



LANDMARK PRESERVATION COMMISSION REGULAR MEETING
MONDAY, FEBRUARY 3, 2020 - 7:00 p.m.
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order.
2. Public Comment.
3. Approval of January 6, 2020 meeting minutes.
4. **Case No. 20-04: 761 Lincoln Avenue:** Preliminary Review of the application for demolition of the single family residence at 761 Lincoln Avenue.
5. **Case No. 20-05: 429 Sheridan Road:** Preliminary Review of the application for demolition of the single family residence at 429 Sheridan Road.
6. **Case No. 19-29-SD: 419 Sheridan Road:** Advisory review of alterations to designated landmark.
7. Winnetka Futures 2040 Plan Discussion.
8. New Business.
9. Next meeting – March 2, 2020 – Quorum check.
10. Adjournment.

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at villageofwinnetka.org (*Government > Boards & Commission > Agenda Packets*).

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510 Green Bay Road, Winnetka, Illinois 60093

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LANDMARK PRESERVATION COMMISSION
JANUARY 6, 2020 MEETING MINUTES

Members Present:

Louise Holland, Chairperson
Katie Comstock
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stewart
Paul Weaver

Non-Voting Member Present:

Jack Coladarci

Members Absent:

None

Village Staff:

Christopher Marx, Associate Planner

Call to Order:

Chairperson Holland called the meeting to order at 7:04 p.m.

APPROVAL OF MINUTES

Chairperson Holland call to order 704

Public Comment

Chairperson Holland asked if there was any public comment for items not on the agenda. No comments were made at this time.

Approval of October 7, 2019 meeting minutes.

Chairperson Holland asked for a motion to adopt the October 7, 2019 meeting minutes. Ms. Papoutsis moved to adopt the meeting minutes. Chairperson Holland then asked if there were any questions or changes. No comments were made at this time. Ms. Good seconded the motion. A vote was taken and the motion unanimously passed.

Case No. 20-01: 1422 Scott Avenue: Preliminary Review of the application for demolition of the single family residence at 1442 Scott Avenue

Marina Britva stated the property address is 1442 Scott Avenue. Chairperson Holland asked what are they proposing to replace the home. Ms. Britva responded it would be a single family new home and stated they build nice homes in Winnetka that fit the neighborhood. She also stated it would not be outrageous and it would be a nice frame home. Chairperson Holland asked what was the problem with existing home and commented the home looked fairly well preserved which dated to 1923. Ms. Britva stated the home was not preserved and had been vacant for a long time. She also stated it is run down in shape with a basement that has had awful flooding. Chairperson Holland asked if there were any other questions.

Ms. Comstock asked if the new home would be similar in style to the home on Orchard. Ms. Britva confirmed that is correct. Ms. Comstock referred to the white frame farm house being built on Orchard and the good experience with the builder. Chairperson Holland asked if there were any other questions. Mr. Enck asked if the home was on the market. Ms. Britva confirmed it was on the market for a while as a teardown since it is not fixable. She indicated it may have been an estate sale.

Chairperson Holland asked if there were any comments from the audience. No comments were made at this time. She then stated Historical Society research did not indicate the home has historic or architectural significance and asked if there were any other comments. No comments were made at this time. She then asked for a motion to grant the demolition of 1422 Scott Avenue. A motion was made by Ms. Comstock and seconded by Mr.

1 Weaver. Chairperson Holland asked if there were any other questions or comments. No comments were made. A
2 vote was taken and the motion unanimously passed.

3
4 AYES: Comstock, Enck, Good, Holland, Papoutsis, Stewart, Weaver
5 NAYS: None

6
7 **Case No. 20-02: 1153 Pine Street: Preliminary Review of the application for demolition of the single family**
8 **residence at 1153 Pine Street.**

9 Mary Kelly introduced herself and her husband, Petro Satriano, who live at 906 Ash and purchased 1153 Pine
10 Street. She stated they would like to build a single family home with a traditional style and in keeping with
11 Winnetka homes. Ms. Kelly also stated they like the larger lot over what they have now and noted they looked at
12 homes for two years and other homes in the community and they could not find something they wanted. She then
13 stated this home presented itself and informed the Commission the home was on the market for 190 days as a
14 home and then as land which is when they decided to purchase it. Mr. Enck asked if they looked at vacant lots and
15 Ms. Kelly responded they did not and there were only two available for which the cost was too high. She noted
16 there are two on Pine that she knows of and another one off of White Oak but the cost was too much. Mr. Enck
17 then asked if they explored rehabbing the home. Ms. Kelly confirmed they did and stated it would have been too
18 cost prohibitive. She also stated the home is not functional for today's lifestyle and described it as very cut up in
19 style with small rooms which had odd shapes. Ms. Kelly commented they did not like the home as it is. She also
20 stated the basement is a mess and it leaks.

21
22 Chairperson Holland noted there are a number of very old trees on the property and commented she hoped they
23 would not be taking those down which are over 100 years old. She noted there are five in the front yard alone.
24 Patrick informed the Commission they planned to remove the small items which have not been attended to for
25 over 10 years. He also stated they hoped to keep the driveway in the same location and the intent is to not remove
26 the larger trees.

27
28 Mr. Enck commented what is most interesting about the home is that it is so prominent and referred to its
29 architecture and roof. He indicated while it may not be toward the applicants' style, he described it as iconic to the
30 street. Mr. Enck also stated the home's siting is different than any of the others on Pine and asked if the new home
31 would be sited the same way. Patrick responded it would face the street more directly. He also stated the original
32 home's placement chopped up the backyard and referred to the addition which may have impacted the way it was
33 situated originally. Patrick also referred to the garage on the side.

34
35 Chairperson Holland asked if there were any other comments. Mr. Weaver informed the Commission he went to
36 the garage sale at the home and described the home as pretty dated and there have been a couple of additions.
37 He then commented while the home is pretty from the outside and it is beautiful lot, the home has a very strange
38 layout. Mr. Weaver then stated while he loved old homes, this one would be difficult to do anything with. Mr.
39 Stewart commented it is sad and it has a beautiful setting. He also stated there are not many country French
40 homes in the Village and commented the home had a beautiful exterior and added someone could rehab it.

41
42 Mr. Enck stated the challenge of working with these types of older homes is overcoming the challenges of small
43 spaces with large homes which were designed for servants and how to rework them. He stated there have been
44 plenty of applicants who come to the Commission stating a home is not up to today's standards of having a master
45 suite or family room. Mr. Enck stated if you can overcome so many of those obstacles, you can make a home in
46 addition to the character of the home's exterior to meet what people would like in terms of today's character. He
47 also stated the siting and roof line being odd were mentioned and the Commission felt that is what makes the
48 community interesting and that not all homes looked the same. Mr. Enck then stated older homes being
49 demolished reduce the character of the community and referred to the percentage of homes torn down since the
50 1900's. He commented it is sad and he was very disappointed to see this home come before the Commission and
51 agreed the home looked dated from the real estate photos. Mr. Enck then stated he thought there was the
52 possibility of someone buying the home and rehabbing it.

53

1 Mr. Stewart informed the Commission there was a home in Northfield on Old Farm Road which is very similar and
2 was restored beautifully. He also stated the setting fits like this one. Ms. Kelly stated the new home would
3 be beautiful and fit the setting as well as improve the look of the street. She informed the Commission it would be
4 an English cedar shake home which would be very traditional and would have a front porch. Ms. Kelly then stated
5 she appreciated what the Commission does which is the reason they live here and they love the homes here and
6 would build something which would be in keeping with the style of Winnetka. She also stated they planned to raise
7 their children and want to be near the schools. Ms. Kelly reiterated the home is not functional anymore.
8

9 Ms. Good stated her concern is that it meets two of the criteria they have which are architectural significance and
10 historical significance. She commented it would be disappointing to see the home go for two of these criteria
11 which are very disconcerting. Ms. Good then stated there is much which can be done with renovation and for a
12 home of this stature, 187 days of being listed on the market is not that long. She also stated like the
13 other Commission Members, she was disappointed and there could have been other options for the applicants.
14 Ms. Good added they are ripping away at the cultural fabric of the community.
15

16 Chairperson Holland noted the architect was Russell Walcott and stated the Historical Society comments state the
17 home has both architectural and historical significance. She then read the following statement: "Russell Walcott
18 was a famous architect with a focus on the North Shore of Chicago. He was working just after Howard Van Doren
19 Shaw and before David Adler. He first worked with his brother Chester and later with Robert Work (who had
20 worked for both Shaw and Adler). Other Winnetka residences accredited to Mr. Walcott are the William B.
21 Moulton house, the Vernon Welsh house and the Richard S. Bull house. His brother Chester, also was a well-
22 regarded architect who designed the Henry T. Stanton house with Edwin H. Clark in Winnetka [who also designed
23 the Village Hall]. Mr. Walcott designed the existing home at 1153 Pine Street as his own residence."
24

25 Chairperson Holland noted the home definitely met the criteria and the Commission's concern for an HAIS. She
26 stated once these homes are gone, they are gone and when you have a home designed by an architect although it
27 did not meet today's standards in terms of open space, etc. it is still an architectural property that the Commission
28 would urge the purchaser to look into renovation. Chairperson Holland noted there are other homes which have
29 been renovated with beautiful results and which have become landmarks. Ms. Kelly asked what are the costs to
30 renovate as opposed to building and Chairperson Holland responded they had no idea.
31

32 Patrick stated the homes Chairperson Holland mentioned are beautiful homes and agreed while the home has
33 the same caliber from the exterior, this is not one of them. He stated he did not agree with the Historical Society's
34 comments that because a famous architect designed the home, that makes it significant. Patrick also stated as far
35 as the artist who lived there, he did not like his work and described it as offensive and degrading. He stated
36 he could not hang his work in downtown Winnetka and to state that as a reason to save the home did not make
37 sense to him.
38

39 Chairperson Holland asked if there were any other comments. Ms. Good asked if the architect designed the St.
40 Christensen Church. She also asked how many Walcott designs are in Winnetka. Chairperson Holland stated the
41 Historical Society mentioned three and the next case is also for a Walcott home. Ms. Good commented they are
42 lucky if there are even 10 in Winnetka and stated there is now the potential of losing two homes of the well-
43 respected architect. Ms. Good commented it is very disappointing and that art is subjective. Patrick reiterated his
44 art is degrading toward women and is very offensive. Ms. Good stated he is a well-known artist and is part of their
45 history.
46

47 Chairperson Holland asked the Commission Members if they wished to go through the review for an HAIS.
48 Everyone agreed. Chairperson Holland then referred to Section 15.52.040 of the Village code and stated that the
49 Commission is required to determine whether the building and/or property is of sufficient historic or architectural
50 merit to warrant conducting an HAIS prior to issuance of the demolition permit. She stated there are three points
51 which have to be considered which she read as follows: (1) the preliminary property history study (information on
52 the original building, date of construction, name of property, architect and owner, current photographs of the
53 property, list of work on the property for which the Village has issued a permit). Chairperson Holland confirmed

1 that has been done. She then read the next two items: (2) comments of the Winnetka Historical Society; and (3)
2 any other information, comment or evidence received by the Commission at the preliminary review meeting.
3

4 Chairperson Holland asked if there was any audience comment. No comments were made at this time. She then
5 stated if the Commission finds an HAIS is warranted, it shall notify the Director of Community Development.
6 Chairperson Holland informed the applicants they cannot stop them from demolishing the home, but their job is to
7 make sure what is there is documented so there is a record of the Walcott home in Winnetka and the way to do
8 that is through the HAIS. Mr. Coladarci arrived at this time. Chairperson Holland then stated they are allowed to
9 ask for a 60 day delay and for a study to be done on the history of the home by an architectural historian and the
10 Village can provide them with that information. She then asked for a motion to request an HAIS.

11
12 Ms. Kelly asked if the Commission wanted a study done in order to document the history of the home before
13 demolition. Mr. Enck confirmed that is correct and that is all they would have for a number of very significant
14 homes. Ms. Kelly confirmed she will not change her mind and Chairperson Holland responded it is up to her. She
15 stated an HAIS is the only tool the Commission has to maintain the history of historic homes and the cost would
16 depend on the architectural historian hired. Ms. Kelly asked what is the cost. Patrick then asked if they could
17 photograph the property extensively and the cost would be significant to have a study done in the \$4,000-\$5,000
18 range. Chairperson Holland confirmed the study would come back to the Commission and they have to approve
19 the study. She also stated if it is not done under the careful scrutiny of an architectural historian, studies are not
20 accepted. Chairperson Holland referred to the applicants conducting their own study and stated she did not
21 believe it would cost \$5,000. Patrick referred to the quoted price from the Village. Mr. Marx informed the
22 Commission Patrick was provided with a list of vendors who have provided reports over the past several years. He
23 stated Patrick was also given a list of homes which appeared on previous applications.
24

25 Chairperson Holland stated once the Commission says an HAIS is necessary, it is up to the applicant if they want to
26 do their own and they did not require it to be done by an architectural historian and it depends on the vote of the
27 Commission. She then stated if there is a motion to require an HAIS, the applicant will return a good report to Mr.
28 Marx on the home.
29

30 Ms. Comstock commented she loved old homes and the community architecture but the home did not seem to be
31 of the same caliber of the home on Westmoor and they were able to save that home which she described as
32 beautiful inside and out. She also stated the applicants are a local family raising their children and would invest in
33 the property with a local architect using high quality materials. Ms. Comstock informed the Commission she has
34 been through the renovation process and referred to the cost for local families and reiterated they are investing in
35 the community. She added they will be improving the Village and she is all for calling for studies when they need
36 them.
37

38 Chairperson Holland stated it is the one tool the Commission has to hope for the owner to look at the home and
39 talk to different architects and perhaps change their mind. She then referred to other applications for demolition
40 and the home on Westmoor where they talked to the gentleman who took the home off the market and sold it to
41 a family which is happy to have an historic home without an HAIS being required.
42

43 Ms. Kelly referred to the number of days it was on the market listed as land and asked why is this an issue now and
44 why was it not brought to the attention of the realtor before it was listed as land. Chairperson Holland commented
45 she wished realtors would look into that. Ms. Kelly questioned whether part of the Commission's job is to watch
46 what is on the listings and referred to their out of pocket cost. Mr. Coladarci informed the applicants where was no
47 demolition permit requested prior to its listing. He also stated the Commission's purview is not triggered until a
48 demolition permit is filed. Mr. Coladarci then stated he understood their irritation, but there is no way for the
49 Commission to have had it come to them before then.
50

51 Chairperson Holland again asked for a motion. Mr. Stewart moved to request an HAIS for 1153 Pine Street. Mr.
52 Enck and Ms. Good seconded the motion. Ms. Papoutsis stated it is hard and she understood both sides. She
53 stated they have a recommendation from the Historical Society that the home is of architectural and historical

1 significance and the Commission looks to the Historical Society to advise them. Ms. Papoutsis stated she would
2 support an HAIS being done and there may be a more economical way of producing the HAIS by seeking the help
3 of the Historical Society.
4

5 A vote was taken and the motion passed, 6 to 1.
6

7 AYES: Enck, Good, Holland, Papoutsis, Stewart, Weaver
8 NAYS: Comstock
9 NON-VOTING: Coladarci
10

11 Patrick asked if the study is determined to be incomplete, how long can they hold the process up. Mr. Weaver
12 stated they have not had an incomplete study in a long time. Ms. Papoutsis suggested the applicants review old
13 HAIS reports. Mr. Marx stated for past demolitions with an HAIS, the Village has them on file and they are
14 accessible to the general public.
15

16 Chairperson Holland stated it can be presented at the February meeting and whether more time is needed. She
17 stated the delay would be 60 days from when the Commission receives the HAIS. Mr. Marx confirmed it would be
18 60 days from the approval of the HAIS. Chairperson Holland stated the delay would be 60 days from the time the
19 HAIS is accepted as complete. Mr. Marx referred to whether the Commission decides to approve the delay. Mr.
20 Enck stated they would have to submit it far enough in advance and it would be two months before the review
21 since it takes time to prepare the report and it would not be ready for the February meeting. He then stated at the
22 time of the review and if the Commission determines it is complete, the 60 day delay could be imposed after the
23 HAIS. Chairperson Holland stated if it is incomplete, then there is a problem and questioned whether it would
24 be 60 days from today. Mr. Enck stated the Commission has never imposed a delay after the HAIS is usually
25 deemed complete and for historians, it takes a while to prepare. Chairperson Holland stated that is why they urge
26 the applicants to go through HAIS reports that have already been accepted.
27

28 **Case No. 20-03: 710 Walden Road: Preliminary review of the application for demolition of the single family**
29 **residence at 710 Walden Road.**

30 Chip Hackley of Hackley & Associates in Kenilworth introduced himself to the Commission. He stated they know
31 his work in terms of preservation, additions, renovation, etc. and they build homes which are designed as if they
32 date to 1920. Mr. Hackley commented he loved old buildings and the request is difficult for him. He then stated
33 the Commission may be familiar with the work done at 777 Burr which is an old David Adler home.
34

35 Mr. Hackley then stated he understood that buildings have a life span and it is not necessarily an issue of what
36 comes down but more of what goes up. He informed the Commission his clients, Meinhard St. John and Paul St.
37 John recently acquired the property with the intent to consolidate it with their lot at 711 Locust to the
38 immediate west in order to create a single lot of record measuring 5,800 square feet and 1.34 acres. Mr. Hackley
39 then stated the intent of the consolidation is to provide for a pool, pool house and accessory structure to enhance
40 the property for the use and enjoyment of the growing family. He also stated removing the existing building and
41 adding the accessory structures would significantly reduce the scale, bulk and impact of the neighborhood. Mr.
42 Hackley then stated an existing surface drainage water issue at the southeast corner of the property would
43 be corrected by the improvements.
44

45 Chairperson Holland stated with regard to consolidation, she asked if the owner purchased the adjacent property.
46 Mr. Hackley confirmed they own 711 Locust which is the property next door. He then stated in connection with the
47 current condition of the home, the original home received a number of additions over the years, one of which was
48 done in 1980 and another one story rear addition to the west as well as a connector between the home and
49 detached garage. Mr. Hackley informed the Commission he found out today the garage was a later addition by
50 Walcott's brother. He then stated none of the alterations respect the details and configurations of the original
51 home. Mr. Hackley also stated you are not able to see the one story addition in the back from the front of the
52 home.
53

1 Mr. Hackley then stated although some of the original materials are evident, the home has been clad with vinyl
2 siding and replaced with inappropriate vinyl doors and the original windows were replaced with aluminum or vinyl
3 windows. He also stated the unprotected clapboard siding has been unprotected for years and most of the
4 remaining original details and materials were improperly repaired or are in the advanced stages of rot. Mr. Hackley
5 stated his clients wish to remove the home and the proposed replacement would not be a new home maximized
6 on the lot, but would be a low profile single story accessory structure complementary to their home and respectful
7 of the neighborhood context. He added it is the applicants' preference to pursue deconstruction as opposed to
8 demolition and they would be recycling and repurposing the home's materials. Mr. Hackley also stated he
9 has close-up photos of the home.

10
11 Mr. Enck asked how long was the home on the market. Mr. Hackley responded it may not have been long and the
12 home was not well cared for. He noted the photos shows a rat box located outside the home.

13
14 Mr. Coladarci asked if the owners live at 711 Locust. Mr. Hackley confirmed that is correct and they are not tearing
15 down their 8 year old home. He noted they bought that home a year ago and have done extensive remodeling on
16 the interior to the newer home. Mr. Coladarci asked if they moved to consolidate the properties. Mr. Hackley
17 responded not yet. Chairperson Holland asked if they have not yet been before the PC for consolidation
18 consideration. Mr. Hackley responded not yet and both surveys have to be aligned for that. He also referred to the
19 time and the decision of this Commission.

20
21 Ms. Papoutsis asked what is the style of the home. Mr. Hackley responded it cannot be a home but would be a
22 pool house. Ms. Papoutsis asked if there would be an addition to the other home and Mr. Hackley confirmed the
23 home would remain as is. He informed the Commission the pool would be located in the center of the Walden
24 property along with a pool home for the equipment. Mr. Hackley also stated there would be no cooking facilities in
25 it and it has to respect the maximum accessory structure height limit of 15 feet. He then stated there would be an
26 outward dining area and pergola. Ms. Papoutsis asked if the pool home style would complement the property. Mr.
27 Hackley confirmed that is correct. He noted it would have a hip roof and would be slate and limestone.
28 Chairperson Holland noted photos of the Locust home were not included and this is the first step and then the
29 request would go to the PC for the consolidation. Mr. Hackley confirmed that is correct.

30
31 Chairperson Holland asked if there were any questions from the audience. Mr. Hackley stated the general
32 character for the accessory structure would be a lower sweeping hip roof with stone details, a pergola, etc. as well
33 as a pool and outward dining area.

34
35 Ms. Papoutsis referred to the large tree in front. Mr. Hackley confirmed it would remain and described it as a 44
36 inch scrub oak in good health. He also stated the 28 inch oak would remain although other trees on the other
37 property would be removed. Mr. Hackley confirmed they are working with Jim Stier.

38
39 Ms. Comstock referred to the siting of the pool and pool home and whether it would make Walden awkward. Mr.
40 Hackley stated it would be located along the north side of the property. He also stated there are interesting
41 setbacks and noted the combined setbacks are 45 feet when the property is consolidated. Mr. Hackley then stated
42 the odd shape of a slice of the property on Walden reduced the combined setbacks to 39 feet and they would be
43 able to push the pergola to the south and the pool home to the north. He noted there would be trees and brush at
44 the corner and it would be maintained as a buffer. Mr. Hackley added it is a very private space and they do not
45 want Walden to look like a backyard. He also stated they are allowed to have a curb cut with the driveway being
46 kept where it is for service and maintenance.

47
48 Mr. Enck asked if there is a stone wall along Walden and Mr. Hackley confirmed there is not. Ms. Comstock asked if
49 it is the same architect as the last home. Mr. Hackley confirmed that is correct. Chairperson Holland commented
50 that makes it difficult. Mr. Enck stated they talked about the significance of the architect with the last application
51 and noted there are two homes being demolished by a very well-known architect. He stated they also discussed
52 when they review the HAIS, neighborhood impact is considered. Mr. Enck then stated if there is not a stone wall on
53 Walden, it is essentially a backyard and a recognizable presence on Walden. He stated they would be missing two

1 along Walden without a home there. Mr. Hackley stated the lot had 150 foot width and they are pushing it as far
2 north and south as possible. He then stated he understood their concern and referred to the beautiful 1.5 story
3 homes dating to the 1920's and that massive homes happen all over town. Mr. Hackley stated with regard to what
4 goes up, he referred to the context of the landscape, the building and the way it is treated in terms of the view
5 paths of the properties front and back. He described it representing an interesting situation. Mr. Hackley stated
6 how it is handled is the basis of the comment with regard to what is put up. He reiterated the existing home is not
7 in good shape and is beyond salvageable. Mr. Hackley added they would be as sensitive as possible in the process.
8

9 Ms. Comstock asked what specifically is beyond salvable for the home. Mr. Hackley stated for a home in this
10 condition, he saw things that are not reasonable in trying to fix. He referred to the garage which dated to the
11 1930's and is not consistent with the rest of the home. Mr. Stewart referred to the home in comparison to the one
12 being torn down and commented the home behind it looks like Schaumburg while the home to be torn down looks
13 like Winnetka.
14

15 Chairperson Holland asked what would the total size of both lots be. Mr. Hackley responded it would be 1 1/3
16 acres. Chairperson Holland stated it would not be the largest lot if the consolidation is granted. She stated with
17 regard to neighborhood impact, there are no other homes in the area which are that large. Chairperson Holland
18 then stated the Commission's problem is they made a case for saving a home designed in the same time period by
19 Russell Walcott and she did not see how they could not require an HAIS for the home. Ms. Comstock commented
20 this home is more attractive than the home in the previous application and agreed with Mr. Stewart's comments.
21 Mr. Enck stated there is no requirement to come before the Commission with plans for the new home and
22 commented it is nice when those plans are presented which affect their own plans and the neighborhood. He then
23 stated with an HAIS, it would be nice if the owners could come to the next meeting to discuss it.
24

25 Chairperson Holland asked for a motion to require an HAIS for 710 Walden Road. A motion was made by Mr.
26 Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed.

27 AYES: Comstock, Enck, Good, Holland, Papoutsis, Stewart, Weaver

28 NAYS: None

29 NON-VOTING: Coladarci
30

31 **Comprehensive Plan and Status Update**

32 Mr. Marx informed the Commission the Village went through the RFPs for an outside consultant to assist with
33 updating the Comprehensive Plan for the Village. He stated the Village Council decided to go with The Lakota
34 Group and they are in the process of gathering data and scheduling focus groups. Mr. Marx then stated they are
35 hoping to meet with the Commission in February, March or early spring to discuss historic preservation will be part
36 of the Village's long term plan. Chairperson Holland asked Mr. Marx in the packet for the Commission to include
37 the preservation section of the 2020 Comprehensive Plan in order for the Commission to see what was part of the
38 2020 part for next month's meeting. Mr. Marx indicated there may be one or two agenda items for the February
39 meeting. Chairperson Holland confirmed she would provide it to the Commission which she commented served
40 the Village well. Mr. Enck asked if the Commission can request for things to be considered. Mr. Marx stated the
41 consultants would be speaking with all of the boards. Mr. Enck asked if the best opportunity for the Commission to
42 express their opinions is when the consultant came to the Commission meeting. Chairperson Holland confirmed
43 that is correct and asked for that portion to be given to the Commission before their next meeting in order for the
44 Commission to see what was done in 2020 Plan to be melded for the 2040 Plan. She then stated the previous
45 consultants for the 2020 Plan did not know the Village and presented a draft and used another community in the
46 draft. Chairperson Holland stated they then went to Winnetka planners such as Penny Lanphere, Bernie
47 Sergesketter, Nan Greenough, etc. to create the plan. She commented the most important part of the plan was a
48 list of things which had to be done and every year, the Commission went over those issues to determine whether
49 they were completed. Chairperson Holland stated it made it a living plan and the description of what the
50 Commission felt was important adding the review became very intensive. Chairperson Holland commented The
51 Lakota Group would do a good job. She then stated they have to stick to the ordinance and referred to the first
52 applicant. Ms. Comstock commented their realtor should have advised them. Chairperson Holland then stated
53 they should be able to discuss it with realtors.

1
2 The Commission Members further discussed the second application. Chairperson Holland informed the
3 Commission there is a home at 419 Sheridan Road coming to the Village Council for approval for landmark status.
4 She noted three homes are to be added to the landmarks brochure and described the 419 Sheridan Road project
5 to the Commission.
6

7 **ADJOURNMENT:**

8 The meeting adjourned at 8:20 p.m.
9

10 Respectfully submitted,

11
12 Antionette Johnson
13 Recording Secretary
14

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 27, 2020
SUBJECT: CASE NO. 20-04-LPC: 761 LINCOLN AVENUE - DEMOLITION PERMIT

INTRODUCTION

On February 3, 2020, the Landmark Preservation Commission (LPC) is scheduled to consider a request from Angelo and Carie Zappone (the "Applicants" and "Owners") to demolish the existing single-family residence on the property at 761 Lincoln Avenue (the "Subject Property").

A mailed notice was sent to property owners within 250 feet in compliance with Section 15.52 of the Village Code. As of the date of this memorandum, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.34 acres in size, is located at the southeasterly corner of the intersection of Lincoln Avenue and Summit Street, and contains a single-family residence with an attached garage. The property is zoned R-3 Single-Family Residential, and is bordered by R-3 Single-Family Residential to the southeast and northeast, and R-4 Single-Family Residential to the north and west. The property located at the northwest corner of the intersection of Lincoln Avenue and Summit Street, is zoned R-5 Single-Family Residential.

PROPERTY HISTORY

As represented on the attached preliminary property history study (Attachment B), the original date of construction is not able to be determined from Village records. The first record in Village files is of the sewer connection in 1906 according to a 1938 Sanborn Map. The first building permit issued for the Subject Property was for a new garage issued on July 27, 1922. The following subsequent building permits were issued in:

1. 1961 and 1963 to remodel the residence;
2. 1975 to remove the detached garage and construct an attached garage addition;
3. 1995 to construct a two-story addition; and
4. 1996 to install exterior hardscaping and masonry work.

The Winnetka Historical Society (WHS) has indicated that the structure does not have architectural or historical significance. The WHS' research and comments are included in this report as Attachment C.

NEIGHBORHOOD CONSTRUCTION ACTIVITY

The Director of Community Development may delay the issuance of a demolition permit for up to 60

days if one or more building or demolition permits for primary structures have been approved for properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood. Currently, there are no permits for any new single family residences on the same block as the Subject Property. The Director has determined that a delay is not necessary to prevent undue congestion and noise impacts within the neighborhood.

COMMISSION REVIEW

In accordance with Section 15.52.040 of the Village Code, the Commission is required to determine whether the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit. Upon completing the preliminary historic and architectural review, the LPC shall enter preliminary findings on the issue of whether the demolition permit application affects a building or property that has sufficient architectural or historic merit to warrant conducting a full HAIS prior to issuance of the demolition permit. In making its determination, the LPC shall consider the following:

1. The preliminary property history study (information on the original building, date of construction, name of property, architect and owner, current photographs of the property, list of work on the property for which the Village has issued a permit) (Attachment B);
2. Comments of the Winnetka Historical Society (Attachments B and C);
3. Any other information, comment or evidence received by the LPC at the preliminary review meeting.

If the LPC finds that the HAIS is warranted, it shall so notify the Director of Community Development and shall order the applicant to conduct such study. If the LPC finds that an HAIS is not warranted, it shall notify the Director of Community Development that it finds no historic or architectural grounds for delaying the demolition. The preliminary determination of the LPC shall be supported by findings of fact based on the record. The findings of fact shall include statements as to whether or not the building or property has architectural merit, historical significance, both, or neither.

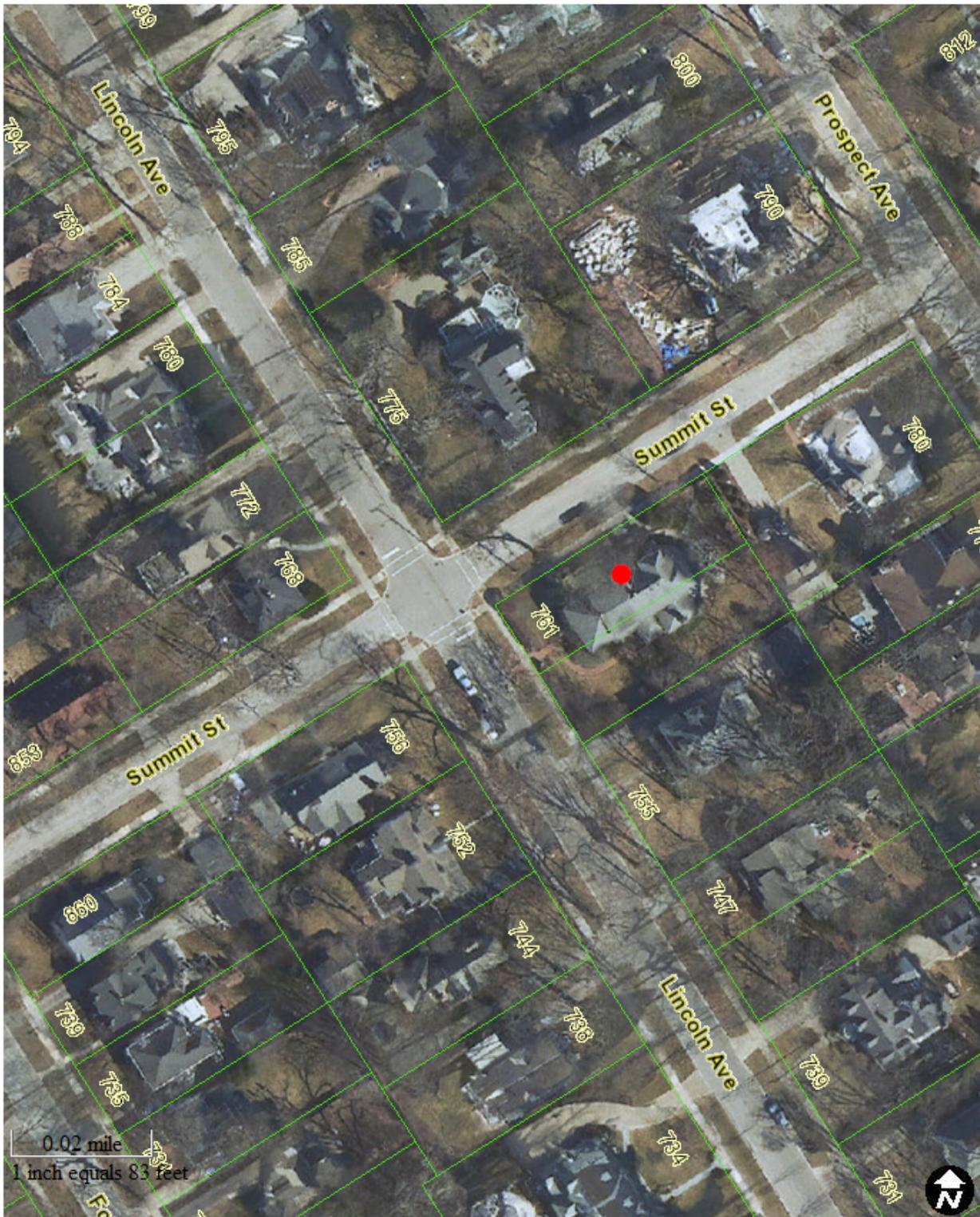
The LPC shall require an HAIS for any demolition permit application that meets any of the following criteria:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

ATTACHMENTS

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

ATTACHMENT A



Map created on January 13, 2020.
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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY, 13, 2020
SUBJECT: CASE NO. 20-04: 761 LINCOLN AVENUE

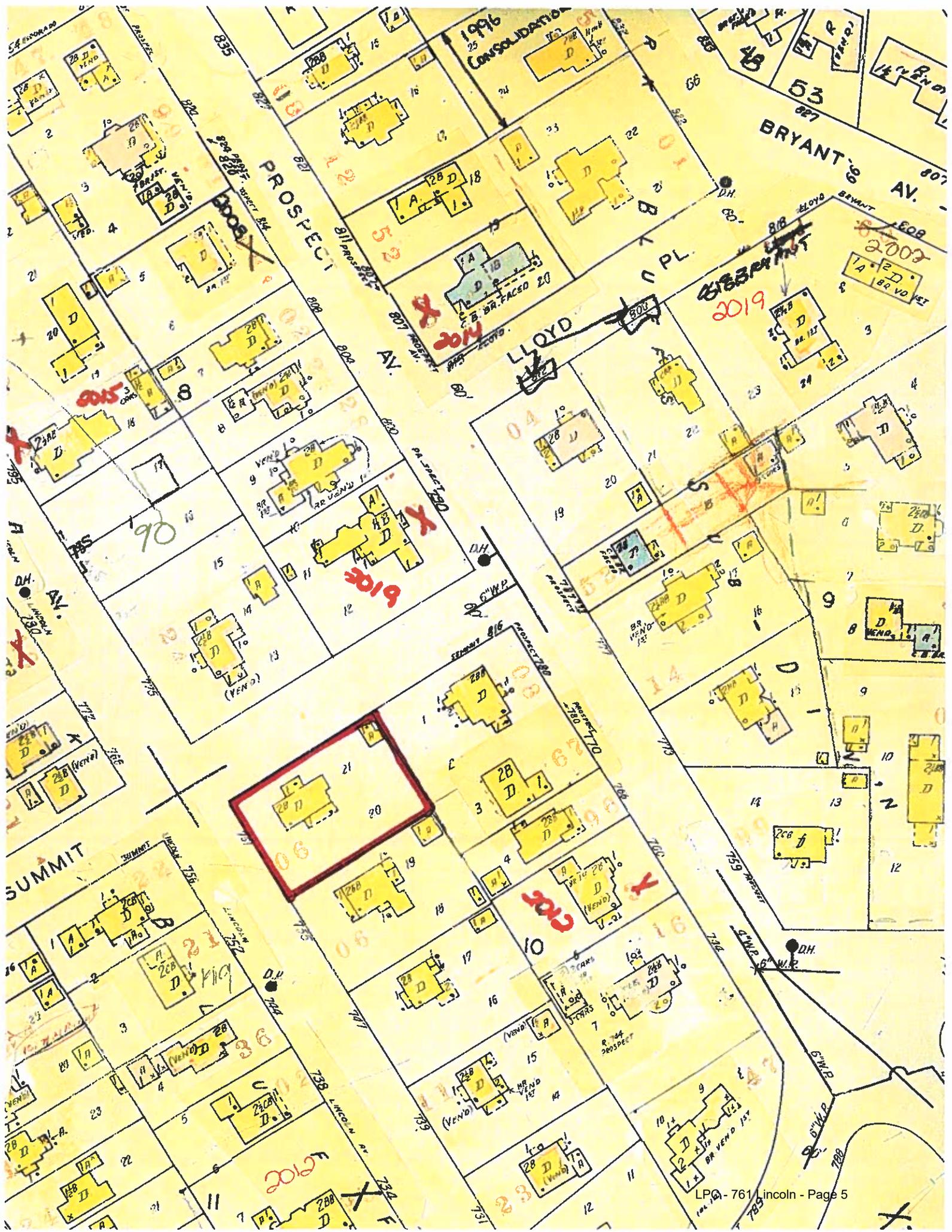
INTRODUCTION

On February 3, 2020, the Winnetka Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage located at 761 Lincoln Avenue. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, January 28, 2020. If you have any questions please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
1906	Sewer connection per 1938 Sanborn Map	Not listed	Not listed
7-27-1922	Build new garage	A.B. Hartman	Not listed
8-15-1961	Remodel existing residence	Charles W. Packer	Herman H. Lackner
4-8-1963	Remodel existing residence	Charles W. Packer	Charles W. Packer
6-23-1975	Demolish one-car garage	Mr. and Mrs. Charles W. Packer	Not listed
6-27-1975	Construct detached 2-car garage	Mr. and Mrs. Charles W. Packer	Not listed
8-4-1995	Addition to existing 2-story residence, remove garage	Mike and Patty Mergener	Robert Mariani
7-22-1996	Install masonry, walkways, patios, fencing	Mike and Patty Mergener	Mariani Landscaping



1996 Consolidation

PROSPECT

BRYANT'S AV.

AV.

LLOYD

SUMMIT



761 Lincoln Avenue – Pictures from 1.22.2020



Subject Property - Intersection of Summit Street and Lincoln Avenue, facing east.



Subject Property - Façade of house along Lincoln Avenue, facing northeast.



Subject Property - Façade of house along Lincoln Avenue, facing north



Subject Property - Façade of house along Summit Street, facing south.

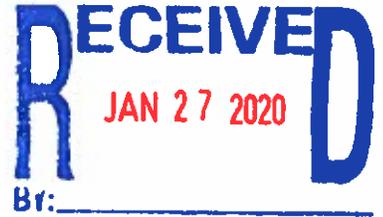
ATTACHMENT C

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 761 LINCOLN AVENUE

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: 1906
CONSTRUCTION TYPE: STUCCO
STYLE: COLONIAL



OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
John B & Grace Green	1920-1961	Winnetka Phone Book	Bond Trader
Charles W Packer	1961-1980	<i>obit</i>	Leo Burnett Acct. Executive, Antique Dealer
Gail T and Thomas H Hodges	1981-1991		
Michael E & Patricia Mergener	1991-2005		
James J. White III	2007-		

SIGNIFICANT EVENTS ON PROPERTY:

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Herman H. Lackner	1961/Remodel Home	Bio on Mr. Lackner
Robert Mariani	1995	

RESEARCH SOURCES USED:

Phone Books, Ancestry.com, Historic Chicago Tribune, Cook County Assessor site, Cook County Recorder of Deeds site, Online video library at School of Art Institute

Date of Research: January 21, 2020

The home was built in 1906. Several remodels have occurred since its inception.

One of the more significant home improvement projects was designed by architect Herman Lackner in 1961. Mr. Lackner worked for the Chicago architectural firm of Holabird & Root for two years before opening his own office in Winnetka in 1945. He was well-known for his residential work on the North Shore and Lake Geneva, WI.

Charles W. Packer, the owner from 1961-1980 (who employed Mr. Lackner) was an executive with Leo Burnett. He left Leo Burnett to become an antique dealer and established a store in Winnetka called "The Lion Mark" which featured English Silver.

A study done by Granacki Historic Consultants surveyed the 700 block of Lincoln Avenue and rated 761 Lincoln Avenue as "a historic building at least 50 years old with the characteristic stylistic design and details of its period."

Our research does not indicate that 761 Lincoln Avenue has historic or architectural significance.

Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2019 Tax Year Property Information

PIN: 05-17-415-002-0000
***Property Location:** 761 LINCOLN AVE
City: WINNETKA
Township: New Trier
Property Classification: 206
Square Footage (Land): 7,500
Neighborhood: 22
Taxcode: 23008



05174150020000 04/16/2007

Assessed Valuation

	2019 Board Certified	2018 Board of Review Certified
Land Assessed Value	16,875	14,625
Building Assessed Value	36,759	53,364
Total Assessed Value	53,634	67,989

Property Characteristics

Estimated 2019 Market Value \$536,340

Estimated 2018 Market Value \$679,890

Description Two or more story residence, over 62 years, 2,201 to 4,999 sq.ft.

Residence Type Two Story

Use Single Family

Apartments 0

Exterior Construction Stucco

Full Baths 4

Half Baths 1

Basement¹ Full and Unfinished

Attic None

Central Air Yes

Number of Fireplaces 2

Garage Size/Type² 2 car attached

Age 113

Building Square Footage 4,365

Assessment Pass Board Certified

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

* *Property Location* is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

Appeal History

New Rules For Appeals

This PIN: 05-17-415-001-0000 is not open for appeals at this time because the town is closed.

Instructions for on-line appeal filing

In order to complete your on-line residential appeal filing, you must select a reason for the appeal (on this page, below) and provide an email address before clicking the Finish button (on the next page).

Appeal History

2011 Assessment Appeal Information

Tax Year: 2011
 Appeal Number: 29940
 Attorney/Tax Representative: ANDREA A. RAILA
 Applicant: JAMES WHITE
 Status: Appeal Review Complete
 Status Date:
 Prior Value: 73,005
 Current Value: 71,039
 Result: **Assessed Value Adjusted** This is the result of an analysis of comparable properties.

1) Initial Result:	0
2) Re-Review:	0
3) Final Review:	71,039

Permanent Index Number	Class	Property Location	Result	2010 Board Final	2011 Proposed	2011 Assessor Final
05-17-415-001-0000	2-06	761 LINCOLN AVE	This is the result of an analysis of comparable properties.	73,005	73,005	71,039

2010 Assessment Appeal Information

Tax Year: 2010
 Appeal Number: 2773
 Attorney/Tax Representative: ANDREA A. RAILA & ASSOCS.
 Applicant: JAMES WHITE
 Status: Appeal Review Complete
 Status Date:
 Prior Value: 99,844
 Current Value: 80,855
 Result: **Assessed Value Adjusted** This is the result of an analysis of comparable properties.

1) Initial Result:	0
2) Re-Review:	0
3) Final Review:	80,855

Permanent Index Number	Class	Property Location	Result	2009 Board Final	2010 Proposed	2010 Assessor Final
05-17-415-001-0000	2-06	761 LINCOLN AVE	This is the result of an analysis of comparable properties.	99,844	84,899	80,855

2009 Assessment Appeal Information

Tax Year: 2009
 Appeal Number: 1103
 Attorney/Tax Representative: JIM WHITE
 Applicant: JAMES WHITE

Status: Appeal Review Complete
 Status Date:
 Prior Value: 103,601
 Current Value: 99,844
 Result:

Assessed Value Not Adjusted The Assessment reflects a prior valuation analysis. *Amendments to the Classification Ordinance (10% & 25%) do not warrant additional relief.

1) Initial Result:	0
2) Re-Review:	0
3) Final Review:	Assessed Value Not Adjusted 99,844

Permanent Index Number	Class	Property Location	Result	2008 Board Final	2009 Proposed	2009 Assessor Final
05-17-415-001-0000	2-06	761 LINCOLN AVE	The Assessment reflects a prior valuation analysis. *Amendments to the Classification Ordinance (10% & 25%) do not warrant additional relief.	103,601	99,844	99,844

2008 Assessment Appeal Information

Tax Year: 2008
 Appeal Number: 981
 Attorney/Tax Representative: JAMES WHITE
 Applicant: JAMES WHITE
 Status: Appeal Review Complete
 Status Date:
 Prior Value: 109,620
 Current Value: 109,620
 Result:

Assessed Value Not Adjusted This is due to your property's uniformity with comparable properties.

1) Initial Result:	0
2) Re-Review:	0
3) Final Review:	Assessed Value Not Adjusted 109,620

Permanent Index Number	Class	Property Location	Result	2007 Board Final	2008 Proposed	2008 Assessor Final
05-17-415-001-0000	2-06	761 LINCOLN AVE	This is due to your property's uniformity with comparable properties.	109,620	109,620	109,620

2007 Assessment Appeal Information

Tax Year: 2007
 Appeal Number: 1770
 Attorney/Tax Representative: ANDREA A. RAILA & ASSOCS.
 Applicant: JAMES WHITE
 Status: Appeal Review Complete
 Status Date:
 Prior Value: 82,557
 Current Value: 124,389
 Result:

Assessed Value Not Adjusted This is due to a sale analysis of your property.

1) Initial Result:	0
2) Re-Review:	Assessed Value Not Adjusted 124,389
3) Final Review:	Assessed Value Not Adjusted 124,389

Permanent Index Number	Class	Property Location	Result	2006 Board Final	2007 Proposed	2007 Assessor Final
05-17-415-001-0000	2-06	761 LINCOLN AVE	This is due to a sale analysis of your property.	82,557	124,389	124,389

GREEN BAY	HUBBARD ST	590 Levick Margaret N Dr	387 Conway B	933 Odh John A
939 Fentress Calvin	948 West Jane R	598 Robinson L P	390 Trumbull Chas	933 Reid Frank A
956 Anthes Adolph	HUBBARD LANE	604 Champion W D	397 Burlow J S	950 Trapp H
955 Blossom Geo W	1010 Bastien A E	615 Freeman Miles	397 Oldfather G W	954 Overell Chas
992 Mahoney Gerald	1030 Potter T Albert	619 Swatek Wm	510 Brant K Mrs	959 Smale J A
1011 Hancock John	HUMBOLDT AV	628 Community House	510 Sulariki John	961 Wyman C L
1029 McIlvaine W B	739 Sidley W P	639 Frazer Geo E	411 Carpenter A C	966 Fretz C
HAMPTONDALE RD	823 Cloud A D	647 Rockwell T G	421 Plouman F E	968 Grothman Wm
1152 Connor I B	824 Kraus C	651 Freeman A G	425 Ellison Thos	970 Linville J R
1158 Moses H S	826 Osterhout C B	656 Bunker John B	428 Edwards Wm H	988 Dahl John
1162 Hansel John Jr	INDIAN HILL RD	672 Vennema John	429 Wyatt Wm	988 Glover Fred
1168 Frank Jerome	2 Wilson C R	681 Hooker J P	436 Long A C	995 Anderson J
1172 Burton Herbert	4 Ott J N	682 Cunyningham V L	443 Selzer James Mrs	998 Dean Alex
1229 Ballard E S	5 Atkin G H	687 Paterson Leonard	455 McLow —	1007 Brandl Paul
HAWTHORNE LANE	15 Schoenthaler M E	695 Starr M Mrs	467 Rogers Stanley B	Linden Av nr Elm 1
362 Carpenter Otto T	18 Coffin Spaulding	721 Lasler D S Mrs	482 Gerhard E A Rev	Kirby Wm 1
369 Klein A F	24 Lindsay Martin Perkins F	734 McAdams Wm D	508 Lindwall H A	Linden nr Mt Pleasant 1
375 English W R	LAUREL AV	738 Harris Jas W	510 Voltz M S Mrs	Barrett Arthur W 1
378 Edwards F W	1074 Macy J Wm	739 Goring J P	515 Bisset Geo	LLOYD PL 1
384 Ascheim Chas	1086 Caron O J	747 Allsbrook E J	514 Trudell J Mrs	800 Lang I 1
390 Roehm G R	1127 Paulson P A	755 Ballard S	520 Bradstreet P W	812 Stine L M 1
391 White Ernest E	1131 Brady Lee Roy	761 Green J B	520 Grundstrom Chas	LOCUST ST 1
396 Converse A W	1137 Gottlieb H	780 Rellly H J Mrs	524 Hil & Stone	381 Korsgren David 1
402 McKenzie H C	1149 Maldaner A	788 Withers A L	524 Schroeder C	596 Eckart Julius 1
429 Bemis W S	1185 McKenzie Wm D	795 Alschuller A S	757 Van Horne W C	MAPLE AV 1
435 Wilson John	LINCOLN AV	800 Bissell Frank	763 Stav Jessie Miss	419 Edwards A D 1
460 Loutz J E	541 McGulre & Orr	804 Ratcliffe T H	764 Whitney Frank	423 Spear Wm H 1
470 Stoltz Sam	543 Hoza Philip	809 Michaels E B	769 Clark P Mrs	429 Kellum Benj J 1
471 Pick Hughgo	545 Aldrich C A Dr	812 Baker H A	772 Hazelburst S	475 Post P S 1
480 Lundquist Chas	545 Bank Bldg	826 Kenning A M	777 Maloney —	485 Anderson C T 1
483 White Sanford	546 Blatchford F W Dr	834 Adler A M	781 Gillespie D J	485 Winnetka Women's Club 1
490 Arnold Gustav	545 Columbla School of music The	838 Sax Eugene D	785 Keenan W H	500 Bull T C 1
503 French Dudley	545 Poff Delbert W	844 Marble Eugene C	795 Schaad J H	508 Bradley A B 1
508 Kennington H V	545 Shildberg E T Dr	848 Cadenhead F	806 Fleming M	528 Murdow A H Dr 1
511 Tibbals C A	547 Winnetka Post Office	849 Aiken J G	809 MacLoon L O	548 Belfield A M 1
518 Parsons Fred F	549 Makris Gus	860 Phillipson M	826 Filtz Gerald A C Miss	564 Ellis Arthur G 1
528 Anderson Bob	551 Tea Room	874 Gordon Geo W	835 Gruer Wm	630 Burlingham F W 1
524 Van Deusen Chas	552 Brand & Schall	Lincoln & Prospect Aves and Pine St Winnetka	839 Jewell A C	635 Veeder A H 1
533 Pierce W H	553 W U Tel Co	LINDEN ST	840 Duggan M J	642 Bentley Arthur 1
547 Baker E J Jr	555 Birck Robt M & Co	180 Tenny Henry	845 Ogan Geo B	645 Mordock C T 1
561 Wayne Fritz	557 Quality Cake Shop	199 Adams C C	850 Stein M J	655 Greeley M L 1
562 Poff D W Dr	559 A & P Tea Store	213 Sherman Roger	869 Hayes L J	662 Keehn T C L 1
565 Erickson A C	561 Chelini C	220 Stevenson Robt Jr	890 Eberlein J W	672 King W H Mrs 0
570 Potter Paul D	562 Schlieske Chas F	266 Buckingham J	894 Cauet Geo	MERRILL ST 5
571 Koerber Ed	565 Anderson H Miss	278 Weart J G	898 Scrimgeour C R	1077 Brandl Bros 5
576 Miller Henry	565 Bayes Wilda Miss	279 Baumann Edgar	901 Francesco S D	1109 Ligare Lilly R Mrs 5
HILL RD E	565 Garretson M Miss	325 Kloefer A M	902 Papa R C	1110 Carey Michael 5
443 Randall P L	565 Prouty C Mrs	328 Lloyd M Mrs	906 Delaney P J	1114 Tarney M Miss 5
451 Phillips Arthur S	565 Sammons J S	331 Barroll H E	906 Dettmar Ph	1115 Turvey Ruben 5
461 Ferrigo Geo W	565 Wortley E W	389 Lackner F A	908 Wickens A C	1124 Parker Olen C 5
491 Johnstone G A	566 Wehrstedt O C	352 Alden Edgar F	909 Danner A	MT PLEASANT RD 5
681 Price E C	568 Rudolph Geo	355 Schmid L G	909 Paulson H W	815 Wallace Walter F 6
674 Follansbee Alanson			912 Sawyer Arthur	830 Bartz Henry 6
679 Flynn Timothy			913 Williams S A Mrs	830 Elting Victor 6
686 Whitman L C			916 Franco A	MYRTLE ST 7
687 Prucey Fred			924 Hirschner C	172 Pierce John D 7
695 Thorsan M Mrs			925 Glen Thos	178 Pierce John D 7
707 Whitaker W R			928 Dingel Jot Lincoln	Page 13 8
763 Alles A M Miss Cisarik John				Page 13 8

1920 Phone Book

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John B. Green

in the Cook County, Illinois, Marriages Index, 1871-1920

COOK COUNTY, ILLINOIS, MARRIAGES INDEX, 1871-1920

No Image
Text-only collection

 Add alternate information

 Report issue

Name: John B. Green
 Age: 49
 Gender: Male
 Birth Year: abt 1868
 Marriage Type: Marriage
 Marriage Date: 15 Nov 1917
 Marriage Place: Chicago, Cook, Illinois
 Spouse Name: Zula Grace Campbell
 Spouse Age: 32
 Spouse Gender: Female
 FHL Film Number: 1030663

Save  Cancel

Source Information

Ancestry.com. *Cook County, Illinois, Marriages Index, 1871-1920* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Original Data:

"Illinois, Cook County Marriages, 1871-1920." Index. FamilySearch, Salt Lake City, Utah, 2010. Illinois Department of Public Health records. "Marriage Records, 1871-present." Division of Vital Records, Springfield, Illinois.

Description

This database contains an index of details extracted from Cook County, Illinois, marriage records. [Learn more...](#)

Suggested Records

Cook County, Illinois Marriage Indexes, 1912-1942

John B Green

1900 United States Federal Census

John Green

1920 United States Federal Census

John Green

HERMAN LACKNER, WINNETKA ARCHITECT

By **Steven J. Stark**, Tribune Staff Writer

CHICAGO TRIBUNE

JUNE 28, 1998

Herman H. Lackner, 86, an architect and longtime Winnetka resident, died Wednesday in the King Home in Evanston.

An Evanston native, Mr. Lackner attended Harvard University and the Armour Institute of Technology, now the Illinois Institute of Technology.

He served in the U.S. Navy construction battalion and helped build bases in Guadalcanal and the Philippines during World War II.

While a student, Mr. Lackner worked as an office boy for architect Chester H. Wolcott. From 1933 to 1940, he was a draftsman for General Homes, one of the first architectural firms to design prefabricated housing. Mr. Lackner worked for the Chicago architectural firm of Holabird & Root for two years before opening his own office in Winnetka in 1945. He became known for work on residences on the North Shore.

In a 1983 interview with the Art Institute of Chicago's Architects Oral History Project, Mr. Lackner talked about a job designing a building for Chapin Hall, a children's home in Chicago. He recalled how a Chapin Hall official described the structure's requirements, which included playrooms, study rooms and accommodations for 30 children and six house parents.

"It was a short list on half a piece of paper, and so then I called the head or the director or whatever they call him, whom I knew well, and I said, 'George, what more do you want than this?' 'That's it.' "

He added, "Everyone does it their own way, but I think sometimes in the present day and age, people rely too much on elaborate studies and statistics and getting it all in the abstract."

Survivors include a sister, Antoinette Webster.

Funeral services will be at 3 p.m. Wednesday in Winnetka Congregational Church, 725 Pine St., Winnetka.

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This article is related to: Architecture, Winnetka, Evanston, Harvard University

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Herman H. Lackner (1912-1998)



Dates of Interview:

July 30, 1983

Location of Interview:

Lackner's home in Winnetka, Illinois

Interviewer:

Betty J. Blum

Length of Transcript:

44 pages

[View Online](#)

Biographical Summary

Herman H. Lackner was born in 1912 in Evanston, Illinois. He attended Harvard College from 1930-32 and Armour Institute of Technology (now Illinois Institute of Technology) from 1934-36. While still a student, he worked as an office boy in the office of Chester H. Wolcott, and from 1933-40 as a draftsman for General Homes, one of the first architectural firms that designed prefabricated housing. Lackner worked for Holabird & Root for two years before opening his own office in Winnetka, Illinois, in 1945. He was known for his sensitive additions to older residences, many of which are on Chicago's North Shore, and for his collaborations with landscape architect Gertrude Kuh. Lackner died in Evanston in 1998.

Interview Highlights

Lackner speaks about his intention to be an architect; working for Howard Fisher and General Homes; obtaining a license; personalities and a job at Holabird & Root; several colleagues; Chicago's Century of Progress International Exhibition, 1933-1934; what was too new and too old.



Michels House; Winnetka, Illinois, 1954-1955.

Photograph courtesy Herman Lackner Archive, Winnetka Historical Society.

IA Institute digital library
saic

Lake Geneva Home Building

BY ELEANOR PAGE

IF WINNETKA hasn't seen much of Herman Lackner this summer, it's because he's been commuting so steadily to Lake Geneva, Wis., where Mr. Lackner, an architect, is showing his versatility in the design of a number of new homes.

One was created out of a former cow barn for Mrs. Norman Harris, who wanted a view across the fields of the Arabian horses she raises — "some of the finest in the country," say friends. She'll live in the hayloft, with a garage and store room below. The terrace and gardens are on the lower level, too, and workmen have been busy laying the brick for the upper level entrance courtyard and putting in the floors.

While that dwelling is almost complete, the ultra modern home Mr. Lackner designed for the Frank O.

Madiener has progressed only as far as the foundation and the framing and will not be ready until Christmas. This lakefront residence is going up next door to the home of Mr. Madiener's sister, Mrs. Samuel A. Culbertson II, and Mr. Culbertson.

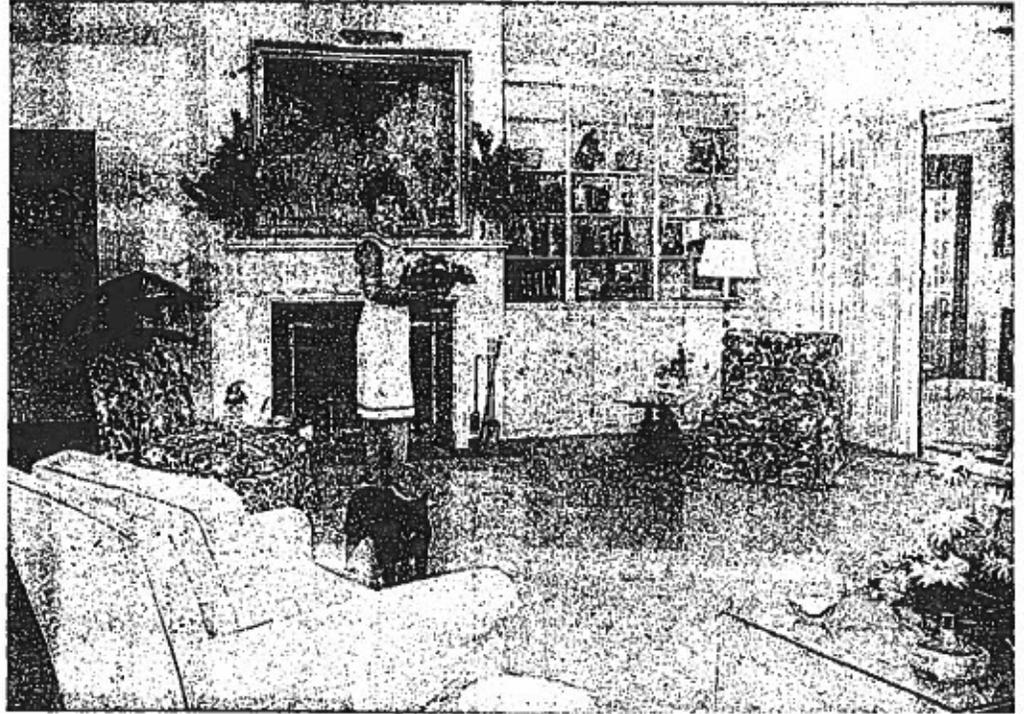
Not far away, also in the Black Point property shared by the Seipp-Bartholomay-Schmidt-Madiener clan, is

Social Life

the Cape Cod house which Mr. Lackner designed for Mrs. Raymond Smith (Elsa Bartholomay Chapin) and her son-in-law and daughter, the William Carrs. It is on the highest point of the property and has a magnificent view of the lake.

Also he did not design the William Petersens' new home, also on Black Point, Mr. Lackner is supervising its construction for the architect, Paul Gray, who is a cousin of Mr. Petersen, and who lives in California.

Mr. and Mrs. Edwin W. Sims Jr. have bought a pink shuttered house, one of several in the Brookwood development which once was the A. G. Cox family property. Until they can get into it later this month they have been spending week-ends at the Ski Vu motel, about half



Mrs. John C. Clarke stands before Oskar Gross portrait of her mother and sisters in her Lake Geneva home, which was built from the same plans used by Mrs. Clarke's aunt, Mrs. Kenneth Burgess, for her home in Delray Beach, Fla.

TRIBUNE, Hardy Writing

way between the house and the Lake Geneva Country club.

Flat is their "surrey"

Mr. and Mrs. Henry G. Bates commute "by Flat with the fringes on top" down the club's eighth fairway to their home on an island which they bought a year or so ago from the late Mitchell Harper.

"We flod enough golf balls to pay for our gas," laughs

Zan Bates, "and it's a bit tricky getting back and forth across the fairway." However, they haven't been hit yet.

"It's the only summer house in the world that is completely quiet and which has no upkeep—there's only 10 feet of land around the house," says Mrs. Bates. There's a bridge to the island.

Mrs. Barbara Cox Chancellor, who gave her Lake Geneva home to her daughter, Mrs. David Ligare, summers in an attractive apartment right in the town of Lake Geneva. She has been considering building along the Lake Geneva Country club golf course on some property that is being developed by Norman Cavado, president of the club.

Other new homeowners on the lake are the William Belts (Lee Phillip of television) who bought Arthur Knebler's residence. Its boathouse is like the stern of an ocean going liner. (W-G-N's Wally Phillips has been renting on the lake this summer.)

Much admired, and typical of the new building in the area, is the John Carpenter Clarkes' one-story residence for which they used the plans for a house Mrs. Clarke's aunt, Mrs. Kenneth Burgess, built on the water at Delray Beach, Fla.

A portrait of Frances Clarke's mother, Mrs. George Buhl, in her Stratford place

garden, painted by Oskar Gross, hangs over the fireplace in the green, gold, and white living room. The mother-daughter resemblance is so strong that "everyone thinks it's me," says Mrs. Clarke.

From the living room, guests look thru the Florida room, or lanai, across a walled terrace to the lake. The terrace is carpeted in green.

Andy Gump restored

The Russell Q. Luckows, who are at their Lauderdale Lake (Wis.) summer home, will be in Lake Geneva next Sunday for the unveiling of a copy of the statue of Andy Gump which was wrecked by teen-age vandals a couple of years ago. Mrs. Luckow's father, the late Sidney Smith, was the originator of the famed comic strip which featured Andy.

The new statue, made of plastic, is stronger than the one made of papier mache which her father gave to the village, says Mrs. Luckow. It was replaced by contributions from all around the world and is to be set in a little park. One large contribution

is paying for the landscaping and walk around it.

Opera week
The broad range of the Lyric opera's 15th anniversary season will be interpreted in flowers by Medard Lange during this week, which is Opera week. The floral tribute will be on display tomorrow at the Civic Center plaza, when Mayor Daley, honorary chairman of the board of directors of Lyric opera, will officially proclaim Opera week at noon. Participating in the festivities will be Mrs. William S. North, president of the women's board of the opera, and Mrs. Russell M. Baird and Mrs. Robert P. Gwinn, chairman and co-chairman of opening night, Sept. 28.

Here and there
The Lee H. Yearleys (Anne Ratcliffe) of Palo Alto, Cal., are parents of their second child and first son, John Currio Ratcliffe Yearley, born Aug. 11.

The associate board of directors of Grant hospital will meet for cocktails at 5 p. m. Thursday in the Drake hotel to discuss plans for its third annual Mod Fashion ball to be held Sept. 27 in the hotel.

Cochitect
Herman Lackner

Obituaries

Gerasimos S. Papanatoukos

Services for Gerasimos S. Papanatoukos, 90, a retired Chicago grocer, will be at 10 a.m. Saturday in Assumption Greek Orthodox Church, 601 S. Central Av. Mr. Papanatoukos, a Chicago resident since 1918, when he emigrated from Greece, died Wednesday in a Chicago nursing home. He had been a grocer for many years on the West Side and in Rogers Park before retiring 20 years ago. Survivors include his wife, Adriane; two brothers; and two sisters.

Arthur G. Gehrike

Services for Arthur G. Gehrike, 70, a salesman for Ridge Motors, Inc., Des Plaines, will be at 10 a.m. Saturday in the chapel at Lee and Perry streets, Des Plaines. Mr. Gehrike, a resident of Prospect Heights, died Wednesday in Lutheran General Hospital. Survivors include his wife, Patricia; a daughter, Mrs. Carol Agnello; a son, Gary; three grandchildren; two sisters, and a brother.

Sgt. William J. Walsh

Mass for Sgt. William J. Walsh of the Chicago Police Department will be at 10:30 a.m. Saturday in St. William's Catholic Church, 2600 N. Sayre Av. Walsh, a Chicago policeman for 34 years, was a supervisor in the evidence section of the police crime laboratory. He is survived by his wife, Jean; two sons, William and Thomas; two daughters, Kathleen Ann and Eileen; his mother, Mrs. Helen Walsh; a brother; and a sister.

Adolph A. Tumas

Mass for Adolph A. Tumas, 69, a construction worker and baseball umpire, will be at 10:30 a.m. Saturday in Holy Cross Catholic Church, 4357 S. Wood St. Mr. Tumas, who lived on the Southwest Side, died Wednesday in St. Francis Hospital, Blue Island. He is survived by his wife, Emily; two sons, Richard and John; two daughters, Carom and Sister Joellen; two grandchildren; and three sisters.

Mrs. Helen C. Kreis

Services for Mrs. Helen C. Kreis, 78, of Midlothian, will be at 11 a.m. Saturday in St. Stephen Lutheran Church, at 147th Street and Kildare Avenue, Midlothian. Mrs. Kreis died Thursday in St. Francis Hospital, Blue Island. Her late husband, George, was the Bremen Township highway commissioner at the time of his death in 1974, and a son, George, also served as township highway commissioner. In addition to her son, she is survived by another son, Harold; two daughters, Elaine Raday and Dolores Roth; 31 grandchildren; 14 great-grandchildren; a sister; and two brothers.

Mrs. Louise S. Boller

Services for Mrs. Louise S. Boller, 84, a former public school teacher in several western suburbs, will be at 11 a.m. Wednesday in the chapel at 134 S. York Rd., Emhurst. Mrs. Boller, a former Emhurst resident, died Thursday in Annandale, Va., her home for several years. She is survived by a son, Richard; and three brothers.

Mrs. Kenneth Jensen

Services for Mrs. Marlene Jensen, 47, an employe in the Human Resources Department at Christ Community Hospital, Oak Lawn, will be at 10:30 a.m. Saturday in Golgotha Lutheran Church, 6900 S. Kilpatrick Av. Mrs. Jensen, of Oak Lawn, died Wednesday in Palos Community Hospital. She was the wife of Kenneth Jensen, a painter and decorator. Also surviving are a son, Glenn; a daughter, Kathleen; her parents, Frank and Florence Dwells; and two brothers.

Rev. Thomas J. Long

The Rev. Thomas J. Long, 72, of Chicago, died Friday in St. Anne's Hospital. For the last eight years, he was pastor of St. Joseph of the Hills Church,

Eden, N.C. Before that he was an assistant pastor at St. Genevieve Catholic Church here for six years. Mass for Father Long will be at 11 a.m. Tuesday in St. Genevieve, 4833 W. Altgeld St. There are no immediate survivors.

George J. Govedarica

Services for George J. Govedarica, 63, of La Grange Park, will be at 9 a.m. Saturday in the chapel at 8776 W. Lawrence Av. Mr. Govedarica died Thursday in Hines Veterans Administration Hospital. He was a retired machinist, formerly employed by the Goss Printing Co. in Cicero. He is survived by three daughters, Pamela Ondahoorn, Camille Widen, and Tanya; three sisters; and a brother.

John W. Jackowiak

Mass for John W. Jackowiak, 78, a retired machinist for Schwinn Bicycle Co., will be Monday in Incarnation Catholic Church, Sarasota, Fla. Mr. Jackowiak, a former longtime Chicagoan, died Thursday in a Sarasota nursing home. He had lived in Sarasota for five years. Survivors include his wife, Marie; two sons, John and Robert; a daughter, Mrs. Josephine Kuprenko; eight grandchildren; four great-grandchildren, and two sisters.

Mrs. Theodore Fields

Services for Audrey H. Fields, 56, a longtime Glencoe resident, will be at 11 a.m. Monday in the chapel at 111 Skokie Blvd., Wilmette. Mrs. Fields died Thursday in Evanston Hospital. She was a former member of the board of directors of Congregation Beth Torah in Chicago and was the wife of Theodore Fields, president of Isotope Measurements Laboratories, Inc., Northbrook. Survivors, in addition to her husband, include three sons, Brad, Scott, and Gary; and two grandchildren.

Charles Wallace Packer

A memorial service for Charles Wallace Packer, 60, antique dealer and former advertising executive, will be at 3 p.m. Monday in Christ Episcopal Church, 784 Sheridan Rd., Winnetka. Mr. Packer, a Winnetka resident for 20 years before moving recently to Annapolis, Md., died Wednesday in a Baltimore hospital. He was with the Leo Burnett Co., Inc., advertising agency, for many years before founding the Lion Mark of Winnetka, specializing in antique English silver. Mr. Packer is survived by his wife, Virginia; two daughters, Juliet and Mary Bliss Packer; and a son, Charles Jr.

Mrs. Jay K. Buck

Mrs. Mary Howell Buck, 53, wife of Jay K. Buck, senior vice president of the Northern Trust Co., died Friday in her Winnetka home. Mrs. Buck, who was active in many North Shore civic and charitable organizations, is survived by her husband; four daughters, Julia, Susan, Stacy, and Kate; her mother, Mrs. Marian Howell Chilgren; and two brothers. A memorial service will be at 4:30 p.m. Monday in Christ Church, 784 Sheridan Rd., Winnetka.

Leonard H. Ascherman

Leonard H. Ascherman, 59, a partner in the law firm of Ascherman & Ascherman, 8243 N. Clark St., died Friday in Lake Forest. Mr. Ascherman, who lived in the north suburb, also was the owner and founder of Ascherman Realty Co. at the Clark Street address. Surviving are his wife, Lois; and two sons, Larry and Louis. Services will be at 10 a.m. Monday in the chapel at 9200 Skokie Blvd., Skokie.

Mrs. Bernice Kohn Horwitz

Mrs. Bernice Kohn Horwitz, 79, of Chicago, died Friday in her home. Until her retirement 15 years ago, Mrs. Horwitz was an appointment officer for 40 years in the liability department at Chicago Title & Trust Co. She leaves no immediate survivors. Graveside services will be at 10 a.m. Monday in the B'nai B'rith Cemetery, 6900 W. Addison St.

Directions: Southeast corner Lincoln & Summit (Front door on Lincoln)

Address: 761 Lincoln Avenue City: Winnetka Constr: Stucco, frame entrance Style: Colonial Roof: Asphalt shingle Built: Prior 1920	13588	Lot Size 100 x 150			\$225,000	
Unincorporated Area: Yes ___ No X		Rms. 10	Bed. 6	Baths 3½		Heat HW Gas* Cost
		Year 78 Taxes	Porches Scrn 15x15 & patio			Garage 2+ & pkg Att-Det. space
		\$3081.62				Elect: 220V-110V

Contract:

Basmt: Workshop, storage rooms, outside entrance, toilet.
1st Large foyer, 2 closets, powder room, Living rm w/frpl, bookcases, bay;
Dining room, scrn. porch, Kitchen, D&D, brkfst nook, den w/bkshelves.
2nd Master bdrm, dressing area, bath, 3 additional bedrooms, hall bath.
(former fireplace in master bdrm has been closed)
3rd 2 bedrooms, hall bath, store room. Additional insulation added.

Approx:
LR 24x14+3bay
DR 12x15'6
K 15x11+5x5
DEN 15x9
FR
BR's 14x18'6
14x12
12x12
11x10
14x12
12x11+

School: Grade: Greeley JHS: Washburn HS: New Trier East
Transp: RR. C&NW Bus: Other:

*Baseboard & built-in radiators on 1st floor, baseboard in mstr. bdrm.
Special Assessments \$ none known for Flood Hazard Insurance
City water, Private Water Co. Well, Sanitary Sewer, Storm Sewer, Septic Tank. may be required by Lender.

Remarks and any special conditions: Most attractive home and lawn, planted for privacy,
screened porch on south, facing side & rear lawns, brick walk & patio.
Include all rugs except orientals, 3 window air conditioners. Exclude
Chandeliers in dining room, upper & lower halls, drapes in den.

Foyer: 16x12
Possession:
Nov 1 or TBA
Reason for Sale:
out-of-state
Title CTIC

Titleholder: Charles W. Packer and Brokerage Fee: 6% 1st \$100,000; 5% balance.
Phone: Virginia W. Packer (50/50) Payable only on closing.

This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.

For office use only
091179

REALTOR® Office: BAIRD & WARNER, WINNETKA
Sales Person: Joan Manierre

Phone: 446-1855
Home Phone: 446-2703

Directions: Southeast corner Lincoln & Summit (Front door)

Address: 761 Lincoln Avenue 13588
 City: Winnetka
 Constr: Stucco, frame entrance
 Style: Colonial

Lot Size: 100 x 110
 Rms: 10 Bed: 6
 Year 78 Taxes

Unincorporated

#0763 09/08/81 18 DAYS LB-8104 SB-28 L-257,500S-NOREPORT



761 LINCOLN AVE. WINNETKA 81010788

Zp 60083 - Ar 93 Sub C COO T NEWTR
 Corp WINNETKA Mod Ownship FS Bk 1810
 Lde CORNER LND* Ldm 100X180 Tonans U
 Rm 10 Br 8 Bth 3.1 MBB Y DR SEP Fp 1 Bas EXT ACS*
 Sty COLONIAL Typ 3 STRY Ext SC Gar 2 CARS, DE*
 Heat GAS, BASEBDR* A/C 1W/W UNT Imp SWR-COMM, SWR-STRM, *
 Appliances DRYER, REF, PT. WASHER
 Rm LCV LCV P10 Tr 8308.30 - 88
 LR 14X24 1 NY MS 18X14 2 Y GS GREELEY Assn Dues
 DR 16X12 1 N B2 16X12 2 Y JH WASHBU Trm OWNR MAY HRP
 KT 20X12 1 N B3 13X12 2 N HS NEWTR 203 Pos IMMEDIATE
 EA LG 1 N B4 12X10 2 Y Oh Cord 15 N 4 W O S
 FR 15X10 1 Y BR5 12X11 3 Show-CLO CALL FOR APPOINTMENT
 BR6 15X123 CC 3% 100K; 2.5% BAL BRCLD
 Rmets SUPERB LOCATION, PRETTY, LANDSCAPED.
 OVER-SIZE LOT, BIG SCREENED PORCH, DRAMATIC ENTRY 16X14.
 THIS HOME IS FULL OF LIGHT & ENDLESS POSSIBILITIES.
 Dr S.E. CORNER OF LINCOLN & SUMMIT.
 Owner OWNER OF RECORD. Ph
 Broker PRUDENTIAL PREFERRED ID# 3930 Ph 446-1500
 Agent VIRGINIA MACDONALD, CRS ID# 31628 Ph 446-8280

X:
 +3bay
 '6
 +5x5
 '8'6
 .2
 .2
 .0
 .2

Add 761 Lincoln Avenue City Winnetka Frm 40 IL# 8107354
 Dir Green Bay to Pine; East to Lincoln; North to 761 Lincoln
 Fms 10 Bdrms 6 Baths 3.5 T/R Richard and Sandra Heard T. Inc. CT&T
 Const Stucco Str 3 Bld older Gar 2+ Det. Sp As None known
 Approx. Room Sizes Fl Tax 1980
 LR 23.6 X 14.4+Bay 1 \$1611.80
 DR 15.4 X 12.6 1 [X] Rm [X] Dstwy [X] Pch [X] MB [X] CA [X] Water Soft [X] Den [X] Rm
 Kit 12 X 15+BrkRm 1 [X] Ref [X] Dspl [X] Patio [X] Fpl [X] WAC3 Washd [X] Wet [X] D. Min
 FR 15 X 10 1 Sover: [X] San [X] St [X] Septic [X] Rm Full [X] Trns CANW R.R.; Wilbus
 BR5 8.9 X 14 2 Schs Greeley; Washburne; New Trier
 14 X 12 2 Remarks Delightful home; beautiful setting & landscaping;
 11 X 10 2 superb condition throughout; excellent location. Incl:
 12.6 X 12 2 newer attached carpet, window treatments, freezer. Excl:
 12 X 14 3 range and refrigerator. Flood Hazard Insurance may be required by Lender
 12 X 11 3 Sisp Nancy DeCoster No 1614 Ph 446-4334
 L/O Quinlan & Tyson - Winnetka No 8104 Ph 446-4500 Caco 3% 1st 100%; 2.5% aft.
 For OFFICE use only

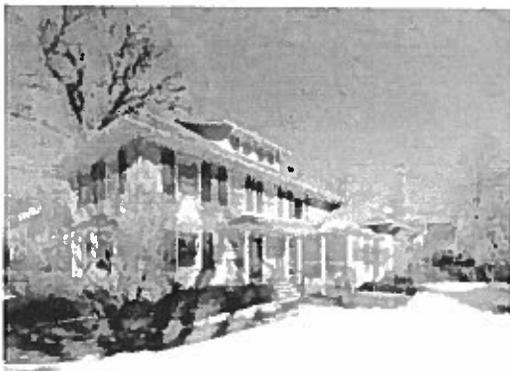
Wanted for privacy,
 back walk & patio.
 tioners. Exclude
 es in den.
 00,000; 5% balance.
 closing.
 ho Corporation nor the Realtor is liable

12x11+
 Foyer: 16x12
 Possession:
 Nov 1 or TBA
 Reason for Sale:
 out-of-state
 Title CTIC

ne: 446-1855
 Phone: 446-2703

Sales Person: Joan Manierre

Evanston-North Shore Multiple Listing Service



Residential

ML #: 1135255 Status: **Sold** Cntg: Area: 585 LP: \$ 1,995,000
 Address: 761 LINCOLN Avenue Un #: OLP: \$ 1,995,000
 City: **Winnetka** County: Cook Zip: 60093
 Corporate Limits: **Winnetka** Township: Exposure:
 Subdivision: Age: 100 Built: List Agmt: E
 Model: Parking: **3.5 / Attached Garage** H/L Prk \$: / Tax ID: **05174150010000** Multiple PIN:
 Directions: **TOWER EAST OF GREENBAY TO LINCOLN.SOUTH TO HOME.**
 Photos - 8 Map Coord: **4-W-16-N**

General Information

Property Type: **Detached**
 Style Type: **3 Story**

Basement: **Partial / Exterior: Stucco**

Ext Design: Acres: **0.34**

Location Description: Lot Size: **100 x 150**

Approximate Room Sizes and Descriptions

Living: 24x14 /Hardwood Floors	/1	Master:	25x14 / Window/	Hrdwd Floors and Window/	2	Total # Units:
Dining: S /15x12 /Hardwood Floors	/1	2nd Size:	19x14 / Window/	Hrdwd Floors and Window/	2	Est SqFt:
Kitchen: 24x15 /Hardwood Floors	/1	3rd Size:	14x12 / Window/	Hrdwd Floors and Window/	2	Total Rooms:
Eating Size: /		4th Size:	12x12 /	Hardwood Floors/	2	12
Family: Y /19x15 /Hardwood Floors	/1	5th Size:	14x12 / Window/	Hrdwd Floors and Window/	3	BR: 6
Rec Rm: /	/	Laundry:	/ /			Baths: 4.1
Oth: Bedroom 12x11 /Hrdwd Floors and Window	/3	Oth: Foyer	17x14 /	Hardwood Floors	1	MB: Yes /
Oth: Den 15x11 /Hardwood Floors	/1	Oth: Screened Porch	15x15 /	Hardwood Floors	1	
Oth: Office 15x9 /Hardwood Floors	/1	Oth: Mud	13x11 /	Other	1	

Remarks: GRACIOUS EAST WINNETKA HOME ON LARGE, LUSHLY LANDSCAPED LOT. MANY RECENT RENOVATIONS FEATURE NEW KITCHEN AND FAMILY ROOM ADDITION, NEW BATHS INCLUDING AMAZING MASTER, FORMAL ENTRANCE HALL, LOVELY SCREENED PORCH. ALL ROOMS ARE BEAUTIFULLY PROPORTIONED. ATTACHED 3+ CAR HEATED GARAGE.THREE FLOORS OF CLASSIC LIVING WITH ROOM FOR EVERYONE. ALL IN THE HEART OF TOWN NEAR BEACH AND TRAIN.

Utilities and Energy Information

Heating: **Forced Air, Radiator, Gas, Hot Water**
 Cooling: **Central**

Units: Sewer: **Sewer**
 Units: Water: **City**

Features

Inclusions: **Fan-Ceiling, Dishwasher, Disposal, Oven-Double, Dryer, Freezer, Humidifier, Microwave, Refrigerator, Security System, Smoke Alarm, Oven/Range, Sub Zero Refrigerator, Sump Pump, Washer**
 Fireplace: 2 Fireplace Desc: **Gas Logs, Wood Burning w/Gas Starter** Fireplace Location: **Family Room, Living Room**
 Interior: **Attic Finished, Breakfast Bar, Cable Available, Hardwood Floors, Kitchen Island, Laundry 2nd Floor, Pantry Walk In, STSHO, Walk-in Closet(s), Whirlpool**
 Exterior: **Balcony, Deck, Gutters, Invisible Fence, Patio, Porch, Lawn Sprinkler**

Schools

Grade Dist #: 36 Grade: **Greeley/** Jr High: **Carleton W Washburne** High Dist #: 203 High: **New Trier Township**

Charter Schools:

Terms & Tax Information

Possession: **CLOSING** Ownership: **Fee Simple** APV: Terms:
 Taxes: **\$23729.62 / 2004 / Homeowners** SSA: Coop Tax Ded: Tax Ded Yr:

Association Information

Fee: \$ / Variable: Incl: SpAsmnt: Move Deposit:
 MGT/Assoc: Contact: Phone: Senior Comm:
 1st Refuse: Pets: Rental Restrictions: Brd Apprvl: % Own Occ:

Listing Office & Showing Information

BF Coop: **2.25%1M/2.0%BAL-\$95**
 LB Location: **CALL OFFICE**
 Spec Comm Info:

L/Office: **The Hudson Company**
 L/Agent: **Joanne Hudson**
 Owner: **OF RECORD**

List Agent Email: **joanne@thehudsoncompany.com**

Internet: **Yes** ShowAddress: **Yes** Show Agent Name: **Yes** Show Remarks: **Yes** TD: **1/11/2007**

Agent Remarks: **TWO PIN NO'S-SECOND PIN IS 05174150020000. TAXES SHOWN ARE COMBINED TOTAL.**

Sold Information

Auto Populated Contracts & Forms

Photo: **Submitted by Office** Image: **8** Public ID: **38191**
 Showing: **Appointment, Call Office** Office ID: **0065701**

Office Phone: **847-446-9600** Ext: **104** List Date: **2/6/2006**
 Agent Phone: **847-971-5024** Agent Interest: **No**

Office Web Address: **www.thehudsoncompany.com**

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2000-004

Property Information

Site Address: 761 LINCOLN

Parcel Identification Number(s) (PIN): 05-17-415-001-0000 / 0517-415-002 0000

Description of all structures to be demolished: _____

Current Property Owner Information

Legal Name: ANGELO & CARIE ZAPPONE

Primary Contact: CARIE ZAPPONE

Address: _____

City, State, Zip: CHICAGO, IL 60622

Phone No. _____

Email: _____

Date owner acquired property: 12-10-2019

Applicant Information

Legal Name: ANGELO & CARIE ZAPPONE

Primary Contact: JON KOBAN

Address: _____

City, State, Zip: NORTHBROOK IL 60062

Phone No. _____

Email: _____

Applicant's relationship to current property owner:

(If contract purchaser, attach copy of executed purchase agreement)

Contractor Information *(If known, otherwise indicate "not known")*

Legal Name: LINCOLN 761 LLC

Address: _____

City, State, ZIP: NORTHBROOK IL 60062

Phone No. _____

Email: _____



Property Maintenance Requirements

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

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

____ (I/We) hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and ____ (I/We) hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition.

Applicant Signature: _____

Date: 12-28-19

Printed Name: Jon Kogan

Owner Signature: X _____

Date: 12-28-19

Printed Name: X Marie Zappone
ANGELO J. ZAPPONE

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

I hereby acknowledge that in submitting the attached application for demolition, the subject property is and will continue to be maintained in accordance to all requirements of the Winnetka Village Code, including but not limited to the following specific standards:

- Grass is, and shall be, mowed and maintained at a height not to exceed 8 inches;
- Garbage, yard waste, miscellaneous rubbish, and debris have been removed from the property and will not be allowed to accumulate;
- Building(s) shall be secured (doors and windows in working order, closed and locked).

Applicant Signature: _____

Date: 12-28-19

Printed Name: Jon Kogan
Marie Zappone

Owner Signature: _____

Date: 12-28-19

Printed Name: Angelo J. Zappone
Marie Zappone

Proposed Demolition and Construction Schedule for 761 Lincoln, Winnetka, IL

Date: January 3, 2020

1. Approval of Architectural Drawings:	3/3/2020
2. Demolition:	4/3/2020
3. Excavation:	4/7/2020
4. Foundation:	4/15/2020
5. Rough Carpentry:	5/15/2020
6. Roof:	5/30/2020
7. Masonry:	6/15/2020
8. Rough Electric, HVAC, Plumbing:	6/30/2020
9. Insulation:	7/10/2020
10. Drywall:	7/30/2020
11. Finish Carpentry, Flooring:	8/30/2020
12. Painting, Tile:	11/30/2020
13. Trim Electric, HVAC, Plumbing:	1/3/2021
14: Landscape, Driveway:	2/15/2021



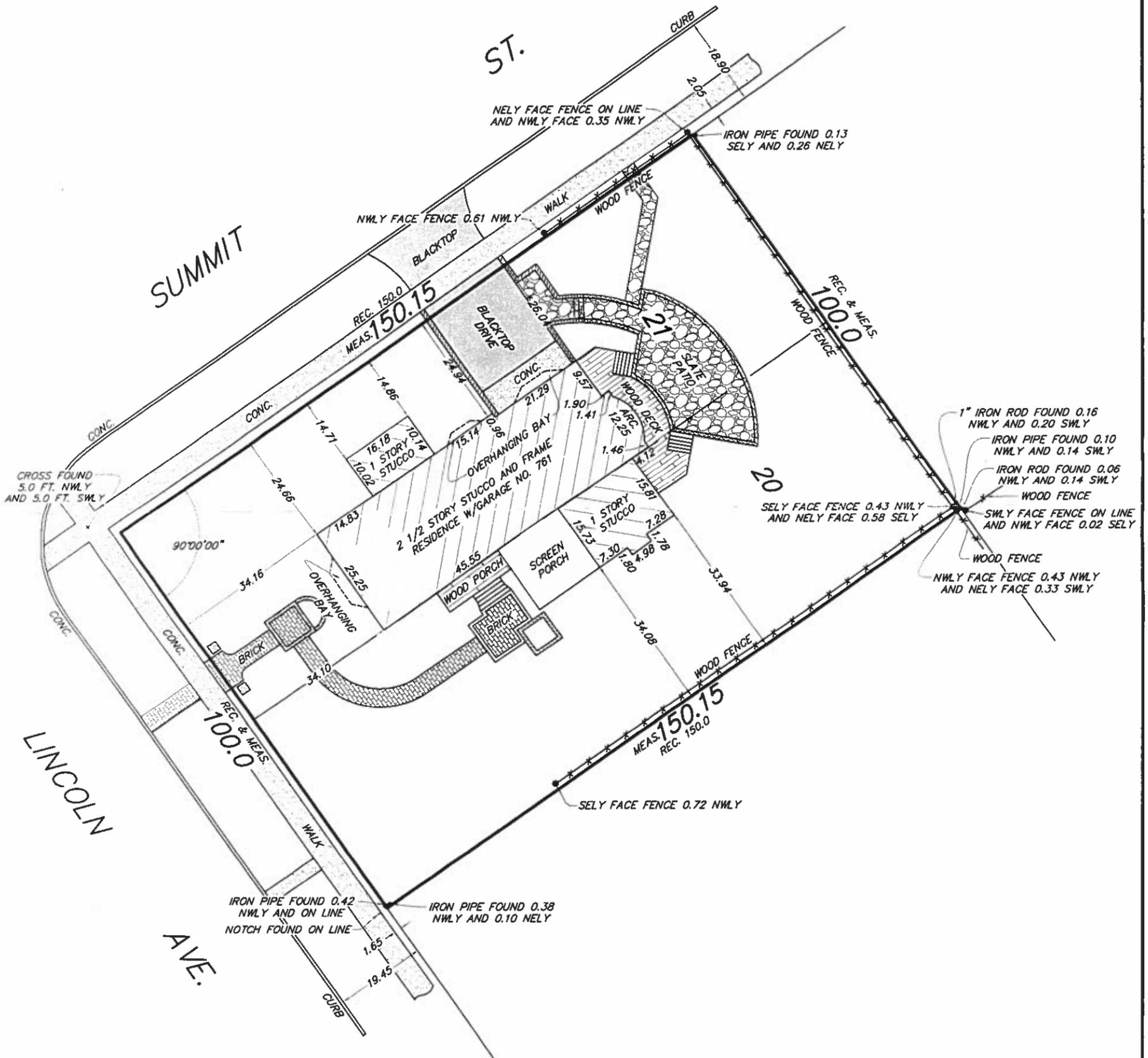
Scale - 1 inch = 25 feet

Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY
of

ORDER NO.
19-0689

LOTS 20 AND 21 IN BLOCK 10 IN WINNETKA PARK BLUFFS SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTION 16, 17, AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 761 LINCOLN AVE., WINNETKA, ILLINOIS.



NOTE :

The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : November 25, 2019.

ORDERED BY:

MCFADDEN LAW GROUP

State of Illinois)
County of Cook)

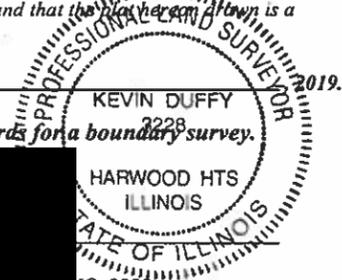
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon shown is a correct representation of said survey.

Chicago, Illinois, Dated this 27th Day of November

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 20





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 27, 2020
SUBJECT: CASE NO. 20-05-LPC: 429 SHERIDAN ROAD - DEMOLITION PERMIT

INTRODUCTION

On February 3, 2020, the Landmark Preservation Commission (LPC) is scheduled to consider a request from Muneer Satter (the "Applicant" and "Owner") to demolish the existing single-family residence on the property at 429 Sheridan Road (the "Subject Property").

A mailed notice was sent to property owners within 250 feet in compliance with Section 15.52 of the Village Code. As of the date of this memorandum, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.67 acres in size, is located on the east side of Sheridan Road between Ash Street and Willow Road and contains a single-family residence with an attached garage. The property is zoned R-2 Single-Family Residential, and it is bordered by R-2 Single-Family Residential to the north and south, and R-4 Single-Family Residential to the west.

PROPERTY HISTORY

As represented on the attached preliminary property history study (Attachment B), the original date of construction is not able to be determined from Village records. The first building permit issued for the residence was for a one-story addition in 1927. Subsequent building permits were issued in 1941 for a two-story addition to the residence and in 2013 to construct a pool and pool storage building. In 2014, the LPC approved a demolition permit for a coach house on the property. The Winnetka Historical Society (WHS) has indicated that the structure does not have architectural or historical significance. The WHS' research and comments are included in this report as Attachment C.

As the owner of the properties located at 419 Sheridan Road and 429 Sheridan Road, the Applicant submitted an application, and received approval from the Village Council, to consolidate the existing two lots into a single lot of record. Because 419 Sheridan Road is a designated landmark, the LPC is scheduled to conduct an advisory review of the exterior alterations related to the consolidation on February 3, 2020. A separate agenda report concerning the advisory review is included in the February 3 agenda packet.

NEIGHBORHOOD CONSTRUCTION ACTIVITY

The Director of Community Development may delay the issuance of a demolition permit for up to 60 days if one or more building or demolition permits for primary structures have been approved for

properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood. Currently, there are no permits for any new single family residences on the same block as the Subject Property. The Director has determined that a delay is not necessary to prevent undue congestion and noise impacts within the neighborhood.

COMMISSION REVIEW

In accordance with Section 15.52.040 of the Village Code, the Commission is required to determine whether the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit. Upon completing the preliminary historic and architectural review, the LPC shall enter preliminary findings on the issue of whether the demolition permit application affects a building or property that has sufficient architectural or historic merit to warrant conducting a full HAIS prior to issuance of the demolition permit. In making its determination, the LPC shall consider the following:

1. The preliminary property history study (information on the original building, date of construction, name of property, architect and owner, current photographs of the property, list of work on the property for which the Village has issued a permit) (Attachment B);
2. Comments of the Winnetka Historical Society (Attachments B and C);
3. Any other information, comment or evidence received by the LPC at the preliminary review meeting.

If the LPC finds that the HAIS is warranted, it shall so notify the Director of Community Development and shall order the applicant to conduct such study. If the LPC finds that an HAIS is not warranted, it shall notify the Director of Community Development that it finds no historic or architectural grounds for delaying the demolition. The preliminary determination of the LPC shall be supported by findings of fact based on the record. The findings of fact shall include statements as to whether or not the building or property has architectural merit, historical significance, both, or neither.

The LPC shall require an HAIS for any demolition permit application that meets any of the following criteria:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

ATTACHMENTS

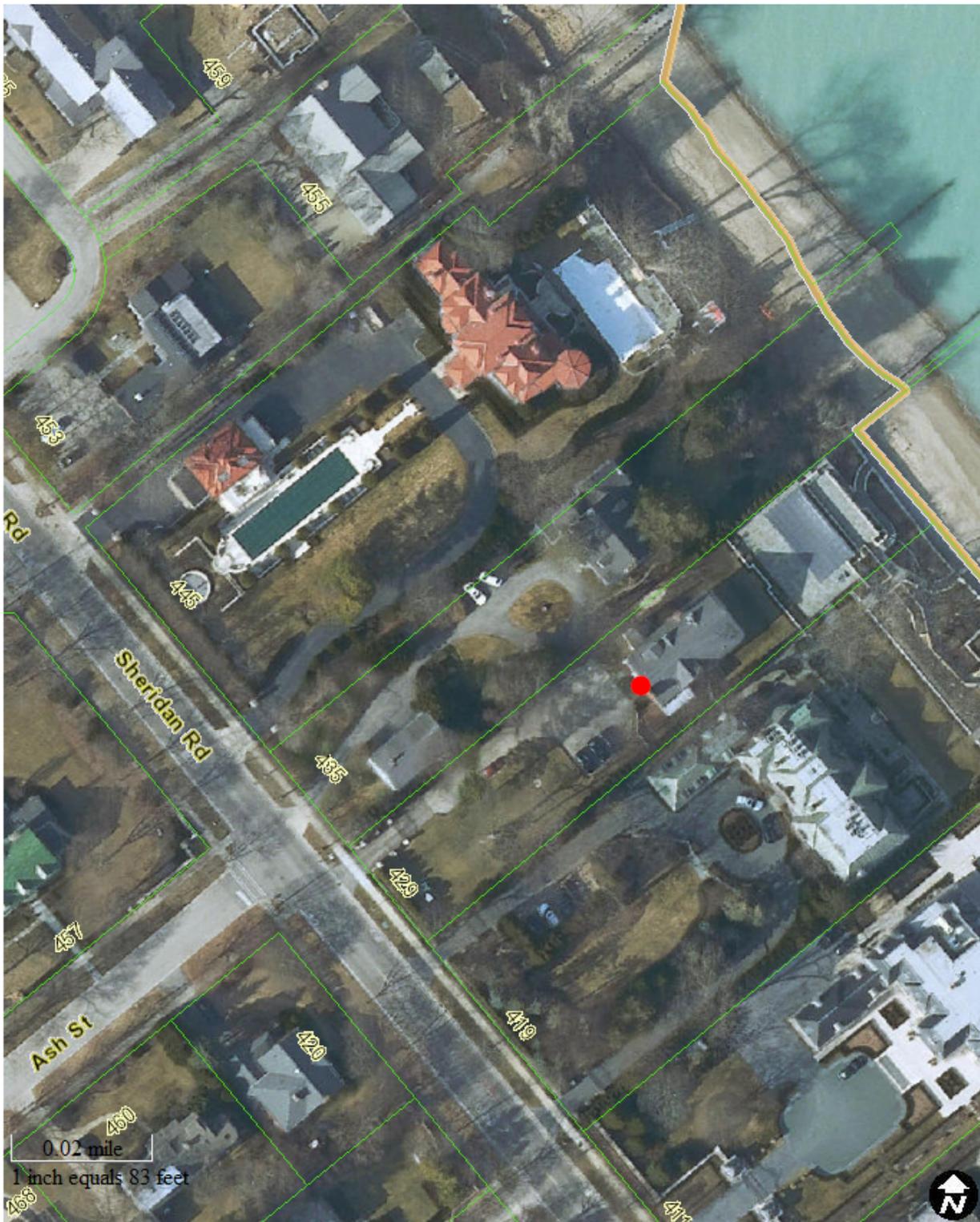
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



Map created on January 13, 2020.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 13, 2020
SUBJECT: CASE NO. 20-05: 429 SHERIDAN ROAD

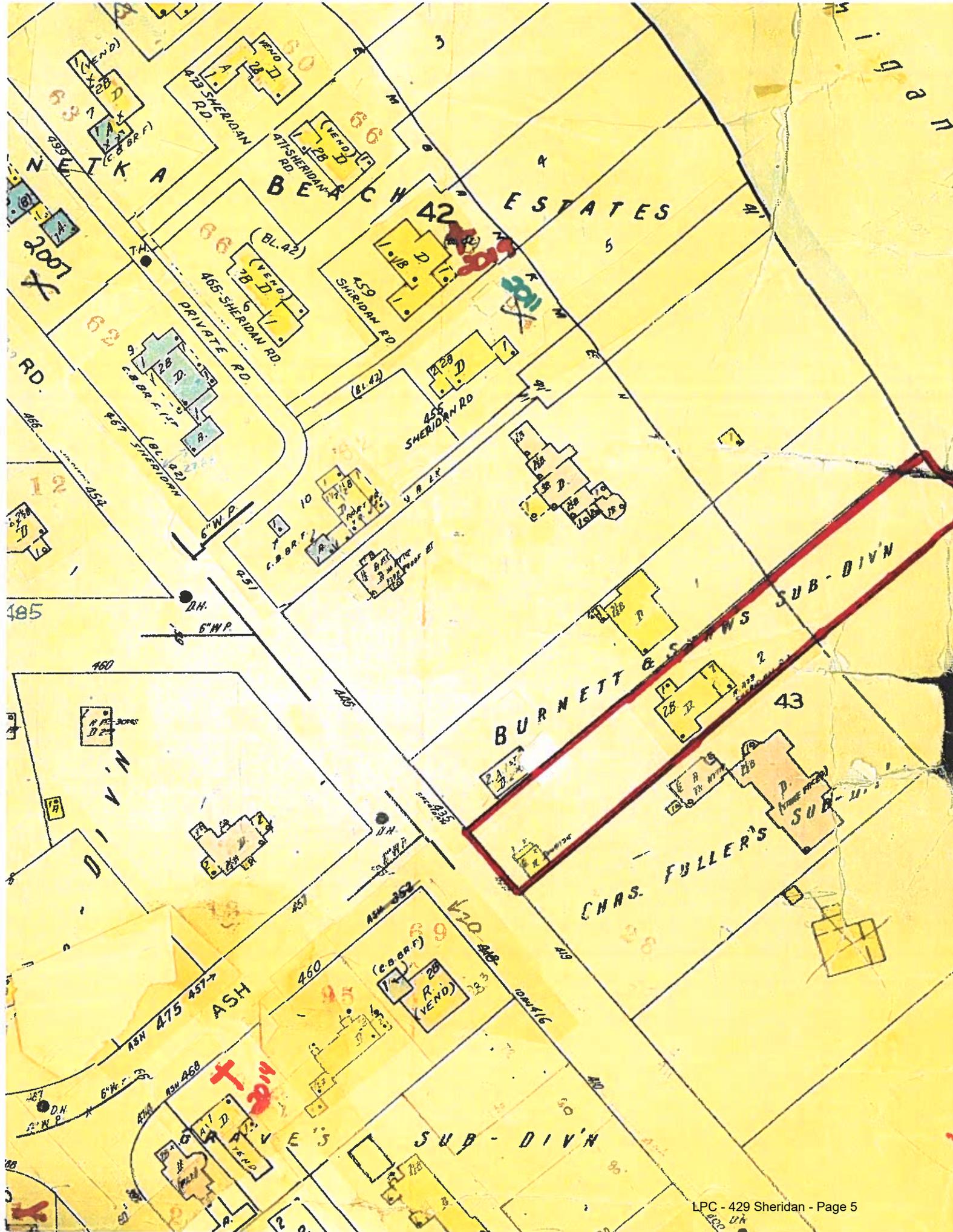
INTRODUCTION

On February 3, 2020, the Winnetka Landmark Preservation Commission (LPC) will consider a request to demolish the residence located at 429 Sheridan Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, January 28, 2020. If you have any questions please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
3-8-1927	Construct one-story frame addition to residence.	Morris K. Wilson	Otis & Fuller
12-13-1941	Alter and add to two-story frame residence.	Charles L. Keller	Bertram A. Weber
3-28-2013	Installation of in-ground pool and deck	Muneer Satter	Boilini Company
4-3-2014	Removal of coach house	Muneer Satter	Boilini Company



429 Sheridan Road – Pictures Submitted by Applicant



Subject Property – Frontage of property along Sheridan Road, facing northeast.



Subject Property – West elevation façade of house, facing northeast.



Subject Property – Rear elevation façade of house, facing west.

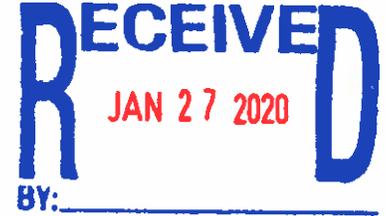


Subject Property – Rear elevation façade of house, facing southwest.

ATTACHMENT C

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 429 Sheridan Road



CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: 1909
 CONSTRUCTION TYPE: Frame
 STYLE: Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Arch Wilkinson SHAW	1910-1920	Obits; Wikipedia bio, other	Magazine Publisher, business educator, advisor to Pres. Hoover, served on 1921 Plan Commission
Morris Karl WILSON	1920-1940	Obits, Who's Who	Men's Clothing Manufacturer
Charles L KELLER	1941-1944		
Unknown	1945-1952		
Danely P. SLAUGHTER	1952-1960	Obit	Cancer Researcher
Unknown	1960-1973		
E Mitchell HARPER	1973-1974		
Unknown	1974-1978		
James T. ROHNER	1978-2013	Wikipedia entry	Magazine Publisher
Muneer SATTER	2013-present		Owens 419 Sheridan

SIGNIFICANT EVENTS ON PROPERTY:

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Otis & Fuller	1927 addition	
Bertram A. Weber	1941 alteration and addition	Tribune

The original architect of the house is not known at this time.

Our research does not indicate that 429 Sheridan Road has historic or architectural significance.

SOURCES USED: WHS files, Phone records, Winnetka Talk, Chicago Tribune archives, The Messenger, Who's Who in Chicago 1931, Ancestry.com census records, online resources

Date of Research: January 20, 2020

The current owner of the property, Muneer Satter, has owned and lived in the property directly to the South, 419 Sheridan Road, since 2002. He bought the 429 Sheridan property in 2013, installed an in-ground pool and demolished the coach house/garage. In late 2019, he filed for approval of zoning variations to combine the two properties into one large parcel (and to demolish the existing home at 429 Sheridan.)

OBITUARIES

Howard Owen Hunter

Howard Owen Hunter, 68, who retired last December as president of the American Institute of Banking here, died yesterday in his home in Fort Lauderdale, Fla. At one time, he was administrator of the federal WPA program under President Roosevelt. In Chicago, he was a director of the Greater North Michigan Avenue association. Surviving are his widow, Edna; a son, Howard Jr., and a sister.



Mr. Hunter

George V. Iverson

George V. Iverson, 57, of 2923 N. Laverne av., supervisor of beaches and natatoriums for the Chicago Park district, died yesterday in Columbus hospital. Mr. Iverson had been employed by the park district since 1934. Mr. Iverson originated the district's Life Guard schools. He was a member of the A. A. U. Water Polo committee and was chairman of the Women's Swimming committee for the 1959 Pan-American games. Surviving are the widow, Rosalie, two daughters, Mrs. Karen Seale and Linda; and a grandson. Services will be held at 11 a. m. Tuesday in the chapel 141 5300 Belmont av.

Earl N. Webber

Mass for Earl N. Webber, 68, of 942 Keystone av., River Forest, who died Friday in West Suburban hospital in Oak Park, will be said at 10 a. m. tomorrow in St. Luke's Catholic church, 526 Lathrop av., River Forest. He had retired in 1947 as president of Joseph Widenhoff, Inc., a former Chicago automotive electrical manufacturing firm. After retiring, he opened two hardware stores under his name in River Forest. He retired from this business in 1961. Surviving are his widow, Helen, and a sister, Mrs. R. G. Wastow.

Morris K. Wilson

Morris K. Wilson, 71, of 844 Boal pkwy., Winnetka, died yesterday in his home. Mr. Wilson retired in 1951 as president of Wilson Brothers, men's wear manufacturer, and since then had been a merchandising consultant. He was a member of the Yale club and the University club. Surviving are his widow, Eleanor; a daughter, Mrs. Leslie Sherman; and two sons, Morris K. Jr. and John S. A memorial service will be held at 2:30 p. m. tomorrow in Winnetka Congregational church, Pine street and Lincoln avenue.

Mrs. Daisy C. Buechner

Services for Mrs. Daisy Cullen Buechner, 90, a longtime resident of Chicago, will be held at 11 a. m. tomorrow in St. Stephen's Episcopal church, Del Mar, N. Y. Mrs. Cullen died Friday in the Del Mar home of her daughter, Mrs. Virginia Rook. She had moved there four years ago from Chicago after the death of her husband, Dr. Fred Buechner. He was a physician on the staffs of Grant and St. Elizabeth hospitals more than 50 years. Besides her daughter, Mrs. Buechner leaves a grandson and three great-grandchildren.

Mrs. Alice N. Cigrand

Graveside services for Mrs. Alice N. Cigrand, 92, widow of the founder of Flag day, will be held tomorrow at Riverside cemetery, Aurora. Mrs. Cigrand died Friday in Pico Rivera, Cal. Her husband, B. J. Cigrand, died May 18, 1932, in Batavia, Kane county. He held the first Flag day ceremony at a country school house in Waubeka, Wis., on June 14, 1885. His efforts to establish Flag day as an annual national observance were recognized when President Wilson proclaimed the celebration in 1916.

Harry Izbicki

Harry Izbicki, 59, of 6150 Kenmore av., who retired two years ago as the owner of a children's clothing and shoe store at 3235 North av., died yesterday in Illinois Masonic hospital. He leaves a daughter, Mrs. Frances Chukerman; his mother, Mrs. Carola Izbicki; two grandchildren; and a sister. Services will be held at 11 a. m. tomorrow in the chapel at 1300 Devon av.

Isidor Paul

Isidor Paul, 78, of 3024 Rosemont av., died yesterday in his home. He had operated a barber shop at 804 Roosevelt rd. for 38 years until his retirement eight years ago. Surviving are his widow, Anna; two sons, Marvin and Herbert; a daughter, Mrs. Annette Gelman; two sisters, and a brother. Services will be held at 10:30 a. m. tomorrow in the chapel at 1300 Devon av.

Mrs. Mary Byrne

Mrs. Mary Byrne, 92, of 4520 Wrightwood av., widow of a policeman and mother of two others, died yesterday in a Glenview nursing home. She was the widow of William Byrne and the mother of Lt. Daniel J. Byrne of 5th area homicide; John, a retired policeman, and the Rev. Thomas P., pastor of Our Lady of Mount Carmel Catholic church. Also surviving are two daughters, Mrs. Marie Mahoney and Mrs. Anastasia Hayes; 16 grandchildren; and 18 great-grandchildren. Mass will be said at 10:30 a. m. Tuesday in St. Genevieve's Catholic church, Lamson avenue and Algeid street.

Mrs. Gussie Sangerman

Services for Mrs. Gussie Sangerman, 81 of 1246 Pratt blvd., will be held at 2:30 p. m. tomorrow in the chapel at 6130 N. California av. Mrs. Sangerman died Friday in Edgewater hospital. She retired in 1962 after 53 years as a sales clerk in the old Mandel Brothers department store on State street and in the Wieboldt store which took over the Mandel store. Surviving are a son, David R.; a daughter, Mrs. Rosalie Flank; and four grandchildren.

Mrs. Margaret M. Hoffman

Mrs. Margaret M. Hoffman, 83, former Chicago school teacher, died yesterday in her home at 326 S. State st., Lockport. Mrs. Hoffman retired 18 years ago after 38 years as a teacher in the Ellen Mitchell school. She had lived in Lockport all her life and commuted to Chicago. Surviving are a daughter, Mrs. Eleanor Spurrer; a grandson; and a sister. Mass will be said at 10:30 a. m. Tuesday in St. Dennis church, 12th and Hamilton streets, Lockport.

BERTRAM WEBER, ARCHITECT FOR 64 YEARS

By **Kenan Heise**

CHICAGO TRIBUNE

DECEMBER 19, 1989

Bertram A. Weber, 91, an architect in Chicago for 64 years, was very productive and designed many residences, public institutions, factories, hospitals and churches in the city and suburbs as well as throughout the Midwest.

Services for Mr. Weber will be held at 11 a.m. Wednesday in the chapel at John Knox Village in Pompano Beach, Fla. He died Sunday at home in Pompano Beach.

"His focus was quality architecture in a traditional sense," said his son, John, also an architect. "His designs were original and included public buildings and homes in gothic and colonial. His work was always quality. He designed, for example, many of the earliest homes in Inverness."

Mr. Weber was the son of Peter J. Weber, a noted Chicago architect who was associated with the firm of Daniel H. Burnham and who designed a number of buildings in the Loop and for the World's Columbian Exposition in Chicago in 1893.

A native of Evanston, Mr. Weber graduated from Northwestern University and received a degree in architecture from Massachusetts Institute of Technology. After his father died in 1923, he took over the practice and in 1924 formed White & Weber. In 1937, when his partner, Charles White, died, the name was changed to Bertram A. Weber, Architect.

In 1973, it became Weber & Weber, when he went into partnership with his son.

While his expertise was general, he is perhaps best remembered for his residential designs, especially for northwest suburban and North Shore homes. He also designed the De Kalb Public Library, the Oak Park Post Office, the Highland Park Public Library and the Aurora YMCA. His designs include many hospitals in the Detroit area and several additions to Chicago Osteopathic Hospital.

He was the architect for the Florsheim and Dr. Scholl shoe factories. Mr. Weber also designed the mausoleum chapel in Waldheim Cemetery on 1st Avenue in Forest Park, as well as a number of Episcopalian churches, including St. James Church in Northbrook; St. Gregory's Church, Deerfield; St. Timothy's, Griffith, Ind.; and All Saints Church, Western Springs.

He was the architect for public schools in Highland Park and for several Chicago-area country clubs.

Mr. Weber was a fellow of the American Institute of Architects and of the Illinois Society of Architects.

Survivors, besides his son, include his wife, Dorothea, and four granddaughters.

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Muneer Satter

Muneer A. Satter (born December 21, 1960) is an American investor and philanthropist. Satter is the founder and chairman of Satter Investment Management,^[2] a private investment firm and family office.^[3]

Satter founded the Satter Foundation in 1997 to support education, human rights, democracy, job creation, veterans, and preservation of the environment. Satter serves as vice-chairman of the [Goldman Sachs Foundation](https://www.goldmansachs.com/citizenship/goldman-sachs-gives/) and [GS Gives](https://www.goldmansachs.com/citizenship/goldman-sachs-gives/) (<https://www.goldmansachs.com/citizenship/goldman-sachs-gives/>). Satter serves on the boards of [Northwestern University](https://www.northwestern.edu/), [Northwestern Medical Group](https://www.northwestern.edu/medical-group/) (<https://www.northwestern.edu/medical-group/>), the [Navy SEAL Foundation](https://www.navyseal.org/), (<https://www.navyseal.org/>) and the [Accelerate Institute](https://www.teamusa.org/US-Olympic-and-Paralympic-Foundation/News/2014/July/08/About-the-USOPF). He is also a trustee of the [U.S. Olympic & Paralympic Foundation](https://www.teamusa.org/US-Olympic-and-Paralympic-Foundation/News/2014/July/08/About-the-USOPF). (<https://www.teamusa.org/US-Olympic-and-Paralympic-Foundation/News/2014/July/08/About-the-USOPF>)

Muneer Satter	
Citizenship	United States
Alma mater	Northwestern University Harvard Law School Harvard Graduate School of Business Administration
Spouse(s)	Kristen Hertel ^[1]
Website	http://satterfoundation.com

Contents

Early life

Career

- Satter Investment Management
- Goldman Sachs

Philanthropy

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- Education
- Accelerate Institute
- Northwestern University
- Navy SEAL Foundation
- The Nature Conservancy
- Room to Read
- Goldman Sachs Foundation

Shannon Sedgwick Davis

Politics and public affairs

Personal

References

External links

Early life

Satter was raised in Houston, Texas, where he grew up in a middle-class family.^[4] His first job was as a waiter at [Steak 'n Shake](#).

Patricia Templeton, Satter's mother, went to Berea, which was the first integrated college in the South. In the 1950s, she was a civil rights activist in the Deep South.^[5] His father, Abdus Satter, emigrated from India to the United States to attend graduate school on a scholarship at Colorado School of Mines and the University of Oklahoma, where he earned a Ph.D in petroleum engineering.^[4]

Satter attended Westchester High School.^[6] He left Texas to attend Northwestern University, where he earned a B.A. in economics.^[7] Satter is also a graduate of Harvard Law School and Harvard Graduate School of Business Administration.^[7]

Career

Satter Investment Management

Satter started^[3] and manages Satter Investment Management (SIM),^[2] based in Chicago, Illinois^[3] whose stated objective is to help create and grow companies that will make a significant impact on the state of health care.^[3]

Goldman Sachs

Satter retired from Goldman Sachs in 2012, where he worked for 24 years, including 16 years as a partner.^[8]

Satter joined Goldman in 1988, moving to London in 1992 to start-up and co-head the firm's European Merchant Banking Group. In 1997, he returned to the U.S., where he became global head of the firm's Goldman Sachs Mezzanine Group (GSMP), raising more than \$30 billion in capital.^[2] Satter is credited with growing GSMP into the largest mezzanine fund in the world.^[9] Satter was also a senior member of the Investment Committee and chairman of the Risk Committee for the Merchant Banking Division, which at the time had over \$80 billion of assets under management.^[2]

Philanthropy

The Satter Foundation

Satter is a philanthropist, who together with his wife, Kristen Hayler Hertel, has made grants of more than \$50 million through their family foundation, the Satter Foundation (<https://satterfoundation.com/>), since its inception in 1997.^[11]

Education

Inspired by his parents, Satter became a supporter of education reform initiatives focused on improving education options, especially for students in disadvantaged neighborhoods in Chicago. Satter has donated funds for charter schools, scholarships and teacher training programs. Examples include KIPP Ascend, Perspectives Charter Schools, New Schools for Chicago, Academy for Urban School Leadership (AUSL), Accelerate Institute, Golden Apple

The American Dream is achieved when there is equal opportunity — that is the core underpinning of the American Dream. It is hard to get an equal opportunity if you don't receive an equal education. The reality is that some people receive better education because of where they live, where they were born and as a result of their economic circumstances. And for some of our citizens, it is the opposite, creating two separate and unequal worlds, and that is not OK and cannot be allowed to continue.

— Interview with Muneer Satter, May 10, 2016.^[10]

Foundation (<https://www.goldenapple.org/>), Family Focus, Beyond Sports, Pathways in Education, Invest for Kids Chicago, Teach for America, Noble Network, Chicago Community Trust and The Ounce of Prevention.^[12]

Accelerate Institute

Satter serves on the board of Accelerate Institute.^[13] The Accelerate Institute provides leadership training for school principals.^[14]

Northwestern University

The Satter Foundation has committed more than \$10 million to finance scholarships to Northwestern University's Feinberg School of Medicine. The scholarships pay all tuition for a student's first three years of medical school.^[15]

The Satter Foundation also funds Project Excite, founded at the Northwestern School of Education to close the achievement gap between minority and non-minority students at Evanston High School in Illinois. The project runs education, academic advising and personal education programs designed to improve access for minority students and help them earn admission to college.^[15]

A Northwestern alumnus, Satter serves on the school's Board of Trustees and is chairman of its Finance Committee.^[16] Northwestern University has \$12 billion in assets and an operating budget of over \$2 billion per year.^[17] Satter serves on the Board of the Northwestern Medical Group, which has over 1,000 doctors and over \$1 billion of revenue.^[18]

Navy SEAL Foundation

Satter serves on the board of the Navy SEAL Foundation (<https://www.navysealfoundation.org/>),^[19] which provides immediate and ongoing support to the Naval Special Warfare (NSW) community.^[20] He started an annual fundraiser for the organization in Chicago, raising more than \$5 million in 2017.^[21]

The Nature Conservancy

The Satter Foundation has been a consistent supporter of The Nature Conservancy (TNC) including seven years as treasurer and chairman of its Finance Committee.^[22]

TNC is one of the largest environmental non-profits in the world with more than \$6 billion in assets—including a \$2 billion endowment and capital fund^[23]—and operations in more than 35 countries.^[23] Satter served from 2006 to 2015 on TNC's Board of Trustees, including seven years as chairman of its Finance Committee.^[24]

Room to Read

The Satter Foundation is a longtime supporter of Room to Read,^[25] which has built over 19,000 schools and libraries, distributed over 15 million books and funded over 30,000 scholarships for girls in 10 countries in the developing world.^[25] Satter served as co-chairman of Room to Read's board from 2005 to 2008.^[25]

Goldman Sachs Foundation

Satter is vice-chairman of the board of the Goldman Sachs Foundation and GS Gives.^[2] The Goldman Sachs Foundation organizes and supports 10,000 Women and 10,000 Small Businesses. 10,000 Women is a global initiative that fosters economic growth by providing women entrepreneurs in developing nations around the world with a business and management education, mentoring, networking and access to capital.^[26] 10,000 Small Businesses assists entrepreneurs in the U.S. and U.K. to create jobs and economic opportunity by providing a practical business education, a network of support and access to capital.^[27]

U.S. Olympic & Paralympic Foundation

Satter is a trustee with the U.S. Olympic & Paralympic Foundation (<https://www.teamusa.org/about-the-usopc>). The U.S. Olympic & Paralympic Foundation is a 501(c)(3) nonprofit that serves as the primary source of philanthropic support for Team USA. Founded in 2013, the USOPF generates critical financial resources that help Team USA athletes reach their full potential, both on and off the field of play. One hundred percent of gifts to the foundation go directly to athletes and the high-performance programming that supports them.^[28]

Shannon Sedgwick Davis

Satter supported Shannon Sedgwick Davis' efforts by contributing to the Bridgeway Foundation in order to stop the Lord's Resistance Army (LRA). As a result of Davis' efforts, there has been an over 95% reduction in killings by the LRA, down from 706 civilians in 2010 to 7 civilians in 2018. Thousands of children who were child soldiers or sex slaves have been freed and are rebuilding their shattered lives.^{[29][30]}

Politics and public affairs

Satter is a donor and fundraiser for political candidates who support economic growth and job creation. Satter is a Member of the Council on Foreign Relations and the Chicago Council on Global Affairs. Satter serves on the advisory board of the American Enterprise Institute.^[2]

Satter was a National Finance co-chairman for Mitt Romney's effort in 2008^[31] and 2012.^{[8][32][33]}

In 2015, *Crain's Chicago Business* named Satter one of "The 20 Most Powerful Political Insiders in Illinois."^[33]

Personal

Satter is married to Kristen Hayler Hertel, who he met while attending Northwestern University. They have 5 children.^[34]

References

1. Bykowicz, Julie (24 February 2015). "Republican Superdonor Muneer Satter Is Rooting for Rahm Emanuel" (<https://www.bloomberg.com/politics/articles/2015-02-24/republican-superdonor-muneer-satter-is-rooting-for-rahm-emanuel>). Bloomberg. Retrieved 19 October 2015.
2. "Muneer A. Satter" (<http://www.reverencecapital.com/special-advisors/muneer-a-satter/>). *Reverence Capital Partners*. Retrieved 2016-03-07.

DR. SLAUGHTER RITES ARE SET FOR TOMORROW

Headed Tumor Clinic in Evanston

Memorial services for Dr. Danely P. Slaughter, 59, prominent cancer researcher, surgeon, and director of the tumor clinic at St. Francis hospital, Evanston, will be held at 4 p. m. tomorrow in the chapel at 1567 Maple st., Evanston.

Dr. Slaughter, who lived at 70 Canterbury lane, Northfield, died Saturday of a heart attack in University of Illinois hospital.

Professor of Surgery

Besides heading the Evanston clinic, he was a clinical professor of surgery in the University of Illinois college of medicine.

He formerly was president of the Illinois division of the American Cancer society, director of the tumor clinic in



Dr. Danely Slaughter

the University of Illinois hospital, an attending surgeon at Presbyterian-St. Luke's hospital, president of the James Ewing society, and president of the Society of Head and Neck Surgeons.

He was chairman of the cancer committee of the American College of Surgeons from 1954 to 1960.

Gets Cancer Award

Dr. Slaughter was the recipient of the 1964 distinguished service award of the Illinois division of the American Cancer society.

He wrote articles about cancer and co-authored several books on the subject.

Surviving are his widow, Mary; a son, Capt. John Whitney of the air force; a daughter, Mary; and three grandchildren.

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March 15, 1962

Obituaries of The Week

105

LUCY DEACON GOOD

Mrs. Lucy Deacon Good, 89, of Evanston, mother of James W. Good Jr. of Winnetka, New Trier Township Republican committeeman, died Wednesday of last week in Evanston Hospital.

Mrs. Good was the widow of James W. Good, secretary of war in President Herbert Hoover's cabinet and a congressman from Iowa.

She was active in Evanston charitable organizations and a member of the women's board of Northwestern University Settlement. She was born in Cedar Rapids, Ia., and moved to Evanston in 1922.

She also lived in Washington, D.C. Mrs. Good was a member of the First Presbyterian Church, Evanston.

Survivors include another son, Robert E. of Glendale, Cal.; a sister, Mrs. Lumir Severa of Cedar Rapids; and three grandchildren. Services were held Friday in Turner Chapel, Cedar Rapids. Burial was in Cedar Rapids.

NET HALL MILLER

Net Hall Miller, 72, of Evanston, daughter of Edward B. Hall of 889 Linden road, Winnetka, died Saturday in Presbyterian-St. Luke's hospital.

Mrs. Miller was born in Ishpeming, Mich., and moved to Evanston in 1894. She was a member of the First Presbyterian Church.

Mrs. Miller was a board member of the north Evanston chapters of the Northwestern University Settlement, Infant Welfare Society, United Parenthood Association, Evanston Day Nursery. In addition to her brother...

Mr. Nutting, who moved to Winnetka from River Forest 13 years ago, was a member of the Winnetka Congregational Church. He was a member of the Chicago, Commercial, Commonwealth, University, and Executives Clubs, and of Old Elm and Indian Hill Country Clubs.

Surviving are his widow, Mrs. Margaret Peet Nutting; four sons, Charles of Sparta, N.J.; William of Menlo Park, Cal.; David of Milwaukee, and John of the Pine Lane address; a sister, Mrs. Arlene Teichen of River Forest; and six grandchildren.

Services were held Saturday in Winnetka Congregational Church, with Dr. Ernest A. Yarrow officiating. Burial was private. John L. Hebblethwaite Funeral Home handled the arrangements.

ELLA GIBSON PANK

Mrs. Ella Gibson Pank died Friday in the Evanston hotel in which she lived. She was 92.

Surviving are two daughters, Mrs. Harold H. Day, Wilmette, and Mrs. A. Miles Wright, Winnetka.

She was the widow of C. Waller Pank, vice president of Fairbanks Morse and Company, who died June 21, 1926.

Private services were held Saturday in the chapel of St. Mark's Episcopal Church, Evanston, with the Rev. Russell K. Johnson, rector, officiating. Burial was in Rosehill Cemetery.

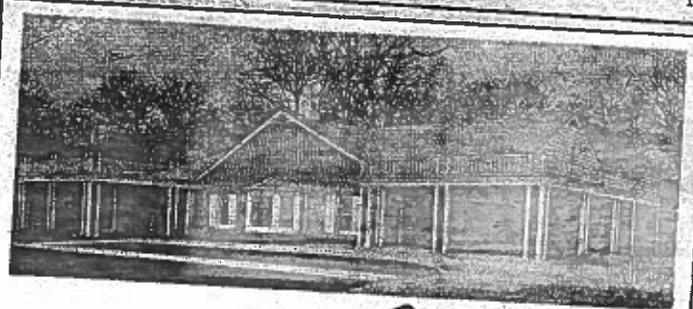
ARCH W. SHAW

Arch Wilkinson Shaw, 85, of 50 Locust road, Winnetka, died Friday in his home.

Mr. Shaw was president of Shaw and Company, Inc., Chicago, and a director of Shaw-Walker Company, Muskegon office equipment manufacturing firm and the First National Bank of Winnetka. He had been a trustee of Passavant Memorial Hospital since 1923.



Mr. Shaw
(Continued on page 106)



Wm. H. Scott

Funeral Directors

NORMAN F. SCOTT 1100 GREENLEAF, WILMETTE ALpine 1-8200

In our 43rd year on the north shore

JUST as you provide insurance or make a will, so should you choose a fitting resting place for yourself — and for them — a task that will be burdensome if left until the emergency is at hand.

MEMORIAL PARK CEMETERY

COMMUNITY MAUSOLEUM — EARTHEN INTERMENT
COLUMBARIUM — CREMATION

FLOWERS

By *Colette* INC.

1199 WILMETTE AVE.

in the heart of Wilmette

ALpine 1-2270
DAvis 8-0888

RECEIVES AWARD—John L. Hall, vice president and general sales manager of Baird and Warner Real Estate, presents a 35-year service award to George Rumsfeld of the Winnetka office, 576 Lincoln avenue, at a banquet in the Svithiod Club, Chicago.

The Week's Obituaries

(Continued from page 105)

and of the Hoover Institution on War, Revolution, and Peace since 1954.

From 1903 to 1928 he was president of the A. W. Shaw Company, publisher of System, a business publication; Factory; and the Magazine of Business. He was associated with L. C. Walker in founding the Shaw-Walker Company in 1899 and with W. K. Kellogg in founding the Kellogg Company, Battle Creek, Mich., breakfast food manufacturer, in 1906.

Mr. Shaw was author of three books, "Some Problems in Market Distribution," published in 1912; "An Approach to Business Problems," in 1916; and "The Individual and the Post-War Period," in 1946.

He was a trustee of A Century of Progress exposition in 1933 and 1934 and a trustee of the Farm Foundation from 1934 to 1944. He was a member of the National Bureau of Economic Research from 1920 to 1937 and a member of the President's committee on economic changes from 1927 to 1940. He served the war industries board and the council of national defense in World War I.

He also was a member of the program committee of the Republican convention in 1940, and a member of the administrative board of the graduate school of business administration of Harvard University from 1911 to 1913, where he lectured from 1911 to 1917.

In 1951, Mr. Shaw received the Paul D. Converse award at the University of Illinois for outstanding contributions to theory or sci-

ence in marketing. He received an honorary doctor of laws degree from Northwestern University in 1927.

Mr. Shaw was a founder and charter member of Indian Hill Country Club.

Surviving are two sons, John I. of Barrington and Roger D. of Thomasville, Mo.; seven grandchildren and two great-grandchildren.

Services were held Monday in Christ Church, Winnetka, with the Rev. George N. Price officiating. Former President Herbert Hoover was an honorary pallbearer.

Entombment was in Rosehill Mausoleum. John L. Hebblethwaite Funeral Home handled the arrangements.

Death Elsewhere

JAMES L. SUTHERLAND

James Leslie Sutherland, 77, formerly of Winnetka, died Mar. 2 in his Newton Falls, O., home.

Mr. Sutherland, an interior decorator, moved to Newton Falls five years ago. He was born in England and lived in Winnetka 20 years. He was a former member of Winnetka Congregational Church and a member of Newton Falls Congregational Church.

Surviving are his widow, Mrs. Rachel M. McIntosh; a daughter, Mrs. Eleanor McLean of Glasgow, Scotland; a son, James M. of Newton Falls, husband of the former Carol Broadhurst of Winnetka; and four grandchildren.

Services were held Mar. 5 in Newton Falls Congregational Church. Burial was in Newton Falls.

by the I.V.I. Mr. Jannotta said: "In view of Mr. Rumsfeld's conservative Republican principles, it is apparent why the Independent Voters of Illinois did not endorse Mr. Rumsfeld but merely stated their preference for him over the other candidates."

Rep. Burks said, "The I.V.I endorsement is one I did not seek, nor, based on my proven conservative record, expect. The fact that the I.V.I. expressed a preference for Donald Rumsfeld is gratifying to me because that group is the Illinois branch of the left-wing organization, Americans for Democratic Action (A.D.A.). It should be a clear indication that my youthful opponent is anything but a solid, conservative Republican."

Learn Public Health Nursing At Village Agency

A registered nurse who is attending DePaul University is getting field experience in public health nursing in Winnetka, Glenview, Northfield, and Kenilworth. Miss Rose Marie Amato of Chicago came to the public health department Monday and will remain through Apr. 6. She is observing how the agency functions and will accompany its four staff nurses on their home visits.

A graduate of St. Joseph Hospital in Alton, Ill., where she became a registered nurse, Miss Amato has been attending evening classes at DePaul since 1956. She is working toward a bachelor of science degree and is employed at the Municipal Tuberculosis Sanitarium in Chicago as a public health nurse.

Dr. Herbert S. Miller, health officer, said the department will assist other DePaul students in co-operation with its department of nursing education.

According to Dr. Miller, there is a nursing trend way from strictly vocational training in hospitals and toward integration of nursing study with a general college education.

3:30 p.m.—Girl Scout Troop 59.
5:30 p.m.—Girl Scout Troop 9.
6:15 p.m.—Lions Club.
7:15 p.m.—Mariners.
7:30 p.m.—Boy Scout Troop 20.
8 p.m.—American Legion; North Shore Committee on the Older Adult.

Tuesday

9 a.m.—Mitchell Preschool, Community Nursery.
9:30 a.m.—Senior Center; Sculpture, Abbott Pattison.
1 p.m.—Painting, Jeanette Kahn.
3:30 p.m.—Girl Scout Troop 47.
8 p.m.—New Trier Men's Garden Club; North Shore Choral Society; North Shore Art League.
8:30 p.m.—Friendship Circle.

Wednesday

9 a.m.—Mitchell Preschool, Community Nursery.
9:15 a.m.—Girl Scouts Basic Group Leadership Training.
9:30 a.m.—Sewing Committee; Painting, George Rocheleau.
10 a.m.—Theology Class; Senior Center.
1:30 p.m.—North Shore Art League; Painting, George Rocheleau.
3:30 p.m.—Girl Scout Troops 56 and 37.
8 p.m.—Old Town School of Folk Music; North Shore Duplicate Bridge; Chamber Choir; North Shore Mental Health; Disabled American Veterans.

Baird and Warner Awards Employees

Service awards were presented to members of the Winnetka office of Baird and Warner, Inc., 576 Lincoln avenue, at an annual banquet in the Svithiod Club, Chicago.

Recipients were: George D. Rumsfeld, district sales manager, 35 years; Mrs. Celeste Cady, nine years; Graeme A. Ramsey, seven years; Mrs. Dorothy B. Martin and Mrs. Harriet Stevens, six years; and Mrs. Elizabeth Babtze, five years.

John W. Baird, executive vice president, received an award for 15 years' service, and Charles B. Thompson, vice president, was awarded for 34 years' service.

gram at 7 p.m. Thursday in home of Mr. and Mrs. Ed Dow 2231 Catherine street, Northbr

Northfield Church Conducts Seminar For Lent Season

The Northfield Community Church's first adult seminar Lenten series of three will be at 7:15 p.m. Monday in the church. The program will feature Rev. Webb Howard's review "New Life In the Church," a text by Robert Raines. The scriptural text will be John 3:1-21.

The Rev. Mr. Howard, pastor of the church, said the seminar being conducted to help adult members of the church prepare for Easter season through self-analysis and their analysis of the Christian church in the community the world.

Monday's session will be preceded by a dinner at 6:30 p.m. E. W. Bredemeir of Northfield and Mrs. Albert Raymond of Northfield are in charge of arrangements.

Reservations for the public seminar may be made by calling Peter Linster at the church or

Miss D. T. Jackson To Address Bahá'í

"The Year's at the Spring" will be the title of a talk by Miss Thelma Jackson at a public meeting of the Bahá'í Assembly of Winnetka at 8:15 tonight in the home of Mr. and Mrs. Walker A. Sen, 600 Ash street.

Miss Jackson, a staff member at the faith's national headquarters, will present the Bahá'í concept of religious history and culmination of successive religions in a new religious spirit.

A Winnetkan, Miss Jackson serves on the Bahá'í National Teaching Committees for America and Europe. She is an editor of the Bahá'í News, and chairman of the Winnetka Bahá'í Assembly.

WT

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A W Shaw obit cont.

The Instrumentalist (magazine)

The Instrumentalist is an American monthly magazine for music educators — focusing on scholastic band and orchestra — and performing artists and composers. Founded by Traugott Rohner (1906–1991), its first publication was dated September/October 1946. Its original address was in Glen Ellyn, Illinois. The current holding company, The Instrumentalist Publishing Co., is an Illinois corporation, based in Northbrook, Illinois, and headed by James (Jim) Traugott Rohner (born 1940), President, and his two children, Ann Rohner Callis and James Matthew Rohner.^[1] The three are Publisher, Associate Publisher, and Editor, respectively.

Contents

Former frequency

Sponsor of awards

References

External links

Former frequency

- 1946: September/October to 1950: May/June — Bimonthly (published during the school year)
- 1950: September to 1953: May/June — 6 per year
- 1953: September to 1955: May — 9 per year
- 1955: September to 1957: June 1957 — 10 per year
- 1957: August to 1959: November — 11 per year

Sponsor of awards

- John Phillip Sousa Musical Talent Award, an annual award presented by *The Instrumentalist* for leadership, co-operation, and musical talent

References

1. Masthead, *The Instrumentalist*, Vol. 68, No. 3, October 2013, pg. 2 ISSN 0020-4331 (<https://www.worldcat.org/search?fq=x0:jrnl&q=n2:0020-4331>)

External links

- Official website (<http://www.instrumentalistmagazine.com>)
- ISSN 0020-4331 (<https://www.worldcat.org/search?fq=x0:jrnl&q=n2:0020-4331>)

The Instrumentalist

Editor	James M. Rohner
Former editors	James T. Rohner (born 1940)
Categories	music magazine
Frequency	Monthly
Publisher	John T. Rohner (born 1940)
Founder	Traugott Rohner (1906–1991)
Year founded	September 1946 (73 years ago)
First issue	September/October 1946
Company	The Instrumentalist Publishing Co.
Country	United States
Based in	Northbrook, Illinois
Language	English
Website	www.instrumentalistmagazine.com (http://www.instrumentalistmagazine.com)
ISSN	0020-4331 (https://www.worldcat.org/search?fq=x0:jrnl&q=n2:0020-4331)
OCLC	1753312 (https://www.worldcat.org/oclc/1753312)

ATTACHMENT D

Village of Winnetka
DEMOLITION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 429 Sheridan Road, Winnetka, 60093

Parcel Identification Number(s) (PIN): 05-21-202-003

Description of all structures to be demolished: House on 429 Sheridan

Current Property Owner Information

Legal Name: Muneer Satter

Primary Contact: Muneer Satter

Address: [REDACTED]

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: January 2013

Applicant Information

Legal Name: Boilini Company

Primary Contact: Deanna / Pat

Address: 342 N. 4th Street

City, State, Zip: Libertyville, IL 60188

Phone No. [REDACTED]

Email: [REDACTED]

Applicant's relationship to current property owner:
(If contract purchaser, attach copy of executed purchase agreement)

Contractor Information *(If known, otherwise indicate "not known")*

Legal Name: Boilini Company

Address: 342 N. 4th Street

City, State, ZIP: Libertyville, IL 60188

Phone No. [REDACTED]

Email: [REDACTED]

Property Maintenance Requirements

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

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

_____ (I/We) hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and _____ (I/We) hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition.

Applicant Signature: _____ Date: 12/19/19
 Printed Name: Patrick Bollini
 Owner Signature: _____ Date: 12/20/19
 Printed Name: Muneer Satter

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

I hereby acknowledge that in submitting the attached application for demolition, the subject property is and will continue to be maintained in accordance to all requirements of the Winnetka Village Code, including but not limited to the following specific standards:

- Grass is, and shall be, mowed and maintained at a height not to exceed 8 inches;
- Garbage, yard waste, miscellaneous rubbish, and debris have been removed from the property and will not be allowed to accumulate;
- Building(s) shall be secured (doors and windows in working order, closed and locked).

Applicant Signature: _____ Date: 12/19/19
 Printed Name: Patrick Bollini
 Owner Signature: _____ Date: 12/20/19
 Printed Name: Muneer Satter



LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT—SEILER CONSULTING, LTD.
5. ORIGINAL FIELD WORK COMPLETED—08-14-14

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 29TH. DAY OF SEPTEMBER, A.D., 2016

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.



DESIGNED BY: MS	DATE: 09-19-16
CHECKED BY: JRS	DATE: 09-29-16
APPROVED BY:	DATE:

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: [REDACTED] FAX: [REDACTED] E-MAIL: [REDACTED] ILL. REGISTRATION NO. 184-000995

SCALE: 1"=20'
DRAWING NO. 59048
SHEET 1 OF 1

429 SHERIDAN ROAD – WINNETKA, ILLINOIS
PLAT OF SURVEY



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JANUARY 22, 2020
SUBJECT: CASE NO. 19-29-SD: 419 SHERIDAN ROAD - ALTERATIONS OF A DESIGNATED LANDMARK

INTRODUCTION

On February 3, 2020, the Landmark Preservation Commission (LPC) is scheduled to consider a request from Muneer Satter (the "Applicant"), for an advisory review of exterior alterations to the property commonly known as 419 Sheridan Road. As the owner of the properties located at 419 Sheridan Road and 429 Sheridan Road (the "Subject Property"), the Applicant submitted an application, and received approval from the Village Council, to consolidate the existing two lots into a single lot of record.

Since the Applicant has received approval from the Village Council to consolidate the Subject Property, the Applicant has also submitted a demolition application to demolish the existing residence at 429 Sheridan Road. The LPC is considering the demolition application for 429 Sheridan Road on February 3, 2020. A separate agenda report concerning this request is included in the February 3 agenda packet.

The Plan Commission (PC) reviewed the application to consolidate the Subject Property on November 20 2019. The consolidation required zoning relief; therefore, the Zoning Board of Appeals (ZBA) also reviewed the application on December 9, 2019. Both advisory bodies unanimously recommended approval of the consolidation and related zoning variations. Ultimately, the Village Council approved the application with the adoption of Ordinance M-2-2020 on January 7, 2020. Ordinance M-2-2020, an Ordinance granting variations from the Zoning Ordinance, granting a special exception from the Village Code, and approving the Final Plat of Consolidation is included in this report as Attachment B.

PREVIOUS APPROVALS

419 Sheridan Road - On April 7, 2003, by a vote of 6-0, the LPC recommended the Village Council designate 419 Sheridan Road as a locally designated landmark. The LPC found the limestone home, designed by Mayo & Mayo and constructed in 1928 in the French Electric style, to be an extremely rare style of architecture in the Village. Based on the adopted "System for the Evaluation of Landmarks," the LPC found the level of significance to be "Unique." Subsequently, on January 20, 2004, the Village Council adopted Ordinance M-1-2004, an Ordinance establishing 419 Sheridan Road as a designed landmark. Ordinance M-1-2004 is included in this report as Attachment D.

429 Sheridan Road - On June 4, 2013, the Village Council adopted Ordinance M-8-2013, an Ordinance granting a variation to allow a garden wall to have two 11.5-foot tall entry columns, whereas a maximum height of 6.5 feet is allowed. The Applicant submitted the variation request in order to match the architectural details of the existing garden wall and entry columns at 419 Sheridan Road. Ordinance

M-8-2013 is included in this report as Attachment C.

On February 3, 2014, by a vote of 4-0, the LPC approved the demolition application for the coach house at 429 Sheridan Road. The former coach house is identified below in Figure 2.



Figure 1 – Subject Property

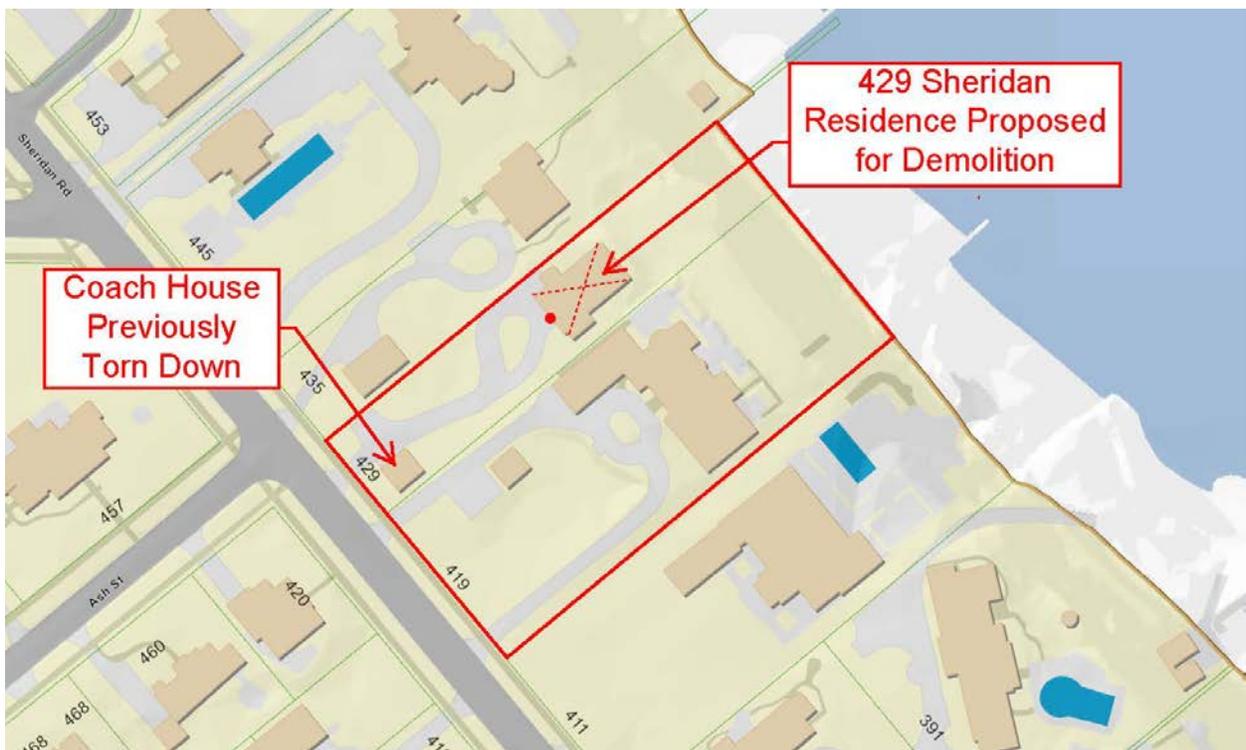


Figure 2 – Subject Property (map view)

PROPOSED PLAN

The Applicant resides at 419 Sheridan Road, which he acquired in 2002. Subsequently, the Applicant acquired the adjacent home at 429 Sheridan Road in 2012. The Applicant's plan is to demolish the residence at 429 Sheridan Road and consolidate the two parcels into a single buildable lot measuring 98,149 square feet (2.25 acres). All existing improvements at 419 Sheridan Road would remain, and the existing pool and pool storage building at 429 Sheridan Road would also remain. As represented in the attached application materials, the Applicant intends to install extensive landscaping, which includes an open pergola and a shed to house the boiler for the snow melt system for the driveway.

The proposed plan includes maintaining the three existing driveway entrances on the consolidated lot. Currently, 419 Sheridan Road has a circular driveway with two entrances on Sheridan Road and 429 Sheridan Road has one driveway entrance on Sheridan Road. Village Code allows a maximum of two driveway access points on a lot. The Village Council approved the Applicant's request to maintain the three existing driveway entrances at the same time it approved the consolidation request.

The proposed pergola required a zoning variation to allow the pergola to provide less than the minimum required total side yard setback, which is due to the increase in the required total side yards as a result of the increase in total lot area and increase in average lot width. The consolidated lot now requires a total side yard requirement of 66.02 feet. The pergola would provide a north side yard setback of 24.08 feet and given the existing 419 Sheridan Road residence provides a south side yard setback of 10.32 feet; the proposed pergola does not comply with the total side yard requirement of 66.02 feet. To comply, the pergola would need to provide a minimum setback of 54.02 feet from the north property line. Adoption of Ordinance M-2-2020 by the Village Council included approval of the variation to allow the pergola in the proposed location.

The proposed shed would be located in the northwest corner of the Subject Property. The shed would be 7 feet in height and constructed of wood framing with stone siding to match the finish on the existing 419 Sheridan Road residence. The proposed shed, as well as the other landscape elements, such as the garden wall and fountain, comply with all zoning requirements.

An excerpt of the site plan is provided in Figure 3 on the following page and an excerpt of the 419 & 429 Sheridan Road Consolidation Plat is provided in Figure 4.

Staff received one letter from the public concerning the request. The adjacent property owner to the north of the Subject Property submitted a letter in support of the request; the letter is included in this report as Attachment E.

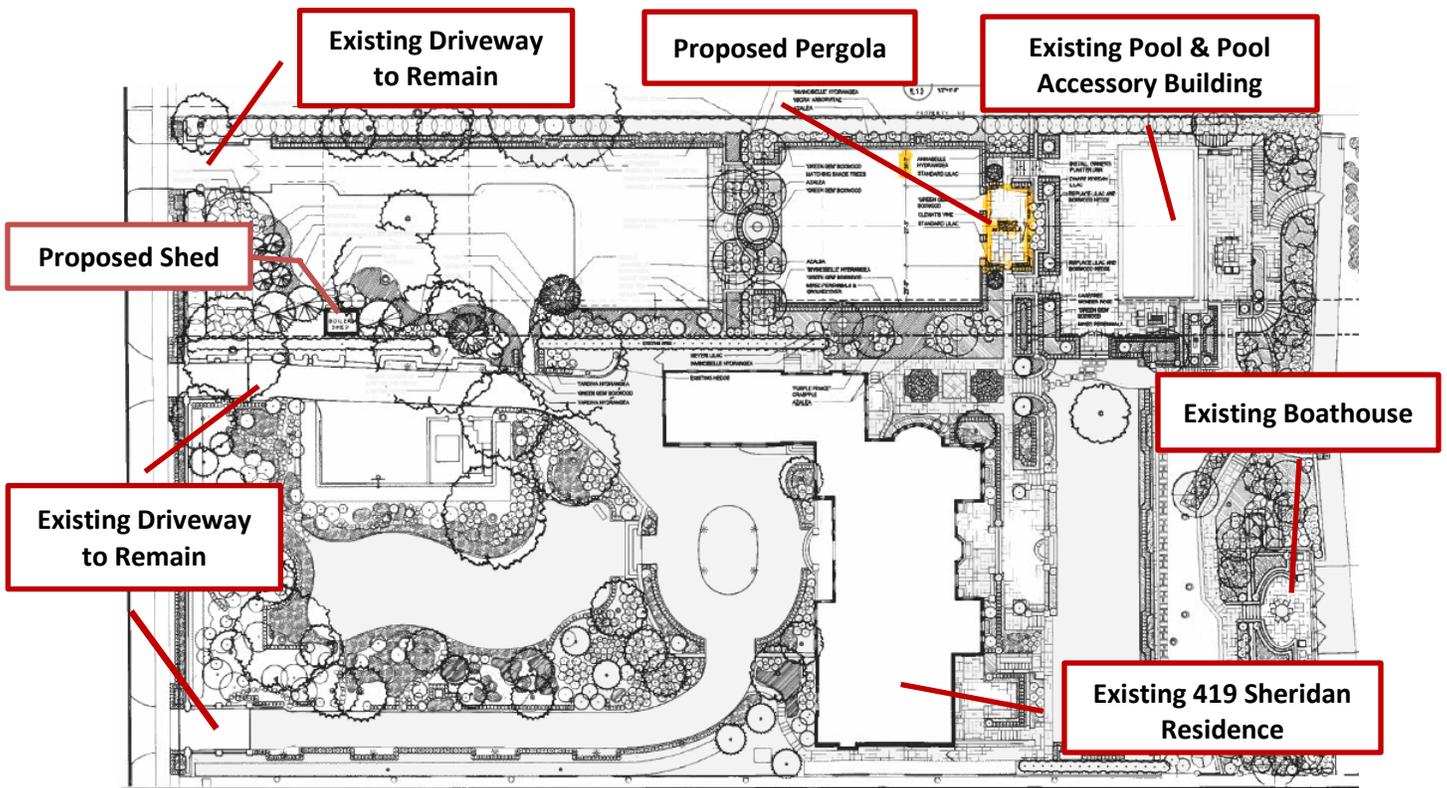


Figure 3 – Excerpt of Site Plan

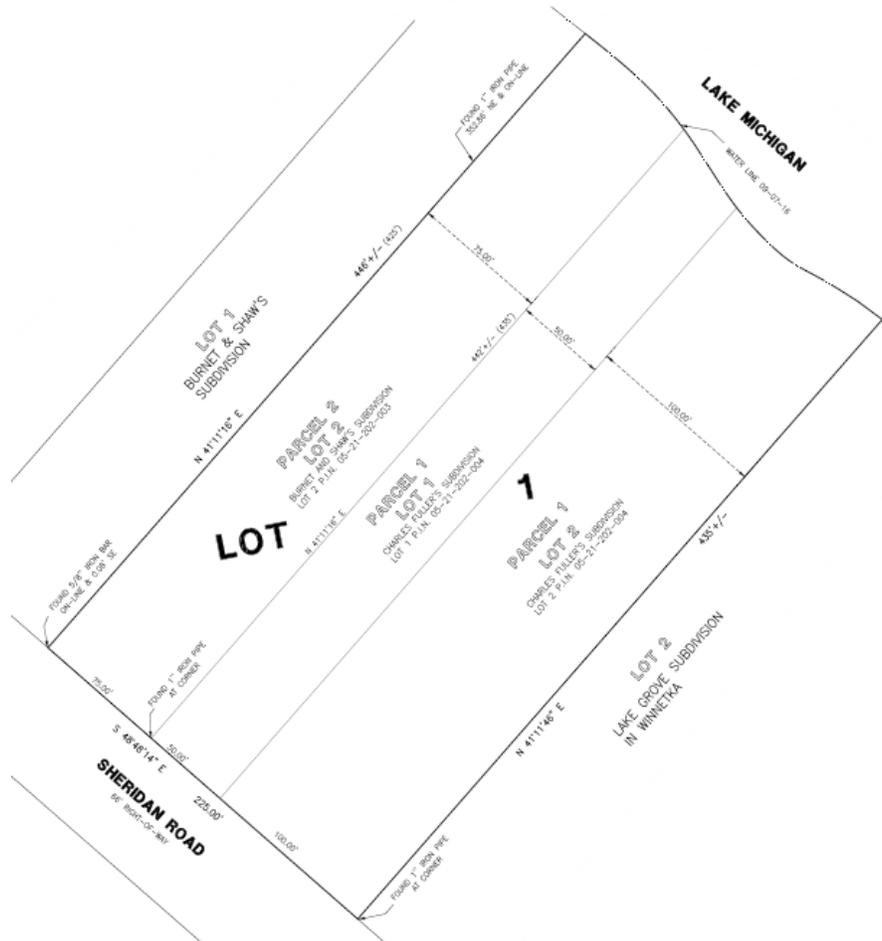


Figure 4 – Excerpt of 419 & 429 Sheridan Consolidation Plat

COMMISSION REVIEW

Exterior alterations of designated landmarks are subject to an advisory review by the LPC. The criteria to considering when conducting an advisory review of alterations are as follows:

1. General Standards:

- a. Conformance with the Zoning Ordinance;
- b. Reasonable effort shall be made to use the building, structure, object or site for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition;
- c. The distinguishing original qualities or character of a building, structure, object or site should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property;
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site should usually be maintained and preserved;
- e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings, structures, objects or sites;
- f. The surface cleaning of buildings, structures, objects or sites should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.
- g. New buildings and structures and the alterations and relocation of existing buildings or structures shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.
- h. Alterations, relocations and demolitions which do not affect any significant exterior architectural or historic features of the building, structure, object or site as viewed from a private street, a courtyard open to the public or a public street, place or way should generally be permitted;
- i. Demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work.

2. Design Guidelines:

- a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the designated landmark.
- b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the designated landmark.
- c. Roof Shape. The design of the roof should be compatible with the architectural style

and character of the designated landmark.

- d. Scale. The scale of the structure should be compatible with the architectural style and character of the designated landmark.
- e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the designated landmark.
- f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the designated landmark.
- g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the designated landmark.
- h. Other. In addition to the foregoing, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings.

FINDINGS

The LPC shall determine whether the proposed alterations will be appropriate or not appropriate to the preservation of the Subject Property. Considering the alterations, does the LPC find that the Subject Property continues to meet the criteria for designation as a locally designated landmark?

If the LPC determines that the proposed alterations are inappropriate, it shall make recommendations to the Applicant concerning changes, if any, in the proposed alterations which would cause the LPC to reconsider its determination and shall confer with the Applicants.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Ordinance M-2-2020, adopted January 7, 2020

Attachment C: Ordinance M-8-2013, adopted June 4, 2013

Attachment D: Ordinance M-1-2004, adopted January 20, 2004

Attachment E: Public Correspondence

ATTACHMENT A



Village of Winnetka
Department of Community Development

RE: Proposed Consolidation for 419 and 429 Sheridan Road

At the request of the property owner, we are proposing the consolidation of 419 and 429 Sheridan rd. Winnetka for the following reasons:

- Remove the house on 429 Sheridan,
- Add extensive landscape to the lot and install several garden elements including a garden wall and fountain that meets the existing zoning for the new lot.

The new lot will be 225' wide by (on average) 435'. The owner would like to add an open trellis structure that would encroach on the new setback for the north side lot (24' FROM NORTH PROPERTY LINE). The current drive would be retained in the same shape with a granite paver added to match the drive at 419 Sheridan with a snow melt system. The boiler for the snow melt would be housed in a shed (12'2" x 8'8") at least 50' from the front lot line and meet any new side yard setback.

Existing pool and bathrooms to remain on new lot. Front wall and gate structure to remain that match the Historical design on 429 Sheridan.

Sincerely,

Patrick Boilini
Boilini Company











VILLAGE OF WINNETKA

Incorporated in 1869

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, do hereby certify that I am the duly appointed, qualified and Deputy Village Clerk of the Village of Winnetka, Cook County, Illinois (the "Village") and as such officer I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the Council (the "Village Council") thereof.

I do further certify that attached hereto is a full, true, and complete copy of the following:

ORDINANCE NO. M-2-2020

AN ORDINANCE GRANTING VARIATIONS FROM THE WINNETKA ZONING ORDINANCE, GRANTING A SPECIAL EXCEPTION FROM THE WINNETKA VILLAGE CODE, AND APPROVING A FINAL PLAT OF CONSOLIDATION (419-429 Sheridan Road)

Adopted by the Winnetka Village Council on January 7, 2020.

I do further certify that the deliberations of the Council on the adoption of said Ordinance were taken openly; that the vote on the adoption of said Ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting; that said meeting was called and held in strict accordance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and that the Council have complied with all of the applicable provisions of said Act, their procedural rules and the Village charter in the adoption of said Ordinance.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village this 8th day of January, 2020.

[SEAL]

By: [Redacted Signature]
Kathleen Scanlan
Deputy Village Clerk

ORDINANCE NO. M-2-2020

**AN ORDINANCE GRANTING VARIATIONS FROM THE WINNETKA ZONING ORDINANCE, GRANTING A SPECIAL EXCEPTION FROM THE WINNETKA VILLAGE CODE, AND APPROVING A FINAL PLAT OF CONSOLIDATION
(419-429 Sheridan Road)**

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Chicago Title Land Trust Company, as Trustee under the provisions, of a certain Trust Agreement dated 9th day of October, 2001 and known as Trust Number 128287 ("**Applicant**") is the record owner of the properties commonly known as 419 Sheridan Road, Winnetka, Illinois ("**419 Sheridan Road**") and 429 Sheridan Road, Winnetka, Illinois ("**429 Sheridan Road**"); and

WHEREAS, 419 Sheridan Road and 429 Sheridan Road are located within the R-2 Single Family Residential District ("**R2 District**"), measuring 64,716 and 33,433 square feet, respectively, and are each improved with a single-family residence and various accessory buildings; and

WHEREAS, the Applicant desires to consolidate 419 Sheridan Road and 429 Sheridan Road into a single parcel ("**Subject Property**"), which Subject Property is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance; and

WHEREAS, pursuant to Section 17.30.060.A of the "Winnetka Zoning Ordinance," as amended ("**Zoning Ordinance**"), properties in the R2 District with an average lot width of 100 feet or more must maintain a minimum side yard setback of twelve feet ("**Side Yard Setback Regulation**"); and

WHEREAS, pursuant to Section 17.30.050.A of the Zoning Ordinance, properties abutting Lake Michigan must maintain a minimum front yard setback from the water's edge of 50 feet ("**Lakefront Setback Regulation**"); and

WHEREAS, pursuant to Section 17.30.060.B of the Zoning Ordinance, properties in the R2 District with an average lot width of 100 feet or more must maintain a total side yard setback equal to thirty percent of the average lot width ("**Total Side Yard Setback Regulation**"); and

WHEREAS, upon approval of the final plat of subdivision consolidating 419 Sheridan Road and 429 Sheridan Road ("**Plat of Consolidation**"), the Total Side Yard Setback Regulation would require the Subject Property to maintain a total side yard setback of at least 66.02 feet; and

WHEREAS, pursuant to Section 12.12.020.D of the Winnetka Village Code ("**Village Code**"), lots with a width in excess of 75 feet may not have more two curb cuts for driveways ("**Driveway Regulation**"); and

January 7, 2020

M-2-2020

WHEREAS, on August 30, 2019, the Applicant filed an application for: (i) approval of the Plat of Consolidation; (ii) a variation from the Side Yard Setback Regulation to permit the existing residence on 419 Sheridan to remain with a side yard setback of only 10.32 feet ("**Side Yard Setback Variation**"); (iii) a variation from the Lakefront Setback Regulation to permit the existing accessory structure on 419 Sheridan to remain with a front yard setback along the lakefront of only 37 feet ("**Lakefront Setback Variation**"); (iv) a variation from the Total Side Yard Setback Regulation to permit the Subject Property to have a total side yard setback of less than 66.02 feet ("**Total Side Yard Setback Variation**"); and (v) a special exception from Village Code to allow three curb cuts on the subject property for driveways on the Subject Property ("**Special Exception**") (the Plat of Consolidation, Side Yard Setback Variation, Lakefront Setback Variation, Total Side Yard Setback Variation, and Special Exception are, collectively, the "**Requested Relief**"); and

WHEREAS, the State of Illinois Subdivision standards require that any subdivision bordering a state highway receive approval from the Illinois Department of Transportation, and any subdivision plats bordering a public waterway receive approval from Illinois Department of Natural Resources ("**Special Approvals**"); and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Ordinance, the Winnetka Zoning Board of Appeals ("**ZBA**") held a public hearing on the Side Yard Setback Variation, Lakefront Setback Variation, and Total Side Yard Setback Variation (collectively, the "**Variations**"), on December 9, 2019, and by unanimous vote of the five members then present, voted to recommend that the Village Council approve the Requested Relief; and

WHEREAS, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Winnetka Plan Commission held a public hearing on the Requested Relief, which public hearing commenced on November 20, 2019; and

WHEREAS, the Plan Commission determined that certain nonconformities exist on the Subject Property, and that approval of the Plat of Consolidation would not result in a material increased adverse impact upon public health, safety, or welfare; and

WHEREAS, on November 20, 2019, the Plan Commission by unanimous vote of the five members present, voted to recommend that the Village Council approve the Requested Relief conditioned upon: (i) Submission of a final plat with signature blocks in a form acceptable to the Village Attorney; (ii) Village Council approval of the Special Exception; and (iii) receipt of the Special Approvals; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variations are in harmony with the general purpose and intent of the Zoning Ordinance and are in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Variations have been sought; and (iii) the construction and maintenance of proposed driveways on the property with three curb cuts will not substantially impair, endanger, or interfere with the public safety; and

January 7, 2020

M-2-2020

WHEREAS, the Village Council has determined that approval of the Requested Relief is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka does ordain as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this section as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF SIDE YARD SETBACK VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 9 of this Ordinance, a variation from Section 17.30.060.A of the Zoning Ordinance to permit a side yard setback of less than twelve feet is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3: APPROVAL OF LAKEFRONT SETBACK VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 9 of this Ordinance, a variation from Section 17.30.050.A the Zoning Ordinance to permit a front yard setback along the lakefront of less than 50 feet is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 4: APPROVAL OF TOTAL SIDE YARD SETBACK VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 9 of this Ordinance, a variation from Section 17.30.060.B of the Zoning Ordinance to permit a total side yard setback of less than 66.02 feet is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 5: APPROVAL OF SPECIAL EXCEPTION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 9 of this Ordinance, a special exception from Section 12.12.020.D of the Village Code is hereby granted to permit three curb cuts to allow for three driveways on the Subject Property.

SECTION 6: APPROVAL OF PLAT OF CONSOLIDATION. The Plat of Consolidation for the Subject Property, consisting of two sheets, and prepared by Greengard Inc., on August 7, 2019, attached to, and by this reference, made a part of this Ordinance as **Exhibit B** shall be, and is hereby, approved in substantially the following form attached, and in a final form to be approved by the Village Manager.

SECTION 7: AUTHORIZATION TO EXECUTE PLAT OF CONSOLIDATION. The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Plat of Consolidation, subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.

SECTION 8: RECORDATION OF PLAT OF CONSOLIDATION. The Village Manager is hereby directed to record the Plat of Consolidation in the Office of the Cook County Recorder upon the occurrence of all of the events listed in Section 9 of this Ordinance.

January 7, 2020

M-2-2020

SECTION 9: CONDITIONS. The Requested Relief granted pursuant to Sections 2 through 6 of this Ordinance is subject to, and contingent upon, compliance with the following conditions:

- A. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

- B. **Compliance with Plans.** The construction, development, use, and maintenance of the Subject Property must be in general accordance with the following documents and plans, which are attached as group **Exhibit C**, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:
 - 1. The set of plans entitled, "Overall Site Plan," prepared by Mariani Landscape, with a latest revision date of September 30, 2019;
 - 2. The Page C-1 and C-2 of the set of plans entitled, "Site Plan," prepared by Boilini Company, Inc., with a latest revision date of October 1, 2019;

SECTION 10: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 11: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2 through 6 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2 through 6 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 12: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to

achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 13: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. The receipt of the Special Approvals from the Illinois Department of Transportation and Illinois Department of Natural Resources; and
4. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit D** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 13.A.4 of this Ordinance within 15 business days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 17th day of January, 2020, pursuant to the following roll call vote:

AYES: Trustees Coladarci, Cripe, Dearborn, and Lanphier

NAYS: None

ABSENT: Trustee Swierk

APPROVED this 3rd Day of December, 2019

Signed:



Village President

Countersigned:



Village Clerk

Published by authority of the
President and Board of Trustees of
the Village of Winnetka, Illinois, this
8th day of January, 2020.

Introduced: Waived

Passed and Approved: January 7, 2020

January 7, 2020

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOTS 1 AND 2 IN CHARLES FULLERS SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEROF RECORDED JULY 18, 1906 AS DOCUMENT 3896450 TOGETHER WITH ALL THE RIPARIAN AND SHORE RIGHTS, THEREUNTO BELONGING OR IN ANY WISE APPERTAINING, IN COOK COUNTY, ILLINOIS.

Commonly known as 419 Sheridan Road, Winnetka, Illinois.

PIN: 05-21-202-004-0000

LOT 2, TOGETHER WITH RIPARIAN RIGHTS AND ACCRETIONS, IN BURNETT AND SHAW'S SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 429 Sheridan Road, Winnetka, Illinois.

PIN: 05-21-202-003-0000

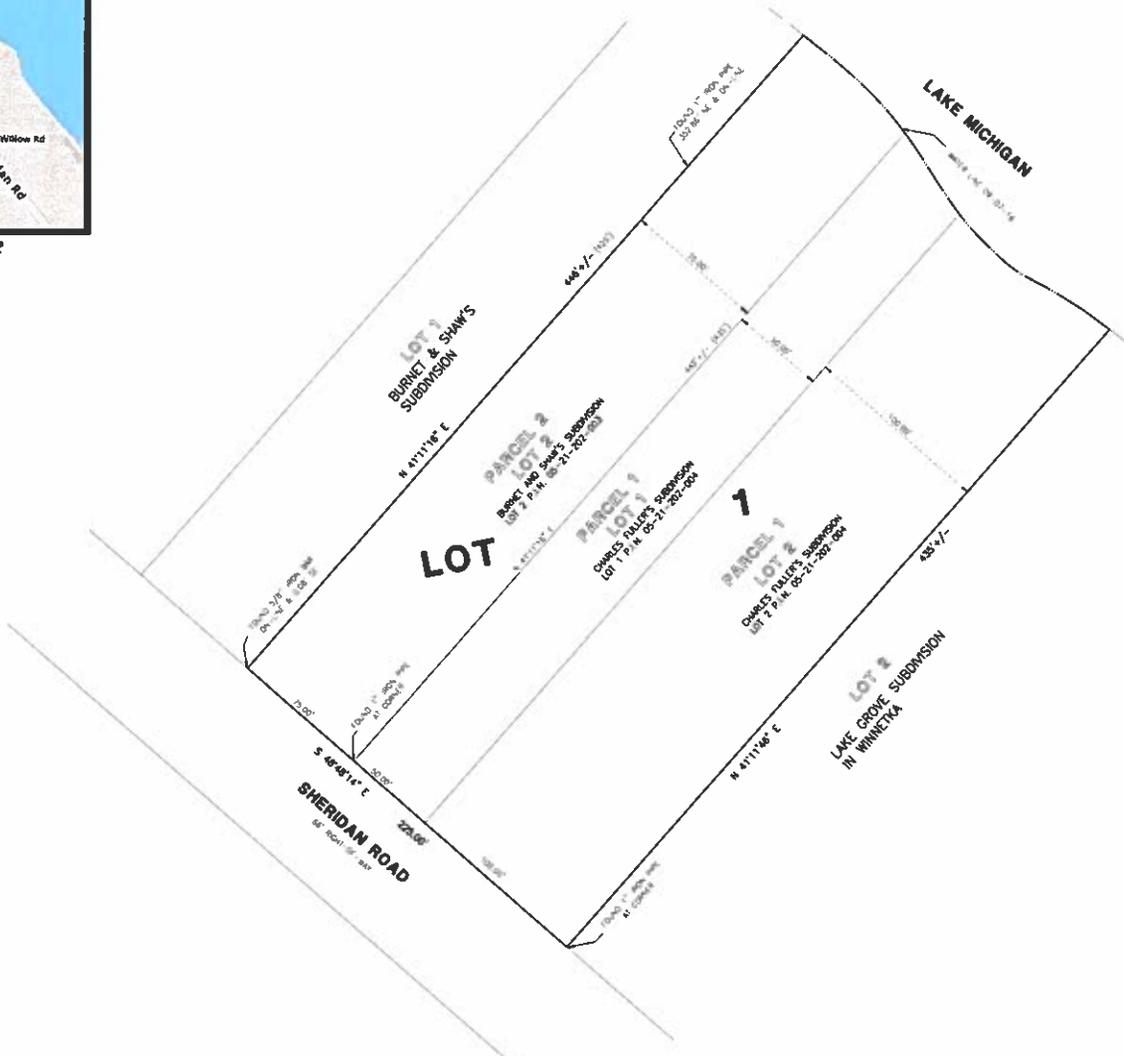
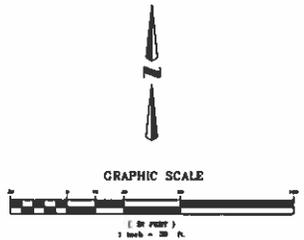
EXHIBIT B
PLAT OF CONSOLIDATION
(SEE ATTACHED EXHIBIT B)

FINAL PLAT 419 & 429 SHERIDAN CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 1 AND 2 IN CHARLES FULLER'S SUBDIVISION AND LOT 2 IN BURNET AND SHAW'S SUBDIVISION BOTH IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



CURRENT P.I.N. NUMBERS
 PARCEL 1-P.I.N. 05-21-202-004-0000
 PARCEL 2-P.I.N. 05-21-202-005-0000

SEND FUTURE TAX BILL TO

SUBMITTED BY AND RETURN PLAT TO

VILLAGE OF WINNETKA
 COMMUNITY DEVELOPMENT DEPARTMENT
 510 GREEN BAY ROAD WINNETKA, IL 60093

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS,
 CERTIFICATES AND PROVISIONS

419 & 429 SHERIDAN ROAD - WINNETKA, IL.

PLAT OF CONSOLIDATION

- SUBDIVISION NOTES:**
- THE BEARINGS SHOWN ON THIS PLAT ARE ON AN ASSUMED BASIS.
 - THIS PLAT OF RECONSTRUCTION IS BASED UPON A BOUNDARY SURVEY SIGNED BY GREENGARD INC. ON SEPTEMBER 29, 2014.
 - EXISTING IMPROVEMENTS NOT SHOWN.
 - THERE ARE ADDITIONAL EXISTING EASEMENTS ON THE PROPERTY THAT ARE NOT SHOWN HEREON. COPIES OF SAID EASEMENTS SHOULD BE FURNISHED.

- GENERAL NOTES:**
- BOUNDARIES ARE SHOWN IN FEET AND DECIMAL PLACES THEREOF.
 - ALL DIMENSIONS SHALL BE READ BY SCALE MEASUREMENT UNLESS OTHERWISE NOTED.

DATE	DESCRIPTION
12-03-19	REVISED PER CLIENT REVIEW
01-21-19	REVISED PER CHARGE REVIEW
02-14-19	ADDED MORTGAGE CERTIFICATE

DATE	DESCRIPTION
02-27-18	FILED IN
03-07-18	RECORDED IN

GREENGARD, INC.
 Engineers • Surveyors • Planners
 111 Soreley Blvd. Suite 310, Lincolnshire, Illinois 60069-3615
 Phone: 847-641-1841 Fax: 847-641-0847
 E-Mail: info@greengard.com www.greengard.com

SCALE	1"=30'
PROJECT NO.	59048
SHEET	1 OF 2

FINAL PLAT 419 & 429 SHERIDAN CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 1 AND 2 IN CHARLES FULLER'S SUBDIVISION AND LOT 2 IN BURNET AND SHAW'S SUBDIVISION BOTH IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE - 419 SHERIDAN
STATE OF ILLINOIS } SS
COUNTY OF _____ }
THIS IS TO CERTIFY THAT THE _____ AN ILLINOIS CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED _____ AND KNOWN AS TRUST NO. _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND NOT INDIVIDUALLY BUT AS SUCH TRUSTEE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS 419 & 429 SHERIDAN CONSOLIDATION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DEFERRED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS **LOT NUMBERS**
ELEMENTARY SCHOOL, DISTRICT NO. 38 } ALL LOTS
NEW BURN TOWNSHIP HIGH SCHOOL, DISTRICT NO. 203 }
DATED AT _____ CITY _____ ILLINOIS
DATED THIS _____ DAY OF _____ A.D. 20____
INDIVIDUALLY _____ AS TRUSTEE UNDER TRUST NO. AND NOT
BY: SIGNED _____ ATTEST: SIGNED _____
TITLE: _____ TITLE: _____ TITLE: _____

NOTARY CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF _____ }
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY, THAT _____ AND _____ PRINT NAME
_____ AND _____ PRINT NAME
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH _____ AND _____ RESPECTIVELY,
APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC
PRINT NAME _____
MY COMMISSION EXPIRES ON _____ 20____

OWNER'S CERTIFICATE - 429 SHERIDAN
STATE OF ILLINOIS } SS
COUNTY OF _____ }
THIS IS TO CERTIFY THAT THE _____ AN ILLINOIS CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED _____ AND KNOWN AS TRUST NO. _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND NOT INDIVIDUALLY BUT AS SUCH TRUSTEE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS 419 & 429 SHERIDAN CONSOLIDATION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DEFERRED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS **LOT NUMBERS**
ELEMENTARY SCHOOL, DISTRICT NO. 38 } ALL LOTS
NEW BURN TOWNSHIP HIGH SCHOOL, DISTRICT NO. 203 }
DATED AT _____ CITY _____ ILLINOIS
DATED THIS _____ DAY OF _____ A.D. 20____
INDIVIDUALLY _____ AS TRUSTEE UNDER TRUST NO. AND NOT
BY: SIGNED _____ ATTEST: SIGNED _____
TITLE: _____ TITLE: _____ TITLE: _____

NOTARY CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF _____ }
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY, THAT _____ AND _____ PRINT NAME
_____ AND _____ PRINT NAME
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH _____ AND _____ RESPECTIVELY,
APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC
PRINT NAME _____
MY COMMISSION EXPIRES ON _____ 20____

MORTGAGE CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF _____ }
THIS IS TO CERTIFY _____ AS MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY AS SHOWN ON THE PLAT HEREON DATED _____ AS MORTGAGE HOLDER
BY _____
ATTEST _____

NOTARY CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF _____ }
I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ DO PERSONALLY APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DEDICATED PLAT AS THEIR FREE AND VOLUNTARY ACT.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 20____
NOTARY PUBLIC

SOIL DISTRICT ENGINEER CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF COOK }
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 7 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAT THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE ACQUIRED BY THE DEPARTMENT.
DATED THIS _____ DAY OF _____ A.D. 20____
BY: ANTHONY J. GURLEY, P.E.
REGION ONE CHECKER

ILLINOIS DEPARTMENT OF NATURAL RESOURCES CERTIFICATE OF STATE OF ILLINOIS
APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF ILLINOIS INsofar AS THIS CONSOLIDATION PLAT SHOWING LANDS BORDERING UPON OR INCLUDING PUBLIC WATERS OF THE STATE OF ILLINOIS, RELATES TO THE PROVISIONS OF 615 C.S. 5/7, "AN ACT IN RELATION TO THE REGULATION OF RIVERS, LAKES AND STREAMS OF THE STATE OF ILLINOIS" APPROVED JUNE 10, 1911, AS AMENDED, REQUIRING REVIEW AND APPROVAL BY SAID DEPARTMENT AS TO THE BOUNDARY LINE BETWEEN PRIVATE INTERESTS AND PUBLIC INTERESTS.
DATED AT SPRINGFIELD, ILLINOIS THIS _____ DAY OF _____ A.D. 20____
APPROVED _____ DIRECTOR

VILLAGE ENGINEER CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF COOK }
APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS
DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____ VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF COOK }
I, _____ VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO ENCUMBRANCES OF LAND OR EMBEZZLED FUNDS, ASSIGNMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.
DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____ VILLAGE COLLECTOR

WATER AND ELECTRIC DEPARTMENT CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF COOK }
APPROVED BY THE DIRECTOR OF WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____ WATER AND ELECTRIC DIRECTOR

PLAT COMMISSION CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF COOK }
APPROVED BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS PLAT COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____ PLAT COMMISSION CHAIRMAN
ATTEST: _____ SECRETARY
VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF COOK }
APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____ VILLAGE PRESIDENT, WINNETKA, ILLINOIS
ATTEST: _____ CLERK

SURVEYORS CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF LAKE }
THIS IS TO STATE THAT THE GREENGARD, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:
PARCEL 1:
LOTS 1 AND 2 IN CHARLES FULLER'S SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1908 AS DOCUMENT 59949 TOGETHER WITH ALL THE BURNET AND SHAW TRACTS, THEREAFTER BELONGING OR IN ANY WISE APPEARING, IN COOK COUNTY, ILLINOIS.
THE PREMISES COMMONLY KNOWN AS 419 SHERIDAN ROAD, WINNETKA, ILLINOIS 60093 PARCEL AREA = 04.318 SQ. FT. +/- BASED ON WATERLINE LOCATED ON SEPTEMBER 3, 2016 P.M. 05-21-202-004-0000

PARCEL 2:
LOT 2, TOGETHER WITH BURNET RIGHTS AND ACCORDING, IN BURNET AND SHAW'S SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
THE PREMISES COMMONLY KNOWN AS 429 SHERIDAN ROAD, WINNETKA, ILLINOIS 60093 PARCEL AREA = 35.533 SQ. FT. +/- BASED ON WATERLINE LOCATED ON SEPTEMBER 3, 2016 P.M. 05-21-202-003-0000
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
THE ABOVE DESCRIBED TRACT IS LOCATED WITHIN ZONE K AREA OF MINOR FLOOD HAZARD AND ZONE AE, WITH A BASE FLOOD ELEVATION OF 306.7 FEET (LOCAL AREA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170310021J, WITH A MAP REVISED DATE OF AUGUST 19, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THE PROPERTY SHOWN ON THE PLAT HEREON DEDICATED IS WITHIN THE VILLAGE OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY SECTION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.
DATED THIS _____ DAY OF _____ A.D. 20____

GREENGARD, INC.
111 GORENBY BLVD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2908
JOSEPH R. SADOWSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
BY RENEWABLE LICENSE (EXPIRES 11/30/20)

PERMISSION TO RECORD
THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF WINNETKA AND/OR ITS DESIGNATED AGENTS TO RECORD SAID REVISIONS PLAT WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED.
THIS _____ DAY OF _____ A.D. 20____
GREENGARD, INC.
111 GORENBY BLVD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2908
JOSEPH R. SADOWSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
BY RENEWABLE LICENSE (EXPIRES 11/30/20)



	RETURN TO DATE 08-27-18				
JE 13-03-18	REVISED PER CLEAR REVIEW	JE 11-21-18	REVISED PER VILLAGE REVIEW	JE 08-11-18	WORKS MORTGAGE CERTIFICATE

GREENGARD, INC.
Engineers & Surveyors & Planners
111 Gorenby Blvd., Suite 310, Lincolnshire, Illinois 60069-2615
Phone: 847-487-2800 Fax: 847-487-8887

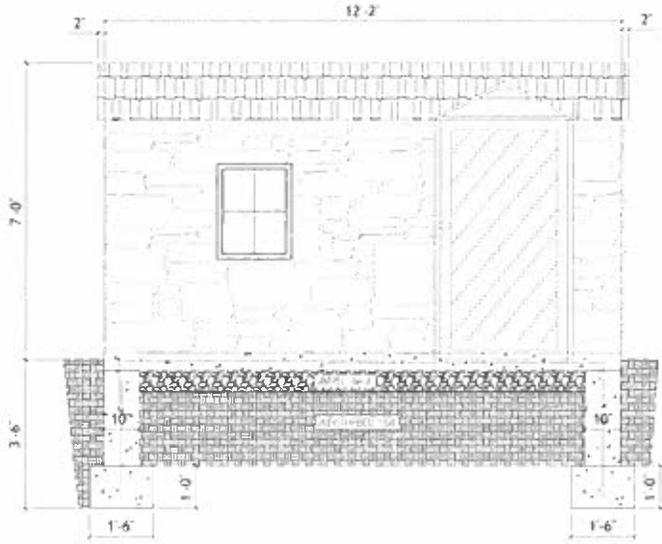
N.A. 419 & 429 SHERIDAN ROAD - WINNETKA, IL.

59048

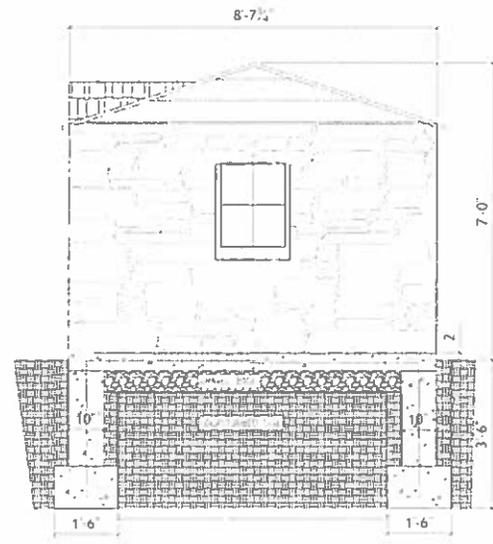
2 of 2

PLAT OF CONSOLIDATION

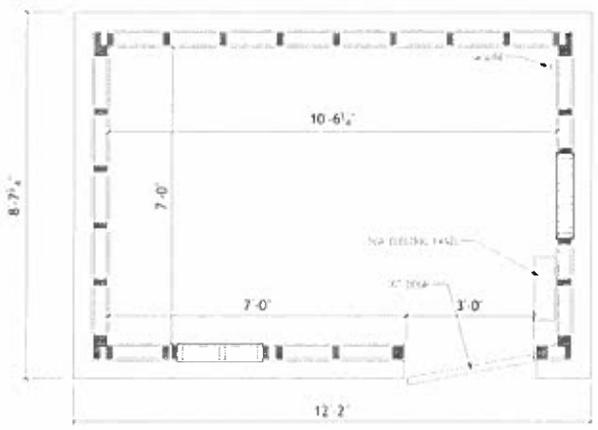
EXHIBIT C
PLANS
(SEE ATTACHED EXHIBIT C)



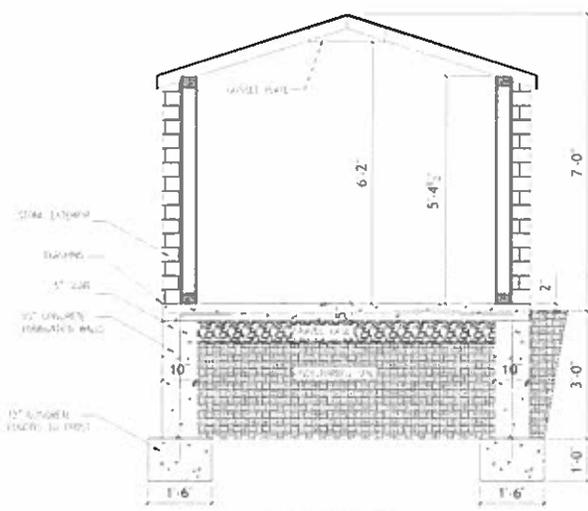
SECTION
ELEVATION



SECTION
ELEVATION



PLAN
FLOOR PLAN



SECTION
CROSS SECTION

NOTES:

FLAT CEILING STRUCTURE W/
SIMPLE TRUSS ROOF STRUCTURE

PROVIDE PROPER VENTILATION
FOR SNOW MELT BOILER

PROVIDE DOOR / WINDOW
SIZED AND LOCATED PER PLAN

2X4 WOOD FRAMING @ 16" O.C.
W/ 3/4" OSB SHEATHING @ ALL
EXTERIOR WALLS & WATER
RESISTANT GYPSUM BOARD AT
INTERIOR. STONE SIDING EXP.
TO MATCH FINISH ON EXIST.
RES.

5" THICK SLAB/W
3500 PSI & #10 MESH 6"x 6"

10" THICK FOUNDATION &
12" THICK FOOTING 3500 PSI
& #5 BAR 18" O.C.E.W.

BOILINI COMPANY INC.
Prof & Spa Construction
4111 Faye Lane
14 Hudson Valley Plaza
PO Box 1000
PO Box 1000

PROJECT NO:
DATE:
DRAWN BY:
CHECKED BY:
DATE:

SCALE:
DATE:
PROJECT NO:
DATE:

NO. OF SHEETS:
DATE:
PROJECT NO:
DATE:

C-2

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("*Village*");

WHEREAS, Chicago Title Land Trust Company, as Trustee under the provisions, of a certain Trust Agreement dated 9th day of October, 2001 and known as Trust Number 128287 ("*Applicant*") is the record owner of the properties commonly known as 419 Sheridan Road, Winnetka, Illinois ("*419 Sheridan Road*") and 429 Sheridan Road, Winnetka, Illinois ("*429 Sheridan Road*"); and

WHEREAS, the Applicant filed an application: (i) to consolidate 419 Sheridan Road and 429 Sheridan Road into a single parcel ("*Subject Property*"); (ii) for a variation to maintain the primary residential building on 419 Sheridan Road less than twelve feet from the property line in violation of Section 17.030.060.A of the Zoning Ordinance; (iii) for a variation to maintain the accessory structure on 419 Sheridan Road less than fifty feet from the lakefront in violation of Section 17.30.050.A of the Zoning Ordinance; (iii) for a variation to maintain the Subject Property with a total side yard setback of less than 66.02 feet in violation of Section 17.030.060.B of the Zoning Ordinance; and (v) a special exception to maintain three curb cuts for three driveways on the Subject Property in violation of Section 12.12.020 of Winnetka Village Code (collectively, the "*Requested Relief*"); and

WHEREAS, Ordinance No. M-2-2020, adopted by the Village Council on 1/7, 2020 ("*Ordinance*"), grants the Requested Relief for the Subject Property; and

WHEREAS, Section 13 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 15 business days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Requested Relief.

5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: January 15, 2020

ATTEST:

Attestation not required
Pursuant to corporate by-laws

**CHICAGO TITLE LAND TRUST COMPANY,
AS TRUSTEE UNDER THE PROVISIONS,
OF A CERTAIN TRUST AGREEMENT
DATED 9TH DAY OF OCTOBER, 2001 AND
KNOWN AS TRUST NUMBER 128287**

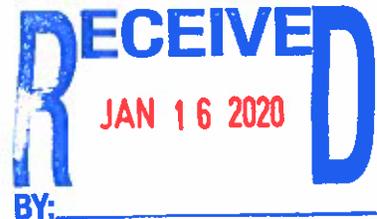
By: _____

By:  _____

Its: ASSOCIANT VICE PRESIDENT



This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.



ATTACHMENT C

ORDINANCE NO. M-8-2013

AN ORDINANCE

GRANTING A VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS (429 Sheridan)

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 variation from those standards are matters pertaining to the affairs of the Village; and

WHEREAS, the property commonly known as 429 Sheridan Road, Winnetka, Illinois (the "Subject Property"), is legally described as follows:

Lot 2, together with riparian rights and accretions, in Burnett and Shaw's Subdivision of part of the Northeast Fractional Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

WHEREAS, the Subject Property is located in the R-2 Zoning District provided in Chapter 17.24 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, on March 5, 2013, the owner of the Subject Property filed an application for a variation from the fence height limitations of Section 17.30.130 of the Lot, Space, Bulk and Yard Regulations for Single Family Residential Districts established by Chapter 17.30 of the Zoning Ordinance to permit a proposed garden wall to have two 11.5-foot tall entry columns at the driveway entrance, which exceeds the maximum permitted height of 6.6 feet for a fence or wall, resulting in a variation of 5.0 feet (76.9%); and

WHEREAS, the Subject Property and the adjacent property to the south, commonly known as 419 Sheridan Road, are under common ownership; and

WHEREAS, the property at 419 Sheridan Road is a designated Winnetka Landmark and is also listed on the National Register of Historic Places; and

WHEREAS, the landscaping at 419 Sheridan Road includes a brick garden wall along the Sheridan Road frontage, with legally nonconforming 11.5-foot tall entrance columns at the driveway; and

WHEREAS, the requested variation would allow the owners to construct a matching garden wall and columns along the Sheridan Road frontage of the Subject Property; and

WHEREAS, on April 8, 2013, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the requested variation and has reported to the Village Council that the requested variation has not received a positive recommendation from the Zoning Board of Appeals, as a favorable vote of at least four members of the Zoning Board of Appeals is required for a positive recommendation, and only three of the five members then present voted in favor of the application; and

WHEREAS, the Village Council considered the application at its regular Council Meeting on May 21, 2013, and reached a consensus favoring granting the variation; and

WHEREAS, there are practical difficulties associated with carrying out the strict application of the Zoning Ordinance with respect to the Subject Property, in that: (a) the proposed garden wall and entry columns are intended to provide a uniform appearance to the street frontages of the two adjacent properties at 419 and 429 Sheridan Road, by matching the architectural detail of the landmarked property at 419 Sheridan Road; (b) the entry columns at 419 Sheridan Road have a legally nonconforming height of 11.5 feet; (c) the nonconforming column height at 419 Sheridan Road cannot be cured without removing and rebuilding the columns at a height of no more than 6.0 feet; (d) building shorter columns at 429 Sheridan Road would impose additional costs on the owners, as it would require obtaining a certificate of appropriateness and would increase the scope of construction to be done; and (e) building a garden wall with conforming columns at the Subject Property would disrupt the visual continuity of the street frontages of the two properties; and

WHEREAS, the requested variation will enhance rather than alter the essential character of the neighborhood, as it allows for the preservation and expansion of historic architectural elements; and

WHEREAS, the requested variation will not impair an adequate supply of light and air because the proposed columns will be along the Sheridan Road street frontage of both properties, will not be in close proximity to any other dwelling, and will comply with setback provisions; and

WHEREAS, the requested variation will not increase the hazard from fire and other dangers to the Subject Property, in that: (a) the proposed construction will comply with all applicable building and fire protection codes; (b) the columns will be positioned in conformance with sight line requirements; and (c) mirrors will be installed at the entrance to the Subject Property to improve visibility during ingress and egress; and

WHEREAS, there is no evidence that the requested variation will diminish the taxable value of land and buildings throughout the Village, and the taxable value of the Subject Property may be increased because of the proposed improvements; and

WHEREAS, the proposed construction will not contribute to congestion on the public streets, and there is no evidence that the requested variation will otherwise impair the public health, safety, comfort, morals, and welfare of the inhabitants of the Village; and

WHEREAS, the requested variation is in harmony with the general purpose and intent of the Winnetka Zoning Ordinance, in that it protects and enhances the scale and character of the existing neighborhood, and extends an architecturally significant detail found in the landmark property immediately to the south of the Subject Property; and

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

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Winnetka, as follows:

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

SECTION 2: The Subject Property, commonly known as 429 Sheridan Road and located in the R-2 Single-Family Residential District provided in Chapter 17.24 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, is hereby granted a variation from the fence height limitations of Section 17.30.130 of the Lot, Space, Bulk and Yard Regulations for Single Family Residential Districts established by Chapter 17.30 of the Zoning Ordinance to permit a proposed garden wall to have two 11.5-foot tall entry columns at the driveway entrance, which exceeds the maximum permitted height of 6.6 feet for a fence or wall, resulting in a variation of 5.0 feet (76.9%), in accordance with the plans submitted with the application for variation.

SECTION 3: The variation granted herein is conditioned upon the commencement of the proposed construction within 12 months after the effective date of this Ordinance.

SECTION 4: 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 5: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 4th day of June, 2013, pursuant to the following roll call vote:

AYES: Trustees Adams, Braun, Buck, Kates, McCrary

NAYS: None

ABSENT: Trustee Corrigan

APPROVED this 4th day of June, 2013.

Signed:

s/E. Gene Greable

Village President

Countersigned:

s/Robert M. Bahan

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 4th day of June, 2013.

Introduced: Waived, June 4, 2013

Passed and Approved: June 4, 2013

ATTACHMENT D
2004**ORDINANCE NO. M-1-2004****AN ORDINANCE ESTABLISHING 419 SHERIDAN ROAD AS A DESIGNATED LANDMARK**

WHEREAS, the Village of Winnetka desires to identify, designate and preserve buildings and structures in the Village that are historically, culturally, and architecturally significant and to encourage the restoration and rehabilitation of those buildings and structures; and

WHEREAS, pursuant to Sections 11-48.2-1, *et seq.* of the Illinois Municipal Code (65 ILCS 5/11-48.2-1, *et seq.*), the Council of the Village of Winnetka enacted Chapter 15.64 of Title 15 of the Winnetka Village Code, entitled "Landmark Preservation," for the purposes of preserving, protecting, enhancing, rehabilitating and regulating buildings, structures, objects, and places of historical, cultural or architectural importance; and

WHEREAS, the Council of the Village of Winnetka have determined that it is in the best interests of the Village and its residents that participation in the landmark designation process shall be limited to those owners who voluntarily elect to participate in that process; and

WHEREAS, pursuant to the provisions of Chapter 15.64 of the Winnetka Village Code (the "Landmark Ordinance"), the owner of the property commonly known as 419 Sheridan (permanent real estate index number 5-21-202-004) has submitted an application for landmark designation of the single family residence located on that property; and

WHEREAS, on April 7, 2003, on due notice thereof, the Landmark Preservation Commission conducted a public hearing on the owner's application for landmark designation; and

WHEREAS, the Landmark Preservation Commission applied the Village's System for the Evaluation of Landmarks to the information received at the hearing and made findings regarding the property at 419 Sheridan Road, including the following:

(1) The 2-story limestone home on the property was designed by Mayo & Mayo and constructed in 1928 in the French Eclectic style, an extremely rare style of architecture in the Village and within the body of work of the architects who were better known for their work in English Tudor. The home is composed of a central block flanked by two lower wings with a steeply pitched hipped pavilion roof and has facades on the street side as well as on the Lake Michigan side.

(2) The home is built of limestone and slate, and the use of fine materials in the decorative exterior wrought iron work and ornamental features such as lead downspouts and gutters, scupper boxes and the wrought iron canopy hanging from chains over the main entry door, is evidence of top-quality craftsmanship and is judged to be extremely rare.

(3) The home's association with an historical event and/or persons is of the national level, as the home was built by Henry Haven Windsor, Jr., the son of the founder of Popular Mechanics magazine. Henry Haven Windsor, Jr. was himself the editor of the magazine, increasing its circulation under his leadership to 2 million with four foreign editions. He was also the founder of Science Digest, Windsor Press and Popular Mechanics Press.

(4) The building's association with architects Ernest and Peter Mayo is at the regional level, as the father-son partnership was known for its stately architectural designs, most commonly in the English Tudor Manor House style. The firm designed numerous stately homes on the North Shore, including the Felix Lowy House at nearby 140 Sheridan Road.

(5) The home is on its original site with excellent exterior originality and design integrity. The home is in exceptional structural condition and is a conspicuous and familiar structure in the context of the Village.

WHEREAS, based on its findings, the Landmark Preservation Commission has concluded that the residence located at 419 Sheridan is unique and meets the criteria of the Landmark Ordinance and has unanimously recommended that it be so designated; 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 designate the residence located at 419 Sheridan Road a Village of Winnetka landmark.

NOW THEREFORE, the Council of the Village of Winnetka do ordain:

SECTION 1: That 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: That the property located at 419 Sheridan is hereby designated a landmark under the Landmark Ordinance, in accordance with the findings and recommendations of the Landmark Preservation Commission.

SECTION 3: This Ordinance shall take effect immediately upon passage, approval and posting.

ADOPTED this 20th day of January, 2004, pursuant to the following roll call vote:

AYES: Trustees Greenough, Woodbury, Webster, Presser and Abell

NAYS: None

ABSENT: Trustee Brower (abstained)

APPROVED this 20th day of January, 2004.

Signed:

//s//Michael F. Duhl

Village President

Countersigned:

//s//Douglas G. Williams

Village Clerk

Introduced: January 6, 2004

Posted: January 7, 2004

Passed and Approved: January 20, 2004

Posted: January 21, 2004



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: DAVID SCHOON, DIRECTOR
DATE: JANUARY 29, 2020
SUBJECT: COMPREHENSIVE PLAN DISCUSSION

At February 3, 2019, Landmark Preservation Commission, the comprehensive plan consultant team, headed by The Lakota Group, will hold a discussion session with the Commission regarding historic preservation in the community. Attached is a sheet of questions that the consultant will guide you through at the meeting. We are providing it to you now so you can start thinking about the questions. Staff has shared the Commission's draft list of recommendations for preserving historic and architecturally significant homes with the consultant team.

If you have more questions regarding the comprehensive plan and the process of developing the plan, please visit the project website at www.winnetkafutures.org.

ATTACHMENTS

Attachment A: Landmark Preservation Commission Focus Group Questions





WINNETKA COMPREHENSIVE PLAN

Landmark Preservation Commission

Focus Group Discussion

QUESTIONS:

- What do you believe are community member sentiments towards historic preservation in the community?
- What are the current barriers to preservation in Winnetka?
- Who are key preservation partners in Winnetka and what role do they play in promoting historic preservation in Winnetka? What role could they play in the future?
- What outreach and educational efforts have or currently take place to raise awareness in the community of preservation's benefits?
- Is there local support to offering special incentives as a benefit of local landmark designation?
- What is the current community sentiment to strengthening the Landmark Preservation Ordinance in terms of managing landmark demolitions and alterations?
- What is your vision for historic preservation in Winnetka?