TO: Board of Park Commissioners

FROM: Michael J. Benard, Executive Director

RE: House of Seven Gables Acquisition and Operation Proposal

DATE: May 24, 2017



<u>SUMMARY:</u> Pulte Builders will develop the 15 acre Loretto Convent Property into 48 homes adjacent to Seven Gables Park this year. Among the structures to be demolished to make way for this development is an historic structure known as the House of Seven Gables (const. 1896/7) which was designed by Jarvis Hunt who is an architect of some significance who also designed the Chicago Golf Club and several other important buildings in Wheaton and in other cities across the country. See attachment 1. Historians and Preservationists agree that the House of Seven Gables is a rare and important part of our local heritage and is architecturally valuable.

Late last week, a group of preservationists shared with me their desire to save the House of Seven Gables from the wrecking ball via a plan to relocate it. Pulte Builders had previously made it public that they would give the house to anyone who would pay to have it relocated within their development timeline which calls for the clearing of the property (including the house) in June and July.

Through discussions with this group, Pulte Builders and WPD legal counsel, I have become aware that, if it so choses, the Wheaton Park District Board through appropriate direction to its staff and legal counsel, could act to save the house and, with some assistance from the historic preservation community, maintain it as a community asset in a financially sustainable manner.

Two local resident preservationists, Bob and Katy Goldsborough, are willing to purchase the house from Pulte (for \$100), front the cost of relocating it to Seven Gables Park which is adjacent to the Loretto Convent Property, and then donate the House to the Park District.

See attachment 2. The Goldsboroughs indicate that they are not able to donate the costs to move outright, but would pay the expense if they could be reimbursed in 12 months. The cost to move the house is \$228,000. The move alone saves the house from destruction but does not complete the preservation effort. The costs of reimbursing the relocation expense, as well as paying for restoration expenses related to making it a building suitable for assemblage, can be accomplished without the use of existing park district capital or operating dollars. Instead we will leverage the new money that will be available to the Wheaton Park District via the development of the 48 homes on the Loretto Convent Property by Pulte Builders and also via the proven expertise of the district in the realms of hospitality services and event rentals.

<u>FUNDING IMPLICATIONS:</u> I propose the following as a plan to save the House of Seven Gables and maintain it as an ongoing business and historic preservation concern in a manner that is financially sustainable.

- 1. Reimbursing the Goldsboroughs: The 48 new houses will generate approximately \$50,000 in new property taxes for the Park District annually after the development is completed and occupied. I propose that the district engage its Banking Institution, Wheaton Bank and Trust, for the purpose of borrowing the \$228,000 with a 5 year repayment schedule to reimburse the Goldsborough's within the 12 month timeframe. The new property tax revenue will be used to meet the loan Principal and Interest (appx 4%) and then be available for other park purposes thereafter.
- 2. Meeting the additional Restoration Costs: The 48 new houses will generate approximately \$150,000 in one time impact fees for the Park District via the Land Cash Donation Ordinance. The appropriate place to spend these dollars is Seven Gables Park. I propose that it be used to meet the costs associated with making the house again suitable for assemblage including;
 - a. Foundation Construction
 - b. Natural Gas Service Connection
 - c. Electrical Service Connection
 - d. Water Service Connection
 - e. Sanitary Service Connection
 - f. Storm-water Permitting

Pulte will be addressing these same concerns as part of the construction of the housing development and have committed to cooperative efforts.

Ornamental gardens and possibly statuary could be added as dictated by revenue generation.

- 3. Fundraising for additional needs: Any gap between the cost of a-f above and the total impact fees generated by the development will be met through a short term focused fundraising effort conducted by the local historic preservation community prior to the move of the house. Should those efforts fail, the deal will be terminated. Additionally, if a major element of the structure was found to be requiring capital expense prior to the move of the house (such as the roof or other building envelope item) which could not be paid for as described herein, the deal would be terminated. A date certain would be worked out between the parties and Pulte as a deadline for fundraising and assessment of additional costs as well as a study of the building envelope.
- 4. Ongoing Costs for maintaining the House: The House of Seven Gables will be utilized for community and family events as one of the Wheaton Park District's Rental Facilities. The administration of the rental facility can be folded into existing staff responsibilities. I offer the following examples from other nearby communities of similar uses of Historic Mansions/Homes:

a. Cheney Mansion - Park District of Oak Park

i. Gross Revenue 2016

\$216,334

ii. Net Revenue 2016

\$ 47,610

b. Wilder Mansion - Elmhurst Park District

i. Gross Revenue 2016

\$238,553

ii. Net Revenue 2016

\$ 88,655

Please see attached promotional information from Oak Park and Elmhurst to give you an idea of the possibilities. See attachments 3 & 4. Upon the Board's direction, I will immediately craft a business plan for such an enterprise.

5. Parking and Access Considerations for Rental of Mansion: Existing parking in Seven Gables Park near the Tennis Courts would be utilized for rental event parking. A short walk to the mansion would be required or a golf cart multi seat unit utilized as needed for elderly or disabled. Catering and other supply drop off would use the same access road off of Brighton similar to when Staff lived on the property 12 years ago.

LEGAL REVIEW: I have reviewed the preceding with Special Counsel Phil Luetkehans and he has found the proposed to be within our abilities legally as a Park District. I have asked him to draft an Ordinance that would authorize the negotiation of acquisition should that be the will of the Board. Ordinance included as part of this report.

Please see attached photographs of the subject property.

Thank you for your consideration. Please contact me prior to the meeting if you wish to discuss this matter in advance.

WHEATON PARK DISTRICT

RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PERSONAL PROPERTY COMMONLY KNOWN AS THE HOUSE OF SEVEN GABLES FOR PARK DISTRICT PURPOSES BY THE WHEATON PARK DISTRICT

RESOLUTION 2017-___

WHEREAS, the Wheaton Park District (the "Park District"), DuPage County, Illinois is a duly authorized and existing Park District under the laws of the State of Illinois; and

WHEREAS, the Statutes of the State of Illinois pertaining to such matters provide that park districts shall have the power to acquire by gift, legacy or purchase any personal property necessary for its corporate purposes pursuant to 70 IICS 1205/8-1; and

WHEREAS, the Park District purposes include, but are not limited to the ability to provide both passive and active recreational activities, including revenue producing recreational facilities under, *inter alia*, 70 ILCS 1205/8-10, 70 ILCS 1205/9.3-1 and 70 ILCS 1290/1.

WHEREAS, the Commissioners of the Park District deem it advisable and in the public interest and welfare to acquire by purchase the personal property currently located at Loretto Convent in Wheaton, Illinois (the "House of Seven Gables" or the "Property") for a total of \$228,000 and that it be located at on west end of Seven Gables Park; and

WHEREAS, the Commissioners of the Park District find that acquisition and ownership of the Property to be in the best interests of the Park District and necessary and desirable for the purposes as hereinabove set forth.

NOW, THEREFORE, be it ordained by the Commissioners of the Wheaton Park District, a Park District existing under the laws of the State of Illinois as follows:

SECTION ONE: The recitals set forth hereinabove shall be and are hereby incorporated as if said recitals were fully set forth within this Section One.

SECTION TWO: That it is necessary and desirable that the House of Seven Gables be acquired by the Park District for \$288,000 for one or more of the purposes as hereinabove set forth.

SECTION THREE: That the Executive Director, his staff and the Park District's attorneys be, and hereby are, authorized and directed to negotiate a contract for the acquisition of the property described herein, subject to the following conditions:

- 1. a vote by the full Board of Commissioners of the Wheaton Park District approving a written contract for the purchase of the Property;
- 2. the cost of all permits and the provision of all necessary utilities to the proposed location upon which the House of Seven Gables is to be located at Seven Gables Park for \$150,000 or less if the cost of permitting and utilities exceeds \$1500,00, the receipt of private donations to pay for any costs above \$150,000;

- 3. an inspection of the Property to ensure that the building can be utilized for its intended purposes without the incurrence of significant capital costs, other than the cost to re-locate of the building; and
- 4. the delivery of the Property in its current condition to the proposed location at Seven Gables Park.

SECTION FOUR: The Clerk for the Park District may provide certified copies of said Resolution upon proper request from the general public.

SECTION FIVE: That all ordinances and resolutions or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

SECTION SIX: This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

This Resolution shall be in full force and effective immediately upon its adoption and approval.

Adopted this 24th day of May, 2017.

AYES:	
NAYS:	
ABSENT:	
ATTEST:	President Board of Park Commissioners Wheaton Park District
ATTEST.	
Secretary, Board of Park Commissioners	
Wheaton Park District	(S E A L)

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DATA FORM FOR SURVEY OF JARVIS HUNT BUILDINGS IN WHEATON, ILLINOIS



Architect: Jarvis Hunt

Building Name: House of Seven Gables/Loretto Convent

Address: 1600 Somerset Lane, Wheaton

Original Owner: Jay C. Morse

Original Use: single-family residence

<u>Current Use</u>: convent <u>Construction date</u>: 1896-97 Architectural Style: Tudor Revival

No. of stories: 2 1/2
Roof form: gabled
Cladding material: brick

Noteworthy features: multi-gabled roof; two exterior brick chimneys; parapeted gables; slate roof; three lancet windows on front elevation; jack-arch lintels above windows.

Notes: This house was originally part of an 80-acre parcel purchased by Jay C. Morse, a member of the Chicago Golf Club, which became known as Seven Gables Farm, the name of which referenced the seven gables of its estate house. The House of Seven Gables was intended as a seasonal residence for Morse's daughter and son-in-law, Carolyn Morse Ely and Arthur Ely. It was converted to a convent in 1946 after ten acres of the original estate were sold to the Ladies of Loretto, a Catholic Order of teaching nuns known as the Institute of the Blessed Virgin Mary.

<u>Sources</u>: Jarvis Hunt, undated basement plan for the Arthur C. Ely House. "Houses of Golfers at Wheaton: New Residences Near the Grounds of the Chicago Golf Club," *Chicago Tribune*, Feb. 21, 1897.

Date of photo: 6/20/16



Entrance



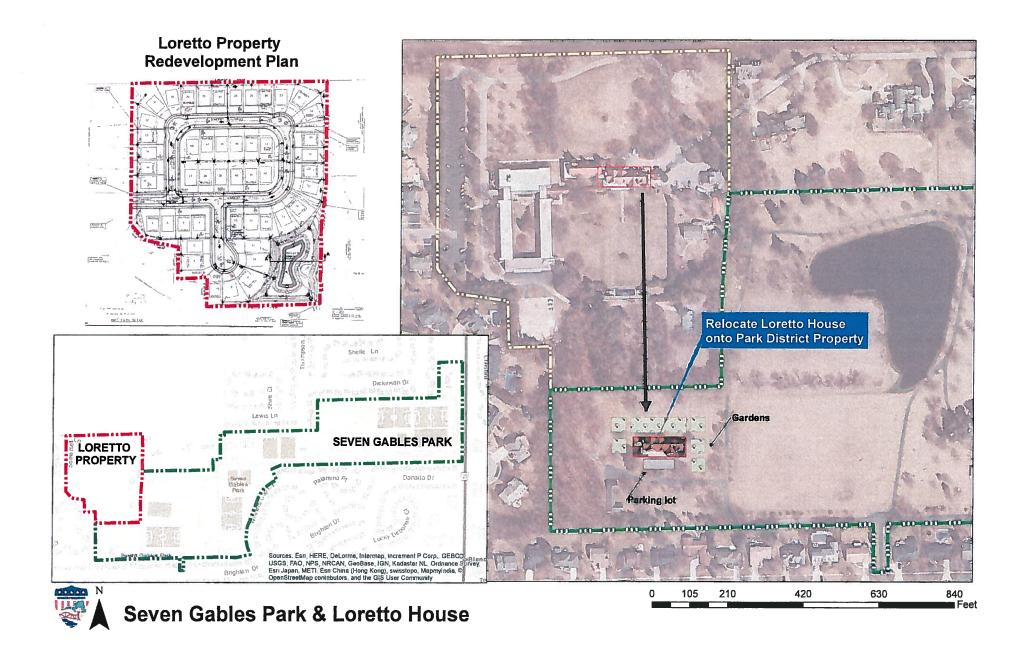
East Room: 704 SF



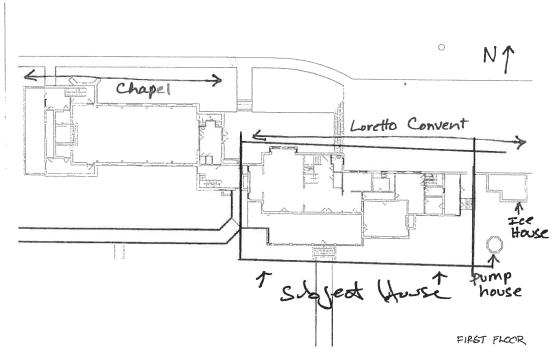
Fireplace nook (in east room): 60SF



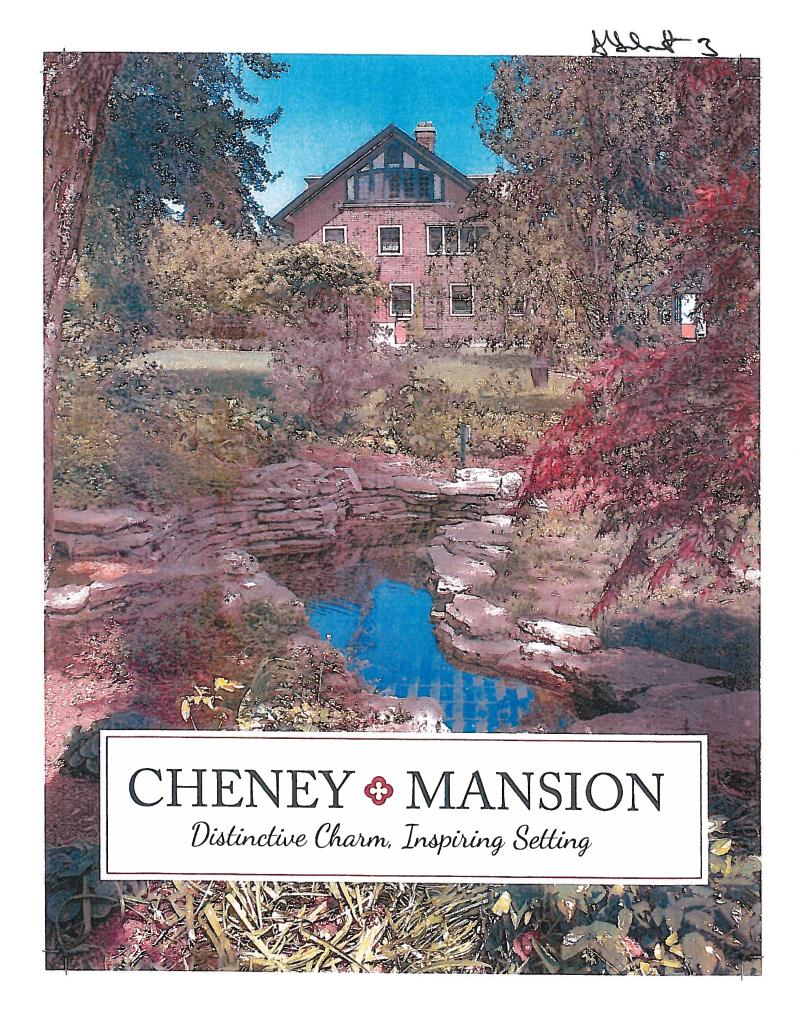
West Room: 867 SF

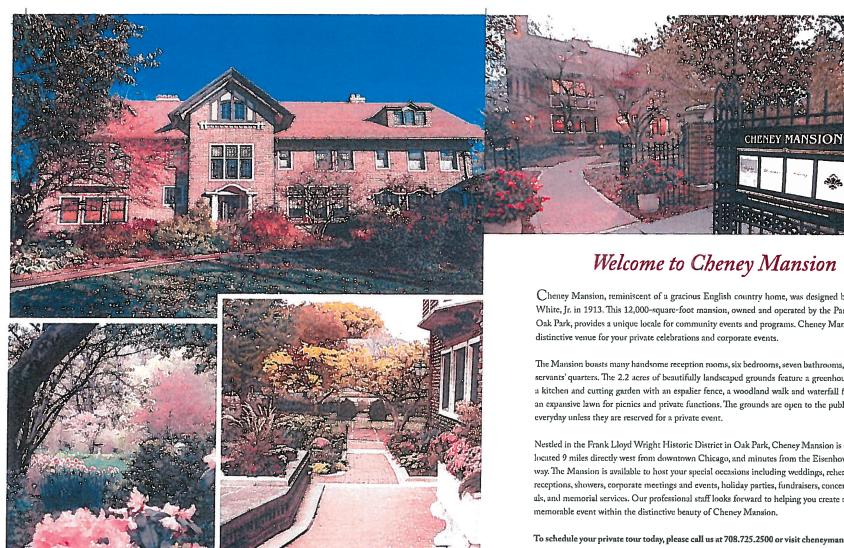


SEVEN GABLES FARM (aka Loretto Convent Property)
DuPage County, Illinois
Illinois HABS No. DU-2016-1 (Page 75)



Environs, First Floor Plan of the Chapel (left) and House of Seven Gables, showing Ice House and Pump House on the right, 2000.





Welcome to Cheney Mansion

Cheney Mansion, reminiscent of a gracious English country home, was designed by Charles E. White, Jr. in 1913. This 12,000-square-foot mansion, owned and operated by the Park District of Oak Park, provides a unique locale for community events and programs. Chency Mansion is also a distinctive venue for your private celebrations and corporate events.

The Mansion boasts many handsome reception rooms, six bedrooms, seven bathrooms, and separate servants' quarters. The 2.2 acres of beautifully landscaped grounds feature a greenhouse as well as a kitchen and cutting garden with an espalier fence, a woodland walk and waterfall fountain, and an expansive lawn for picnics and private functions. The grounds are open to the public until dusk

Nestled in the Frank Lloyd Wright Historic District in Oak Park, Cheney Mansion is conveniently located 9 miles directly west from downtown Chicago, and minutes from the Eisenhower Expressway. The Mansion is available to host your special occasions including weddings, rehearsal dinners, receptions, showers, corporate meetings and events, holiday parties, fundraisers, concerts and recitals, and memorial services. Our professional staff looks forward to helping you create a unique and











History of Cheney Mansion

In 1913, architect Charles E. White, Jr. designed a mansion at 220 N. Euclid Avenue for realtor Caswell A. Sharpe and his family. Included in the 12,000-square-foot residence was an elegant entry and living room, paneled library, handsome reception rooms, six bedrooms, seven bathrooms, and separate servants' quarters. The 2.2 acre landscaped campus also boasted a coach house and greenhouse.

The Sharpes lived in Cheney Mansion until 1921. During that time their son Nathan and his fiance, Marie Walsh, exchanged wedding vows in the library. Andrew and Mary Hooker Dole purchased the residence in 1922 and bequeathed it to their niece, Elizabeth Cheney, upon their death. Elizabeth inherited the Mansion in the late 1940s and deeded it to the Park District of Oak Park in 1975. She resided in the Mansion until her death in 1985.

Now known as Cheney Mansion, the house was designated a local landmark in 2004. It is in good company, as it is located within the Frank Lloyd Wright Historic District.

About the Architect

Charles E. White, Jr. was a graduate of MIT and came to Oak Park after marrying local Alice Roberts. For two years, beginning in 1903, White worked in Frank Lloyd Wright's studio, and was strongly influenced by Wright's credo that a building should express the spirit of its natural surroundings. In addition to Cheney Mansion, White also designed a number of Oak Park residences and the Oak Park Post Office located at Lake Street and Kenilworth Avenue.









To schedule your private tour today, please call us at 708.725.2500 or visit cheneymansion.com.

Planning Your Event

Cheney Mansion is available to host an intimate affair for as few as 2 to as many as 200+ guests for an outdoor gala on the expansive lawn. We are available seven days per week with rental options for one room, several rooms, our outdoor venue or the entire indoor and outdoor expanse of Cheney Mansion.

To begin planning your special event, please call us to set up a private tour. You will learn about various setup options, view the many room choices, and begin to get ideas to make your event special and distinctive.

We will provide you with a list of preferred caterers who will assist you in continuing your event planning. All vendors have been specially selected by the Cheney Mansion professional staff.

As soon as you have selected your special date and made arrangements with your caterers, the Cheney Mansion staff will review the details of your contract with you to start you on the path toward your special day.

Our team will be with you and your caterer every step of the way to ensure your event is flawless and worry-free. We will help you focus on the details that will make your special day truly memorable for you and your guests.

















Cheney Mansion Amenities

Cheney Mansion can meet your special occasion needs with a variety of options:

- 12-15 guests in the dining room
- · 30-40 guests in the solarium
- · 40-50 guests in the greenhouse
- · Up to 80 guests seated at tables for meetings
- · Up to 100 people in the living room, presentation-style for meetings and recitals
- · 150-175 guests indoors, seated/plated dinner or for a buffet dinner
- 175-200 guests indoors for a stationed or cocktail reception
- · 200+ guests outdoors for a garden party with tent

Flexible floorplans are available.

All rental fees include the use of:

For Indoor Events:

- (15) 60" round tables
- (4) 48" round tables
- (3) 6' rectangular tables
- (6) 8' rectangular tables (2 of which are permanently located on the 3rd floor)
- · 8 adjustable highboy tables
- · 150 mahogany chairs
- · Audio system and wi-fi
- · Presentation projector/screen (for an additional fee)
- · Microphone and podium

For Outdoor Events:

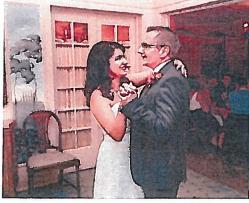
- · 6 adjustable highboy tables
- · 150 white chairs

Preferred Vendors

You have found the perfect venue, now it's time to enlist a team of experienced professionals to customize your private event. Cheney Mansion provides a list of preferred vendors that will work with you to achieve the perfect atmosphere and experience for you and your guests.

















Weddings

If you desire a wedding venue that is elegant, distinctive and timeless, look no further than historic Chency Mansion. Featuring a ballroom, formal dining rooms, sitting rooms, a library, and separate bride and groom preparatory rooms, the Mansion provides the perfect setting for your wedding and reception. For couples who prefer an outdoor venue, your ceremony can be held on Cheney's impeccably landscaped grounds which provide an ideal backdrop for your wedding photographs. At your reception, your guests can flow from the Mansion onto the lighted pario and the adjacent renovated greenhouse which provides an intimate setting for guests to gather. The patio and greenhouse are also perfect for an alfresco cocktail hour.



There are certain occasions in one's life that must far exceed expectations. Cheney Mansion's professional staff will work with you every step of the way to transform your unique style into a one-of-a-kind event. Whether inside the Mansion or outdoors, or maybe both, your wedding will be everything you dreamed and more at Cheney Mansion.

The Mansion and grounds can accommodate 150 guests for a sit-down dinner, and up to 175 for buffet service. A tent may be placed on the grounds for larger groups. All private wedding events have exclusive access to the first two floors of the Mansion and the beautifully-manicured grounds. The third floor ballroom is available for an additional fee.

Chency Mansion was named one of the best Mansion Wedding Venues in Illinois by Wedding Spot





Corporate Events

Corporate retreats, meetings, training sessions and holiday gatherings are right at home at historic Cheney Mansion. Featuring comfortable and unconventional spaces, both large and small, Cheney Mansion is a perfect destination for your corporate event.

Cheney Mansion is equipped with the latest technology and offers a variety of indoor meeting spaces from the living room, dining room, and library, to the charming solarium that overlooks the landscaped grounds. Visitors can take a relaxing break from the day's work by walking the 2.2-acre grounds that surround the Mansion. This outdoor expanse features a greenhouse and patio, perfect for an outdoor lunch, and a woodland waterfall garden to relax and refresh.

Cheney Mansion is also an ideal choice for your holiday business events or celebrations. Each room of Cheney Mansion is elegantly decorated to reflect this festive time of year.

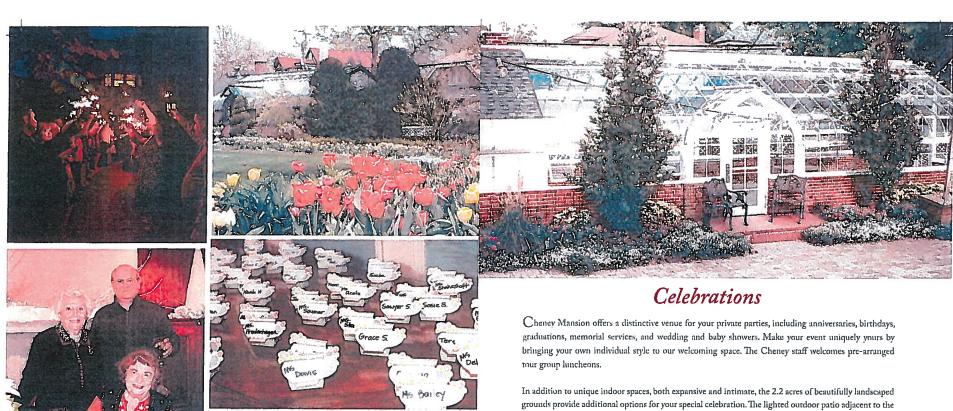
The Cheney Mansion staff is available to help you design your special meetings and events to meet your every need.







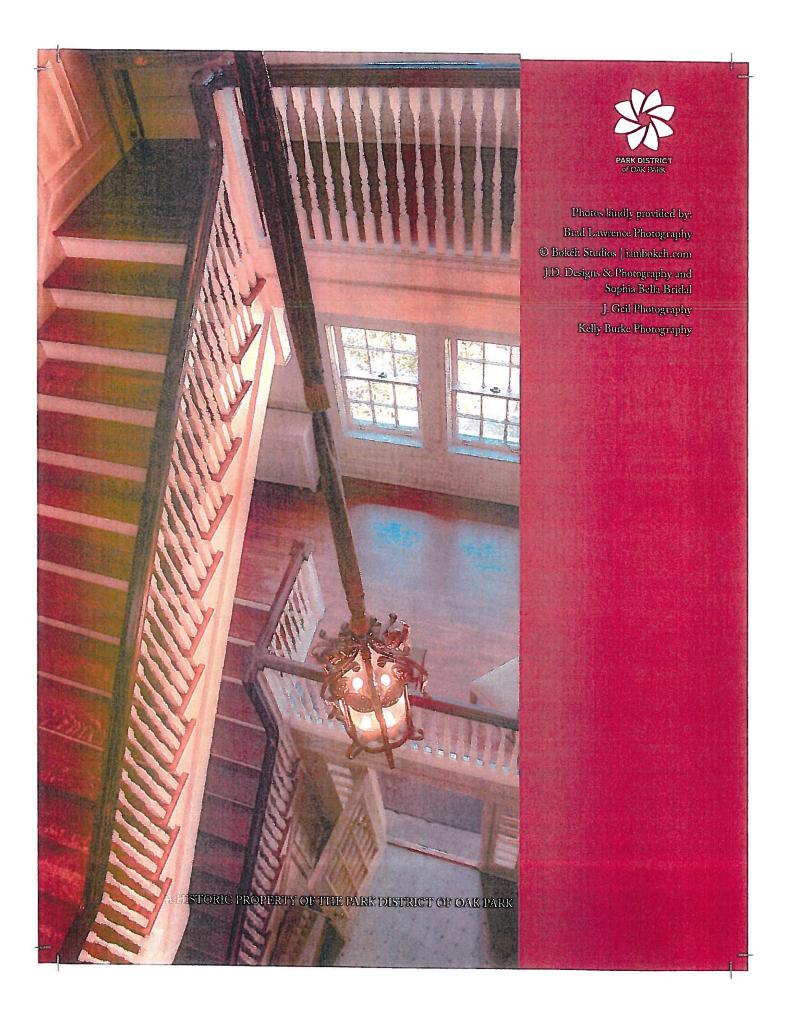




intimate greenhouse, is a beautiful location for an afternoon bridal shower or an evening birthday bash.

Planning a small Sunday birthday brunch, an informal baptismal luncheon, or maybe a tea for your club members? If your guest list numbers 50 or less, call Chency Mansion for information on its Sunday Special. The \$600 fee provides 3 hours for your event, from 11am-2pm. Food served must be pre-prepared and packaged by a licensed food handler, such as a bakery, restaurant or grocery store. No alcohol may be served.

Chency Mansion is a desirable setting for location filming, catalog and magazine still photo shoots, and filming for television commercials and feature films. With a variety of elegant room settings, fireplaces and beautifully landscaped gardens, Cheney Mansion is a popular choice with photographers and artists.





Rental Package Rates

WEDDINGS

Weddings are based on 8-hour rentals. Patrons receive use of both floors of Wilder Mansion. Includes setup and take-down time. Additional service fees may apply.

> Saturday/Sunday Morning & Afternoon - \$2,800

Saturday Evening - \$3,500

Friday/Sunday Evening - \$3,000

WEEKDAY CORPORATE & PRIVATE EVENTS

Includes setup and take-down time. Additional service fees may apply.

Monday-Friday Daytime Per-Hour

One Room - \$100

One Full Floor - \$150

Two Floors - \$200

Monday-Thursday Evening 8-Hour Rental

One Room - \$800

One Full Floor - \$1,200

Two Floors - \$1,600

WEEKEND CORPORATE & PRIVATE EVENTS

Includes setup and take-down time. Additional service fees may apply.

Weekend Morning & Afternoon Per-Hour

One Room - \$100

One Full Floor - \$200

Two Floors - \$250

Saturday Evening 8-Hour Rental

One Room - \$2,000

One Full Floor - \$2,800

Two Floors - \$3,500

Friday/Sunday Evening - 8-Hour Rental

One Room - \$1,800

One Full Floor - \$2,400

Two Floors - \$3,000

Additional Fees As applicable

Refundable Damage Deposit: \$250

Outside Catering: \$500

Non-Refundable Insurance: \$200

Coat Check Staff: \$100

Additional Hour Rental: \$200

Photos Only: \$150

Ceremony Only: \$200 per hour

Piano Tuning: \$200

211 Prospect Avenue Elmhurst, Illinois 60126 (630) 993-8186 www.wildermansion.org

Amenities

Equipment

42" Flatscreen Television

DVD Player Projector

Projector Screen

In-House Music System Wireless Microphone

WiFi

Dimmable Lighting Combination Safe Piano (extra fee)

Fireplace Mantels

Wilder Room 148" w; 7" deep

White Birch Lounge 67" w; 9" deep

Parlor Room 85" w; 8" deep

Elm Room 66" w; 10" deep

Banister 227"

Tables & Chairs

White Folding Chairs

60" Round Banquet Tables 28 72" Round Banquet Tables 8 48" Round Banquet Tables 8 24" Highboy Bar Tables 16 30" Round Café Tables 8 8' Conference Tables 12 6' Conference Tables 10 8' x 18" Tables 4 Wooden High Chairs 8

Wilder Formal Gardens

40' Aisle

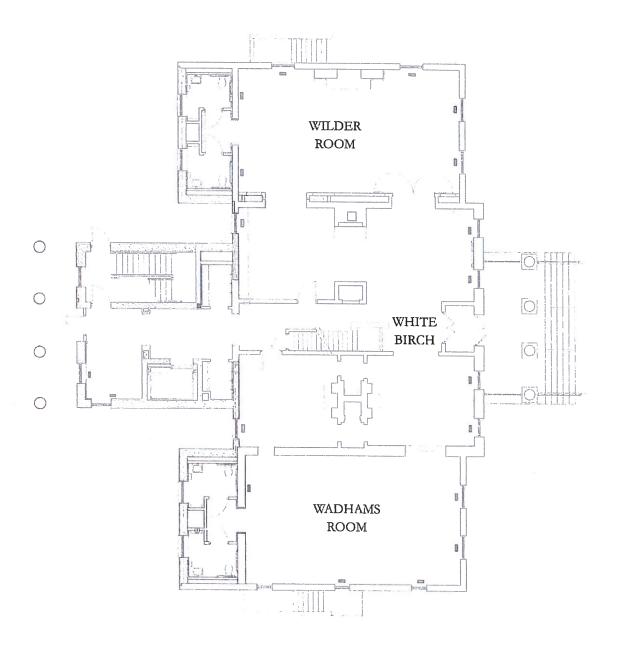
Qty

250

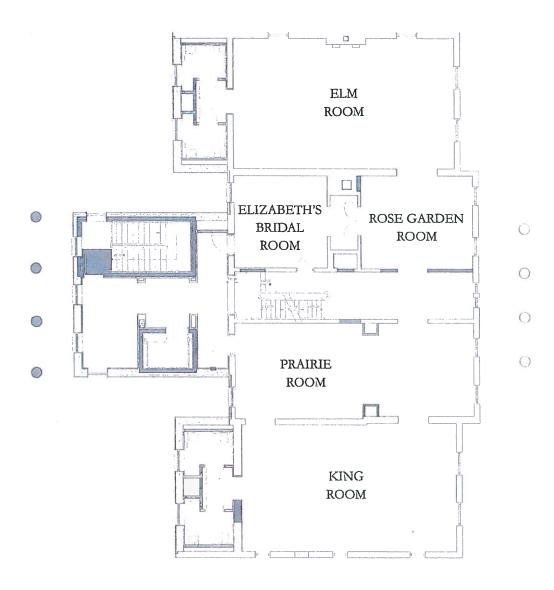
24" Round Table w/ White Linen

One Power Outlet

130 White Folding Chairs



First Floor Layout



Second Floor Layout



Preferred Professionals - Catering

Angeli's Catering (630) 420 (1370) angeliscatering com

Café Amano (630) 279-9533 cifeamano.com

Chow (630) 530,8646 chowtogo.com

Food for Thought (847) 982-2608 ffichicago.com

La Cuisine Catering (630), 691-1700 lacuismecatering conti

My Chef Catering (630) 717-1167 mychef.com

Sweet Baby Ray's/True Cuisine Catering (312) 724 6000 sbrevents.com

Tasty Catering (847) 593-2000 tastycatering.com Angeli's dedication to providing the finest and freshest ingredients, unparalleled service, and the absolute desire to make your event perfect in every way has been the cornerstone of our success for over 20 years. We look forward to making your event at Wilder Mansion one to be remembered.

Let Café Amano cater your event with exceptional cuisine, service and very special attention to every detail. Café Amano is located within blocks of the beautiful Wilder Mansion and can insure the finest, freshest ingredients in all of the food that we prepare. From business luncheons to elegant wedding receptions, let our 30 years of experience help you create an event that your guests will remember for years to come.

At Chow, we are dedicated to providing high quality, natural, handmade food for any occasion, business or pleasure. Along with convenience, you will enjoy the attention to detail and innovation that will make your event extra special. We invite you to join us in the passion for fresh, wholesome food at every occasion, no matter how large or how small. And, we welcome you to visit our retail location to experience the unique tastes of Chow prepared fresh to you every day.

With over 30 years of experience, Food For Thought enjoys an esteemed place among Chicago special event planners. Our catering division offers full-service, off-premise catering as well as equipment and linen rental, event staffing and concierge services. Our veteran sales consultants assist at all phases of the planning process and can provide expert advice on vendors, entertaining and culinary trends. We pride ourselves on working with local farms to provide a high-quality, fresh and diverse range of foods. Food For Thought is proud to be WBE, MBE, CMSDC and GREEN SEAL certified.

La Cuisine Catering, with over 30 years in fine dining experience, brings our expertise to a venue we are proud to represent. We strive in meeting your needs and creating event solutions to exceed your expectations of professional service, cuisine and event innovation. La Cuisine Catering brings your special event to life as the Wilder Mansion is transformed into a gala event space that will dazzle your most discerning guests. Call today to start planning your event and find out why La Cuisine Catering continues to be one of Chicago's premier caterers.

Based in Naperville since 1989, My Chef is one the Western Suburbs' largest and most well respected upscale caterers. We built our reputation on excellent food, beautiful presentation and friendly, professional service. My Chef works with thousands of corporate and social clients and the majority of our events are from personal referrals or from our long and growing list of loyal customers. Whatever the occasion, you can count on My Chef for all of your catering needs!

Sweet Baby Ray's – We make food fun. We use rustic cooking techniques to bring out all of the delicious natural flavors in our chef inspired menus, featuring our world-famous Sweet Baby Ray's Barbecue Sauce.

True Cuisine - Where exceptional cuisine, creativity, and sophisticated service come together. Our menus reflect seasonally inspired ingredients and refined flavors, all presented with style and panache.

For over 25 years, Tasty Catering has been providing the Chicagoland area with delicious, full-service catering at a variety of occasions, including weddings, special events, corporate catering and social and outdoor events. As a family-owned and operated business, we treat every client like family, making sure that your needs are catered to and every detail considered. Call or contact us today to begin planning your wedding or event.