Building for its local significance, based on its association with Edwin H. Clark, who also designed the Winnetka Village Hall and a number of North Shore residences, as well as many civic and commercial structures, including the University Club in Evanston and Wilmette's Plaza Del Lago, and who had 17 of his buildings listed on the Chicago Historic Resources Survey; and

WHEREAS, the Commission found that the Building, which is situated on the north side of Elm immediately west of Arbor Vitae Park, merits a score of 4 points for being a neighborhood symbol or a conspicuous and familiar structure and for being an important part of the East Elm neighborhood, with its contribution to the Tudor Revival style in the district; and

WHEREAS, the Building was constructed in 1929, resulting in a score of 3 points for age; and

WHEREAS, the Commission gave the Building a rating of 4 points for design integrity, as only minimal alterations have been made to the exterior, and gave the Building the maximum score of 5 points in the categories of alteration of original Site and structural condition, as the only exterior alteration was the replacement of storefront windows, and the Building is in exceptional condition; and

WHEREAS, pursuant to the findings entered by the Commission at its March 5, 2012, meeting, the six members then present unanimously found that the Building meets the criteria of the Landmark Ordinance due to its overall rating as Significant, and recommended that it be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the

best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish the 723 Elm Street Building as a designated landmark, because of its Tudor Revival architecture, its excellent design integrity and its association with a prominent local architect.

NOW, THEREFORE, the Council of the Village of Winnetka do ordain 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: The property at 715-725 Elm Street, known as the 723 Elm Street Building and having a permanent real estate index number 05-21-100-009-0000, is hereby designated a Village of Winnetka landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

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 posting as provided by law.

PASSED this ___ day of _____, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ___ day of _____, 2012.

Signed:

Village President

Countersigned:

Village Clerk

Introduced:
Posted:
Passed and Approved:
Posted:



REPORT ON PUBLIC HEARING MARCH 5, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

723 Elm St., Winnetka Mixed-Use Building

This report is an integral part of the March 5, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 723 Elm St. was rated a “Significant” property with a score of “74.4.”

Architectural Type, Style & Period. Designed by architect, Edwin H. Clark, and constructed in 1929 as a speculative mixed-use building for Ayres Boal, 723 Elm St. was built in the Tudor Revival style and housed a combination of commercial and residential tenants. The three-story building is capped by a side gable roof clad in slate tile. The first floor consists of commercial spaces with offices on the second floor and residential units on the third floor. The Tudor Revival style complements the prevailing style of adjacent residential building stock. The 723 Elm St. building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line.

The Commission felt that the building is an important contributor to the ambience created in the 1920’s in Winnetka’s commercial districts. Though the Commission found the 723 Elm St. building to be an excellent example of the Tudor Revival style, it is not an unusual example as indicated by the use of the style throughout the Winnetka commercial districts.

Based on these facts, the architectural type, style and period of the building were judged to be “somewhat rare,” with a rating of “2.”

Method of Construction. The 723 Elm St. building is set on a concrete foundation with an exterior clad in a combination of wood, brick, half-timbering, and stucco. The first story of the Elm Street elevation is clad in wood with molded trim. The first story has three entrances; one main entrance holding a double-leaf wood door set within a wood surround with a molded cornice and brackets and two single-leaf wood doors set within canted entrance bays. The upper two stories of the Elm Street elevation feature brick laid in decorative herringbone and basket weave patterns, along with horizontal courses. Half-timbering also ornaments the upper stories. A projecting front-gabled bay

rises about the main entrance. Windows are a combination of single and paired openings that retain their original wood sashes in 6/1 and 4/1 configurations.

The east elevation faces Arbor Vitae Road. The first story has a series of three blind lancet arched windows. The second and third stories are finished in a combination of brick, half-timbering, and stucco. Window openings on the east elevation retain their 6/1 wood sashes. The west elevation is less ornate, as it is primarily visible along an alley. The southernmost bay features half-timbering and herringbone brick at the upper stories. The remainder of the west elevation has horizontally laid brick. Window openings also retain their original wood sashes.

Based on these facts, the Commission concluded that the method of construction was “somewhat rare” and therefore rated “2.”

Association with a Historical Event, Person, or Cultural Activity. The 723 Elm St. building was built during the 1920’s Prohibition and rumor has it that there was a speak easy in the basement of the building. Although the rumor hasn’t been substantiated, there is a concrete “stage” that remains in the basement.

With regard to association with a historical event, person or cultural activity, the Commission rated the building as a “0,” no significant association.

Association with an Architect or Master Builder. Edwin H. Clark designed the 723 Elm St. building. Clark was born on April 11, 1878 in Chicago. Clark studied chemistry at Yale University and graduated in 1900 before attending lectures at the Chicago School of Architecture (a program sponsored by the Art Institute of Chicago and the Armour Institute, now Illinois Institute of Technology) in 1902. The following year Clark began working as a draftsman with architect William Otis. Upon receiving his license in 1907, Clark and Otis became partners. The partnership lasted until 1920 when Clark went into partnership with Chester Wolcott. From 1924 to 1937 Clark practiced on his own and then formed a number of subsequent partnerships. Clark died at the age of 88 on January 20, 1967.

During his career Clark designed a number of North Shore residences as well as many civic and commercial structures. Some of Clark’s most notable works include the Winnetka Village Hall, the University Club in Evanston (1909), nine buildings for the Chicago Municipal Tuberculosis Sanitarium (1912), Hinsdale’s Municipal Building (1925), Wilmette’s Plaza Del Lago (1927), Manteno State Hospital (1931) and the Lake Forest Library (1931). Clark also designed a number of buildings for the Indian Hill Country Club, the North Shore Country Day School Gym (1924) and Administration Building (1926) and for the Chicago Park District (including the Lincoln Park Aquarium in 1922). Edwin Clark had seventeen of his buildings listed on the Chicago Historic Resources Survey, which was conducted in 1996. In addition to public buildings, Clark designed a number of residential buildings in Winnetka (approximately 63). One notable example is the Tudor Revival house at 1190 Westmoor Road.

Based on its association with architect Edwin H. Clark, the Commission rated the building as a “5” due to Clark’s State, County, and Local reputation.

Established or Familiar Visual Feature. The 723 Elm St. building sits on the north side of Elm Street immediately west of Arbor Vitae Park. The Commission found the building to be a familiar structure and an important part of the East Elm neighborhood with its contribution to the Tudor

Revival style of the district. Therefore, the Commission rated the building as a “symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village,” warranting a score of “4.”

Originality. Exterior alterations are limited to the replacement of storefront windows, which likely occurred in 1965. The lobby, first floor commercial spaces, and portions of the second and third floor were also altered in 1965. Based on these alterations, the Commission rated the building’s alterations of design integrity as “good,” warranting a score of “4.”

Age of Structure. The building was constructed in 1929, therefore, the building warrants a score of “3.”

Alteration of Surrounding Properties (View from Property). Major alterations have occurred to the commercial properties south of the subject site across Elm Street (i.e. the Baird & Warner Building, and the former Fell Building). The Commission determined the existing conditions of the surrounding area to consist of “major alterations,” which warranted a score of “0.”

Alteration of Original Site (View of Property). Given the only exterior alteration was the replacement of storefront windows; the Commission determined the condition of the site to be “original,” which warranted a score of “5.”

Structural Condition. The structure was constructed of quality materials and has retained its original appearance. The Commission determined the structural condition to be “exceptional,” which warranted a score of “5.”

Resolution

The Landmark Preservation Commission provides this recommendation of landmark status to the 723 Elm St. mixed-use building. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka. The Commission found the building to more than satisfy the criteria for local landmark designation based on its association with Edwin H. Clark and the excellent example of the Tudor Revival style it portrays.

Based upon these considerations and the System for Evaluation rating of “Significant,” with a score of “74.4,” the Commission unanimously voted to recommend that the Village Council designate the mixed-use building at 723 Elm St. a local landmark.

Respectfully Submitted,

Louise Holland
Hugh Brower
Susan Curry
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

<u>CATEGORY</u>	<u>FACTORS</u>	<u>POINT VALUE</u>	<u>WEIGHT*</u>	<u>SCORE</u>
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	<u>1</u>	<u>2</u>
	-Rare	4		
	-Somewhat Rare	<u>2</u>		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5	<u>1</u>	<u>2</u>
	-Rare	4		
	-Somewhat Rare	<u>2</u>		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	<u>1</u>	<u>0</u>
	-State, County or Local	5		
	-None	<u>0</u>		
Association with an Architect or Master Builder	-National	5	<u>10</u>	<u>50</u>
	-State, County or Local	<u>5</u>		
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	<u>1</u>	<u>4</u>
	-Symbol of a neighbor- hood or a conspicuous and familiar structure in the context of the entire Village	<u>4</u>		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 58
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT		SCORE
Alteration of (Originality) Design Integrity	-Excellent	5				
	-Good	<u>4</u>	x	10	=	<u>40</u>
	-Fair	3				
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	<u>3</u>	x	4	=	<u>12</u>
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	4	=	<u>0</u>
	-Major Alterations	<u>0</u>				
Alteration of Original Site (View of Property)	-Original	<u>5</u>				
	-Minor Alterations	3	x	3	=	<u>15</u>
	-Major Alterations	0				
Structural Condition	-Exceptional	<u>5</u>				
	-Good	3	x	3	=	<u>15</u>
	-Fair	1				
	-Deteriorated	0				

Tier 2 Score 82
 (Add Above 5 Lines)
 Avg. Tier 2 Score 16.4
 (Divide Total by 5)

$$\begin{array}{rcl}
 \underline{58} & + & \underline{16.4} & = & \underline{74.4} \\
 \text{Tier 1 Score} & & \text{Avg. Tier 2 Score} & & \text{Total Score}
 \end{array}$$

Level of Significance

<u>Total Points</u>	<u>Category</u>
80-94	Unique
<u>65-79</u>	<u>Significant</u>
50-64	Important

**LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
MARCH 5, 2012 MEETING**

Members Present: Louise Holland, Chairperson
Hugh Brower
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

Members Absent: Susan Curry

Village Staff: Ann Klaassen, Planning Assistant

Review of Landmark Designation Application: 723 Elm St.

Elizabeth Breiseth, an Associate with MacRostie Historic Advisors, presented the request for landmark nominations for all of the properties to the Commission along with Kerby Kiser of BJB Properties, who is the property owner. She informed the Commission that the building was built in 1929 and that the architect is Edwin Clark who is a very prominent architect in the community. Ms. Breiseth stated that they are nominating this building under community planning and development for its association with the 1921 Plan of Winnetka.

Ms. Breiseth stated that what is interesting about the plan is that Edward Bennett, who was consulted as a consultant to the Plan Commission at that time, was very interested in the idea of preserving the Village aesthetic and referred to beautiful trees and beautiful architecture. She stated that the three specific visions related to the fact that they should be located around transportation centers, railroads and that they should be architecturally consistent. Ms. Breiseth described this building as an excellent example of Tudor revival style.

Chairperson Holland stated that everyone is familiar with 723 Elm Street. She stated that the Executive Director of the Historical Society asked her to ask the applicant if the rumor is true that there was a speak easy in the basement of the building.

Mr. Kiser stated that is where Neapolitan has their custom clothing room and that there was a stage where you can see where everything was.

Ms. Grubb asked if the stage was still there and if they took pictures of that.

Mr. Kiser stated that it is a concrete raised portion. He also stated that while it is not pretty, he

described it as significant.

Chairperson Holland stated that the building was built in 1929 and referred to the prohibition that existed at that time. She then suggested that the Commission go through the system for evaluating landmarks and referred to the first category in Tier 1 which related to "Rarity - Architectural Type, Style and Period." Chairperson Holland stated that because of the four applications which are in front of the Commission which are all Tudor, she commented that a rating of extremely rare or rare would not be appropriate in this circumstance.

The Commission determined that the building is somewhat rare (2).

Chairperson Holland stated that the next category related to "Rarity - Method of Construction and its Application."

The Commission determined that the building is somewhat rare with a score of (2).

Chairperson Holland stated that the next category related to "Association with a Historical Event, Person or Cultural Activity."

The Commission determined that this category rated none (0).

Chairperson Holland stated that the next category related to "Association with an Architect or Master Builder." She stated that this category certainly deserved a score of 5 since Edwin Clark is a famous architect and is very well respected.

The Commission agreed with Chairperson Holland's statement.

Chairperson Holland stated that the next category related to "Established or Familiar Visual Feature." She suggested a rating of 5 or 4. Chairperson Holland stated that the category related to "symbol of a neighborhood or a conspicuous or familiar structure in the context of the entire Village." She asked the Commission members for their comments.

Ms. Grubb suggested a rating of 4 since it is a familiar structure and that it constituted a neighborhood since it is Tudor-esc.

The Commission determined that this category rated a 4.

Chairperson Holland stated that a weight of 10 would be given to the category with the highest score and that the Tier 1 score is 58.

Chairperson Holland then stated that with regard to Tier 2, the first category related to "Alteration of (Originality) Design Integrity."

Ms. Grubb asked if the facades, surrounding the fronts and windows were all new.

Ms. Breiseth stated that the exterior alterations are limited to the replacement of storefront windows, which likely occurred circa 1965.

Chairperson Holland asked the Commission members for their comments.

A Commission Member suggested a rating of good since there had been some alteration.

The Commission determined that the category rated “good” (4).

Chairperson Holland stated that the next category related to the “Age of the Structure” which rated a 3 since it was built between 1900 and 1930.

Chairperson Holland stated that the next category related to “Alteration of Surrounding Properties (View from Property).” She then referred to a building which was built by Amy _____ and that it was a women’s dress store. Chairperson Holland commented that it had been rehabbed very nicely.

Ms. Grubb referred to the view of the Fell property across the street and whether this category related to the view from the property.

Chairperson Holland stated that is correct except for the Baird & Warner building. She stated that with regard to alteration of surrounding properties, that is certainly something that was built in the late 1950's or the 1960's, which she indicated would be a major alteration in connection with the view from the property.

The Commission determined that the “Alteration of Surrounding Properties” category rated a “0” due to the alterations of the properties across the street.

Chairperson Holland then stated that the next category related to “Alteration of Original Site (View of Property)” is original which resulted in a total of 15 (score of 5 with a weight of 3) and that the previous category would rate a 0 because of the former Fell structure.

Chairperson Holland stated that the next category related to “Structural Condition.” Several Commission members commented that it is good.

Ms. Grubb stated that with regard to the previous category and the fact that the view from the property also included Baird & Warner.

Chairperson Holland stated that it is difficult to decide and referred to what was there originally. She then referred to the rear and the homes on Arbor Vitae which are original homes and have not been changed. Chairperson Holland stated that the category related to the view from the property

looking out to the south and that they would still have to give it a rating of 0. She stated that with regard to Structural Condition, she suggested a rating of 5. Chairperson Holland then asked if the roof is a tile or slate roof and that the chimney appeared to be in great order. She stated that at one time, there was food preparation in one of the stores and that the building was asked to provide some kind of ventilation with regard to the emissions from the food preparation. Chairperson Holland stated that there are no fans which exist on the exterior in the rear and that they may have been removed. She informed the Commission that the store was Song of Six Pence and that the store did have some odors emitting from it and caused the neighbors concern. Chairperson Holland stated that the fan system which was put in is now gone. She then asked the applicant what is the structural condition.

The applicants responded that it is solid.

The Commission determined that this category (“Structural Condition”) rated exceptional with a total score of 15 (a score of 5 with a weight of 3).

Chairperson Holland stated that the Tier 2 score totaled 82. She stated that the total score is 74 which would give the building at 723 Elm Street a significant ranking in terms of its landmark status. Chairperson Holland then asked for a motion to recommend to the Village Council the granting of local landmark status to 723 Elm Street.

A motion was made and seconded to recommend local landmark status for 723 Elm Street. The motion was carried by unanimous vote.

AYES: Brower , Garcia, Good, Grubb, Holland, Papoutsis
NAYS: None



LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.



1. Property owner(s)' name(s)

Winnetka I, 324 West Touhy Avenue, Park Ridge, IL 60068

2. Street Address ^{723 Elm Street}

3. Property Identification Number (P.I.N.) ⁰⁵⁻²¹⁻¹⁰⁰⁻⁰⁰⁹⁻⁰⁰⁰⁰

(on your tax bill or can be requested from Community Development, Village Hall)

If available, please attach a plat of survey.

4. How long have you owned this property? ^{Since 11/17/2005}

If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

Not known

5. Date of construction, if known 1929

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."

Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect Edwin Clark
architectural firm Not known
designer Not known
and/or builder Not Known

Do you have the original plans? They are in the Winnetka Historical Society collections

Is the property associated with an historical person or group? Please explain.

The architect was Edwin Clark who was a well known architect in the Chicagoland area at the time.

Is the property associated with a notable historic event? If so, explain.

The property is significant for its association with the 1921 Plan of Winnetka. See attached.

2. Alteration History: *Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.*

If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. *Hint: Building permit records at Village Hall are helpful)*

See attached

If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. *(Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)*

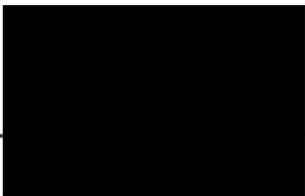
See attached

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

See attached

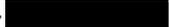
4. I (We) hereby certify that I (we) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): James W. Purcell, Principal

Signature(s): 

Date: 1-31-12

Phone 

FAX 

e-mail 

Please forward your completed nomination to:

**Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093**

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 6-11 1929

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 3 Story
and Basement masonry store x raft bldg.

PROPERTY DESCRIPTION — LOT 16 (except E 40'), Block _____
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

Subdivision Quincy v. Sub.

STREET and NUMBER 721-25 ~~683-687~~ Blue.

DIMENSIONS of BUILDING — Front 63'-0" feet. Depth 90'-0" feet. Height 37'-0" feet

NUMBER of ROOMS _____

KIND of MATERIAL _____

OWNER Ayes Boal. Address Winnetka.

TOTAL COST 60,000.00

ARCHITECT Ed. N. Clark. Address _____

BUILDER Ed. A. Anderson Co. Address _____

CARPENTER " " " Address _____

MASON " " " Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

REMARKS _____

Application is also made for a **Certificate of Occupancy and Compliance** to be issued after the completion of the building.

_____ hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.
(I OR WE)

Permit Issued 6-18 1929 ✓

Permit Number 3651

Fee 1718.

SIGNED Ed. A. Anderson Co.

ADDRESS Winnetka

Statement of Integrity

Address: 723 Elm Street, Winnetka, IL 60093

Classification: Mixed Use – Commercial and Residential

Date Built: 1929

Original Use: The building at 723 Elm Street was constructed in 1929 as a speculative mixed-use building. The building housed a combination of commercial and residential tenants.

Building Description: The three-story, Tudor Revival-style building is set on a concrete foundation and is capped by a side gable roof clad in slate tile. The exterior is clad in a combination of wood, brick, half-timbering, and stucco. The first story of the Elm Street elevation is clad in wood with molded trim. The first story has three entrances – one (main entrance) holding a double-leaf wood door set within a wood surround with a molded cornice and brackets and two single-leaf wood doors set within canted entrance bays. The upper two stories of the Elm Street elevation feature brick laid in decorative herringbone and basket weave patterns, along with horizontal courses. Half-timbering also ornaments the upper stories. A projecting front-gabled bay rises about the main entrance. Windows are a combination of single and paired openings that retain their original wood sashes in 6/1 and 4/1 configurations.

The east (side) elevation faces onto Arbor Vitae Road. The first story has a series of three blind lancet arched windows. The second and third stories are finished in a combination of brick, half-timbering, and stucco. Window openings on this elevation retain their 6/1 wood sashes. The west (side) elevation is less ornate, as it is only visible along an alley. The southernmost bay features half-timber and herringbone brick at the upper stories. The remainder of the elevation has horizontally laid brick. Window openings also retain their original wood sashes.

First story commercial spaces are accessible only from the storefronts on Elm Street. The main entrance leads into a small lobby that provides access to the offices and residential units on the upper floors via stairs. Offices are located on the second floor, which has a non-historic suspended acoustical tile ceiling throughout. Original trim remains in select areas. The third floor is residential and units retain their original doors and trim throughout.

Siding: The building retains its original brick, wood, half-timber, and stucco veneers.

Alterations/New additions: Exterior alterations are limited to the replacement of storefront windows, which likely occurred ca. 1965. The lobby, first floor commercial spaces, and portions of the second and third floor were altered ca. 1965.

Statement of Significance

Summary

The mixed-use commercial and residential building at 723 Elm Street is significant at the local level under National Register Criterion A in the area of community planning and development. The building's design and location exemplifies the guidelines put forth in Winnetka Planning Commission's 1921 report. The building was sited near the rail line and designed in the Tudor Revival style to complement the prevailing style of adjacent residential building stock. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka.

Historic Context

Congress established Green Bay Trail (now Green Bay Road) an official post road between Fort Dearborn, Chicago, and Fort Howard in Wisconsin in 1832. When the post road became an operating stagecoach route in 1836, settlers established businesses in the vicinity of present-day Winnetka to provide services for travelers using the road. In 1854, Winnetka was platted as a village; during the same year, the Chicago & Milwaukee Railroad Co. began construction of a rail line through the village's downtown. The first school was established in 1856, and the first church was built in 1869. That same year, with a population of 450, Winnetka was officially incorporated as a village.

The population of Winnetka continued to increase during the second half of the nineteenth century, gaining an influx of residents following the Great Chicago Fire of 1871. Public amenities such as kerosene streetlights and wooden sidewalks were integrated in the 1880s, and in 1884, the Winnetka Public Library was established. The first bank was established in 1894, and by 1900, the population of Winnetka had risen to 1,883. An electrical plant was built along the lakeshore in 1900, and local phone service was installed throughout the village. In a matter of ten years, the village's population had doubled to 3,168 in 1910. The 1920 census reported that the population of Winnetka had more than doubled from 3,168 to 6,694 residents since the last census in 1910.

Development of the *Plan of Winnetka* (1921)

During the late nineteenth and early twentieth centuries, Winnetka developed as a residential enclave known for its attractive homes and country-like setting. The industrial development so common in others areas adjacent to Chicago never took hold in Winnetka. However, the rapidly increasing population raised questions as to the village's future development. To retain the "country-like" residential character, the density of the village needed to be regulated under a new zoning law.¹

The Winnetka Planning Commission was established in 1917 by the village council to guide the physical development of the village as the population continued to increase. The Planning

¹ 1921 *Plan of Winnetka*, p.31

Commission's purpose, as stated, was "to recognize the prevailing tendencies and to indicate a plan which would produce an orderly and homogenous result."² Planning was to be undertaken quickly, as the 1920s were anticipated to see a rapid increase in population. The Planning Commission was tasked with creating a comprehensive plan that included parks and playgrounds, lakefront development, streets and highways, public buildings, schools, the construction of a new Village Hall, Civic Center and Community Auditorium, and the depression of the railroad tracks below street level.

Architect Edward H. Bennett, co-author of the 1909 Plan for Chicago, was brought in as consultant to the commission. In Bennett's forward to the published plan of 1921, he wrote that the watchword for the development of Winnetka should be "Preservation." Bennett spoke of preserving "the general character of the village as expressed by its attractive homes, well placed and surrounded by ample areas, its tree-lined avenues and fine public grounds, and especially its country-like setting and atmosphere [...] with all that that implies of repose and quiet in contrast to the tension of the city."³

In order to retain a country-like atmosphere, Bennett stressed the importance of controlling population density. For Winnetka to remain a residential community, it was essential to prevent any industries from establishing themselves within the village boundaries and to limit business to only those that exist for local needs. By containing retail stores and light industries to their "proper places," orderly growth of the village would occur as well as the stabilization of real estate values.⁴

Residential areas of the village were affected by the new Plan, with an effort to "prevent any dense or concentrated housing of population."⁵ Lot size and placement of buildings on each lot was regulated, and the location of group houses limited to the business district and the zones immediately adjacent to the business districts. Apartment buildings were "not to be permitted in Winnetka if it could be avoided" and "should not be more than three stories in height."⁶ These apartment buildings, when permitted, would be located near the village centers and would be set back from the street in accordance with neighboring houses.

Businesses were to remain concentrated around the rail stations and along the major thoroughfares as well as architecturally complement the residential building stock. Bennett proposed the use of "uniform and pleasing architecture" for commercial development, citing the Tudor Revival-style building known as the Boal Block (539-561 Lincoln Avenue) as "an especially good example of attractive and harmonious treatment of a suburban business block."⁷

The mixed-use commercial and residential building at 723 Elm exemplifies the guidelines Bennett proposed in the village plan, in its siting near the rail lines and its use of the Tudor Revival style. The building was designed by architect Edwin H. Clark and built in 1929. Clark

² *1921 Plan of Winnetka*, p.45

³ *1921 Plan of Winnetka*. p.31

⁴ *1921 Plan of Winnetka*. p.43

⁵ *1921 Plan of Winnetka*, p.45

⁶ *1921 Plan of Winnetka*, p.45

⁷ *1921 Plan of Winnetka*, p.59

was born on April 11, 1878 in Chicago. Clark studied chemistry at Yale University and graduated in 1900 before attending lectures at the Chicago School of Architecture (a program sponsored by the Art Institute of Chicago and the Armour Institute, now Illinois Institute of Technology) in 1902. The following year Clark began working as a draftsman with architect William Otis. Upon receiving his license in 1907, Clark and Otis became partners; the partnership lasted until 1920, when Clark went into partnership with Chester Wolcott. From 1924 to 1937 Clark practiced on his own, then formed a number of subsequent partnerships until retiring in 1940. Clark died at the age of eighty-eight on January 20, 1967.

Some of Clark's most notable works include the University Club in Evanston (1909), nine buildings for the Chicago Municipal Tuberculosis Sanitarium (1912), the Winnetka Village Hall (1926), Manteno State Hospital (1931) and the Lake Forest Library (1931). Clark also designed a number of buildings for the Indian Hill Country Club in Winnetka and for the Chicago Park District. In addition to public buildings, Clark designed a number of residential buildings in Winnetka (approximately sixty-three); notable residential examples include a Colonial Revival residence at 1212 Westmoor Road and a Tudor Revival residence at 1190 Westmoor Road. Much of Clark's residential work was done in revival styles.

Request for Preliminary Determination of Eligibility
723 Elm Street, Winnetka, IL

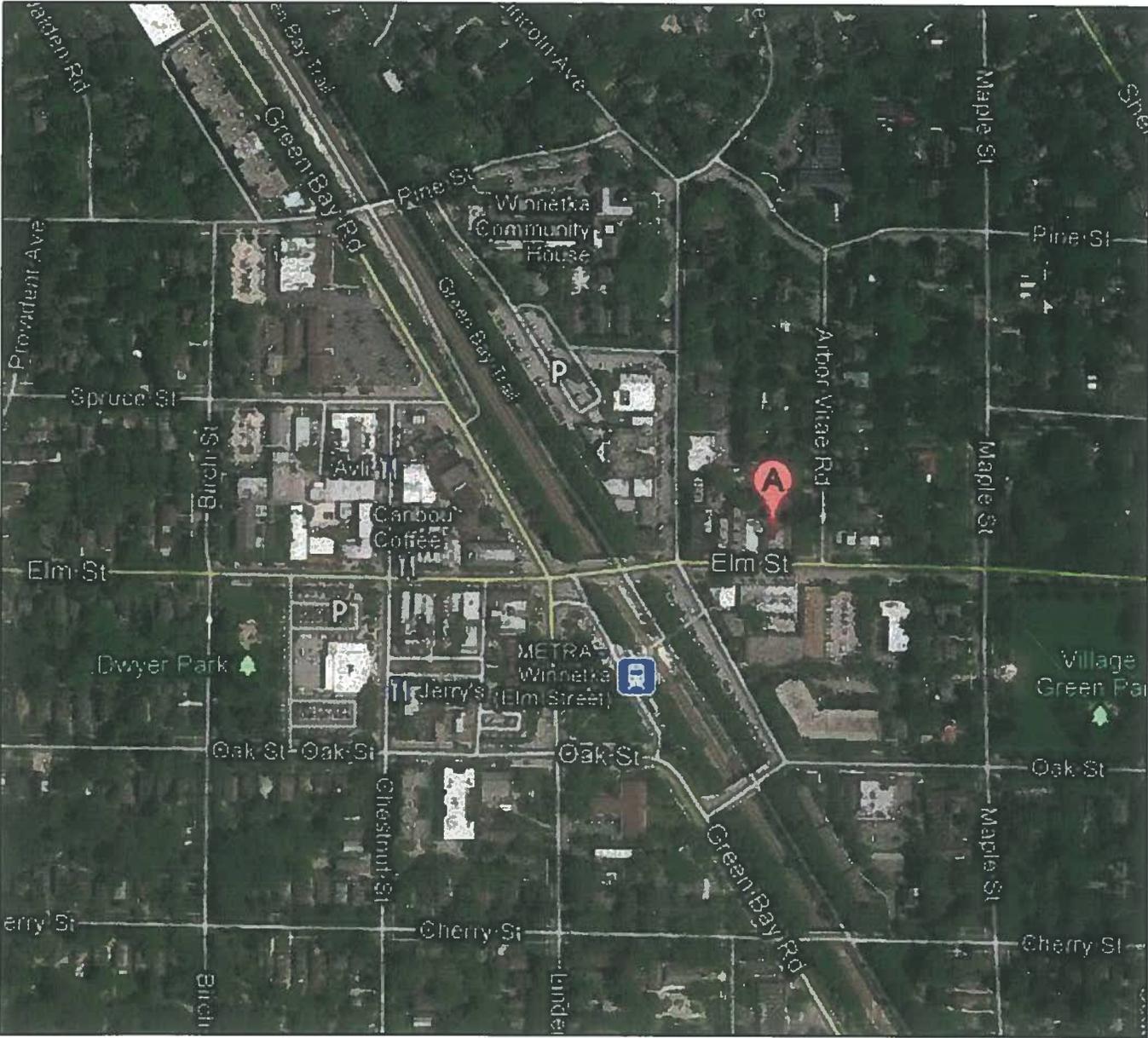


Figure 1: Location Map

Request for Preliminary Determination of Eligibility
723 Elm Street, Winnetka, IL

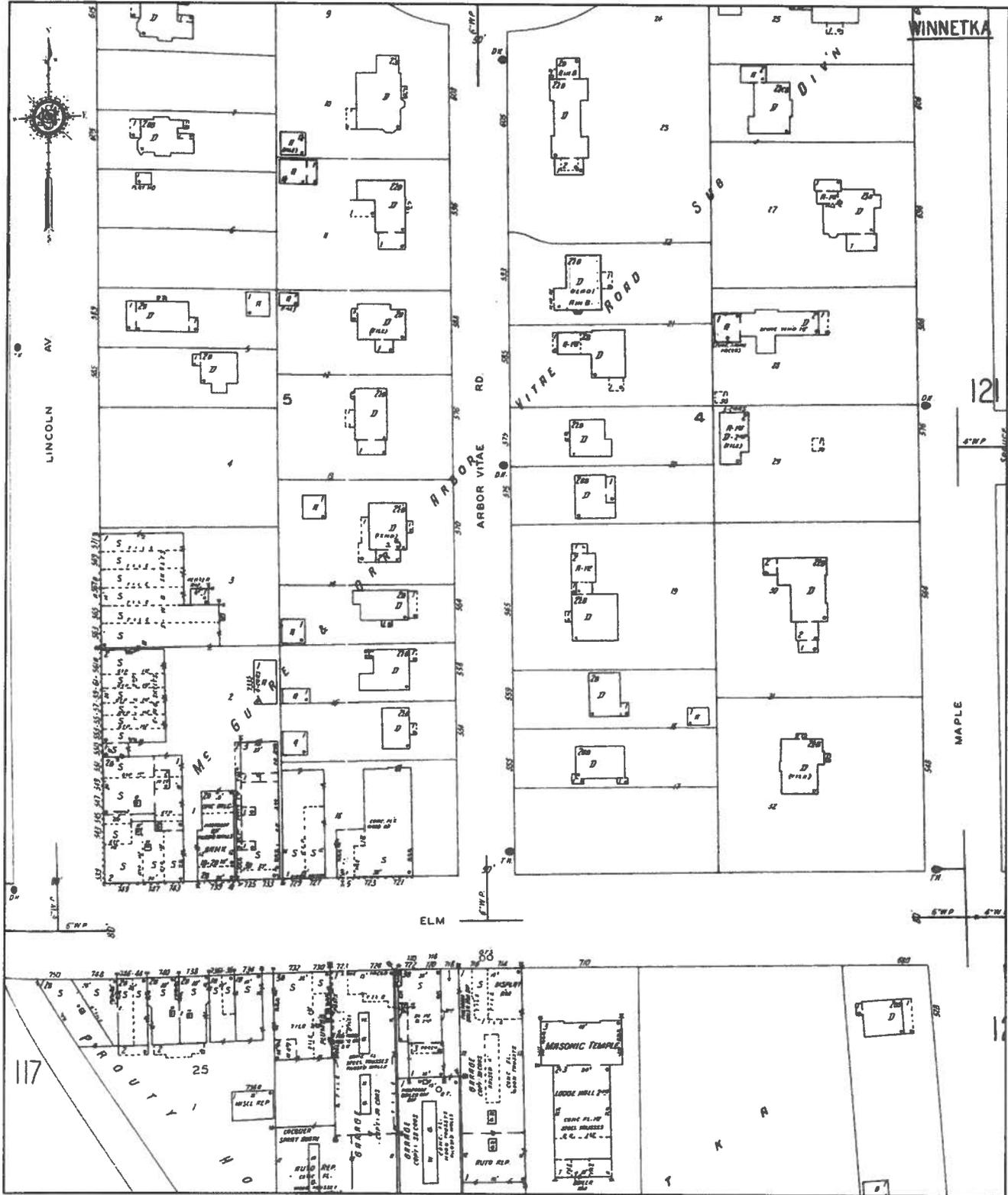
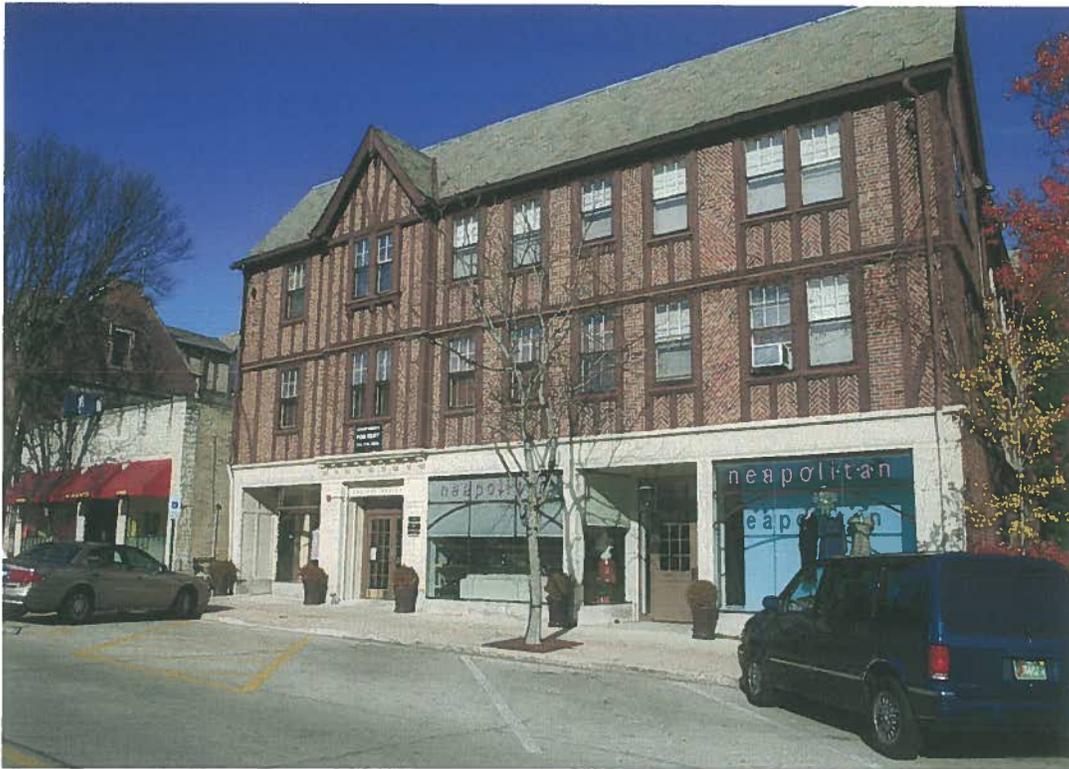


Figure 2: 1938 Sanborn Fire Insurance Map



1. Looking north toward Elm Street (south) elevation



2. Looking north toward Arbor Vitae Road (east) elevation



3. Detail of storefront and Elm Street entrance



4. Detail of upper story, Elm Street (south) elevation



5. Looking northeast toward west elevation



6. Interior, lobby



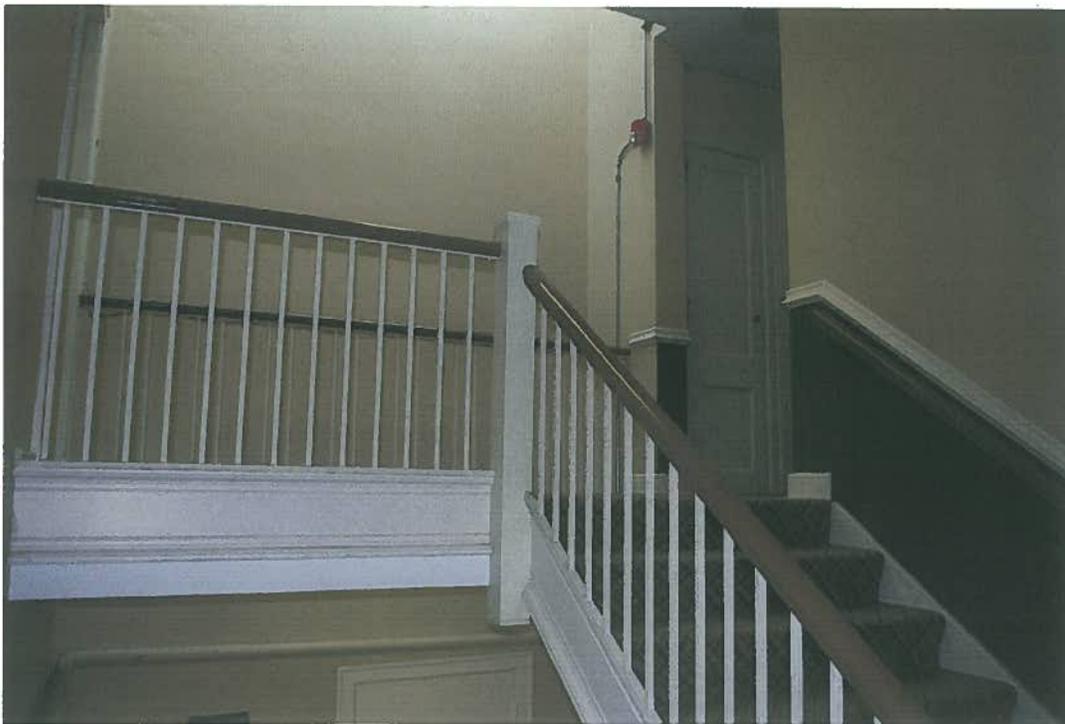
7. Third floor corridor, typical



8. Residential door detail, typical



9. Interior, residential unit, typical



10. Interior, stair



11. Interior, second floor corridor, typical



12. Interior, second floor office space, typical

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: May 11, 2012

SUBJECT: 503-507 Chestnut St. Landmark Nomination
Ordinance No. M-10-2012

On March 5, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate 503-507 Chestnut St. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 77 points, resulting in a “Significant” rating.

Although the meeting minutes and report from the Commission reflect one address, the landmark nomination covers the entire three-story building addressed as 503-507 Chestnut St. The LPC found the building satisfies the criteria for local landmark designation based upon a variety of factors, most significantly the building’s fine example of Tudor Revival architecture with its unique architectural details and ornamental stonework. 503-507 Chestnut St. is a very familiar building throughout the community and such a fine example of the Tudor Revival style that the LPC’s letterhead is derived in part from the building. A report from the LPC is attached providing full details on all the categories considered by the LPC. The Commission is very excited to recommend landmark status to such a prominent building that is an important contributor to the ambience created during the 1920’s in the Village’s commercial districts that continues today.

Pursuant to the recommendation of the LPC, Ordinance M-10-2012 designates 503-507 Chestnut St. as a Winnetka Landmark. Introduction of the ordinance requires the concurrence of a simple majority of the Council members present.

Recommendation:

Consider introduction of Ordinance M-10-2012, which would designate 503-507 Chestnut St. as a local landmark.

**AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE
WINNETKA VILLAGE CODE (503-507 Chestnut)**

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”) find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled “Landmark Preservation,” establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 503-507 Chestnut Street, Winnetka, Illinois (the “Subject Property”), is legally described as follows:

Parcel 1: The North 93 feet of the South 146 feet of that part of Block 26 in Winnetka, lying West of the East line of Lot 7 in Oak Knoll Subdivision of part of said Block 26 in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; and

Parcel 2: The South 53 feet of part of Block 26 in the Village of Winnetka, lying West of the East line of Lot 7 in Oak Knoll Subdivision of said part of Block 26 in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; and

Parcel 3: Lot 6 (except the North 41 feet taken for Chestnut Court) in Oak Knoll Subdivision of that part of Block 26 in the Village of Winnetka in the Northeast $\frac{1}{4}$ of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, described as follows: Commencing at a point 37 feet East of the Northeast corner of Chestnut and Oak Streets; thence North 187 feet; thence East and parallel with the South line of said Block 150 feet; thence South 30 feet; thence East 8 feet;

thence South 32 feet; thence West 8 feet; thence South 125 feet; thence West 150 feet to the point of beginning, according to the Plat of said Oak Knoll Subdivision recorded in the Office of the Recorder of Cook County, Illinois in Book 119 of Plats, Page 26 as Document 4991672 all in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is improved with a mixed-use commercial and residential Building that is located at the southeast corner of Chestnut Street and Chestnut Corner and is known as the “503 Chestnut Building” (“Building”); and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (the “Landmark Ordinance”) and notice duly published and sent, the Landmark Preservation Commission (“Commission”) considered the application at a public hearing on March 5, 2012, and, applying the Village’s System for the Evaluation of Landmarks to the information received into the record, gave the Building an overall score of 77 points, resulting in a rating of Significant; and

WHEREAS, the Commission found the architectural type, style and period of the Building to be extremely rare in that (a) the Building, designed by architect F.W. Prather, was constructed in 1928 in the Tudor Revival style and housed a combination of commercial tenants on the first floor and residential units on the second and third floors, with a tea room located on the first floor; (b) the three-story commercial building is clad in a combination of brick, wood, limestone and half-timbering, and is capped by a side-gable roof clad in slate tiles; (c) the first floor commercial spaces have limestone surrounds with brick accents; (d) the Tudor Revival style complements the prevailing style of the residential building stock in the Village; (e) the Building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line; and (f) the Building contains a variety of unique architectural details and ornamental stonework; and

WHEREAS, the Commission found the method of construction to be extremely rare in that: (a) the corner of the Building has a distinctive, projecting, faceted three-story turret that faces both Chestnut Street and Chestnut Court, is clad in brick with limestone quoins and window surrounds, and is capped in a steeply-sloped slate roof; (b) small dormer windows project from the northwest facet of the turret’s roof; (c) directly adjacent to the turret on the Building’s Chestnut Street elevation is a prominent chimney topped with a limestone shaft and two chimney pots, both decorated in a spiral design; (d) the Chestnut Street elevation is clad in

brick with limestone windows and has one centrally located, semi-hexagonal three-story bay capped with a parapet wall; (e) the main entrance, located in the central bay, has an ornamented limestone surround and an eight-light wooden door topped with a Tudor arch; (f) there are two additional projecting bays to the north and south of the main bay on the Chestnut Street elevation, both half-timbered with wood infill and front-facing gables; (g) the bay to the south of the central bay extends from the second to third floors and has six double-hung windows and the bay to the north only occurs at the third story, with an oriel casement window below it on the second story; (h) the roof between the north and south bays is punctuated with small dormer windows; (i) the Chestnut Court frontage is clad in the same manner as the Chestnut Street elevation and has two projecting bays at its east end and center; (j) the eastern bay extends from the second to third stories, is clad in half-timbering with wood infill and has a front gable; and (k) the center bay is a semi-hexagonal two-story bay extending from the second to third stories and is clad in brick with limestone surround and a parapet wall; and

WHEREAS, the Building was constructed in 1928, resulting in a score of 3 points for age; and

WHEREAS, the Commission gave the Building the maximum score of 5 points, in that it is a conspicuous and familiar structure in the community and is a symbol of the Village as a whole, because the Building extends down Chestnut Court along Moffat Mall and acts as a gateway to Village Hall and because the Building is such a fine example of Tudor Revival architecture that the Landmark Preservation Commission's letterhead is derived in part from the 503 Chestnut Building; and

WHEREAS, the Commission gave the Building the maximum score of 5 points for design integrity, because the original brick, limestone, half-timber and wood veneers have been retained and, although there have been exterior alterations, the Building's architectural details have remained the same; and

WHEREAS, the Commission gave the Building a rating of 3 points in the alteration of original site category, based on the replacement of all of the windows, and a rating of "good" for structural condition because the original construction materials are of such a quality that the Building has for the most part retained its original appearance; and

WHEREAS, pursuant to the findings entered by the Commission at its March 5, 2012, meeting, the six members then present unanimously found that the Building meets the criteria of

the Landmark Ordinance due to its overall rating as Significant, and recommended that it be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish the 503 Chestnut Building as a designated landmark, because of its Tudor Revival architecture, its excellent design integrity and its unique architectural details.

NOW, THEREFORE, the Council of the Village of Winnetka do ordain 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: The 503 Chestnut Building, located on the property at 503-507 Chestnut Street, which has permanent real estate index numbers 05-20-212-008-0000, 05-20-212-009-0000, 05-20-212-010-0000, 05-20-212-011-0000, 05-20-212-012-0000, is hereby designated a Village of Winnetka landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

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.

[Remainder of this page intentionally left blank.]

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

PASSED this ___ day of _____, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ___ day of _____, 2012.

Signed:

Village President

Countersigned:

Village Clerk

Introduced:

Posted:

Passed and Approved:

Posted:



REPORT ON PUBLIC HEARING MARCH 5, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

503 Chestnut St., Winnetka Mixed-Use Building

This report is an integral part of the March 5, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 503 Chestnut St. was rated a “Significant” property with a score of “77.”

Architectural Type, Style & Period. Designed by architect, F. W. Prather, and constructed in 1928 as a speculative mixed-use building at the corner of Chestnut Street and Chestnut Court, 503 Chestnut St. was built in the Tudor Revival style and housed a combination of commercial and residential tenants with a tea room located in the first floor commercial spaces. The three-story commercial building is clad in a combination of brick, wood, limestone and half-timbering, and is capped by a side-gable roof clad in slate tiles. The first floor commercial spaces have limestone surrounds with brick accents. Entrances are located on the Chestnut Court elevation, at the northwest corner of the building, and in the center of the Chestnut Street elevation. Residential units are located on the second and third floors. The Tudor Revival style complements the prevailing style of the residential building stock throughout the Village as a whole. The 503 Chestnut St. building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line.

The Commission found that due to the variety of unique architectural details and ornamental stonework the building is an extremely rare example of the Tudor Revival style in the commercial district. Based on these facts, the architectural type, style and period of the building were judged to be “extremely rare,” with a rating of “5.”

Method of Construction. The 503 Chestnut St. building is distinctive with its projecting faceted three-story turret which faces both Chestnut Street and Chestnut Court. The turret is clad in brick with limestone quoins and window surrounds and is capped in a steeply-sloped slate roof. A small

dormer window projects from the facet of the roof which points northwest. Directly adjacent to the turret on the Chestnut Street elevation is a prominent chimney topped with a limestone shaft and two chimney pots, both decorated in a spiral design.

The Chestnut Street elevation is clad in brick with limestone window surrounds and has one centrally-located, semi-hexagonal three-story bay capped with a parapet wall. The main entrance is located on the first floor of this bay with an ornamented limestone surround. The door is an eight-light wooden door and is topped with a Tudor arch. There are also two additional projecting bays on the Chestnut Street elevation. Both bays are half-timbered with wood infill and have front-facing gables. The bay located to the south of the central bay extends from the second to third floors and has six double-hung windows. The bay to the north of the central bay only occurs at the third story, with an oriel casement window below on the second story. Small dormer windows punctuate the roof between the bays.

The Chestnut Court elevation is clad in the same manner as the Chestnut Street elevation and has two projecting bays, one at the east end and one at the center of the elevation. The eastern bay extends from the second to third stories, is clad in half-timbering with wood infill and has a front gable. The bay in the center of the elevation is a semi-hexagonal two-story bay extending from the second to third stories and is clad in brick with limestone surround and a parapet wall. The window configuration is consistent with the Chestnut Street elevation.

Based on these facts, the Commission concluded that the method of construction was “extremely rare” and therefore rated “5.”

Association with a Historical Event, Person, or Cultural Activity. The first floor commercial spaces at 503 Chestnut St. have been the home to several restaurants over the years. However, the Commission did not find the building to be associated with a historical event, person or cultural activity. Therefore, with regard to association with a historical event, person or cultural activity, the Commission rated the building as a “0,” no significant association.

Association with an Architect or Master Builder. F. W. Prater designed the 503 Chestnut St. building. The Commission rated the building as a “1,” “architect or builder identified but of no known importance.”

Established or Familiar Visual Feature. The 503 Chestnut St. building sits at the southeast corner of Chestnut Street and Chestnut Court across the street from the post office and Moffat Mall. The building acts as a gateway to Village Hall with smaller Tudor buildings north of Moffat Mall. The building is very familiar throughout the community and is such a fine example of Tudor Revival architecture that the Commission’s letterhead is derived in part from the 503 Chestnut St. building. The Commission found the building to be a “symbol of the Village as a whole,” warranting a score of “5.”

Originality. The building retains its original brick, limestone, half-timber and wood veneers. Exterior alterations include the replacement of the first floor commercial windows and the ca. 1990 replacement of the original windows on the upper stories with 6/6 and 4/4 double-hung vinyl windows. The central storefront on the Chestnut Street elevation was altered to have Colonial

Revival details in wood cladding. The interior commercial spaces have been altered over time to meet tenant needs. In general, the residential units retain the original doors and wood trim. The Commission rated the building's alterations of design integrity as "excellent," warranting a score of "5."

Age of Structure. The building was constructed in 1928, therefore, the building warrants a score of "3."

Alteration of Surrounding Properties (View from Property). Major alterations have occurred to the commercial properties south of the subject site across Oak Street as well as the post office site where Horace Mann School was located. The Commission determined the existing conditions of the surrounding area to consist of "major alterations," which warranted a score of "0."

Alteration of Original Site (View of Property). Due to the replacement of all the windows, the Commission determined the condition of the site to consist of "minor alterations," which warranted a score of "3."

Structural Condition. The structure was constructed of quality materials and for the most part has retained its original appearance. The Commission determined the structural condition to be "good," which warranted a score of "3."

Resolution

The Landmark Preservation Commission provides this recommendation of landmark status to the 503 Chestnut St. mixed-use building. The building is a fine example of the Tudor Revival style, retains a high level of architectural integrity and continues to convey its significance in relation to the *1921 Plan of Winnetka*. The Commission found the building to more than satisfy the criteria for local landmark designation based on its variety of unique architectural details, ornamental stonework and its use of the Tudor Revival style. It is important to recognize such a prominent building that is an important contributor to the ambience created during the 1920's in the Village's commercial districts that continues today.

Based upon these considerations and the System for Evaluation rating of "Significant," with a score of "77," the Commission unanimously voted to recommend that the Village Council designate the mixed-use building at 503 Chestnut St. a local landmark.

Respectfully Submitted,

Louise Holland
Hugh Brower
Susan Curry
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	<u>10</u>	<u>50</u>
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5	<u>1</u>	<u>5</u>
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	<u>1</u>	<u>0</u>
	-State, County or Local	5		
	-None	0		
Association with an Architect or Master Builder	-National	5	<u>1</u>	<u>1</u>
	-State, County or Local	5		
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	<u>1</u>	<u>5</u>
	-Symbol of a neighbor- hood or a conspicuous and familiar structure in the context of the entire Village	4		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 61
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT		SCORE
Alteration of (Originality) Design Integrity	-Excellent	5				
	-Good	4				
	-Fair	3	x	10	=	50
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	3	x	4	=	12
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	4	=	0
	-Major Alterations	0				
Alteration of Original Site (View of Property)	-Original	5				
	-Minor Alterations	3	x	3	=	9
	-Major Alterations	0				
Structural Condition	-Exceptional	5				
	-Good	3	x	3	=	9
	-Fair	1				
	-Deteriorated	0				

Tier 2 Score 80
 (Add Above 5 Lines)
 Avg. Tier 2 Score 16
 (Divide Total by 5)

61 + 16 = 77
 Tier 1 Score Avg. Tier 2 Score **Total Score**

Level of Significance

Total Points	Category
80-94	Unique
<u>65-79</u>	<u>Significant</u>
50-64	Important

**LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
MARCH 5, 2012 MEETING**

Members Present: Louise Holland, Chairperson
Hugh Brower
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

Members Absent: Susan Curry

Village Staff: Ann Klaassen, Planning Assistant

Review of Landmark Designation Application: 503 Chestnut St.

Chairperson Holland stated that this is a very familiar building and referred to the Landmark Preservation Commission letterhead and that the iconic structure and letterhead is derived in part from 503 Chestnut. She informed the Commission that Nan Greenough designed the letterhead in the early 1990's and that the building was used as an example. Chairperson Holland stated that the Commission would now review the categories under Tier 1.

Chairperson Holland stated that the first category related to "Rarity - Architectural Type, Style and Period." She asked the Commission members for their comments.

Ms. Grubb suggested a rating of rare.

A Commission Member referred to the details of the building.

Chairperson Holland asked the Commission if they would like to suggest a rating of either rare or extremely rare. She then suggested a rating of extremely rare and that she did not know of any other building which had this amount of detail or use of limestone with brick.

The Commission rated this category and the next category "Rarity: Method of Construction and its application" as extremely rare (5).

Chairperson Holland stated that the next category related to "Association with a Historical Event, Person or Cultural Activity." The Commission rated this category as none (0).

Chairperson Holland stated that the next category related to "Association with an Architect or

Master Builder.” She noted that the building was built in 1927 and the architect was F. W. Prather.

The Commission rated this category as architect or builder identified, but of no known importance (1).

Chairperson Holland stated that the next category related to “Established or Familiar Visual Feature.” The Commission rated this category as a symbol of the Village as a whole and rated this category as a 5.

The Tier One total is 61.

Chairperson Holland stated that the Commission would now review Tier 2. She stated that the first category related to “Alteration of (Originality) Design Integrity.” Chairperson Holland asked the Commission members for their comments.

Ms. Grubb commented that it looked excellent and that it did not appear that many alterations were made on the north facade. She also stated that it looked original.

Chairperson Holland then stated that there was a restaurant on Chestnut which was built on the Moffat Court side. She suggested that this category be rated as excellent.

The Commission rated this category as excellent (5).

Chairperson Holland stated that the next category related to the “Age of Structure.” She stated the building was built in 1927.

The Commission rated this category as 1900-1930 (3).

Chairperson Holland stated that the next category related to “Alteration of Surrounding Properties (View from Property).” She stated that they do not know what was on the post office site before the post office was built.

Ms. Klaassen stated Horace Mann School was previously on the post office site.

The Commission rated this category as major alteration (0).

Chairperson Holland stated that the next category related to “Alteration of Original Site (View of Property).” She noted that the commercial windows had been changed. Chairperson Holland then asked if they knew of any other alterations which had been done.

Mr. Kiser referred to the area which has all new storefront windows.

Chairperson Holland suggested that this category be rated as minor alterations.

The Commission rated this category as minor alterations (3) (for a total score of 9, with a weight of 3 applied).

Chairperson Holland stated that the next category related to “Structural Condition.”

The Commission rated this category as “good” (3).

Chairperson Holland stated that the Tier Two score is 80, which makes the total score 77. She stated a score of 77 qualified the building as a significant landmark in the Village. She then asked for a motion to recommend to the Village Council the approval of 503 Chestnut as a local landmark.

A motion was made by Ms. Grubb and seconded to recommend local landmark status for 503 Chestnut. A vote was taken and the motion was unanimously passed.

AYES: Brower , Garcia, Good, Grubb, Holland, Papoutsis
NAYS: None



LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.



1. Property owner(s)' name(s)

Winnetka II, 324 West Touhy Avenue, Park Ridge, IL 60068

2. Street Address 503 Chestnut Street

3. Property Identification Number (P.I.N.)

05-20-212-008-0000, 05-20-212-009-0000,
05-20-212-010-0000, 05-20-212-011-0000,
05-20-212-012-0000

(on your tax bill or can be requested from Community Development, Village Hall)

If available, please attach a plat of survey.

4. How long have you owned this property? Since 1/10/2006

If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

Not known

5. Date of construction, if known ca. 1927

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."

Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect Not known
architectural firm Not known
designer Not known
and/or builder Not known

Do you have the original plans? No

Is the property associated with an historical person or group? Please explain.

No

Is the property associated with a notable historic event? If so, explain.

The property is significant for its association with the 1921 Plan of Winnetka. See attached.

2. **Alteration History:** *Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.*

If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. *Hint: Building permit records at Village Hall are helpful)*

See attached.

If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. *(Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)*

See attached.

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

See attached.

4. I (We) hereby certify that I (we) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): ^{James W. Purcell, Principal} _____

Signature(s): _____

Date: 1-31-12

Phone _____

FAX _____

e-mail _____

Please forward your completed nomination to:

**Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093**

Statement of Integrity

Address: 503 Chestnut Street, Winnetka, IL

Classification: Mixed-Use Commercial and Residential

Date Built: ca. 1927

Original Use: The building at 503 Chestnut Street was constructed ca. 1927 as a speculative commercial building. The building housed a combination of commercial and residential tenants. A tea room was located in the first-floor commercial spaces.

Original Description: This three-story, Tudor Revival-style building is clad in a combination of brick, wood, limestone and half-timbering, and is capped by a side-gable roof clad in slate tiles. The northwest corner of the building which faces both Chestnut Street and Chestnut Court is a projecting faceted three-story turret clad in brick with limestone quoins and window surrounds, and is capped with a steeply-sloped slate roof. A small dormer window projects from the facet of the roof which points northwest. Directly adjacent to this turret on the Chestnut Street elevation is a prominent chimney which is topped with a limestone shaft and two chimney pots, both decorated in a spiral design.

The Chestnut Street (west) elevation is clad in brick with limestone window surrounds, and has one centrally-located, semi-hexagonal three-story bay which is capped with a parapet wall. The main entrance is located on the first story of this bay, with an ornamented limestone surround. There are two 6/6 double-hung vinyl windows, one located between the first and second stories, the other located between the second and third stories. The door is an eight-light wooden door and is topped with a Tudor arch. There are also two additional projecting bays on the Chestnut Street elevation. Both bays are half-timbered with wood infill and have front-facing gables with plain vergeboards. The bay which is located to the right (south) of the central bay extends from the second to third floors and has six double-hung windows. The bay to the left (north) of the central bay only occurs on the third story, with an oriel casement window below, on the second story. The northernmost bay has two double-hung windows. Remaining windows on this elevation are double-hung and set in the brick walls with limestone surrounds. Paired windows occur to the south of the chimney on both the second and third stories, as well as just north of the southernmost projecting bay. Small dormer windows punctuate the roof between the bays.

The Chestnut Court (north) elevation is clad in the same manner as the Chestnut Street elevation and has two projecting bays, one at the east end and one at the center of the elevation. The eastern bay extends from the second to third stories, is clad in half-timbering with wood infill and has a front gable with unadorned vergeboards. The bay in the center of the elevation is a semi-hexagonal two-story bay extending from the second to third stories, and is clad in brick with limestone surrounds and parapet wall. Window configuration is consistent with the Chestnut Street elevation.

The first story commercial spaces have limestone surrounds with brick accents. Entrances are located on the east end of the Chestnut Court elevation, at the northwest corner, and in the center

of the Chestnut Street elevation. Residential units are located on the second and third floors and generally retain the original doors and wood trim.

Siding: The building retains its original brick, limestone, half-timber and wood veneers.

Alterations/New additions: Exterior alterations include the replacement of original windows on the upper stories with 6/6 and 4/4 double-hung vinyl windows, replaced ca. 1990. The central storefront on the Chestnut Street elevation now has Colonial Revival details in wood cladding. The interior of the commercial spaces have been altered over time to meet tenant needs.

Statement of Significance

Summary

The mixed-use commercial and residential building at 503 Chestnut Street is significant at the local level under National Register Criterion A in the area of community planning and development. The building's design and location exemplifies the guidelines put forth in Winnetka Planning Commission's 1921 report. The building was sited near the rail line and designed in the Tudor Revival style to complement the prevailing style of adjacent residential building stock. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka.

Historic Context

Congress established Green Bay Trail (now Green Bay Road) an official post road between Fort Dearborn, Chicago, and Fort Howard in Wisconsin in 1832. When the post road became an operating stagecoach route in 1836, settlers established businesses in the vicinity of present-day Winnetka to provide services for travelers using the road. In 1854, Winnetka was platted as a village; during the same year, the Chicago & Milwaukee Railroad Co. began construction of a rail line through the village's downtown. The first school was established in 1856, and the first church was built in 1869. That same year, with a population of 450, Winnetka was officially incorporated as a village.

The population of Winnetka continued to increase during the second half of the nineteenth century, gaining an influx of residents following the Great Chicago Fire of 1871. Public amenities such as kerosene streetlights and wooden sidewalks were integrated in the 1880s, and in 1884, the Winnetka Public Library was established. The first bank was established in 1894, and by 1900, the population of Winnetka had risen to 1,883. An electrical plant was built along the lakeshore in 1900, and local phone service was installed throughout the village. In a matter of ten years, the village's population had doubled to 3,168 in 1910. The 1920 census reported that the population of Winnetka had more than doubled from 3,168 to 6,694 residents since the last census in 1910.

Development of the *Plan of Winnetka* (1921)

During the late nineteenth and early twentieth centuries, Winnetka developed as a residential enclave known for its attractive homes and country-like setting. The industrial development so common in others areas adjacent to Chicago never took hold in Winnetka. However, the rapidly increasing population raised questions as to the village's future development. To retain the "country-like" residential character, the density of the village needed to be regulated under a new zoning law.¹

¹ 1921 *Plan of Winnetka*, p.31

The Winnetka Planning Commission was established in 1917 by the village council to guide the physical development of the village as the population continued to increase. The Planning Commission's purpose, as stated, was "to recognize the prevailing tendencies and to indicate a plan which would produce an orderly and homogenous result."² Planning was to be undertaken quickly, as the 1920s were anticipated to see a rapid increase in population. The Planning Commission was tasked with creating a comprehensive plan that included parks and playgrounds, lakefront development, streets and highways, public buildings, schools, the construction of a new Village Hall, Civic Center and Community Auditorium, and the depression of the railroad tracks below street level.

Architect Edward H. Bennett, co-author of the 1909 Plan for Chicago, was brought in as consultant to the commission. In Bennett's forward to the published plan of 1921, he wrote that the watchword for the development of Winnetka should be "Preservation." Bennett spoke of preserving "the general character of the village as expressed by its attractive homes, well placed and surrounded by ample areas, its tree-lined avenues and fine public grounds, and especially its country-like setting and atmosphere [...] with all that that implies of repose and quiet in contrast to the tension of the city."³

In order to retain a country-like atmosphere, Bennett stressed the importance of controlling population density. For Winnetka to remain a residential community, it was essential to prevent any industries from establishing themselves within the village boundaries and to limit business to only those that exist for local needs. By containing retail stores and light industries to their "proper places," orderly growth of the village would occur as well as the stabilization of real estate values.⁴

Residential areas of the village were affected by the new Plan, with an effort to "prevent any dense or concentrated housing of population."⁵ Lot size and placement of buildings on each lot was regulated, and the location of group houses limited to the business district and the zones immediately adjacent to the business districts. Apartment buildings were "not to be permitted in Winnetka if it could be avoided" and "should not be more than three stories in height."⁶ These apartment buildings, when permitted, would be located near the village centers and would be set back from the street in accordance with neighboring houses.

Businesses were to remain concentrated around the rail stations and along the major thoroughfares as well as architecturally complement the residential building stock. Bennett proposed the use of "uniform and pleasing architecture" for commercial development, citing the Tudor Revival-style building known as the Boal Block (539-561 Lincoln Avenue) as "an especially good example of attractive and harmonious treatment of a suburban business block."⁷

² *1921 Plan of Winnetka*, p.45

³ *1921 Plan of Winnetka*. p.31

⁴ *1921 Plan of Winnetka*. p.43

⁵ *1921 Plan of Winnetka*, p.45

⁶ *1921 Plan of Winnetka*, p.45

⁷ *1921 Plan of Winnetka*, p.59

The mixed-use commercial and residential building at 503 Chestnut Street was constructed circa 1927 and exemplifies the guidelines Bennett proposed in the village plan, in its siting near the lines and its use of the Tudor Revival style. The building continues to house commercial tenants on the first floor with residential units above.

*Preliminary Request for Determination of Eligibility
503 Chestnut Street, Winnetka, IL*

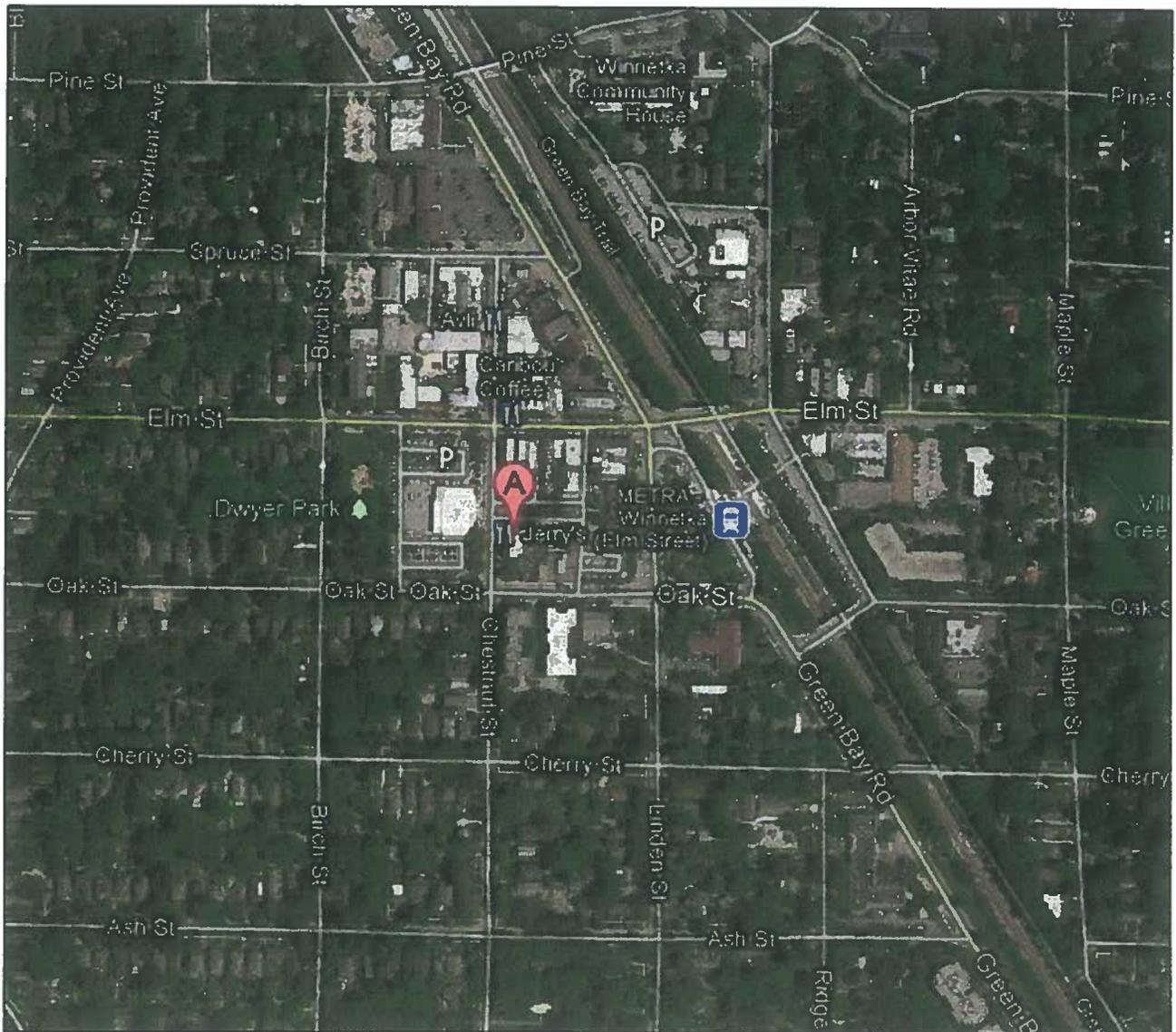


Figure 1: Location Map

Preliminary Request for Determination of Eligibility
503 Chestnut Street, Winnetka, IL

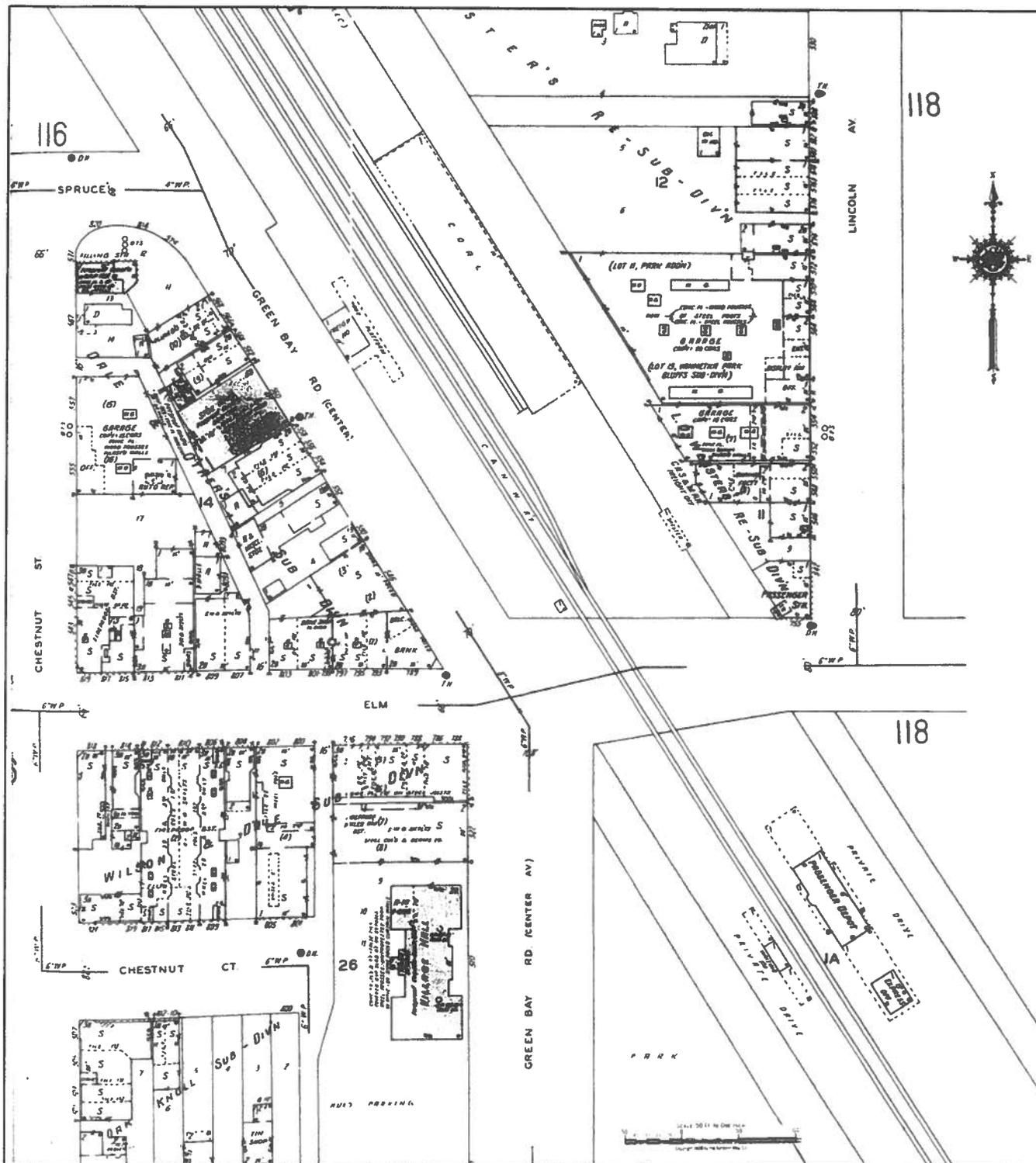


Figure 2: 1938 Sanborn Fire Insurance Map



1. Looking southeast toward north and west elevations



2. Looking southeast toward Chestnut Court (north) elevation



MacRostie Historic Advisors, LLC

Empowering history, equity and experience
in historic building development



3. Looking northeast toward Chestnut Street (west) elevation



4. Looking east toward Chestnut Street (west) elevation



MacRosie Historic Advisors (MHA)

Bringing strategy, equity and experience to historic building development



5. Chimney detail at northwest corner, looking northeast



6. Entrance at northwest corner



MacRostie Historic Advisors LLC

Bringing history, equity and experience
to historic building development



7. Entrance on Chestnut Street (west) elevation



8. Semi-hexagonal projecting bay on Chestnut Street
(west) elevation



MacRostie Historic Advisors LLC

Engaging the story, spirit, and appearance
of historic buildings development



9. Interior stair



10. Third floor, typical residence



11. Third floor, typical corridor



12. Skylight in stairwell



13. Casement oriel window, Chestnut Street (west)
elevation



MacRostie Historic Advisors, LLC

Creating strategies, equity and appreciation
to historic building development

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 12-31-27

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 3 Story

(Basement) masonry store & apt bldg.
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION (Lot 7 & 8, Block _____)

Subdivision Oak Small Sub.

STREET and NUMBER 501-05 Chestnut St 814-18 Chestnut St

DIMENSIONS of BUILDING - Front 67'-0" feet, Depth 86'-0" feet, Height 35'-0" feet

NUMBER of ROOMS 14 apts + 3 stores

KIND of MATERIAL masonry

OWNER Goosf. Smith & Julia M. Smith Address 819 Oak, Win

TOTAL COST \$5,000.00

ARCHITECT J. W. Prather Address 400 Wrigley Bldg. Chicago

BUILDER _____ Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

POWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

REMARKS _____

Application is also made for a **Certificate of Occupancy and Compliance** to be issued after the completion of the building.

We hereby agree to construct the above described building in accordance with the plat, building plans

(I OR WE) and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued 1-10 19 28 Signed Goosf. Smith

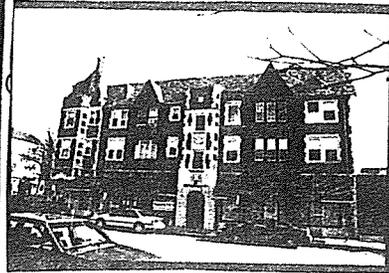
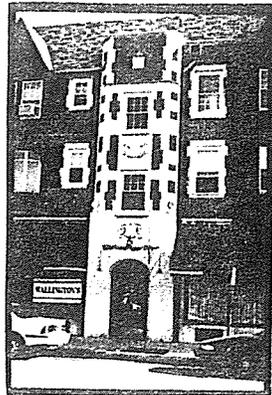
Permit Number 3285 SIGNED Julia M. Smith

ADDRESS SE Corner Chestnut St
2 Chestnut Court
 501-507 Chestnut

HISTORIC NAME
 COMMON NAME

TARGET AREA
 DATE 1/30/90
 SURVEYOR J

OTHER SURVEYS
 LOCAL CRITERIA 4, 6



(Building Outline Map)

Roll # 12 Photographer J
 Frame # 28-24 Date 4/30/90
 Building facing W

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building Site _____ Structure _____ Object _____
 Other (describe) _____
2. Original Use: Commercial 3. Current Use: Same
(Restaurants) Residential Above
4. Status: Occupied Unoccupied _____ 5. Public or Private? Both
6. Open to Public? _____ 7. Integrity: Unaltered _____ Altered Unsure _____
- Work in Progress (describe) _____
8. Type of Alteration: Restoration _____ Rehabilitation _____ Remodeling _____
 Addition _____ Building Sided? _____ Material _____
 Building Moved (Date): _____ Orig. Location: _____
 Describe Alterations, with dates: 1st fl. Windows Altered

ARCHITECTURAL INFORMATION

9. Architectural Style: Tudor Revival
10. Noteworthy Features: Corner
Stonework Roofline
11. Architect: _____ 12. Builder: _____
- Source of Information: _____
13. Date of Construction: _____ Source: _____
14. Comments on Significance: Variety of Details on upper
store give this bldg its significance
see over for relationship
to surrounding bldgs

PHYSICAL FEATURES

15. Overall Shape or Plan: Rect
16. Stories: 3 Approx. Dimensions(see Sanborns): _____
17. Foundation (Material and Color): _____
18. Walls (Material and Color): Red Brick
19. Roof: Type GABLE Material SLATE Original? Y
Pitch STEEP Color BLUE
20. Dormers? No., Location, Material: narrow dormers w/ arched windows + gable roofs
21. Chimneys? No., Location, Material: 1 LARGE Chimney w/ w. w. ornamental puts
22. Ornamental Trim (Material and Color): some brown wood 2-story gables
most trim stone
23. Entrance(s) (Location and Description): ARCHED wood
A Door Set in 3-story Bay
that is predominantly stone. Ornamental stonework
tops door
24. Porches: _____
25. Window Treatment: 4/4, 6/6 - most surrounded by stone
in a quoin pattern.
26. Other: Polygonal corner tower w/ shif at point
of roof

SITE INFORMATION

27. Landscape Description: Style _____
Ravine _____ Riparian _____ Other _____
- Noteworthy Features: _____
28. Landscape Architect: _____ Source of Info.: _____
29. Secondary Structures? _____ Type: Fence _____ Wall _____ Coach House _____
Barn _____ Detached Garage _____ Greenhouse _____ Other _____
30. Relation to Streetscape: Set at entrance to Chestnut
Count - like gateway to village hall - w/ smaller
TUDOR structure across st - that is typically
TUDOR but is not as good an example as has been
ALTERED. Still - A4000ce group of bldgs

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: May 11, 2012

SUBJECT: 545-561 Lincoln Ave. and 743-749 Elm St.
Landmark Nomination
Ordinance No. M-11-2012

On March 5, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate the Boal Block Building at 545-561 Lincoln Ave. and 743-749 Elm St. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 84.2 points, resulting in a “Unique” rating.

Although the meeting minutes and report from the Commission reflect one address, the landmark nomination covers the entire building addressed as 545-561 Lincoln Ave. and 743-749 Elm St. The LPC found the Boal Block Building more than satisfies the criteria for local landmark designation based upon a variety of factors, most significantly that the building is such a fine example of the Tudor Revival style that architecturally complements the residential building stock of the Village that it was used as the model for establishing the guidelines for commercial development in the *1921 Plan of Winnetka*. The Commission found the building retains a high level of architectural integrity and is an important contributor to the ambience of the Village’s commercial districts that it should be recognized with local landmark designation. A report from the LPC is attached providing full details on all the categories considered by the LPC.

Pursuant to the recommendation of the LPC, Ordinance M-11-2012 designates the Boal Block Building at 545-561 Lincoln Ave. and 743-749 Elm St. as a Winnetka Landmark. Introduction of the ordinance requires the concurrence of a simple majority of the Council members present.

Recommendation:

Consider introduction of Ordinance M-11-2012, which would designate 545-561 Lincoln Ave. and 743-749 Elm St. as a local landmark.

ORDINANCE NO. M-11-2012

**AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE WINNETKA VILLAGE CODE
(545-561 Lincoln and 743-749 Elm)**

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”) find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled “Landmark Preservation,” establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 545-561 Lincoln Avenue and 743-749 Elm Street, Winnetka, Illinois (the “Subject Property”), is legally described as follows:

Lots 1 and 2 (except therefrom the East 72 Feet of Lot 1 and also except therefrom the East 67 Feet of Lot 2, also except therefrom that part of Lot 2 aforesaid described as follows: Beginning at a point on the South line of Lot 2 aforesaid, 67 Feet West of the East line of said Lot; thence North 30 Feet; thence West 5 Feet; thence South 30 Feet to the South line of said Lot; thence East along the South line of said Lot, 5 Feet to the place of beginning) in McGuire and Orr’s Arbor Vitae Road Subdivision of Block 4, and that part of Block 5 lying East of the East line of Lincoln Avenue, in Section 20, Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is located at the northeast corner of Elm Street and Lincoln Avenue and is improved with a mixed use commercial and residential building known as the Boal Block Building; and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (the “Landmark Ordinance”) and notice duly published and sent, the Landmark Preservation

Commission (“Commission”) considered the application at a public hearing on March 5, 2012, and, applying the Village’s System for the Evaluation of Landmarks to the information received into the record, gave the Boal Block Building an overall score of 84.2 point, resulting in a rating of Unique; and

WHEREAS, the Commission found the architectural type, style and period of the Boal Block Building to be rare in that (a) the Building, designed by the architectural firm of Chatten & Hammond, was constructed in the Tudor Revival style and completed in two phases; (b) the first phase of the Building, completed in 1913, consists of the two-story portion of the Building at the corner of Lincoln Avenue and Elm Street, which has street addresses of 545-551 Lincoln Avenue and 743-749 Elm Street and comprises what are now the southernmost section and the central section of the Building; (c) the second phase of the Building consists of a one-story section that was added to the north end of the original Building in 1937 and has street addresses of 553-561 Lincoln Avenue; (d) the style of the Building complements the prevailing style of the residential building stock throughout the Village, following the intent of the *1921 Plan of Winnetka*; and (e) the Boal Block was used as a model for establishing the guidelines put forth in the Winnetka Plan Commission’s *1921 Plan of Winnetka*, with its use of “uniform and pleasing architecture” for commercial development; and

WHEREAS, the Commission found the method of construction to be rare in that: (a) the two-story south section of the Building, at the corner of Lincoln and Elm, has a side gable roof clad in asphalt shingles; (b) the first story of the south section is clad in brick, while the second story is clad in stucco; (c) the Lincoln Avenue frontage contains three symmetrically arranged, projecting bays, and the second stories of these bays are clad in half-timbering, in-filled with stucco and have front-facing gables; (d) windows are arranged in ribbons of three 6/1 double-hung, wooden sashes; (e) the main entrance is located on the first story in the central bay with a limestone surround detailing set into the brick veneer and a single-light double-leaf wooden door; (f) the center section of the Building, located immediately north of the south section, is a two-story building with a side gable roof clad in asphalt shingles; (g) the first story consists of plate glass, metal-framed storefronts with recessed entrances, while the second story is clad in stucco; (h) a pent roof extends the length of the Lincoln Avenue elevation, just below the second story; and (i) the one-story north section, located immediately north of the two-story center section, has a false mansard roof clad in clay tile, with front-facing gables clad in half-timbering with stucco in-fill, and plate glass storefronts with recessed entrances; and

WHEREAS, the Commission gave the Boal Building a rating of 5 for local significance because Ayers Boal, who commissioned the construction of the Building, served as Village Trustee from 1919-1920, donated 40 acres to the Winnetka Park District in 1916 for the golf course and also donated the land for Arbor Vitae Park; and

WHEREAS, the Commission found the Building to be of national significance with regard to architecture due to the architectural firm's association with the prominent architect Dwight Perkins, in that: (a) the architectural firm of Chatten & Hammond, which designed a number of residential buildings in Winnetka, was commissioned to design the Boal Block; (b) architect Dwight Perkins, the chief architect of the Chicago Board of Education, joined the firm in 1927 to form Perkins, Chatten & Hammond; (c) Mr. Perkins designed more than 40 schools and was renowned for his innovative school plans and Prairie school designs; and (d) Mr. Perkins also designed buildings for the Chicago Park District, and the groundwork for the formation of the Park District and Cook County Forest Preserves was based on an open space plan prepared by Perkins and noted prairie landscape architect Jens Jensen in 1903; and

WHEREAS, the Commission rated the Building, which is situated on the northeast corner of Lincoln Avenue and Elm Street a rating of 4 points for being a neighborhood symbol or a conspicuous and familiar structure, most notably in recent history for "The Sweet Shop," where many families gathered over the years in the East Elm business district; and

WHEREAS, the Commission gave the Building the maximum score of 5 in the categories of design integrity and alteration of original site, and a score of 3 points for structural condition, because the Building retains its original brick, limestone, half-timber and stucco veneers, the architectural details have remained the same, and the applicant submitted photographs from the February, 1917, *Western Architect*, which featured the Boal Block and showed there have been limited exterior alterations to the Building and;

WHEREAS, pursuant to the findings entered by the Commission at its March 5, 2012, meeting, the six members then present unanimously found that the Building meets the criteria of the Landmark Ordinance due to its overall rating as Significant, and recommended that it be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish the Boal Block Building, at 545-561 Lincoln Avenue and 743-749

Elm Street, as a designated landmark, because of its Tudor Revival architecture, its excellent design integrity and its association with a prominent architect.

NOW, THEREFORE, the Council of the Village of Winnetka do ordain 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: The Boal Block Building, located on the property at 545-561 Lincoln Avenue and 743-749 Elm Street, with a permanent real estate index number 05-20-204-010-0000, is hereby designated a Village of Winnetka landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

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 posting as provided by law.

PASSED this ___ day of _____, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ___ day of _____, 2012.

Signed:

Village President

Countersigned:

Village Clerk

Introduced:

Posted:

Passed and Approved:

Posted:



REPORT ON PUBLIC HEARING MARCH 5, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

The Boal Block Building 545 Lincoln Ave., Winnetka

This report is an integral part of the March 5, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 545 Lincoln Ave. was rated a “Unique” property with a score of “84.2.”

Architectural Type, Style & Period. Designed by the architectural firm, Chatten & Hammond, and constructed in 1913 as a speculative mixed-use building for Ayres Boal, 545 Lincoln Ave. was built in the Tudor Revival style and housed a combination of commercial and residential tenants. The building was constructed in two phases. The first phase, the two-story portion of the building at the corner of Lincoln Ave. and Elm St., was built in 1913. This section is divided in two parts; the southernmost section and the central section. In 1937 a one-story section was added to the north end of the original building at 553 Lincoln Ave. First story commercial spaces are accessible from the storefronts on Lincoln Ave. and Elm St. A combination of office and residential units are located on the upper floor.

The Tudor Revival style of the Boal Block Building complements the prevailing style of the residential building stock throughout the Village, which followed the intent of the *1921 Plan of Winnetka* that encouraged businesses to architecturally complement the residential building stock. The Boal Block was used as a model for establishing the guidelines put forth in the Winnetka Plan Commission’s *1921 Plan of Winnetka*. In order to carry out the goal of the 1921 Plan, architect Edward H. Bennett proposed the use of “uniform and pleasing architecture” for commercial development, citing the Boal Block Building as “an especially good example of attractive and harmonious treatment of a suburban business block.”

The Commission found the upper portion of the Boal Block Building to be an excellent example of the Tudor Revival style and given the fact the building was used as an example in the *1921 Plan of*

Winnetka on how the commercial districts should be developed, the building was rated “rare” for the architectural type, style and period, with a rating of “4.”

Method of Construction. The south section of the Boal Block building at the corner of Lincoln Ave. and Elm St. is a two-story building with a side gable roof clad in asphalt shingles. The first story is clad in brick, while the second story is clad in stucco. On the Lincoln Ave. elevation there are three projecting bays arranged symmetrically. The second stories of these bays are clad in half-timbering in-filled with stucco and have front-facing gables. Windows are arranged in ribbons of three 6/1 double-hung, wood sash windows. The main entrance is located on the first story in the central bay and is surrounded by limestone detailing set into the brick veneer. The entrance has a single-light double-leaf wooden door. On the Elm St. elevation there are two projecting bays placed immediately adjacent to one another in the center of the elevation. Each bay is half-timbered and in-filled with stucco on the second story with front-facing gables.

The center section of the building, located immediately north of the south section, is a two-story building with a side gable roof clad in asphalt shingles. The first story is comprised of plate glass, metal-framed storefronts with recessed entrances, while the second story is clad in stucco. A pent roof extends the length of the Lincoln Ave. elevation just below the second story. There are three projecting bays arranged symmetrically. The second stories of these bays are also clad in half-timbering and in-filled with stucco and have front-facing gables.

The north section, located immediately north of the two-story section, is a one-story building with a false mansard roof with front-facing gables. The mansard roof is clad in clay tile and the gables are clad in half-timbering with stucco in-fill. The storefronts are plate glass with metal frames set within recessed entrances.

Based on these facts, the Commission concluded that the method of construction was “rare” and therefore rated “4.”

Association with a Historical Event, Person, or Cultural Activity. Ayres Boal commissioned the construction of 545 Lincoln Ave. Mr. Boal was an active resident in Winnetka and served as Village Trustee from 1919-1920. A real estate broker who graduated from Harvard University in 1900, Boal donated 40 acres to the Winnetka Park District in 1916 for the golf course in memory of his daughter who died in 1914. He also donated the land for Arbor Vitae Park. Based on the building’s association with Ayres Boal, the Commission found with regard to association with a historical event, person or cultural activity the building rated “5,” of “local” significance.

Association with an Architect or Master Builder. Boal commissioned the architectural firm Chatten & Hammond of Chicago to design the Boal Block. Melville C. Chatten was born in Quincy, Illinois on September 29, 1873 and studied architecture at the University of Illinois. Chatten practiced architecture with the firm of Frost and Granger from 1899 to 1905, and then joined with Charles H. Hammond to form the firm of Chatten and Hammond in 1907. Chatten died in 1957. Hammond was born in Crown Point, New York on August 8, 1882 and studied architecture first at the Chicago Manual Training School and then at the Armour Institute of Technology. Hammond also served as the supervising architect for the State of Illinois from 1929-1950. Chatten and Hammond designed a number of residential buildings in Winnetka including 978 Euclid Ave. (local

landmark), 375 Sheridan Rd. and 457 Ash St. Dwight Perkins eventually joined the firm as a third partner in 1927 to form Perkins, Chatten & Hammond. Perkins was the chief architect of the Chicago Board of Education from 1905-1910 and renowned for his innovative school plans and Prairie School designs. During his tenure as chief architect for the Board of Education he designed more than 40 schools. Perkins also designed buildings for the Chicago Park District. In fact, the groundwork was laid for the formation of the Chicago Park District and the Cook County Forest Preserves based on an open space plan prepared by Perkins and noted prairie landscape architect Jens Jensen in 1903.

Due to Chatten & Hammond's association with such a prominent architect as Dwight Perkins, the Commission felt the nomination warranted a "National" significance rating, with a score of "5."

Established or Familiar Visual Feature. The Boal Block sits at the northeast corner of Lincoln Avenue and Elm Street. The building is very familiar throughout the community, perhaps most notably in recent history for "The Sweet Shop" where many families gathered over the years in the East Elm business district. The Commission found the building to be a "symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village," warranting a score of "4."

Originality. The building retains its original brick, limestone, half-timber and stucco veneers. The storefronts on the center section are non-original and were replaced ca. 1950. Also, there are rigid vinyl awnings applied to individual storefronts. The south section storefronts were replaced ca. 1990 as well as the alteration of the offices. In general, the offices and residential units retain their original doors and wood trim. Although there have been exterior alterations, the architectural details have remained the same. The Commission found the building retains its original design integrity and rated the building's alterations of design integrity as "excellent," warranting a score of "5."

Age of Structure. The building was constructed in 1913, therefore, the building warrants a score of "3."

Alteration of Surrounding Properties (View from Property). Major alterations have occurred to the commercial properties west of the subject site across Lincoln Ave. as well as south of the subject site across Elm Street. The Commission determined the existing conditions of the surrounding area to consist of "major alterations," which warranted a score of "0."

Alteration of Original Site (View of Property). Considering the alterations and the photographs included in the nomination from the February 1917 *Western Architect*, which featured the Boal Block, the Commission determined the condition of the site to be "original," which warranted a score of "5."

Structural Condition. The structure was constructed of quality materials and has retained its original appearance. The Commission determined the structural condition to be "good," which warranted a score of "3."

Resolution

The Landmark Preservation Commission provides this recommendation of landmark status to the Boal Block Building at 545 Lincoln Ave. The building is such a fine example of the Tudor Revival style that architecturally complements the residential building stock of the Village that it was used as the model for establishing the guidelines for commercial development in the *1921 Plan of Winnetka*. The Commission found the building retains a high level of architectural integrity that should be recognized with local landmark designation. In addition to maintaining a high level of architectural integrity the building's association with Chatten & Hammond and Dwight Perkins is noteworthy. Similar to its fellow commercial landmark nominations, it is important to recognize such a prominent building that is an important contributor to the ambience of the Village's commercial districts.

Based upon these considerations and the System for Evaluation rating of "Unique," with a score of "84.2," the Commission unanimously voted to recommend that the Village Council designate the Boal Block Building at 545 Lincoln Ave. a local landmark.

Respectfully Submitted,

Louise Holland
Hugh Brower
Susan Curry
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	<u>1</u>	<u>4</u>
	-Rare	④		
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5	<u>1</u>	<u>4</u>
	-Rare	④		
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	<u>10</u>	<u>50</u>
	-State, County or Local	⑤		
	-None	0		
Association with an Architect or Master Builder	-National	⑤	<u>1</u>	<u>5</u>
	-State, County or Local	5		
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	<u>1</u>	<u>4</u>
	-Symbol of a neighbor- hood or a conspicuous and familiar structure in the context of the entire Village	④		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 67
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT	SCORE
Alteration of (Originality) Design Integrity	-Excellent	5			
	-Good	4			
	-Fair	3	x	10	=
	-Poor	0			
Age of Structure	-pre-1900	5			
	-1900-1930	3	x	4	=
	-1931-1950	2			
	-1951 to present	1			
Alteration of Surrounding Properties (View from Property)	-Original	5			
	-Minor Alterations	3	x	4	=
	-Major Alterations	0			
Alteration of Original Site (View of Property)	-Original	5			
	-Minor Alterations	3	x	3	=
	-Major Alterations	0			
Structural Condition	-Exceptional	5			
	-Good	3	x	3	=
	-Fair	1			
	-Deteriorated	0			

Tier 2 Score 86
 (Add Above 5 Lines)
 Avg. Tier 2 Score 17.2
 (Divide Total by 5)

67 + 17.2 = 84.2
 Tier 1 Score Avg. Tier 2 Score **Total Score**

Level of Significance

Total Points	Category
80-94	Unique
65-79	Significant
50-64	Important

**LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
MARCH 5, 2012 MEETING**

Members Present: Louise Holland, Chairperson
Hugh Brower
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

Members Absent: Susan Curry

Village Staff: Ann Klaassen, Planning Assistant

Review of Landmark Designation Application: 545 Lincoln Avenue

Chairperson Holland informed the Commission that this building is a bit older than the others and that it was constructed in 1913. She stated that the Historical Society has movies of Elm Street and Lincoln Avenue with a policeman directing traffic at that intersection and that it was easy to tell where the intersection was because of the 545 Lincoln Avenue building.

Chairperson Holland stated that the first category under Tier 1 related to “Rarity - Architectural Type, Style and Period.” She asked the Commission members for their comments. Chairperson Holland stated that this building differed from 723 Elm Street in that the upper portion is truly Tudor and done very well. Chairperson Holland then referred the Commission to a photograph dated from 1917 and stated that there have been no changes to the building with the exception of the storefronts and the awnings. She stated that as to the architectural integrity, it has remained the same.

Ms. Grubb suggested a rating of extremely rare.

A Commission member suggested rare.

The Commission rated this category as rare (4).

Chairperson Holland stated that the next category related to “Rarity - Method of Construction and its Application.”

Ms. Grubb suggested a rating of somewhat rare.

The Commission rated this category as rare (4).

Chairperson Holland stated that the next category related to “Association with a Historical Event, Person or Cultural Activity.”

The Commission rated this category as (5).

Chairperson Holland stated that the next category related to “Association with an Architect or Master Builder.” Chatten & Hammond was the architectural firm that designed 545 Lincoln.

The Commission rated this category as (5) due to Chatten & Hammond’s association with Dwight Perkins, a nationally recognized architect.

Chairperson Holland stated that the next category related to “Established or Familiar Visual Feature.” The Commission rated this category as (4) due to the former “Sweet Shoppe” at Lincoln and Elm.

Chairperson Holland noted that the total Tier One score is 67.

Chairperson Holland stated that the Commission would now review Tier 2. She stated that the first category related to “Alteration of (Originality) Design Integrity.”

The Commission rated this category as excellent (5).

Chairperson Holland stated that the next category related to the “Age of the Structure.” The Commission rated this category as 1900-1930 (3).

Chairperson Holland stated that the next category related to “Alteration of Surrounding Properties (View from Property).” She stated that the problem is that so many of the buildings across the street on Lincoln Avenue have changed. Chairperson Holland stated that there were also changes on the Elm Street side.

The Commission rated this category as major alterations (0).

Chairperson Holland stated that the next category related to “Alteration of Original Site (View of Property).” The Commission rated this category as original (5).

Chairperson Holland stated that the next category related to “Structural Condition.”

The Commission rated this category as good (3).

Chairperson Holland stated that the Tier Two score is 86, which makes the total score 84. A score of 84 qualified the property as a unique landmark in the Village which is the highest category. She then asked for a motion to recommend to the Village Council the approval of 545 Lincoln Avenue as a local landmark.

A motion was made by Ms. Garcia and seconded to recommend local landmark status for 545 Lincoln Avenue. A vote was taken and the motion was unanimously passed.

AYES: Brower , Garcia, Good, Grubb, Holland, Papoutsis
NAYS: None



LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.



1. Property owner(s)' name(s)

Winnetka III, 324 West Touhy Avenue, Park Ridge, IL 60068

2. Street Address ^{545 Lincoln Avenue}

3. Property Identification Number (P.I.N.) ⁰⁵⁻²⁰⁻²⁰⁴⁻⁰¹⁰⁻⁰⁰⁰⁰

(on your tax bill or can be requested from Community Development, Village Hall)

If available, please attach a plat of survey.

4. How long have you owned this property? ^{Since 1/10/2006}

If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

Ayres Boal was the original owner.

5. Date of construction, if known 1913

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."

Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect Not known

architectural firm Chatten & Hammond

designer Not Known

and/or builder Not Known

Do you have the original plans? No

Is the property associated with an historical person or group? Please explain.

The property is associated with Ayres Boal who commissioned the construction of the building in 1913.

Is the property associated with a notable historic event? If so, explain.

The property is significant for its association with the 1921 Plan of Winnetka. See attached.

2. **Alteration History:** *Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.*

If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. *Hint: Building permit records at Village Hall are helpful)*

See attached.

If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. *(Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)*

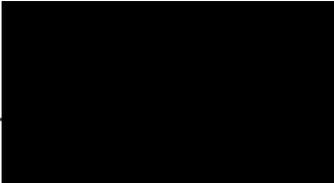
See attached.

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

See attached.

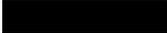
4. I (We) hereby certify that I (we) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): James W. Purcell, Principal

Signature(s): 

Date: 1-3 (-1) 2

Phone 

FAX 

e-mail 

Please forward your completed nomination to:

**Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093**

Statement of Integrity

Address: 545 Lincoln Avenue, Winnetka, IL 60093

Classification: Mixed Use – Commercial and Residential

Date Built: 1913

Original Use: The building at 545 Lincoln Avenue was constructed in 1913 as a speculative commercial building. The building housed a combination of commercial and residential tenants.

Original Description: This Tudor Revival-style building was constructed in two phases. The first phase, the two-story portion of the building at the corner of Lincoln Avenue and Elm Street, was built in 1913. This section is divided in two parts: the southernmost section and central section. In 1937, a one-story section was added to the north end of the original building, at 553 Lincoln Avenue.

The south section, at the corner of Lincoln Avenue and Elm Street, is a two-story building with side gable roof clad in asphalt shingles. The first story is clad in brick, while the second story is clad in stucco. On the Lincoln Avenue (west) elevation, there are three projecting bays arranged symmetrically. The second stories of these bays are clad in half-timbering infilled with stucco and have front-facing gables. Windows are arranged in ribbons of three 6/1 double-hung, wood-sash windows. There are two of these sets of windows between the projecting bays. The main entrance is located on the first story in the central bay and is surrounded by limestone detailing set into the brick veneer. The entrance has a single-light double-leaf wooden door. On the Elm Street (south) elevation, there are two projecting bays placed immediately adjacent to one another in the center of the elevation, with a ribbon of three 6/1 double-hung, wood-sash windows to either side. Each bay is half-timbered and infilled with stucco on the second story, with front-facing gables and one set of three 6/1 double-hung wood windows in each bay.

The center section, located just north of the south section, is a two-story building with side gable roof clad in asphalt shingles. The first story is comprised of plate glass, metal-framed storefronts with recessed entrances, while the second story is clad in stucco. A pent roof extends the length of the Lincoln Avenue (west) elevation, just below the second story. There are three projecting bays arranged symmetrically. The second stories of these bays are clad in half-timbering infilled with stucco and have front-facing gables. Window openings are paired and hold 6/1 double-hung wood sashes. There are two of these sets of windows between the projecting bays.

The north section, located just north of the two-story sections, is a one-story building with false mansard roof with front-facing gables. The mansard roof is clad in clay tile, and the gables are clad in half-timbering with stucco infill. Storefronts are plate glass with metal frames set within recessed entrances.

First story commercial spaces are accessible from the storefronts on Lincoln Avenue and Chestnut Street. Commercial spaces have been altered over time to meet tenant needs. A

combination of office and residential units are found on the upper stories; these spaces generally retain their original doors and wood trim throughout.

Siding: The building retains its original brick, limestone, half-timber, and stucco veneers.

Alterations/New additions: Storefronts on center section are non-original, and were replaced ca. 1950. Rigid vinyl awnings applied to individual storefronts. South section storefronts were replaced ca. 1990. Interior office spaces were altered ca. 1990.

Statement of Significance

Summary

The mixed-use commercial and residential building at 545 Lincoln Avenue is significant at the local level under National Register Criterion A in the area of community planning and development. The building's design and location were used as the model for establishing the guidelines put forth in Winnetka Planning Commission's 1921 report. The building was sited near the rail line and designed in the Tudor Revival style to complement the prevailing style of adjacent residential building stock. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka.

Historic Context

Congress established Green Bay Trail (now Green Bay Road) an official post road between Fort Dearborn, Chicago, and Fort Howard in Wisconsin in 1832. When the post road became an operating stagecoach route in 1836, settlers established businesses in the vicinity of present-day Winnetka to provide services for travelers using the road. In 1854, Winnetka was platted as a village; during the same year, the Chicago & Milwaukee Railroad Co. began construction of a rail line through the village's downtown. The first school was established in 1856, and the first church was built in 1869. That same year, with a population of 450, Winnetka was officially incorporated as a village.

The population of Winnetka continued to increase during the second half of the nineteenth century, gaining an influx of residents following the Great Chicago Fire of 1871. Public amenities such as kerosene streetlights and wooden sidewalks were integrated in the 1880s, and in 1884, the Winnetka Public Library was established. The first bank was established in 1894, and by 1900, the population of Winnetka had risen to 1,883. An electrical plant was built along the lakeshore in 1900, and local phone service was installed throughout the village. In a matter of ten years, the village's population had doubled to 3,168 in 1910. The 1920 census reported that the population of Winnetka had more than doubled from 3,168 to 6,694 residents since the last census in 1910.

Development of the *Plan of Winnetka* (1921)

During the late nineteenth and early twentieth centuries, Winnetka developed as a residential enclave known for its attractive homes and country-like setting. The industrial development so common in others areas adjacent to Chicago never took hold in Winnetka. However, the rapidly increasing population raised questions as to the village's future development. To retain the "country-like" residential character, the density of the village needed to be regulated under a new zoning law.¹

The Winnetka Planning Commission was established in 1917 by the village council to guide the physical development of the village as the population continued to increase. The Planning

¹ 1921 *Plan of Winnetka*, p.31

Commission's purpose, as stated, was "to recognize the prevailing tendencies and to indicate a plan which would produce an orderly and homogenous result."² Planning was to be undertaken quickly, as the 1920s were anticipated to see a rapid increase in population. The Planning Commission was tasked with creating a comprehensive plan that included parks and playgrounds, lakefront development, streets and highways, public buildings, schools, the construction of a new Village Hall, Civic Center and Community Auditorium, and the depression of the railroad tracks below street level.

Architect Edward H. Bennett, co-author of the 1909 Plan for Chicago, was brought in as consultant to the commission. In Bennett's forward to the published plan of 1921, he wrote that the watchword for the development of Winnetka should be "Preservation." Bennett spoke of preserving "the general character of the village as expressed by its attractive homes, well placed and surrounded by ample areas, its tree-lined avenues and fine public grounds, and especially its country-like setting and atmosphere [...] with all that that implies of repose and quiet in contrast to the tension of the city."³

In order to retain a country-like atmosphere, Bennett stressed the importance of controlling population density. For Winnetka to remain a residential community, it was essential to prevent any industries from establishing themselves within the village boundaries and to limit business to only those that exist for local needs. By containing retail stores and light industries to their "proper places," orderly growth of the village would occur as well as the stabilization of real estate values.⁴

Residential areas of the village were affected by the new Plan, with an effort to "prevent any dense or concentrated housing of population."⁵ Lot size and placement of buildings on each lot was regulated, and the location of group houses limited to the business district and the zones immediately adjacent to the business districts. Apartment buildings were "not to be permitted in Winnetka if it could be avoided" and "should not be more than three stories in height."⁶ These apartment buildings, when permitted, would be located near the village centers and would be set back from the street in accordance with neighboring houses.

Businesses were to remain concentrated around the rail stations and along the major thoroughfares as well as architecturally complement the residential building stock. Bennett proposed the use of "uniform and pleasing architecture" for commercial development, citing this building (also known as the Boal Block) as "an especially good example of attractive and harmonious treatment of a suburban business block."⁷

The Boal Block was constructed in 1913 and owned by Ayres Boal. Boal was an active resident in Winnetka, and served as a trustee on the Winnetka Village Board in 1919-1920. A real estate broker who graduated from Harvard University in 1900, Boal donated several acres of land to the

² *1921 Plan of Winnetka*, p.45

³ *1921 Plan of Winnetka*. p.31

⁴ *1921 Plan of Winnetka*. p.43

⁵ *1921 Plan of Winnetka*, p.45

⁶ *1921 Plan of Winnetka*, p.45

⁷ *1921 Plan of Winnetka*, p.59

Winnetka Park District. Boal commissioned the architectural firm Chatten and Hammond of Chicago to design the Boal Block at the corner of Elm Street and Lincoln Avenue.

Melville C. Chatten was born in Quincy, Illinois on September 29, 1873, and studied architecture at the University of Illinois. Chatten practiced architecture with the firm of Frost and Granger from 1899 to 1905, then joined with Charles H. Hammond to form the firm of Chatten and Hammond in 1907. Chatten died in 1957. Charles H. Hammond was born in Crown Point, New York on August 8, 1882 and studied architecture first at the Chicago Manual Training School and then at the Armour Institute of Technology. Hammond also served as the supervising architect for the State of Illinois from 1929-1950. Chatten and Hammond designed a number of residential buildings in Winnetka including 978 Euclid, 375 Sheridan Road, 457 Ash and 701 Sheridan Road. The firm eventually accepted Dwight Perkins as a third partner in 1927 to form Perkins, Chatten and Hammond.

Request for Preliminary Determination of Eligibility
545 Lincoln Avenue, Winnetka, IL

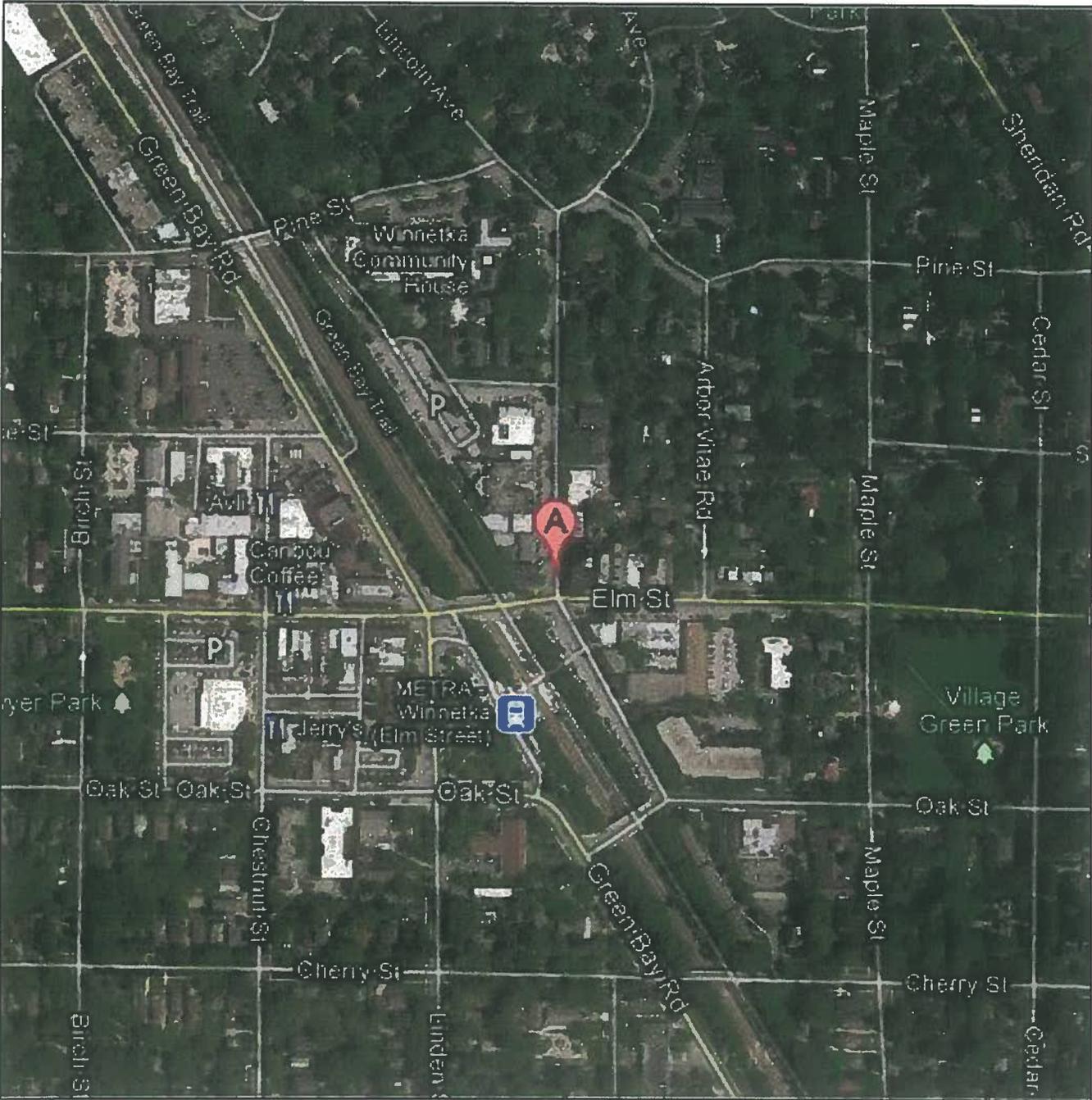


Figure 1: Location Map

Request for Preliminary Determination of Eligibility
545 Lincoln Avenue, Winnetka, IL

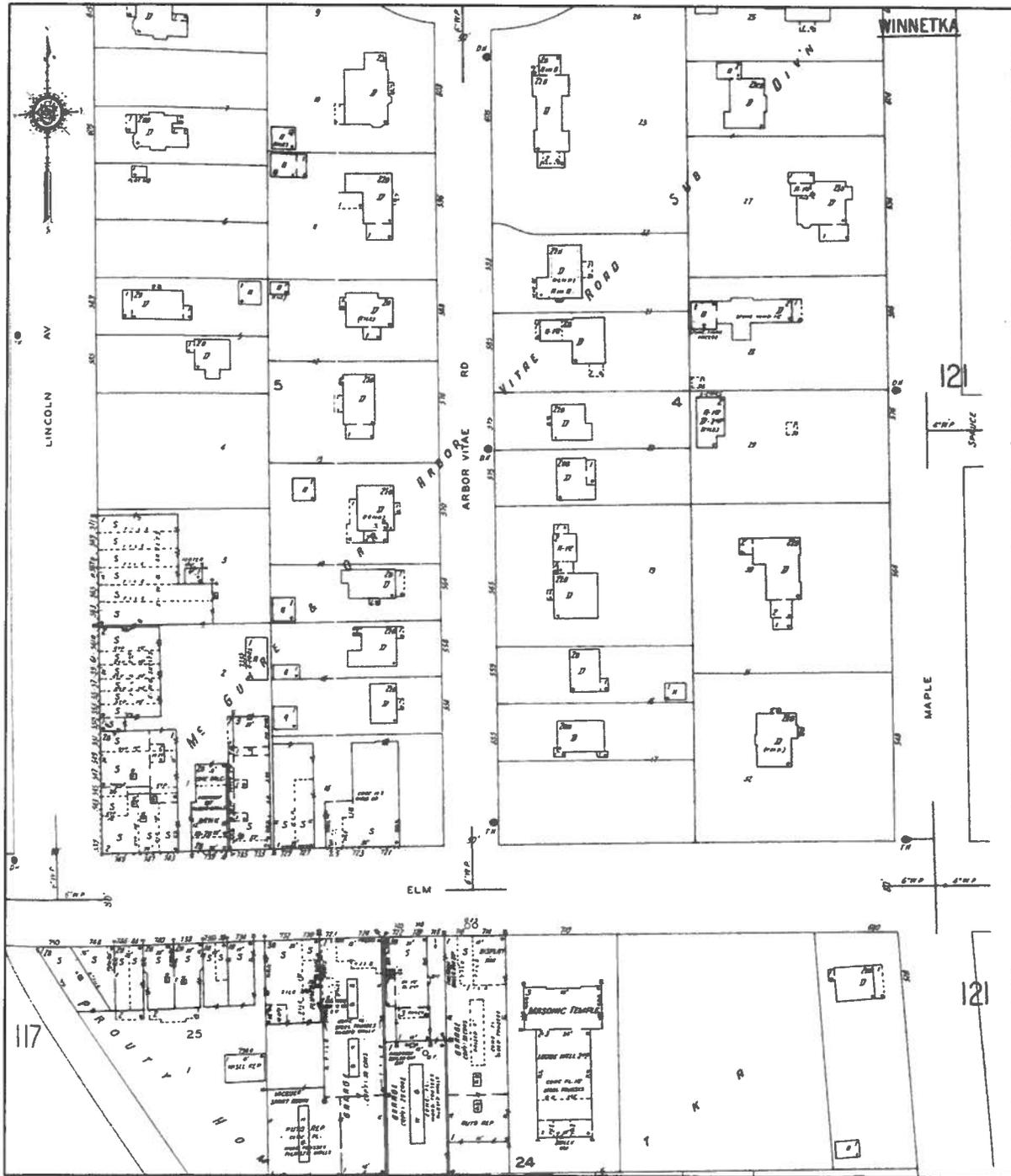


Figure 2: 1938 Sanborn Fire Insurance Map

Request for Preliminary Determination of Eligibility
545 Lincoln Avenue, Winnetka, IL

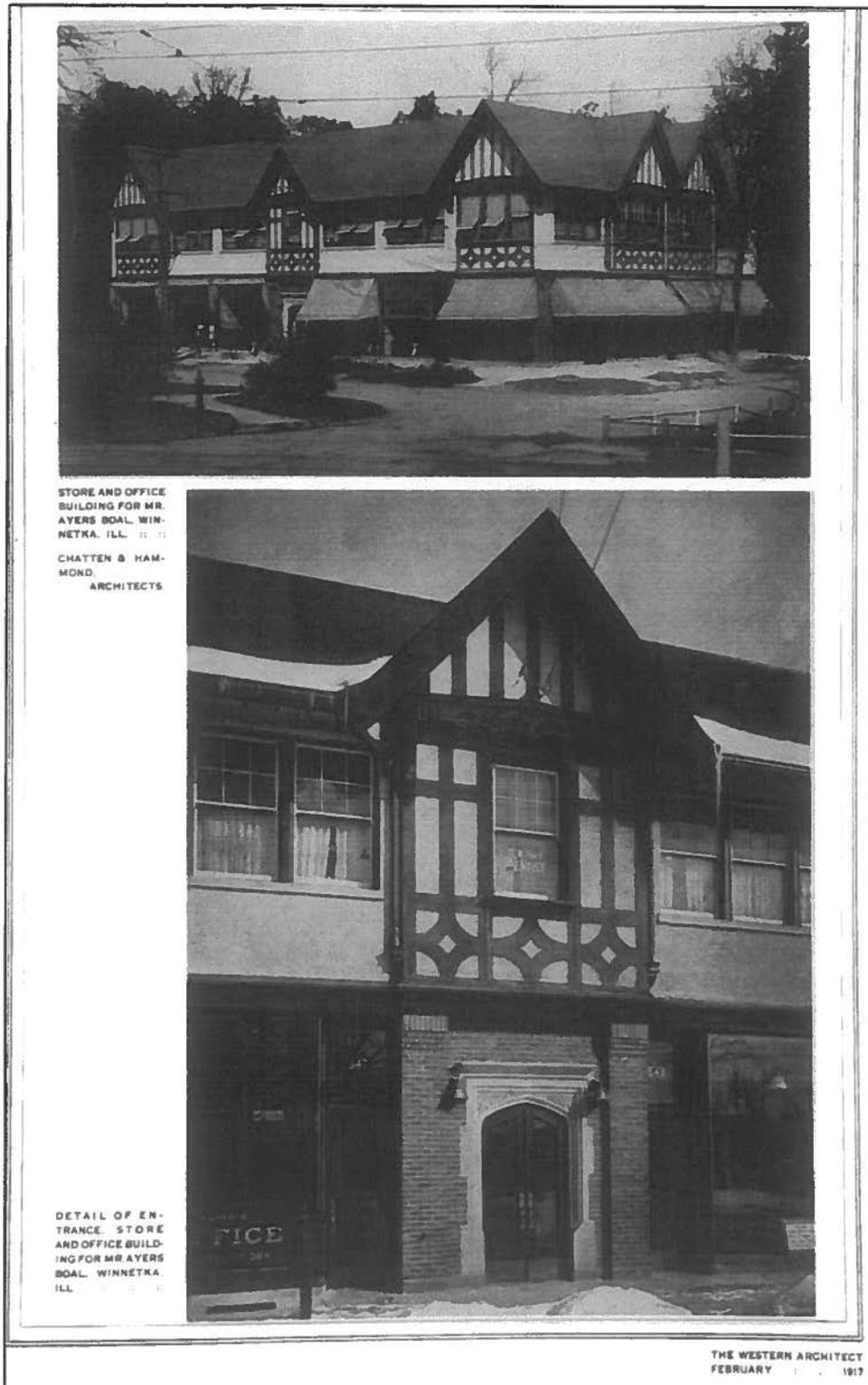


Figure 3: Feature from February 1917 *Western Architect*



1. Looking northeast at Lincoln Avenue (west) elevation



2. Looking east toward south end of Lincoln Avenue elevation



3. Looking northeast toward Elm Street (south) elevation



4. Second-floor window detail, Lincoln Avenue
(west) elevation



5. Entrance to second-floor residences, Lincoln Avenue (west) elevation



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in historic building development



6. Second story detail, Lincoln Avenue (west) elevation



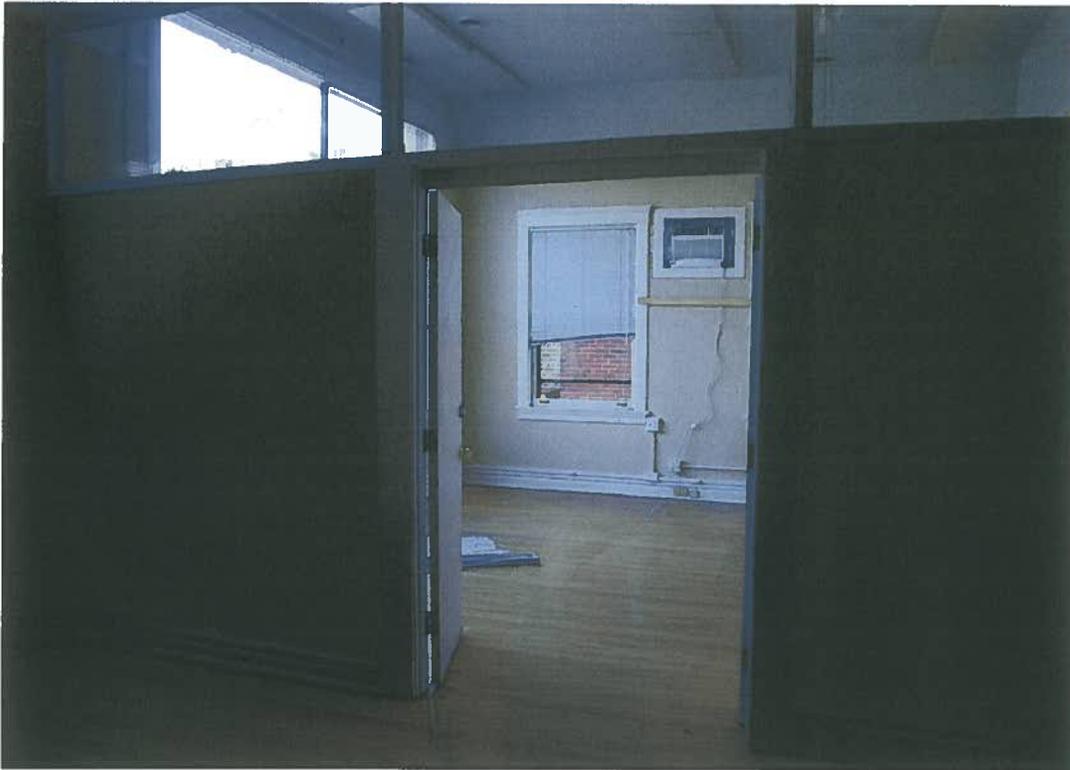
7. Looking southeast toward center section of Lincoln Avenue (west) elevation



8. Stairwell, south section



9. Corridor, south section, typical



10. Interior, south section, typical



11. Interior, south section, typical



MacRostie Historic Advisors LLC

Bringing strategy, equity and experience
to historic building development



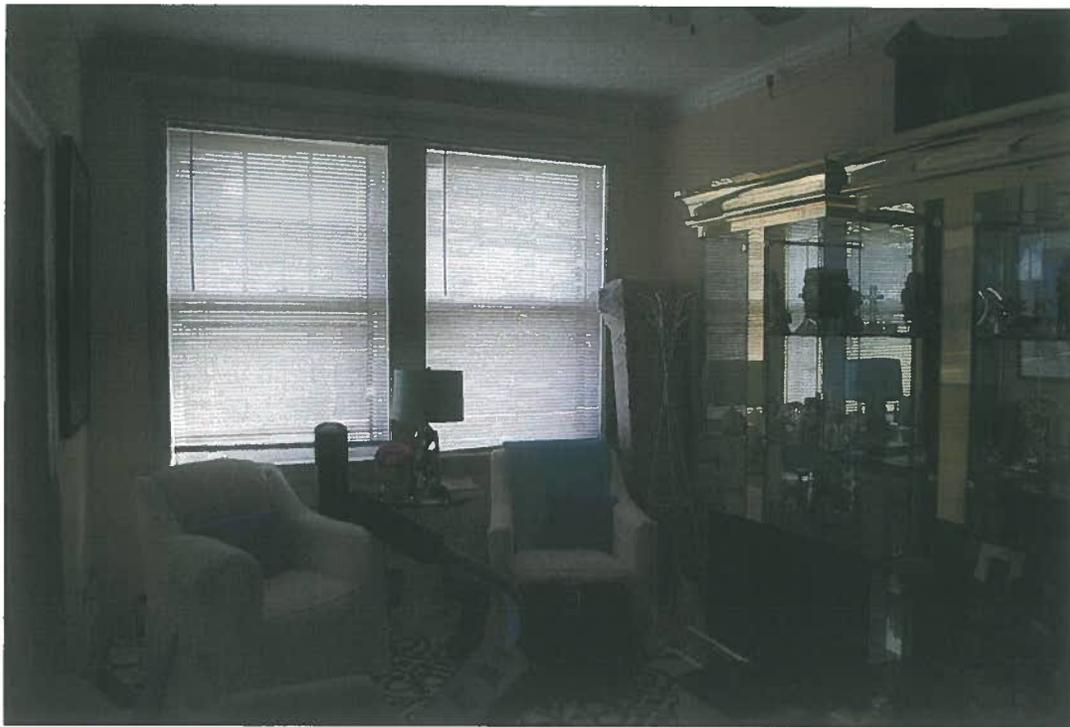
12. Interior, south section, typical



13. Stairwell, center section



14. Corridor, center section, typical



15. Interior, center section, typical



16. Skylight, center section

AGENDA REPORT

TO: Village Council

PREPARED BY: Ann Klaassen, Planning Assistant

DATE: May 4, 2012

SUBJECT: 874 Green Bay Rd. Landmark Nomination
Ordinance No. M-12-2012

On March 5, 2012 the Landmark Preservation Commission (LPC) voted 6-0 to recommend the Village Council designate 874 Green Bay Rd. as a Winnetka Landmark. Based upon the adopted System for Evaluation of Landmarks, the property received an overall score of 60.2 points, resulting in an "Important" rating.

The LPC found 874 Green Bay Rd. satisfies the criteria for local landmark designation based upon a variety of factors, most significantly that the building is very familiar throughout the community due to its prominent location. The building also portrays the Tudor Revival style to architecturally complement the residential building stock. A report from the LPC is attached providing full details on all the categories considered by the LPC. The Commission is very excited to recommend landmark status for a widely recognized commercial building.

Pursuant to the recommendation of the LPC, Ordinance M-12-2012 designates 874 Green Bay Rd. as a Winnetka Landmark. Introduction of the ordinance requires the concurrence of a simple majority of the Council members present.

Recommendation:

Consider introduction of Ordinance M-12-2012, which would designate 874 Green Bay Rd. as a local landmark.

**AN ORDINANCE
DESIGNATING A LANDMARK
PURSUANT TO CHAPTER 15.64 OF THE
WINNETKA VILLAGE CODE (874 Green Bay)**

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”) find that the identification, designation and preservation of buildings and structures in the Village that are historically, culturally, and architecturally significant, and the encouragement of the restoration and rehabilitation of those buildings and structures are matters pertaining to the affairs of the Village; and

WHEREAS, Chapter 15.64 of Title 15 of the Winnetka Village Code, titled “Landmark Preservation,” establishes standards and procedures for preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the property commonly known as 874 Green Bay Road, Winnetka, Illinois (the “Subject Property”), is legally described as follows:

That part of Lot 1 lying Southerly and Westerly of Green Bay Road (formerly Center Street) in Block 1 in County Clerk’s Division of the Southwest Quarter of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

WHEREAS, the owner of the Subject Property has submitted an application seeking Village of Winnetka landmark designation of the Subject Property, which is located on the west side of Green Bay Road just south of Tower Road and is improved with a 3-story commercial building known as the 874 Green Bay Road Building (“Building”); and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (the “Landmark Ordinance”) and notice duly published and sent, the Landmark Preservation Commission (“Commission”) considered the application at a public hearing on March 5, 2012, and, applying the Village’s System for the Evaluation of Landmarks to the information received

into the record, gave Building an overall score of 60.2 points, resulting in a rating of Significant; and

WHEREAS, the Commission found the architectural type, style and period of the Building to be somewhat rare in that (a) the Building, designed by architect S.H. Fairclough, was constructed in 1928 in the Tudor Revival style; (b) the Building is capped by a false mansard roof with front-facing gables, clad in clay pantiles; (c) the Building was originally constructed as an automotive sales building with an elevator, and the first floor currently consists of commercial spaces with offices on the second and third floors; and (d) the Building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line; and

WHEREAS, the Commission found the method of construction to be somewhat rare in that: (a) the Building is clad in brick veneer with limestone quoins at the corners and around the main entrance; (b) the brick is laid in a stretcher bond, with a limestone string course which runs below the windows of the second story and limestone sills below the third-story windows; (c) the east and north elevations contain front-facing gables which are clad in half-timber and stucco; (d) the portions of the elevations between the two gables slightly project from the face of the building and are also clad in half-timber and stucco; and (e) the main entrance to the building is located on the east elevation and consists of a single light, single-leaf wooden door; and

WHEREAS, the Commission gave the Building a score of 4 points for being a neighborhood symbol or a conspicuous and familiar structure, in that it is situated in a prominent location on the southwest corner of the heavily traveled arteries of Green Bay Road and Tower Road, at the gateway to the Hubbard Woods Business District; and

WHEREAS, the Commission gave the building a score of a score of 3 points for age, since the building was constructed in 1928, and

WHEREAS, the Commission gave the building a rating a rating of 4 points for integrity of design, a rating of 3 points for alteration of original site, and a maximum rating of 5 points for building condition because (a) the original brick, limestone, half-timber and stucco veneers have been retained, (b) although all the upper story windows have been replaced and the interior spaces have been remodeled, the architectural details have remained the same, (c) the replacement of all the windows was determined to be a minor alteration, and (d) the building is in exceptional structural condition; and

WHEREAS, pursuant to the findings entered by the Commission at its March 5, 2012, meeting, the six members then present unanimously found that the Building meets the criteria of the Landmark Ordinance due to its overall rating as Significant, and recommended that it be designated a Winnetka landmark; and

WHEREAS, the Council of the Village of Winnetka have considered the recommendation of the Landmark Preservation Commission and have determined that it is in the best interest of the Village and its residents to accept the findings and recommendation of the Commission and to establish the 874 Green Bay Road Building, as a designated landmark, because of its Tudor Revival architecture, its excellent design integrity and its excellent structural condition.

NOW, THEREFORE, the Council of the Village of Winnetka do ordain 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: The 874 Green Bay Road Building, located on the property known as 874 Green Bay Road, which has a permanent real estate index number 05-17-303-003-0000, is hereby designated a Village of Winnetka landmark under Section 15.64.070 the Landmark Preservation Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

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.

[Remainder of this page intentionally left blank.]

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

PASSED this ___ day of _____, 2012, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ___ day of _____, 2012.

Signed:

Village President

Countersigned:

Village Clerk

Introduced:

Posted:

Passed and Approved:

Posted:



REPORT ON PUBLIC HEARING MARCH 5, 2012

CONSIDERATION OF LANDMARK ELIGIBILITY

874 Green Bay Rd., Winnetka Commercial Building

This report is an integral part of the March 5, 2012 Landmark Preservation Commission meeting minutes and is also compiled based on the submitted application for landmark designation.

Findings of the Commission

Based on the System for the Evaluation of Landmarks contained in the Landmark Preservation Ordinance (see attached rating sheet) 874 Green Bay Rd. was rated an "Important" property with a score of "60.2."

Architectural Type, Style & Period. Designed by architect, S. H. Fairclough, and constructed in 1928, 874 Green Bay Rd. was built in the Tudor Revival style. According to a 1979 real estate appraisal by Frank H. Whipple, the building was originally constructed as an automotive sales building with an elevator. The building has gradually been converted to commercial and office spaces. The three-story building is capped by a false mansard roof with front-facing gables, clad in clay pantiles. Currently the first floor consists of commercial spaces with offices on the second and third floors. The building employs the Tudor Revival style to complement the prevailing style of residential building stock throughout the Village. The 874 Green Bay Rd. building exemplifies the guidelines Edward H. Bennett proposed in the *1921 Plan of Winnetka* with its use of the Tudor Revival style and proximity to the rail line.

The Commission felt that the building is an important contributor to the ambience created in the 1920's in Winnetka's commercial districts. Though the Commission found the 874 Green Bay Rd. building to be a good example of the Tudor Revival style, it is not an unusual example as indicated by the use of the style throughout the Winnetka commercial districts. Based on these facts, the architectural type, style and period of the building were judged to be "somewhat rare," with a rating of "2."

Method of Construction. The exterior of 874 Green Bay Rd. is clad in brick veneer, with limestone quoins at the corners and around the main entrance. The brick is laid in a stretcher bond, with a limestone string course which runs below the windows of the second story and limestone sills below

the third-story windows. On both the east and north elevations, there are two front-facing gables which are clad in half-timber and stucco. The portions of the elevations between the two gables are also clad in half-timber and stucco; these portions slightly project from the face of the building wall.

The first story commercial spaces are accessible from the east elevation. The main entrance to the building is located on the east elevation and consists of a single light, single-leaf wooden door. A side entrance on the north elevation provides access to the upper story office spaces.

Based on these facts, the Commission concluded that the method of construction was “somewhat rare” and therefore rated “2.”

Association with a Historical Event, Person, or Cultural Activity. The Commission did not find the building to be associated with a historical event, person or cultural activity. Therefore, with regard to association with a historical event, person or cultural activity, the Commission rated the building as a “0,” no significant association.

Association with an Architect or Master Builder. S. H. Fairclough designed the 874 Green Bay Rd. building. The Commission rated the building as a “1,” “architect or builder identified but of no known importance.”

Established or Familiar Visual Feature. The 874 Green Bay Rd. building is located at the southwest corner of heavily traveled arteries – Green Bay Rd. and Tower Rd. – with the Hubbard Woods Business District north of Tower Rd. Due to its prominent location, the Commission found the building to be a very familiar structure throughout the Village and therefore rated the building as a “symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village,” warranting a score of “4.”

Originality. The building retains its original brick, limestone, half-timber and stucco veneers. The storefronts were replaced ca. 1990. All upper-story windows were replaced with 6/1 double-hung vinyl windows, likely in ca. 1990. The interior spaces have been remodeled over the years based on tenant need. The second and third floor office spaces have non-historic suspended acoustical tile ceiling throughout. Besides the storefront and window alterations, the building has not been altered. Based on these facts, the Commission rated the building’s alterations of design integrity as “good,” warranting a score of “4.”

Age of Structure. The building was constructed in 1928, therefore, the building warrants a score of “3.”

Alteration of Surrounding Properties (View from Property). Major alterations have occurred to the surrounding properties. For example, the railroad tracks across Green Bay Rd. were lowered and a gas station to the west was replaced with a public parking lot. The Commission determined the existing conditions of the surrounding area to consist of “major alterations,” which warranted a score of “0.”

Alteration of Original Site (View of Property). Due to the replacement of all the windows, the Commission determined the condition of the site to consist of “minor alterations,” which warranted a score of “3.”

Structural Condition. Construction is solid, through the use of solid masonry exterior walls, steel joists, and concrete floors. The Commission determined the structural condition to be “exceptional,” which warranted a score of “5.”

Resolution

The Landmark Preservation Commission provides this recommendation of landmark status to the 874 Green Bay Rd. commercial building. The Commission found the building satisfies the criteria for local landmark designation because the building portrays the Tudor Revival style which architecturally complements the prevailing style of residential building stock throughout the Village and the fact that it is a very familiar structure in the community due to its prominent location. Also, the building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka

Based upon these considerations and the System for Evaluation rating of “Important,” with a score of “60.2,” the Commission unanimously voted to recommend that the Village Council designate the commercial building at 874 Green Bay Rd. a local landmark.

Respectfully Submitted,

- Louise Holland
- Hugh Brower
- Susan Curry
- Marilyn Garcia
- Laura Good
- Anne Grubb
- Beth Ann Papoutsis

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	5	<u>1</u>	<u>2</u>
	-Rare	4		
	-Somewhat Rare	<u>2</u>		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5	<u>1</u>	<u>2</u>
	-Rare	4		
	-Somewhat Rare	<u>2</u>		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	<u>1</u>	<u>0</u>
	-State, County or Local	5		
	-None	<u>0</u>		
Association with an Architect or Master Builder	-National	5	<u>1</u>	<u>1</u>
	-State, County or Local	5		
	-Architect or builder identified but of no known importance	<u>1</u>		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5	<u>10</u>	<u>40</u>
	-Symbol of a neighbor- hood or a conspicuous and familiar structure in the context of the entire Village	<u>4</u>		
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score 45
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT		SCORE
Alteration of (Originality) Design Integrity	-Excellent	5				
	-Good	<u>4</u>	x	10	=	<u>40</u>
	-Fair	3				
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	<u>3</u>	x	4	=	<u>12</u>
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	4	=	<u>0</u>
	-Major Alterations	<u>0</u>				
Alteration of Original Site (View of Property)	-Original	5				
	-Minor Alterations	<u>3</u>	x	3	=	<u>9</u>
	-Major Alterations	0				
Structural Condition	-Exceptional	<u>5</u>				
	-Good	3	x	3	=	<u>15</u>
	-Fair	1				
	-Deteriorated	0				

Tier 2 Score 76
 (Add Above 5 Lines)
 Avg. Tier 2 Score 15.2
 (Divide Total by 5)

45 + 15.2 = 60.2
 Tier 1 Score Avg. Tier 2 Score **Total Score**

Level of Significance

<u>Total Points</u>	<u>Category</u>
80-94	Unique
65-79	Significant
<u>50-64</u>	<u>Important</u>

**LANDMARK PRESERVATION COMMISSION
EXCERPT OF MINUTES
MARCH 5, 2012 MEETING**

Members Present: Louise Holland, Chairperson
Hugh Brower
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

Members Absent: Susan Curry

Village Staff: Ann Klaassen, Planning Assistant

Review of Landmark Designation Application: 874 Green Bay Rd.

Chairperson Holland informed the Commission that the building was built in 1928. She also stated that all of the storefronts and windows were replaced. Chairperson Holland asked if cell antennas were still on the building. She stated that cell towers were placed on the building since it was one of the tallest buildings in the Village.

Chairperson Holland stated that the first category under Tier 1 related to “Rarity - Architectural Type, Style and Period.” She stated that there was an effort to do the Tudor look and that the building is clad on the corners with limestone.

Ms. Grubb asked what did the south side of the building look like.

Chairperson Holland asked if an elevator was ever put in the building.

Mr. Kiser responded that it was and that the building had been modernized.

Chairperson Holland asked the Commission members for their comments.

Ms. Grubb commented that the building had been nicely done.

Chairperson Holland agreed with Ms. Grubb’s comments.

Ms. Grubb then suggested a rating of somewhat rare.

The Commission rated this category as somewhat rare (2).

Chairperson Holland stated that the next category related to “Rarity - Method of Construction and its Application.” She noted that the owners kept the original entrance door to the building. Chairperson Holland suggested a rating of somewhat rare.

The Commission rated this category as somewhat rare (2).

Chairperson Holland stated that the next category related to “Association with a Historical Event, Person or Cultural Activity.”

The Commission rated this category as none (0).

Chairperson Holland stated that the next category related to “Association with an Architect or Master Builder.”

The Commission rated this category as architect or builder identified, but of no known importance (1).

Chairperson Holland stated that the next category related to “Established or Familiar Visual Feature.”

The Commission rated this category as a “symbol of a neighborhood or a conspicuous and familiar structure in the context of the entire Village” (4).

Chairperson Holland noted that the Tier One total is 45.

Chairperson Holland stated that the Commission would now review Tier 2. She stated that the first category related to “Alteration of (Originality) Design Integrity.” Chairperson Holland stated that the building had not been altered except for the storefronts and windows and that the windows remained 9 panes over 1. She then suggested a rating of good.

The Commission rated this category as good (4).

Chairperson Holland stated that the next category related to the Age of the Structure. The Commission rated this category as 1900-1930 (3).

Chairperson Holland stated that the next category related to “Alteration of Surrounding Properties (View from Property).” She stated that the tracks were lowered and that there is a gas station to the north. Chairperson Holland also stated that there was a gas station to the west which became a Village parking lot.

The Commission rated this category as major alterations (0).

Chairperson Holland stated that the next category related to “Alteration of Original Site (View of

Property).” She described the alterations as minor.

The Commission rated this category as minor alterations (3).

Chairperson Holland stated that the next category related to “Structural Condition.”

A Commission member suggested a rating of exceptional.

Mr. Kiser stated the building is very structurally sound.

The Commission rated this category as exceptional (5).

Chairperson Holland stated that the Tier Two score is 76 making the total score 60, which qualified the property as an important landmark in the Village.

Chairperson Holland then asked for a motion to recommend to the Village Council the approval of 874 Green Bay Road as a local landmark.

A motion was made by Ms. Good and seconded to recommend local landmark status for 874 Green Bay Road. A vote was taken and the motion was unanimously passed.

AYES: Brower , Garcia, Good, Grubb, Holland, Papoutsis
NAYS: None

Chairperson Holland commented that the applications are wonderful and that the Commission appreciated what the applicant has done.



LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Ann Klaassen, Community Development Department at Village Hall, telephone: 716-3525.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

To help you, we have enclosed: How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department at Village Hall and the Winnetka Historical Society (phone: 501-6025) can answer many of your questions.



1. Property owner(s)' name(s)

Winnetka IV, 324 West Touhy Avenue, Park Ridge, IL 60068

2. Street Address ^{874 Green Bay Road}

3. Property Identification Number (P.I.N.) ⁰⁵⁻¹⁷⁻³⁰³⁻⁰⁰³⁻⁰⁰⁰⁰

(on your tax bill or can be requested from Community Development, Village Hall)

If available, please attach a plat of survey.

4. How long have you owned this property? ^{Since 1/10/2006}

If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

Not known

5. Date of construction, if known 1928

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write "none" or "not known."

Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: "Water hook up - Village Hall."

1. If known, give the name of the architect S.C. Fairclough
architectural firm Not known
designer Not known
and/or builder Not known

Do you have the original plans? No

Is the property associated with an historical person or group? Please explain.

No

Is the property associated with a notable historic event? If so, explain.

The property is significant for its association with the 1921 Plan of Winnetka. See attached.

2. Alteration History: *Please include current photos of all sides of the house and older photos, if available. The "structure files" at the Winnetka Historical Society, ph: 501-6025 may have older photos in its files.*

If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. *Hint: Building permit records at Village Hall are helpful)*

See attached

If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. *(Note: Sanborn maps at the Public Works Department at Village Hall are helpful. Also, many buildings in the village have been moved from their original sites. This is worth checking!)*

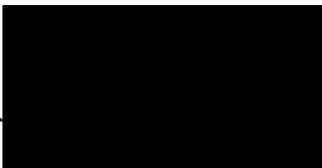
See attached

3. Do you have any other information about the property or anecdotes you'd like to share? This information can be based upon hear-say, so long as you tell us that is the source.

See attached

4. I (We) hereby certify that I (we) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): James W. Purcell, Principal

Signature(s): 

Date: 1-3-12

Phone  FAX  e-mail 

Please forward your completed nomination to:

**Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093**

Statement of Integrity

Address: 874 Green Bay Road, Winnetka, IL 60093

Classification: Commercial

Date Built: 1928

Original Use: The building at 874 Green Bay Road was constructed in 1928 as a speculative commercial building. The building housed a combination of commercial and residential tenants.

Original Description: This three-story, Tudor Revival-style building is capped by a false mansard roof with front-facing gables, clad in clay pantiles. The exterior is clad in brick veneer, with limestone quoins at the corners and around the main entrance. The brick is laid in a stretcher bond, with a limestone string course which runs below the windows of the second story and limestone sills below the third-story windows. On both the Green Bay Road (east) elevation and the north elevation, there are two front-facing gables which are clad in half-timber and stucco. The portion of the elevation between the two gables is also clad in half-timber and stucco; this portion projects slightly from both elevations. Windows are paired below the gables on both the second and third stories.

First story commercial spaces are only accessible from the Green Bay Road elevation. The main entrance on the Green Bay Road elevation is a single-leaf wooden door with single light. A side entrance on the north elevation provides access to the upper story office spaces.

Siding: The building retains its original brick, limestone, half-timber, and stucco veneers.

Alterations/New additions: The storefronts were replaced ca. 1990. All upper-story windows were replaced with 6/1 double-hung vinyl windows, likely in ca. 1990. Interior spaces, including first floor commercial and upper floor offices, were remodeled in 1989. The second and third floor office spaces have non-historic suspended acoustical tile ceiling throughout.

Statement of Significance

Summary

The commercial building at 874 Green Bay Road is significant at the local level under National Register Criterion A in the area of community planning and development. The building's design and location exemplifies the guidelines put forth in Winnetka Planning Commission's 1921 report. The building employs the Tudor Revival style to complement the prevailing style of adjacent residential building stock. The building retains a high level of architectural integrity and continues to convey its significance in relation to the 1921 Plan of Winnetka.

Historic Context

Congress established Green Bay Trail (now Green Bay Road) an official post road between Fort Dearborn, Chicago, and Fort Howard in Wisconsin in 1832. When the post road became an operating stagecoach route in 1836, settlers established businesses in the vicinity of present-day Winnetka to provide services for travelers using the road. In 1854, Winnetka was platted as a village; during the same year, the Chicago & Milwaukee Railroad Co. began construction of a rail line through the village's downtown. The first school was established in 1856, and the first church was built in 1869. That same year, with a population of 450, Winnetka was officially incorporated as a village.

The population of Winnetka continued to increase during the second half of the nineteenth century, gaining an influx of residents following the Great Chicago Fire of 1871. Public amenities such as kerosene streetlights and wooden sidewalks were integrated in the 1880s, and in 1884, the Winnetka Public Library was established. The first bank was established in 1894, and by 1900, the population of Winnetka had risen to 1,883. An electrical plant was built along the lakeshore in 1900, and local phone service was installed throughout the village. In a matter of ten years, the village's population had doubled to 3,168 in 1910. The 1920 census reported that the population of Winnetka had more than doubled from 3,168 to 6,694 residents since the last census in 1910.

Development of the *Plan of Winnetka* (1921)

During the late nineteenth and early twentieth centuries, Winnetka developed as a residential enclave known for its attractive homes and country-like setting. The industrial development so common in others areas adjacent to Chicago never took hold in Winnetka. However, the rapidly increasing population raised questions as to the village's future development. To retain the "country-like" residential character, the density of the village needed to be regulated under a new zoning law.¹

The Winnetka Planning Commission was established in 1917 by the village council to guide the physical development of the village as the population continued to increase. The Planning Commission's purpose, as stated, was "to recognize the prevailing tendencies and to indicate a

¹ 1921 *Plan of Winnetka*, p.31

plan which would produce an orderly and homogenous result.”² Planning was to be undertaken quickly, as the 1920s were anticipated to see a rapid increase in population. The Planning Commission was tasked with creating a comprehensive plan that included parks and playgrounds, lakefront development, streets and highways, public buildings, schools, the construction of a new Village Hall, Civic Center and Community Auditorium, and the depression of the railroad tracks below street level.

Architect Edward H. Bennett, co-author of the 1909 Plan for Chicago, was brought in as consultant to the commission. In Bennett’s forward to the published plan of 1921, he wrote that the watchword for the development of Winnetka should be “Preservation.” Bennett spoke of preserving “the general character of the village as expressed by its attractive homes, well placed and surrounded by ample areas, its tree-lined avenues and fine public grounds, and especially its country-like setting and atmosphere [...] with all that that implies of repose and quiet in contrast to the tension of the city.”³

In order to retain a country-like atmosphere, Bennett stressed the importance of controlling population density. For Winnetka to remain a residential community, it was essential to prevent any industries from establishing themselves within the village boundaries and to limit business to only those that exist for local needs. By containing retail stores and light industries to their “proper places,” orderly growth of the village would occur as well as the stabilization of real estate values.⁴

Residential areas of the village were affected by the new Plan, with an effort to “prevent any dense or concentrated housing of population.”⁵ Lot size and placement of buildings on each lot was regulated, and the location of group houses limited to the business district and the zones immediately adjacent to the business districts. Apartment buildings were “not to be permitted in Winnetka if it could be avoided” and “should not be more than three stories in height.”⁶ These apartment buildings, when permitted, would be located near the village centers and would be set back from the street in accordance with neighboring houses.

Businesses were to remain concentrated around the rail stations and along the major thoroughfares as well as architecturally complement the residential building stock. Bennett proposed the use of “uniform and pleasing architecture” for commercial development, citing the Tudor Revival-style building known as the Boal Block (539-561 Lincoln Avenue) as “an especially good example of attractive and harmonious treatment of a suburban business block.”⁷

The commercial building at 874 Green Bay Road was designed in 1928 by S.H. Fairclough and exemplifies the guidelines Bennett proposed in the village plan, in its siting near the rail lines and its use of the Tudor Revival style. The building continues to house commercial tenants.

² *1921 Plan of Winnetka*, p.45

³ *1921 Plan of Winnetka*. p.31

⁴ *1921 Plan of Winnetka*. p.43

⁵ *1921 Plan of Winnetka*, p.45

⁶ *1921 Plan of Winnetka*, p.45

⁷ *1921 Plan of Winnetka*, p.59

Request for Preliminary Determination of Eligibility
874 Green Bay Road, Winnetka, IL

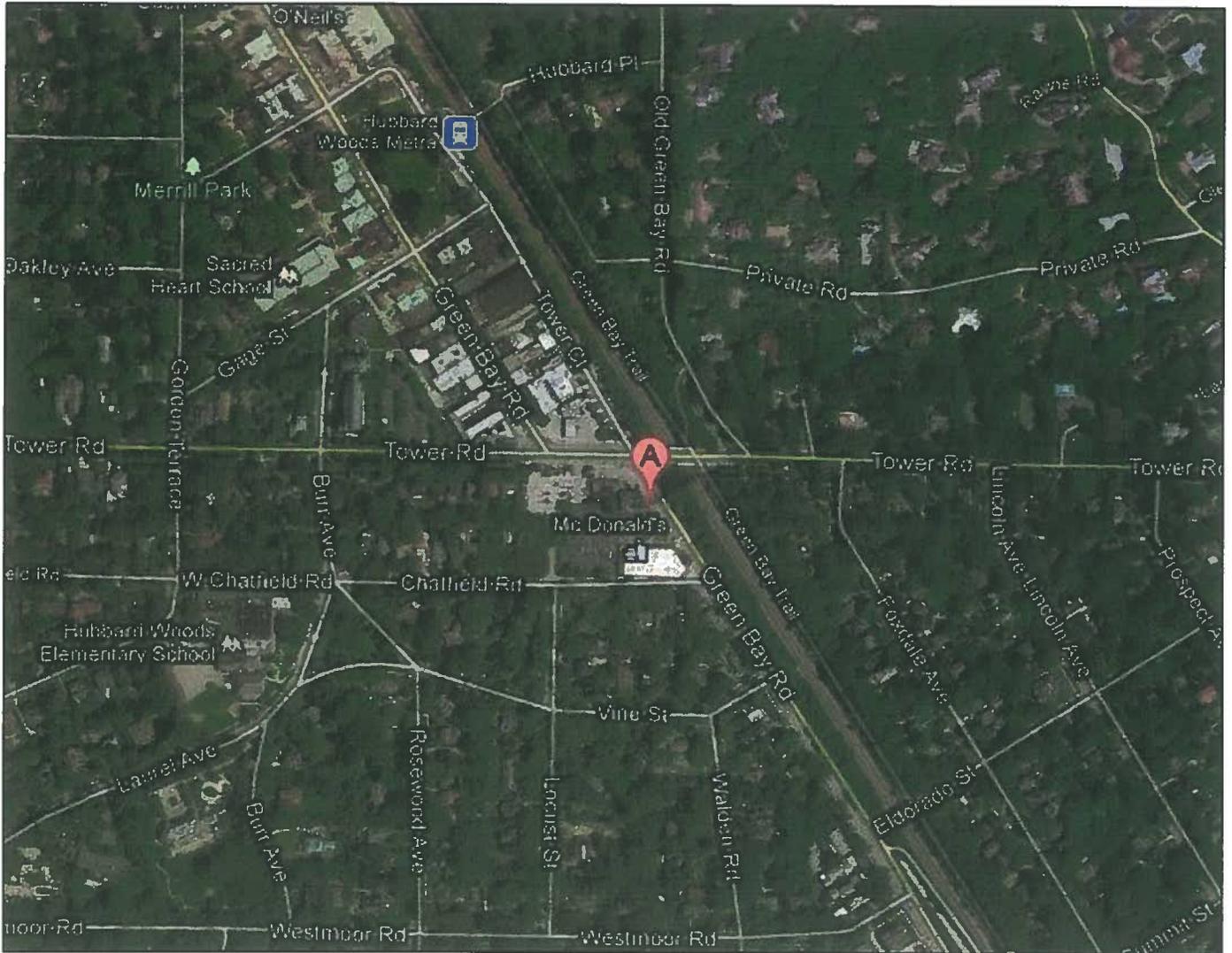


Figure 1: Location Map

Request for Preliminary Determination of Eligibility
874 Green Bay Road, Winnetka, IL



Figure 2: 1938 Sanborn Fire Insurance Map



1. Looking southwest at Green Bay Road (east) elevation



2. Looking southwest at north elevation



3. Entrance on Green Bay Road (east) elevation



4. Window detail on north elevation



5. Window detail on north elevation



6. Looking south from northeast corner

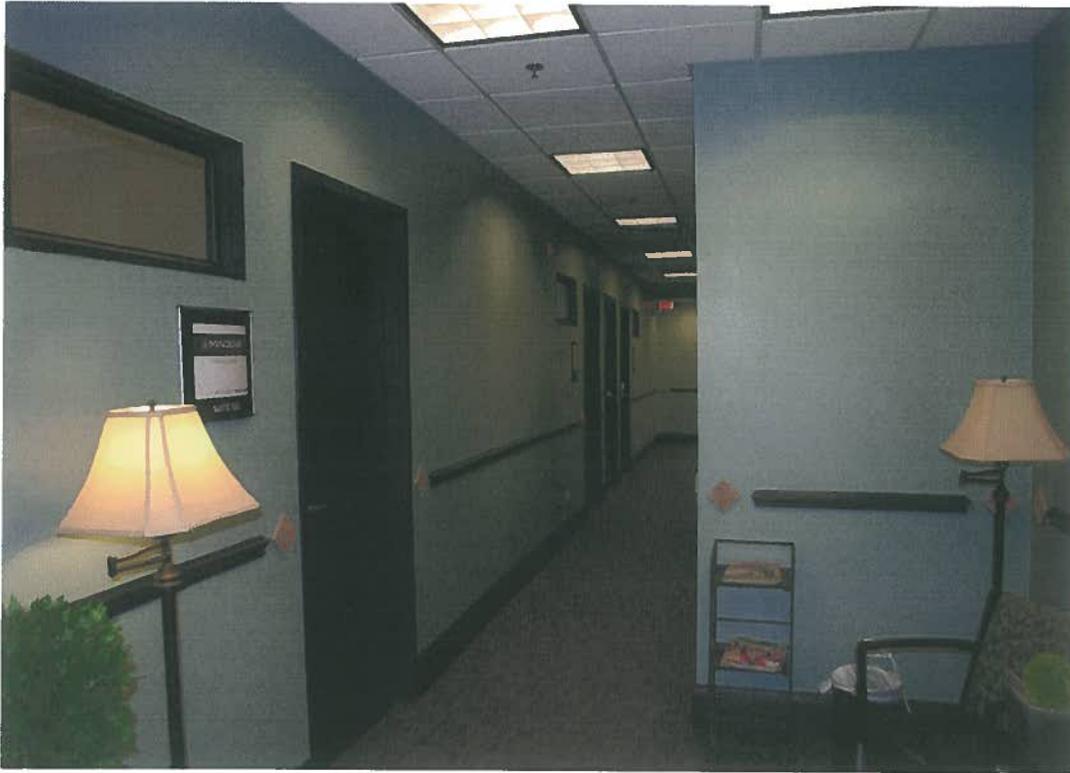


MacRostie Historic Advisors LLC

Creating strategy, equity, and experience
in historic building development



7. Entrance to upper floors, on Green Bay Road
(east) elevation



8. Interior corridor, typical



9. Office, typical

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 1-6 1928

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 3 Story and Basement hub store + office + loft bldg (TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION - Lot 1, Block 1 Subdivision City of Lakes

STREET and NUMBER 874 Center Green Bay Rd

DIMENSIONS of BUILDING - Front 52'-0" feet. Depth 75'-0" average feet. Height 35'-0" feet

NUMBER of ROOMS _____

KIND of MATERIAL brick

OWNER Murray + Sinclair Address Winnetka

TOTAL COST 50,000.00

ARCHITECT S.H. Fairclough Address 809 Exchange St. Chicago

BUILDER _____ Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

REMARKS _____

Application is also made for a Certificate of Occupancy and Compliance to be issued after the completion of the building.

_____ hereby agree to construct the above described building in accordance with the plat, building plan (I OR WE) and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued 1-30 1928

Permit Number 3293

Fee 1475

SIGNED Murray + Sinclair

ADDRESS S.H. Fairclough

