



LANDMARK PRESERVATION COMMISSION MEETING

MONDAY, APRIL 4, 2022 - 7:00 PM

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order.
2. Public Comment.
3. Approval of March 7, 2022, meeting minutes.
4. **Case No. 22-07-LPC – 564 Green Bay Road:** Review of the demolition permit application submitted for the commercial building at 564 Green Bay Road.
5. Other Business.
 - a. February 3, 2020, Meeting Minutes – Transcription Amendment
 - b. May 2, 2022, Meeting – Quorum check.
 - c. 2021 Preservation Awards – Update
 - d. Comprehensive Plan – Update
6. Adjournment.

Note: Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or (2) by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

NOTICE

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53

**LANDMARK PRESERVATION COMMISSION
MARCH 7, 2022 MEETING MINUTES**

Members Present: Jack Coladarci, Chairman
Chris Enck
Laura Good
Joseph Stuart
Paul Weaver

Non-Voting Member Present: Bob Dearborn

Members Absent: Beth Ann Papoutsis

Village Staff: Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:00 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment.

Mr. Marx informed the Commission no public comments were received relating to the meeting's agenda items.

Approval of February 7, 2022 Meeting Minutes.

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the February 7, 2022 meeting minutes. A motion to approve the February 7, 2022 minutes was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Good, Stuart, Weaver

NAYES: None

NON-VOTING: Dearborn

Case No. 22-06-LPC – 1036 Elm Street: Review of the demolition permit application submitted for the single family residence at 1036 Elm Street.

Mr. Marx identified the property owners, the property's location and zoning classification and noted the date of construction was not immediately available with the Historical Society indicating it may have been built in the late 1880's. He noted additions and repairs were made to the home and the property was not listed on the Illinois Historic Structures listing. Mr. Marx then stated the Historical Society stated the home does not have architectural or historical significance and asked if there were any questions. No questions were raised at this time.

Cory Todd introduced himself to the Commission and noted the old home had been maintained but does not fit modern day living. He then identified problems with the home which is currently occupied and has been for approximately 40 years. Mr. Todd stated the amount of work it would take to save the home would outweigh the benefit with the home being marketed to the community as a teardown. He described the marketing process as being an auction with builders by the occupant. Mr. Todd described the new home as a farm home with Colonial brick. Chairman Coladarci referred to the large garage in the rear of the property. Mr. Enck asked if the new home would be a spec home and questioned its size. Mr. Todd confirmed that is correct and the new home would be larger although no plans have been drawn up yet. No additional questions were raised at this time.

Chairman Coladarci then called the matter in for discussion and commented the home did not warrant an HAIS. Mr. Enck stated based on the HAIS comments, the home did not warrant an HAIS. Chairman Coladarci then asked for a motion and read the findings into the record. Mr. Enck moved to approve the demolition of 1036 Elm Street. The motion was seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Good, Stuart, Weaver

NAYES: None

1 NON-VOTING: Dearborn
2

3 **Case No. 22-02-LPC - 151 Meadow Lane: Review of the Historic Architectural Impact Study (HAIS) for the single**
4 **family residence at 151 Meadow Lane.**

5 Mr. Marx stated the Commission previously required an HAIS for the property which was submitted by Guarino
6 historic researchers. He stated the Historical Society found that the report is complete and agreed with the
7 findings that the property has architectural and local historical significance. Mr. Marx noted no public comments
8 were received regarding the application and asked if there were any questions. No questions were raised at this
9 time.

10
11 Jared Smith informed the Commission he worked with Jean Guarino on the HAIS in order to proceed with the
12 requested demolition permit. Jean Guarino noted the home is a distinctive example of Colonial architectural style
13 designed by Chester Walcott as well as its association with Roy Ingersoll. She then asked if there were any
14 questions. Chairman Coladarci questioned the home's interior and Ms. Guarino responded it is in good condition
15 and remained mostly unchanged from its original appearance other than minor bath and kitchen remodeling and
16 rear addition. Mr. Enck commented the report provided them with a good idea of the home's interior which he
17 added was very helpful. Chairman Coladarci agreed the report was well documented and referred to the Ms.
18 Guarino's comments relating to the neighborhood change. Ms. Guarino noted the home is set back far from the
19 right of way and is not easily visible.

20
21 Chairman Coladarci asked Mr. Smith if the report changed his position regarding the home and Mr. Smith
22 responded it did not and restated his position to the Commission. Chairman Coladarci referred to the loss to the
23 Village. Mr. Enck asked Mr. Smith what attracted him to the Village and Mr. Smith identified the factors which
24 drew him to Winnetka. He also stated they have not yet decided on an architectural style and identified Gary Frank
25 as the architect.

26
27 Ms. Good asked Mr. Smith if he considered renovating the interior and saving the façade. Mr. Smith confirmed
28 that is correct and stated it would be extremely expensive to renovate the older home after having been through
29 that experience before. He further described the features of the home which made renovation prohibitively
30 expensive. Mr. Enck informed Mr. Smith of the landmark preservation awards given by the Commission for historic
31 renovated homes and homes which have been successfully renovated to accommodate today's families. He also
32 commented on the amount of construction waste. Mr. Smith agreed with Mr. Enck's comments and stated they
33 planned to optimize and lower as much waste as possible. The Commission Members and applicant discussed the
34 passivity of a slate roof. Mr. Enck asked Mr. Smith to consider working with companies which would salvage as
35 much as possible.

36
37 Ms. Good asked Mr. Smith for a further explanation as to why the home did not work for his family which Mr.
38 Smith provided to the Commission. Mr. Enck asked Mr. Smith if he considered architects which specialized in
39 renovation and Mr. Smith responded they spoke with several architects. Ms. Good asked Mr. Smith if he
40 considered an addition. Mr. Smith responded it was part of the initial conversation and concluded their plans made
41 the most sense. Mr. Enck asked Mr. Smith if he considered whether an addition could accomplish what they are
42 looking for and Mr. Smith responded they may have considered it. Chairman Coladarci questioned the current
43 footprint and Mr. Smith estimated it to be 10,000 square feet. He also stated the new home would be two stories
44 with a vaulted roof and informed the Commission a portion of the current garage is located in the flood plain.

45
46 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time. He
47 then called the matter in for discussion. Chairman Coladarci then asked for a motion to approve the demolition
48 request for 151 Meadow Lane and whether the HAIS is complete. Mr. Enck moved to approve the demolition
49 request for 151 Meadow Lane and that the HAIS is complete. Ms. Good seconded the motion. A vote was taken
50 and the motion unanimously passed, 5 to 0:

51 AYES: Coladarci, Enck, Good, Stuart, Weaver

52 NAYES: None

53 NON-VOTING: Dearborn

1
 2 Chairman Coladarci then read the findings into the record and asked the Commission and asked the Commission
 3 Members if they felt a demolition delay should be issued.
 4

5 Ms. Good questioned the number of Walcott homes in Winnetka and Ms. Guarino responded they do not have
 6 that information since the Village’s architectural survey was never completed. Chairman Coladarci then stated the
 7 applicant is firm in their position to demolish the home and referred to its lack of visibility on the street and
 8 neighborhood impact. Mr. Dearborn asked the applicant to consider the Commission Members’ comments.
 9 Chairman Coladarci and Mr. Weaver provided additional comments on the demolition’s effect on the Village and
 10 the home’s architectural significance. Mr. Weaver then stated he would be in favor of a 270 day delay. Ms. Good
 11 stated she would also recommend a demolition delay be issued and commented on the teardown’s effect on the
 12 neighbors. She also commented the applicant did not seriously consider the possibility of an addition to
 13 accomplish their goals. Mr. Smith identified the neighbor who previously spoke in favor of the demolition. Mr.
 14 Enck commented on the teardown’s effect on the Village in terms of losing its architecture and the size and impact
 15 of the demolition. Mr. Weaver agreed with the comments made and also commented on the teardown’s effect on
 16 the Village.
 17

18 Chairman Coladarci asked for a motion to recommend a 270 day delay and read the following findings into the
 19 record: the home and property is historically and architecturally significant enough to merit a 270 day demolition
 20 delay for the following reasons: (1) the structure exhibits a high quality of architectural design without regard to
 21 the time built or historic associations; (2) the structure exhibits a high quality of architectural design that is not the
 22 result of a change or a series of changes in the original structure; and (3) the structure exemplifies an architectural
 23 style, construction technique or building type once common in the Village and for the reasons listed in on page
 24 nos. 6, 7 and 8 of the HAIS with the proposed alternatives of renovation, expansion or addition.
 25

26 Mr. Weaver moved to request a 270 demolition delay with regard to criteria nos. 1, 2 and 3. Ms. Good seconded
 27 the motion. A vote was taken and the motion passed, 4 to 1:
 28 AYES: Coladarci, Enck, Good, Stuart, Weaver
 29 NAYES: Coladarci
 30 NON-VOTING: Dearborn
 31

32 Chairman Coladarci then asked for a motion to state the Commission also finds the proposed demolition will have
 33 a significant negative architectural and historical impact on the Village as a whole or on the immediate
 34 neighborhood due to the architecturally and historically significant aspects of the structure as indicated on page
 35 nos. 6, 7 and 8 of the report noting preservation, expansion and partial addition as alternatives. A motion as
 36 stated by Chairman Coladarci was made by Mr. Weaver and seconded by Ms. Good. A vote was taken and the
 37 motion passed, 4 to 1:

38 AYES: Coladarci, Enck, Good, Stuart, Weaver
 39 NAYES: Coladarci
 40 NON-VOTING: Dearborn
 41

42 The Commission Members offered to help provide services to the applicant in terms of architectural restoration as
 43 well as informing Mr. Smith of the tax freeze option.
 44

45 **Other Business.**

46 a. February 3, 2022 Meeting Minutes – Transcription Amendment.
 47 The Commission Members held this matter over to the April 4, 2022 meeting.
 48

49 b. April 4, 2022 Meeting – Quorum Check.
 50 The Commission Members discussed their availability.
 51

52 c. 2021 Preservation Awards Update.

1 Mr. Marx stated the plaques are in hand to provide to the winners noting the Commission would be returning to
2 in-person meetings. He stated he would advise the Commission as to when a date is confirmed to distribute the
3 awards and noted nomination forms are now available. Mr. Weaver asked if a list of homes which have undergone
4 major renovation can be provided to the Commission to distribute to homeowners. Mr. Marx indicated that
5 information may be able to be tracked and he would consult with Mr. Schoon. The Commission Members
6 discussed possibilities of obtaining that information. Mr. Marx noted consent of the property owner is required.
7 Ms. Good reminded the Commission of including the category of giving an award to a home which was renovated
8 as opposed to being torn down. Mr. Marx stated the Commission would have to consider the criteria for that
9 category. The Commission Members discussed homes which were previously granted a demolition permit and
10 delay that did not have to go through the review process again when those homes come back on the market and
11 whether such review traveled with the property. Mr. Enck questioned whether the Commission can require the
12 new owner to come before the Commission and Mr. Marx responded he would provide additional information.

13
14 d. Comprehensive Plan – Update.

15 Mr. Marx informed the Commission the consultants are continuing the process of meeting with the Village’s
16 Boards and Commissions and the Commission would meet with the consultants in the near future. Mr. Dearborn
17 stated in terms of revising the Village code, he informed the Commission that all the Boards and Commissions
18 would be involved in the process before the Comprehensive Plan is finalized. Mr. Marx stated he would ask if a
19 timeline can be provided in terms of the process of the Commission providing input. The Commission Members
20 also discussed the Crow Island School application and landmark status.

21
22 **Public Comment**

23 No public comment was made at this time.

24
25 **Adjournment:**

26 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Enck and Mr. Weaver
27 seconded. A vote was taken and the motion unanimously passed, 5 to 0:

28 AYES: Coladarci, Enck, Good, Stuart, Weaver
29 NAYES: None
30 NON-VOTING: Dearborn

31
32 The meeting adjourned at 8:47 p.m.

33
34 Respectfully submitted,

35
36 Antionette Johnson
37 Recording Secretary
38



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: MARCH 31, 2022
SUBJECT: 564 GREEN BAY ROAD - DEMOLITION PERMIT (CASE NO. 22-07-LPC)

INTRODUCTION	
Meeting Date	April 4, 2022
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	564 Green Bay Road (See Attachment A – Aerial Map)
Property Owner	564 Green Bay Road LLC
Application Submitted by	Enniso Operations LLC, represented by Javier Enciso
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any comments from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.058 acres
Location	West side of Green Bay Road between Spruce and Elm Streets
Improvements	Two-story commercial building
Zoning	C-2 General Retail Commercial
Surrounding Zoning	C-2 General Retail Commercial
PROPERTY HISTORY	
	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	Undeterminable from Village records, Winnetka Historical Society Research indicates approximate date of construction in 1906
Additional Construction Activity	1956 - Remodel two-story commercial building (store front), 1961 - Remodel two-story commercial building, 1973 - Remodel south half of commercial store into a sperate business area, 2000 - Glass and aluminum commercial store front, 2007 - Addition to the French Institute
Illinois Historic Structure Survey Listing	No

Winnetka Historical Society (WHS)	The WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	None.
Director’s 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	None

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant buildings and structures. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

Should the LPC request an HAIS for the subject property at the April 4th Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the structure is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from April 4, 2022.

COMMISSION REVIEW

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

Historical Architectural Impact Study Required

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

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

4. ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

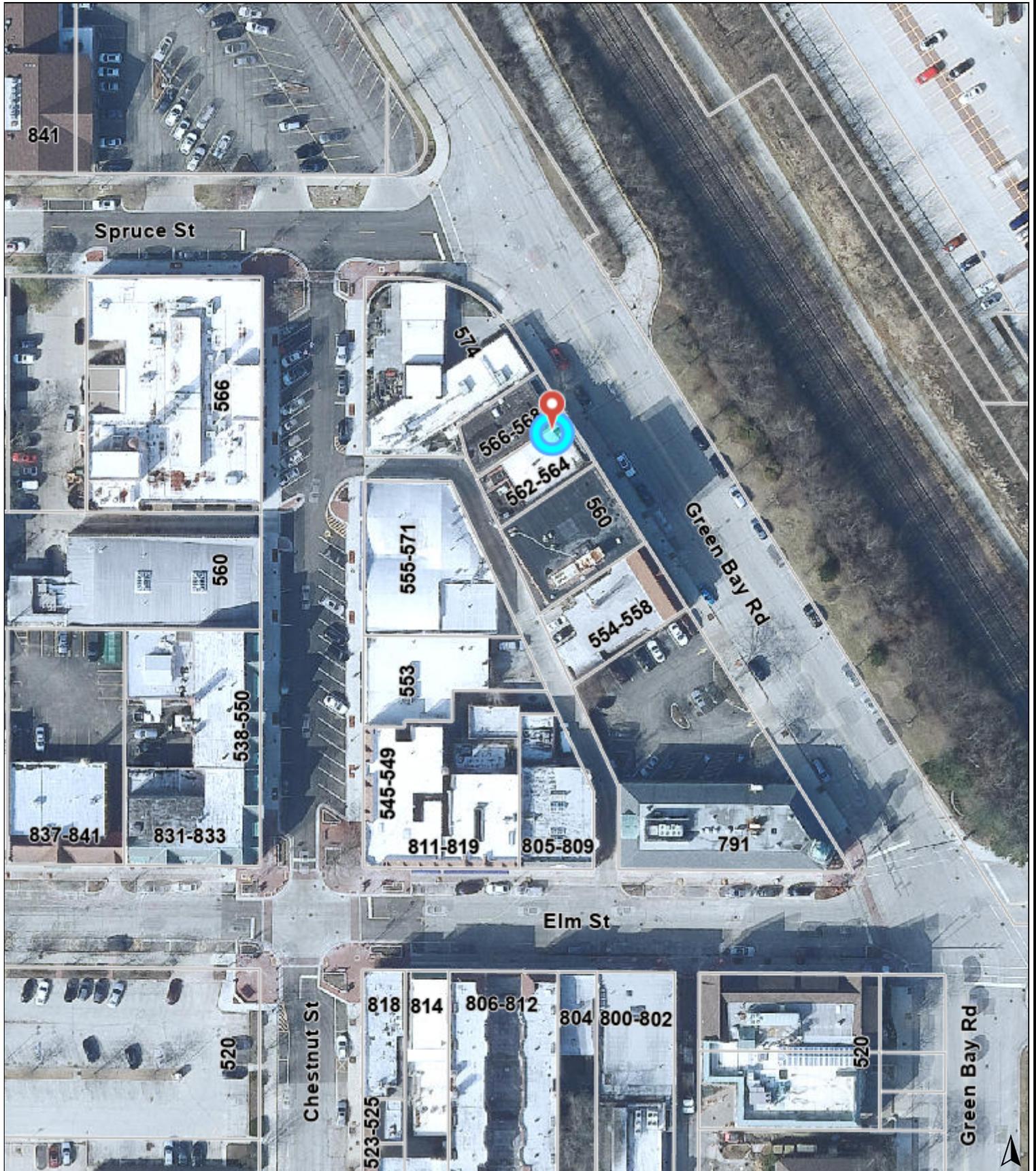
Building and/or Property Lacks Historic or Architectural Significance

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

ATTACHMENTS

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

ATTACHMENT A



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



**MEMORANDUM
VILLAGE OF WINNETKA**

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MARCH 14, 2022
SUBJECT: CASE NO. 22-07: 564 GREEN BAY ROAD

INTRODUCTION

On April 4, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the commercial building at 564 Green Bay 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 Monday, March 28, 2022. 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>
8.6.1956	Remodel two-story commercial building (store front)	Baird & Warner	Not listed
7.12.1961	Remodel two-story commercial building	Tom Lanphier	Stanton-Rockwell
5.2.1973	Remodel south half of commercial store into a sperate business area	Thomas Lanphier	Not listed
4.18.2000	Glass and aluminum commercial store front	Neseem Chadly	Not listed
2.8.2007	Addition to the French Institute	Maria Kurt	Thomas Clune

ALTA/ACSM LAND TITLE SURVEY

OF

THE NORTHWESTERLY 10 FEET OF LOT 8 AND THE SOUTHEASTERLY 25 FEET OF LOT 9, THE SOUTHEASTERLY LINE OF WHICH PART OF SAID LOT 8 IS 10 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 8, THE NORTHWESTERLY LINE OF WHICH PART OF SAID LOT 9 IS 25 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 9 IN DALE AND OTHERS SUBDIVISION OF BLOCK 14 IN WINNETKA SUBDIVISION OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 2,512 SQ.FT. = 0.058 ACRE.

EXTERIOR FOOTPRINT AREA OF BUILDING: 2,149 SQ.FT.

COMMONLY KNOWN AS: 564 GREENBAY ROAD, WINNETKA, ILLINOIS.

PERMANENT INDEX NUMBER: 05-20-208-010-0000

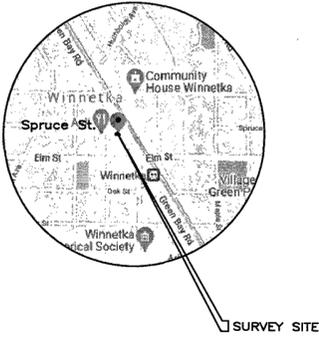


GRAPHIC SCALE

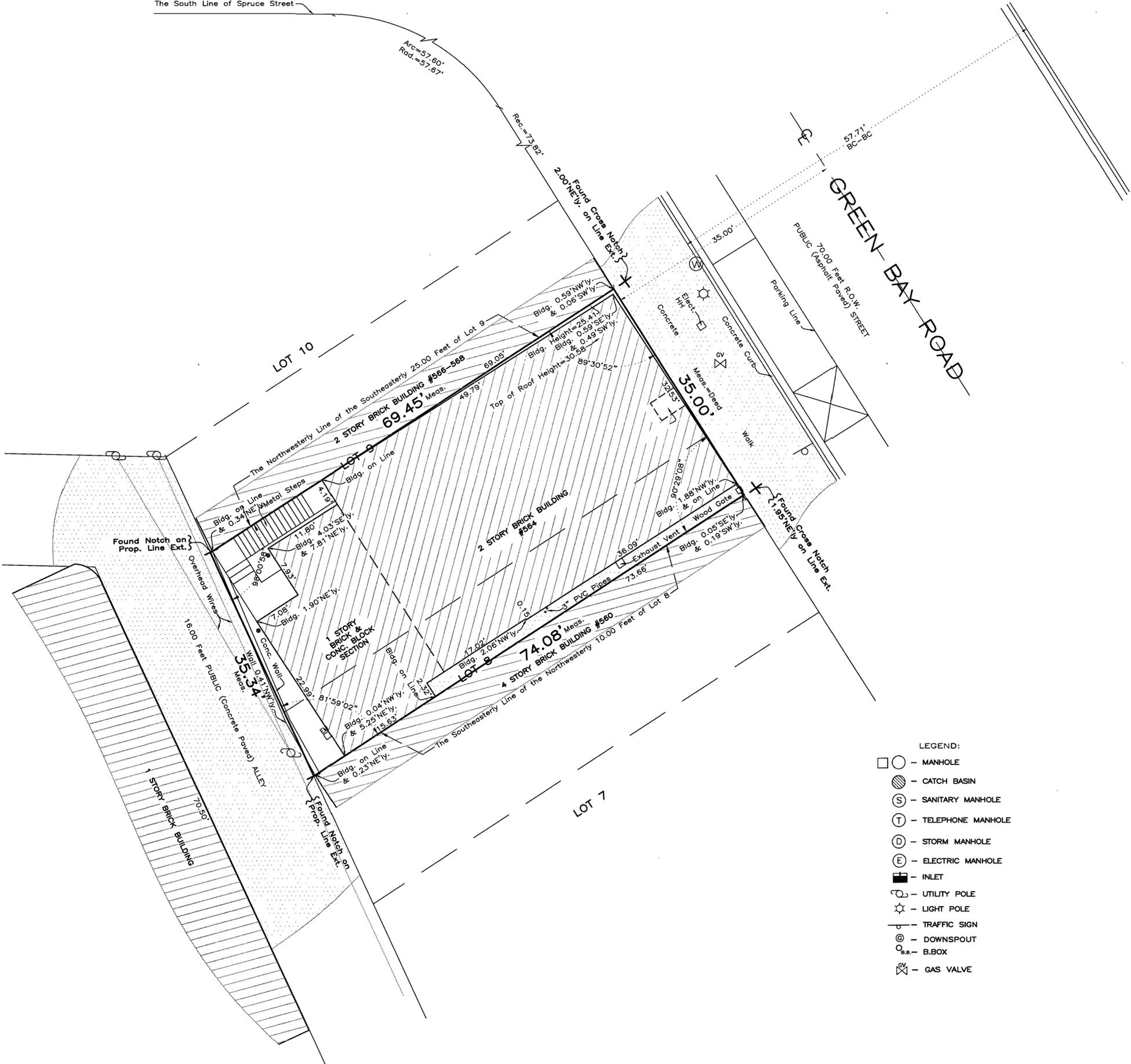


(IN FEET)
 1 Inch = 10 Ft.

VICINITY MAP



The South Line of Spruce Street



LEGEND:

- - MANHOLE
- ⊗ - CATCH BASIN
- ⊙ - SANITARY MANHOLE
- ⊕ - TELEPHONE MANHOLE
- ⊖ - STORM MANHOLE
- ⊚ - ELECTRIC MANHOLE
- ⊠ - INLET
- ⊛ - UTILITY POLE
- ⊜ - LIGHT POLE
- ⊝ - TRAFFIC SIGN
- ⊞ - DOWNSPOUT
- ⊟ - B.BOX
- ⊠ - GAS VALVE

BASIS: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 21ST01235SK, EFFECTIVE DATE: APRIL 6, 2021.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 21-98879

SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: September 21, 2021

ORDERED BY: Robert J. Ryan
 Attorney at Law

FLOOD CERTIFICATE:
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF Village of Winnetka ILLINOIS DATED August 19, 2008 COMMUNITY PANEL NUMBER 1703102511, THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
 NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.

TO -
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE STANDARD ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON September 21, 2021.
 DATE OF PLAT _____

IL PROF. LAND SURVEYOR NUMBER 035-002819
 MY LICENSE EXPIRES NOVEMBER 30, 2022.
 Drawn by: MW.





THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 7-6, 1956

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel a 2 story and Basement Commercial Building (Store Front) (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 9, Block 1, Subdivision Dale and others

STREET and NUMBER 564 Green Bay Rd

DIMENSIONS of BUILDING—Front feet. Depth feet. Height feet.

NUMBER of ROOMS

KIND of MATERIAL Wood & Steel

OWNER Baird & Warner Address

TOTAL COST 3700.00

ARCHITECT owner Address

BUILDER James Contractors Address

CARPENTER " " Address

MASON " " Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS Street Occupation Permit No 69

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

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

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

Permit Issued 8-6 1956 Baird & Warner

Building Permit Number 6748 SIGNED James W Jones

Occupancy Permit Number ADDRESS 7356 Clark St

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 7, 1961

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel a 2 story and Basement Commercial Bldg

PROPERTY DESCRIPTION - LOT & SEly 25 of 9, Block NWly 10' of 8 (Type of Building Such as Residence, Garage, Etc.)

Subdivision Dale and Others Sub of Block 14 Winnetka

STREET and NUMBER 564 Green Bay Road

DIMENSIONS of BUILDING - Front - feet. Depth - feet. Height - feet.

NUMBER of ROOMS

KIND of MATERIAL Steel stairs & windows

OWNER Tom Lanphier Address 564 Green Bay Road

TOTAL COST 3,500

ARCHITECT Stanton - Rockwell Address Chicago

BUILDER Address Sta. 2-4227

CARPENTER A.W. Lane Co Address 75 E. Wacker Dr. Chicago 1

MASON W. Burney Address 4449 Calumet Ave. Chi

SEWER BUILDER Address (Wa. 4-6721)

PLUMBER Address

ELECTRICIAN M. Pennell Address 7810 Kildare (Cr. 3-8125) Skokie

REMARKS M. Polaka (Al. 1-3335) Wilmette

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

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

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

Permit Issued July 12 1961

Building Permit Number 7397

Occupancy Permit Number

SIGNED Tom Lanphier ADDRESS 564 Green Bay Road

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, May 2, 1973

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel south half of commercial Store into a separate business area.

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

PROPERTY DESCRIPTION

Table with REAL ESTATE INDEX NUMBER (05, 20, 208, 010) and Vol./ITEM columns.

STREET and NUMBER 562 Green Bay Rd.

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS _____

EST. CONST. COST \$1,500 KIND of MATERIAL _____ PHONE NO. _____

OWNER Mr. Thomas Lamphier Address Box 544, Plymouth, Ind.

ARCHITECT Tom Address _____

BUILDER _____ Address _____

CARPENTER Pedro Fonte Address 845 N. Argyle, Chicago

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN Toledo Electric Address 905 W. Roosevelt Rd. 278-5396

REMARKS

1/29/73 Mr. Lamphier called from Indiana stating that he did authorize this construction. No OTHER PERMIT unless you call 219-936-3320. Date Job Completed _____

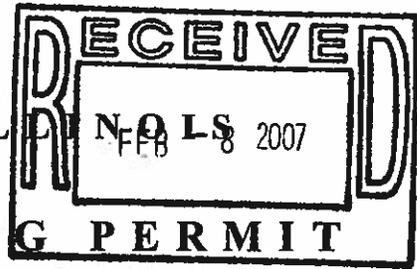
Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

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

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

Permit Issued May 2, 1973 by HWB SIGNED [Signature] ADDRESS 562 Green Bay Rd. Winnetka, Ill. Occupancy Permit Number _____ C. B. No. 43118 PHONE NO. _____

VILLAGE OF WINNETKA, ILL.
Department of Community Development



APPLICATION FOR BUILDING PERMIT

And for Certificate of Occupancy and Compliance

Application is hereby made for a permit to Addition to The French institute
(Work to be performed)

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

REAL ESTATE INDEX NUMBER

05 20 208 610 - 0000

PROJECT ADDRESS

562 Green Bay Road

FOR REMODELING OF EXISTING STRUCTURES, PROVIDE CONSTRUCTION COST

ESTIMATED CONSTRUCTION COST \$ 62,400.00
(Include all materials, fixtures and labor.)

773-553-3226

KIND OF MATERIAL Masonry

PHONE NO.
No Faxes or Pagers

OWNER	<u>maria kurt</u>	Address <u>562 Green Bay Road</u>	<u>WINNETKA IL 60093</u> 847 501-5800
ARCHITECT	<u>Thomas Clune</u>	Address <u>3736 N. Lowell Ave Chicago</u>	<u>IL 60641</u> 312-286 6174
BUILDER	<u>Arthur Hirsch Company</u>	Address <u>40319 Oak Dr Antioch</u>	<u>IL 60002</u> 847 644 8650

A GENERAL CONTRACTOR IS REQUIRED TO MANAGE ALL COMMERCIAL PROJECTS

CARPENTER	<u>Arthur Hirsch company</u>	Address <u>40319 OAK DR</u>	<u>Antioch IL 60002</u> 847 644 8650
CONCRETE	<u>StA cement & Remodeling</u>	Address <u>7363 Crownwood</u>	<u>IL 60015</u> 847 673 5749
SEWER BUILDER		Address	
PLUMBER	<u>OSS Dorenbas Plumbing Co. INC</u>	Address <u>3839 N AVERS</u>	<u>CHICAGO IL</u> 773 478 6208
ELECTRICIAN	<u>Don Bethor Corp.</u>	Address <u>Box 311 Lake Zurich</u>	<u>IL</u> 847 498-0079
HVAC	<u>Don Castle Heating</u>	Address <u>910 Rose Des Plaines</u>	<u>IL</u> 847 791-4446
OTHERS	<u>Mason Jeds Restoration INC</u>	Address <u>904 S. Whitewillow Bay</u>	<u>IL 60070</u> 773-315 1850

REMARKS

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building. I (or We) hereby certify that I am (or we are) the legal owner(s) of the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I (or We) hereby agree to perform the above described work in accordance with the plat and all construction documents and specifications submitted herewith, and in strict compliance with the Zoning Ordinance, Building Code and all applicable codes, rules, and regulations of the Village of Winnetka, and I (or we) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

OWNERS SIGNATURE

Maria Kurt

PRINT NAME(S)

MARIA KURT

ADDRESS

562 Green Bay Road
Winnetka IL 60093

FOR OFFICE USE ONLY

Permit Issued (date) _____ by _____

Building Permit Number 807-00027

Occupancy Permit Issued _____
LPC - 564 Green Bay - Page 13

~~4500~~

VILLAGE OF WINNETKA, ILLINOIS
Department of Community Development

APPLICATION FOR BUILDING PERMIT
And for Certificate of Occupancy and Compliance

Application is hereby made for a permit to GLASS AND ALUMINUM
(Work to be performed)
COMMERCIAL STORE FRONT
(Type of Building Such as Residence, Garage, Etc.)

PROJECT ADDRESS 562 Green Bay Rd

REAL ESTATE INDEX NUMBER			
05			

DIMENSIONS of BUILDING - Width _____ feet. Depth _____ feet. Height _____ feet.

NUMBER OF ROOMS _____ NUMBER OF STORIES 2

EST. CONST. COST	KIND OF MATERIAL	PHONE NO. No Faxes or Pagers
<u>3,000.⁰⁰</u>	<u>GLASS AND ALUM</u>	
OWNER <u>NE See M Chadly</u>	Address _____	
ARCHITECT _____	Address _____	
BUILDER <u>John Cook</u>	Address _____	
CARPENTER _____	Address _____	
MASON _____	Address _____	
SEWER BUILDER _____	Address _____	
PLUMBER _____	Address _____	
ELECTRICIAN _____	Address _____	
HVAC _____	Address _____	
OTHERS <u>Store Front Systems</u>	Address <u>P.O. Box 886</u>	
REMARKS <u>ROSEMONT ILLINOIS</u>		

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building. I (or We) hereby certify that I am (or we are) the legal owner(s) of the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I (or We) hereby agree to perform the above described work in accordance with the plat and all construction documents and specifications submitted herewith, and in strict compliance with the Zoning Ordinance, Building Code and all applicable codes, rules, and regulations of the Village of Winnetka, and I (or we) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

SIGNED John E Cook
PRINT NAME(S) John E Cook
ADDRESS P.O. Box 886
ROSEMONT ILLINOIS
PHONE NUMBER 1-800-454-0213

FOR OFFICE USE ONLY	
Permit Issued (date) _____	by _____
Building Permit Number _____	
Occupancy Permit Issued _____	

PROPERTY RESEARCH COVERSHEET



Address: 564 Green Bay

Construction Details:

Original construction date: c. 1906

Construction type: Masonry

Style: French Provincial

OWNERSHIP HISTORY:

OWNER/RESIDENT	BUSSINESS NAME(S)	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Theodore Flynn, Edward Flynn	Flynn Brothers Grocery/Flynn's Restaurant, Charles Thomas Meats	c. 1917 – c. 1933	1917 directory, 1920 directory, 1926 directory, 1927 directory, 1933 directory, <i>Winnetka Talk</i> obituaries	
Edward Flynn*	Gage & Giggings Landscape Architects, Joseph P. Colligan Insurance, George Seaburg (music teacher)	1935	1935 directory	
Edward Flynn*	Winnetka Bicycle & Sports Shop	c. 1937 – c. 1939	1937 directory, 1939 directory, <i>Winnetka Talk</i> obituary	
Oscar Augdahl*	American Cleaners and Dyers	c. 1942 – c. 1944	1942 directory, 1944 directory	
Baird & Warner, L. E. Sobey*	American Cleaners and Dyers	c. 1954 – c. 1956	1954 directory, 1956 building permit application, 1956 directory	
Thomas Lanphier	American Cleaners and Dyers	By 1959 – 1973**	1959 directory, 1961 and 1973 building permit applications, <i>Winnetka Talk</i> obituary	
Munoz M. Ruiz	Ruiz Galleries (562 Green Bay), Doyle Opticians (564 Green Bay)	1974 – 1975	1975 directory	
	Town and Country Real Estate (562 Green Bay), Doyle Opticians (564 Green Bay)	1976 – 1987	1977 directory, 1987 directory	

	The Gift Horse (562 Green Bay), The Five Petals (564 Green Bay)	1988 – c. 1991	1988 directory	
Naseem A. Chaudhry	Electronically Yours (562 Green Bay), The Five Petals (564 Green Bay)	c. 1992 – 1999	1999 directory, 2000 building permit application	
Maria Kurt	French Institute of the North Shore	2000 – 2021	Chicagonow.com article, 2007 building permit application, Cook County Assessor	

*It is likely that there was an apartment above the storefront that was lived in by the owner(s) or rented out to these tenants.

**Remodeled into two storefronts in 1973.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Stanton-Rockwell	1961 – remodel 2-story commercial building	<i>Chicago Tribune</i> obituaries, excerpt from HAIS for 101 Thorntree Lane
Thomas Clune	2007 – addition to the French Institute	

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

Findings:

Our research does not indicate that this property maintains historical or architectural significance. While it is an older building that has stood along one of Winnetka’s prominent business districts for over 100 years, we were not able to determine the exact build date, original owner, or original occupant. Additionally, our research indicates that both ownership and business occupants changed frequently over time. Thus, we did not find any evidence that any historic, long-term Winnetka businesses or residents are associated with the property.

In addition, historic photos and building permit applications indicate that the property has been altered many times over the years. Most recently, the French Institute altered the front façade of the building. Although the current façade is exceedingly attractive and contributes greatly to the character of the Green Bay commercial area, it is not historic and our research does not indicate that it is particularly architecturally unique or significant.

Date of Research: 3/22/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

Photograph of 562-564 Green Bay Rd, Winnetka - 2/14/00





Property Details

05-20-208-010-0000

564 GREEN BAY RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	212
SQUARE FOOTAGE (LAND)	2,485
NEIGHBORHOOD	44
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2021 Assessor Certified	2020 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$921,350	\$921,350
TOTAL ASSESSED VALUE	\$92,135	\$92,135
LAND ASSESSED VALUE	\$4,473	\$4,473
BUILDING ASSESSED VALUE	\$87,662	\$87,662

* "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.

** Information may be available by submitting an FOIA Request

2020 **Homeowner | N/A**
Senior Citizen | N/A
Senior Freeze | N/A

2019 **Homeowner | N/A**
Senior Citizen | N/A
Senior Freeze | N/A

2018 **Homeowner | N/A**
Senior Citizen | N/A
Senior Freeze | N/A

Exemption History

2019
 2018
 2017
 2016

Characteristics

DESCRIPTION	Two to six apartments, up to 62 years
RESIDENCE TYPE	One Story
USE	Multi Family
APARTMENTS	2
EXTERIOR CONSTRUCTION	Masonry
FULL BATHS	1
HALF BATHS	1
BASEMENT ¹	None
ATTIC	Full and Unfinished
CENTRAL AIR	No
NUMBER OF FIREPLACES	0
GARAGE SIZE/TYPE ²	None
AGE	115
BUILDING SQUARE FOOTAGE	3,772
ASSESSMENT PHASE	Assessor Valuation

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.

** Information may be available by submitting an FOIA Request

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2019	\$61,559 (2018)	\$119,115	\$138,745	26315	CHRIS WALSH JR.	MARIA KURT	Appeal Review Complete	Assessed Value Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2018	\$67,477 (2017)	\$61,559	\$67,477	13421	CHRIS WALSH JR.	MARIA KURT	Appeal Review Complete	Assessed Value Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2017	\$70,577 (2016)	\$67,477	\$70,577	19441	CHRIS WALSH JR.	MARIA KURT	Appeal Review Complete	Assessed Value Adjusted - An analysis of comparable properties.
2016	\$65,778 (2015)	\$70,577	\$70,577	6012165	MARIA KURT	MARIA KURT	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2015	\$68,133 (2014)	\$65,778	\$68,133	44299	MARIA KURT	CHRISTOPHER WALSH JR	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.

1917 directory

Flory Homer T r 363 Grove.....	Glencoe	231
Floyd M r 1926 Asbury Av.....	Evanston	4294
Fluegge Wm r Main Twp	Morton Grv	33-M
Fluger Bros Groc Main & Fernald Av.	Morton Grv	21-W
Flynn Bros Groc 562 Railroad Av.....	Winnetka	770
Flynn Ella R r Rood Bldg.....	Evanston	3373-R
Flynn Mary Millary 715 Church.....	Evanston	1285
Flynn Theo r 861 Hill Rd.....	Winnetka	223
Flynn Wm r 853 Hill Rd.....	Winnetka	642-M

1920 directory

Floyd Frank (Margaret) instructor r 904 Elm tel 670-W
 Flynn Ed (Mary) N W Ry r 861 Oak
 Flynn Ed (Mary) gard N W Ry r 679 Hill rd
 Flynn Theo groceries 564 Center
 Flynn Timothy gardner r 679 Hill rd
 Foley Hannah Miss r 777 Bryant av

1926 directory

958 Linden av. Winnetka-2280
 Florsheim Ivan P r 503 Rosewd av..... Winnetka-256
 Flynn Edw r 564 Center..... Winnetka-2342
 Flynn Josephine G r 921 Ash..... Winnetka-497
 Flynn Theo r 968 Spruce..... Winnetka-223
 Flynn's Restaurant 564 Center..... Winnetka-816
 Follansbee Alanson r 674 Hill rd..... Winnetka-1301
 pvt stables 888 Mt Pleasant rd... Winnetka-1758
 Fonda J Everett, DDS ofc 797 Elm... Winnetka-1211
 r 760 Cherrv..... Winnetka-1266

1927 directory

Leonard E T & Co
 dontrs
 Abel Mary Mrs
 558 Johnson & DeVroeg
 tailors
 560-62 Iredale Fireproof
 Warehouse
 564 Thomas Chas meats
 Flynn Theo restr
 Flynn Edw
 566 Anderson Edw A contr
 Crosby & McKendry
 real est
 Geo Park plmbr

1933 directory

contrs
 554 Scott Wm H undtkr
 Johnson Carl
 556 Hammond Ice Cream
 Kitchens
 558 Johnson Carl A tallor
 Bolkow Nora E
 560-62 Iredale Fireproof
 Warehouse
 American Cleaning Co
 (plant)
 564 Thoma Chas meats
 Flynn Edw
 566 Colligan Jos P ins
 Winnetka Newspaper
 Service
 Park Andrew R plmbr
 Abbott Freeman plmbr
 Nelson Byron justice of

1935 directory

American Cleaning Co
 (plant)
 564 Gage & Giddings land-
 scape archts
 Colligan Jos P ins
 Seaberg Geo mus tchr
 566-68 Park & Abbott
 plmbrs
 Winnetka Newspaper
 Service
 574 Pure Oil Products Co
 fill sta
 Spruce intersects
 594 Winnetka Coal & Lum-
 ber Co

Flossman Art pvt gar 385 Sheridan..... Winnetka-808
 Floyd Irene rl est 328 Park av Glencoe..... Glencoe-13
 Floyd J L Co rl est 746 Elm..... Winnetka-3603
 Flynn Edw r 564 Center..... Winnetka-2342
 Flynn Harlan T r 1228 Cherry..... Winnetka-2389
 Flynn Josephine G r 921 Ash..... Winnetka-497
 Flynn Theo r 968 Spruce..... Winnetka-223
 Foley Ralph J r 659 Lincoln av..... Winnetka-2442
 Foley Robt M r 1252 Ash..... Winnetka-423
 Follansbee Alanson r 674 Hill rd..... Winnetka-1301

1937 directory

Kitchens
 558△Giddings Ralph V H
 landscape archt
 △Colwell Mark H Co
 bldg contrs
 △Colligan Jos P ins
 560△Iredale Fireproof
 Warehouse
 American Cleaning Co
 (plant)
 564△Winnetka Bicycle &
 Sports Shop
 △Flynn Edw
 566△Park & Abbott plmbrs
 △Winnetka News Agcy
 △Swan Electric Co
 elec contrs
 △Sargent Harry

1939 directory

real est
 560ΔIredale Fireproof Ware-
 houses
 American Cleaning Co
 (plant)
 564ΔWinnetka Bicycle &
 Sports Shop
 ΔFlynn Edw ©
 566 Tait John J repr shop
 Andrews Lillian Mrs
 ΔSargent Harry
 568 Green Bay Lunch
 574ΔLoco Ray J fill sta
 Spruce intersects
 594ΔWinnetka Coal-Lumber
 Co

1940 directory

Wilson Morris K r 429 Sheridan rd Winnetka-1164
 Wilson Robt Greeley r 848 Lincln av. Winnetka-3168
 Winckler Robt G r 434 Berkeley av. Winnetka-3089
 Windes Frank A r 873 Spruce Winnetka-3266
 Windes & Marsh survrs 598 Birch. Winnetka-222
 Windes Thos G r 244 Forest. Winnetka-436
 Windsor H H, Jr r 419 Sheridan rd. Winnetka-114
 service tel 419 Sheridan rd. Winnetka-117
 Winnetka Beauty Salon 547 Chestnut. Winnetka-119
 Winnetka Bicycle & Sport Shop
 564 Green Bay rd. Winnetka-1404
WINNETKA BLDG & LOAN ASS'N
 716 Elm Winnetka-1611
 Winnetka Chamber of Commerce
 522 Green Bay rd

1942 directory

Amdur Allen H r 817 Chestnut ct. Winnetka-4253
 Amendola Wm G r 1015 Cherry. Winnetka-3515
AMER CARPET CLNG CO 747 Elm. Winnetka-2331
 Amer Clnrs & Dyers 564 Green Bay rd. Winnetka-410
 Amer Furntr Clng & Moth Proofing Co
 747 Elm Winnetka-2331
 Amer Pneumatic Rug & Carpet Clnrs
 3920 W Armitage av Chgo. Enterprise-5445
 (Called Party Pays For Enterprise Calls)
 Amer Red Cross brnch ofc 470 Maple. Winnetka-4287
 Ames John D r 711 Locust. Winnetka-1994

Atwater Chas D r 1155 Ash. Winnetka-2904
 Atwood B H, Jr r 904 Elm. Winnetka-514-J
 Augdahl Angel r 909 Cherry. Winnetka-1069
 Augdahl Oscar r
 564 Green Bay rd. Winnetka-2817
 August Hazel empl agcy
 522 Green Bay rd. Winnetka-2803
 Augustus Chas W Mrs r 830 Tower rd. Winnetka-3583

1944 directory

AUDUBON WORK SHOP bird supls
 520 Drexel av..... Glencoe-1559
 Augdahl Angel r 909 Cherry.....Winnetka-1069
 Augdahl Oscar r 564 Green Bay rd...Winnetka-2817
 Augur Allison L r 336 Abbottsford...Kenilworth-1136
 Augustus Jas M r 927 Forest Glen dr W.Winnetka-1696
 Austin Alice r 809 Elm.....Winnetka-3972

Amund Allen H P 800 Green Bay av..... Glencoe-1900
 Amendola C r 608 Exmoor rd.....Kenilworth-2911
AMER CARPET CLNG CO
 329 N Green Bay rd Highlnd Pk... Glencoe-1900
 44 Green Bay rd.....Winnetka-2331
 Amer Clnrs & Dyers 564 Green Bay rd...Winnetka-410
AMERICAN FURN CLNG & MOTH PROOFING CO
 329 N Green Bay rd Highlnd Pk... Glencoe-1900
 44 Green Bay rd.....Winnetka-2331
 Amer Red Cross brnch ofc 470 Maple...Winnetka-4287
 Glencoe Center 337 Park av..... Glencoe-11

1954 directory

	554 Lake V L	WI6-1867
	556*Hammond Ice Cream Kitchens	WI6-3122
4	558*Park J R	WI6-0131
0	560*Iredale Storage&Moving Company	WI6-1332
0	564*American Cleaners & Dyers	WI6-0410
1	564 Sobey L E	WI6-3691
2	566*Fred's Bicycle Shop	WI6-0029
0	566*Black & White Cab Company	WI6-0072
6	566*Winnetka Yellow	

1956 directory

	Kitchens	WI6-3122	10
	558*Savocchi Glass Shop	WI6-3340	
	564*American Cleaners & Dyers	WI6-0410	12
	564 Sobey L E	WI6-3691	12
	566*Fred's Bicycle Shop	WI6-0029	12
	566 Iredale W R	WI6-0746	

1959 directory

Amer Carpet Co
 626 Roger Williams HighldPk-IDlwd 2-8701
Amer Casualty Companies 30SIsInd ----Aurora 2-9724
Amer Clnrs&Dyers 818SOakPk OakPk---VIilage 8-7845
Amer Clnrs&Dyers
 564GreenBay Winetka -----HI1crst 6-0410
Amer Cng Products Co
 3501Jarvis Skokie-ORchrd 5-5418
Amer Coach Co Inc

1975 directory

Rugen Gernard C 288 Ingram Win-----HI 6-0110
 Ruggero Angelo 716 Laramie Wil----AL 1-4683
 Ruggles Fredric S 141 Green Bay Wil-251-6158
 Ruggles Rudy L 1115 Mohawk Wil---251-3556
 Ruhl Patk 518 Centrl Wil-----256-2951
 Ruhman Donald J 1038 Oak Rdg G---835-2245
 Ruiz Abel 458 Winnetka Av Win----446-0359
 Ruiz M Munoz 562 Green Bay Win---446-2559
 Ruiz Roberto 226 9th Wil-----251-3787
Ruiz Studio&Galleries
 562 Green Bay Win-446-2559
 Ruland Emily L 119 1/2 Prairie Wil---AL 1-3906
 Ruland Wesley R 119 Prairie Wil----AL 1-0861
 Ruml Treadwell 585 Longwood Av G---835-3058
 Rummel Chas 133 Abngdon K-----AL 1-0584

Doyle J Robt 261 Birch Win-----HI 6-3728
 Doyle John T 922 Ashlnd Av Wil-----251-8348
 Doyle John T 344 Jeffrey Ln Nfld-----446-4253
 Doyle Leo J Jr 16 Meadow Vw Nfld----446-7632
 Doyle Michael 1514 Forest Av Wil----256-5179
 Doyle Opticians 564 Green Bay Win---446-6264
 Doyle Wm J 888 Glencoe Dr G-----VE 5-2944
 Doyle Wm J 935 Private Dr Win----441-6532
Drachman David A MD
 1070 Bluff Rd G-835-3192

1977 directory

Doyle J Robert 261 Birch Win-----HI 6-3728
 Doyle John T 344 Jeffrey Ln Nfld-----446-4253
 Doyle Leo J Jr 16 Meadow Vw Nfld----446-7632
 Doyle Michael 1514 Forest Av Wil----256-5179
 Doyle Opticians 564 Green Bay Win---446-6264
 Doyle Wm J 888 Glencoe Dr G-----VE 5-2944
 Doyle Wm J 935 Private Dr Win----441-6532
Drachman David A MD
 1070 Bluff Rd G-835-3192
Drachman E D 1070 Bluff Rd G-----835-3598

1987 directory

Doyle C E 1923 Willow Rd Nfld	446-7596
Doyle John T 344 Jeffry Nfld	446-4253
Doyle Leo J Jr 16 Meadowvw Dr Nfld	446-7632
Doyle Opticians 562 Green Bay Rd Winetka	446-6264
Doyle Robert E 1453 Scott Av Winetka	446-8327
Doyle Thos J 1114 11th Nfld	729-4410
Doyle Wm M Jr 660 Elder Ln Winetka	446-5677

1988 directory

1308 Elmwd Av Evnstrn	328-5678
GIDEONS INTERNATIONAL THE	
406 Laurel Av Wilmet	251-3150
Gielow Nancy S 560 Green Bay Rd Winetka	501-4004
Gieseke Wm DMS 723 Elm Winetka	446-0240
Gift Horse 562 Green Bay Rd Winetka	446-6666
Gift Mart Inc 112 S Wkgn Rd Derfld	272-1799
Gift Services Inc 444 Lake Cook Rd Derfld	940-1117
Giftco Inc 1200 N Barclay Bl Buflo Grv	459-7900

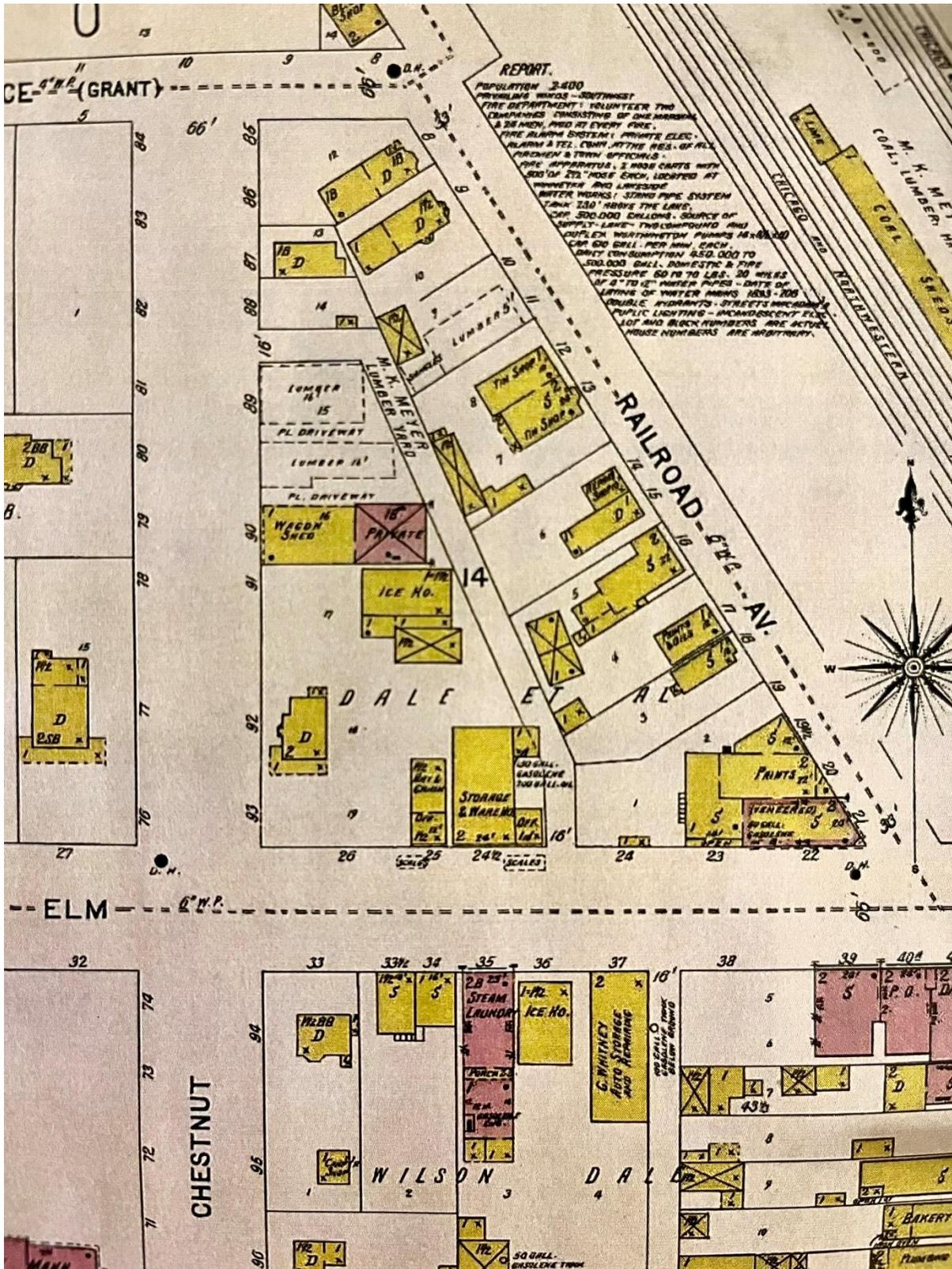
500 DAVIS EVNSTN	475-9028
5 Minute Heel Serv 6017 Dempstr Mortn Grv	966-3495
FIVE PETALS THE	
1882 Sheridan Rd Highld Pk	433-4123
FIVE PETALS THE	
564 Green Bay Rd Winetka	446-3134
Five Seas Trading Co 4242 Dempstr Skokie	677-4855
FIVE STAR DISTRIBUTOR INC	
6700 Touhy Av Niles	647-9340

1999 directory

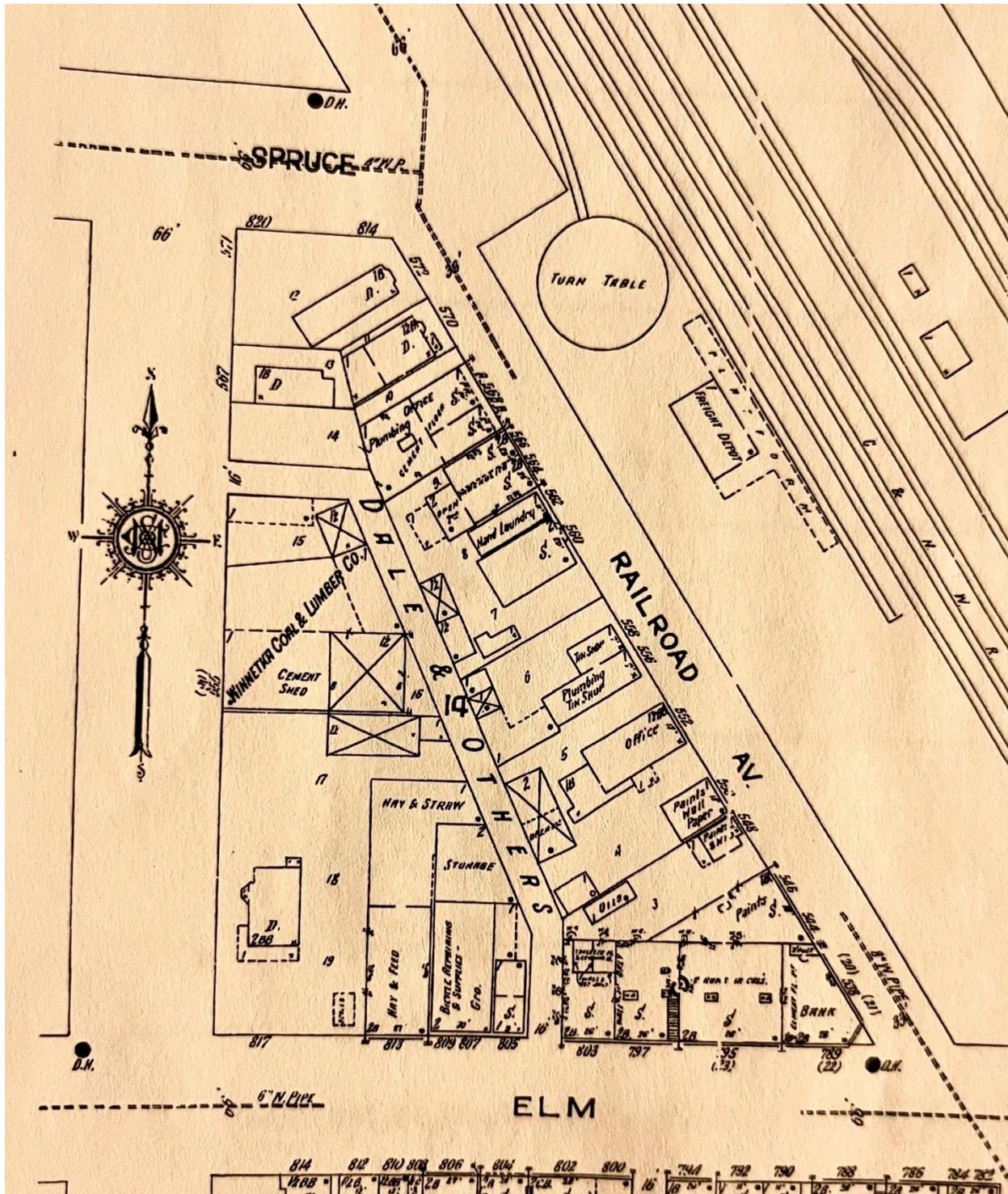
1144 Wilmet Av Wilmet 60091	853-9400
Res 811 Normndy Ln Glenvw 60025	724-7885
555 Enterprises 555 Vine Av Highld Pk 60035	433-5040
Five Hundred Davis Center	
500 Davis Evnstrn 60201	475-1101
5 Minute Heel Serv 6017 Dempstr Mortn Grv 60053	966-3495
Five Petals The 564 Green Bay Rd Winetka 60093	446-3134
Five Petals The 1882 Sheridan Rd Highld Pk 60035	433-4123
Five Star Cleaning Serv	
6400 Dean Dr Woodrdg 60517	800 310-3815
Five Star Decorating	800 310-0534
Five Star Food Distributors	
2315 S Kedvale Chgo 60623	800 562-7727
Five Star Motorsport Events	

Electronic Technology Group	
Toll Free Greater Chicagoland	800 739-7392
Electronic Trading Group	
40 Skokie Bl Northbrk 60062	509-8787
Electronically Yours	
562 Green Bay Rd Winetka 60093	446-7889
Electronics Boutique	
2530 Old Orchrld Shopng Ctr Skokie	329-0878
Electronics Boutique The	
3333 W Touhy Av Lincwd 60645	677-3990
Electronics International	

1905 Sanborn fire insurance map



1914 Sanborn fire insurance map



Winnetka Talk, May 13, 1948

EDWARD FLYNN

Edward Flynn, 564 Green Bay road, Winnetka, died Wednesday, May 5. Services were held May 7, at Sacred Heart church and burial was at Sacred Heart cemetery. He is survived by one daughter, Mrs. Margaret Maloney of Chicago and one brother, Theodore Flynn of Winnetka.

Winnetka Talk, May 15, 1958

THEODORE FLYNN

Mass will be said tomorrow (Friday) morning at our Lady of Perpetual Help Church in Glenview

at 10 o'clock for Theodore Flynn, an employee of the Winnetka Park District until his retirement last year. Born in Winnetka, he had lived there all his life until his move in 1957 to 2235 Dewes street, Glenview. From 1913 to 1930 he served as village marshall and collector. He died early Wednesday morning in Evanston Hospital.

He is survived by seven children: Mrs. Marian Abbott, Libertyville; Mrs. Mildred Lloyd, Highland Park; Mrs. Vivian Wattering, Wheeling; Joseph, 2235 Dewes street, Glenview; Earl, Northfield; James, Canyon, Tex.; and Richard, Morton Grove.

The body will rest at the Wilson Funeral Home in Hubbard Woods until the mass, and interment will be in Ridgewood cemetery.

Tom Lanphier

Tom Lanphier, 71, died Sept. 17 at his home in Plymouth, Ind. A native of Chicago, Mr. Lanphier was a resident of Winnetka for 20 years before moving to Indiana in 1970.

He was semi-retired and operated a booth at the Thieves Market in South Bend, Ind. He was a member of the Kiwanis Club of South Bend.

Surviving are his wife, Lee Stillson Lanphier; a son, Tom Lanphier Jr. of Milwaukee; four grandchildren; a niece and a grandnephew.

Memorial services were held Sept. 20 in Plymouth.

<https://www.chicagonow.com/north-shore-real-estate-chatter/2017/04/the-french-institute-of-the-north-shore/>

The French Institute of the North Shore

Save

By **Realpro53**, April 13, 2017 at 4:56 pm

In 1979 I stepped off a plane in Paris, France and from that moment on my life changed. I was in awe and marveled at the beauty, charm, quirkiness, history, and cuisine of this enchanted country. One day I decided to stop into the **French Institute of the North Shore** in Winnetka, and ask the owner Maria Kurt how and why she fell in love with France and French culture.



Maria Kurt, owner of the French Institute of the North Shore

Maria's mother inspired and taught her of the wider world beyond our own. Although her family lived in quaint Whitefish Bay in Wisconsin, her mother loved the international community and traveled abroad often. When Maria was 16 she went on a grand two-month tour of Europe where France inevitably snagged her heart.

Maria went on to major in French in college – then spent a year in Paris – then was awarded her Master's Degree in French and Education – then spent another year in Paris – and then taught high school French for many years. In 1998 she opened the **French Institute of the North Shore** in Winnetka as an adult French language school.

IN 2000 she bought the building where the school currently operates at 562 Green Bay Road in Winnetka and expanded it to include a French immersion preschool. They offer half-day and full-day programs 5 days a week. From day one, only French is spoken and within 1 month, the children are happily comprehending French stories with complete ease. Maria says that the children's oral comprehension (the most difficult task for a student of language) is excellent since they have heard it spoken for so many

years. After the children enter grammar school, the French Institute offers Continuing Education, an after school program, twice a week until they reach high school.

ADVERTISING

Students learn more than just the language – lots of fun cultural activities keep the children involved and motivated including a February 2 holiday that features crepe making and Mardi Gras in March. The students have their own kitchen area to prepare French specialties.



One of the French themed rooms at the school

Upon entering her foyer you will be delighted to find yourself in an office building somewhere in Paris – such is the welcoming feeling of this salon-like room. All rooms in the school are named: the **Paris** and **Versailles** rooms for adult learning, **Provence** for the country style kitchen, and **L'Orangerie, le Jardin, and Le Cote d'Azur** for the children's rooms.

Maria's staff of teachers are all from France and generally take a year long sabbatical from their teaching jobs in France. Approximately 50% of the students are from Winnetka and 50% from surrounding communities which helps to bring in a diverse group of students.

If you would like to brush up your French or would like to introduce your children to the wonders of another culture and language, please give the **[French Institute of the North Shore](#)** a call. *Marie serait heureuse de vous en dire plus sur l'école!*

French Institute of the North Shore – French School
562 Green Bay Road, Winnetka, IL 60093

847-501-5800

Cerny's early architecture was focused on interpretation of the historic revival styles and a careful attention to symmetry—most likely as an effect of his relationship with David Adler and his study of classical architecture. He would later adjust his designs to reflect a tendency towards modernism that featured Art Deco and Art Moderne elements.¹⁶⁷ At 101 Thorntree Lane, Cerny designed the three-car detached garage, and possibly had a hand in the remodeling of the library. The garage has a focus on symmetry and complements the design of the residence, although the tall mansard-like roof is somewhat whimsical. Cerny also designed two additional residences in the immediate vicinity of 101 Thorntree Lane, a modern interpretation of a Georgian Revival residence at 152 DeWindt in 1937, and an abstracted Colonial Revival home at 999 Hill Road, constructed in 1959.

Stanton & Rockwell

Francis Stanton was born in 1910 and raised in Winnetka, Illinois. He graduated from Yale University in 1928, then attended the Yale Architectural School from which he graduated in 1935. Upon completing his degree, he returned to Chicago where he worked as a draftsman in the architectural offices of Holabird & Root. He held that position for less than a year before joining the firm of Allen and Webster from 1936 to 1937. Between 1937 and 1940, he would work in the offices of both Edwin H. Clark (architect of 101 Thorntree) and Philip D. Maher.¹⁶⁸ Stanton worked independently after leaving the offices of Clark, keeping his own practice between 1941 until 1946. Stanton would subsequently partner with architects Matthew L. Rockwell and Raymond Hazekamp to create the firm Akron Associates, a partnership that lasted only two years before changing the name to Stanton & Rockwell, Architects and Planners. Stanton practiced under this name with Rockwell from 1948 until 1964, after which, Stanton would again practice independently until retiring. Stanton's designs included the Darling Company of Chicago, the U.S. Post Office in Winnetka, and Christ Episcopal Church in Aspen.

Stanton married Louise K. Parsons in 1936; they had two children, William and Myra. He served on the Winnetka Zoning Board of Appeal (1948-54), was on the board of Directors of the North Shore Country Day School (1963-1978), and was a member of the Indian Hill Club and the Tavern Club of Chicago. Stanton died in February of 1995.¹⁶⁹

Matthew Laflin Rockwell was born in Chicago in 1915. He would study architecture at MIT, graduating in 1940 with a Bachelor's degree in architecture and a Master's degree in city planning. Between 1946 and 1961, Rockwell was a partner in the architectural firm of Stanton and Rockwell. Prior to partnering with Stanton, he would assist with the site section and the design of O'Hare International Airport during World War II. After the partnership ended with Stanton, Rockwell became Director of Public Affairs and Urban Programs for the American

¹⁶⁷ Historic Resources of Highland Park Multiple Resource Area. Section 8, p. 15.

¹⁶⁸ Biographical information on architect, Francis Stanton, comes from the HAIS Report prepared by historian Jean Guarino for 200 DeWindt Road. She lists as her sources an article titled "Franny Stanton, Architect from the Winnetka Talk on March 2, 1995; a *Chicago Tribune* article by Kenan Heise, "Architect Francis Rew Stanton; was on zoning transit panels" on February 25, 1995, the following website, www.stanton-llc.com/genealogy/whitakercampbellfamily.

¹⁶⁹ Biographical information on architect, Francis Stanton, comes from the HAIS Report prepared by historian Jean Guarino for 200 DeWindt Road.

Institute of Architects in Washington, D.C. He was appointed to the position of Executive Director of the Northeastern Illinois Planning Commission in 1963, remaining in that position until 1979. Rockwell was also selected for membership in the College of Fellows of the American Institute of Architects in 1968. He was a resident of Winnetka, Illinois, and passed away in 1988.¹⁷⁰

Stanton and Rockwell were employed by Talcott Griswold in 1950 to add to and alter their home. It is believed that this was when the screened-in porch was introduced at the west end of the southwest elevation, and perhaps when the library that accesses the porch from the west end of the residence was remodeled, although stylistically the library resembles the work of Cerny. The architectural team worked primarily on alterations to existing houses and designed many modern ranch homes, so their involvement on such a project would not be atypical and, should they have redesigned the library, their modern influence can be felt in the bay window on the west elevation, and in the walnut block flooring and paneled walls of the library. The team was mostly likely selected because of Stanton's Winnetka roots. It is likely that since both Talcott and Stanton were very involved within the community, both contributing their time to the North Shore Country Day School, they were acquaintances. Additionally, since Stanton worked in the office of Edwin H. Clark, 101 Thorntree's architect, he probably had familiarity with the house.

Ladehoff, Tobin & Grulke

The firm of Ladehoff, Tobin & Grulke are believed to have made the first and second floor addition to the east end of the residence in 1972. No information on the firm, or projects completed by the firm, was uncovered during the writing of this report; however, projects identified with David Ladehoff while in other partnerships will be discussed below. This is presuming that the Ladehoff of Ladehoff, Tobin & Grulke is David Ladehoff, a local architect of the period.¹⁷¹ Unfortunately, this is not something that could be confirmed.

David Ladehoff is known to have been the architect for a \$2.5 million dollar motel development at Chain O'Lakes Golf Course in Antioch. The development included a two-hundred room motel, a year round ice skating rink, boating facilities, a parking lot for three-hundred cars and an existing pool.¹⁷² The development was described in a 1958 *Chicago Daily Tribune* article and would require relocating three holes on the private golf course. Ladehoff's name appeared again in a 1962 article, when he was in partnership with an architect named Swanson. Swanson and Ladehoff of Waukegan were listed as the architects pertaining to a \$265,000 bond issue in Gurnee, Illinois, to build a five-room addition to an existing school as well as a library, administration center, multi-purpose room and basement with the possibility of a later five-room

¹⁷⁰ All biographical information for Matthew L. Rockwell comes from the biography that was assembled for inclusion with the Chicago Architect's Oral History Project. The project is on file with the Art Institute of Chicago's Architecture Department.

¹⁷¹ While reviewing historic *Chicago Tribune* articles, architectural projects by an architect named Calvin Tobin were uncovered. Calvin Tobin was affiliated with the firm Loeb Schlossman and Bennett, which specialized in hospital architecture. He is currently a resident of Highland Park and has served on its City Council. While researching this report, Calvin Tobin was contacted so as to inquire whether he was professionally associated with the firm of Ladehoff Tobin and Grulke. He verified that he was not affiliated with the firm in question.

¹⁷² "2.5 Million Set for Motel in Lake County." *Chicago Daily Tribune*, September 4, 1958.

Obituaries

Matthew Rockwell, 73, civic planner, architect

By Kenan Heise

Matthew Laflin Rockwell, 73, an architect and for 16 years executive director of the Northeastern Illinois Planning Commission, carried on a tradition of civic planning begun by his great-grandfather, Matthew Laflin, a Chicago pioneer.

Services for Mr. Rockwell, a resident of Winnetka, will be private. He died Wednesday at home.

"He was a very creative thinker as an architect and as a planner," said his daughter Ellen Galland, also an architect. "He was particularly proud of the Armature Plan that he authored through the Northeastern Illinois Planning Commission in the late 1960s."

The plan broad rather than detailed, focused on the principle shaping developments of the region, particularly the commuter railroads along which development would occur. It was called the Armature Plan because the approach was similar to one used by sculptors in which the artist first sets up an armature, or skeleton, for the work. It represented a new concept in planning at the time.

His great-grandfather, Matthew Laflin, arrived in Chicago in the 1830s with a load of blasting powder to help dig the Illinois and Michigan Canal. In the 1840s he became a director of the Hydraulic Company, which supplied the city's water. He donated the funds to build the Chicago Academy of Sciences building at 2001 N. Clark St.

Mr. Rockwell graduated from the Massachusetts Institute of Technology with a bachelor's degree in architecture and a master's degree in city planning.

During World War II, he was director of planning for the U.S. Army Corps of Engineers in the Chicago area and was responsible



Matthew Laflin Rockwell

for the site selection and design of the airfield that is now O'Hare International Airport.

From 1946 to 1961, he was a partner in Stanton and Rockwell, Architects and Planners, Chicago. From 1961 to 1963, he was director of public affairs and urban programs for the American Institute of Architects in Washington, D.C.

Mr. Rockwell was executive director of the Northeastern Illinois Planning Commission from 1963 to 1979. During that time, its staff grew to 130 from 19 and its budget to \$6.3 million from \$200,000.

In recent years, he had been a visiting lecturer and had been associated with his daughter's architectural firm, Rockwell Associates in Evanston.

Survivors, besides his daughter, include his wife, Molly; another daughter, Joan Eyster; five grandchildren; two brothers; and a sister.

LPC - 564 Green Bay - Page 36

STANTON



Francis R. Stanton, 84, of Winnetka, Feb. 24, husband of Louise, nee Parsons; father of Suzanne, William P. (Barbara), Campbell E. (Susan) and Francis S.; grandfather of Nicholas, Zachary, Alexander, Aleta, Corey and Katharine. Services private. Family will receive friends in their home Thursday, March 2, 4 to 7 p.m. In lieu of flowers, memorial contributions may be made to the North Shore Country Day School, 310 Greenbay Rd., Winnetka IL 60093 or the Hospice of the North Shore, 2821 Central St., Evanston IL 60201. Arrangements by **N. H. Scott & Hebblethwaite Funeral Home**, Glenview. Info, 708-998-1020

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION



Permit No. DC 2022-136

Property Information

Site Address: 564 GREEN BAY ROAD, WINNETKA IL 60093

Parcel Identification Number(s) (PIN): 05-20-208-010-0000

Description of all structures to be demolished: Existing 2-story brick building

Current Property Owner Information

Legal Name: 564 GREEN BAY LLC

Primary Contact: PAUL LAZARRE

Address: [REDACTED]

City, State, Zip: CHICAGO, IL 60614

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: 12/01/2021

Applicant Information

Legal Name: ENNISO OPERATIONS LLC
d/b/a ENC CONSTRUCTION & DEVELOPMENT

Primary Contact: JAVIER ENCISO

Address: 20 W. KINZIE ST #17

City, State, Zip: CHICAGO, IL 60654

Phone No. 773-642-9575

Email: JAVIER@encd.com

Applicant's relationship to current property owner: GENERAL CONTRACTOR

(As previously noted, if contract purchaser, attach copy of executed purchase agreement)

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

Viewpoint Services Inc D/B/A Brophy Excavation

Legal Name: _____

Address: 3024 N Ashland Ave

City, State, ZIP: Chicago, IL 60657

Phone No: 312 813 4463

Email: bernie@brophyx.com

Property Maintenance Requirements

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

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

Applicant/Owner Acknowledgments

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

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

Signature of Applicant:  Date: 03/04/2022

Print Name & Title: Javier Enciso, President

Signatures of Property Owner(s):  Date: 3/4/22

Print Name & Title: Karen R. Arensen, member Property Address: 564 Green Bay #17 Winnetka IL 60093

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

Property Maintenance Requirements

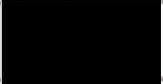
During processing of the demolition permit, the owner and contractor must maintain the property in accordance with the Village Property Maintenance Code to avoid generation of nuisances. Accordingly, the following minimum requirements shall be adhered to:

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

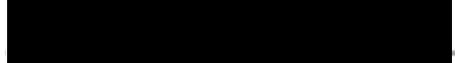
Applicant/Owner Acknowledgments

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

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

Signature of Applicant:  Date 03/04/2022

Print Name & Title: Javier Enciso, President

Signatures of Property Owner(s):  Date 3/4/2022

Print Name & Title: PAUL LAZARUS - HOMEOWNER Property Address: 564 Green Bay Winnetka IL 60093

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

1
2
3
4 **LANDMARK PRESERVATION COMMISSION**
5 **FEBRUARY 3, 2020 MEETING MINUTES**

6
7
8
9
10
11 **Members Present:** Louise Holland, Chairperson
12 Chris Enck
13 Laura Good
14 Beth Ann Papoutsis
15 Joseph Stewart
16 Paul Weaver

17
18
19 **Non-Voting Member Present:** Jack Coladarci

20
21
22 **Members Absent:** Katie Comstock

23
24
25
26 **Village Staff:** David Schoon, Director of Community Development
27 Ann Klaassen, Senior Planner
28 Christopher Marx, Associate Planner

29
30
31 **Call to Order:**

32 Chairperson Holland called the meeting to order at 7:01 p.m.

33
34
35 **Public Comment**

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

37
38
39 **Approval of January 6, 2020 Meeting Minutes**

40 Chairperson Holland asked for a motion to adopt the January 6, 2020 meeting minutes. Ms. Papoutsis moved to adopt the January 6, 2020 meeting minutes. Chairperson Holland then asked if there were any comments or corrections. No comments were made at this time. Mr. Enck seconded the motion. A vote was taken and the motion passed by unanimous voice vote.

41
42
43 **Case No. 20-04: 761 Lincoln Avenue: Preliminary review of the application for demolition of the single family residence at 761 Lincoln Avenue.**

44 Jon Kogan of Highgate Builders introduced himself to the Commission. Chairperson Holland asked if they planned to demolish the home and replace it with another single family residence. Mr. Kogan confirmed that is correct. Chairperson Holland stated the date of when the home was built may be 1922 as well a new garage. Mr. Kogan responded he did not know the age of the current home. Ms. Papoutsis asked what would be the style of the new home. Mr. Kogan stated it would be a red brick Georgian style home and would be very traditional. Ms. Papoutsis asked if it would have a deep basement. Mr. Kogan confirmed it would have a regular 9-foot basement.

45
46
47 Chairperson Holland stated the Historical Society comments state the home was built in 1906 and several remodels occurred. Mr. Coladarci arrived at the meeting at this time.

48
49
50 Mr. Enck asked if the new home is for a client. Mr. Kogan confirmed that is correct and stated they have been working with them for a long time. Chairperson Holland asked what the condition of the existing home is. Mr. Kogan responded it is in bad shape and has asbestos and old mechanical systems. He stated they are going to do deconstruction and reuse the materials and donate them to charity. Ms.

1 Papoutsis questioned the asbestos removal. Mr. Kogan informed the Commission they would hire a
2 certified asbestos removal company.

3
4 Chairperson Holland referred to the statement by Vicki Granacki who had surveyed the block years ago
5 for an HAIS on a different property and rated 761 Lincoln as an historic building which is at least 50 years
6 old and referred to the characteristics and stylistic design of its period. She then stated the research did
7 not indicate historical or architectural significance and asked if there were any comments from the
8 audience. Ms. Good arrived at the meeting at this time.

9
10 Mr. Weaver stated the home appears to be in okay shape from the outside and asked if they considered
11 trying to rehab it. Mr. Kogan responded they did not consider rehabbing the home and the applicants
12 want modern amenities and style of a new home. Chairperson Holland asked if the home has a lower
13 level garage. Mr. Kogan confirmed that is correct and noted the new home would have an above ground
14 garage. Mr. Coladarci asked how much bigger the new home would be. Mr. Kogan stated it would be
15 3,000 square feet for the first floor footprint and a total of 4,600 square feet above grade which
16 included the garage. Mr. Coladarci asked what the size of the current home is and Mr. Kogan responded
17 it is about the same.

18
19 Chairperson Holland asked if there were any other comments. Mr. Enck asked if the home was listed on
20 the MLS. Mr. Kogan confirmed that is correct. He stated for homes in that shape, a majority are torn
21 down.

22
23 Chairperson Holland asked if there were any other comments or a motion to grant the demolition
24 application for 761 Lincoln Avenue. A motion was made by Mr. Enck and seconded by Ms. Papoutsis. A
25 vote was taken and the motion unanimously passed.

26
27 AYES: Enck, Good, Holland, Papoutsis, Stewart, Weaver

28 NAYS: None

29 NON-VOTING: Coladarci

30
31 **Case No. 20-05: 429 Sheridan Road: Preliminary review of the demolition application for 429 Sheridan**
32 **Road.**

33 Patrick Boilini of Boilini Company introduced himself to the Commission and stated with regard to the
34 plans for the home, it is vacant and in disrepair. He stated the plan is to remove the home and landscape
35 the property beautifully with a garden to add to the value of 419 Sheridan noting that owner owns both
36 properties. Mr. Boilini stated they have been through meetings with the Village Council on the
37 consolidation and it was approved.

38
39 Chairperson Holland asked if there were any comments from the audience. No comments were made at
40 this time. She asked Mr. Boilini to elaborate on the plans for the consolidated parcel. Mr. Boilini
41 responded the home is close on both lots lines and they are only adding fountains to hide the backyard
42 pool area and elaborate garden connecting to 419 Sheridan and to mirror the existing garden. He then
43 stated the existing swimming pool, terrace and landscaping would be redone to enhance the property.
44 Mr. Boilini also stated the pergola and outdoor seating area would be facing the lake and it would be
45 mostly grass, perennials and annuals which would be added as the season changes with the flowers
46 being changed several times a year. He stated it would be one spectacular garden to enhance 419
47 Sheridan Road.

48

1 Chairperson Holland referred to the letter received from the north neighbors. Mr. Boilini stated that
2 property would be greatly enhanced by the project and would improve the light, air and the ability to
3 absorb water. Chairperson Holland asked if there were any other questions.
4

5 Mr. Enck asked if the driveway would remain and Mr. Boilini confirmed that is correct. He noted it would
6 be granite pavers to match 419 Sheridan, he noted the existing driveway at 429 Sheridan is blacktop.
7 Mr. Enck asked if it is for service use and Mr. Boilini confirmed it would be used for landscape trucks
8 instead of blocking Sheridan Road for pool service, etc. Ms. Good referred to the relationship between
9 this property and the main home. Chairperson Holland asked if there were any other comments. No
10 additional comments were made at this time. She then asked for a motion.
11

12 Mr. Weaver made a motion to approve the demolition application for 429 Sheridan Road. Ms. Papoutsis
13 seconded the motion. A vote was taken and the motion unanimously passed.
14

15 AYES: Enck, Good, Holland, Papoutsis, Stewart, Weaver

16 NAYS: None

17 NON-VOTING: Coladarci
18

19 **Case No. 19-29-SD: 419 Sheridan Road: Advisory review of the alteration to a designated landmark.**

20 Chairperson Holland stated the home is landmarked and there would be no change to the home but
21 there would be changes to the side yards which were already approved by the ZBA and the Village
22 Council. She also stated the Plan Commission approved the consolidation and confirmed there would be
23 no changes to the landmark. Mr. Boilini confirmed that is correct.
24

25 Chairperson Holland asked if there were any questions. She also stated there would be no review of the
26 alterations since no work is being done on the home and the only effort is being made to provide a
27 beautiful spot next door and save the very large maple tree. Mr. Boilini confirmed that is correct.
28 Chairperson Holland stated it is in great condition and more efforts would be made to save the tree
29 during the demolition of 429 Sheridan. She also referred to the topography. Mr. Boilini stated the root
30 system would be enhanced since there is currently pavement over it. He also informed the Commission
31 Mariani Landscaping and the arborist would be putting in a lung system and putting in a different pipe
32 and different soil root system which would allow the tree to breathe better. Muneer Satter agreed it is a
33 big beautiful tree.
34

35 Chairperson Holland asked if there were any other comments. No comments were made at this time.
36 She then asked for a motion.
37

38 Ms. Papoutsis moved to approve the alterations to 419 Sheridan Road. The motion was seconded by Mr.
39 Enck. A vote was taken and the motion unanimously passed.
40

41 AYES: Enck, Good, Holland, Papoutsis, Stewart, Weaver

42 NAYS: None

43 NON-VOTING: Coladarci
44

45 **Winnetka Futures 2040 Plan Discussion.**

46 Mr. Schoon stated the Village is in the process of updating its Comprehensive Plan and hired The Lakota
47 Group to assist in that effort. Lakota is looking for ideas regarding historic preservation to incorporate
48 into the Comprehensive Plan from the Commission . He then turned it over to The Lakota Group.

1
2 Becky Hurley, Siraj Asfahani, and Doug Kaarre of the The Lakota Group introduced themselves to the
3 Commission.
4

5 Ms. Hurley stated this would be more of a focus group than a presentation. She stated they have begun
6 a three part process with the goal of finalizing the plan in the spring of 2021 which is also the 100 year
7 anniversary of the Edward Bennett Plan. Ms. Hurley explained the three part process of preparing the
8 plan: (1) analyzing material and community engagement (focus groups, Jefferson Dinners, interviews,
9 community open house, etc.), (2) visioning goals and objectives; and (3) plan development. Ms. Hurley
10 stated they planned to wrap up the process by April 2021.
11

12 Ms. Hurley then stated they would be working hard to reach out to all kinds of voices who were not
13 invited before. She also stated for all of the Boards, they would not be inviting them to the focus groups
14 but would come to each Board and Commission to hear their thoughts.
15

16 Mr. Asfahani stated they compiled a set of questions which are more of a conversation starter for
17 tonight and would like to hear the thoughts of the Commission and touch on different points of
18 preservation. He stated the first question is to understand how the community perceives historic
19 preservation and its sentiment toward it. Chairperson Holland responded there is a long history and it
20 started in 1997 when the landmark preservation ordinance was adopted by the Village Council which
21 resulted in 6 or 7 years of property rights back and forth. She then stated in her opinion with regard to
22 historic preservation, she commented it ebbs and flows and they are at a point where people are
23 concerned about the loss of the ambiance of the community.
24

25 Mr. Weaver stated since it started in the 1980's, the face of Winnetka and streetscape of the
26 neighborhoods has changed radically. He stated with regard to the caucus 2019 survey results, there
27 were questions about historic preservation and they are seeing what happened over the last 20 to 30
28 years. Mr. Weaver reiterated the Village is changing radically and the Commission Members put
29 together a spreadsheet comparing our historic preservation efforts to other communities. He then
30 stated the standards make it easier to construct new homes here than in other communities.
31

32 Mr. Enck stated he lives on the west side of the Village and he could see three different teardowns from
33 his home and described it as a disconcerting change. He then stated there are so many demolitions
34 happening and developers target smaller bungalow homes which if rehabbed might be desirable for
35 young families coming in the Village. Mr. Enck stated they also talked about if all of those homes are
36 gone, it would have a big impact on the community and for families that cannot afford to live here, he
37 questioned what would happen to the schools and the Village would then become an aging population
38 for older, more established people. Mr. Enck stated the amount of demolitions seemed rapid and there
39 have been 4 or 5 demolition applications in one meeting and that is a lot for a Village of 12,000 people.
40 He stated the Commission discussed one statistic that they have heard and that is since the 1987
41 ordinance was adopted , 1/4 or 1/3 of the housing stock has been torn down and replaced. Mr. Marx
42 noted since 2000, there have been almost 700 demolition applications processed and that vast majority
43 of those permits were issued a new home permit.
44

45 Mr. Coladarci asked Chairperson Holland if the ordinance was passed to counter the move toward
46 teardowns and Chairperson Holland responded the ordinance was created for positive reasons and in
47 the mid 1990's, there was a magazine article written entitled "Torn on Teardowns" with the last line
48 reading: "If Winnetka does not care about its history, why should anyone else." She described their

1 ordinance as very weak and there may have been 700 teardowns prior to 2000. Mr. Coladarci stated it
2 may have been based on the value of properties and in the 1990's, property values skyrocketed in the
3 Village.

4
5 Chairperson Holland stated from the Plan Commission conversations, the Village is missing small homes
6 and referred to those who want to retire to those types of homes. She described it as fair game by
7 builders and stated it could be a win-win situation as to how to satisfy everyone and keep the history of
8 the Village.

9
10 Ms. Hurley stated a question was asked if the purpose of the preservation ordinance was to curb the
11 high rate of teardowns in the 1990's. She then stated as they think about the Comprehensive Plan, there
12 was introductory language which talked about teardowns and the existing plan was responsive to the
13 high rate of teardowns. Chairperson Holland stated Mr. Enck bought their home from the original family.
14 Mr. Enck stated the family put easements on the home to protect it which made it more affordable for
15 them. Chairperson Holland stated that is why they suggested having discounted permit fees for
16 renovations and they hear it is too expensive to remodel. She also stated in the sheet of information,
17 they are providing a list of resources which can be made available. Chairperson Holland also stated they
18 should look at the fee structure and in the early 2000's, demolition fees went up in the hope of curbing
19 demolition but that did not work and they are still dealing with that.

20
21 Mr. Asfahani stated the Commission mentioned the ordinance is weak and property owners do not
22 know who to call. He stated that all of those sound like barriers to preservation and asked the
23 Commission what they see as other barriers to preservation. Ms. Good responded a lot of it is education
24 based and misunderstanding in terms of what it means to landmark a home and what historic districts
25 do to villages. She stated people think it is scary but research showed it enhanced market value. Ms.
26 Good stated there are a lot of myths which need busting. She also stated when the issue of property
27 rights comes up; it is a two sided issue. Ms. Good stated on one hand you move into an area for a
28 certain ambiance and feeling. She then stated she has lived in the Village for 14 years and moved here
29 because of the Village aesthetic and in that time span the Village has been stripped of a lot of what she
30 came here for. Ms. Good described the property rights issue as a double edged sword and they have
31 seen landmarks on Sheridan Road which have had histories of homes being built next to landmarks only
32 to have one of the homes destroyed and a large home built which dwarfs the beautiful homes of the
33 area and questioned what about that person's property rights. Ms. Good also informed the consultants
34 they have had several people come to meetings to voice their opinion and ask how they can help keep
35 the Village from being destroyed. She then stated words and the 60 day delay are all they have and they
36 can look for something more that other communities have.

37
38 Mr. Coladarci stated a problem is the affordable housing issue and the demographic compression of the
39 Village into a small, rich young category whose children attend the schools and then leave. He also
40 referred to the tax hit they take during that time period and then leave as soon as they can and their
41 concerns only last as long as they are in town. He described it as a major problem in terms of trying to
42 move forward the idea of landmark preservation and referred to tonight's application where the owners
43 clearly gave no thought to trying to fix the home. Mr. Coladarci then stated people see land they can
44 afford to buy and build a home here. He also stated he was born in the Village and there are two homes
45 left on his side of Cherry Street which date before the 1980's and stated he does not recognize the
46 street where he grew up. Mr. Coladarci stated for the money involved and property rights, people move
47 in and pay a lot for a home and want to get a lot of money out of their property when they leave and
48 any infringement on that right would run up against the same fight from the 1980's.

1 Chairperson Holland talked about the state property tax freeze program and three recent landmark
2 designations. The program is for 12 years Chairperson Holland stated the last time it was looked at it
3 was in 2009 and \$1.31 was the impact of the program on each existing home in the community. Ms.
4 Hurley referred to it being similar to the Tudor iconic building. Chairperson Holland stated according to
5 Edwin Bennett, this is what the entire retail section of town should look like. She also stated on her
6 block, there is one new home among other very old homes and it has been going on four years with the
7 new home not being sold.

8
9 Ms. Hurley asked about the residents' perspectives on preservation and property rights and the
10 demographic compression and new or multi-decade perspectives and whether any of that is changing.
11 She also asked if the younger families now are interested in unique pieces of property. Chairperson
12 Holland responded some are and referred to the home next door to her which was about to be sold. She
13 then stated a neighbor in the area put it on Facebook to save the home. She then stated a family on
14 Prospect purchased and restored the home. Chairperson Holland also stated Ms. Comstock spent a lot
15 and time effort on restoring a home on Prospect.

16
17 Mr. Weaver stated it is hard for the Commission to measure that and in certain neighborhoods a
18 developer can completely change the character of the neighborhood. He then referred to the smaller
19 homes on Hoyt Lane where a giant home is being built which he described as the beginning of the end
20 for that area which would completely change the neighborhood. Mr. Weaver indicated the other homes
21 may then go down. He also referred to a subdivision of five homes where a big home was built. Mr.
22 Weaver then stated the neighbors cannot do anything and they are hurt by development.

23
24 Chairperson Holland stated that is why they look at what other communities do and they need tools
25 they can use. She noted Lake Forest has a two year long delay and a residential design review
26 committee. Chairperson Holland stated all they are asking for are mild changes to the ordinance which
27 would give them more teeth.

28
29 Mr. Coladarci informed the Commission his mother lives on Essex and moved there in 1963 and over the
30 last 20 to 25 years, there have been no children on that street. He then stated the Graces' home sat for
31 a long time and they did inside rehab work. Mr. Coladarci then stated the Johnson home sat forever and
32 was finally sold and was considered to be a crappy home. He stated it was sold to a young couple from
33 the city which had children and there was no talk of tearing it down. Mr. Coladarci then stated after
34 people heard them being so enthusiastic about the Village from that family, he stated there is a market.
35 He described the situation as stereotypical of why people move to Winnetka. Mr. Coladarci stated it was
36 not a landmark quality home and that is the counter to a money-driven developer building spec homes.
37 He indicated people are willing to save old homes and noted his home is over 100 years old. He then
38 stated you can see the conflict between those who like old homes and those wanting to tear down and
39 build.

40
41 Mr. Weaver stated there is a different mindset between a builder and those building a dream home and
42 residents who want do something different versus a developer maxing out the square footage and
43 building a home with a giant basement with the home being good for 30 years. He stated they have
44 several developers who are resetting the look of Winnetka. Mr. Enck stated they also hear of people
45 who lived in their homes 40 or 50 years without updating it and when they pass away, the children
46 inherit the home and developers come to them with a cash offer and the home not being put on the
47 market. He then stated those might have been homes a young family or someone with vision could buy
48 and put work in it.

1
2 Ms. Good stated as it relates to young families being interested, she stated they absolutely are and
3 called them connoisseur buyers. She then stated it comes back to education and young people know
4 and love architectural homes. Ms. Good also stated they have seen rare, modern homes torn down and
5 referred to the home at the corner of Prospect. She then stated if her client had known about it, they
6 would have bought it and the homes go fast to developers. Ms. Good stated with regard to the history
7 and those who recycle, the more you know about art and architecture, the more you want to acquire
8 those properties she described as trophy homes. She stated it is easier to restore a home which was
9 untouched for 50 years rather than a home with additions, etc. Ms. Good stated some people are purists
10 and can see the original kitchen and love old cabinets.

11
12 Mr. Stewart stated they were that buyer 20 years ago and bought their home from the original owner.
13 He agreed there are people who appreciate that and they spent years restoring their home slowly. Mr.
14 Stewart stated he has seen the street change completely and there are so many teardowns. He
15 informed the Commission he moved to Winnetka not only for the schools but for the character of the
16 Village which is going away. Mr. Stewart also stated people are building gigantic homes on small
17 footprints and questioned how they can control that.

18
19 ~~Ms. Papoutsis stated zoning is a huge issue and referred to tract mansions built by developers who~~
20 ~~approach owners to buy their homes as is and not list them. She then stated that is the exact situation~~
21 ~~with the home next door to her and when the home went on the market, people wanted to make an~~
22 ~~offer but it never happened. Ms. Papoutsis noted the developer approached the son at that time and~~
23 ~~the neighbors were sick about it. She stated the question is what they can do and agreed the ordinance~~
24 ~~had no teeth.~~

25
26 Mr. Coladarci stated neighbors do not want restrictions and if they are asked to create historic districts,
27 they do not want that. ~~Ms. Papoutsis stated zoning allowed building lot line to lot line and stated the~~
28 ~~home next door to her is right against their driveway. She also stated zoning makes it difficult to live~~
29 ~~next to a new home. Ms. Papoutsis then stated they hear a lot of times that millennials want to move~~
30 ~~into a home and not want to do anything but they want the amenities of a modern home and deep~~
31 ~~basements. She stated they now have flooding and while people think about conveniences, she would~~
32 ~~say to appreciate the character and old homes.~~

33
34 Mr. Asfahani stated as they see other communities, follow-up on education is needed. He then stated
35 when the Commission is speaking toward education; he asked what are the current efforts the
36 Commission to taking to educate the community about preservation.

37
38 Chairperson Holland referred to the landmark brochure from months ago which used to be a Xerox
39 sheet. She also stated they try to celebrate landmarks by having a trolley tour in the spring which is
40 always sold out noting there were two trolleys last year which showed the landmarks in the community.
41 Chairperson Holland stated the next step is to host a landmark event with the realtors and noted three
42 of the suggestions on the list are for the Village to do discount permit fees and increase the time delay
43 for demolition and to publish and highlight properties. She noted there are now four more landmarks to
44 be added to the list and they want to create a historic preservation plan and go to the architects in the
45 community who people can go to for moldings, banisters, etc. with the vision to restore homes.

46
47 Ms. Hurley asked which educational efforts mentioned are done by the Historical Society, the
48 Commission or the Village. Chairperson Holland responded the Historical Society co-sponsored the

1 trolley tours. She informed the consultants the Commission goes to the Village when they think it is
2 necessary and described the list as necessary as well as having proof of what other communities have
3 done.

4
5 Ms. Papoutsis stated the list of what other communities have done was compiled months ago and the
6 study was done in the fall. She indicated there could be additional landmarks which are not listed on the
7 sheet. Mr. Asfahani stated that would be a comprehensive chart which shows how the Village compares
8 to neighboring communities and asked the Commission what they felt are barriers to the ordinance.
9 Chairperson Holland responded for a builder, if they increased the time delay to one year for teardown
10 historic homes. She referred to the caucus who got feedback and people want an effort made to keep
11 historic homes. Chairperson Holland reiterated there is not much understanding of what a landmarked
12 home is and that landmarking needs to be explained to people including identifying what districts. She
13 added there are many ways throughout the Plan to add the beauty of historic preservation and what it
14 does to the community and stated when the homes are gone, they are gone.

15
16 Ms. Hurley asked what the community would think as opposed to builders being mad. Mr. Coladarci
17 stated there are plenty of people who are in the situation of a home bought at a price of \$37,000 which
18 is now worth \$1 million and a lot of value being retained in the property. He referred to a home that
19 doubled in value can be used as the owner's piggy bank or for college. Mr. Coladarci then stated for
20 builders, they buy low, sell high and walk away with the buyer in five years being left with a crumbling
21 home.

22
23 Ms. Hurley asked if there is a rule requiring substantive construction. Mr. Coladarci responded they
24 cannot do much on preservation on the Commission, but they can make things more difficult for
25 builders and questioned whether the demolition permits should not have more information on them
26 such as not putting down the relationship between the applicant and seller. He indicated it is harder to
27 tell from the paperwork whether a spec home would be built. He suggested increasing the burden on
28 the application process and to create friction for those going through the process which can be a small
29 power of the Commission to try to discourage bad behavior.

30
31 Chairperson Holland referred to the Hoyt Lane home where there was consternation about tearing it
32 down and putting in a modern home with the owner not being here at the LPC meeting. She stated
33 many times, there is a requirement that the owner be here and referred to the neighbors who were
34 upset. Chairperson Holland stated the architect came in and that was it. She stated they are a small
35 community and while that worked, it did not change what was built but the attitude was about what the
36 teardown did to the home on the lake and to the one lane street. Chairperson Holland suggested on
37 Preservation Day, they invite builders and realtors who can see and hear the talks given by famous
38 restoration architects.

39
40 Mr. Kaarre agreed they can require things like contacting the next door neighbors and there are other
41 ways to add additional notification requirements as the educational aspect. He then asked if a landmark
42 is only designated if the owner requests it, and Chairperson Holland confirmed that is correct. Mr.
43 Kaarre then asked what are they hearing from the owners who want to landmark a home, why and their
44 reasons for doing it, as well as why are they then seeing demolition applications for them later and
45 asked is it because of the change of ownership. Chairperson Holland stated they have not seen a request
46 for landmark status followed by a demolition request. She then stated people are not aware and think
47 landmark status protects a home in perpetuity. Chairperson Holland then referred to one instance
48 where an owner thought no one could tear down an important structure and the home was torn down.

1 She then referred to the 1175 Whitebridge homeowner who spent a great deal of money restoring the
2 front façade of the home and used bricks from the same vintage from Milwaukee but it did not save the
3 home. Chairperson Holland stated it also happened at 735 Sheridan Road and they have to draw a fine
4 line and the only thing they can do is keep talking. Mr. Weaver stated owners want attached garages, a
5 mudroom, etc.

6
7 Mr. Kaarre stated the idea behind landmark status is for people who want to preserve their homes but it
8 does not. He then asked if any demolition coming to the Commission is during a change of ownership,
9 and the Commission members confirmed that is correct. Chairperson Holland referred to the caucus
10 questionnaire which incorrectly stated a landmark property is protected forever and noted the only way
11 to protect a home is with an easement on the deed. She reiterated they have to explain and have a
12 preservation day for buyers, realtors, etc.

13
14 Mr. Kaarre stated for people interested in preserving homes, he asked if they considered certified
15 landmarks. Chairperson Holland stated the ordinance did allow them, and they had one they had to
16 decertify on Pine Tree Lane. Mr. Kaarre then stated the process is in there for the certification of a
17 landmark but only the owner can request it and they are required to follow the Commission's
18 recommendations. He then stated it is almost like an in perpetuity preservation and a future owner can
19 request decertification.

20
21 Mr. Asfahani stated aside from Mr. Enck's home, he asked if they see a lot of preservation easements.
22 Chairperson Holland referred to the Lloyd home on Sheridan Road and the Adler home on Burr. She
23 then stated the easement problem is that it had to be held by Landmarks Illinois. Mr. Enck stated his
24 easements are held by the National Trust. Ms. Good stated there are a lot of Frank Lloyd Wright homes
25 with an easement and there are stigmas along with it. She reiterated they have to educate buyers that
26 there are tax benefits for easements and encouragement for those in that situation. Ms. Good then
27 stated many times, builders tell them the same story that they love the home and want to save it but it
28 is beyond repair and it is cost prohibitive to fix. Ms. Good stated the Commission realizes it is a
29 cosmetics issue and they tossed the idea round for builders to come in with an architect and what they
30 would like to see is an ordinance which would give the Commission the opportunity to say to come back
31 with the Village's own restoration architect and verify whether the home is salvageable or not.

32
33 Mr. Enck stated that is why the point was brought up when the HAIS is prepared, if the clock for the
34 delay ends and it is a wasted opportunity where other communities require a sit down with the owner
35 and make them talk about how they looked at alternatives. He stated the Commission issuing a delay is
36 only a ticking clock but the applicant is required to do an HAIS. Chairperson Holland informed the
37 consultants if the Commission did not approve the HAIS, the demolition permit is not granted. The
38 clock starts on the 60-day demolition delay when the HAIS. She stated during that time, no one ever
39 comes back. Mr. Enck suggested making it harder for developers. Ms. Good stated with an educated
40 professional representing the Village, they would not just take their word for it. Mr. Coladarci stated the
41 Commission did have the power to say an application is incomplete and they want to understand the
42 relationship of what they are trying to do although they cannot ask certain questions.

43
44 Ms. Hurley stated that is a question for the Village to think about. She then referred to traffic impact
45 studies where an applicant or expert says one thing and a Village expert says something else which may
46 be an opportunity. Mr. Coladarci stated they want them to tell them what is wrong with the property
47 and they can come in with the paperwork asking to see the assessment of the furnace example. He
48 stated rather than saying they are making efforts for repair, the Commission wants to see a summary of

1 the home's condition by an inspector and prove they have met the standards. Mr. Coladarci stated the
2 standards are just words and you can hear the irritation with the builder when the Commission asks
3 questions.
4

5 Ms. Papoutsis then stated ~~that in order to keep the character of Hoyt Lane, the Hoyt Lane home could~~
6 ~~have a big glass structure next to the homes which have been there a long time and commented~~ it
7 would be great if they could get some kind of review with the ZBA and incorporate them into the
8 historic preservation plan. Chairperson Holland stated with regard to residential design review, they
9 would run into a problem and added President Rintz was the chairman of such a previous effort that did
10 not move forward.
11

12 Mr. Kaarre stated for the information requests the Commission is talking about, those require updating
13 the ordinance to include more requirements for information or guidelines to go with the ordinance. Mr.
14 Coladarci stated the Commission can determine what information it would like as part of the demolition
15 application process and demand that the applicants provide the necessary documentation, such as
16 condition of the home. Mr. Coladarci added that is why they have to fight the builder and make them
17 work harder to get what they want. He added the amount of demolitions would slow if they sense
18 hostility toward what the builder is trying to accomplish.
19

20 Chairperson Holland stated there were six applications where the neighbors were up in arms and they
21 did not know them. She referred to their suggestion to require a "For Sale" sign put up so the neighbors
22 know there is an application for demolition, and the Village attorney at that time stated that would not
23 be legal.
24

25 Mr. Schoon stated as he listened to the discussion, he asked if there is a difference between an historical
26 or architecturally significant home and an old home and the Commission Members agreed there is. Ms.
27 Good identified those old homes are contributing structures and the Commission is most concerned that
28 a significant home meets a certain amount of criteria. She noted the definition of an historic home is 50
29 years or older and there are homes that fit that criteria which are not significant but contribute to the
30 ambiance and the Commission has to pick and choose their battles which she commented is a whole
31 other discussion as to what do about contributing structures. Mr. Enck stated they are important issues
32 in different ways.
33

34 Mr. Coladarci referred to higher friction and making it more difficult to demolish a home and if a home is
35 more than 50 years old or historically or architecturally significant, to make it difficult and to change
36 attitudes about teardowns in Winnetka. He added while it may not be a great home, if it is fixed, it
37 would be a small place for those downsizing or a new family.
38

39 Mr. Enck stated in connection with what they saw in neighboring communities, personally he did not
40 want to be the community where it is easiest for developers to make money and what they are is what
41 the information on the chart shows which is it is easy for them to do.
42

43 Ms. Papoutsis agreed with Mr. Enck's comments and referred to the situation at the last meeting where
44 the applicant stated they bought an historic home and would tear it down even if they are required to
45 get an HAIS. She stated the applicant said the agent said the property was listed as land. Ms. Papoutsis
46 then stated it makes sense if it was listed as land and questioned should it be red flagged if it is up for
47 demolition and the applicant be required to have an HAIS and go through the process with the hope it is

1 more stringent. She suggested they work better with the real estate community and stated the applicant
2 did not know it was an architecturally significant home.

3
4 Mr. Kaarre stated the discussion ties back to creating historic districts and the main goal of a
5 preservation plan is to identify future landmarks and districts and the way to do that is to conduct a
6 survey of the properties. He referred to whether a greater level of care is needed to identify what those
7 properties are which can be done through a survey and to tie requirements to those properties.
8 Chairperson Holland responded they did that in 1987 before the ordinance was drafted and an
9 architectural historian was hired who drove through the Village and told the Village Council if there were
10 enough homes to qualify. She stated 300 homes were surveyed and 150 people who found their homes
11 were identified stated they had no right to identify them and that gave rise to opposition to the effort.
12 Chairperson Holland agreed a survey is needed and they have to find a way to do it with the permission
13 of the property owner.

14
15 Mr. Coladarci questioned if any historic preservation ordinance was created in the last 20 years or if it
16 would be an increased burden on homeowners. Mr. Weaver stated the surrounding suburbs are
17 adjusting them all the time. Ms. Papoutsis referred to Highland Park and Evanston. Ms. Good stated
18 Highland Park had a situation where they did not need the owner's permission for landmark designation
19 and people were not for that and they took that away from Highland Park and stated there must have
20 been community backlash.

21
22 Mr. Kaarre stated a designation and survey are two different things and there are a number of
23 differences because the community has changed since 1987. Ms. Good stated in 2010, the Art Institute
24 had students do a survey. Chairperson Holland stated along with the Historical Society, they identified
25 every home in the Village during the summer and looked at the Historical Society files. She then stated
26 the effort fell apart and they did almost the whole downtown area in 3 to 4 years and from Hibbard to
27 the Lake and from Elm to Oak. Chairperson Holland noted Patty Van Cleave managed the project.

28
29 Ms. Good stated what the Commission heard is when there is a demolition and it is for a home built by
30 an architect where they do not know how many there are by a certain architect since they do not have a
31 survey. She then stated while the information would be nice to have, a survey would open a can of
32 worms. Ms. Hurley stated she heard they did not leap into something, but for it to be incremental and
33 education makes sense and the way to get at it is through a basic survey. She also stated they should
34 look at the number of homes torn down since they decided not to have a survey since 1987. Mr. Enck
35 stated a survey would be helpful if having the benefits for people who have an historic home to have
36 lower permit prices for instance. Mr. Enck then stated they rely on the Historical Society's research
37 which helps and the Commission did not want to be too subjective. He noted there are other
38 communities which have surveys like Wilmette and Lake Forest.

39
40 Ms. Hurley stated with regard to teardowns, they have to tie into the idea of sustainability and there are
41 a lot of materials which go to the dump and they have to think about historic preservation through that
42 lens. Ms. Good stated there are environmental concerns as well. She then referred to giant mansions
43 being built after tearing down a 1920's home which has asbestos in the basement. She stated they are
44 supposed to follow guidelines and they do not know if they do and they can make that an issue. Ms.
45 Papoutsis cited such a situation near home.

46
47 Mr. Coladarci stated they should require a plan and how it is going to deal with the environmental
48 aspects of the teardown such as how much of it is reused, does it have value, etc. for the neighbors'

1 concerns. He then stated while the Village required that anyway, they should see that before demolition
2 to protect the neighbors from damage being done to the neighborhood.

3 Mr. Asfahani thanked the Commission for their comments and asked if the Commission had any final
4 thoughts or suggestions for them to share them through Mr. Schoon. Ms. Hurley informed the
5 Commission the website has a comment section and to include their email addresses for updates. She
6 also asked that they spread the word.

7
8 Ms. Good stated from an educational standpoint, she referred to the trolley tours and preservation
9 awards and there is only so much more they can do. She referred to the ongoing series of Winnetka and
10 Northfield libraries monthly discussions relating to restoring and researching old homes and it should be
11 ongoing with different people contributing. Ms. Good then stated it can be done in conjunction with
12 other things such as preservation week, architectural week or a month celebration. She also stated
13 schools have architectural programs and they should expand that. Ms. Good informed the Commission
14 the Book Stall has books out during that month and suggested writing in the neighborhood papers all
15 year long. She stated websites can put up information such as prairie homes in Winnetka, etc. and they
16 never fully explored the possibilities of what can be done for education in the community.

17
18 Ms. Papoutsis commented it would be worthwhile to get local publications to publish information about
19 the benefits of preserving versus tearing down a home. Ms. Papoutsis stated that is why neighbors often
20 do not support landmarking because they think the tax benefit would be unfair to the rest of the
21 community. It would be helpful to have the tax benefit as well as all requirements of landmarking a
22 home clarified. She stated they can discuss the issues with landmarking and what the tax situation is as
23 well as the benefit and that people misunderstood the issue. Ms. Papoutsis stated that is why neighbors
24 do not support landmarking and they think the tax benefit would be detrimental to the rest of the
25 community.

26
27 ns. Mr. Enck stated sustainability should factor into historic homes and all aspects of the community. He
28 then referred to other communities and Milwaukee which have requirements for certain structures and
29 the need for deconstruction as opposed to demolition which would divert materials from the landfill.

30
31 Mr. Coladarci stated it is mostly a matter of the need for more money from the bank to do that. He also
32 stated lower permit fees may not make a difference, but the time and effort to get it done may and the
33 extra cost or savings would not modify the behavior that much. Mr. Coladarci then stated they should
34 lean toward the process to make it more difficult as opposed to trying to create financial incentives
35 which are drivers. Mr. Coladarci then stated if an application is not done right according to the
36 ordinance, the applicant would have to come back with the right requirements and it should be
37 legitimate for the Commission and would not be overly burdensome on those spending a million on a
38 project.

39 **New Business**

40
41 Chairperson Holland stated they would be giving out the landmark preservation awards on February 18,
42 2020 and referred to the time it takes for the plaques to be made. She encouraged the Commission
43 Members to attend and stated she would give a copy of the list to the Village trustees and speak about
44 what the Commission needed to create the ambiance they want to have. Chairperson Holland then
45 stated it has been hard to get in touch with President Rintz and they want to make their position known
46 at the Village Council meeting.

47

1 Chairperson Holland then referred to the Council liaison reports and Mr. Coladarci stated he gave a little
2 bit of information to the Village Council but no one else was doing it and it is not helping. Chairperson
3 Holland stated they would inform the Village Council that the Commission met with The Lakota Group
4 and had a good conversation. Mr. Coladarci confirmed he would do that at the next Village Council
5 meeting.

6
7 Mr. Enck informed the Commission multiple people reached out to him with regard to the 82 Essex
8 home which was designed by Walter Burley Griffin and he has a photo of what the home originally
9 looked like. He noted it was remodeled by Barry Bern and was one of the first reinforced cast in place
10 homes in the country. Mr. Enck then stated it was published a lot in magazines and Landmarks Illinois
11 has it on their radar. He also stated the home has not been updated and was listed for sale for a long
12 time. Mr. Enck noted it is off the market now, but was relisted as land. He stated in terms of what they
13 can do, it is the rare instance of the Commission not being reactive and it is an architecturally significant
14 home and was the model home used by Griffin as the floor plan when the capital of Australia was
15 designed. Mr. Enck then stated it had the same problem they always see such as the kitchen having
16 issues, weird layout, etc. and it would be too expensive for a young family who would need to put
17 money in it. He then stated while they do not know the solution, it may be coming before the
18 Commission.

19
20 Chairperson Holland asked if there were any other questions or new business. No additional comment
21 was made at this time.

22
23 **Next meeting – March 2, 2020 – Quorum check.**

24 The Commission members did not discuss the quorum for the next meeting.

25
26 **ADJOURNMENT:**

27 The meeting adjourned at 9:08 p.m.

28
29 Respectfully submitted,

30
31 Antionette Johnson
32 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: MARCH 31, 2022
SUBJECT: COMPREHENSIVE PLAN VISIONING - PRESERVATION

INTRODUCTION

At the March 7th meeting of the Landmark Preservation Commission (LPC), Community Development Department staff were asked about LPC's input into the final text for the historic preservation aspects of the Comprehensive Plan process. The Director has provided an update on the preservation aspects of the Comprehensive Plan update process.

PLAN COMMISSION

At the March 21 Plan Commission meeting, the Commission discussed the topic of Community Heritage and Placemaking, which is one of ten pillars for which the Commission is creating goals and initiatives and is the pillar under which Village history and architecture preservation would be located. The documents provided as Attachment A were presented to the Commission at the March meeting, and Commission members provided suggested revisions to the documents. The consultant will incorporate those changes into the document and present them to the Commission at the Plan Commission's April 25th special meeting. Staff will share those revised documents with the Commission at your May meeting.

The visioning process in which the Plan Commission is currently participating is the second step in the process of developing the Comprehensive Plan. The Commission will then present its vision, goals, and initiatives for the community to the Council for its consideration. What is developed during the visioning will continue to be refined through the plan making phase. The LPC will have additional opportunities to provide comments.



If the LPC is interested in forwarding comments as a group regarding these two documents to the Plan Commission, the LPC may wish to formulate those comments at your meeting. Staff would then work with the Chair to prepare a letter to the Plan Commission with those comments. Also, as an individual member of the community, a LPC member is always free to send comments representing their personal opinions to the Plan Commission.

If LPC members want to be kept informed of the Plan Commission's work as it becomes available, please visit the project website at <http://www.winnetkafutures.org>.

ATTACHMENTS

Attachment A: Excerpts from the March 21, 2022, Plan Commission Agenda Packet – Comprehensive Plan Visioning

Attachment A

March 17, 2022

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

Updated per February 23, 2022, Commission Discussion with changes noted in red text.

To: David Schoon
Brian Norkus
Ann Klaassen

From: The Lakota Team

Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*
Draft Vision Statements and Comp Plan Structure

Comprehensive Plan Vision Statement

DRAFT VISION STATEMENT – Preferred option was A2

“Winnetka, the “Beautiful Land,” is a treasured North Shore lakefront village with easy access to the Chicago metropolitan center. Our community is committed to the stewardship of all its natural resources, **its built environment, and** its family-friendly heritage of:

- Pedestrian-friendly, safe, and tree-lined neighborhoods.
- Housing for all stages of one’s life.
- Vibrant and walkable core areas for commerce and community gathering.
- Active and engaged multigenerational citizenry.
- Primary and secondary school educational excellence.

Pillar 1: Quality Livable Neighborhoods

“A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways and a variety of well-maintained housing offerings to meet the needs of all of its residents, all of which create a unique and powerful sense of place.”

Pillar 2: Vibrant Business Districts

“A community with a strong commitment of supporting and enhancing its unique, walkable mixed-use business districts, which serve both as the community’s commercial core and its social centers.”

Pillar 3: Community Heritage and Placemaking

"Winnetka's authentic heritage can be found in its walkable streets, its rich tapestry of commercial and residential architecture, and in its cultural activities."

Pillar 4: Sustainability and Climate Action

"A forward-looking community with a strong heritage of innovation and commitment to stewardship of our natural and built environment."

Pillar 5: Educational Excellence

"A community with a strong heritage rooted in education that honors the wholechild, fosters creativity and confidence, inspires lifelong learning, and develops civic responsibility."

Pillar 6: Healthy and Engaging Lifestyles

Note: Combined Parks and Recreation and Healthy and Engaging Lifestyles, added Arts and Culture into this.

"A unique lakefront community that values a variety of carefully managed and well connected parks and open spaces and that treasures unlimited access to recreational opportunities and cultural pursuits to help residents achieve a balanced and fulfilled lifestyle."

Pillar 7: Community Infrastructure, Services, and Technology

"A forward-thinking tradition of delivering exceptional and efficient public services and infrastructure systems to meet the current and future needs of the community."

Pillar 8: Mobility and Accessibility

"A progressive community with forethought in developing a safe and efficient local and regional mobility connectedness for all through public transportation, regional trails and pedestrian and bike friendly neighborhood street networks."

Pillar 9: Civic Engagement

"A community heritage founded on the fundamental principle of fostering beneficial public dialogue through active community engagement and volunteerism."

Pillar 10: Operational Efficiencies and Coordination

Note: Combined Operational Efficiencies and Regional Coordination

"A community with a strong heritage of thought-leadership supporting and enhancing our local and regional intergovernmental relationships to ensure efficient, prudent community management through data-supported planning, organizational synergies and effective communication."

Draft Comp Plan Structure Example

A. Comp Plan Report Structure

- a. Acknowledgments
- b. Previous Planning Documents
- c. Table of Contents
- d. Introduction and Background
- e. Community Voice
- f. Comprehensive plan
 - i. Community Vision Statement
 1. Plan Vision and Policies
 - ii. Plan Values and Principals - Pillars
 - iii. Current and Future Land Use Strategy
 - iv. ***Community Planning Pillars - Chapters***
 1. ***Quality, Livable Neighborhoods***
 2. ***Vibrant Business Districts***
 3. ***Community Heritage and Placemaking***
 4. ***Sustainability and Climate Action***
 5. ***Educational Excellence***
 6. ***Healthy and Engaging Lifestyles***
 7. ***Community Infrastructure, Services and Technology***
 8. ***Mobility and Accessibility***
 9. ***Civic Engagement***
 10. ***Operational Efficiencies and Coordination***
- g. Implementation
- h. Comp Plan Community “notebook” – executive form

March 17, 2022 (DRAFT FOR COMMISSION REVIEW)

To: Winnetka Team

Fr: Lakota Team

RE: GROUP 2 – PILLARS 3, 6, 9 – GOALS AND INITIATIVES DEVELOPMENT
Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

Pillar 3: Community Heritage and Placemaking

"Winnetka's authentic heritage can be found in its walkable streets, its rich tapestry of commercial and residential architecture, and in its cultural activities."

HERITAGE BASED GOALS

GOAL 1:

The Village will adopt and utilize tools that support the preservation of Winnetka's rich heritage, which is reflected in its history, architecture, neighborhood character, open space, and natural resources.

Initiatives

1. In order to strengthen and maintain the rich and diverse character of the Village's neighborhoods, take steps to define a neighborhood's character and sense of identity by identifying each neighborhood's unique elements that contribute positively to the Village, be it a heavy concentration of mature trees, significant density of tree canopy, irregular terrain, private lanes without curb and gutter, grid street form with uniform setbacks, or predominately smaller or larger residential lots.
2. Ensure infill housing and new construction is contextually consistent with existing single-family housing in its neighborhood by creating guideline documents identifying the scale and form of new residential construction envisioned in Winnetka's various neighborhoods.
3. Conduct an architectural survey to identify important Winnetka architectural and historic resources and other physical contributions to its heritage and character.
4. Build upon Winnetka's history of major public works initiatives which have reshaped the community in the past, including lowering the railroad grade, enhancement of the Skokie Lagoons, and the purchase and conversion of the former *Chicago North Shore and Milwaukee* railroad to establish the *Green Bay Trail*.
5. Use open space and parkway lands for pollinator gardens, community gardens and native plants.

GOAL 2:

The Village will create and maintain new educational tools, publications, and programs that inform residents, developers, commercial property owners about the benefits of preserving the community's heritage.

Initiatives

1. Provide summary information and links to federal and state financial incentives, such as the State of Illinois Property Tax Assessment Freeze or federal and state historic tax credits, so that Winnetka property owners are aware of programs to offset costs to restore qualifying historic structures.
2. Provide to Winnetka property owners information concerning non-financial tools and resources available to assist with preservation of historic and architecturally significant structures.
3. Upon completion of the historic and architecturally significant building survey, publish its findings to educate property owners and developers of the Village's potentially significant buildings and structures.

GOAL 3:

The Village will identify policies, code amendments, and regulatory mechanisms that encourage context-sensitive design and building conservation solutions to maintain Winnetka's authentic commercial, institutional, and multi-family residential community character and sense of place.

Initiatives

1. Update existing commercial design guidelines to address current design issues, concerns, and contexts more adequately.
2. Review sign regulations to ensure they adequately address current sign technology and the needs of Winnetka institutions and the business community while maintaining the pedestrian-focused community character of these areas that residents have come to expect.

PLACEMAKING GOALS**GOAL 4:**

The Village will encourage the enhancement of its public spaces, streetscapes, plazas, alleys, and corridors through creative, cost-effective placemaking and public art initiatives to enhance social gathering, events, and recreation for residents of all ages and abilities.

Initiatives

1. Continue to implement the Village's Downtown Master Plan and Downtown Master Streetscape and Signage Plan by constructing streetscape improvements, similar to those in the Elm Street Business District, in the Hubbard Woods and Indian Hill business districts so that these commercial streets are for both mobility and public spaces for gathering, events and socializing.
2. Pursue Green Bay Road improvements that increase and contribute to placemaking through the Village.

3. In cooperation with the Park District, pursue Green Bay Trail improvements that enhance its usability, through improved access and signage, and that enhances the landscaping through upgrades to the natural systems.
4. To encourage more outdoor dining opportunities in Winnetka, establish a Village-wide policy for such temporary uses on public sidewalks, public streets, parking lots, and in public parks.
5. Activate streets and open spaces with temporary and permanent uses that can be catalysts for future investment and growth.
6. Create gateways at Village entrances that integrate elements such as signage, wayfinding, landscaping, and building forms unique to Winnetka.
7. Benchmark and measure the outcomes of public investment in placemaking initiatives.

GOAL 5:

The Village will be prudent in its investment and management of public placemaking initiatives seeking a sustainable, long-term view in the selection of high-quality materials, product durability, product lifecycle, and maintenance responsibility.

Initiatives

1. Use decorative streetlights and other outdoor lighting as effective placemaking tools used along Green Bay Road, the Green Bay Trail and other high traffic commercial areas.

GOAL 6:

The Village will support community-wide arts and cultural efforts by providing welcoming spaces to support active participation, promotion, and programming efforts.

Initiatives

1. Identify and create additional gathering spaces in the community, whether public, non-profit, or private, for cultural and entertainment events such as live performances and concerts.
2. Partner with Winnetka institutions and businesses to integrate public art and art spaces throughout the Village and continue to support Winnetka as an arts and cultural destination.

Pillar 6: Healthy and Engaging Lifestyles

“A unique lakefront community that values a variety of carefully-managed and well-connected parks and open spaces and that treasures unlimited access to recreational opportunities and cultural pursuits to help residents achieve a balanced and fulfilled lifestyle.”

GOAL 1:

The Village will promote and encourage partnerships with other units of government and agencies to conserve, restore and enhance natural features and ecosystems and to ensure accessibility to and among natural areas, parks, and other open or public spaces.

Initiatives

- 1 . Collaborate with the Park District, local school districts, Forest Preserves of Cook County, and others to create programs that enhance accessibility to the open spaces of Winnetka.

GOAL 2:

The Village will work with other agencies or units of government to support recreational facilities and programs that support the health of residents of all ages and abilities.

Initiatives

- 1 . Collaborate with the Park District, School District, Library District, Community House of Winnetka, and other community institutions to create programs that maintain active and thriving Village recreation programs offering a variety of sports, exercise, arts and crafts, cultural, life skills, educational, social, and leisure programs for residents of all ages and abilities.
2. Coordinate with the Park District, non-profit service providers, private leagues, and the school districts the sharing of information so that the public is made aware of the full range of available recreational opportunities.
3. Ensure that local regulations do not discourage businesses and not-for profits from providing private recreational and physical fitness training facilities in the community.

GOAL 3:

The Village will support and promote community institutions and other units of government in the advancement of programs and facilities that provide life-long educational opportunities that broaden all Winnetka residents' understanding of the world in which we live.

Initiatives

1. Support the efforts of community institutions such as the Winnetka-Northfield Public Library, Oakton Community College, and the Winnetka Youth Organization to create programs that provide life-long learning opportunities about Winnetka and the world.
2. Ensure that local regulations and processes do not discourage businesses and not-for-profits from providing supplemental educational opportunities for Winnetka parents and their children.

GOAL 4:

The Village will support community-wide arts and cultural efforts that provide cultural enrichment to community members through active participation, promotion and programming efforts with other businesses, community institutions and arts entities.

Initiatives

- 1 . Collaborate with businesses and community organizations, such as the North Shore Art League, to create programs that encourage participation in arts and culture programs.
2. Create and appoint residents to a Cultural Arts Advisory Board or Commission to collaborate with local organizations and facilitate the installation of public art around the Village.

GOAL 5:

The Village will support health and wellness through innovative and diversified recreation and cultural opportunities in its public parks, plazas, trails, and open spaces.

Initiatives

1. Support and promote health and wellness for all its residents through a safe, connected, and accessible pedestrian and bicycle network, and resources for recreation.
2. Initiate regular, scheduled meetings and information sharing with local bodies of government and other public and non-profit organizations regarding open space and recreation. Sharing resources, ideas, and concerns may lead to new solutions or efficiencies.
3. Improve existing or create new non-motorized linkages between recreation and open space facilities for Village residents, businesses, and schools, and between the facilities themselves. Ensure adequate linkages to regional trail systems are also in place.
4. Support the efforts of the Park District and other community organizations to expand and/or modify Winnetka's recreational programming to fill gaps in services from existing recreation service providers.

Pillar 9: Civic Engagement

“A community heritage founded on the fundamental principle of fostering beneficial public dialogue through active community engagement and volunteerism.”

GOAL 1:

The Village will nurture a culture among community residents that is welcoming, inclusive, and equitable, and that promotes diverse perspectives and cultivates community engagement.

Initiatives

1. Orientation for new Council, board, or commission members, will include training on how the Village provides a welcoming and inclusive way in which all members of the public may participate in Village public processes.
2. Utilize active businesses and business groups to cultivate engagement among their customers and connect with different segments of the population.

GOAL 2:

The Village will foster, promote, and provide ample and structured opportunities for robust community dialogue to support and enhance community in Winnetka.

Initiatives

1. Support the effective use of digital civic engagement and traditional tools, including social media, for use of how residents of all ages and abilities interact with the Village.

2. Create a community open-source software program to engage the public on discussion of agenda items and Village sponsored projects before they become final.
3. Continue to make a high priority of posting online user-friendly information on Village finances, fiscal transparency, and projects.

GOAL 3:

The Village will continue to develop and improve strategies for active recruitment, engagement, and retention of a diverse and multigenerational cohort of volunteers.

Initiatives

1. Create a volunteer committee to work with the support of one staff person to focus on growing the field of volunteers and future leaders for the community and Village.
2. Pursue a variety of methods to attract volunteers such as holding open houses, creating a citizen's academy, collaborating with groups such as the Community House Winnetka, and reaching out to younger generations.
3. Use the Village's website to advertise the satisfactions and benefits volunteers receive from civic engagement.
4. Provide training to volunteers and employees to improve their data and information literacy and how they interact with the Village.
5. Identify obstacles and factors deterring residents from serving on Village boards and commissions. Provide comprehensive and detailed training to Village Board members and all commissioners.

GOAL 4:

Continue to cooperate with those organizations utilized by its Village residents to enhance civic involvement including various clubs, organizations, leagues, and the caucus system.

Initiatives

1. Inform Winnetka residents of community organizations that provide services to residents and include engagement of Village sponsored projects.