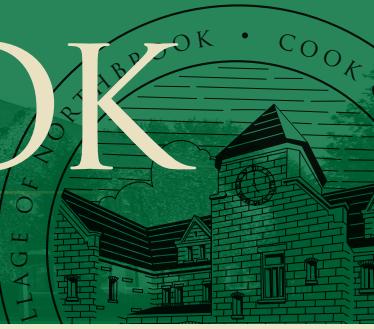


NORTHBROOK

NOVEMBER/DECEMBER 2012



Let it Snow!

As winter approaches, the Public Works Department has been preparing to conduct snow removal operations. Businesses and residents can rest assured that the streets in Northbrook will be cleared.

Our snow removal operation begins with seven or more trucks spreading de-icing materials on main and secondary streets. As snow begins to accumulate, standby personnel are called in to plow the 537 lane miles of Village owned and maintained streets, municipal parking lots and designated sidewalks.

Help Our Crews Keep Your Vehicles Off the Streets

You can help Public Works crews clear our roadways as quickly as possible by not parking on the street during snow removal operations. The Village's number one concern is the safety of those using our streets.

See Snow Plowing Facts on page 4

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Northbrook Finances

Village Receives Budget Award for 18th Consecutive Year

Northbrook's Fiscal Year 2011/12 budget has received the Distinguished Budget Presentation Award from the Government Finance Officer's Association of the United States and Canada (GFOA). This marks the eighteenth consecutive year the Village has received this award, which recognizes the Village's commitment to meeting the highest principles and standards of governmental budgeting. Congratulations to Finance Director Jeff Rowitz and the Finance Department on a job well done.

Speaking of Tax Dollars... Village Treasurer's Report

Please note that the Annual Treasurer's Report for the fiscal year beginning May 1, 2011, and ending April 30, 2012, is on file and available for inspection and/or copying during normal business hours in the Office of the Village Clerk at the Village Hall and at the Northbrook Public Library reference desk. You can also go to www.northbrook.il.us/TaxDollarsAtWork

Northbrook Notify

Visit www.northbrook.il.us to sign up your cell phone number and email address for special notices. *If We Can't Reach You, We Can't Notify You.*

Energy Efficiency Improvements \$ave

Get \$1750 in Rebates for Energy Efficiency Improvements to Lower Your Bills, Make Your Home More Comfortable, and Help the Environment!

The Chicagoland area is one of only 25 regions in the nation to receive federal stimulus money through a grant from the Department of Energy to make our homes more comfortable and more energy efficient. In order to achieve this goal, local and federal governments, utilities, and non-for-profit groups have formed an alliance called Energy Impact Illinois.

To determine your home's needs, the program is offering a home energy assessment for \$99 (\$400-800 value) or a free energy assessment to homeowners who host a home impact party to spread the word to 5-10 friends. A contractor will test your home's leakage and airflow and provide a detailed report of recommendations and costs. You are under no obligation to proceed with the work. Homeowners of any income level are eligible, as well as owners of 2-4 unit buildings, and condo owners with their own heating unit.

Homeowners receive an instant rebate of 70% (up to \$1750) for proceeding with the insulating and air sealing recommendations for their home. Insulating and air sealing a home has been proven to be the most effective method for lowering energy usage and costs. Energy Impact Illinois has made this program as easy as possible by providing approved contractors and a simple phone-in application process. Average energy assessments take only 2-3 hours and energy repairs 1-2 days.

To sign up for the program or for more information, email paige@energyimpactillinois.org, call 224/636-2186 or visit www.energyimpactillinois.org

Veterans Day Celebration

Saturday, November 10, 10:30am

Northbrook Jr. High, 1475 Maple Ave.

Remember our Veterans, as well as those currently serving, at this year's Veterans Day Memorial Service. The American Legion and the Veterans of Foreign Wars invite all to assemble in the Northbrook Jr. High gym for a special service complete with Color Guard and a Rifle Salute. Come out and thank our Veterans!

Upgrades for Commuter Parking

Eight automated parking machines will replace the manual slot boxes in the METRA commuter lots.

The new machines, which should be in operation by late November, will make paying for parking more convenient as commuters will be able to pay by cash, coin, credit card and by cell, and will be issued a receipt. Details will be available at the train station and at www.northbrook.il.us

Northbrook Maintains Class 7 Status with National Flood Insurance CRS

Once again, the Village has received good news from FEMA! Following the annual recertification review, the Village has maintained a Class 7 Rating with the National Flood Insurance Program's Community Rating System (CRS).

The CRS program allows communities to achieve certain credits (i.e. reduction in flood insurance policy premiums) by implementing specific floodplain outreach activities and development regulations. Currently, there are only 18 communities in Illinois with a Class 7 rating out of 58 participating communities in Illinois.

What Does This Mean for Village Residents?

Residents who live in a Special Flood Hazard Area (SFHA) continue to qualify for a 15% reduction on flood insurance and those who do not live in a SFHA area can qualify for a 5% reduction.

Additional information can be found on the FEMA website at www.fema.gov/business/nfip/crs.shtm

However, there are two cases where residents who have federally-backed flood insurance do not receive the CRS discount:

- If they have a Preferred Risk Policy (people outside the 100-yr. floodplain who never had a previous flood claim).

- The first floor of the structure is 1' or more below the Base Flood Elevation on a Post-FIRM building (non-compliant structure).

How Are Residents Notified?

All residents and business owners with properties located within a Special Flood Hazard Area (SFHA) were notified by letters mailed in late September. In addition, this information is posted once a year in our September Village Newsletter.

Since Northbrook participates in the National Flood Insurance Program (NFIP), a federal program that offers flood insurance which can be purchased through property and casualty insurance agents, rates are set and do not differ from company to company or agent to agent.

If a property owner's insurance agent does not offer flood insurance or the NFIP policy discount, visit www.floodsmart.gov

Questions? Call Jim Baxa at 847/664-4119.



Notes from Village President Sandy Frum



Season's Greetings! It's hard to believe that 2012 is coming to a close. This has been a monumental year starting off with our redesigned newsletter, savings with electric aggregation, downtown planning proposals, a new water tower, road and stormwater projects and implementation of the GORequest system as well as a variety of development projects around town. I wanted to provide a few updates as we wrap up 2012.

Shermer Road Bridge Replacement

The Village Boards of Northbrook and Glenview approved a Memorandum of Understanding with the Union Pacific Railroad (UPR) and the Illinois Department of Transportation (IDOT).

The UPR will construct a new, 149-foot long bridge with a 57-foot clear span, a 10-foot bike path, a 7-foot sidewalk as well as curbs and protective railing. Construction is anticipated to take up to two years and Shermer Road will remain closed during this time. While the bridge will be completed to allow for three traffic lanes, the roadway may reopen initially without the center turn lane until funds can be secured from IDOT.

In the Meantime...

At the Villages' urging, the UPR has committed to installing a temporary traffic signal at Shermer Road and West Lake Avenue in Glenview and constructing a temporary interconnection of Old Willow Road and Patriot Boulevard to provide easier access for businesses and residents in the area. When construction is complete on this access road, in early December, the temporary signal at Shermer Road and West Lake Avenue will be removed. Once the final bridge structure is finished, the temporary interconnection at Old Willow Road and Patriot Boulevard will be removed. Visit www.northbrook.il.us for updates.

Northwest Corner of Dundee & Skokie Boulevard

The owner of the property at the northwest corner of Dundee Road and Skokie Boulevard has entered into a contract to sell the property to a development team, Crossroads Development and the Morningside Group, subject to Village Board approval of their plans for the site. As of this writing, they have indicated they are planning for a mixed use of residential and retail. The Village's review process will provide a Public Hearing prior to the Board taking action on whether or not to approve the project.

Northwest Corner of Lorenz Drive & Walters Avenue

The owner of the property at Lorenz Drive and Walters Avenue, across from the train station, presented an initial concept for a 26,000 square foot, three-story structure that would be predominately commercial and also contain one residential unit. Should the property owner decide to proceed with the project, the owner will first need to secure Village Board approval. The process will provide the public an opportunity to comment on the project before the Board takes action.

Techny Road Stormwater and Roadway Improvements

The anticipated final completion date for this project was moved from late 2013 to December 31, 2012. Thanks go to the great weather and project management by Village staff and our contractor. We sincerely appreciate the patience and understanding of drivers and neighbors who were inconvenienced during construction.

Residents Have Asked Me...

With Federal and State of Illinois debt receiving considerable media attention, I am often asked about the Village's debt picture. Properly used, debt is an effective tool for funding large capital projects such as street improvements and water main replacement. Prudent use of bond financing is one component of our comprehensive financial planning. Detailed information on the Village's finances, including the credit rating reports, can be found on the Village's website at www.northbrook.il.us Click on the top link - *Your Tax Dollars at Work*.

Shop Northbrook!

The Village will once again be partnering with the Northbrook Chamber of Commerce and Chicago's North Shore Convention and Visitors Bureau to promote dining and shopping at Northbrook businesses. A television commercial highlighting the Northbrook shopping experience will be on select Comcast channels over a 5-week period beginning the week of Thanksgiving. Visit www.shopdinenorthbrook.com for more information. For a historical perspective of Shopping in Northbrook, see the back page of this newsletter.

Happy Holidays to you and yours. I am looking forward to a wonderful 2013!



Stormwater Improvements and the Techny Road Construction Project

Wrapping up ahead of schedule thanks to great weather and excellent project management.

The Techny Road storm water project began on May 21, 2012. Since that time, over 6,000 feet of 84-inch and 48-inch diameter pipe has been installed. In addition, over one mile of roadway on Techny and Pfingsten Roads has been reconstructed.

Finally, a modernized traffic signal will be installed at the Techny/Pfingsten intersection before the project is completed. Jurisdiction of Techny Road was transferred from Cook County to the Village prior to the start of the project. This means that Northbrook is

now responsible for the maintenance and plowing of the street. The project has moved at a faster pace than expected due to the lack of rain and excellent management. It is now anticipated that the project will be complete by December 31, 2012; a full year ahead of schedule.

Holiday Refuse Schedule

During the week of Thanksgiving, pick-up for Thursday customers will be Friday and Friday customers will be Saturday.

During the week of Christmas and New Years, pick-up for Tuesday - Friday customers will be delayed one day.

The last chance for yard waste collection will be the week of November 26, depending on your pick-up date.

Important Snow Plowing Facts...

- A complete *Plow-Cycle* can take 6-7 hours depending on weather and traffic.
- Please be patient. Snow and ice control efforts give priority to Village maintained roadways such as Walters Avenue, Cherry Lane, Pfingsten Road, Techny Road, and Shermer Road.
- Main roads such as Lake-Cook, Dundee, Willow, Sanders, Landwehr and Waukegan are plowed by either the Illinois Department of Transportation or the Cook County Highway Department.

continued from page 1

- Keep plowed snow out of shoveled driveways. Residents can help keep their driveway clear by shoveling snow to the right side of their driveway (as viewed from the home looking at the street). Please note: The Public Works Department does not clear private driveway entrances.
- When 2 or more inches of snow fall, it is illegal to park on Northbrook streets until plowing has been completed. If you park in the street you may be ticketed and towed.

- If your vehicle has become disabled or if you would like to find out if the parking ban is in effect, please call the Police Department at 847/564-2060.

For details about snow and ice control visit www.northbrook.il.us/Snow

In addition, the Village will use its Northbrook Notify service to alert residents of snow emergencies such as special plowing operations. Sign up for notifications at www.northbrook.il.us/NorthbrookNotify.

Northbrook Symphony & Northbrook Community Choir

present
HOME for the HOLIDAYS

A musical community celebration

Sunday, December 2 from 4-6pm

Divine Word Chapel at Techny Towers, 2001 Waukegan Road, Techny, IL

Tickets: \$15-\$37 [Online: nbparks.org](http://nbparks.org) **Phone: 847 291-2367**

Brought to you by: Northbrook Park District The Northbrook Symphony Northbrook Community Choir Illinois Arts Council Northbrook Arts Commission

2012 Wildlife Survey

If you reside in an area within the Village of Northbrook that is inhabited by deer or have been impacted by deer in some way, please complete this survey or the online version at www.northbrook.il.us/DeerSurvey.

The Village of Northbrook is adjacent to several Forest Preserve areas that provide a natural habitat for wildlife. Our well developed office parks and residential subdivisions often include ponds, waterways, open areas and lush landscaping that encourage wildlife to settle. Some of our parks are planted as natural prairie restoration sites, also welcoming certain species of wildlife. The Village of Northbrook has recognized that the ecological carrying capacities of the land must be considered in facilitating these areas and maintaining a balance for both our residents and our wildlife. In 1991, the Village Board of Trustees passed a resolution urging the Illinois Department of Conservation (IDOC) to develop and coordinate a program which will keep the deer population of Cook County in ecological balance with the available food supply.

In 1995, in an effort to reduce damage and accidents while providing a healthy environment for all, the Village applied to IDOC for its first Deer Population Control Permit. The Village's concerns were based on numerous deer sightings within the Village limits (not including Forest Preserve property), property damage and motor vehicle vs. deer accidents.



Many residents responded to the first Deer Survey included in the September 1995 Village Newsletter, which provided supporting documentation for this program. Subsequent surveys have continued throughout the years to provide updated information and support for additional Deer Population Control Permits. The Deer Population Control Program must be justified each year based on current statistics. There are some areas in the Village where we have made a positive impact on the ecological carrying capacity of the land, however, in order to continue to monitor deer activity and provide support in other areas of the Village, we are again asking for your input.

Your response is CONFIDENTIAL, but please include your name, address and phone number so that we may properly locate specific areas of activity and can contact you if additional information is required. Your assistance and prompt response in completing the survey is appreciated. Surveys are due by Monday, December 17, 2012

Name: _____

Address: _____

Daytime Phone: _____ Cell Phone: _____

E-Mail: _____

The following questions refer to January-December 2012 This survey is also available online at www.northbrook.il.us/DeerSurvey

1. Please estimate the number of times that you observed deer on your property:

daily _____ (or) # weekly _____ (or) # monthly _____

2. When you observe deer on your property, approximately how many deer at one time do you see? _____

3. How does this activity compare with the previous year (2011): (Please check one)

Decreased substantially _____ Increased a little _____

Decreased a little _____ Increased substantially _____

Same _____ Don't know _____

4. On a seasonal basis, when do you see the most deer on your property? (Rank from 1 to 4 with 1 being the most frequent; if sightings are equal, rank with equal numbers. If you never see deer, rank 0.)

Summer: _____ Fall: _____

Winter: _____ Spring: _____

5. In 2011, did you observe any effects of deer activity on your property? (Please check the box of all that apply; then please rank the most problematic from 1-6, with 1 being the most severe.)

No Evidence _____ Deer feces _____ Deer rubbings on vegetation _____
 Other _____ Hoof prints _____ Feeding on vegetation _____

(Please describe other):

6. What measures have you taken in 2011 to deter the deer from entering/remaining/damaging your property? Please also indicate if you feel the techniques have been helpful (Y/N)

No deterrents because:

Fencing (height and type): Y / N

Repellents (specify brands and application): Y / N

Netting (describe): Y / N

Noisemakers (describe): Y / N

Deer Resistant Plants (names): Y / N

Other (please describe): Y / N

7. Have you been involved in a car accident with a deer in Northbrook in 2012? Yes _____ No _____

If yes, please complete the following:

Date: _____ Location: _____ Estimated damages to your vehicle: \$ _____

8. Additional comments or concerns: _____

This survey may be faxed to 847/564-8390, placed in any of the green, postage free Village drop boxes (located at the Village Hall, Commuter Lot, Wood Oaks Jr. High or Police Department) or mailed. Email comments to roger.adkins@northbrook.il.us

Please tri-fold this survey and seal close with tape before mailing. No staples, please.

SURVEYS MUST BE RETURNED OR COMPLETED ONLINE NO LATER THAN MONDAY, DECEMBER 17, 2012



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Village Happenings

November is Drug and Alcohol Awareness Month

Parents are also encouraged to attend Parent University on Sat., Nov. 3. To register online visit www.nbparks.org or call 847/291-2995.

Don't forget to turn your clocks back one hour at 2am on Sunday, November 4. The Fire Department encourages you to change the battery in each smoke detector when you adjust your clocks.

Interfaith Service at Beth Shalom, 3433

Walters Ave., on Wednesday, Nov. 21 at 7:30pm. All faiths welcome.

Toys for Tots needs donations! Please visit a collection center at the Northbrook Police or Fire Department headquarters or Village Hall by Fri., Dec. 14, with a new and unwrapped toy. Your donation will be greatly appreciated.

Holly Fair and Lunch at Covenant Village, 2625 Techney Rd., on Sat., Nov. 3, 9am to 3pm. Booths will offer German and Swedish collectibles, antiques, Christmas decorations and more. Proceeds benefit local agencies. Call 847/480-6380

Hunger Resource Network and the HEAR Foundation, two local not-for-profit organizations dedicated to the alleviation of hunger, announce the date for their upcoming Community Outreach Day: Sat., Nov. 3, from 7 to 10am in the parking lot of Sunset Foods, 1127 Church St. To learn more about their endeavors, visit the Hunger Resource Network website at www.hungerresourcenetwork.org

Northbrook Community Nursery Open House, Sat., Nov. 3, 10 to 11am at 2700 Willow Rd. Open enrollment for the 2013-14 school year begins Nov. 19. For an enrollment application please call 847/272-5430 or visit www.ncnskids.org.

Experience the **Northbrook Symphony Orchestra** at "Folk Fest" featuring Romantic Eastern European music of the nineteenth and early twentieth centuries on Sun., Nov. 4 at 4 pm. After the event, bring your ticket stub for free admission to "Encore" at the Hilton Northbrook from 6:30 to 8:30pm for a special performance: The Windy City Quintet will perform "Peter and the Wolf", narrated by Larry Rapchak; and a duet will perform The Jet Whistle. For tickets visit www.TheNSO.org or call 847/272-0755.

The Northbrook Garden Club presents "**Holiday Arrangements - how to creatively decorate inside and outside for the holidays**" on Tues., Nov. 6, 10am, at the Northbrook Civic Center, 2002 Walters Ave. The program is free and open to all.

Everyday Life in East Germany – Thurs., Nov. 8, 7pm, Library Auditorium – Historian Anette Isaacs looks at the daily lives of East Germans and what made them so different from West Germany.

Covenant Village of Northbrook, 2625 Techney, is hosting an **AARP Driver Safety Class** on Nov. 8 and Nov. 15 from 9am to 1pm. Learn proven safety strategies to maintain your confidence behind the wheel. The class is free to veterans and spouses/dependents of veterans. Cost is \$12 for AARP members and \$14 for non-members. Call 847/412-7000.

The North Suburban YMCA offers day camp whenever schools are on break. For registration, visit www.nsymca.org or call 847/272 7250.

Fine Arts Fall 21st Season – Sundays at 2pm, Library Auditorium – Nov. 11, Apas Trio –, Works by Dvorak, Schubert, Mendelssohn; Nov. 25, Vladimir Leyetchkiss – piano, Works by Schubert, Scriabin, Debussy; Dec. 9, Tutti Chamber Orchestra, Works by Bach, Mendelssohn and Haydn.

Youth Services of Glenview/Northbrook presents **Stand Up for Youth – A Night of Comedy** featuring comedian Henry Cho, Fri., Nov. 16 at 7pm at the Park Center, 2400 Chestnut Ave., Glenview. Tickets - \$75. Call 847/724-2620 or visit www.ysgn.org.

The **Northbrook Garden Club** will host its annual Holiday Luncheon Tuesday, Dec. 4, 11:30 a.m., Allgauer's Restaurant, Northbrook. Reservations required; call 847/272-2079.

If you're interested in sponsoring a child or family for the **Youth Services' Holiday Gift Program** please call 847/724-2620 or visit www.ysgn.org.

Many popular Northbrook bands will be "**Rockin' For The House**" for **The Ronald McDonald House** at the Comer Children's Hospital. 7 Cents, Seagrass, Ska-Lars, Last Resort, and The Mickey Dee's will perform on Sun., Dec. 9, 2pm, at The Alley in Highwood. Admission is free and monies will be raised through a cash and prize raffle. Sponsored by The Junior Board of Northbrook. For details call 847/922-7141.

Build a Gingerbread House Contest Benefitting Youth Services of Glenview/ Northbrook on Sat., Dec. 1, 10am-1pm, Renaissance Chicago North Shore, 933 Skokie Blvd. Prizes for the Top 3 Houses! All necessary supplies provided. \$25 donation per house is required during registration. Registration ends Wed., Nov. 21. To register email kgalster@waynemessmer.com.

Gale Gand's Easy Appetizers and Desserts Sat., Dec. 1, 10am, Library Auditorium. This program is co-sponsored by the Friends.

Marshall Field's Holiday Windows – Tues., Dec. 4, 7pm, Library Auditorium featuring Window designer Amy Meadows.

Bullying – Tues., Nov. 27, 7pm, Library Auditorium Ann Howard, PhD, will share her expertise and the latest research surrounding all types of peer relations.

Holiday Concert with the Northbrook Community Choir

– Mon., Dec. 10, 7:30pm, Library Auditorium – The Northbrook Community Choir, directed by Sue Young, will perform favorite holiday songs of the season. This program is sponsored by the Friends.

The Northbrook Woman's Club Foundation

Holiday Boutique and Luncheon will be held on Thurs., Dec. 6, 10:30am, Skokie Country Club, 500 Washington Ave., Glencoe. The Boutique will feature over a dozen outstanding vendors from the area; a luncheon and entertainment by GBN's Show Choir "Express" will follow. Call 847/498-8992 or visit www.northbrookwomansclub.org

The New Tradition Chorus Annual Holiday Concert "The Most Wonderful Time of the Year" is at 2:30pm and 8pm on Sat., Dec. 1, and 2:30pm on Sun., Dec. 2, at Glenbrook South High School. For ticket info, visit www.newtradition.org or call 800/746-9246.

The **Northbrook Park District Senior Center**, 3323 Walters Ave., offers a wide variety of programs and trips for adults age 55 and over. For information and reservations, visit www.nbparks.org, call 847/291-2988 or stop by the Senior Center.

Visit the Village Hall and enjoy beautiful artwork in the **Village Gallery**. Artwork by Watercolorist Kittie Yohe is featured in November and photography by Northbrook resident Dave Harris will be featured in December.

Great Holiday Gifts for sale at the Inn Shop of the Northbrook Historical Society, 1776

Walters Ave. Hours: Thurs.-Sat., 10am-4pm, and Sun., 2-4pm. Consignments received Wed., 11am-2pm. Call 847/498-0884. Why not give the gift of a Historical Society Membership? It's only \$15 for an annual individual membership or \$25 for a family. Visit www.northbrookhistory.org or stop by the Northbrook History Museum.



THE VILLAGE OF NORTHBROOK

www.northbrook.il.us
village@northbrook.il.us
1225 Cedar Lane
Northbrook, IL 60062

Hours: Monday–Friday, 8:30am–4:30pm

Village Hall	847/272-5050
Village Hall Fax	847/272-1892
Police and Fire Emergency	911
Police Non-Emergency	847/564-2060
Fire Non-Emergency	847/272-2141
Public Works	847/272-4711

Village Officials:

President: Sandra E. Frum

Village Clerk: Debra J. Ford

Village Manager: Richard A. Nahrstadt

Village Trustees:

James A. Karagianis

A.C. Buehler

Michael W. Scolaro

Todd A. Heller

Kathryn L. Ciesla

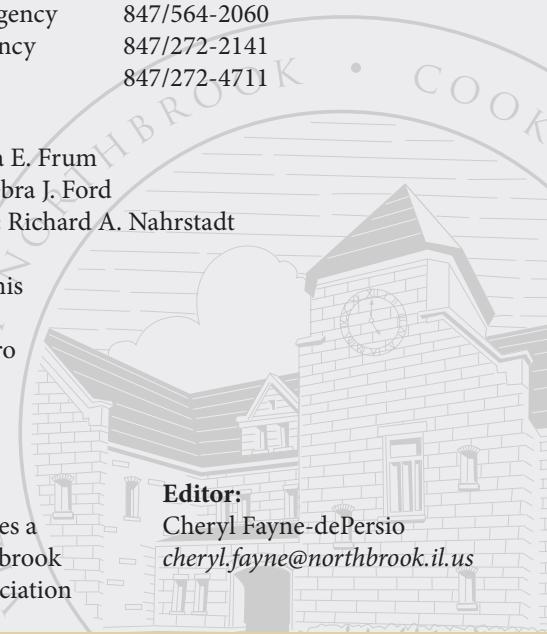
Robert P. Israel

This newsletter is published ten times a year by the Northbrook Information Association

Editor:

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cheryl.fayne@northbrook.il.us



Northbrook Information Association

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Historian's Corner

presented by the Northbrook Historical Society

The History of Shopping in Northbrook

The Village became a shopping destination when the first of the two Cherry Lane shopping plazas opened in 1954. Not only did Northbrook residents flock to the Northbrook Shopping Center but it also drew shoppers from all over the North Shore. It was one of the first shopping centers in the area – predating Edens Plaza and Old Orchard by several years.

A few years later, the new Cherry Lane underpass and Meadow Road made traveling to and through the downtown much easier.



The new roads and the Meadows Shopping Plaza opened in November 1959. The variety of stores added to the wealth of shopping options.



At one time, the centers had three large grocery stores, two drugstores, bakeries, shoe stores and five and dime stores operating at the same time. There was also a currency exchange, snack shop, cleaners, record store, gift store, toy store, stationary store, camera store, shoe repair store and clothing stores specializing in men's, women's and children's clothing. In the 1970s, a bookstore, and a candy store joined the other specialty stores. Two of the original stores are still in operation today.

If you are curious about which two stores, visit the Northbrook Historical Society on line at www.northbrookhistory.org

Nearly everything a person needed could be found in one of the owner-operated stores in the shopping centers. As the population increased, so did the number of small strip malls all across the town. In 1976, Northbrook Court opened as a regional mall and later Village Square and Willow Festival added to the shopping options.

Gone are many of the smaller owner-operated stores. National chains have replaced them. Yet, today Northbrook is still a shopping destination – just not all centered in the downtown area. Just as people did in earlier generations, shop local is still the way to go!

www.northbrookhistory.org

Come celebrate Northbrook's 111th Birthday on Sun., Nov. 18 from 2-4pm at the Northbrook Historical Society's Open House, 1776 Walters Ave.