Winnetka Village Council
REGULAR VIRTUAL MEETING
Zoom
January 5, 2021
7:00 PM

AGENDA

In accordance with social distancing requirements and Governor Pritzker's Executive Orders 2020-43 and 2020-44, and Section 7(e) of the Illinois Open Meetings Act, the Winnetka Village Council meeting on Tuesday, January 5, 2021 will be held virtually. The meeting will be livestreamed via the Zoom platform. At least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Illinois Open Meetings Act, and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to Executive Orders 2020-43 and 2020-44 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first come, first-served" basis.

The public has two options for observing and participating in this virtual Village Council meeting including the ability to provide oral comments during the meeting. To facilitate an efficient meeting, public comments submitted in advance are encouraged.

1) Telephone (audio only Call 312-626-6799), when prompted enter the Meeting ID – 99027039237 (Please note there is no additional password or attendee ID required)
2) Livestream (both audio and video feed) Download the Zoom meetings app to your smartphone, tablet or computer and then join Meeting ID: 99027039237. Event Password: VC010521

Public comments should be emailed to contactcouncil@winnetka.org. Public comments received by 6:45 p.m. on Tuesday, January 5, 2021 will be read at the appropriate time during the meeting. General comments for matters not on the agenda will be read at the beginning of the meeting under the Public Comment agenda item. Comments specific to a particular agenda item will be read during the discussion of that agenda item. The Village will attempt to have comments received after the meeting has started read at the end of the meeting. Public comment is limited to 200 words or less. Public comments should contain the following information:

- In the subject line – "Village Council Meeting Public Comment"
- Name
- Address (optional)
- Phone (optional)
- Organization or agency representing, if applicable
- General comment or comment on topic of specific agenda item number

All emails received will be acknowledged either during or after the meeting, depending on when they are received. If you do not have access to email, you may leave a message with your public comment at the Village Manager's office at 847-716-3541 or mail to Village Clerk, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093.

Winnetka Village Council
REGULAR VIRTUAL MEETING
Village Hall
510 Green Bay Road
January 5, 2021
7:00 p.m.

AGENDA

1) Call to Order
2) Pledge of Allegiance
3) Quorum
   a) January 12, 2021 Study Session
   b) January 19, 2021 Regular Meeting
   c) February 2, 2021 Regular Meeting
4) Public Comment
5) Reports
6) Approval of Agenda
7) Consent Agenda
   a) Approval of Village Council Minutes
      i) December 1, 2020 Regular Meeting 3
      ii) December 8, 2020 Study Session 6
      iii) December 15, 2020 Regular Meeting 10
   b) Approval of Warrant List dated December 11 – December 30, 2020 14
   c) Resolution No. R-1-2021: Approving the Purchase of SCBA Equipment (Adoption) 15
   d) Resolution No. R-2-2021: Approving Contract with Survalent for SCADA Support (Adoption) 20
   e) Resolution No. R-3-2021: Change Order No. 1 to Contract with Asplundh Tree Expert Co. (Adoption) 38
   f) Resolution No. R-4-2021: Approving Contract Purchase of Low Lift Pump (Adoption) ... 45
   g) Resolution No. R-5-2021: Roof Replacement over Reaction Basin & Chlorine Room at Water Plant (Adoption) 66

8) Ordinances and Resolutions

   a) Ordinance No. M-1-2021: 1180 Oakley Avenue Zoning Variations (Introduction & Adoption) 92

   b) Ordinance No. M-2-2021: 839-841 Elm – Berkshire Hathaway Special Use Permit (Introduction/Adoption) 267

   c) Ordinance No. M-3-2021: 930 Green Bay – KMK Luxury Consignment Special Use Permit (Introduction/Adoption) 302

   d) Ordinance No. M-4-2021: 1415-1423 Asbury Subdivision and Variations (Introduction/Adoption) 331

9) Old Business: None.

10) New Business: None.

11) Appointments

12) Closed Session

13) Adjournment

NOTICE

All agenda materials are available at villageofwinnetka.org (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). Webcasts of the meeting may be viewed on the Internet via a link on the Village's web site: https://www.villageofwinnetka.org/AgendaCenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all 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, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3545; T.D.D. 847-501-6041.

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR VIRTUAL MEETING
December 1, 2020

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held virtually on the Zoom videoconference platform on Tuesday, December 1, 2020, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:00 PM. Manager Bahan called the roll. Present: Trustees Robert Apatoff, Jack Coladarci, Andrew Cripe, Robert Dearborn, Penfield Lanphier, and John Swierk. Absent: None. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, Finance Director Tim Sloth, and no persons in the audience.

2) Pledge of Allegiance. Trustee Lanphier led the group in the Pledge of Allegiance.

3) Quorum.

   a) December 8, 2020 Study Session. All of the Council members present said they expect to attend.

   b) December 15, 2020 Regular Meeting. All of the Council members present said they expect to attend.

   c) January 5, 2021 Regular Meeting. All of the Council members present said they expect to attend.

4) Public Comment. None.

5) Reports:

   a) Trustees.

      i) Trustee Dearborn commended the Public Works Department on the holiday lights for 2020; the Council agreed that the lights look very good this year.

   b) Attorney. None.

   c) Manager. None.

   d) Village President. None.

6) Approval of the Agenda. Trustee Cripe, seconded by Trustee Lanphier, moved to approve the Agenda. By voice vote, the motion carried.

7) Consent Agenda

   a) Village Council Minutes.

      i) November 10, 2020 Virtual Study Session.

      ii) November 17, 2020 Regular Virtual Meeting.

   b) Approval of Warrant List dated November 13 – November 25, 2020 in the amount of $1,015,502.06.

DRAFT

c) Village Council Meeting Schedule for 2021.

d) Resolution No. R-73-2020: Purchase of a New Server (Adoption).

e) Resolution No. R-74-2020: Installation of Switchgear and Breaker Equipment for the Northfield Substation Transformer Project (Adoption).

f) Resolution No. R-75-2020: Emergency Pump Repair at the Electric Plant (Adoption).

Trustee Cripe, seconded by Trustee Dearborn, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.

8) Ordinances and Resolutions.

a) Public Hearing: FY 2021 Village Budget. President Rintz opened the Public Hearing at 7:07 PM.

Mr. Sloth explained that the Budget must be adopted before the fiscal year ends. The Budget is posted on the Village's website, and a public hearing was advertised for tonight. Pursuant to Council feedback from the Budget meetings and the Stormwater Vision financing discussion, Mr. Sloth reviewed several modifications made to the draft Budget and he noted that for the seventh consecutive year no Village property tax increase is imposed on existing Winnetka residents. The Budget is balanced and operating expenses are fully funded by operating revenues; there is no reliance on fund balance proceeds or any other one-time revenue source.

There being no members of the public present, President Rintz closed the Public Hearing at 7:10 PM

The Council commended Village Staff for making hard budget choices in the pandemic year and keeping property taxes flat, while still maintaining the Village's infrastructure and high-quality services. It was noted that neighboring communities continued to raise their property tax levies by significant amounts while Winnetka has been holding its property tax levy at the current rate for seven years.

There was a discussion about the Council's budget message to the public, which will reflect the Village's commitment to keeping costs under control and holding the line on property taxes.

i) Resolution No. R-77-2020: Village Budget (Introduction).

Trustee Apatoff, seconded by Trustee Lanphier, moved to introduce Resolution No. R-77-2020. By voice vote, the motion carried.

ii) Resolution No. R-78-2020: Utility Rates & Fees (Introduction).

Trustee Lanphier, seconded by Trustee Dearborn, moved to introduce Resolution No. R-78-2020. By voice vote, the motion carried.

iii) Resolution No. R-79-2020: General Fees (Introduction).

Trustee Cripe, seconded by Trustee Lanphier, moved to introduce Resolution No. R-79-20020. By voice vote, the motion carried.

DRAFT

b) Property Tax Levy and Abatement Ordinances. Mr. Sloth said the total property tax levy is $15,161,834.00. A typical resident will not see a change in the Village share of their property taxes; however, new development will be captured at 0.76%. Proceeds from property taxes account for a little over 50% of the General Fund, and primarily pay for operations of Village departments, routine infrastructure maintenance, and public safety pension fund contributions.

i) Ordinance No. M-17-2020: 2020 Tax Levy (Introduction).

Trustee Coladarci, seconded by Trustee Cripe, moved to introduce Ordinance No. M-17-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.

ii) Ordinance No. M-18-2020: 2020 Tax Levy for Special Service Area No. 3 (Introduction).

Trustee Dearborn, seconded by Trustee Cripe, moved to introduce Ordinance No. M-18-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.

iii) Ordinance No. M-19-2020: Tax Abatement Ordinance for General Obligation Refunding Bonds, Series 2020 (Introduction).

Trustee Dearborn, seconded by Trustee Cripe, moved to introduce Ordinance No. M-19-2020. By voice vote, the motion carried. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.

iv) Ordinance No. M-20-2020: Tax Abatement Ordinance for General Obligation Bonds, Series 2014 (Introduction).

Trustee Coladarci, seconded by Trustee Cripe, moved to introduce Ordinance No. M-20-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.

9) Old Business. None.

10) New Business. None.

11) Appointments: None.

12) Closed Session. Trustee Apatoff moved to adjourn into Closed Session for the purpose of discussing Security Procedures and Collective Bargaining pursuant to Sections 2(c)(8), and 2(c)(2) of the Open Meetings Act and to adjourn the open meeting automatically and immediately without conducting further business after the Closed Session. Trustee Cripe seconded the motion. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.

The Council adjourned into Closed Session at 7:34 PM.

13) Adjournment. The meeting adjourned at 8:34 PM.

_____

Recording Secretary

DRAFT

MINUTES
WINNETKA VILLAGE COUNCIL
STUDY SESSION
December 8, 2020

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held virtually on the Zoom videoconference platform on Tuesday, December 8, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:00 PM. Manager Bahan called the roll. Present: Trustees Robert Apatoff, Jack Coladarci, Andrew Cripe, Robert Dearborn, Penfield Lanphier, and John Swierk. Absent: None. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Ben Schuster, Economic Development Coordinator Liz Dechant, Public Works Director Steve Saunders, and approximately 9 persons in the audience.

2) Public Comment.

   Ms. Kazenas read an email from Liz Kunkle, Winnetka resident. Ms. Kunkle urged the Council to monitor the 2018 Streetscape Plan to ensure it is current and sustainable and she suggested that the Village's trees be regarded as infrastructure that merits regular maintenance and improvement.

3) Parkway Planting Permit Review. Mr. Saunders explained that the Village's parkway planting policy prohibits encroachments on the public parkways without a permit. Last fall, a resident placed planting boxes in the parkway in front of his home and has asked for Council review of the policy so his planters can remain on the parkway. He reviewed the current parkway Code provisions in Section 12.04.040 along with suggested changes to the language to clarify the Village's intent.

   Mr. Saunders noted that the Public Works Director has discretion to approve certain encroachments such as rain gardens on a case-by-case basis. Most other encroachments involve planting ground cover around parkway trees or are in areas where there is no sidewalk to delineate a parkway from a front yard and where low-growing plantings are allowed. He explained that he works to accommodate homeowners where possible in their efforts to beautify the Village.

   Mr. Saunders reviewed a list of clarifications to the policy in Section 12.28.010 that would: (i) encourage green technologies such as rain gardens and bioswales; (ii) allow the Environmental & Forestry Commission (EFC) to be included as part of the permit application process; (iii) prohibit certain obstructions in public rights of way; (iv) provide guidance for height and location of plantings; and (v) absolve the Village from any responsibility to maintain plantings installed under a parkway planting permit.

   Mr. Saunders said Staff is seeking Council approval to: (i) draft a Code amendment ordinance to clarify the provisions of Section 12.04.040 as explained; (ii) amend the permit process in Section 12.28.010 as outlined above; and (iii) direct the EFC to develop guidelines for green infrastructure projects on parkways.

DRAFT

Trustee Cripe said the real impact of the evening's discussion should be to encourage green infrastructure improvements and he suggested the Council defer amending the permit process until after the EFC has made its recommendation. He proposed five principles to consider during the permit approval process: (i) interference with utility lines or access to infrastructure; (ii) interference with snow removal and banking; (iii) interference with motorist visibility; (iv) consistency with neighborhood aesthetics; and (v) encourage plantings that have benefits to the Village including its stormwater plan. He cautioned against language in the Code that is too restrictive to allow for routine maintenance of parkways and planting.

Trustee Lanphier expressed concerns about safe pedestrian passage on streets where there are no sidewalks as well as safe egress for cars parked along such parkways. She asked if the Village keeps in mind where a sidewalk might be placed in the future and considers those factors in the permit approval process and she also asked if watering systems are dealt with. Mr. Saunders said the Village does take large plantings like trees into consideration on parkways where a sidewalk may be placed in the future and reserves the right to remove the plantings if it is deemed necessary. He added that there is a separate permit required for sprinkler systems, and the Village retains the right to remove them if a sidewalk placement or utility work requires. Lastly, Trustee Lanphier suggested cross-referencing provisions for trimming trees and shrubs that overhang the sidewalks with the parkway planting provisions.

Trustee Swierk asked if vegetable gardens should be specifically prohibited in the interest of aesthetics; Mr. Saunders said the issue could be dealt with by staff while still providing flexibility for cases where a garden would not be disruptive. Trustee Swierk also asked for a provision stipulating that any vegetation removed by the Village for utility work or other Village purposes would be replaced at the homeowner's expense.

Trustee Dearborn observed that the current policy, while some cleanup is warranted, is working fairly well and he expressed support for the amendments suggested by Staff. Mr. Saunders agreed that with some clarification the Village can continue to work with homeowners on parkway planting schemes.

Trustee Coladarci asked if further clarification is needed to clearly define what a "structure" is. Mr. Saunders cautioned against undue specificity in the Code, as it removes discretion from Staff; there are extenuating circumstances with each application, and what might be approved at one site would not be appropriate for another.

Attorney Friedman explained that the parkways belong to the Village, and all improvements thereon must be approved by the Village. He said the Code sets out the Village's expectations, and also delegates authority to Staff so every single application does not have to be approved by the Council. Therefore, an open-ended policy can achieve the Council's aims while still allowing homeowners leeway to improve their parkways.

President Rintz called for public comment.

Chuck Dowding, EFC Chair. Mr. Dowding said the EFC would be happy to research and recommend appropriate plantings for parkways.

Craig Witty, Winnetka resident. Mr. Witty said he routinely trims parkway trees and he asked for clarification that this practice is allowed by the Village.

DRAFT

Scarlett Harper, Winnetka resident. Ms. Harper expressed support for rain garden installations throughout the Village.

Teri Cross, Winnetka resident. Ms. Cross commended Council and Staff for all the hard work that goes into crafting policy.

Liz Kunkle, EFC Commissioner. Ms. Kunkle also expressed support for distributed green infrastructure improvements to alleviate stormwater runoff problems and she commended the Council for dealing with the issue on a timely basis. She suggested the permit guidelines include recommendations for planting native species along with rain gardens; and she asked for safety of bicyclists to be kept in mind when sight lines are being evaluated.

Jeremy Marino, Winnetka resident. Mr. Marino said his hope is that the Village will take this as an opportunity to provide guidance vs. prohibiting a lot of measures, especially in light of climate change and stormwater problems. He stressed that the community should be enabled to be creative in its solutions and he asked why "structures" are singled out for regulation.

Kelly Conway, Winnetka resident. Ms. Conway noted that turf lawns do not help with runoff or environmental problems and she expressed support for rain gardens and other green infrastructure improvements which improve runoff and help boost bird and insect populations.

Next, Ms. Kazenas read the following email comments:

- Laura and Sid Glen: The Glens were in support of keeping restrictions in place for Village parkways as they felt raised beds in parkways are not appropriate.
- Cherry Street residents: These residents expressed opposition to allowing raised beds on Village parkways.
- Cherry Street residents: These residents asked that the raised beds on the parkway on Cherry Street be removed for aesthetic reasons.

President Rintz noted that the last two emails were unsigned but will be duly noted.

The Council discussed its options on the parkway planting policy, and it generally agreed to use Trustee Cripe's five principles for public rights-of-way as a framework, with the addition of bicycle safety considerations. Trustee Swierk suggested the Village make clear that parkway improvements will only be approved on a parkway in front of the homeowner applying for a permit. The EFC was directed to research and develop guidance on green infrastructure on Village rights-of-way.

President Rintz said the Council would provide final policy direction after hearing from the EFC.

Ms. Conway noted that there are already Code provisions regarding a homeowner's responsibility to care for the parkway in front of their home.

DRAFT

4) Sales Tax Rebate Economic Relief Program Review & Restaurant Relief Grant Proposal. Ms. Dechant summarized the results of the Sales Tax Rebate Program, which was a big success - $297,500 was disbursed to 76 businesses (about one-third of Winnetka businesses). She noted that the relief program was a lifeline for Winnetka businesses, helping them keep their doors open, and that Winnetka's Economic Development program is a model for neighboring communities.

   Next, Ms. Kazenas reviewed a proposed relief grant program for restaurants, which are very negatively impacted by the Tier 3 pandemic restrictions. There are 25 eligible restaurants in Winnetka, including new restaurants that opened in 2020, that would qualify for $4,000 in grant funding, which will be paid from the remaining balance in the Sales Tax Rebate Program, plus $22,500 from the Economic Development operating budget. No application will be required to participate in the grant program, so there will be no forms to review and no staff time used for processing applications. If the Council approves the program, the funds will be disbursed by the end of the year and will be hand-delivered to the restaurants.

   Trustee Apatoff said the Village needs to also assist businesses to apply for Federal relief funding since the Village has limited funds for grant programs. Ms. Dechant explained that she has been helping connect local businesses to State and Federal relief funding; the Chamber of Commerce is helping businesses with their applications as well. Ms. Kazenas added that the Village's website contains helpful links for businesses to apply for aid monies, and the E-Development newsletter has been providing weekly updates on assistance programs.

   After discussing the proposed program, including a flat grant amount vs. a tiered system and the need for financial aid to restaurants, the Council was unanimously in favor of moving forward with the program.

12) Adjournment. Trustee Lanphier, seconded by Trustee Dearborn, moved to adjourn the meeting. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None. The meeting adjourned at 8:50 PM.

_____

Recording Secretary

DRAFT

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR VIRTUAL MEETING
December 15, 2020

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held virtually on the Zoom videoconference platform on Tuesday, December 15, 2020, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:00 PM. Manager Bahan called the roll. Present: Trustees Robert Apatoff, Jack Coladarci, Andrew Cripe, Robert Dearborn, and John Swierk. Absent: Trustee Penfield Lanphier. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, Finance Director Tim Sloth, Public Works Director Steve Saunders, Police Chief Marc Hornstein, and no persons in the audience.

2) Pledge of Allegiance. Trustee Coladarci led the group in the Pledge of Allegiance.

3) Quorum.

   a) January 5, 2021 Regular Meeting. All of the Council members present said they expect to attend.

   b) January 12, 2021 Study Session. All of the Council members present said they expect to attend.

   c) January 19, 2021 Regular Meeting. All of the Council members present said they expect to attend.

4) Public Comment.

   Ms. Kazenas read an email from Marcia Sutter in support of the restaurant relief program as long as they are abiding by State Covid-19 guidelines; and an email from Bob Sutter commenting that restaurants serving indoor diners should not be eligible for a cash grant.

5) Reports:

   a) Trustees.

      i) Trustee Coladarci reported on the latest Landmark Preservation Commission meeting, where the 740 Ardsley demolition permit was discussed. The matter has been continued for further discussion, as there is much public objection to the proposed demolition and its impact on the surrounding neighborhood. Also discussed at that meeting were demolition permits for two homes adjacent to Centennial Park. Trustee Apatoff urged the Village to review its demolition process. President Rintz suggested the Council discuss teardowns at an upcoming Study Session and perhaps include Residential Design Guidelines.

   b) Attorney. None.

   c) Manager. None.

   d) Village President. None.

DRAFT

6) Proclamation Honoring Public Works Director/Village Engineer Steve Saunders. President Rintz read aloud a Proclamation honoring retiring Public Works Director Steve Saunders for his 35 years of service to the Village of Winnetka.

   The Trustees all commended Steve for his many years of hard work serving the Village.

   Ms. Kazenas read an email from Jessica Tucker, former Village President, commending Mr. Saunders for his contributions to the Village, for supervising the Cenotaph restoration, the Elm Street Train Station remodel, and the installation of the Martin Luther King plaque on the Village Green.

   Trustee Coladarci, seconded by Trustee Apatoff, moved to adopt the Proclamation honoring Public Works Director Steve Saunders for his many accomplishments in Winnetka. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

7) Approval of the Agenda. Trustee Swierk, seconded by Trustee Cripe, moved to approve the Agenda. By roll call vote, the motion carried.

8) Consent Agenda

   a) Village Council Minutes.

      i) November 19, 2020 Virtual Special Meeting.

      ii) November 23, 2020 Regular Special Meeting.

   b) Approval of Warrant List dated November 25 – December 10, 2020 in the amount of $533,402.23.

   c) Ordinance No. M-21-2020: Restaurant Relief Grant Program (Introduction/Adoption).

   d) Resolution No. R-76-2020: Approving the Purchase of a Fire Department Utility Vehicle (Adoption).

   e) Resolution No. R-80-2020: GIS Service Provider Agreement (Adoption).

   f) Resolution No. R-81-2020: Purchase of Multi-Purpose Tractor (Adoption).

   g) Resolution No. R-82-2020: Agreement with Ankura Consulting Group, LLC for IT Services (Adoption).

   h) Resolution No. R-83-2020: Change Order No. 11 to Contract With B-Max Inc. for Electric Distribution System Work (Adoption).

   i) Resolution No. R-84-2020: Purchase of Two Water & Electric Department Vehicles (Adoption).

   j) Resolution No. R-85-2020: Contract with The Okonite Company for Purchase of 15kV Underground Cable (Adoption).

   Trustee Cripe, seconded by Trustee Swierk, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

DRAFT

9) Ordinances and Resolutions.

a) FY 2021 Village Budget. Mr. Sloth gave a final recap of the 2021 Budget, which the Council discussed at four meetings in November and introduced at a Public Hearing on December 1.

i) Resolution No. R-77-2020: Village Budget (Adoption).

Trustee Coladarci, seconded by Trustee Cripe, moved to adopt Resolution No. R-77-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

ii) Resolution No. R-78-2020: Utility Rates & Fees (Adoption).

Trustee Cripe, seconded by Trustee Apatoff, moved to adopt Resolution No. R-78-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

iii) Resolution No. R-79-2020: General Fees (Adoption).

Trustee Coladarci, seconded by Trustee Cripe, moved to adopt Resolution No. R-79-20020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

b) Property Tax Levy and Abatement Ordinances. Mr. Sloth briefly reviewed the property tax ordinances. For the seventh year in a row, the Village did not raise property taxes on existing residents.

i) Ordinance No. M-17-2020: 2020 Tax Levy (Adoption).

Trustee Dearborn, seconded by Trustee Cripe, moved to adopt Ordinance No. M-17-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

ii) Ordinance No. M-18-2020: 2020 Tax Levy for Special Service Area No. 3 (Adoption).

Trustee Cripe, seconded by Trustee Apatoff, moved to adopt Ordinance No. M-18-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

iii) Ordinance No. M-19-2020: Tax Abatement Ordinance for General Obligation Refunding Bonds, Series 2020 (Adoption).

Trustee Apatoff, seconded by Trustee Cripe, moved to adopt Ordinance No. M-19-2020. By voice vote, the motion carried. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

iv) Ordinance No. M-20-2020: Tax Abatement Ordinance for General Obligation Bonds, Series 2014 (Adoption).

Trustee Coladarci, seconded by Trustee Cripe, moved to adopt Ordinance No. M-20-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

DRAFT

c) Ordinance No. M-15-2020: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka (Introduction/Adoption). Chief Hornstein reviewed several items that are outdated or no longer useful to the Village. The items will be disposed of at auction or otherwise discarded in the manner most beneficial to the Village.

After a brief discussion, Trustee Apatoff, seconded by Trustee Swierk, moved to waive introduction of Ordinance No. M-15-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

Trustee Swierk, seconded by Trustee Apatoff, moved to adopt Ordinance No. M-15-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

10) Old Business. None.

11) New Business. None.

12) Appointments:

Trustee Swierk, seconded by Trustee Apatoff, moved to re-appoint Ed Woodbury to another full term on the Board of Fire and Police Commissioners. By roll call vote the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier.

13) Closed Session. None.

14) Adjournment. Trustee Dearborn, seconded by Trustee Coladarci, moved to adjourn. By roll call vote the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, and Swierk. Nays: None. Absent: Trustee Lanphier. The meeting adjourned at 8:04 PM.

_____

Recording Secretary

DRAFT

Agenda Item Executive Summary

Title: Approval of Warrant List Dated December 11 - December 30, 2020

Presenter: Robert M. Bahan, Village Manager

Agenda Date: 01/05/2021

Consent: ☑ YES ☐ NO

☐ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☑ Informational Only

Item History:

None.

Executive Summary:

The Warrant List dated December 11 - December 30, 2020 was emailed to each Village Council member.

Recommendation:

Consider approving the Warrant List dated December 11 - December 30, 2020.

Attachments:

None.

Agenda Item Executive Summary

Title: Resolution No. R-1-2021: Approving the Purchase of SCBA Equipment (Adoption)

Presenter: Alan Berkowsky, Fire Chief

Agenda Date: 01/05/2021

Consent: ✔ YES ☐ NO

☐ Ordinance
✔ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

The Fire Department's Self-Contained Breathing Apparatus (SCBA) is an essential tool firefighters depend upon when entering Immediate Danger to Life & Health (IDLH) atmospheres. The SCBA holds compressed air that firefighters use to breathe while in toxic environments. The 22 SCBA being used by the Fire Department are sixteen years old,are beyond the recommended replacement age, and repairs are no longer supported by the manufacturer. The national standards have changed significantly in the last 15 years and include numerous safety enhancements and features.

Executive Summary:

The Department selected the MSA G1 SCBA (from Air One Equipment, Inc.) as the replacement for the existing SCBA. The Department has recently replaced the SCBA air bottles and the new SCBA are compatible with these bottles. The MSA G1 SCBA comes with a 15-year warranty which covers the life expectancy of the units.

The MSA G1 SCBA air packs include improved communication capabilities, enhanced electronics, an air consumption timer, high temperature alarm, and a single rechargeable lithium-ion battery.

Replacement of the 22 SCBA air packs is included in the Fire Department's 2021 Budget and Capital Plan. The cost of the SCBA with the desired configurations is $113,425.00. The vendor, Air One Equipment, Inc. has agreed to provide all of the SCBA and accompanying equipment up-front with the total payment spread over two years. The first payment of $56,712.50 will be due upon receipt of the air packs and the balance payment of $56,712.50 would be made in 2022. Air One Equipment, Inc. is the only vendor allowed to sell MSA equipment in this area. A sole source letter from MSA, the manufacturer of the SCBA is attached. Air One Equipment, Inc. will provide on-site training and assist with configuring the air packs to the needs of the Fire Department upon delivery.

The Department's current SCBA air packs will be disposed of by the vendor, as they do not have trade-in or auction value and cannot be used by another fire department since they are no longer compliant with national firefighting equipment standards.

Recommendation:

Consider adoption of Resolution No. R-1-2021 waiving competitive bidding and approving a purchase in the amount of $113,425.00 with Air One Equipment, Inc. for 22 MSA G1 SCBA Air Packs and accompanying equipment.

Attachments:

1: Resolution No. R-1-2021
2: Air One Equipment, Inc. Quote
3: MSA Sole Source Vendor Letter

Attachment 1

R-01-2021

A RESOLUTION APPROVING THE WAIVER OF COMPETITIVE BIDDING AND THE PURCHASE OF REPLACEMENT SELF-CONTAINED BREATHING APPARATUSES FROM AIR ONE EQUIPMENT, INC., OF SOUTH ELGIN, ILLINOIS

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

WHEREAS, the Village Fire Department currently fields Self-Contained Breathing Apparatuses (***"SCBA"***) manufactured by MSA Safety Incorporated (***"MSA"***) for use in emergency fire suppression operations; and

WHEREAS, the Fire Department has identified the need to purchase 22 new SCBA in order to replace existing and deteriorating SCBA (***"Replacement SCBA"***), which Replacement SCBA must be manufactured by MSA in order to ensure compatibility with other fire suppression equipment; and

WHEREAS, while there are various vendors of SCBAs, the Village has previously purchased a significant amount of compressed air bottles that are only compatible with SCBAs manufactured by MSA; and

WHEREAS, purchasing SCBAs manufactured by a company other than MSA would require the Village to purchase all new compressed air bottles and a significant cost; and

WHEREAS, the Village desires to purchase the Replacement SCBA, along with the required accessories, from Air One Equipment, Inc., of South Elgin Illinois (***"Vendor"***), the exclusive vendor in the area to provide SCBAs manufactured by MSA (***"Proposed Purchase"***); and

WHEREAS, the Vendor has offered to sell the Replacement SCBA to the Village for a total price of $113,425.00 (***"Total Price"***); and

WHEREAS, $56,712.50 of the Total Price will be due and paid in 2021, with the remainder becoming due and payable in 2022; and

WHEREAS, pursuant to Section 4.12.010.C of the Village Code and Section 1V.3.D of the Village's Purchasing Manual, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and approve the Proposed Purchase;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2. WAIVER OF COMPETITIVE BIDDING. Pursuant to Section 4.12.010.C of the Village Code, Section N.3.D of the Village's Purchasing Manual, and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Replacement SCBA.

SECTION 3. APPROVAL OF PROPOSED PURCHASE. The Village Council hereby approves the purchase of the Replacement SCBA from Vendor for the total not to exceed amount of $113,425.00.

SECTION 4. EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk are hereby authorized to execute and attest, on Proposed Purchase authorized pursuant to Section 3 of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by the vote of two-thirds of the Trustees.

ADOPTED this 5th day of January, 2021, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

_____
Village President

Countersigned:

_____
Village Clerk

Attachment 2

Air One Equipment, Inc.

360 Production Drive, South Elgin IL 60177

Telephone: (847) 289-9000 Fax: (847) 289-9001

website: www.aoe.net

Quotation

MSA G1 Air Mask

FOR: Winnetka Fire Department
428 Green Bay Road
Winnetka, Illinois 60093

DATE: 9/25/2020

ATTN: Captain Rob Browne

Re: MSA SCBA

Qty	Part Number	DESCRIPTION:	Each	Extended
22	* ATO *	MSA G1 FIRE SERVICE SCBA; 2018 EDITION; TO INCLUDE:	$4,320.00	$95,040.00
		4500 PSI, QC REMOTE CONNECTION, STANDARD		
		HARNESS WITH CHEST STRAP, METAL CYLINDER BAND,		
		ADJ. SWIVELING LUMBAR PAD, SOLID COVER REGULATOR		
		UNIVERSAL RIT CONNECTION, HEADS UP DISPLAY SYSTEM,		
		INTEGRATED VOICE AMPLIFIER SYSTEM, RIGHT SHOULDER		
		PASS ALARM & RECHARGEABLE LITHIUM ION BATTERY		
22	10083875	G1 RFID TAG FOR PROGRAMMING	Included	$0.00
44	10149702-SP	MSA G1 CYLINDER QUICK CONNECT FITTING (4500PSI)	$45.00	$1,980.00
44	10158390	MSA G1 CYLINDER DOVETAIL KIT	$35.00	$1,540.00
		SCBA UPGRADE OPTION:		
3	* I-TIC *	MSA G1 INTEGRATED THERMAL IMAGING CAMERA	$875.00	$2,625.00
		PERSONAL FACEPIECES:		
25	10156459	MSA G1 FACEPIECE; NFPA 2018 EDITION WITH 4 PT HARNESS	$245.00	$6,125.00
25	10144231-SP	MSA G1 APR ADAPTER	Included	$0.00
		G1 SCBA ACCESSORIES:		
1	10158385	MSA G1 BATTERY CHARGER; 6 BANK	$425.00	$425.00
6	10148741	MSA LITHIUM ION BATTERY PACKS	$225.00	$1,350.00
6	10162403	QUICK CONNECT FILL STATION ADAPTER	$425.00	$2,550.00
1	* RIT UPGRD *	MSA RIT PACK UPGRADE TO INCLUDE G1 REGULATOR AND UEBSS FITTINGS (2018 EDITION)	$795.00	$795.00
5	10156467-SP	MSA G1 QUICK FILL POUCH ONLY	$199.00	$995.00

TOTAL OF ALL EQUIPMENT: **$113,425.00**

NOTES:

1. ALL SCBA MEET NFPA 1981 & 1982 - 2018 EDITION.
2. ALL SCBA HAVE MSA 15 YEAR WARRANTY.
3. INCLUDES IN-SERVICE TRAINING
4. QUOTE VALID UNTIL 01-31-2021
5. PURCHASE MAY BE INVOICED IN TWO PAYMENTS; 2021 & 2022.

Thank You!

Estimated Delivery:
ON REQUEST

Tim Sarhage, Sales Manager
Air One Equipment, Inc.

Attachment 3

MSA Corporate Center
1000 Cranberry Woods Drive
Cranberry Township, PA 16066
800.MSA.2222
www.MSAnet.com

November 30, 2020

Mr. Matt Timmerberg
Winnetka Fire Department
438 Green Bay Road
Winnetka, IL 60093

Dear Mr. Timmerberg:

Thank you, Winnetka Fire Department for your interest in the MSA product line.

This letter confirms that Air One Equipment Inc is the sole authorized distributor of MSA SCBA and SCBA accessories for the Municipal Fire Service Market for Cook County, Illinois.

By way of background, in the fire service / first responder markets, MSA imposes specific requirements upon our distributors, which can result in a small number of distributors authorized to call upon a particular region. We impose these requirements because the equipment we manufacture and sell requires the involvement of partners with special knowledge, training and experience. Accordingly MSA's distributors are obligated to acquire and maintain extensive knowledge, training, and experience necessary to properly educate, assist and service our end user customers before, during and after the sale. MSA's fire service / first responder distributor qualification requirements are likewise intended to ensure the highest possible end user customer experience.

If you desire additional information about MSA, its product lines, or channel partners, please do not hesitate to contact me. Thank you for your interest in our products.

Sincerely,

Scott McGuire
North American Sales Channels Specialist
Phone: 724-742-8028
Email: scott.mcguire@MSAsafety.com

Agenda Item Executive Summary

Title: Resolution No. R-2-2021: Approving Contract with Survalent for SCADA Support (Adoption)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/05/2021

Consent: ✔ YES ☐ NO

☐ Ordinance
✔ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

The Water Fund uses the Supervisory Control and Data Acquisition (SCADA) master station for the water system to control pumps and to provide information on reservoir levels, turbidity, and disinfection. The Water & Electric Department has maintained a software support agreement with Survalent Technology since the original installation date of the system.

Executive Summary:

The existing customer support and maintenance agreement with Survalent Technology Corporation for the Water Plant SCADA ends in April 2021. Survalent Technology Corporation has varying support levels and contract durations for their software support/maintenance agreement. Staff is proposing to renew the agreement that provide access to 24x7 telephone support, a technical support portal and software updates. The maintenance agreement is available in a single year term or multiple year term. The vendor offers a ~10% savings on a three year agreement. The cost for three years of software support is $38,839.

As part of the 2021 Budget, the Water Fund (account #520.61.40-567) budgeted $36,000 for the renewal of support services. Although the renewal amount is $2,839 higher than budgeted, this is not anticipated to create a budget shortfall. The Operations & Maintenance account with the funding for the renewal agreement contains $144,200.

Survalent has retained the agreed upon terms and conditions from the prior agreement.

Resolution No. R-2-2021 waives the requirement of competitive bidding for the procurement of the services, and authorizes the final Agreement.

Recommendation:

Consider adoption of Resolution No. R-2-2021, a resolution waiving formal bidding and approving an agreement with Survalent Technology Corporation for software support services.

Attachments:

1: Resolution No. R-2-2021

A RESOLUTION WAIVING FORMAL BIDDING AND APPROVING AN AGREEMENT WITH SURVALENT TECHNOLOGY CORPORATION FOR SOFTWARE SUPPORT SERVICES

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (***"Village"***) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village's Water Department use supervisory control and data acquisition system (***"SCADA System"***), the software for which was purchased from Survalent Technology Corporation (***"Survalent"***); and

WHEREAS, due to the critical nature of the SCADA System to the Village's infrastructure, the Village desires to purchase support and maintenance services for the SCADA System software from Survalent (***"Services"***); and

WHEREAS, because the SCADA uses software from Survalent, the Village desires to use Survalent to provide the Services; and

WHEREAS, the Village has appropriated funds for the procurement of the Services; and

WHEREAS, the Village Council desires to enter into a three-year agreement (collectively, ***"Agreement"***) with Survalent for the Services in a total aggregate amount not to exceed $38,839.00; and

WHEREAS, pursuant to Section 4.12.010.C of the Village Code and Section IV.3.D of the Village's Purchasing Manual, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and enter into the Agreements with Survalent;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant to Section 4.12.010.C of the Village Code, Section IV.3.D of the Village's Purchasing Manual, and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Services.

SECTION 3: APPROVAL OF AGREEMENTS. The Village Council approves the Agreement in substantially the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Manager; and

SECTION 4: AUTHORIZATION TO EXECUTE AGREEMENTS. The Village Council hereby authorizes and directs the Village President and Village Clerk to execute and attest, respectively, on behalf of the Village, the final Agreement and any other documents necessary to purchase the Services, as execution of each may be necessary.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by the vote of two-thirds of the Trustees.

ADOPTED this 5th day of January, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

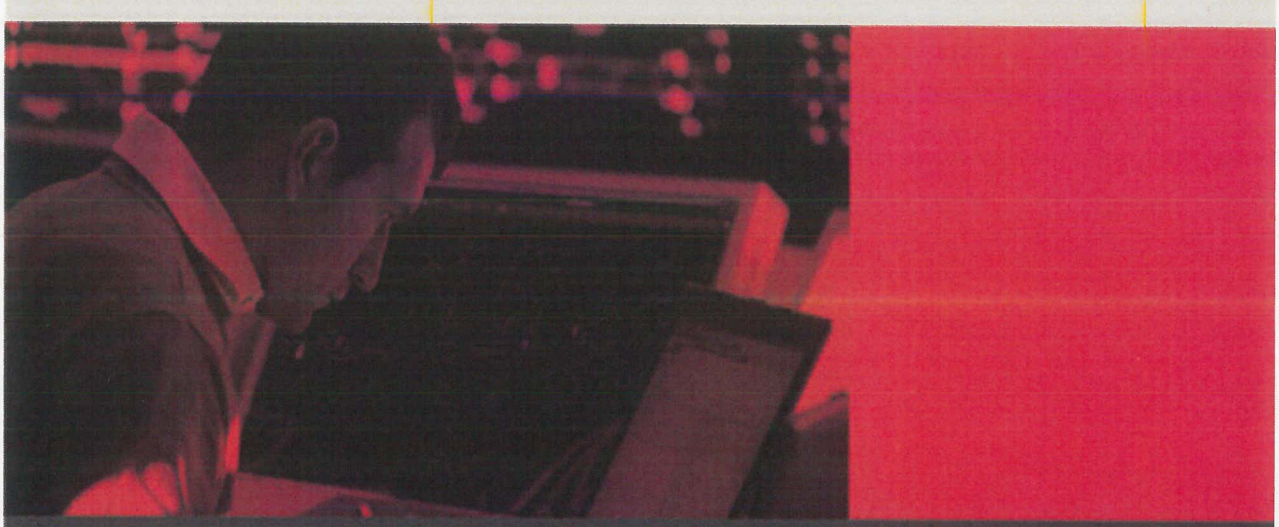
_____

Village Clerk

EXHIBIT A

AGREEMENT

Survalent.



Quotation:

Winnetka Water Plant

ADMS Silver Support Renewal 2021-04

Quotation No. M20_11_65073

December 28, 2021

Attention: Brian Curley

Survalent.

Survalent Technology Inc.
1967 Wehrle Drive, Suite 1, PMB 122
Buffalo, New York ▪ USA 14221
T +1-905-826-5000 ▪ F +1-905-826-7144
survalent.com

Item	Qty	Description	Price (USD)
		Survalent Professional Services	
001	1	**Silver SCADA Support Plan [1 Year]** Support Period [All Systems]: 29-Apr-2021 through 28-Apr-2022 The Silver SCADA Support Plan provides the following: a) Access to the latest software releases of the delivered SurvalentONE software components, effectively providing an extended warranty on these software components and providing access to the latest product features. b) Access to the Survalent Support Portal which includes the ability to create and track support cases, and provides access to software downloads, product documentation, knowledge base articles, live chat, and support forums. c) 24x7 access to priority, telephone emergency support from the Survalent Support Team. Cases will be treated on a first-come, first serve basis. d) 1 Global User Conference training pass and conference pass per year.	INCLUDED
		Total Price	$14,384
		Optional Survalent Professional Services	
002	1	**Silver SCADA Support Plan [3 Years]** The Silver SCADA Support Plan provides the following: a) Access to the latest software releases of the delivered SurvalentONE software components, effectively providing an extended warranty on these software components and providing access to the latest product features. b) Access to the Survalent Support Portal which includes the ability to create and track support cases, and provides access to software downloads, product documentation, knowledge base articles, live chat, and support forums. c) 24x7 access to priority, telephone emergency support from the Survalent Support Team. Cases will be treated on a first-come, first serve basis. d) 1 Global User Conference training pass and conference pass per year.	$38,839

End User: Winnetka Water Plant

Shipping Terms: EXW Ontario, Canada

Shipment approximately 1 to 2 weeks from receipt of purchase order.

Please send purchase order to stcorder@survalent.com

Terms and Conditions subject to the previous legal agreement by Winnetka and Survalent.

Survalent.

Survalent Technology Inc.
1967 Wehrle Drive, Suite 1, PMB 122
Buffalo, New York ▪ USA 14221
T +1-905-826-5000 ▪ F +1-905-826-7144
survalent.com

Item	Qty	Description	Price (USD)

Prices do not include applicable state, provincial, federal, withholding or other local taxes.

This quote is valid for 60 days from date of issue and is based on Survalent (a) Standard Terms and Conditions of Sale, (b) Software License Agreement, and (c) Support and Maintenance Terms and Conditions, as applicable.

Note 1: Standard payment terms are 100% on receipt of order.

This quotation is not valid unless signed by an authorized representative of Survalent.

Approved By: [redacted]

Rodrigo Pinetta, Proposals Manager

Control your critical network operations with confidence

With Survalent, you can control your critical network operations with confidence. We're the most trusted provider of advanced distribution management systems (ADMS) for electric, water/wastewater, gas, and transit utilities across the globe.

Over 600 utilities in 30 countries rely on the SurvalentONE platform to effectively operate, monitor, analyze, restore, and optimize operations. By supporting critical utility operations with a fully integrated solution, our customers have significantly improved operational efficiencies, customer satisfaction and network reliability. The company's comprehensive substation automation solution, Survalent StationCentral, delivers advanced control and monitoring for enhanced network performance and protection.

Our unwavering commitment to excellence and to our customers has been the key to our success for over 60 years.

"Thanks again for all the work, explanation, advice, and assistance. The expertise and advice on our configuration is much appreciated.

Your willingness to anticipate our needs and help us avoid traps we wouldn't otherwise be aware of is invaluable to us."

- Hydro One Brampton

Survalent

info@survalent.com • survalent.com • 905-826-5000

© 2019 Survalent Technology Corporation. All rights reserved. Product & company names mentioned herein may be trademarks or registered trademarks of their respective owners. Errors & omissions excepted.

Survalent.

SURVALENT TECHNOLOGY CORPORATION
SUPPORT AND MAINTENANCE TERMS AND CONDITIONS

These Support and Maintenance Terms and Conditions, including the SLA, set out the basis on which Survalent Technology Corporation ("STC") shall provide support and maintenance services to the Client.

1 Definitions: The following terms have the meanings set forth below whenever they are used:

"Agreement"	The Support and Maintenance Terms and Conditions
"Contract"	A contract for the supply by STC and purchase by Client of Support and Maintenance in accordance with this Agreement which shall become effective upon STC's acceptance of an Order in accordance with Clause 2.1. The Contract shall be comprised of the Order Acknowledgement, this Agreement and the Order plus any other documents specifically referenced and incorporated therein.
"Documentation"	The applicable end user manuals, training material and other information made available by STC to Client at its discretion in either printed or machine readable form with respect to the Software.
"Hardware"	The equipment used by the Client to operate the Software.
"Hardware Specification"	The minimum technical specification and configuration that must be met by the Hardware in order to ensure the correct operation of the Software, as set out in the Documentation.
"Hot fix"	A software patch on a part of the Software containing a quick-fix remedy to an urgent Issue, and does not undergo the same quality procedures as a regular Update due to the time constraints involved.
"Issue"	The failure of the Software to comply with a reasonable interpretation of its Documentation.
"License"	The license under which the Client may use the Software granted under terms and conditions as applied at the time of such license grant.
"License Fee"	The fee paid by Client to STC in respect of its License to use the Software.
"Maintenance"	The provision of Software Hot fix, Updates and Upgrades in accordance with the SLA
"Order"	Client's purchase order for Support and Maintenance, which references the applicable Quote and is subject to this Agreement.
"Order Acknowledgement"	STC's written (including email) acknowledgement of Client's Order.
"Quote"	A written quotation for the provision of Support and Maintenance, as confirmed in the Order Acknowledgement, and which specifies: i) the name of the Software to be supported; and ii) the Support and Maintenance Fee
"SLA"	The service level agreement set out in Schedule A hereto.
"Software"	The software licensed by STC to Client under the License and supported under the Contract, as set out in the Order Acknowledgement, and including all Hot fixes, Updates and Upgrades supplied to Client under the Contract.
"Support"	Those activities relating to the collection and evaluation of data relating to Issues, establishing the work-arounds and the provision of software fixes to

	resolve such Issues in accordance with the SLA.
"Support and Maintenance Fee"	The fee payable by Client to STC in respect of the provision of Support and Maintenance for the Software, as set out in the Quote, or as calculated in accordance with Clause 3.2 and Clause 3.5.
"Third Party Software"	Software that is developed and supplied by parties other than STC, and in conjunction with which the Software will operate, as set out in the Documentation.
"Update"	A release of the Software containing fixes to one or more Issues, and potentially some minor enhancements to the Software functionality.
"Upgrade"	A release of the Software providing significant enhancements to the Software functionality.
"Working Day"	A day from Monday to Friday excluding Canada's statutory and bank holidays.

2 Contract:

2.1 Upon receipt of a Quote, Client may accept the Quote by submitting an Order referencing the Quote. STC shall check the Order to ensure that it is consistent with the Quote and this Agreement, and shall issue an Order Acknowledgement. STC's issue of an Order Acknowledgement shall create a binding Contract for the supply and purchase of Support and Maintenance, as set out in the Order Acknowledgement.

2.2 Any terms and conditions in addition to, or at variance with, this Agreement contained within Client's Order shall be void and of no effect unless STC incorporates them expressly in the Special Conditions.

2.3 The Special Conditions (if any) shall take precedence over the provisions of this Agreement which they expressly amend or remove. Subject to the foregoing, in the event of any conflict, this Agreement shall take precedence over any Order Acknowledgement.

2.4 The order of precedence of the documents making up the Contract shall be as follows (highest first): a) the Special Conditions; b) this Agreement; c) the remainder of the Order Acknowledgement relating to Support and Maintenance (other than the Special Conditions); and d) the Order.

2.5 In the event that Client does not wish to proceed with an Order subject to this Agreement, it may cancel the corresponding Contract without liability provided it notifies STC of such in writing (to include by email) within three (3) working days of receipt of the corresponding Order Acknowledgement. After this period, any Contract may only be terminated in accordance with the provisions of Clause 9.2.

3 Support and Maintenance:

3.1 Subject to the terms and conditions of the Contract, and for the duration set out in the Order Acknowledgement, STC shall provide Support and Maintenance in respect of the Software.

3.2 The Support period Effective Date either begins (i) at the date the Software was purchased or (ii) at the date the Software license was activated or (iii) at the renewal date of the expiration of the previous Support period or (iv) at the 12 months renewal date of a multi-year Support Contract. Support must be purchased within one (1) year after expiration of the previous Support period Effective Date. In the event the Support had expired beyond the one (1) year period, an additional out of compliance fee will be determined and charged to Client to bring Support level current to start the new Support period.

3.3 STC shall not be obliged to provide Support and Maintenance if payment of the Support and Maintenance Fee by Client is overdue.

3.4 In consideration for the payment of the Support and Maintenance Fee, STC shall:

a) Respond to Issues in accordance with the provisions of the SLA;
b) Supply Support and Maintenance only to Client's designated personnel;
c) Promptly notify and make available to Client all new Updates of the Software (and associated Documentation) for use by Client only in accordance with the terms of the License Agreement;

d) Respond to reasonable queries from Client.

3.5 In the event that Client chooses to remain on an Upgrade release of the Software that is not current or not the immediately preceding Software version, STC may, at its discretion and subject to written agreement with Client, continue to provide Support and Maintenance on such older Software in consideration of an increased Support and Maintenance Fee to be determined.

3.6 STC shall advise Client through the support portal of all new Upgrades of the Software, and shall, at Client's request and upon payment of the corresponding fee (if any), make such Upgrades (and associated Documentation) available for use by Client.

3.7 In order to permit delivery of Hotfixes, Updates and Upgrades, the Client should have access to the internet. STC accepts no liability for any loss or damage or delays in access to Updates and Upgrades arising from Client's failure to obtain such access.

3.8 Upon request, Client shall ensure that STC's support personnel are provided with the appropriate approvals, access information and remote electronic access to the Software, or physical access to the computer equipment on which the Software is installed if in STC's reasonable opinion such physical access is necessary, for the purpose of investigating or rectifying reported Issues. In the event of Client providing such access but without the appropriate approvals, or in the event of Client not providing such access, Client shall not seek any action or remedy from STC in association with any loss or damage to Client arising from such unauthorised access or lack of access.

3.9 STC shall not be obliged to continue to provide Support in respect of the relevant Issue if Client cannot provide or obtain such approvals, information and access set out in Clause 3.8 above.

3.10 STC may supply Support and Maintenance itself or by its appointed agents. STC will remain fully responsible for the delivery of the Support and Maintenance to Client.

3.11 The provision of Support is limited to (i) the current version and (ii) the immediately preceding version of the Software. It is the Client's responsibility to review STC's customer support portal to determine whether the Client's current Software version qualifies for Support. Furthermore, Client can get proactive notification of Updates and Upgrades by subscribing to STC's support portal notification service.

3.12 STC shall be under no obligation to provide Support in respect of:
a) Issues resulting from any modifications or customisation of the Software not made by STC.
b) Incorrect or unauthorised use of Software or operator error where such use or operation is not in accordance with the Documentation;
c) Recreation or re-entry of data lost for any reason whatsoever;
d) Performance of the generalized duties of a network administrator;
e) Any programs used in conjunction with the Software;
f) Faults in the Hardware;
g) Faults in the Third Party Software; and
h) Use of the Software with computer hardware, operating systems or other supporting software other than the Hardware and the Third Party Software.

3.13 STC shall notify Client in writing as soon as STC is aware that any Issue is not covered by Clause 3.4 and/or if such Issue is covered by Clause 3.12 and any time spent by STC investigating such Issues at Client's request after such notification will be chargeable at STC's labor and material rates at the time of the request. STC shall invoice such charges at STC's discretion and such shall be paid within 30 days from the date of said invoice.

4 Client's Cooperation and Obligations:

4.1 Client shall provide cooperation and support to STC in STC's efforts to deliver the Support and Maintenance service. Such cooperation and support shall include, but not be limited to:
a) A reasonable level of responsiveness to STC's requirements and communications;
b) The timely transmittal and release to STC of appropriate and accurate documentation, information and materials in respect of reported Issues;
c) Granting to STC remote access to the Hardware on which the Software is installed if required for

the provision of effective Support;

d) Make available competent Client's personnel to assist STC when and to the extent as is reasonably requested by STC;

e) The use of the Software only in accordance with the relevant Documentation and any License Agreement.

4.2 Client shall:

a) Ensure that the Software is managed in a proper manner and that all persons with administrative authority over the Software shall be competent trained employees or shall be persons under their supervision;

b) Use the latest Update or Upgrade of the Software made available to it by STC; and

c) Copy and use the Software, Updates, Documentation and all other materials provided hereunder only in accordance with the terms of the Licence Agreement;

d) Keep adequate backup copies of data, databases, and application programs and agrees that Client is solely responsible for any and all restoration and reconstruction of lost or altered files, data and programs.

4.3 Client agrees that if Client does not perform Client's obligations under the Contract and such non-performance affects STC's ability to perform, STC shall not be considered in default under the Contract to the extent so affected.

5 Personnel:

5.1 In the event that STC visits Client's premises, Client shall advise STC's staff, agents or subcontractors of all rules, regulations and practices with which they should comply while on those premises. STC's staff, agents and subcontractors shall comply with such rules and regulations whenever they are on Client's premises. Client shall take reasonable precautions to ensure the health and safety of STC's staff, agents and sub-contractors while they are on Client's premises.

5.2 Without in any way restricting the right of an employee freely to accept employment and change employment, if either party (the "Hiring Party") induces the other party's employee engaged in the delivery of Support or Maintenance or the development or integration of the Client Software to enter its service at any time during the term of the Contract or during a period of six months thereafter then the Hiring Party shall pay to the other party an amount being equivalent to fifty percent (50%) of the employee's net annual salary such sum being a genuine pre-estimate of the cost of the disruption that such inducement would cause to the efficient conduct of the affected party's business.

6 Fees & Payment:

6.1 STC may invoice the Support and Maintenance Fee at least sixty (60) days before the Effective Date.

6.2 Payment from Client must be received by STC prior to the beginning of a renewal period to maintain continuous Support and Maintenance service.

6.3 Client shall be liable for any other agreed upon fees, any national, federal, value added, sales, excise, state, local or other taxes or customs duties applicable. For the avoidance of doubt, should Client be required by any law or regulation to make any deduction on account of tax including but not limited to Withholding Tax or otherwise on any sum payable under the Contract the sum payable shall be increased by the amount of such tax to ensure that STC receives a sum equal to the amount to be paid under the Contract.

6.4 STC may charge Client pro rata interest at the maximum rate permitted by law on any undisputed sum outstanding payable to STC. Client shall notify STC in writing within ten (10) days of receipt of an invoice that the invoice is in dispute.

6.5 In the event that Client purchases additional Software, including but not limited to the purchase of new Upgrades in accordance with Clause 3.6, the Support and Maintenance Fee may be adjusted to account for the additional Software support.

7 Warranty:

7.1 Subject to the limitations upon its liability in Clause 8, STC warrants to Client that all services supplied

under the Contract will be carried out with reasonable skill and care by personnel whose qualifications and experience will be appropriate for the tasks to which they are allocated.

7.2 Save as expressly provided in Clause 7.1 of this Agreement, STC specifically excludes, and without limitation, all other conditions, warranties, representations or other terms relating to the Contract including any warranties that might otherwise be implied or incorporated into the Contract, such as those of satisfactory quality, fitness for a particular or any purpose, or ability to achieve any particular result.

7.3 In the event that Client believes the warranty in Clause 7.1 has not been met on any occasion, Client shall promptly notify STC according to the escalation process set out in the SLA, providing all details that may be necessary for STC to remedy the breach, and STC shall use all its reasonable endeavours to remedy such breach (either by itself or through a third party).

8 Duration & Termination.

8.1 Each Contract shall become effective on the Effective Date and shall continue for a period of twelve (12) months, unless and until terminated in accordance with the provisions of Clauses 2.5 or 9.2.

8.2 Either party ("the Initiating Party") may forthwith terminate the Contract at any time:

a) On giving written notice to the other party if the other party commits any material breach of any term of the Contract and in the case of a breach which is reasonably capable of remedy fails to remedy that breach to the reasonable satisfaction of the Initiating Party within thirty (30) days of a written request to remedy the same; or

b) On giving written notice to the other party if the other party has filed for bankruptcy. As used in this section 9.2 b), the term "bankruptcy" shall mean (i) apply for or consent to the appointment of, or the taking of possession by a receiver, custodian, trustee or liquidator of itself or of all or substantially all of its assets, (ii) commence a voluntary case under applicable bankruptcy laws (as now or hereafter in effect), (iii) be adjudicated as bankrupt or insolvent, (iv) file a petition seeking to take advantage of any other law providing for relief of debtors, or (v) acquiesce to, or fail to have dismissed within sixty (60) days, any petition filed against it in any involuntary case under such bankruptcy laws.

8.3 The expiry of the Contract or the termination thereof for whatever reasons shall be without prejudice to any other rights or remedies a party may be entitled to under law and shall not affect the respective rights and liabilities of either of the parties accrued prior to such termination.

9 Intellectual Property:

STC is the owner or licensee of the patent, copyright, trade secrets, trademarks and any other intellectual property rights which exists in the Hotfixes, Updates and Upgrades. Title to the Hotfixes, Updates and Upgrades shall remain vested in STC. For the avoidance of doubt title and all intellectual property rights to any design, new software, new protocol, new interface, enhancement, update, derivative works, revised screen text or any other items that STC creates shall remain vested in STC. Any rights not expressly granted herein are reserved to STC.

10 Confidentiality:

The term ***"Confidential Information"*** shall mean information in the possession or under the control of the Client relating to the technical, business, or corporate affairs of the Client; Client property; user information, including, without limitation, any information pertaining to usage of the Client's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Contract. Client Confidential Information shall not include information that can be demonstrated: (1) to have been rightfully in the possession of STC from a source other than the Client prior to the time of disclosure of such information to STC pursuant to this Contract (***"Time of Disclosure"***); (2) to have been in the public domain prior to the Time of Disclosure; (3) to have become part of the public domain after the Time of Disclosure by a publication or by any

other means except an unauthorized act or omission or breach of this Contract on the part of STC or the Client; or (4) to have been supplied to STC after the Time of Disclosure without restriction by a third party who is under no obligation to the Client to maintain such information in confidence.

STC acknowledges that it shall, in performing services for the Client under this Contract, have access, or be directly or indirectly exposed, to Confidential Information. STC shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without the express prior written consent of the Client. STC shall use reasonable measures at least as strict as those STC uses to protect its own confidential information. Such measures shall include, without limitation, requiring employees and subcontractors of STC to execute a non-disclosure agreement before obtaining access to Confidential Information.

11 Assignment:

Either party may assign the Contract or otherwise transfer any rights or obligations under the Contract with the other party's prior written consent, such consent not to be unreasonably withheld.

12 Force Majeure:

Neither party is responsible for failure to fulfil its obligations hereunder due to causes beyond its reasonable control that directly or indirectly delay or prevent its timely performance hereunder. Dates or times by which each party is required to render performance under the Contract shall be postponed automatically to the extent that the party is delayed or prevented from meeting them by such causes.

13 Notices:

All notices made pursuant to any Contract must be made in writing. Any written notice to be given or made pursuant to the provisions of any Contract shall be sent postage prepaid by registered, or recorded mail, or reputable courier service, or by email, addressed to the other party's address or information stated above. Unless otherwise provided in the Contract, all notices shall be deemed as given on the day of their receipt by the receiving party.

14 Entire Agreement:

The Contract constitutes the entire agreement between the parties with respect to the subject matter hereof and shall supersede all previous representations, agreements and other communications between the parties, both oral and written. The Contract shall prevail notwithstanding any variance with the terms and conditions of any order or purchase order submitted by Client.

15 Dispute Resolution, Law & Jurisdiction:

This Agreement is made under and shall be governed in all respects by the Laws of the Province of Ontario and the Laws of Canada applicable therein. Client hereby agrees to the exclusive jurisdiction of the courts of Ontario for the purposes of resolving any dispute arising under or in connection with this Agreement and irrevocably waives, to the fullest extent permitted by law, any objection which Client may now or hereafter have to any such proceedings.

16 Survival:

The following clauses shall continue to be in effect after the termination or expiration of the Contract: 1, 5.2, 6, 7, 8, 9.3, 10, 11, and 14 - 18 inclusive.

17 General:

If any provision of the Contract is adjudged by a court of competent jurisdiction to be invalid, void, or unenforceable, the parties agree that the remaining provisions of the Contract shall not be affected thereby, and that the remainder of the Contract shall remain valid and enforceable. No waiver by either party of any term hereof shall constitute a waiver of any such term in any other case whether prior or subsequent thereto. No single or partial exercise of any power or right by either party shall preclude any other or further exercise

thereof or the exercise of any such power or right under the Contract. The Contract may not be changed, modified, amended, released or discharged except by a subsequent written agreement or amendment executed by duly authorised representatives of STC and Client.

Survalent.

Schedule A

Service Level Agreement

A) Issue Reporting.

Clients must report Issues to STC in the following ways:

E-mail	support@survalent.com
Customer Online Support Portal	www.survalent.com (Click on Support) • Login username & password will be provided to Client by the Effective Date
Phone	US/Canada: International:

All Issues will be logged as support cases and can be tracked by Client via the online support portal. The response and resolution times set out below shall only apply to Issues logged via the STC's support E-mail, online customer support portal, or by phone numbers noted above. **If any other methods of communication, not listed above, is used to communicate information relating to a support Issue, response and resolution times may be compromised.**

B) Support Time / Hours.

STC will provide telephone support for reporting, correcting and resolving issues within the timeframes set forth herein. STC will maintain records of all reported Issues made by Client personnel.

Telephone support will be available to Client during business hours from Monday to Friday, between 08:00 hrs and 18:00 hrs (ET). Support will be available during non-business hours (NBH), including holidays, for Clients with NBH Support service option in their Contract.

STC observes **Canadian and Ontario** statutory and banking holidays. The list of STC's holidays:

Family Day	Thanksgiving Day
Good Friday	Christmas Eve
Victoria Day	Christmas Day
Canada Day	Boxing Day
Civic Holiday	New Year's Eve
Labour Day	New Year's Day

C) Issue Categories / Response Time.

Issues will be categorised as set out below by STC in STC's reasonable opinion at the time each Issue is reported:

Severity	Description	Resolution Target
High	• Client's system is severely non-functional or inoperative from the licensed Software, such that Client is unable to access core functionality, with a direct critical impact on the Client's business processes. • Continuous or near continuous interruption of service • No workaround available	STC will use best efforts to work the Support Issue during and after business hours to provide a resolution or workaround.
Medium	• Client's system is degraded such that important functionalities are not available causing a non-critical impact on Client's business processes. • Intermittent disruption of service • No stable workaround available	STC will use best efforts to work the Support Issue during business hours to provide a resolution or workaround.
Low	• An important feature unavailable but workaround is available, causing a minor impact on Client's business processes. • A non-urgent Issue that requires investigation.	STC will provide initial response during normal business hours. STC will suggest a workaround if appropriate. If the resolution requires a software fix, the fix will be provided in a subsequent Hot Fix, Update, or Upgrade.
Consultation Request	• A request for a specific enhancement to the Software, training, or consultancy • No impact to Client's business processes.	STC will provide initial response during normal business hours. STC will suggest a workaround if appropriate. STC may address the item in a subsequent Update or Upgrade.

Severity	Response Time Business Hours	Response Time Non-Business Hours
High	• Standard / Gold – 4 hours • Premium – 2 hours • Premium + / Platinum – 1 hour	• Gold – 6 hours • Premium – 4 hours • Premium + / Platinum – 2 hours
Medium	• Standard / Gold – 8 hours • Premium – 4 hours • Premium + / Platinum – 2 hours	Not Applicable
Low	• Standard / Gold – 48 hours • Premium – 12 hours • Premium + / Platinum – 8 hours	Not Applicable
Consultation Request	• Standard / Gold – 36 hours • Premium – 24 hours • Premium + / Platinum – 12 hours	Not Applicable

Note: Response time may rollover to next business day hours depending on time of received request. STC shall use its reasonable efforts to respond and resolve Issues during the timeframes noted. The current status of the Issue can be viewed via STC customer online support portal.

D) Escalation.

In the event that the Client has concerns regarding the STC's progress with a particular issue or with any other matter regarding the delivery of Support and Maintenance, the Client may raise such concerns with STC according to the following escalation path:

a. Support Supervisor – Biba Dimitrievska
b. Vice President – Young Ngo
c. President/CEO – Steve Mueller

E) Upgrades, Updates and Hot fix process

Where an Upgrade, Update or Hot fix is used to remedy an Issue, it is the responsibility of the Client to ensure that this release resolves the Issue and that the Client is happy to continue with this release until a future Update, Upgrade or Hot fix is available. If the Client finds that the new release provided does not resolve the Issue to an acceptable level then the Client is free to revert back to their previous version of the software and shall notify the STC of such. STC shall then create a new Issue, which shall be resolved in accordance to the Clause C above.

Agenda Item Executive Summary

Title: Resolution No. R-3-2021: Change Order No. 1 to Contract With Asplundh Tree Expert Co. (Adoption)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/05/2021

Consent: ✔ YES ☐ NO

☐ Ordinance
✔ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

The Water & Electric Department performs line clearance (tree trimming) work on an annual basis. The contract (Resolution R-39-2020) awarded to Asplundh Tree Expert Company on May 19, 2020 will end on March 31, 2021. The 2021 Electric Fund Budget contains funding in the amount of $220,000 for line clearance.

Executive Summary:

The Water & Electric Department performs line clearance (tree trimming) work on an annual basis. In December 2019, the Village issued Bid #019-024 for Utility Line Clearance for the period of April 1, 2020 - March 31, 2021. The bid document required contractors to provide rates for each classification of worker and equipment used on an hourly basis for normal work hours and during after hour situations. Rates were also requested for two additional years. At the May 19, 2020 Regular Village Council Meeting, the Village Council awarded a one year contract to Asplundh Tree Expert Company.

Asplundh Tree Expert Co. has performed line clearance for the Water & Electric Department in a satisfactory manner during the last ten years. No safety incidents occurred during this period. In addition, the contractor continued to identify additional vegetation hazards such as diseased trees and/or dead limbs outside the trimming area for further review by staff.

With mutual agreement of both Asplundh Tree Expert Company and the Village, the existing contract can be extended for a second year at the "Year 2" bid prices under the same terms and conditions. Asplundh Tree Expert Company has provided written confirmation (Exhibit A) of their concurrence to extend the contract for a second year. Staff is recommending acceptance of the Year 2 pricing (Exhibit B) bid by Asplundh Tree Expert Company. An extension of the existing contract would provide line clearance services for the period of April 1, 2021 - March 31, 2022.

The FY 2021 budget (account #500.42.30-567) contains $220,000 for line clearance work.

Resolution No. R-3-2021 authorizes a change order to the contract with Asplundh Tree Expert Company.

Recommendation:

Consider adoption of Resolution No. R-3-2021, a resolution approving Change Order No. 1 to the contract with Asplundh Tree Expert Co. for line clearance services.

Attachments:

1: Resolution No. R-3-2021
2: Asplundh Tree Expert Company confirmation to extend contract dated December 18, 2020
3: Unit Pricing

Attachment 1

R-03-2021

A RESOLUTION APPROVING CHANGE ORDER NO. 1 TO THE CONTRACT WITH ASPLUNDH TREE EXPERT COMPANY FOR UTILITY LINE CLEARANCE SERVICES

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (***"Village"***) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on May 19, 2020, the Village Council approved Resolution R-39-2020 authorizing the Village to enter into a contract (***"Contract"***) with Asplundh Tree Expert Company (***"Contractor"***) for Village utility line clearance services (***"Work"***) during the period of April 1, 2020 to March 31, 2021 (***"Term"***); and

WHEREAS, pursuant to the Contract, the parties may extend the Term for an addition year under the pricing for "year 2" contained in the original bid subject to the same terms and conditions; and

WHEREAS, pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code, the Village Council has determined that it is in the best interests of the Village to enter a change order to extend the Term for an additional year (***"Change Order No. 1"***);

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CHANGE ORDER NO. 1. The Village Council hereby approves Change Order No. 1 to authorize the additional Work from the Contractor pursuant to the terms of the Contract.

SECTION 3: AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 1. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, Change Order No. 1, which shall be in a final form approved by the Village Manager.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 5th day of January, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

Attachment 2

Exhibit A

VILLAGE·OF·WINNETKA

Incorporated in 1869

Finance Department
(847)716-3504

December 14, 2020

Asplundh Tree Expert Co.
P.O. Box 825124
Philadelphia, PA 19182

Re: Contract Extension

To Whom It May Concern:

On May 19, 2020, the Village of Winnetka approved your proposal from Bid #019-024 for utility line clearance services. That contract provided fixed prices for units of work for one contract year, with the option for mutual written agreement from the Village of Winnetka and Asplundh to extend the contract to fixed prices for years 2 and 3. Year 1 is in effect from April 1, 2020 to March 31, 2021. The Village of Winnetka wishes to extend the contract to Year 2, which is dated from April 1, 2021 to March 31, 2022. The Village is sending this letter to ask Asplundh to confirm their desire and concurrence to extend the contract to the fixed prices listed in the bid documents for Year 2.

With your agreement to extend the contract to Year 2, this extension will be recommended to the Village Council for approval. As part of this extension, all terms and conditions from the original contract year will remain the same for Year 2.

Please sign below and return this original letter to me at your earliest convenience. Please feel free to contact me with any questions.

Sincerely,

Anthony Vasquez
Assistant Finance Director
(847)716-3504
avasquez@winnetka.org

CC: Brian Keys, Water and Electric Director

I Edward Hoose, acting as an authorized representative of Asplundh Tree Expert Co., acknowledge that the Village of Winnetka wishes to extend to Year 2 of the contract, which will use the Year 2 unit pricing from the original bid documents and cover a period from April 1, 2021 to March 31, 2022. I confirm that Asplundh is in concurrence and wishes to extend to Year 2 of the contract. I also acknowledge that all terms and conditions of the original contract will remain the same for the extended 2nd year. I understand the above-referenced terms will take effect contingent upon the contract pricing extension being approved by the Winnetka Village Council.

Edward Hoose
Name (Print)

[redacted]
Name (Sign)

Regional Manager
Title

12.18.20
Date

Please return signed original letter to Anthony Vasquez, Assistant Finance Director, at 510 Green Bay Road, Winnetka, IL 60093.

Exhibit B

Bid #019-024

Utility Line Clearance - Unit Prices for Normal Work Day (Hourly Rates)

Year 2: 4/1/2021 - 3/31/2022

Personnel:	Asplundh Tree Expert Co.	Nels J. Johnson Tree Experts Inc.	Advanced Tree Care
Crew Leader	$87.60	$87.55	$95.00
Trimmer	$79.69	$87.55	$85.00
Apprentice Trimmer	$69.32	$87.55	$65.00
Groundman	$53.02	$87.55	$60.00
General Foreman	$91.28	$87.55	$95.00
Crew Composition as noted by vendor:	1 Crew Leader, 1 Trimmer & 1 Groundman	1 Crew Leader, 1 Trimmer & 1 Groundman	1 Crew Leader, 2 Trimmers, 2 Groundmen and 1 Foreman
Unit Cost per Crew:	$220.31	$262.65	$480.00

Equipment:	Asplundh Tree Expert Co.	Nels J. Johnson Tree Experts Inc.	Advanced Tree Care
Pick up Truck	$14.83	$12.00	$40.00
Trim Truck with 2 power saws	$25.54	$12.00	$55.00
Chipper	$7.94	$8.00	$50.00
Aerial Device with hydraulic tools and 1 gas power saw	$37.42	$23.00	$65.00
Extra power saw	$1.05	No Charge	$10.00
Typical daily equpment:	$45.36	$31.00	$115.00
TOTAL HOURLY (Typical manpower & equipment):	$265.67	$293.65	$595.00

Bid #019-024

Utility Line Clearance - Unit Prices for AFTER Normal Work Day (Hourly Rates)

Year 2: 4/1/2021 - 3/31/2022

Personnel:	**Asplundh Tree Expert Co.**	**Nels J. Johnson Tree Experts Inc.**	**Advanced Tree Care**
Crew Leader	$109.99	$102.00	$135.00
Trimmer	$99.60	$102.00	$110.00
Apprentice Trimmer	$79.29	$102.00	$95.00
Groundman	$64.58	$102.00	$75.00
General Foreman	$115.46	$102.00	$135.00

Crew Composition as noted by vendor:	1 Crew Leader, 1 Trimmer & 1 Groundman	1 Crew Leader, 1 Trimmer & 1 Groundman	1 Crew Leader, 1 Trimmer and 1 Groundman
Unit Cost per Crew:	$274.17	$306.00	$320.00

Equipment:	**Asplundh Tree Expert Co.**	**Nels J. Johnson Tree Experts Inc.**	**Advanced Tree Care**
Pick up Truck	$14.68	$12.00	$45.00
Trim Truck with 2 power saws	$25.54	$12.00	$65.00
Chipper	$7.56	$8.00	$60.00
Aerial Device with hydraulic tools and 1 gas power saw	$37.42	$23.00	$80.00
Extra power saw	$1.05	N/C	$10.00
Typical daily equpment:	$44.98	$31.00	$140.00
TOTAL HOURLY (Typical manpower & equipment):	$319.15	$337.00	$460.00

Agenda Item Executive Summary

Title: Resolution No. R-4-2021: Approving Contract Purchase of Low Lift Pump (Adoption)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/05/21

Consent: ☑ YES ☐ NO

☐ Ordinance
☑ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

The Water Plant Wet Well Building contains four pumps to move raw water from the wet well to the water plant for treatment. Each pump is rated at 8 million gallons per day. On peak summer days, the plant utilizes two of the three pumps to meet demand for potable water. Based on historical performance of the pumps and extended repair times, funding for an additional low lift pump was requested in the proposed 2021 Water Fund Budget.

Executive Summary:

On November 12, 2020 Request for Bid #020-018 was issued for the purchase of a spare low lift pump. The existing pumps are a vertical turbine, enclosed impeller design powered by a three phase 125 hp electric motor. The pump's use an extended length drive shaft approximately 20 feet in length to drive the impeller. The pump assembly has multiple bearings that are submerged and subject to wear. Repairs are time consuming as the pump must be removed using a crane, shipped offsite for repair, and subsequently re-installed at a later date.

The proposed 2021 Water Fund Budget contains funding for a spare low lift pump. This pump would be stored at the Village Yards. Upon removal of a low lift pump for repair during a peak summer period, the spare pump would be installed in the wet well. Each of the low lift pumps is configured in a similar manner as it pertains to output capacity, pipe connections, and service voltage. The bid document specified an identical replacement pump to the existing variable speed pumps.

The bid was posted to the on-line bidding service Demand Star; bids were opened on December 10, 2020 from the following three companies: Illinois Pump Inc., Layne Christensen Company and Waterwater Solutions, LLC.

The bid submitted by Wastewater Solutions was determined to be non-responsive. The vendor proposed a model of lift pump that was not preferred by the Village and the bidder did not meet specifications of the Request for Bid. The repair and maintenance facility did not have the equipment, capability, or experience to repair and maintain the proposed equipment.

Bids from the following companies were deemed responsive.

Illinois Pump, Inc.	$58,786
Layne Christensen Company	$94,499

Executive Summary (continued):

The Village has previously used Illinois Pump, Inc. for the repair of the low lift pumps and the purchase of a low lift pump. Based on satisfaction with the vendor for the previous pump purchase, staff is recommending to award the contract to Illinois Pump, Inc.

The FY2021 Water Fund budget contains $85,000 (account #520.61.40-625) for the purchase of a spare low lift pump.

Resolution No. R-4-2021 authorizes a contract with Illinois Pump, Inc for the purchase of a spare low lift pump for the Water Plant in an amount not to exceed $58,786.

Recommendation:

Consider adoption of Resolution No. R-4-2021 approving a contract with Illinois Pump, Inc. for the purchase of a low lift pump for the Water Plant in an amount not to exceed $58,786.

Attachments:

1: Resolution No. R-4-2021
2: Contract With Illinois Pump, Inc. for the Purchase of a Low Lift Pump

Attachment 1

R-04-2021

A RESOLUTION APPROVING A CONTRACT WITH ILLINOIS PUMP, INC. OF ROLLING MEADOWS, ILLINOIS FOR THE PURCHASE OF A LOW LIFT PUMP

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (***"Village"***) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village issued request for proposal No. 020-018 (***"Request for Bids"***) seeking qualified firms to provide a spare low lift pump for the Village's Water Plant (***"Equipment"***); and

WHEREAS, the Village received three (3) bids (***"Bids")*** to provide the Equipment and opened the Bids on December 10, 2020; and

WHEREAS, the low bidder provided a Bid that was non-responsive to the Request for Bids because it proposed a model low lift pump that was not preferred by the Village and the bidder did not meet the specifications of the Request for Bids because the bidder and its identified repair and maintenance facility did not have the equipment, capability, or experience to repair and maintain the proposed Equipment; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village's purchasing manual, the Village Council has determined that Illinois Pump, Inc. of Rolling Meadows, Illinois (***"Contractor"***) is the lowest responsive and responsible bidder to provide the Work; and

WHEREAS, the Village Council desires to enter into a contract with Contractor for the Equipment in an amount not to exceed $58,786 (***"Contract"***); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to enter into the Contract with Contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CONTRACT. The Village Council hereby approves the Contract with Contractor in a form approved by the Village Manager.

SECTION 3: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Contract.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 5th day of January, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

VILLAGE OF WINNETKA

CONTRACT/BID
FOR ***Low Lift Pump***

Full Name of Bidder:

Illinois Pump, Inc.
("*Bidder*")

Principal Office Address:

1801 Winnetka Circle
Rolling Meadows, IL 60008

Local Office Address:

- SAME -

Contact Name: Jim Shanley Telephone: 847-368-7867

TO: Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093
Attention: ***Assistant Finance Director***

Bidder warrants and represents that Bidder has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. 1 *(If none, write "NONE") that are securely stapled to the end of this Contract/Bid.*

1. Proposal to Deliver Products.

A. Contract and Products. If this Contract/Bid is accepted, then Bidder proposes and agrees that Bidder will deliver to Owner, at the Delivery Address, the products, items, materials, merchandise, supplies, or other items identified in the Request for Bids attached hereto (the "*Products*") in new, undamaged, and first-quality condition. Bidder further proposes to:

(1) Labor, Equipment, Materials and Supplies Provide, perform, and complete in the manner specified and described in the Contract/Bid, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary to deliver the Products to Owner in a proper and workmanlike manner.

(2) Permits Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary for the Products.

(3) Bonds and Insurance Procure and furnish all bonds, insurance certificates, and polices of insurance, if any, specified in the Contract/Bid.

(4) Miscellaneous Perform all other things required of Bidder by this Contract/Bid.

B. Performance Standards. If this Contract/Bid is accepted, Bidder proposes and agrees that the Products will comply strictly with the ***Specifications attached hereto as Attachment A and by this reference made a part of this Contract/Bid***. If this Contract/Bid specifies a Product by brand name or model, that specification is intended to reflect the required performance standards and standard of excellence that Owner requires for the Product. However, Bidder may propose to deliver a Product that is a different brand or model, if Bidder provides with its bid written documentation establishing that the brand or model it proposes to deliver possesses equal quality, durability, functionality, capability, and features as the Product specified.

C. Responsibility for Damage or Loss. If this Contract/Bid is accepted, Bidder proposes and agrees that Bidder will be responsible and liable for, and will promptly and without charge to Owner, repair or replace damage done to and any loss or injury suffered by Owner as a result of Bidder's failure to perform hereunder.

D. Inspection/Testing/Rejection. Owner will have the right to inspect all or any part of the Products. If, in Owner's judgment, all or any part of the Products is defective or damaged or fails to conform strictly to the requirements of this Contract/Bid, then Owner, without limiting its other rights or remedies, may (i) reject such Products, (ii) require Bidder to correct or replace such Products at Bidder's cost, (iii) obtain new Products to replace the Products that are defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby, and (iv) cancel all or any part of any order or this Contract/Bid. Products so rejected may be returned or held at Bidder's expense and risk.

2. Contract Price Proposal.

A. Price. If this Contract/Bid is accepted, Bidder proposes and agrees that Bidder will deliver the Products to Owner in accordance with the following Schedule of Prices:

Product Item No.	Description of Product to be delivered to Owner	Quantity of Products to be delivered to Owner	Unit Price of Product	Extension
KFHM	Vertical Turbine	See pricing form in Attachment A.		

If Owner has specified the Quantity of Products to be delivered to Owner in the Request for Bids, then Bidder will take, in full payment for all Products and other matters set forth under Section 1 of this Contact/Bid, including overhead and profit, taxes, royalties, license fees, delivery, contributions and premiums, and compensation to all subcontractors and suppliers, the total Contract Price of:

See pricing form in Attachment A.

If Owner has not specified the Quantity of Products to be delivered to Owner in the Request for Bids, then Bidder will take, in full payment for all Products and other matters set forth under Section 1 of this Contact/Bid, including overhead and profit, taxes, royalties, license fees, delivery, contributions and premiums, and compensation to all subcontractors and suppliers, a total Contract Price that will be equal to the sum of the Unit Prices (as determined by the above Schedule of Prices) applicable to all Products accepted by Owner.

B. Basis for Determining Prices. It is expressly understood and agreed that:

(1) All prices stated in the Schedule of Prices are firm and will not be subject to escalation or change;

(2) Owner is not subject to State or local sales, use, and excise taxes, and no such taxes are included in the Schedule of Prices, and all claims or rights to claim any additional compensation by reason of the payment of any such tax are hereby waived and released;

(3) All other applicable federal, State, and local taxes of every kind and nature applicable to the Products are included in the Schedule of Prices; and

(4) If a Quantity of Products to be delivered to Owner is specified in the Request for Bids, such amount is an estimate only. Owner reserves the right to increase or decrease such quantity, and the total Contract Price to be paid will be based on the final quantity determined by Owner for each Product and the actual number of Products that comply with this Contract/Bid that are accepted by Owner. Bidder hereby waives and releases all claims or rights to dispute or complain of any such estimated quantity or to assert that there was any misunderstanding in regard to the number of Products to be delivered.

C. Time of Payment. It is expressly understood and agreed that all payments will be made in accordance with the following schedule:

Upon delivery and acceptance of item by the Owner.

All payments may be subject to deduction or setoff by reason of any failure of Bidder to perform under this Contract/Bid.

3. Contract Time Proposal.

If this Contract/Bid is accepted, Bidder proposes and agrees that Bidder will deliver the Products to Owner not later than * March 5th, 2021.

* Delivery subject to timely release of Village formal P.O. AND subject to factory delivery at time of order.

4. Financial Assurance.

A. Indemnification. If this Contract/Bid is accepted, Bidder proposes and agrees that Bidder will indemnify and defend Owner against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise or be alleged to have arisen out of or in connection with Bidder's performance of or failure to perform under this Contract/Bid, including without limitation any failure to meet the representations and warranties set forth in Section 6 of this Contract/Bid.

B. Penalties. If this Contract/Bid is accepted, Bidder proposes and agrees that Bidder will be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise or be alleged to have arisen out of or in connection with Bidder's performance of or failure to perform hereunder.

5. Firm Proposal.

All prices and other terms stated in this Contract/Bid are firm and will not be subject to withdrawal, escalation, or change so long as Owner accepts this Contract/Bid within 60 days after the date this sealed Contract/Bid is opened.

6. Bidder's Representations and Warranties.

To induce Owner to accept this Contract/Bid, Bidder hereby represents and warrants as follows:

A. The Products. The Products and all of their components will be of merchantable quality and, for a period of not less than one year after delivery (i) will be free from any latent or patent defects and flaws in workmanship, materials, and design, (ii) will strictly conform to the requirements of this Contract/Bid, including without limitation the performance standards set forth in Subsection 1B of this Contract/Bid, and (iii) will be fit, sufficient, and suitable for the purposes expressed in or reasonably inferred from this Contract/Bid and the warranties expressed herein will be in addition to any other warranties applicable to the Products (including any manufacturer's warranty) or expressed or implied by law which are hereby reserved unto Owner.

B. Compliance with Laws. All Products and all of their components will comply with, and Bidder agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations as they may be modified or amended from time to time. Every provision required by law to be inserted into this Contract/Bid will be deemed to be inserted herein.

C. Not Barred. Bidder is not barred by law from contracting with Owner or with any other unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Bidder is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax as set forth in 65 ILCS 5/11-42.1-1, (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq.*, or (iii) for any other reason.

D. Qualified. Bidder has the requisite experience, ability, inventory, capital, facilities, equipment, plant, organization, and staff to enable Bidder to deliver the Products at the Contract Price and within the Contract Time Proposal set forth above.

7. Acknowledgments.

In submitting this Contract/Bid, Bidder acknowledges and agrees that:

A. Reliance. Owner is relying on all warranties, representations, and statements made by Bidder in this Contract/Bid.

B. Reservation of Rights. Owner reserves the right to reject any and all bids, reserves the right to reject the low price bid, and reserves such other rights as are set forth in the Instructions to Bidders.

C. Acceptance. If this Contract/Bid is accepted, then Bidder will be bound by each and every term, condition, or provision contained in this Contract/Bid and in Owner's written notification of acceptance in the form included in this bound set of documents.

D. Remedies. Each of the rights and remedies reserved to Owner in this Contract/Bid are cumulative and additional to any other or further remedies provided in law or equity or in this Contract/Bid.

E. Time; Days. Time is of the essence for this Contract/Bid. Except where specifically stated otherwise, references in this Contract/Bid to days will be construed to refer to calendar days.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate or approval by Owner, whether before or after Owner's acceptance of this Contract/Bid; nor any information or data supplied by Owner, whether before or after Owner's acceptance of this Contract/Bid; nor any order by Owner for the payment of money; nor any payment for or use, possession, or acceptance of the whole or any part of any Product; nor any extension of time granted by Owner; nor any delay by Owner in exercising any right under this Contract/Bid; nor any other act or omission of Owner will constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Product; nor operate to waive or otherwise diminish the effect of any representation or warranty made by Bidder or of any requirement or provision of this Contract/Bid or of any remedy, power, or right of Owner.

G. Assignment. Neither this Contract/Bid, nor any interest herein, may be assigned or subcontracted in whole or in part by Bidder except with the prior written consent of Owner.

H. Governing Law This Contract/Bid and all rights of the parties under this Contract/Bid will interpreted according to the laws of, but not the conflict of law rules of, the State of Illinois.

DATED this 10th date of December 2021

Bidder's Status: (✓) IL (State) Corporation ( ) ____ (State) Partnership ( ) Individual Proprietor

Bidder's Name: Illinois Pump, Inc.

Doing Business As (if different): - SAME -

Signature of Bidder or Authorized Agent: [redacted]

(CORPORATE SEAL, IF APPLICABLE)

Printed Name: Jim Shanley

Title/Position: President

Bidder's Business Address: 1801 Winnetka Circle

Rolling Meadows, IL 60008

Illinois Pump
CORPORATE SEAL
State of Illinois

Bidder's Business Telephone: (847) 368-7867 Facsimile: (847) 368-7868

If a Corporation or Partnership, list all Officers or Partners:

President	Jim Shanley	

ATTACHMENT A - SPECIFICATIONS

1. Introduction

The Village of Winnetka is seeking bids for an identical pump assembly for the Water Plant. The unit will serve as a spare low lift pump to the water plant's existing pump assemblies.

The Village reserves the right to reject any, and all bids, reduce the work scope due to budgetary constraints. The Village also reserves the right to award individual sections of the projects to the lowest bidder.

2. Project Description and Scope of Work

The existing pumps are a Vertical Industrial Turbine, enclosed impeller, type "D", single stage, driven by a 125 HP, 3 phase, 60Hz, 230/460Volt, 1800 RPM motor (as indicated in the specifications).

- The bidder will supply the motor/pump assembly in accordance with this proposal document / specifications and deliver the unit to the Village of Winnetka. The pump is to be delivered to the Village of Winnetka Municipal Yard's located at 1390 Willow Road, Winnetka, IL 60093.
- The bidder's proposal shall include,
    - Shop drawings,
    - Pump characteristics curves
    - Equipment warranty.
- The successful bidder shall provide an operating manual
- This equipment is being purchased as a spare, there is no specific date to when the equipment will be placed into operation. It is the Village's intent that staff will conduct frequent maintenance on the equipment while it is in storage until it is placed into operation. The Contactor shall provide maintenance instructions for the Village staff to conduct on the equipment while it is in storage.
- The Contractor shall furnish a warranty against faulty workmanship and materials for minimum period of 24 month after acceptance of the completed project by the Village. The Contractor shall make all corrections of faulty workmanship or materials during the 24 months at no cost to the Village and further specify that any corrective action needed shall be undertaken within 48 hours of notification by the Village of Winnetka.

3. Pump Specification and requirements

	VERTI-LINE PUMP
FLOW (GPM)	4700
HEAD (FT)	58
SPEEED (RPM)	1800
BOWL SIZE-MODEL	16FHM-1
MOTOR HP	125
TOTAL LENGTH	27'-9"
PUMP EFF	81.00%
BOWL DESCRIPTION	
MODEL	16FHM-1
BOWL CONSTRUCTION	FLANGED
BOWL	CST IRON
IMPELLER	BRONZE
BOWL SHAFT	416SS
BOWL BEARINGS	BRONZE
BOWL WEAR RINGS	BRONZE
STRAINER	NONE
FASTENER	316SS
COLUMN DESCRIPTION	
SIZE	16"
MATERIAL	CARBON ST
LINESHAFT	416SS
LUBIRCATION	PROD LUBE
LINESHAFT SLEEVES	304SS
BEARING RETAINER	CARBON ST
BEARINGS	BRONZE
FASTENER	316SS
DISCHARGE HEAR DESCRIPTION	
TYPE	16" X 150#
DIMENSION	TO MATCH FIELD
MATERIAL	CARBON ST
HEAD SHAFT	416SS
SHAFT SEAL	M.S.-CARTRIDGE
COUPLING	SPACER ADJ
OTHER	CARBON ST
COATING DESCRIPTION	
DISHARGE HEAD	STANDARD ENAMEL
COLUMN	TNENEC
BOWL ASSEMLBY	TNENEC
MOTOR DESCRIPTION	
MANUFACTURE-TYPE	U.S.VSS
HP SPEED	124 @ 1800rpm
RATING	3/60/460
OTHER	PREM EFF, NRR, WP-1

Motor:	Bowl Assembly:
Manufacturer: U.S.E.M. (or Equivalent) Type: VSS HP: 125 Voltage: 460 Phase: 3 Hertz: 60	Stages: 1 Construction: CIBF Impeller Shaft: 2-3/16" x 61" sst Column Pipe: 2-16" OD x 10', 1-16" OD x 48-7/8" Lineshaft: 2- 1-7/16" x 10', 1- 1-7/16" x 73" top shaft
• Inverter grade motor suitable for VFD operation. • Rated for continuous duty. • Solid shaft (not hollow shaft) • Premium efficiency • The motor should have a non-reverse ratchet (NRR)	• Shaft ends shall be recessed to provide truly perpendicular contact surfaces. • Pump shaft TIR shall not exceed 0.0005"/foot of distance from shaft support. • The pump will operate without excessive vibration at speeds between 500 rpm and 1800 rpm when installed. • Mechanical seal will be utilized. Original pumps have been modified for use of Chesterton type 155 seal.

4. Motor Performance

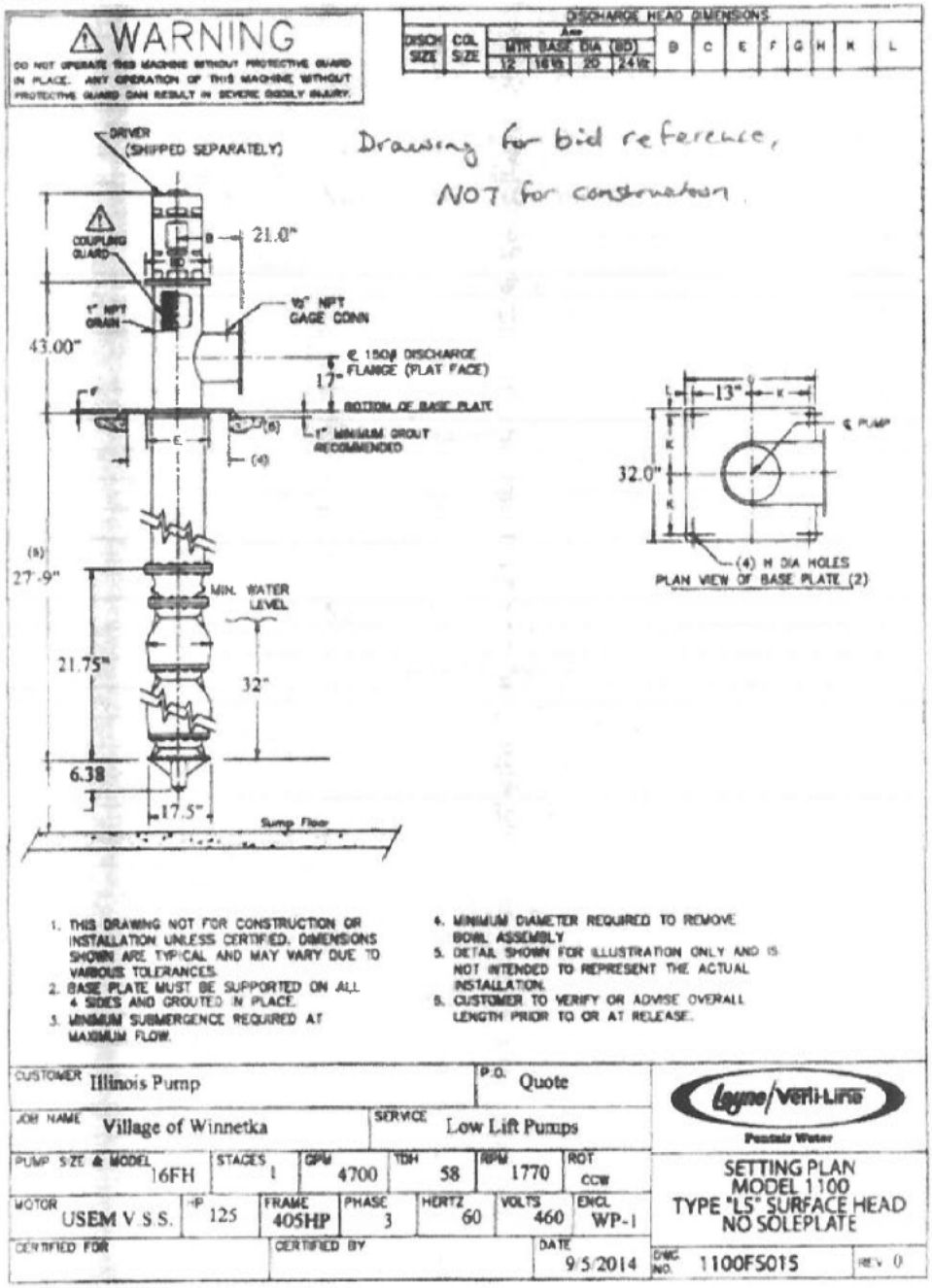
MODEL NUMBER	DI=11453
STATUS	PUB
MOTOR TYPE	RVI
FRAME	405
MPI	67407
HP	125.00
POLES	4
VOLTS	460
HZ	60
SERVICE FACTOR	1.15
EFFICIENCY (%)	
S.F.	94.6
FULL	95.0
3/4	96.0
1/2	96.1
1/4	94.6
POWER FACTOR	
S.F.	86.9
FULL	87.5
3/4	87.3
1/2	83.8
1/4	68.8
NO LOAD	4.5
LOCKED ROTOR	32.7

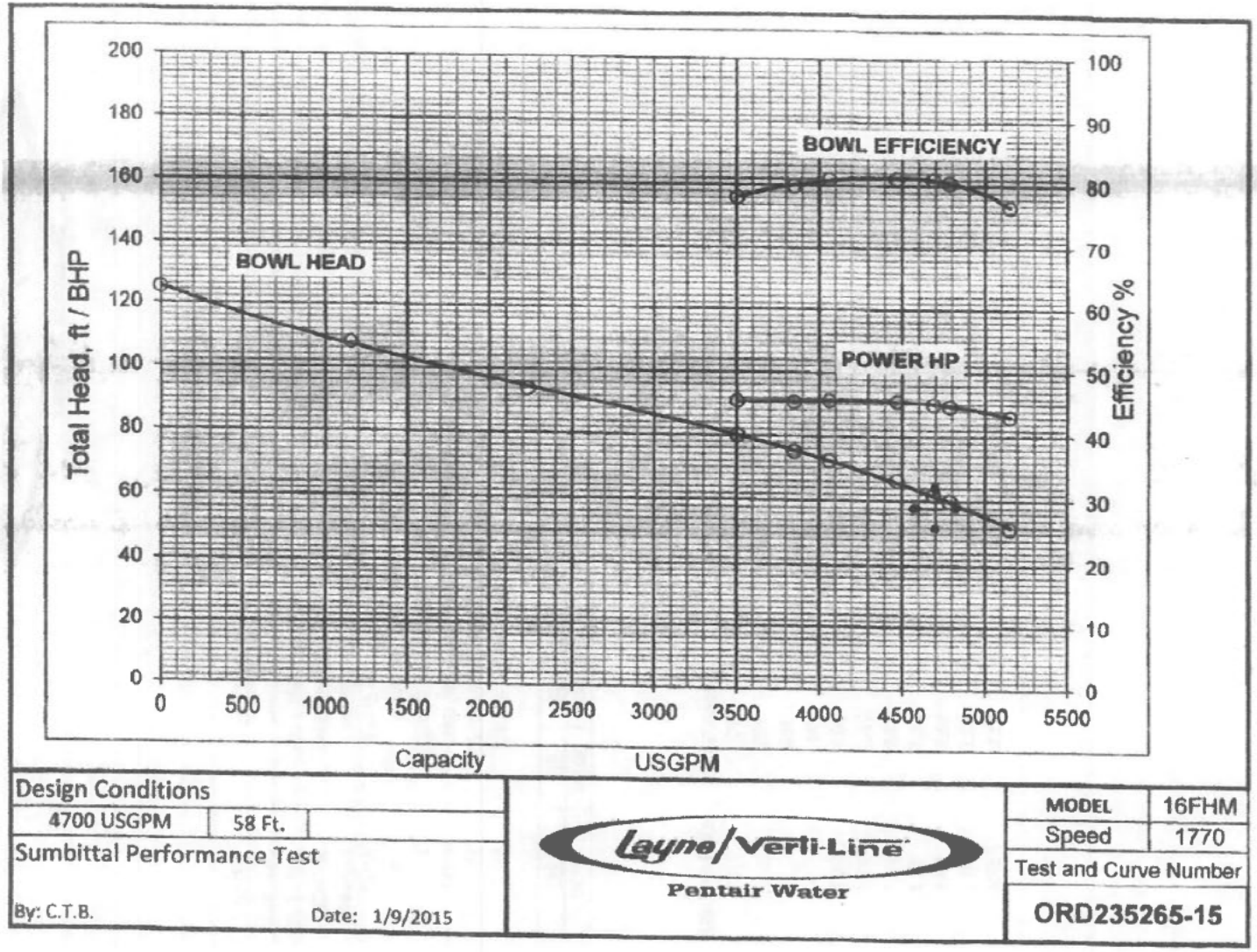
AMPS	
S.F.	164.0
FULL	141.0
3/4	105.0
1/2	73.0
1/4	45.0
NO LOAD	29.8
LOCKED ROTOR	807.8
NEMA CODE LETTER	F
NEMA DESIGN LETTER	B
FULL LOAD RPM	1780
NEMA NORMAL EFFICIENCY (%)	95
GUARANTEED EFFICIENCY (%)	94.1
MAX KVAR	20.2
ABMIENT	40
ALTITUDE (FASL)	3300
SOUND PRESSURE (DBA @ 1M)	70
TORQUES	
BREAKDOWN (% F.L.)	201
LOCKED ROTOR (% F.L.)	164
FULL LOAD (LB-FT)	368.6
SAFE STALL TIME-HOT (SEC)	25

5. Bill of materials

BILL OF MATERIAL			
Discharge Head Assembly			
PART NAME	**MATERIAL**	**ASTM#**	**ITEM**
HEAD-DISCHARGE	CARBON STEEL FAB	A53	600
SOLEPLATE	CARBON STEEL GR D	A36M-00a	
HEADSHAFT	SST 416	A582M-95b	608
COUPLING ASSY	CARBON STEEL 1018	A108-99	
HOUSING	CAST IRON CL30	A48-94ae1	
BEARING-HOUSING	FEDERALLOY BISMUTH BRZ	B584-00	
GLAND-SPLIT	SST 316	A744M-00	618
PACKING	GRAPHITE PACKING	ML402-99	620
O'RING	NITRILE BUNA N	D4322-96	
SLINGER	RUBBER EPDM	D3568-98	622
SCREW-GLAND ADJUSTING	SST 316	A276-00a	757
COLUMN AND LINESHAFT ASSEMBLY			
PART NAME	**MATERIAL**	**ASTM#**	**ITEM**
COLUMN PIPE	CARBON STEEL FAB	A53	642
LINESHAFT	SST 416	A582M-95b	646
LINESHAFT COUPLING	SST 416	A582M-95b	649
RETAINER-BEARING	CARBON STEEL FAB	A53	652
LINESHAFT BEARING	FEDERALLOY BISMUTH BRZ	B584-00	656
BOWL ASSEMBLY			
PART NAME	**MATERIAL**	**ASTM#**	**ITEM**
BOWL SHAFT	SST 416	A582M-95b	660
BOWL-INTERMEDIATE	CAST IRON CL30 EPOXY	A48-94e1	670
BEARING-INT BOWL	FEDERALLOY BISMUTH BRZ	B584-00	672
IMPELLER	SILICON BRONZE C87610	B584-00	673
COLLET-IMPELLER	SST 416	A582M-95b	
WEAR RING BOWL	BRONZE, AL C95400	B148-97e1	680
BOWL/BELL-SUCTION	CAST IRON CL30	A48-94ae1	688
BEARING-SUCTION	FEDERALLOY BISMUTH BRZ	B584-00	690
SANDCOLLAR	SST 304	A744M-00	692
STRAINER-SUCTION	CARBON STEEL GLAV	A123M-00	698
PLUG-PIPE	SST 316	A276-00a	747
CAPSCREW-HEX	SST 316	A276-00a	

6. Reference Documents





Design Conditions		
4700 USGPM	58 Ft.	
Sumbittal Performance Test		
By: C.T.B.	Date: 1/9/2015	

Layne/Verti-Line
Pentair Water

MODEL	16FHM
Speed	1770
Test and Curve Number	
ORD235265-15	

Layne/Verti-Line
Pentair Water

PERFORMACNE TEST RESULTS

TEST NUMBER:	16FHMAC01
DATE:	1/9/2014
TESTED BY:	GARY LESPREANCE
TESTED FOR:	ILLINOIS PUMP, INC
WITNESSED BY:	_____
SERIAL NUMBER:	MA-235265-15
S.O. NUMBER:	G050006-000
CUSTOMER DRIVER HP:	125
TEST MOTOR:	150HP @ 1770
FLOW MEASUREMNT	12" MAG
PRESSURE TRANSDUCER	100

BOWL SIZE/TYPE:	16FHM
BOWL MATERIAL:	CAST IRON
IMPELLER TYPE / DIA.:	1 @ 12.75
IMPELLER MATERIAL:	BRONZE
IMPELLER SETTING:	0.08666
IMPELLER BACKFILE	3/16"
IMPELLER FINISH	C-3
NUMBER OF STAGES:	1
DESIGN FLOW, GPM:	4700
DESIGHN HEAD, FEET:	58
DESIGHN EFFICIENCY	81

GPM	TDH	EFF	HP
4700	61.4	80.80	90.19

DATA CORRECTED TO 1770 RPM @ 1.00 S.G.

FLOW (GPM)	HEAD (FT.)	EFF. (%)	POWER (HP)	HEAD/STAGE (FT.)	POWER/STAGE (HP)
0	125	0	N/A	125	
1156	108	N/A	N/A	108	
2230	94	N/A	N/A	94	
3505	80.1	78.1	90.8	80.1	90.8
3850	75.1	79.9	91.4	75.1	91.4
4062	72.3	80.9	91.7	72.3	91.7
4469	66.3	81.1	92.3	66.3	92.3
4688	61.9	81	90.5	61.9	90.5
4786	60.1	80.5	90.2	60.1	90.2
5152	51.5	76.7	87.4	51.5	87.4

Company: ILLINOIS PUMP
Name: JOHN
Date: 6/2/2014

JOB: VILLAGE OF WINNETKA

Pentair

Powered By PUMP-FLO

Size: 16FHM
Type: VERT.TURBINE
Synch speed: 1800 rpm
Curve: 9PC-119463
Specific Speeds:
Dimensions:

Speed: 1770 rpm
Dia: 12.625 in
Impeller:
Ns: —
Nss: —
Suction: —
Discharge: —

Flow: 4700 US gpm
Head: 58 ft

Water
Density: 62.32 lb/ft³
Viscosity: 0.9946 cP
NPSHa: —

Temperature: 68 °F
Vapor pressure: 0.3391 psi a
Atm pressure: 14.7 psi a

Temperature: —
Pressure: —
Sphere size: 2 in

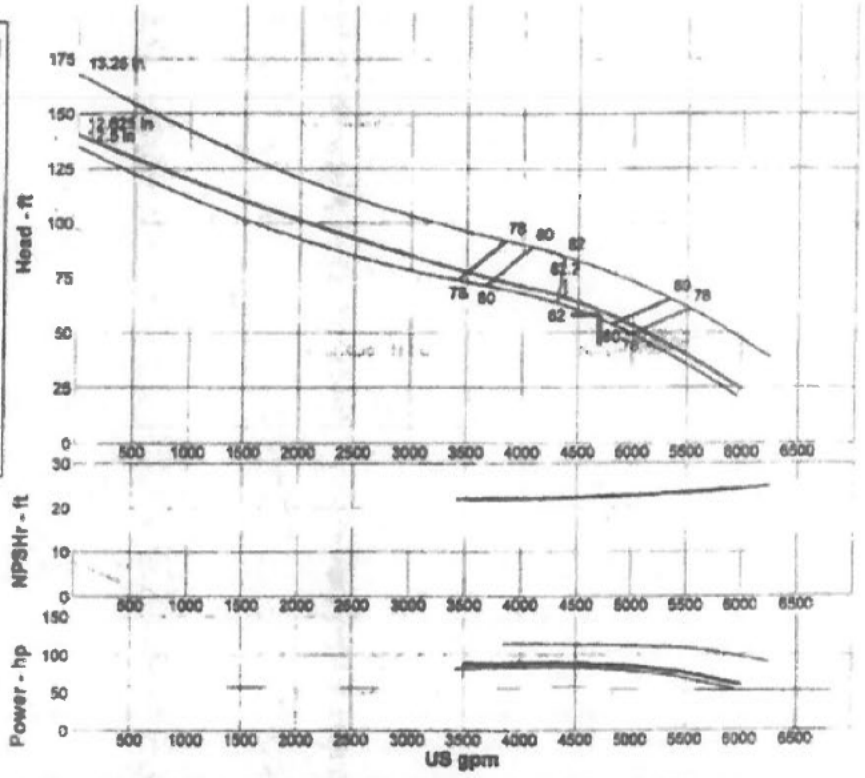
Power: —
Eye area: —

Standard: NEMA
Enclosure: TEFC

Size: 100 hp
Speed: 1800
Frame: 405T

Sizing criteria: Max Power on Design Curve

Flow:	4700 US gpm
Head:	58.8 ft
Eff:	81%
Power:	67.4 hp
NPSHr:	22.6 ft
Shutoff head:	141 ft
Shutoff dP:	60.8 psi
Min flow:	—
BEP:	82% @ 4376 US gpm
NOL power:	69.3 hp @ 4313 US gpm
Max power:	116 hp @ 4079 US gpm



Flow US gpm	Speed rpm	Head ft	Efficiency %	Power hp	NPSHr ft
5640	1770	34.9	67	70.5	23.9
4700	1770	58.8	81	67.4	22.6
3760	1770	74.3	80	68	22.1
2820	1770	—	—	—	—
1880	1770	—	—	—	—

7. Additional Information

   a) To coordination onsite visit contact:
      - Brain Curley bcurley@winnetka.org or 847-716-3620

8. Fee Proposal

COMPANY NAME: Illinois Pump, Inc.

CONTACT NAME: Jim Shanley

EMAIL: jims@illinoispump.com

PHONE: 847-368-7867

Item	Description	COST ($)
1	Cost of Motor / Pump as specified	57,286 ≈
2	Cost of Delivery as specified	1,500 ≈
	Total cost	58,786 ≈

NOTE:

- The bidder's proposal shall include shop drawings, pump characteristics curves and equipment warranty

END OF BID SPECIFICATIONS

Agenda Item Executive Summary

Title: Resolution No. R-5-2021: Roof Replacement over Reaction Basin & Chlorine Room at Water Plant (Adoption)

Presenter: Giovanni McLean - Assistant Director of Water & Electric

Agenda Date: 01/05/21

Consent: ☑ YES ☐ NO

☐ Ordinance
☑ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

The Water Plant building encompasses multiple water basins and water treatment equipment. The roofing system associated with the replacement is located above the reaction basins and chlorine room. The 2021 W&E budget contains funding for the replacement of this section of the Water Plant roof.

Executive Summary:

On November 11, 2020 the Village issued Request For Bid #020-019 for replacement of the roof at the Water Plant. The bid was posted to the on-line bidding service Demand Star.

The bid scope encompasses 2,000 square feet of roofing system which includes the removal of the existing gravel ballast, roofing and flashing followed by the replacement 50 square feet of roof decking, installation of insulation, roofing, membrane, flashing and roof drains. Masonry repairs of the coping block included, the removal of the existing coping blocks, installation of drip edge, rubberized membrane, parapet wall tuck-pointing and the re-installation of the coping blocks.

The parapet wall is not fully exposed; as a result staff and contractors were unable to determine the full scope of tuck-pointing for the project. Staff added an allowance of $5,000 to each bid to cover any unforeseeable tuck-pointing work. The allowance was determined by using a unit cost estimate from a previous brick repair bid evaluation and an estimated work area.

Bids were opened on December 17, 2020: five companies submitted bids for the replacement work.

The results are summarized as follows;

O.A.K.K. Construction Co. Inc	$63,941
Metalmaster Roofmaster, Inc	$84,327
Continental Construction Company	$88,500
Combined Roofing Services, LLC	$109,300
L. Marshall, Inc	$113,400

Executive Summary (continued):

All bidders were required to provide a contract bond and the successful bidder will be required to provide a performance bond. The contractor, O.A.K.K. Construction Co. Inc, submitted the lowest total bid in the amount of $63,941.

The Village has not previously used O.A.K.K. Construction Co. Inc. Staff conducted a review of the references provided and previous project experience. Based on positive reviews and similar project experience, staff is recommending awarding the work to O.A.K.K. Construction Co. Inc.

The FY2021 Water Fund budget contains $150,000 (account #520.60.40-615) for the Water Plant roof replacement. The purchase order would be created in the amount not to exceed $63,941.

Resolution No. R-5-2021 authorizes a contract with O.A.K.K. Construction Co. Inc for the roof replacement over the reaction basin and chlorine room of the Water Plant

Recommendation:

Consider adoption of Resolution No. R-5-2021 approving an agreement with O.A.K.K. Construction Co. Inc for the Water Plant roof replacement in an amount not to exceed $63,941.

Attachments:

1: Resolution No. R-5-2021
2: Contract for O.A.K.K. Construction Co. Inc for the Roof Replacement over Reaction Basin and Chlorine Room of the Water Plant

Attachment 1

R-05-2021

A RESOLUTION APPROVING A CONTRACT WITH O.A.K.K. CONSTRUCTION CO., INC. OF SUMMIT, ILLINOIS FOR THE ROOF REPLACEMENT OVER THE REACTION BASIN AND CHLORINE ROOM OF THE WATER PLANT

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (***"Village"***) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village issued Bid #020-019 (***"Request for Bids"***) for replacement of the section of roof over the Reaction Basin and Chlorine Room at the Village Water Plant, which work includes the removal of the existing gravel ballast, roofing and flashing; the replacement of roof decking; installation of insulation, roofing, membrane, flashing and roof drains; and masonry repairs and tuckpointing (collectively, ***"Work"***); and

WHEREAS, the Village received five bids (***"Bids")*** to provide the Work and opened the Bids on December 17, 2021; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village's purchasing manual, the Village Council has determined that O.A.K.K. Construction, Co., Inc. of Summit, Illinois (***"Contractor"***) is the lowest responsible bidder to provide the Work; and

WHEREAS, the Village Council desires to enter into a contract with Contractor for the provision of the Work from Contractor in an amount not to exceed $63,941.00 (***"Contract"***); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to enter into the Contract with Contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CONTRACT. The Village Council hereby approves the Contract in a form approved by the Village Manager.

SECTION 3: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Contract.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 5 day of January, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

Attachment 2

VILLAGE OF WINNETKA

REQUEST FOR CONTRACT PROPOSALS AND CONTRACT

RFB #020-019

OWNER:

Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Owner will receive sealed proposals for the Work generally described as follows: ***Water Plant Roof Replacement- Reaction Basin and Chlorine Room***

TO BE SUBMITTED TO: Village of Winnetka, 510 Green Bay Road, Winnetka, Illinois 60093
Attention: Assistant Finance Director, no later than **10:30 AM** (local time), ***Thursday, December 17, 2020***

INSTRUCTIONS TO BIDDERS

Pre-Bid Conference

No mandatory Pre-Bid conference. Contact Brian Curley bcurley@winnetka.org or 847-716-3620 to coordinate an onsite visit.

Inspection and Examination

Each bidder shall, before submitting its contract proposal, carefully examine the Contract form attached to this Request. Each bidder also shall inspect in detail the Work Site described in the Contract form and the surrounding area and shall familiarize itself with all conditions under which the Work is to be performed; with the obstacles, unusual conditions, or difficulties that may be encountered, whether or not referred to in the Contract; and with all other relevant matters concerning the Work Site and the surrounding area, including subsurface, underground, and other concealed conditions. The bidder whose contract proposal is accepted will be responsible for all errors in its contract proposal, including those resulting from its failure or neglect to make a thorough examination and investigation of the Contract form or the conditions of the Work Site and the surrounding area.

Preparation of Contract Proposals

All contract proposals for the Work shall be made only on the Contract form attached to this Request for Proposals and shall be complete with a price for each and every item named in the Schedule of Prices section of the Contract form. All contract proposals must be dated and must be signed by an authorized official. Proposals that contain omissions, erasures, alterations, or additions not called for, conditional or alternate bids unless called for, or that contain irregularities of any kind may be rejected.

Clarifications

Owner reserves the right to make clarifications, corrections, or changes in this Request for Contract Proposals at any time prior to the time proposals are opened. All bidders or prospective bidders will be informed of said clarifications, corrections, or changes. If any prospective bidder has questions about this Request for Bids, contact ***Anthony Vasquez, Assistant Finance Director*** via email only at ***avasquez@winnetka.org*** no later than **December 11, 2020.**

Delivery of Proposals

Each proposal shall be submitted in a sealed envelope plainly marked with the title of the contract and bidder's full legal name and shall be addressed and delivered to the place and before the time set forth above. Contract proposals may be delivered by mail or in person. Contract proposals received after the time specified above will be returned unopened.

Opening of Contract Proposals

In an effort to maintain social distancing, the Owner will not have a bid opening inside the building. The Owner will open the bids and read them over the phone on December 17th, 2020 at 10:30 a.m. (local time). The details to participate in this call are as follows: Dial 872-240-1274 and enter the Conference ID 641 184 00#.

Withdrawal of Contract Proposals

No contract proposal shall be withdrawn for a period of 45 days after the opening of any proposal.

Rejection of Contract Proposals

Contract proposals that are not submitted on the Contract form or that are not prepared in accordance with these Instructions to Bidders may be rejected. If not rejected, Owner may demand correction of any deficiency and accept the deficiently prepared proposal upon compliance with these Instructions to Bidders.

Acceptance of Contract Proposals

Proposals submitted are offers only and the decision to accept or reject is a function of quality, reliability, capability, reputation, and expertise of the bidders.

Owner may accept the proposal that is, in its judgment, the best and most favorable to the interests of Owner and to the public; reject the low price proposal; accept any item of any proposal; reject any and all proposals; or waive irregularities and informalities in any proposal submitted or in the request for proposal process. The waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Bidders should not rely on, or anticipate, any waivers in submitting their contract proposals.

On acceptance of the successful Bidder's contract proposal by Owner, the successful Bidder's proposal, together with Owner's notification of acceptance, shall become the Contract for the Work.

DATED: November 19, 2020
Village of Winnetka

By: Anthony Vasquez
Title: Assistant Finance Director

VILLAGE OF WINNETKA

RFB #020-019

CONTRACT FOR

Water Plant Roof Replacement- Reaction Basin and Chlorine Room

Full Name of Bidder	O.A.K.K Construction Co., INC.	("Bidder")
Principal Office Address	7742 W. 61st Place Summit, IL 60501	
Local Office Address	7742 W. 61st Place Summit, IL 60501	
Contact Person	Alexander Nitchoff Telephone Number 708-594-9363	

TO: Village of Winnetka ("Owner")
510 Green Bay Road
Winnetka, IL 60093
Attention: Assistant Finance Director

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. None *[if none, write "NONE"], which are securely stapled to the end of this Contract.*

1. Work Proposal

A. Contract and Work. If this Contract is accepted, Bidder proposes and agrees that Bidder shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract and Owner's written notification of acceptance in the form included in this bound set of documents, all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract/Proposal, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for the ***Electric Plant Roof Replacement.***

2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith;

3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates specified in this Contract;

4. Taxes. Pay all applicable federal, state, and local taxes;

5. Miscellaneous. Do all other things required of Bidder by this Contract; and

6. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with highest standards of professional and construction practices, in full compliance with, and as required by or pursuant, to this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. Performance Standards. If this Contract is accepted, Bidder proposes and agrees that all Work shall be fully provided, performed, and completed in accordance with the ***specifications and special conditions attached hereto and by this reference made a part of this Contract (Attachments A and B).*** No provision of any referenced standard, specification, manual or code shall change the duties and responsibilities of Owner or Bidder from those set forth in this Contract. Whenever any equipment, materials, or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function, and quality desired. Other manufacturers' or vendors' products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

C. Responsibility for Damage or Loss. If this Contract is accepted, Bidder proposes and agrees that Bidder shall be responsible and liable for, and shall promptly and without charge to Owner repair or replace, damage done to, and any loss or injury suffered by, Owner, the Work, the Work Site, or other property or persons as a result of the Work.

D. Inspection/Testing/Rejection. Owner shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Owner's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and Owner, without limiting its other rights or remedies, may require correction or replacement at Bidder's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Bidder's expense and risk.

2. Contract Price Proposal

If this Contract is accepted, Bidder proposes, and agrees, that Bidder shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. Schedule of Prices. For providing, performing, and completing all Work, including performance bond procurement, the ***Village will not pay more than the line item prices as outlined in Attachment A.***

B. Basis for Determining Prices. It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;

2. Owner is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released;

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices; *and*

4. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities and sanitary conveniences, and any portion of the time of Bidder, its superintendents, or its office and engineering staff.

C. Time of Payment. It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

Invoice to Village upon Work completion. Payment upon acceptance by Village.

All payments may be subject to deduction or set off by reason of any failure of Bidder to perform under this Contract/Proposal.

3. Contract Time

If this Contract is accepted, Bidder proposes and agrees that Bidder shall commence the Work within 10 days after Owner's acceptance of the Contract provided Bidder shall have furnished to Owner all bonds and all insurance certificates specified in this Contract (the "Commencement Date"). If this Contract is accepted, Bidder proposes and agrees that Bidder shall perform the Work diligently and continuously and shall complete the Work by ***October 15, 2021.***

4. Financial Assurance

A. Bonds. Each Bidder's Proposal shall be accompanied by a security deposit of at least 10 percent of the Bidder's Price Proposal in the form of (1) a Cashier's Check or Certified Check drawn on a solvent bank insured by the Federal Deposit Insurance Corporation and payable without condition to Owner or (2) a Bid Bond in a form satisfactory to Owner from a surety company licensed to do business in the State of Illinois with a general rating of A minus and a financial size category of Class X or better in Best's Insurance Guide. Furthermore, the awarded bidder must furnish performance and payment bonds totaling 100% of the contract amount no less than fourteen (14) days prior to the Contract start date.

B. Insurance. If this Contract is accepted, Bidder proposes and agrees that Bidder shall provide certificates of insurance evidencing the minimum insurance coverage and limits set forth below within 10 days after Owner's acceptance of this Contract. Such insurance shall be in form, and from companies, acceptable to Owner and shall name Owner, including its Council members and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives, as an Additional Insured. The insurance coverage and limits set forth below shall be deemed to be minimum coverage and limits and shall not be construed in any way as a limitation on Bidder's duty to carry adequate insurance or on Bidder's liability for losses or damages under this Contract. The minimum insurance coverage and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

   Limits shall not be less than:

   Worker's Compensation: Statutory

   Employer's Liability: $500,000 each accident-injury; $500,000 each employee-disease; $500,000 disease-policy.

   Such insurance shall evidence that coverage applies to the State of Illinois and provide a waiver of subrogation in favor of Owner.

2. Commercial Motor Vehicle Liability

   Limits for vehicles owned, non-owned or rented shall not be less than:

   $1,000,000 Bodily Injury and Property Damage Combined Single Limit

3. Commercial General Liability

   Limits shall not be less than:

   $5,000,000 Bodily Injury and Property Damage Combined Single Limit.

   Coverage is to be written on an "occurrence" basis. Coverage to include:

   - Premises Operations
   - Products/Completed Operations
   - Independent Contractors
   - Personal Injury (with Employment Exclusion deleted)
   - Broad Form Property Damage Endorsement
   - "X," "C," and "U"
   - Contractual Liability

   Contractual Liability coverage shall specifically include the indemnification set forth below.

C. Indemnification. If this Contract is accepted, Bidder proposes and agrees that Bidder shall indemnify, save harmless, and defend Owner against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract.

D. Penalties. If this Contract is accepted, Bidder proposes and agrees that Bidder shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof.

5. Firm Contract

All prices and other terms stated in this Contract are firm and shall not be subject to withdrawal, escalation, or change provided Owner accepts this Contract within 45 days after the date the bidder's contract proposal is opened.

6. Bidder's Representations and Warranties

To induce Owner to accept this Contract, Bidder hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, (1) shall be of merchantable quality; (2) shall be free from any latent or patent defects and flaws in workmanship, materials, and design; (3) shall strictly conform to the requirements of this Contract, including without limitation the performance standards set forth in Section 1B of this Contract; and (4) shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto Owner. Bidder, promptly and without charge, shall correct any failure to fulfill the above warranty at any time within ***five*** years after final payment or such longer period as may be prescribed in the performance standards set forth in Section 1B of this Contract or by law. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Bidder's obligation to correct Work shall be extended for a period of two years from the date of such repair or replacement. The time period established in this Section 6A relates only to the specific obligation of Bidder to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Bidder has under this Contract.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Bidder agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. and any other prevailing wage laws; any statutes requiring preference to laborers of specified classes; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work.

C. Prevailing Wage Act. **All work activities shall comply with the Prevailing Wage Act.**

D. Not Barred. Bidder is not barred by law from contracting with Owner or with any other unit of state or local government as a result of (i) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.; or (ii) a violation of the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) (the "Patriot Act") or other statutes, orders, rules, and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001. Bidder is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and Bidder is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation.

E. Qualified. Bidder has the requisite experience, ability, capital, facilities, plant, organization, and staff to enable Bidder to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time set forth above.

7. Acknowledgements

In submitting this Contract, Bidder acknowledges and agrees that:

A. Reliance. Owner is relying on all warranties, representations, and statements made by Bidder in this Contract.

B. Reservation of Rights. Owner reserves the right to reject any and all proposals, reserves the right to reject the low price proposal, and reserves such other rights as are set forth in the Instructions to Bidders.

C. Acceptance. If this Contract is accepted, Bidder shall be bound by each and every term, condition, or provision contained in this Contract and in Owner's written notification of acceptance in the form included in this bound set of documents.

D. Remedies. Each of the rights and remedies reserved to Owner in this Contract shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract.

E. Time. Time is of the essence for this Contract and, except where stated otherwise, references in this Contract to days shall be construed to refer to calendar days.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, whether before or after Owner's acceptance of this Contract; nor any information or data supplied by Owner, whether before or after Owner's acceptance of this Contract; nor any order by Owner for the payment of money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by Owner; nor any extension of time granted by Owner; nor any delay by Owner in exercising any right under this Contract; nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Bidder; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

G. Severability. The provisions of this Contract/ Proposal shall be interpreted when possible to sustain their legality and

enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

H. Amendments. No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Bidder, except that Owner has the right, by written order executed by Owner, to make changes in the Work ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Work, then an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Work caused by any Change Order shall entitle Bidder to make any claim for damages, anticipated profits, or other compensation.

I. Assignment. Neither this Contract, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Bidder except upon the prior written consent of Owner.

J. Governing Law. This Contract, and the rights of the parties under this Contract shall be interpreted according to the internal laws, but not the conflict of law rules, of the State of Illinois. Every provision of law required by law to be inserted into this Contract/Proposal shall be deemed to be inserted herein.

Dated: December 16th, 20 20.

Bidder's Status: (✓) Illinois Corporation ( ) _____ Partnership ( ) Individual Proprietor
(State) (State)

Bidder's Name:
O.A.K.K Construction Co., INC.

Doing Business As (if different):

Signature of Bidder or Authorized Agent:
[redacted]

(corporate seal)
(if corporation)

Printed Name: Alexander Nitchoff

Title/Position: President

Bidder's Business Address:
7742 W. 61st Place
Summit, IL 60501

Bidder's Business Telephone: 708-594-9363 Facsimile: _____

If a corporation or partnership, list all officers or partners:

NAME	TITLE	ADDRESS
Alexander Nitchoff	President	7742 W 6st Place Summit, IL 60501

ATTACHMENT A: SPECIFICATIONS

1. INTRODUCTION

The Village of Winnetka is accepting bids from properly qualified firms to provide all labor, equipment, and materials necessary to the remove the existing ballast roof system and install modified bitumen roll roofing system.

The Village reserves the right to reject any and all bids. The Village also reserves the right to reduce the work scope due to budgetary constraints.

2. BACKGROUND (PROJECT DESCRIPTION AND SCOPE OF WORK)

The Water Plant is located at 725 Tower Road in Winnetka. The building encompasses water treatment and auxiliary equipment. Roofing area associated with the project is located directly above the reaction basins and chlorine room and consist of a ballast and membrane construction. The Village has chosen to upgrade the existing roof to a bitumen roll roofing system construction.

The scope of the work includes:

i. Removal/re-install of coping block to install of flashing over parapet wall brick.
ii. Salvage limestone coping blocks, install stainless steel wall flashing, re-install salvaged limestone coping and seal joints.
iii. Removal and disposal of the roof surface (gravel, EPDM membrane, insulation, decking).
iv. Replacement of deteriorated roof decking.
v. Replacement of roofing insulation.
vi. Re-roofing with modified bitumen roll roofing.

3. DEMOLITION REQUIREMENTS:

a) Remove all gravel ballast from roof and leave on property (ground level).
b) Remove deteriorated roof decking.
c) Remove and dispose of EPDM membrane and insulation.
d) Remove all roof and wall flashings.
e) Remove the roof drain flashing.
f) Disposal of all debris.

4. CONSTRUCTION REQUIREMENTS:

a) Replace deteriorated decking
    a. Estimated area 50 square feet
    b. No tongue and grove
b) Install stainless steel through wall flashing over parapet wall brick
c) Re-install coping blocks and sealing of joints.
d) Install four (4) new roof drains and drain bowl assembly.
e) Install lead flashing around roof drains/scuppers, where applicable.
f) Install lead flashing around chlorine ventilation.
g) Seal electrical conduit orifice.
h) The roof is structurally sloped in two directions, tapered insulation is needed on the roof in the saddles along the drain line.
i) Install and secure new insulation (30.0 R-value).

5. BITUMEN ROLL RE-ROOFING REQUIREMENTS:

a) Shall be constructed as per CertainTeed Flintlastic SA 2-Ply system.
    a. CertainTeed Flintlastic SA PlyBase (self-adhering).
    b. CertainTeed Flintlastic SA Cap, White, 4mil.
b) Re-install roof drains, clamping rings.
c) Fabricate and install new wall counter flashings using 26-gauge color clad metals.
d) Flashing joining will be sealed with appropriate sealant.
e) See detailed finishing requirement: Referenced - CertainTeed Flintlastic SA, Typical Construction details - Flintlastic SA 2-Ply system.
    a. Figure #1 - Wall Termination with Surface Mount Flashing.
    b. Figure #2 - Drain Detail.
    c. Figure #3 - Vent Pipe Collar Detail.
f) **NOTE:** Contactor my use bitumen roofing system from manufacturer other than "CertainTeed" once the alternative product meets the thickness, color and warranties in the RFB. Contractor can choose to use torch bitumen roofing system that meets thickness, color and warranties specified in the RFB.

6. COPING BLOCK REPAIR REQUIREMENTS:

6.1 Remove all limestone coping stones and save for reuse.
6.2 Repair or replace any displaced masonry, to restore wall as needed.
6.3 Install S.S Drip Edge, at both the inside and outside edges of parapet wall. Drip edge should be set on a bead of sealant.
6.4 Install primer and a 40 mill. rubberized membrane
6.5 Re-install salvaged limestone coping stone in a bed of type N mortar.
6.6 Install S.S. Z strap, to anchor coping stone to parapet. (2 per stone)
6.7 Install Dow Corning silicone sealant, along with the appropriate size backing rod, at all coping joints.

7. ADDITIONAL INFORMATION

a) The Village and Contactor will coordinate project start date, project shall be completed October 15, 2021

b) The reaction basin cannot be exposed to the environment at any time. It shall be the responsibility of the contactor to ensure the basins are covered while the roof decking is replaced.

c) The Village will cover all permit fees/cost associated with this roofing project

d) There will be no staging/storage of unsecured chemicals on the roofing. This is to reduce the possibility of any chemical spills enter the drainage system.

e) You may use debris chutes to consolidate the gravel on the asphalt driveway. The Village will coordinate removal of the gravel once consolidated on the asphalt driveway.

f) Contact Brain Curley bcurley@winnetka.org or 847-716-3620 to coordinate an onsite visit.

FIGURE #1 - WALL TERMINATION WITH SURFACE MOUNT FLASHING

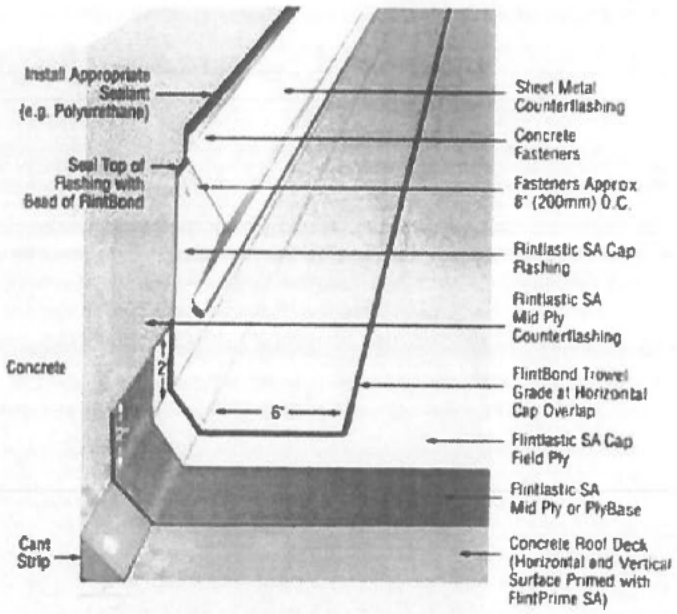
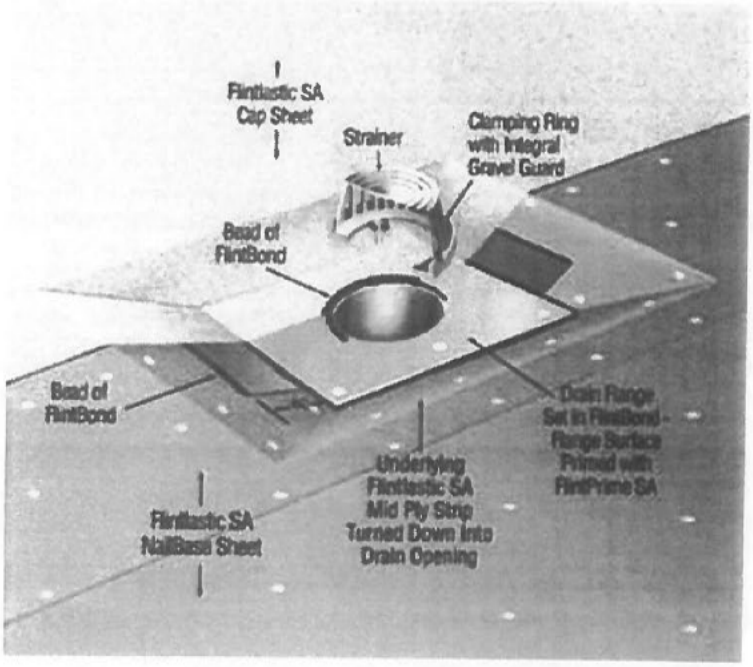
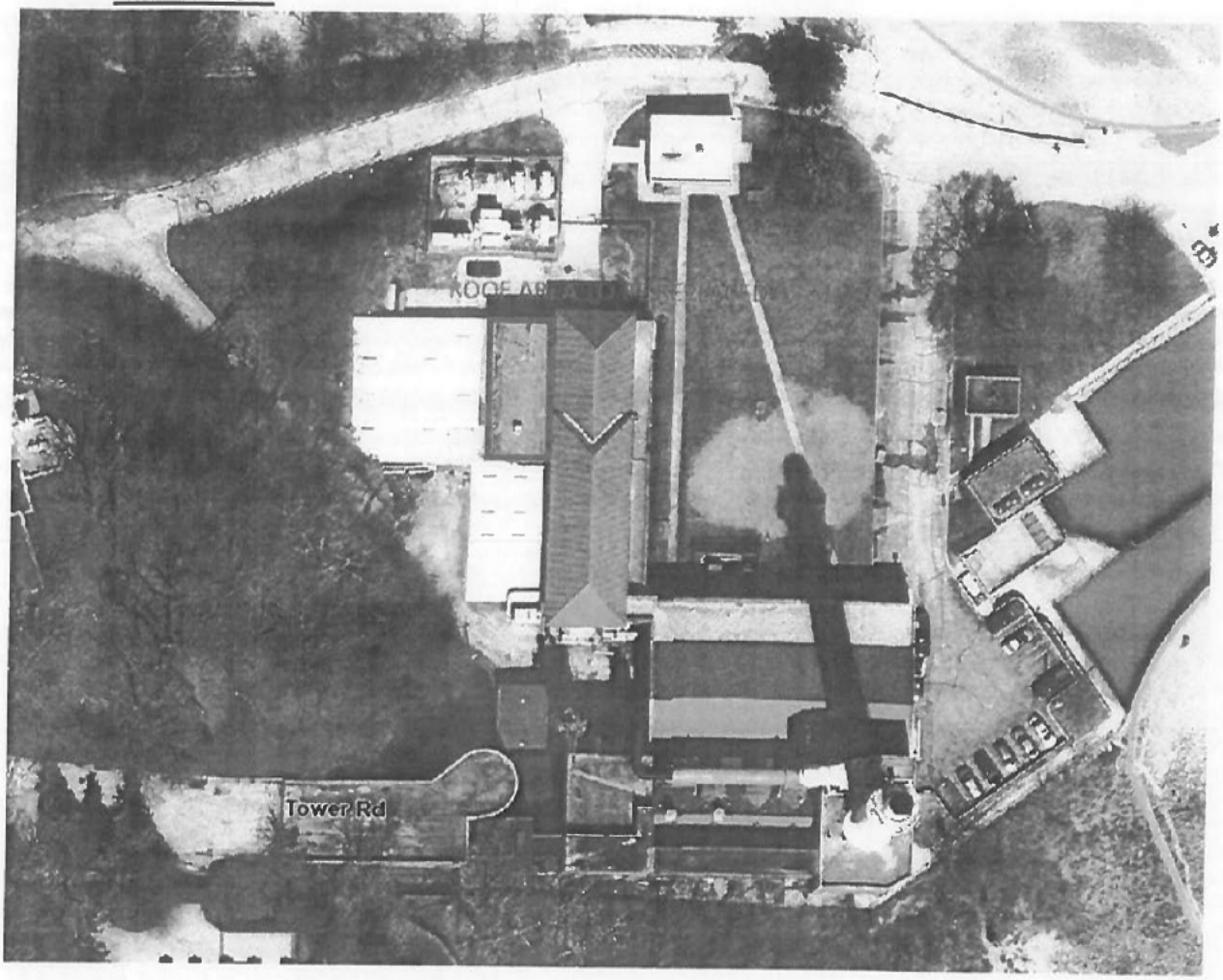


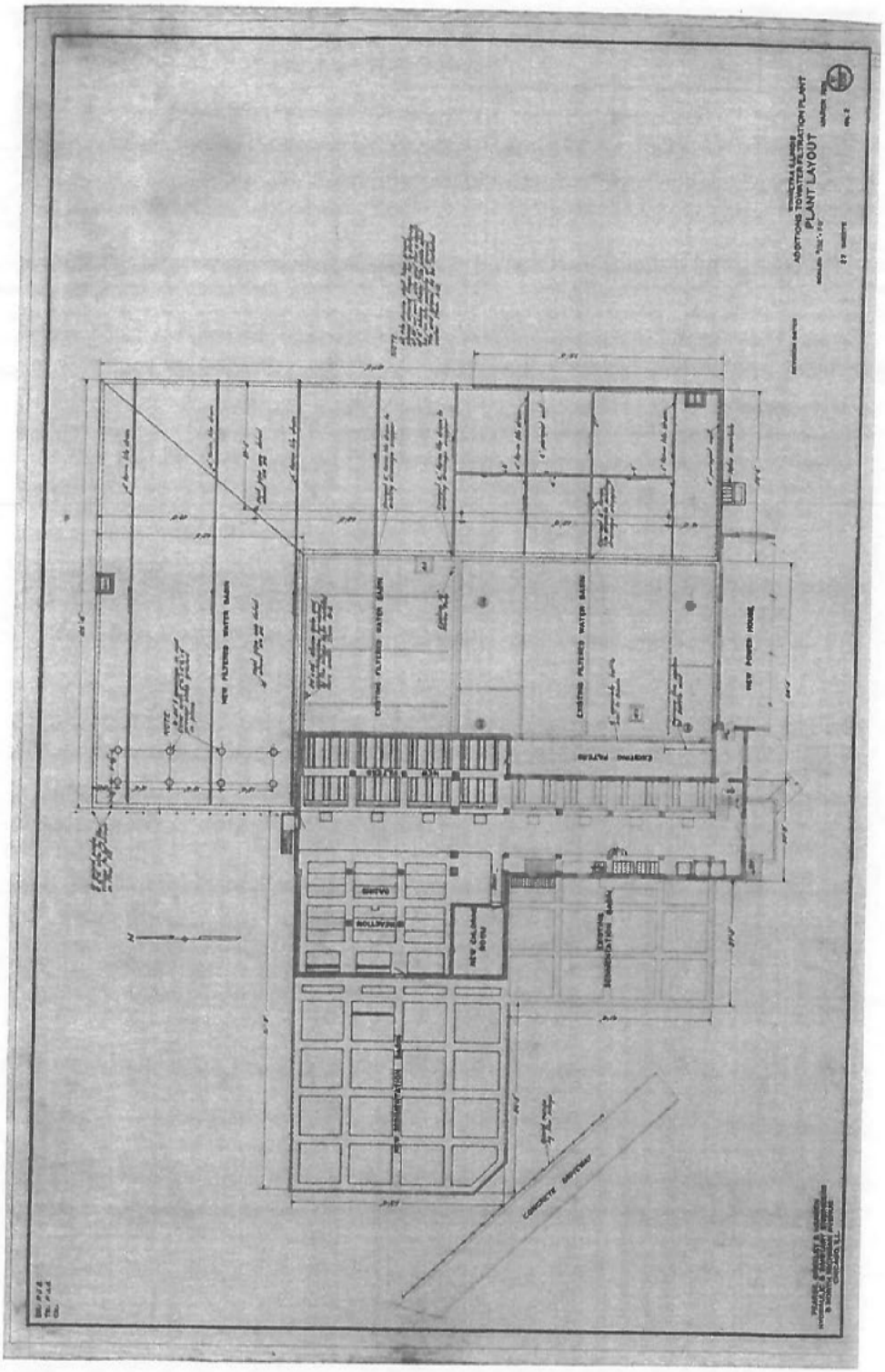
FIGURE #2 - DRAIN DETAIL



8. LOCATION

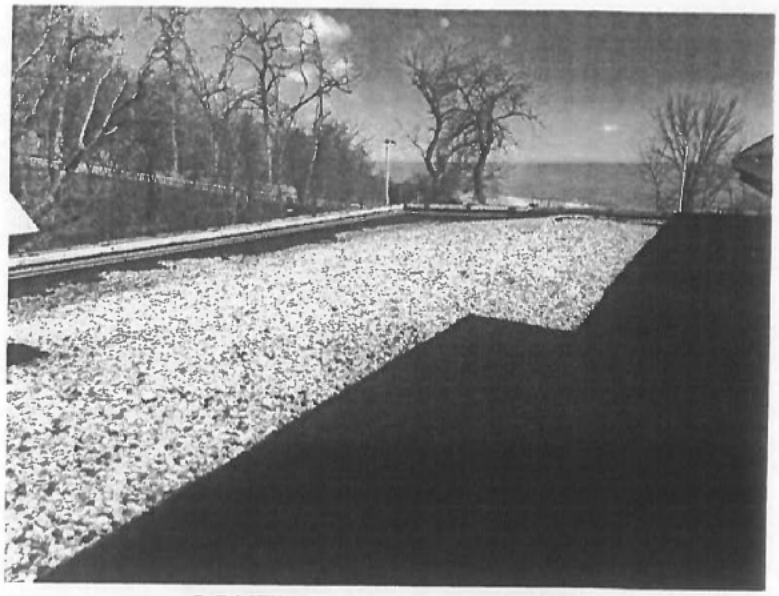


9. DRAWINGS


ADDITIONS TO WATER FILTRATION PLANT
PLANT LAYOUT
NEW FILTERED WATER BASIN
EXISTING FILTERED WATER BASIN
EXISTING FILTERS
NEW POWER HOUSE
EXISTING SEDIMENTATION BASIN
NEW CHLORINE BLDG.
CONCRETE DRIVEWAY

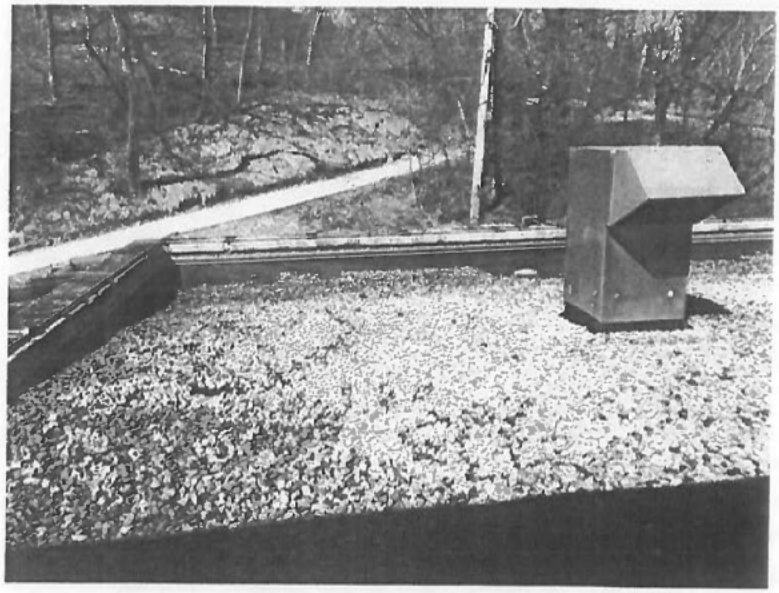
10. 9. PICTURES

SOUTHWEST ELEVATION

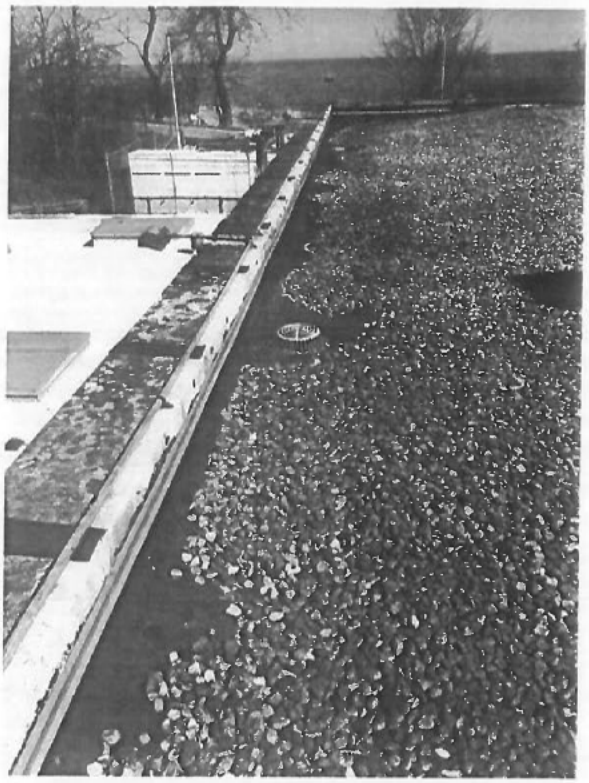


SOUTH EAST ELEVATION

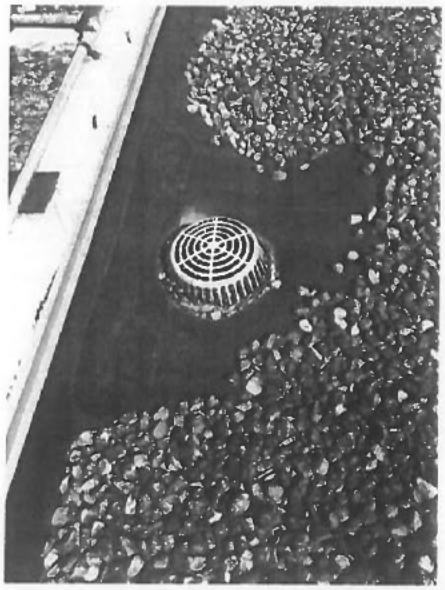
NORTHWEST ELEVATION

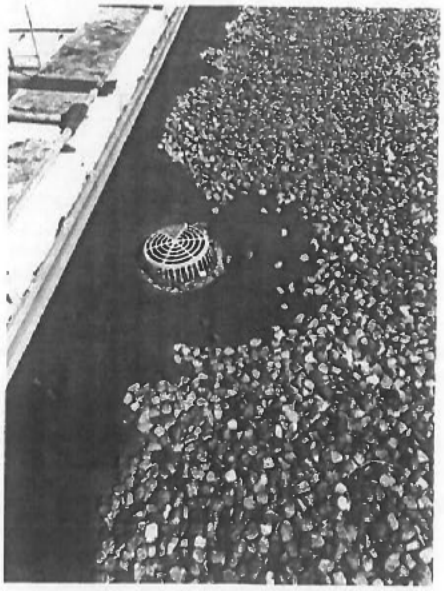


VENTILATION FOR CHLORINE ROOM

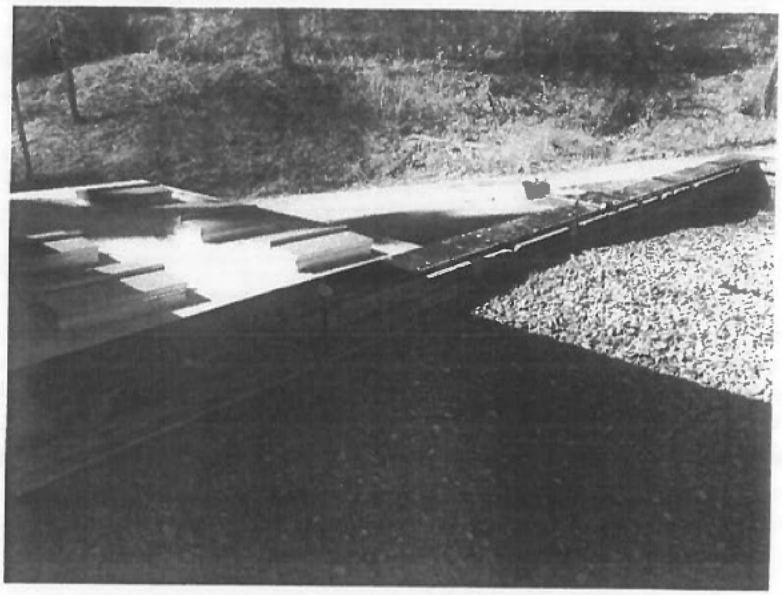


WEST COPING BLOCK

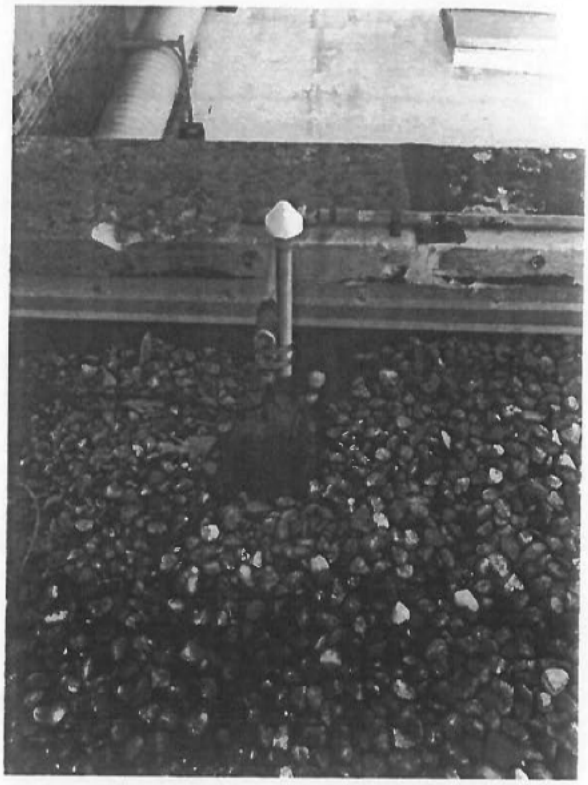




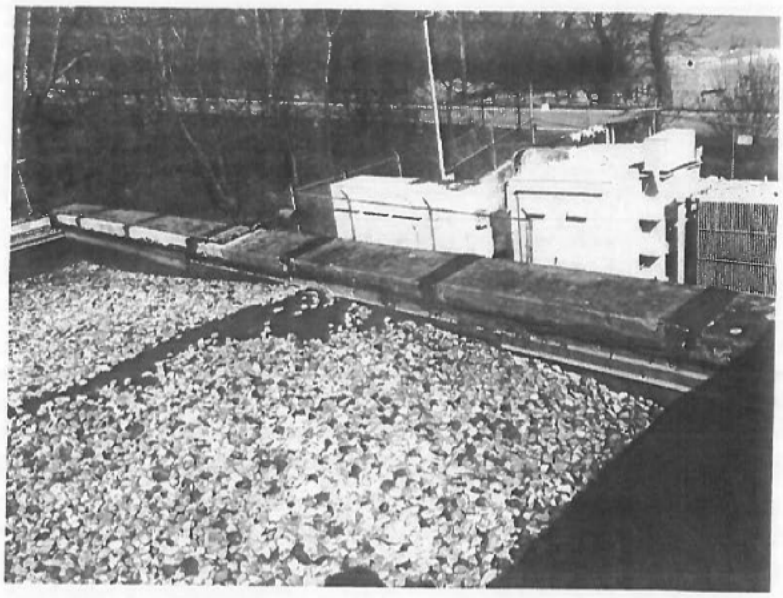
WEST SIDE ROOF DRAINS



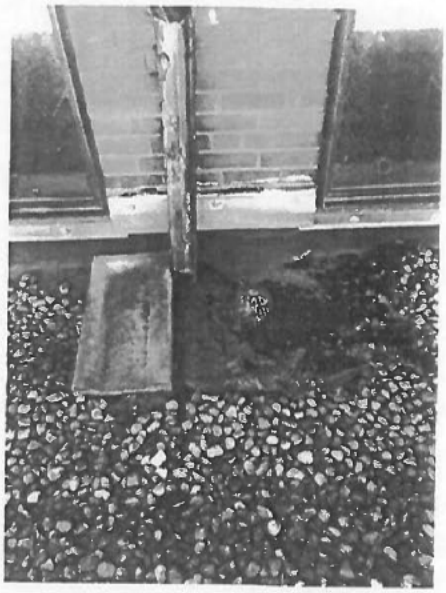
SOUTH COPING BLOCK



ELECTRICAL CONDUIT



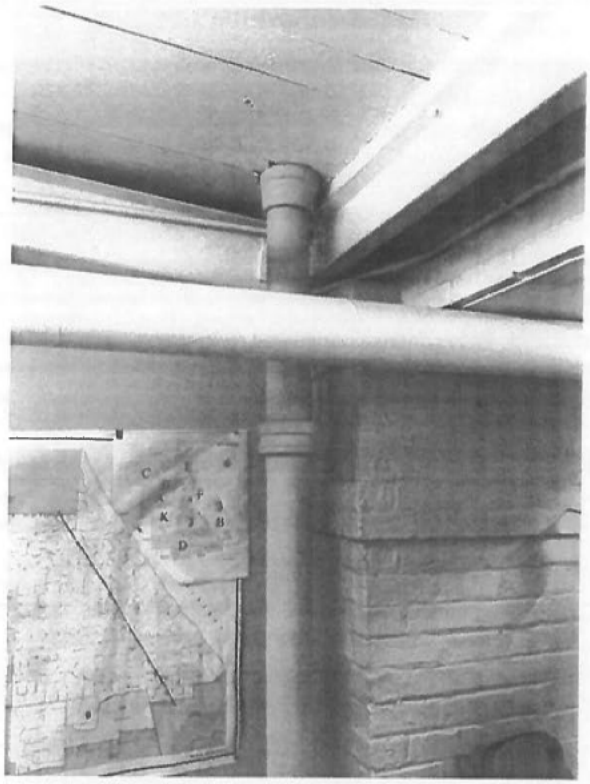
NORTH COPING BLOCK



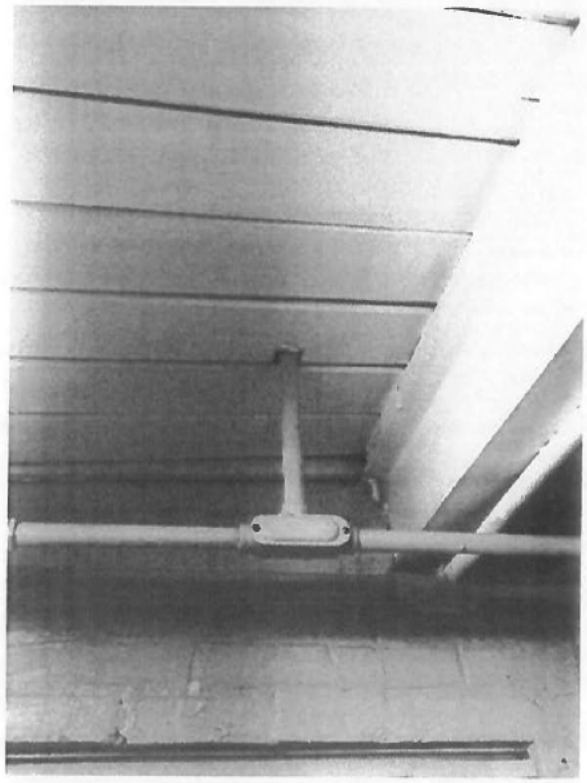
EAST SIDE ROOF DRAINS

NOTH-WEST ROOF DRAIN – REACTION BASIN

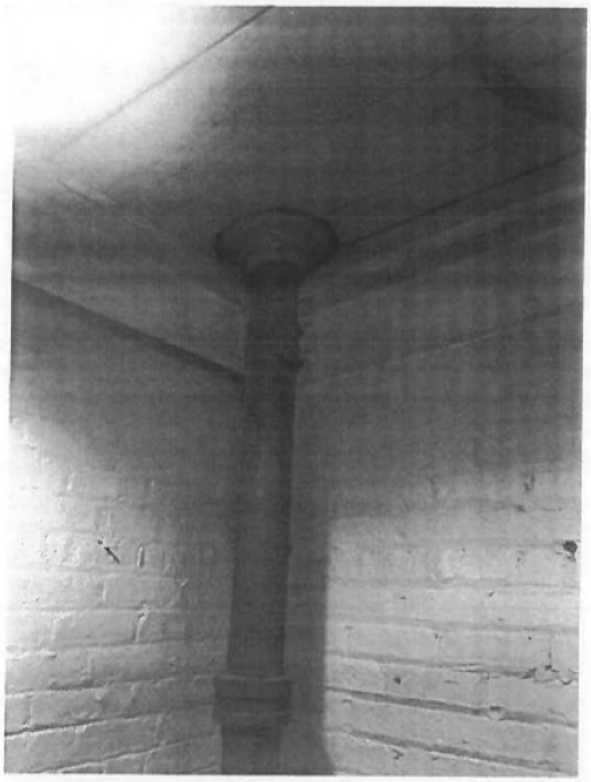
NORTH-EAST DRAIN – REACTION BASIN



SOUTH-EAST ROOF DRAIN IN OFFICE



ELECTRICAL CONDUIT FROM OFFICE



SOUTH-WEST ROOF DRAIN IN CHLORINE ROOM

VENTILATION GRATE IN CHLORINE ROOM

10. WARRANTY

Upon the Village's acceptance of the completed job, the Contractor and or manufacturer shall warrant all work performed for;

- 5 year labor guarantee.
- 20 year No Dollar Limit "NDL" warranty for the newly installed roof.

Any defects in material or workmanship appearing during this period shall be corrected with cost to the Village.

11. FEE PROPOSAL

COMPANY NAME: O.A.K.K Construction Co., INC.

CONTACT NAME: Alexander Nitchoff

SIGNATURE: [redacted]

PHONE: 708-594-9363

Item	Description of work	COST ($)
1	Roofing system • *Approximately 2,000 square feet* • *Replacement of four (4) roof drains* • *Replace deteriorate decking, approximately 50 square foot* • *Seal electrical conduit orifice*	$ 53,400.00
2	Limestone coping block • Reuse existing limestone coping blocks • Install flashing a sealing coping block joint • Reinstall existing limestone coping blocks	$ 5,541.00
3	Allowances - *Unforeseen Conditions Allowance* *Note: All request for additional work to be approved by Director of Water & Electric. Contractor to provide detail breakdown of additional work using unit cost listed above.*	$5,000
	TOTAL	$ 63,941.00

UNIT PRICES			
ITEM	WORK DESCRIPTION	UNIT PRICE ($)	UNIT MEASURE
1	Grinding & Tuck-pointing Face Brick	$ 10.08	SQUARE FOOT
2	Replacement of roof decking	$ 7.00	SQUARE FOOT

Note: Quoted costs are to be all inclusive for all equipment, forms, labor, material, tools, machinery, disposal and incidentals for the completion of the project.

END OF BID SPECIFICATIONS

Agenda Item Executive Summary

Title: Ordinance No. M-1-2021: 1180 Oakley Avenue Zoning Variations (Introduction & Adoption)

Presenter: David Schoon, Community Development Director

Agenda Date: 01/05/21

Consent: ☐ YES ☑ NO

☑ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None

Executive Summary:

On January 5, the Village Council is scheduled to consider Ordinance No. M-1-2021, in response to an application submitted by Krzysztof and Magda Marzec (the "Applicants"), the owners of 1180 Oakley Avenue (the "Subject Property"). The Applicants request approval of the following zoning variations to allow construction of an addition to the residence on the Subject Property:

1. Gross Floor Area of 6,273.76 square feet, whereas a maximum of 5,241.05 square feet is permitted, a variation of 1,032.71 square feet (19.7%) [Section 17.30.040 – Maximum Building Size] [Note: The site currently contains 3,962.04 square feet of GFA. The proposed addition would add 2,311.72 square feet of GFA]; and
2. Total Side Yard Setback of 28.73 feet, whereas a minimum of 35.99 feet is required, a variation of 7.26 feet 20.17%) [Section 17.30.060 – Side Yard Setback].

The Zoning Board of Appeals (ZBA) considered the request on December 14, 2020. After hearing from the Applicant, the property owner, and three comments from the public, the ZBA recommended approval of the requested variations. Minutes of the ZBA meeting are not yet available; however, the ZBA decision was unanimous and did not include any conditions. Many Board members expressed support for the request since the variations would allow the Applicants to preserve and reuse a home the Landmark Preservation Commission found to be a historic home (see following paragraph). Details regarding the request can be found in the attached staff report to the ZBA (Attachment 2).

Executive Summary (continued):

The Applicants submitted a demolition application for the residence in June 2020 with a plan to demolish the existing home and build a new house on the Subject Property. On August 3, 2020 the Landmark Preservation Commission (LPC) considered the demolition request. At that meeting the LPC determined the Subject Property warranted a Historical Architectural Impact Study (HAIS) prior to issuance of a demolition permit. This determination was based upon the Winnetka Historical Society's research indicating the Subject Property has some architectural and historical significance due to (1) its association with architects Jacques Kocher and Benjamin Larson, who were prominent architects who designed several Chicago-area historic buildings and (2) the residence having been home for several prominent Winnetka residents over the years.

On October 5, 2020 the LPC considered the HAIS submitted by the Applicants and found that the home is architecturally significant as an excellent and unaltered example of Mediterranean Revival architecture. Based in its findings, the LPC issued a 60-day delay on the issuance of the demolition permit in order to explore alternatives to total demolition. The Applicants are now pursuing an alternative to demolition and are requesting variations to allow additions to the existing structure. For additional details on the LPC consideration and the HAIS, please see the attachments included with the ZBA materials include in Attachment 2.

Since the October LPC meeting the Applicants have been working to save the home. The plan the Applicants propose, which includes maintaining the front of the existing residence as recommended by both the LPC and Susan Benjamin of Benjamin Historic Certifications in order to retain the building's significance and its relationship with the street, requires zoning relief, hence the application currently before the Council.

Recommendation:

Consider waiving introduction of Ordinance No. M-1-2021 and consider adoption of the Ordinance

OR

consider only introduction of Ordinance No. M-1-2021.

Attachments:

1: Ordinance No. M-1-2021
2: December 14, 2020 ZBA Staff Report and attachments, which includes information from the LPC review of the site.
3: Additional Public Correspondence

ORDINANCE NO. M-01-2021

AN ORDINANCE GRANTING VARIATIONS FROM THE WINNETKA ZONING ORDINANCE FOR THE CONSTRUCTION OF ADDITIONS WITHIN THE R-3 SINGLE FAMILY RESIDENTIAL DISTRICT (1180 Oakley Avenue)

WHEREAS, Krzysztof and Magda Marzec, as trustees of the Marzec Family Revocable Trust (collectively, the ***"Applicant"***), are the record title owners of the parcel of real property commonly known as 1180 Oakley Avenue in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, the Subject Property is located within the R-3 Single Family Residential District of the Village (***"R-3 District"***) measuring approximately .38 acres in size and improved with a two story, single-family residence (***"Existing Building"***) and an attached, one-car garage (***"Existing Garage"***); and

WHEREAS, the Existing Building is a nonconforming structure related to minimum lot depth; and

WHEREAS, the Applicant desires to improve the Subject Property by: (i) demolishing the existing family room on the southwest corner of the Existing Building; (ii) constructing a one-story addition on the southern face of the Existing Building; (iii) converting the Existing Garage into a first floor study; (iv) constructing an expanded master bedroom and bathroom on the southwest corner of the second floor of the Existing Building; and (v) constructing a one-story, two-car attached garage on the western side of the Existing Building (collectively, ***"Proposed Improvements"***); and

WHEREAS, pursuant to Section 17.30.040 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the Subject Property may not have a gross floor area in excess of 5,241.05 square feet; and

WHEREAS, pursuant to Section 17.30.060 of the Zoning Ordinance, the Subject Property must have a minimum total side yard setback of 35.99 feet; and

WHEREAS, to permit the construction of the Proposed Improvements, the Applicant filed an application for variations from: (i) Section 17.30.040 of the Zoning Ordinance to permit a gross floor area of approximately 6,273.76 square feet; and (ii) Section 17.30.060 of the Zoning Ordinance to allow a total side yard setback of approximately 28.73 feet; (collectively, the ***"Variations"***); and

WHEREAS, on December 14, 2020, after due notice thereof, the Zoning Board of Appeals (***"ZBA"***) conducted a public hearing on the Variations and, by a vote of five members in favor and zero opposed, recommended that the Council of the Village of Winnetka (***"Village Council"***) approve the Variations; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variations are in harmony with the general purpose and intent of the Zoning Ordinance and are in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provision or regulation of the Zoning Ordinance from which the Variations have been sought; and

WHEREAS, the Village Council has determined that approval of the Variations for the Subject Property within the R-3 District is in the best interest of the Village and its residents;

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

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

SECTION 2: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Variations from Sections 17.30.040 and 17.30.060 of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property are hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3: CONDITIONS. The Variations granted by Section 2 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Commencement of Construction. The Applicant must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.

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

C. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

D. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements and the Existing Building on the Subject Property must be in general accordance with the plans prepared by Jeffrey J. Heaney, dated November 14, 2020, consisting of seven (7) sheets, copies of which are attached to, and by this reference, made part of this Ordinance as **Exhibit B** (***"Plans"***), except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

SECTION 4: **RECORDATION; BINDING EFFECT.** A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Section 2 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting Variations.

SECTION 7: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8: EFFECTIVE DATE.

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

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of January, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2021.

Signed:

_____

Village President

Countersigned:

_____

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2021.

Introduced: _____, 2021

Passed and Approved: _____, 2021

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 11 AND THE EAST 20 FEET OF LOT 10 IN CLARKS SUBDIVISION IN COUNTY CLERKS DIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF CLARKS SUBDIVISION RECORDED ON JUNE 21, 1910 AS DOCUMENT NUMBER 4582612, IN COOK COUNTY ILLINOIS.

Commonly known as 1180 Oakley Avenue, Winnetka, Illinois.

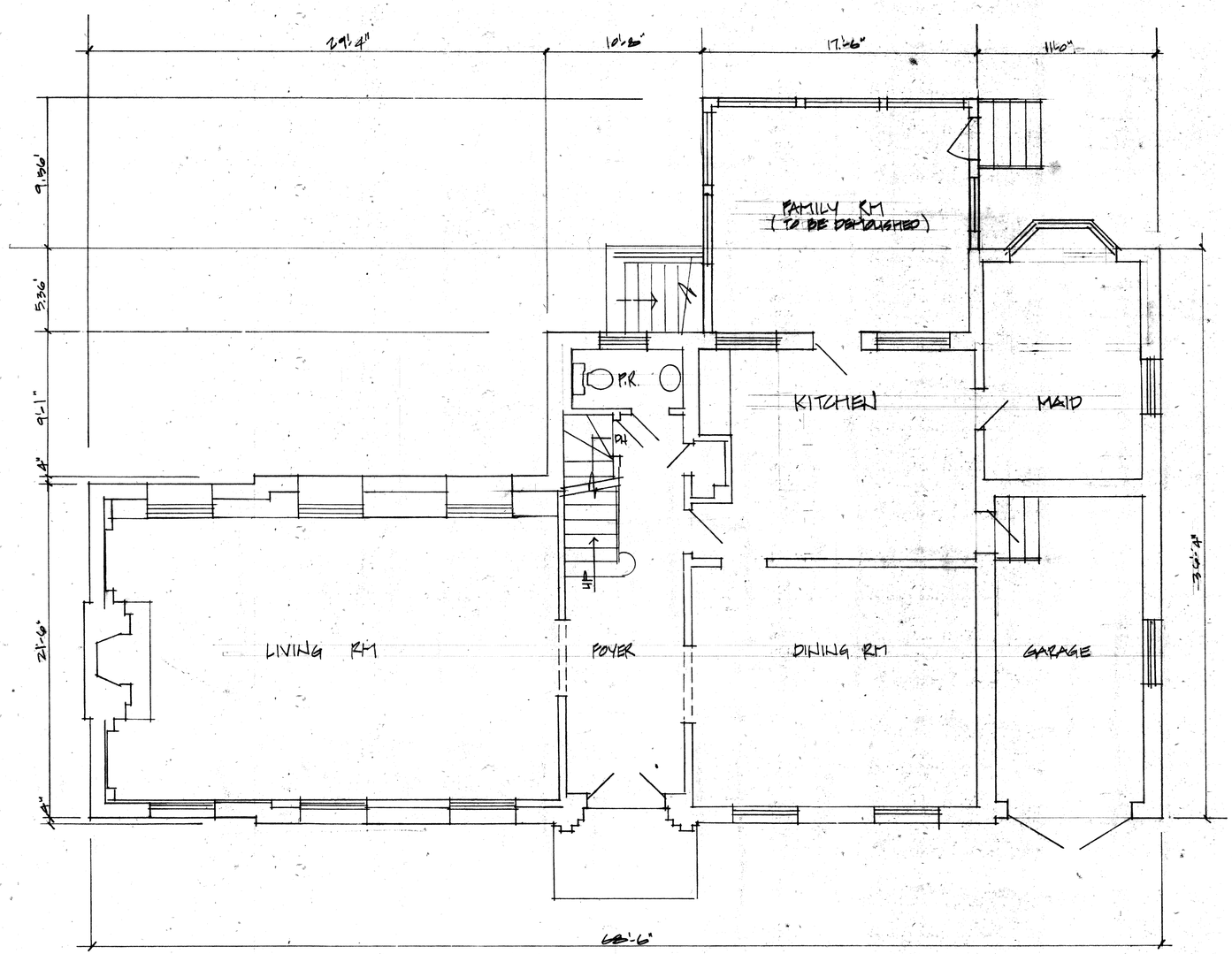
PIN: 05-17-118-015-000

EXHIBIT B

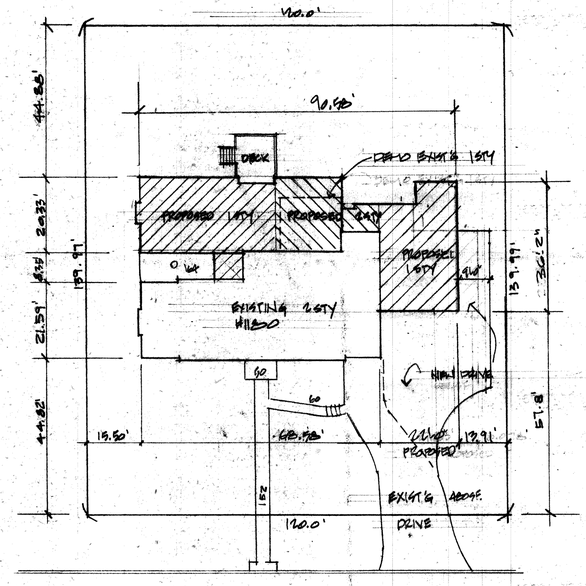
PLANS

(SEE ATTACHED EXHIBIT B)

EXHIBIT B



EXISTING 1ST FLOOR PLAN 1923.3 SQ.FT.
1/4"=1'-0" 261 DEMO'D
2184.3 ACTUAL



SITE PLAN
1"=20'-0"
NORTH

EXIST'G 1ST FL 2133
EXIST'G 2ND FL 1718
3851 EXIST'G SQ.FT.

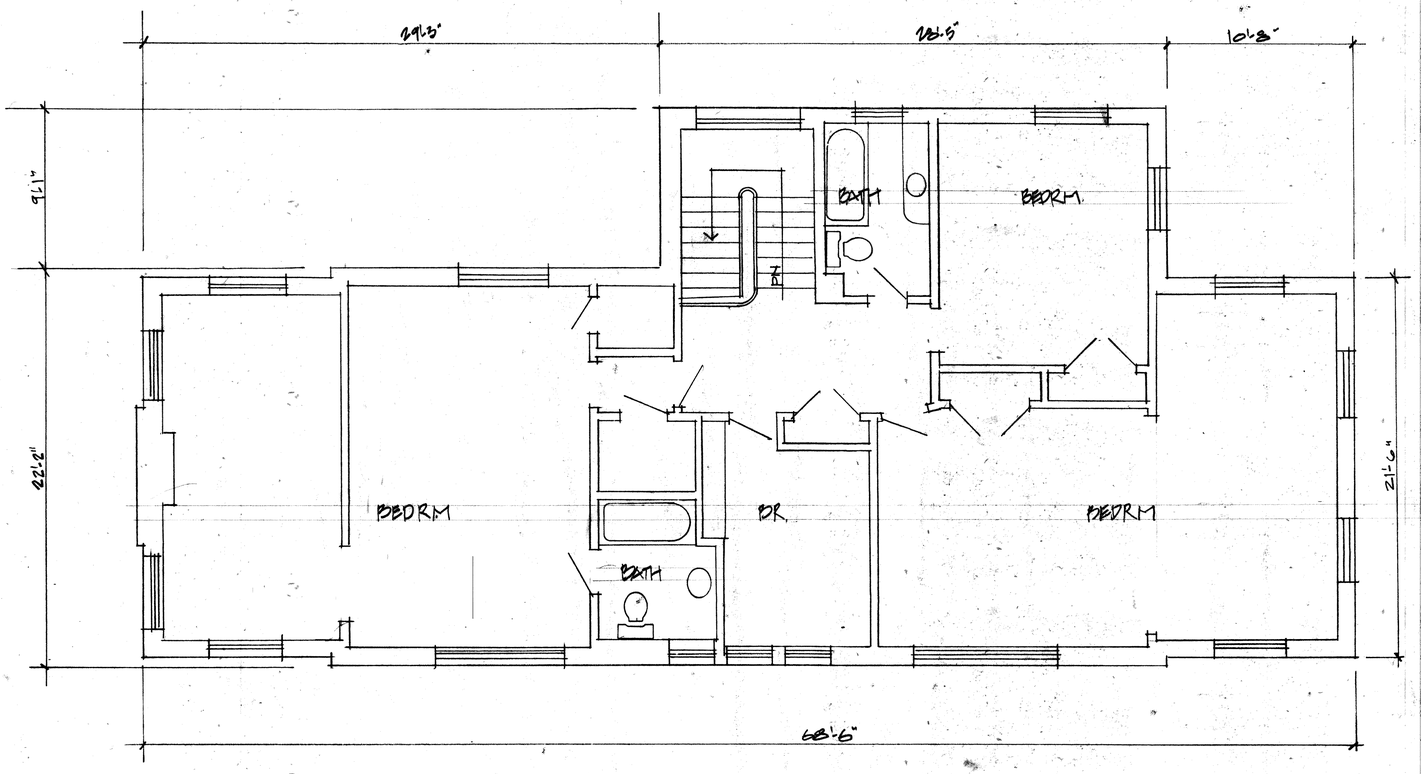
TOM CORBETT
EXIST'G 1STFL SITE PLAN
VARIATION 1180 OAKLEY AVE
WINNETKA IL.

REVISIONS	BY
12/4/20	JH

RESIDENCE REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date 11/14/20
Scale NTS
Drawn JH
Job 20
Sheet Z 1
Of 7 Sheets



EXISTING 2ND FLOOR PLAN 1762.9 SQ FT

1/4"=1'-0"

68'-6" x 28.2 1918.4
9'-1" x 28'-6 258.9
(4' x 10.75") x 4 (14.3)
1762.9

EXIST'G 2ND FL
VARIATION 1180 OAKLEY AVE, WINNETKA, IL

REVISIONS	BY

RESIDENCE REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL.

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date 11/14/20
Scale NTS
Drawn JH
Job 20
Sheet 2.2
Of 7 Sheets

REVISIONS	BY

RESIDENCE REMODELING + ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date	11/14/20
Scale	NTS
Drawn	JH
Job	20
Sheet	Z3
Of	7 Sheets

90'-6"
56'-0"
18'-0"
9'-0"
18'-2"
19'-4"
4'-0"
11'-2"
34'-6"
17'-0"
19'-6"
4'-0"
1'-8"
1'-2"
7'-2"
10'-4"
7'-2"
21'-10"
8'-2"
1'-4"
21'-6"
7'-4"
4'-0"
8'-2"
1'-2"
1'-2"
6'-9"
36'-2"
50'-10"
13'-2"
4'-0"
21'-6"
21'-6"
DROP DN
DN
DN
18"x18" TYP.
9'-0"x8'-0"
9'-0"x8'-0"
22'-0"
68'-6"
22'-0"

FAMILY
26'-10"x19'-2"
NOOK
11'x16'-4"
KITCHEN
16'-5"x17'
MUD RM
BATH
COURT YARD
FOUNTAIN
SUNRM
8'-0"
P.R.
PANTRY
BUTLERS
OL.
GARAGE
21'-6"x34'-6"
LIVING
FOYER
DINING
STUDY

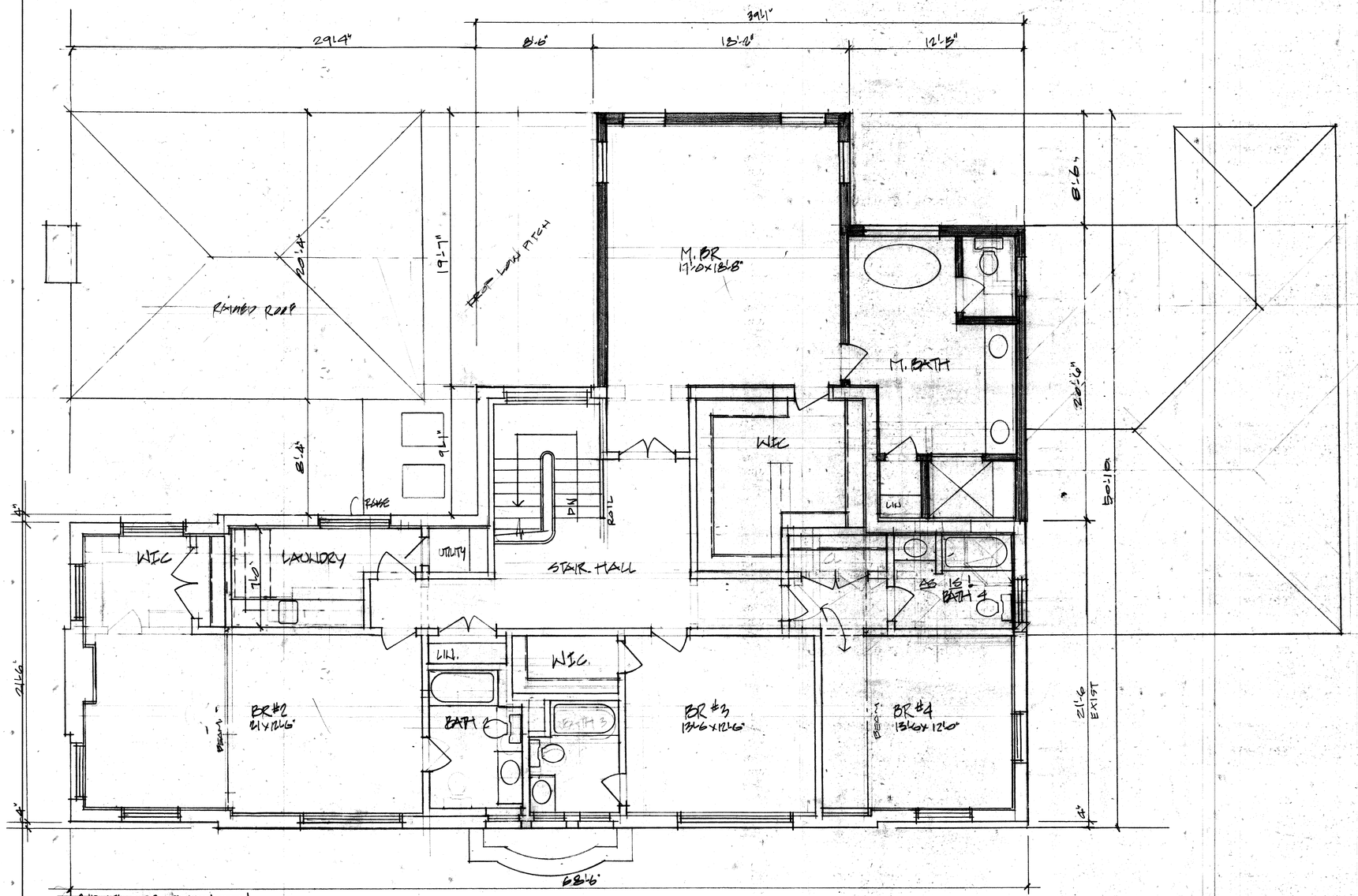
1ST FLOOR PLAN NEW CONST
1/4"=1'-0"

	EXIST'G	1872
	NEW	1966.7
		3838.7

27'-6"x22'-0"	635.5
8'-0"x8'-4"	66.6
20'-4"x58'	1188.6
19'-4"x6'-0"	116
FIREPL 1'-8"x6'	10
	1966.7

17'-6"x14'-11" 2133 EXIST'G
261 - DEMO FAMILY
1872

1180 OAKLEY AVE WINNETKA IL.



2ND FLOOR PLAN NEW CONSTRUCTION

1/4"=1'0"

EXIST'G	1762.9	
NEW	592.8	
	2355.7	

19'7"x18'2"	355.7
12'5"x11'10"	146.9
10'5"x8'8"	90.2
	592.8

11120 OAKLEY AVE WINNETKA IL.

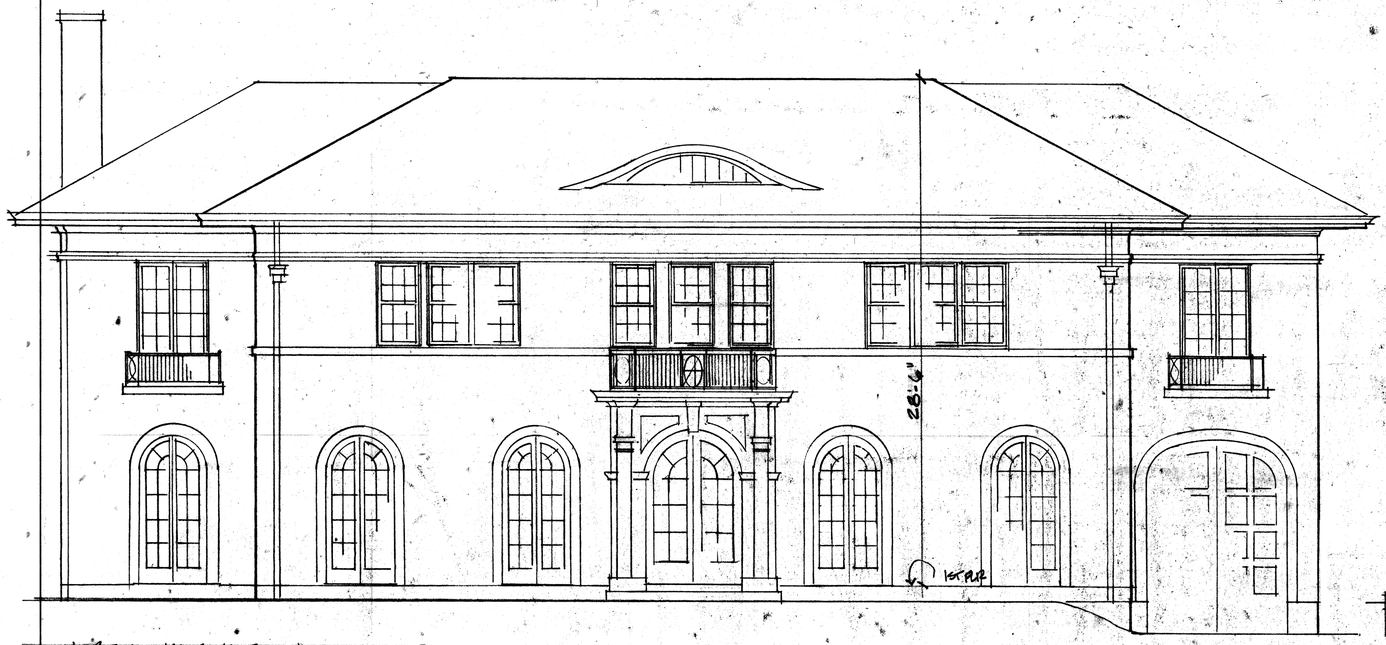
REVISIONS	BY

REMODELING + ADDITION FOR
11120 OAKLEY AVE
WINNETKA, IL.

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date	11/1/20
Scale	NTS
Drawn	JH
Job	20-
Sheet	Z4
Of	7 Sheets

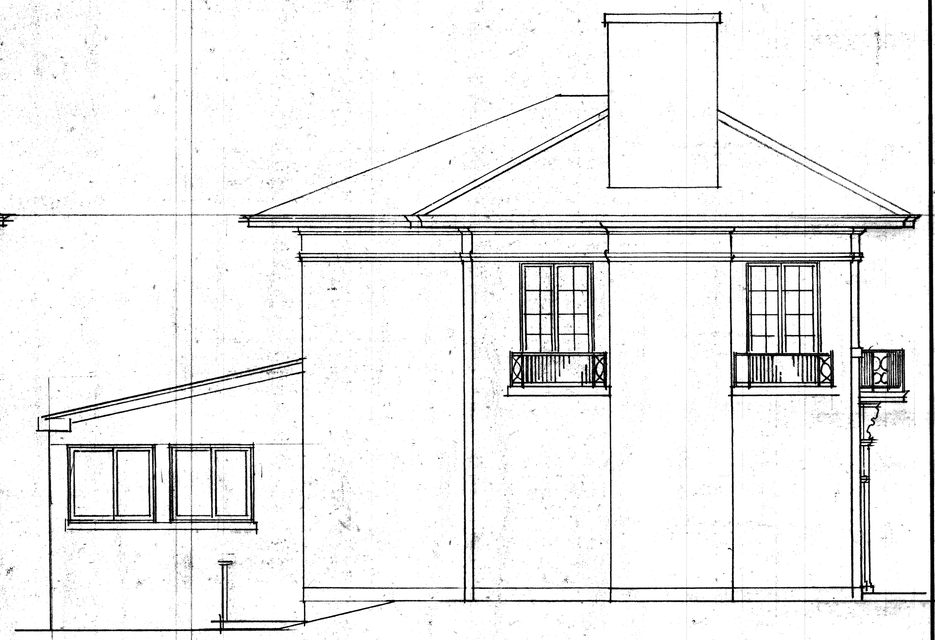
24 X 36 CLEARPRINTS



NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

EXISTING ELEVATIONS

1/4"=1'-0"

VARIATION

EXISTING ELEV.
1180 OAKLEY AVE. WINNETKA, IL

REVISIONS	BY

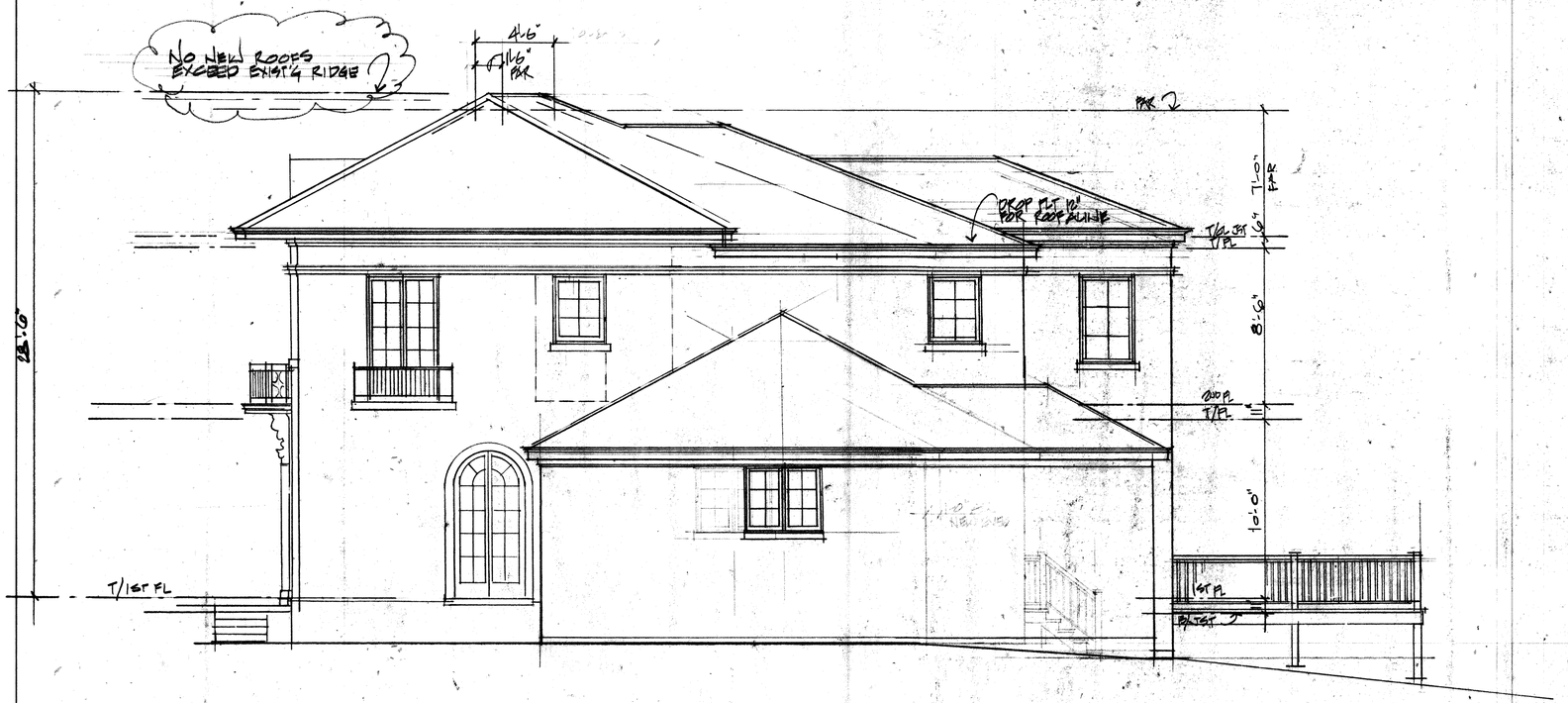
REMODELING + ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL.

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date	11/14/20
Scale	NTS
Drawn	JH
Job	20
Sheet	Z5
Of	7 Sheets

34 X 22 CLEARPRINT®

NORTH ELEVATION NEW CONSTRUCTION
1/4"=1'-0"



WEST ELEVATION NEW CONSTRUCTION
1/4"=1'-0"

REVISIONS	BY

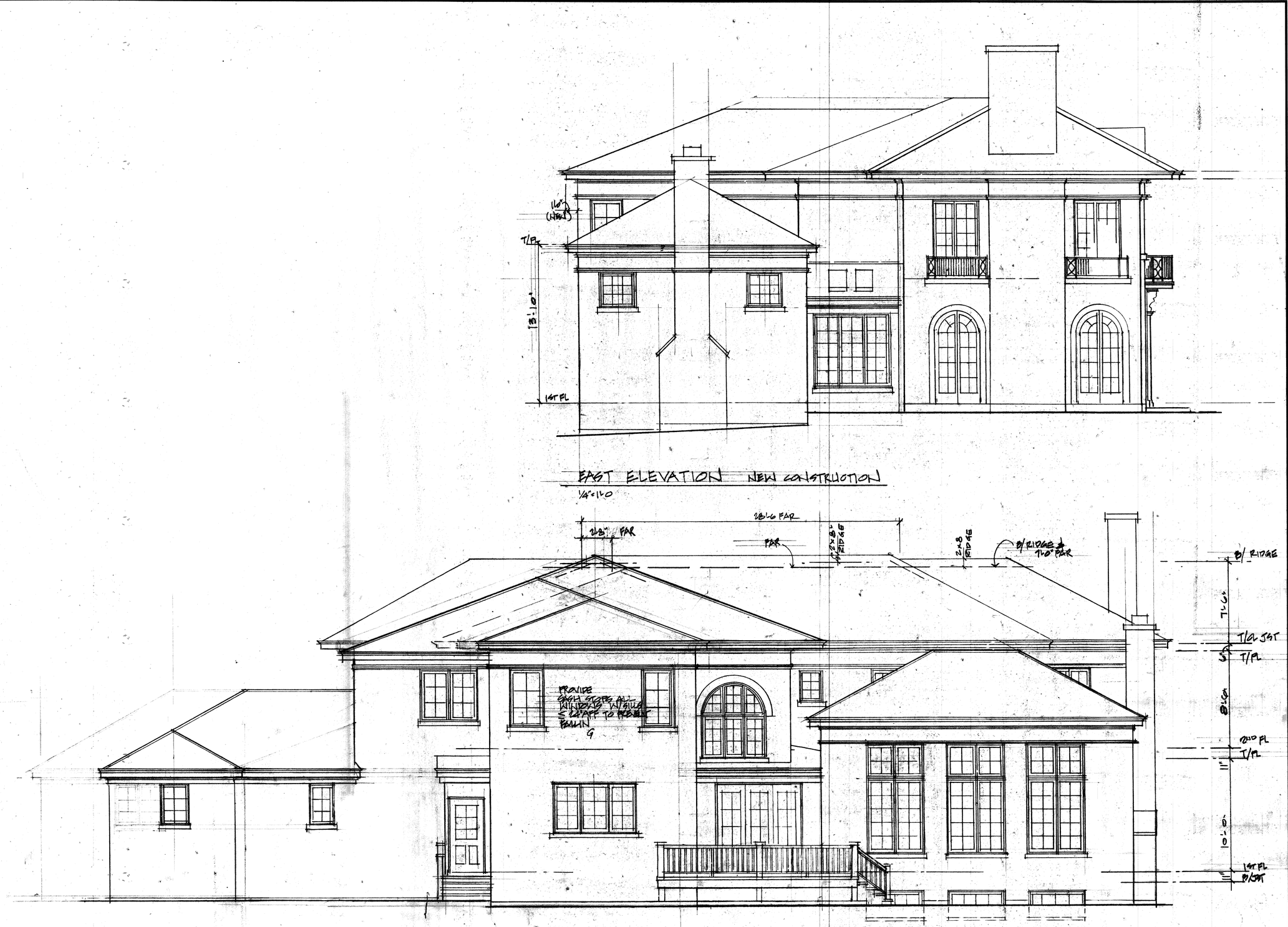
REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date 11/14/20
Scale NTD
Drawn JH
Job 20
Sheet Z6
Of 7 Sheets

VARIATION 1180 OAKLEY AVE WINNETKA, IL

EAST ELEVATION NEW CONSTRUCTION
1/4"=1'-0"



SOUTH ELEVATION NEW CONSTRUCTION
1/4"=1'-0"

NEW E&S ELEVATIONS
VARIATION 1180 OAKLEY, WINNETKA, IL.

REVISIONS | BY

REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL.

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date	11/14/20
Scale	NTS
Drawn	JH
Job	20-
Sheet	Z7
Of 7	Sheets

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Krzysztof and Magda Marzec, as trustees of the Marzec Family Revocable Trust (collectively, the ***"Applicant"***) are the record title owners of the parcel of real property commonly known as 1180 Oakley Avenue in the Village (***"Subject Property"***).

WHEREAS, the Subject Property is improved with a two story, single-family residence (***"Existing Building"***); and

WHEREAS, the Applicant desires to improve the Subject Property by: (i) demolishing the existing family room on the southwest corner of the Existing Building; (ii) constructing a one-story addition on the southern face of the Existing Building; (iii) converting the existing garage into a first floor study; (iv) constructing an expanded master bedroom and bathroom on the southwest corner of the second floor of the Existing Building; and (v) constructing a one-story, two-car attached garage on the western side of the Existing Building (collectively, ***"Proposed Improvements"***); and

WHEREAS, to permit the construction of the Proposed Improvements, the Applicant filed an application for variations from Sections 17.30.040 and 17.30.060 of the Zoning Ordinance to permit the construction of the Proposed Improvement on the Subject Property (collectively, ***"Variations"***); and

WHEREAS, Ordinance No. M-01-2021, adopted by the Village Council on January __, 2021 (***"Ordinance"***), grants the Variations; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Variations for the Subject Property or its adoption of the Ordinance, and that the Village's

approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

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

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

Dated: _____, 2021

ATTEST: **KRZYSZTOF MARZEC**, as Trustee for the Marzec Family Revocable Trustee

By: _____ By: _____

ATTEST: **MAGDA MARZEC**, as Trustee for the Marzec Family Revocable Trustee

By: _____ By: _____

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: DECEMBER 9, 2020

SUBJECT: 1180 OAKLEY AVENUE – VARIATIONS (CASE NO. 20-38-V2)

INTRODUCTION

On December 14, 2020, the Zoning Board of Appeals is scheduled to hold a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker's Executive Orders and Senate Bill 2135, on an application submitted by Krzysztof and Magda Marzec (the "Applicants") as the owners of the property located at 1180 Oakley Avenue (the "Subject Property"). The Applicants request approval of the following zoning variations to allow construction of an addition to the existing residence on the Subject Property:

1. Gross Floor Area of 6,273.76 square feet, whereas a maximum of 5,241.05 square feet is permitted, a variation of 1,032.71 square feet (19.7%) [Section 17.30.040 – Maximum Building Size] [Note: The site currently contains 3,962.04 square feet of GFA. The proposed addition would add 2,311.72 square feet of GFA]; and
2. Total Side Yard Setback of 28.73 feet, whereas a minimum of 35.99 feet is required, a variation of 7.26 feet 20.17%) [Section 17.30.060 – Side Yard Setback].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on November 26, 2020. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment F1 of this report.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to allow a zoning lot with a pre-FAR building (constructed prior to 1989) to exceed the maximum permitted gross floor area by more than 10%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.38 acres in size, is located on the south side of Oakley Avenue, between Euclid Avenue and Gordon Terrace, and contains an existing two-story residence (see Figure 1). The property is zoned R-3 Single Family Residential, and it is surrounded by R-3 Single Family Residential (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

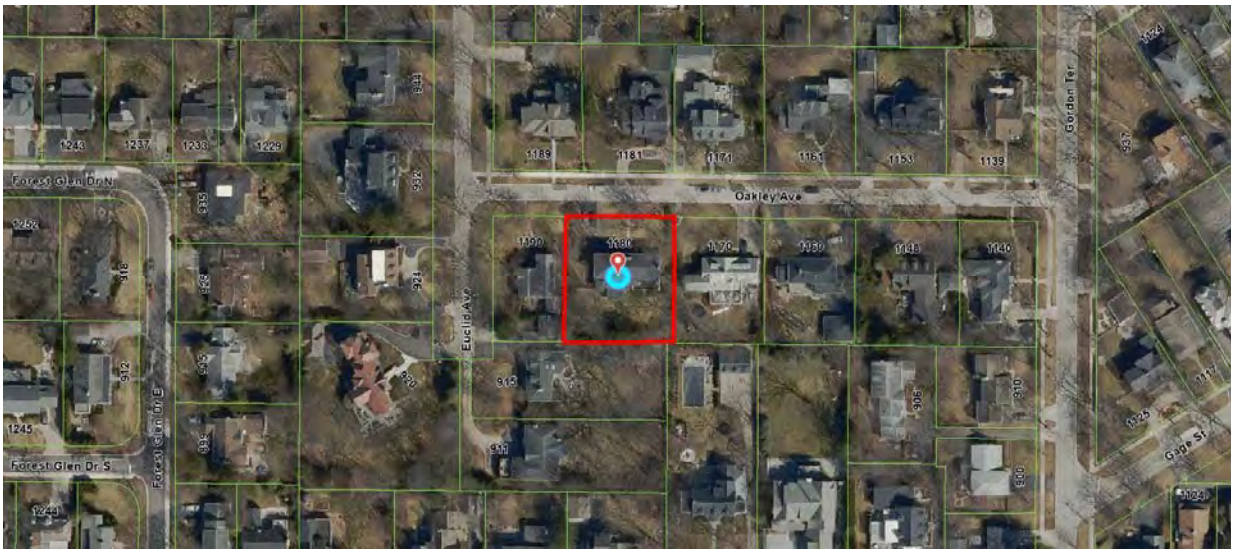


Figure 1 – Aerial Map

Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was built in 1921, with subsequent building permits issued in 1949 and 1999 to build additions to the home. Other minor permits were also issued over the last several years. There are no previous zoning cases on file for the Subject Property. The Applicants acquired the property in July 2020.

Demolition Permit Application - While under contract to purchase the Subject Property, and with the consent of the former property owner, the Applicants submitted a demolition application for the existing residence in June 2020. The Applicants' original plan was to demolish the existing home and build a new house on the Subject Property. On August 3, 2020, the Landmark Preservation Commission (LPC) considered the request to demolish the existing residence. The LPC found that based on the Winnetka Historical Society's research indicating the Subject Property has some architectural and historical significance due to (1) its association with architects Jacques Kocher and Benjamin Larson, who were prominent architects who designed several Chicago-area historic buildings and (2) the residence was home for several prominent Winnetka residents over the years, that the Subject Property was of sufficient historic or architectural merit to warrant a Historical Architectural Impact Study (HAIS) prior to the issuance of the demolition permit.

Consequently, on September 4, 2020, the Applicants submitted the HAIS for the Subject Property prepared by Benjamin Historic Certifications. On October 5, 2020, the LPC considered the HAIS and found based on the findings of the HAIS that the home is architecturally significant as an excellent and unaltered example of Mediterranean Revival architecture. Based in its findings, the LPC issued a 60-day delay on the issuance of the demolition permit in order to explore alternatives to total demolition. The Applicant is now pursuing an alternative to demolition and is requesting variations to allow additions to the existing structure.

For additional details on the LPC consideration and the HAIS, the September 29, 2020 LPC memo and HAIS for the Subject Property is included in this report as Attachment D1. The excerpt of the October 5 LPC meeting minutes is also provided as Attachment E1. Additionally, Susan Benjamin of Benjamin Historic Certifications has provided a letter in support of the Applicants variation application. This is the public correspondence referred to earlier in this report and provided in Attachment F1.

Since the LPC meeting in October the Applicants have been working to save the home. The plan the Applicants propose, which includes maintaining the front of the existing residence as recommended by both the LPC and Susan Benjamin of Benjamin Historic Certifications in order to retain the building's significance and its relationship with the street, requires zoning relief, hence the application currently before the Board.

Figure 3 below is a current photo of the site.

Figure 3 – Subject Property

PROPOSED PLAN

The variations are being requested in order to construct an addition on the west side as well as on the rear of the residence. To accommodate the proposed addition, the existing family room at the rear of the residence would be removed. Also, the existing one-car attached garage would be converted to a

study. The net increase in GFA is approximately 2,312 square feet. The proposed addition is described as follows:

First Floor:

- Two-car attached garage measuring 22 feet by 22.84 feet (502 square feet);
- Storage space at rear of garage measuring 173 square feet;
- Mudroom and powder room measuring 6 feet by 19.33 feet (116 square feet);
- Sunroom measuring 8 feet by 8 feet (64 square feet); and
- Kitchen and family room measuring 56 feet by 20.33 feet (1,119 square feet).

Second Floor:

- Master bedroom measuring 18.17 feet by 19.58 feet (356 square feet);
- Master bathroom measuring 239 square feet.

Excerpts of the proposed site plan, floor plans, and front building elevation are provided below and on the following pages as Figures 4 through 6. The complete set of plans are provided in the application materials, which are included in this report as Attachment C1.

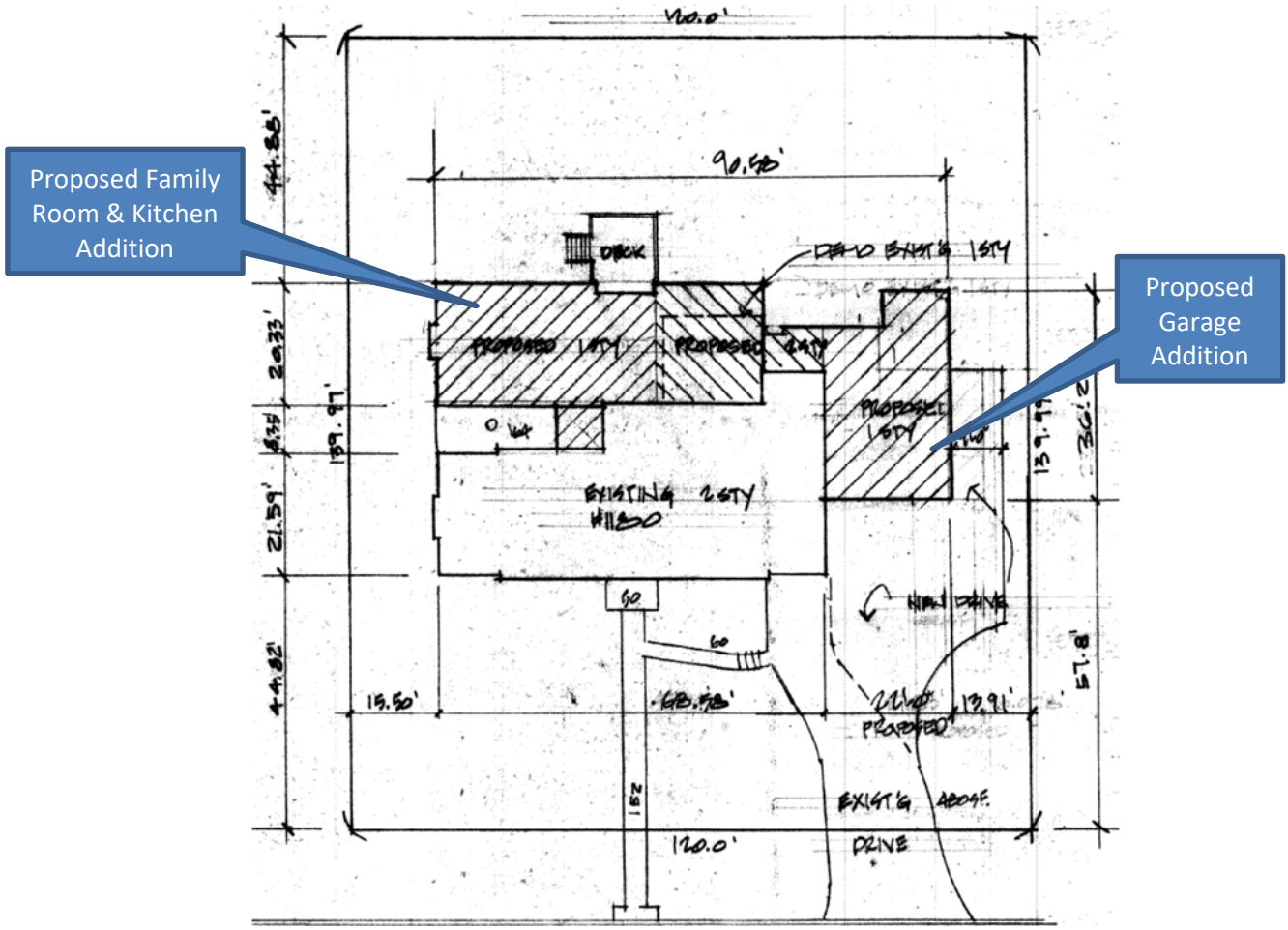


Figure 3 – Site Plan

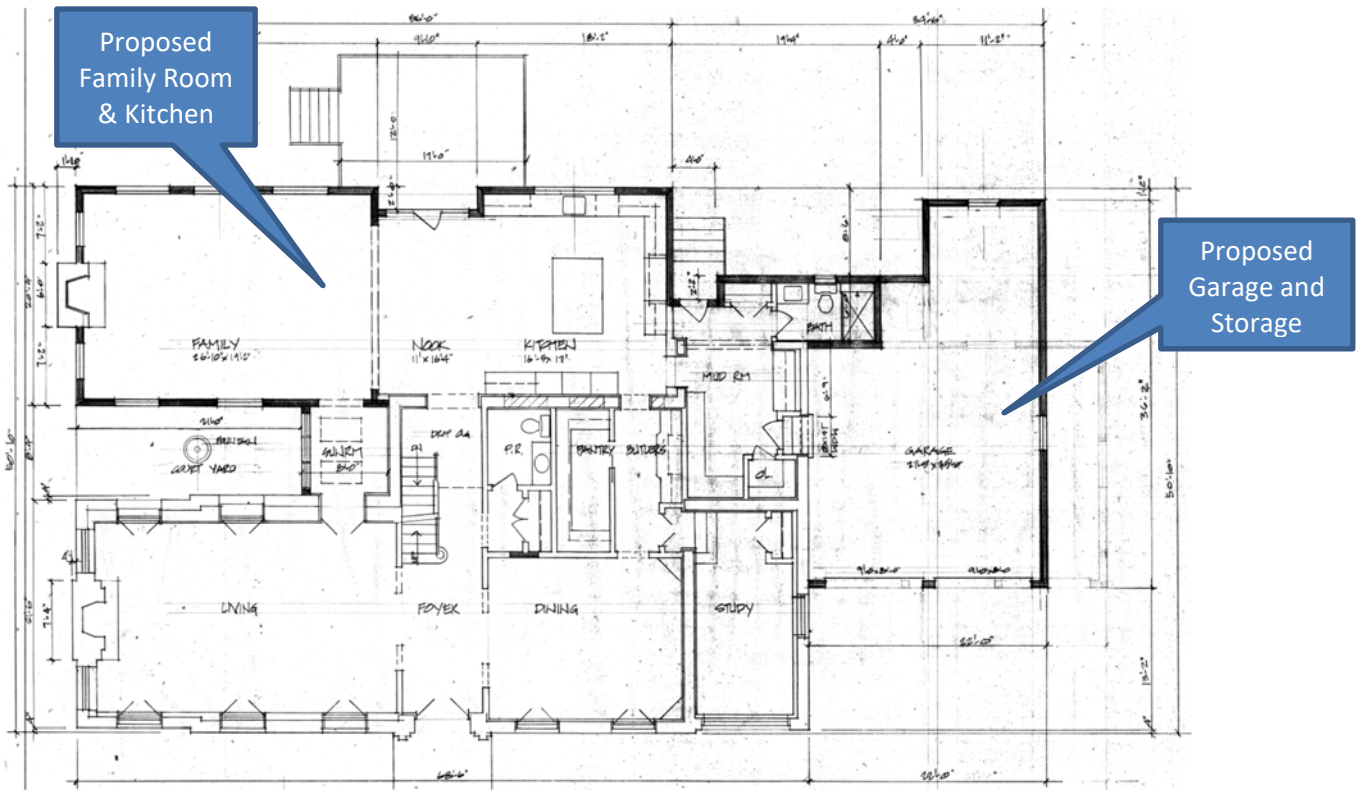


Figure 4 – Proposed First Floor Plan

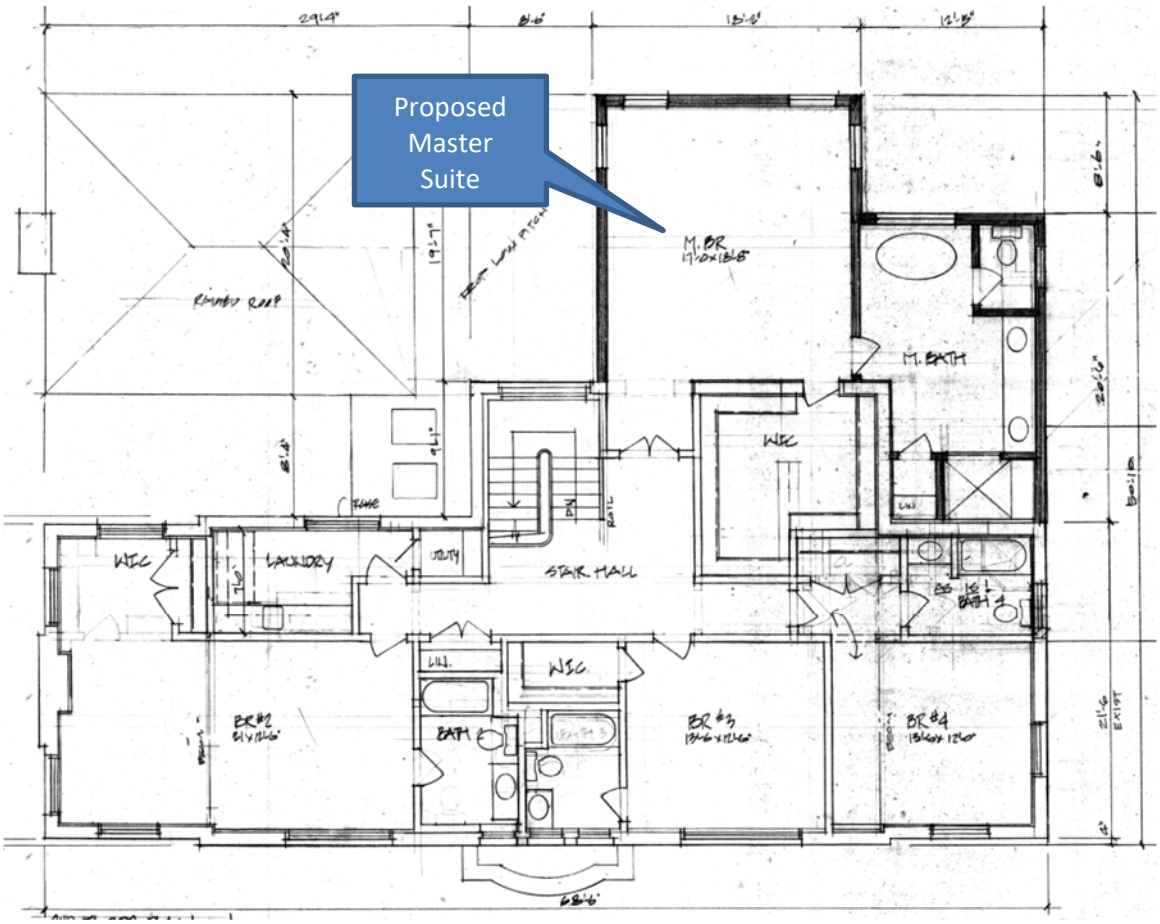


Figure 5 – Proposed Second Floor Plan

Figure 6 – Proposed Front Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B1). Based on the proposed plan, it appears additional stormwater detention would be required. However, a final determination will be made by Village Engineering staff upon submittal of the building permit application, which will include complete engineering plans. Additionally, Figure 7 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

Figure 7 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-3 zoning district (Attachment A1). Two variations are being requested: (1) gross floor area (GFA); and (2) minimum total side yard setback.

Gross Floor Area. The site currently contains 3,962.04 square feet of GFA. The increase in GFA with the proposed addition is 2,311.72 square feet; bringing the total GFA to 6,273.76 square feet, whereas a maximum of 5,241.05 square feet is permitted, a variation of 1,032.71 square feet (19.7%).

Total Side Yard Setback. The existing residence currently provides a total side yard setback of 50.06 feet; 35.24 feet from the west property line and 14.82 feet (measured to the excessive eave) from the east property line. The proposed addition would provide a west side yard setback of 13.91 feet, while the existing east side yard setback will remain unchanged. Therefore, the proposed total side yard setback is 28.73 feet. Given the minimum required total side yard setback is 35.99 feet, a variation of 7.26 feet (20.17%) is necessary to allow the proposed addition.

FINDINGS

Does the ZBA find that the requested variations meet the standards for granting such variations; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variations granting:

1. Gross Floor Area of 6,273.76 square feet, whereas a maximum of 5,241.05 square feet is permitted, a variation of 1,032.71 square feet (19.7%) [Section 17.30.040 – Maximum Building Size]; and
2. Total side yard setback of 28.73 feet, whereas a minimum of 35.99 feet is required, a variation of 7.26 feet (20.17%) [Section 17.30.060 – Side Yard Setback].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variations requested are **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **has been met [has not been met]** in connection with this variation application **[subject to the following conditions…]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A1: Zoning Matrix
Attachment B1: Stormwater Matrix
Attachment C1: Application Materials

Attachment D1: September 29, 2020 LPC Memo and HAIS
Attachment E1: Excerpt of final October 5, 2020 LPC meeting minutes
Attachment F1: Public Correspondence

ATTACHMENT A1

ZONING MATRIX

ADDRESS: 1180 Oakley Avenue
CASE NO: 20-38-V2
ZONING: R-3

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	16,000 SF	16,796 SF	N/A	N/A	OK
Min. Average Lot Width	75 FT	119.98 FT	N/A	N/A	OK
Min. Lot Depth	150 FT	139.99 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	4,199 SF (1)	2,346.83 SF	4,075.04 SF	1,728.21 SF	OK
Max. Gross Floor Area	5,241.05 SF (1)	3,962.04 SF	6,273.76 SF	2,311.72 SF	**1,032.71 SF (19.7%) VARIATION**
Max. Impermeable Lot Coverage	8,398 SF (1)	4,139.69 SF	5,796.15 SF	1,656.46 SF	OK
Min. Front Yard (Oakley/North)	40 FT	43.84 FT	43.84 FT	0 FT	OK
Min. Side Yard	12 FT	14.82 FT	13.91 FT	(0.91) FT	OK
Min. Total Side Yards	35.99 FT	50.06 FT	28.73 FT	(21.33) FT	**7.26 FT (20.17%) VARIATION**
Min. Rear Yard (South)	21 FT	49.27 FT	44.88 FT	(4.39) FT	OK

NOTES:
(1) Based on lot area of 16,796 s.f.
(2) Variation amount is the difference between proposed and requirement.

ATTACHMENT B1
Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%.</u>	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	***Applies to 1180 Oakley Avenue*** *Based upon preliminary review of information to date, it appears that 1180 Oakley Avenue <u>would</u> have to provide additional storm water detention volume.* ***However, a final determination will be made by Village Engineering staff****.*

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 20-38-V2

Property Information

Site Address: 1180 Oakley Avenue

Owner Information

Name: Krzysztof & Magda Marzec

Primary Contact: Krzysztof Marzec

Address: [redacted]

Phone No. [redacted]

City, State, ZIP: Chicago, IL 60657

Email: [redacted]

Date property acquired by owner: 07/17/2020

Architect Information

Name: Jeffrey Heaney

Primary Contact: Jeffrey Heaney

Address: 610 Carriage Hill Drive

City, State, ZIP: Glenview, IL 60025

Phone No. 708-417-1045

Email: jheaneyarch@gmail.com

Attorney Information

Name: N/A

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

Nature of any restrictions on property:

Brief explanation of variation(s) requested (attach separate sheet providing additional details):

Zoning variations for proposed renovation of property

Property Owner Signature: [redacted]

Date: 11/14/2020

STANDARDS FOR GRANTING ZONING VARIATIONS (11.13.20 {1})

1: The existing home at 1180 Oakley has been determined to be historically significant by the Winnetka Historical Committee as well as renowned historian and author Susan Benjamin; we are now committed to renovating the existing home. The current home was built in 1925, during a time when Architectural and design styles and methods were very different compared to today's homes. We face many challenges when attempting to preserve the most historically significant aspects of the house while updating other less significant portions. One example is the existing house has a large living room which dominates the existing footprint and front elevation fenestration. It is not possible to divide this space with smaller functional rooms and maintain the integrity of the front fenestration and interior space flow. Another example is the second floor has two sleeping porches (house was built pre-A/C), one on the east side and one on the west side. Again, the location and orientation of this space precludes an efficient layout of upstairs bedrooms and baths reflective of modern housing. These are just two of many other unique challenges of renovating the house. In the end, integration to the existing structure is the driving force to the additional space over the allowed current FAR needed to properly renovate the structure and maintain its historical integrity.

2. Again, 1180 Oakley was built in 1925. As stated above there are many challenges to overcome when renovating the property while also leaving the historically significant portions unaltered. The structure has a commanding presence on the street and is quite attractive—unusual in that often an older home is either attractive but not in proper shape to renovate or be of merely average countenance not worth the effort to restore. This home is unique in the regard of being in relatively good shape and of comely nature, along with being an important feature of the existing, almost all original, neighborhood. Finally, it is worth noting that with the proposed plan and being granted zoning variances we will have accomplished preserving the most historically significant aspects of the home. Please see a quote by Susan Benjamin (https://www.benjaminhistoric.com/aboutus.html) when summarizing the historical significance of 1180 Oakley in a Historical and Architectural Impact Study:

Summary Opinion

The house has historical significance because of its association with many distinguished owners, and it has architectural significance because of being such an excellent and unaltered example of Mediterranean Revival architecture. Despite its numerous owners, and at least one renter, residents didn't make detrimental changes to the building and the significant areas of the house are as intact as they were in 1921, when 1180 Oakley was designed. The only historic photograph found, in a real estate listing from the 1940s, shows that the front façade of 1180 Oakley has not been altered at all. This is also true of the interior public spaces—the front stair vestibule, the living room and the dining room. The detailing--from crown moldings, to doors and windows, to hardware, to the elegantly ornamented stair balustrade--is extraordinary.

Because the significance of the house is reflected in its front facade and its relationship to the street, removing the house would have an irreversible impact on the cohesivness of the neighborhood. The most important interior features are all found in the major public spaces facing Oakley Avenue. Preservation of the front of the house, with these spaces, would retain the building's significance and its relationship with the street. A compromise, as an alternative to demolition, could include building an addition to the rear of the house with the re-use of the south elevation French doors, fanlight windows, and second story Diocletian window. The new owners would receive more livable space and the significant historic architectural features would remain intact. A rear addition that accommodates the functional needs of the new owners and retains the most significant historic features of the major public spaces at the front of the house could well qualify for an Illinois Property Tax Assessment Freeze, which would result in considerable property tax savings for the homeowners, while preserving the unaltered historic character of the house.

3. As discussed above the home fits in well with the existing neighborhood most of which were also constructed at the same time as subject house. A renovation would most certainly **not** alter the essential character of the neighborhood—in fact it is our intention by renovating to **maintain** the existing and essential character of this very original area.

4. Renovated structure would not adversely affect the existing light and air to surrounding properties—at least any greater than any other new structure or alternate renovation.

5. Fire and other hazards will not increase—as we are renovating the entire house to modern standards these hazards should be substantially decreased.

6. Taxable value of land and buildings will not be negatively affected in Winnetka if variation is approved.

7. After construction congestion will not be different than existing if variation is approved.

8. After construction, public health, safely, comfort, morals, and welfare of the inhabitants of the Village will not be otherwise impaired should variation be approved.

PLAT OF SURVEY

OF

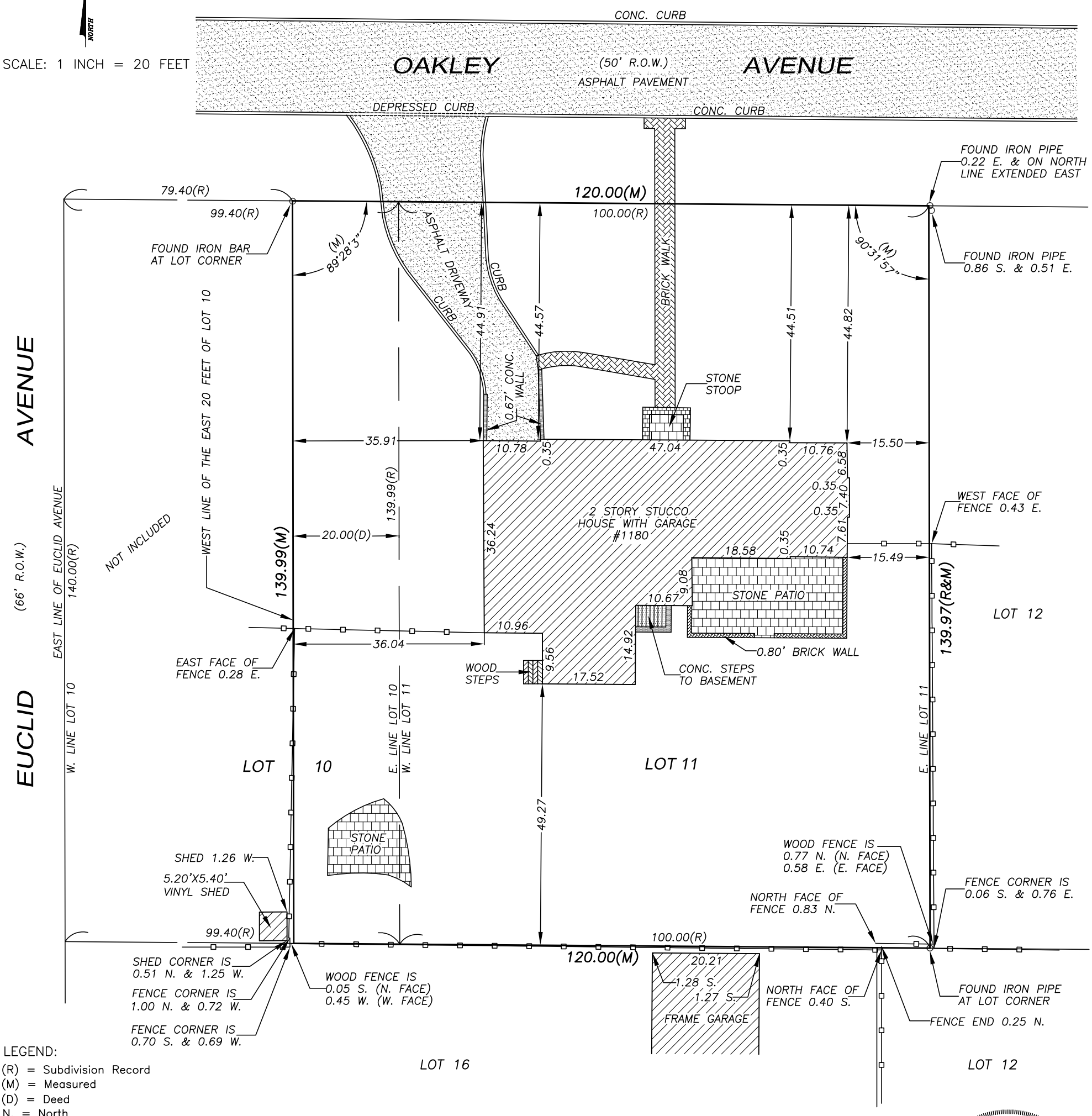
LOT 11 AND THE EAST 20 FEET OF LOT 10 IN CLARK'S SUBDIVISION IN THE COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER RECORDED PLAT UNDER DOCUMENT NUMBER 4582612, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

PIN: 05-17-118-015-0000 TOTAL LAND AREA: 16,796 SQ.FT.

COMMONLY KNOWN AS: 1180 OAKLEY AVENUE, WINNETKA, ILLINOIS 60093

NORTH

SCALE: 1 INCH = 20 FEET



LEGEND:

(R) = Subdivision Record
(M) = Measured
(D) = Deed
N. = North
S. = South
W. = West
E. = East
Conc. = Concrete
Wood Fence —□—□—
Chain Link Fence —×—×—
Iron Fence —○—○—

PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
THOMAS R. KROHN
035-003000
GLENVIEW
ILLINOIS

ORDER NO.: 20-123

ORDERED BY: ORCHARD GLEN HOMES, LLC

PREPARED BY:

GEODETIC SURVEY, LTD.

PROFESSIONAL DESIGN FIRM NO. 184-004394

CONSTRUCTION & LAND SURVEYORS

200 WAUKEGAN ROAD, GLENVIEW, IL 60025

TEL. (847) 904-7690; FAX (847) 904-7691

info@gsurvey.net www.gslandsurveying.com

GENERAL NOTES:

- ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

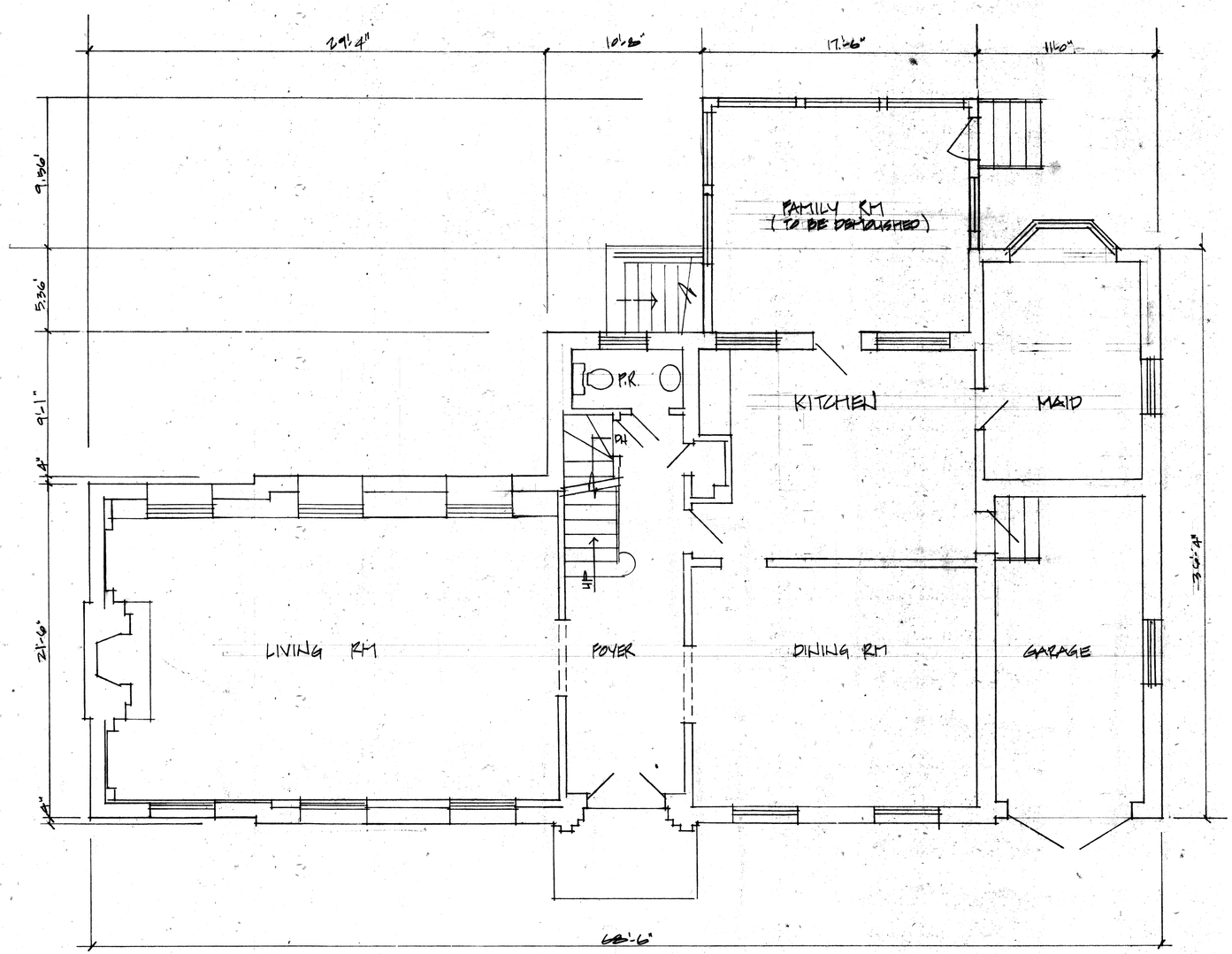
STATE OF ILLINOIS
COUNTY OF COOK SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

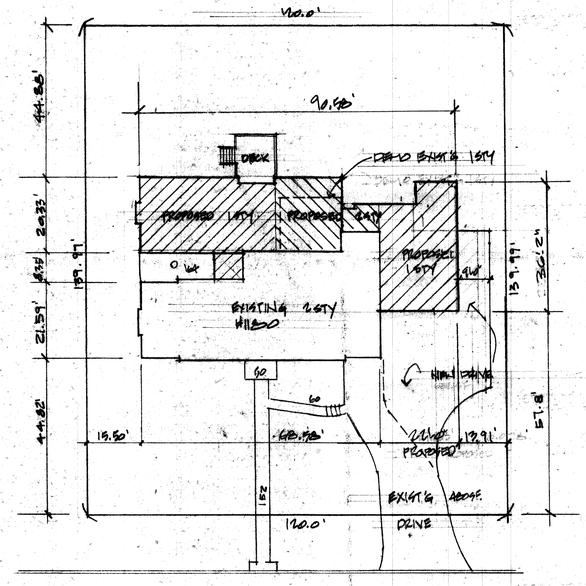
FIELD WORK COMPLETED: JUNE 10, 2020

DATED THIS 11th DAY OF JUNE, 2020.

BY _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2020



EXISTING 1ST FLOOR PLAN 1923.3 SQ.FT
1/4"=1'-0" 261 DEMO'D
2184.3 ACTUAL



SITE PLAN
1"=20'-0"
NORTH

EXIST'G 1ST FL 2133
EXIST'G 2ND FL 1718
3851 EXIST'G SQ.FT.

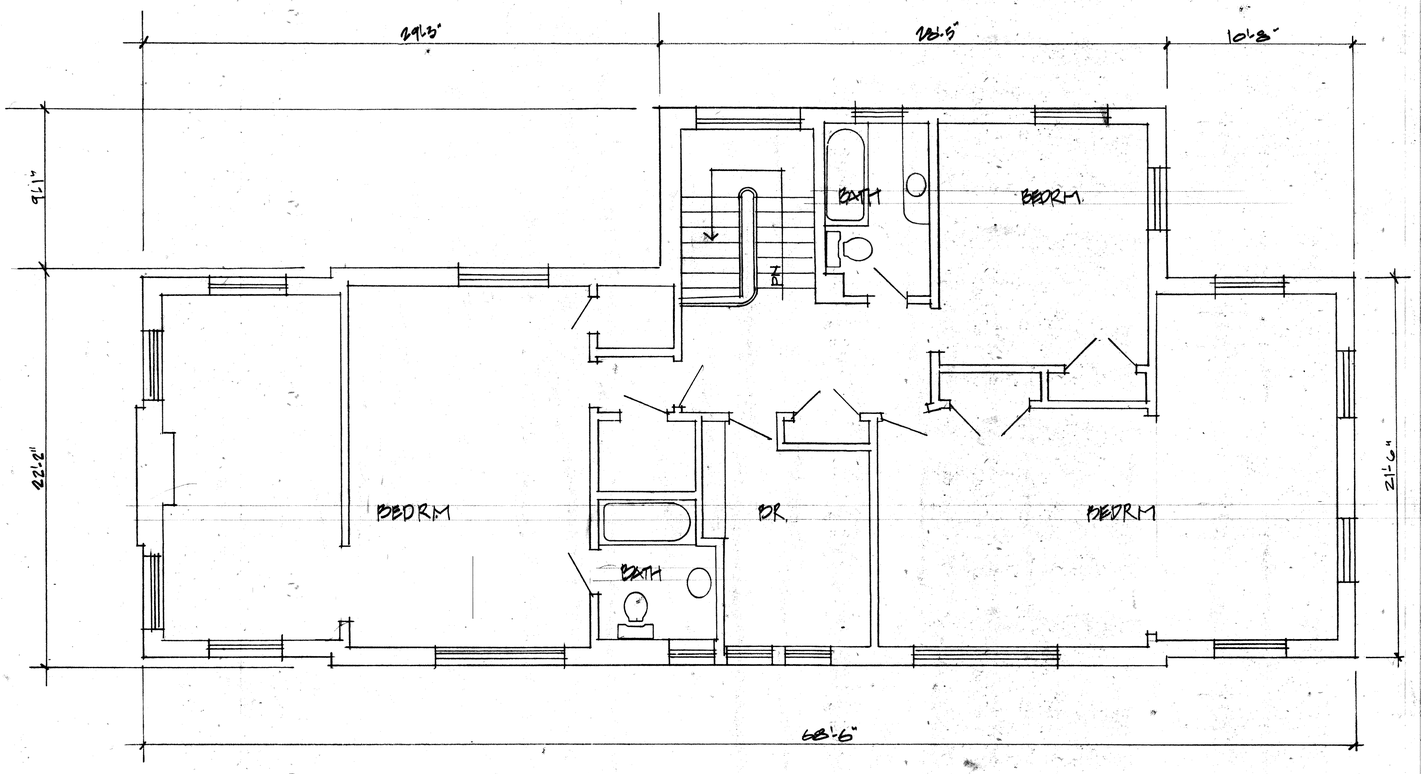
TOM CORBETT
EXIST'G 1STFL SITE PLAN
VARIATION 1180 OAKLEY AVE
WINNETKA, IL.

REVISIONS | BY
12/4/20 JH

RESIDENCE REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date 11/14/20
Scale NTS
Drawn JH
Job 20
Sheet Z1
Of 7 Sheets



EXISTING 2ND FLOOR PLAN 1762.9 SQ FT

1/4"=1'-0"

68'-6" x 22'-2"	1518.4	
9'-1" x 28'-6"	258.9	
(4' x 10.75") x 4	(14.3)	
	1762.9	

EXIST'G 2ND FL
VARIATION 1180 OAKLEY AVE, WINNETKA, IL

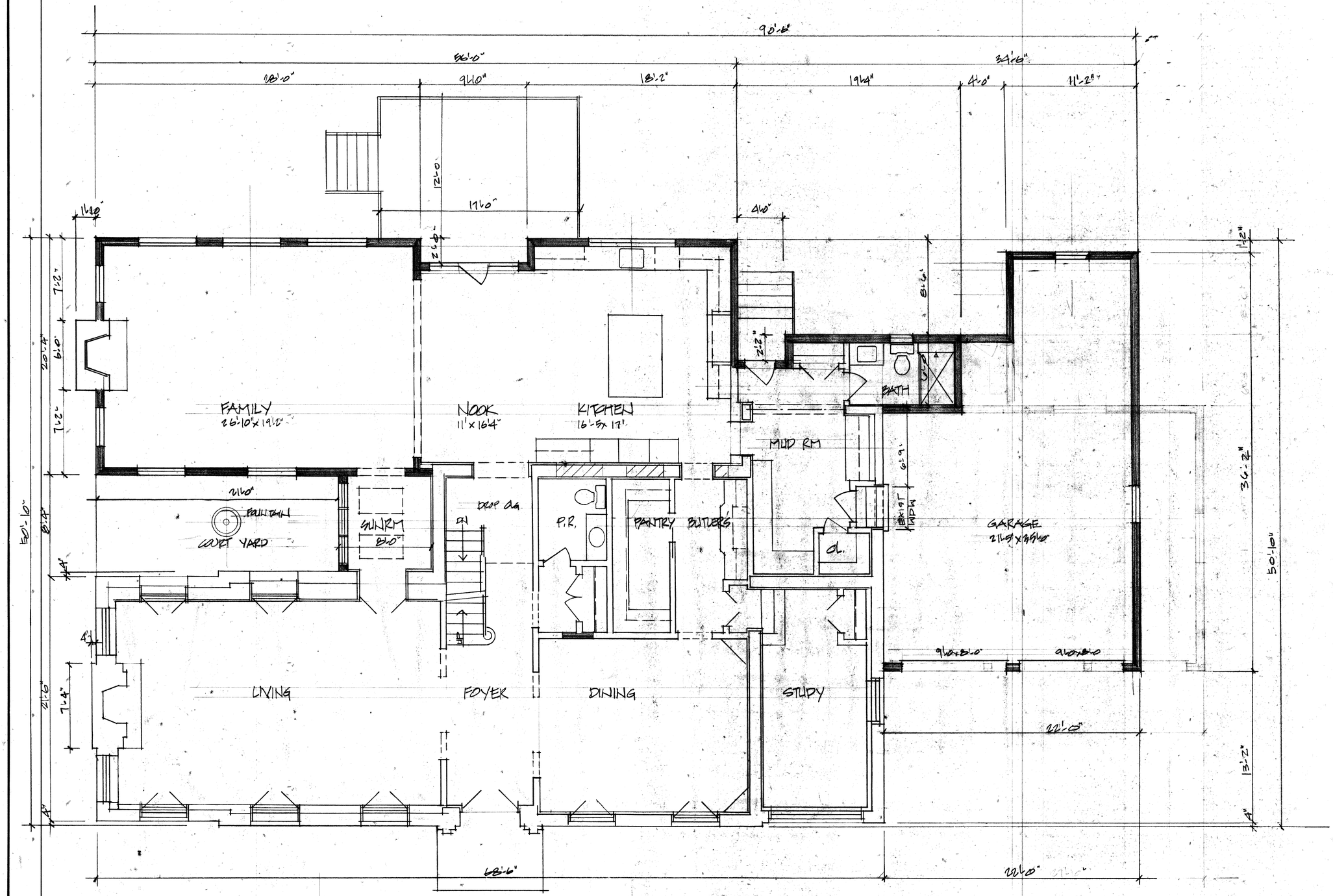
REVISIONS	BY

RESIDENCE REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL.

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date 11/14/20
Scale NTS
Drawn JH
Job 20
Sheet 2.2
Of 7 Sheets

24 X 36 CLEARPRINTS



1ST FLOOR PLAN NEW CONST

1/4"=1'-0"

	EXIST'G	1872
	NEW	1966.7
		3838.7

27'-10" x 22'-10"	635.5
8'-0" x 8'-4"	66.6
20'-4" x 58'	1188.6
19'-4" x 6'-0"	116
FIREPL 1'-8" x 6'	10
	1966.7

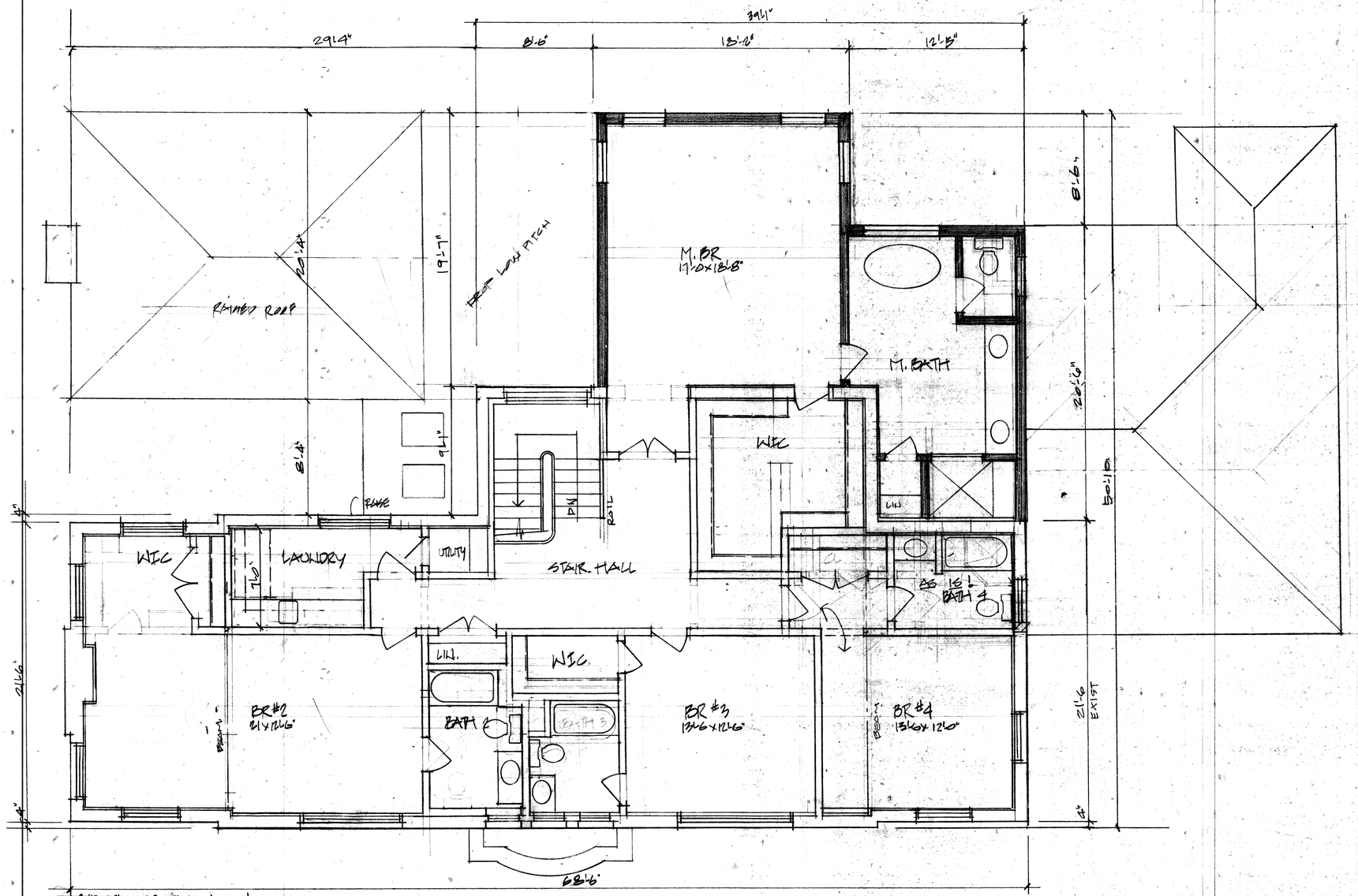
17'-6" x 14'-11" 2133 EXIST'G
261 - DEMO FAMILY
1872

REVISIONS	BY

RESIDENCE REMODELING + ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date 11/14/20
Scale NTS
Drawn JH
Job 20
Sheet Z3
Of 7 Sheets



2ND FLOOR PLAN NEW CONSTRUCTION

1/4"=1'-0"

EXIST'G 1762.9
NEW 592.8
2355.7

19'7" x 18'2" 355.7
12'5" x 11'10" 146.9
10'5" x 8'8" 90.2
592.8

11'20 OAKLEY AVE KINNETKA IL.

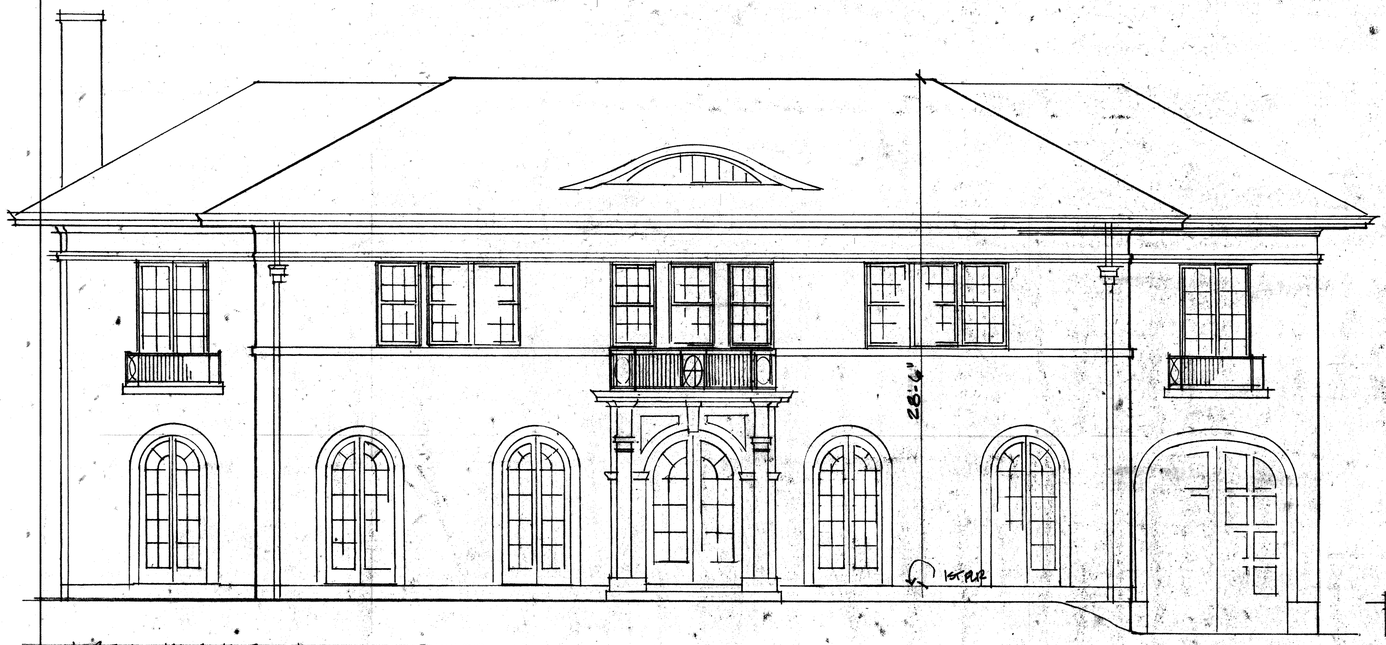
REVISIONS | BY

REMODELING + ADDITION FOR
1120 OAKLEY AVE
WINNETKA, IL.

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date 11/1/20
Scale NTS
Drawn JH
Job 20-
Sheet Z4
Of 7 Sheets

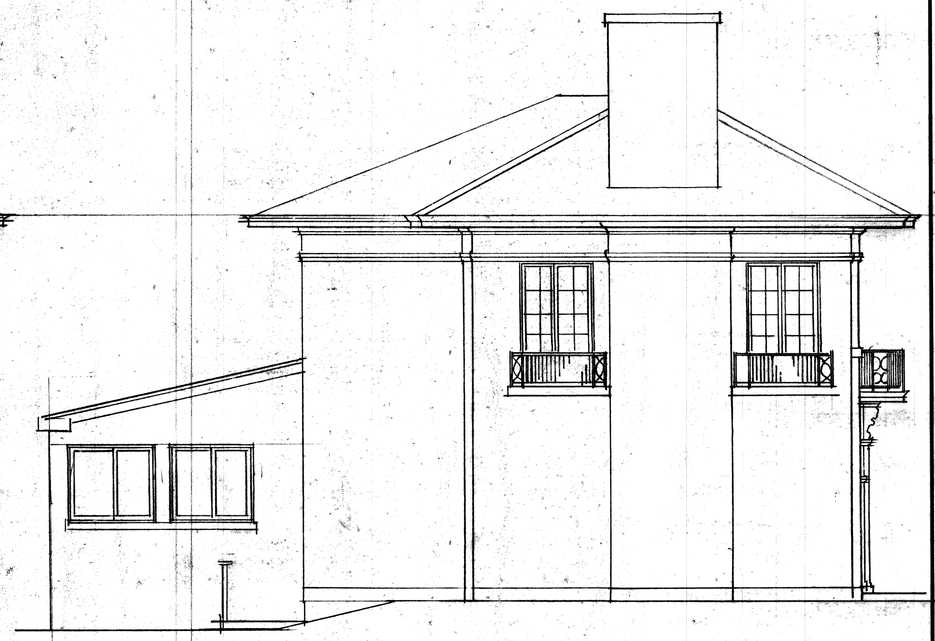
24 X 36 CLEARPRINTs
1120 Oakley Proposed
Agenda Packet P. 127.



NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

EXISTING ELEVATIONS

1/4"=1'-0"

VARIATION

EXISTING ELEV.
1180 OAKLEY AVE. WINNETKA, IL

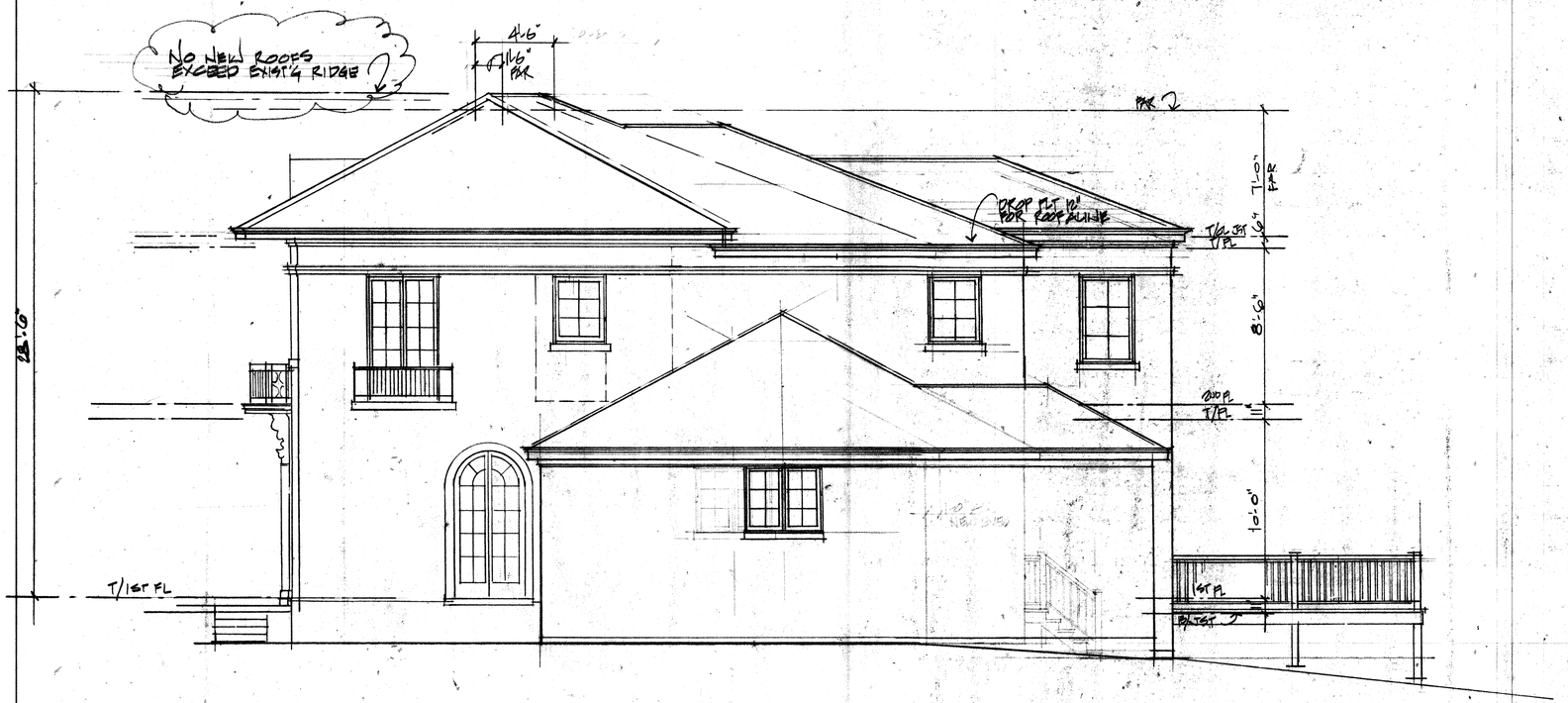
REVISIONS	BY

REMODELING + ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL.

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date	11/14/20
Scale	NTD
Drawn	JH
Job	20
Sheet	Z5
Of	7 Sheets

NORTH ELEVATION NEW CONSTRUCTION
1/4"=1'-0"



WEST ELEVATION NEW CONSTRUCTION
1/4"=1'-0"

REVISIONS	BY

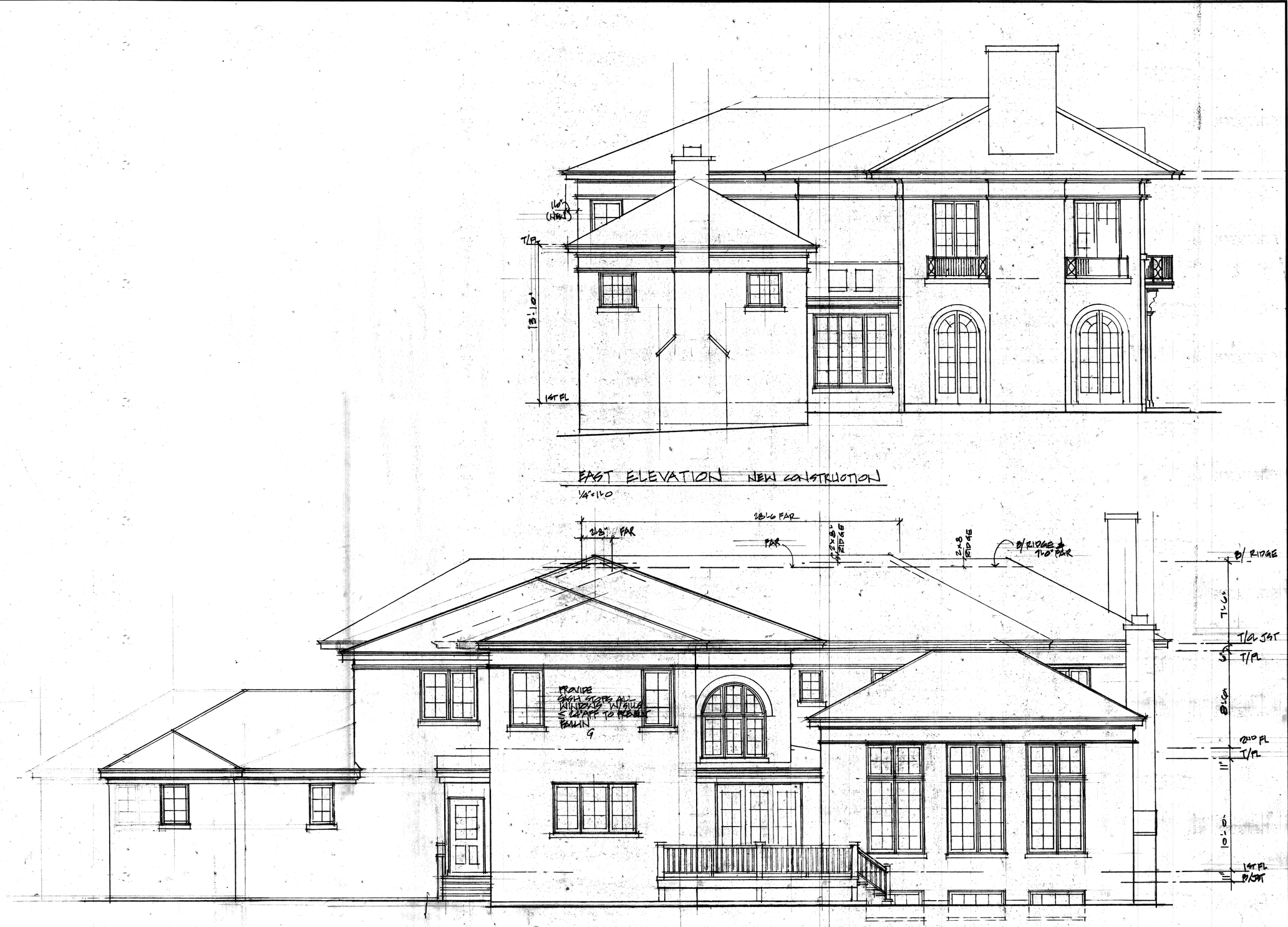
REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date 11/14/20
Scale NTD
Drawn JH
Job 20
Sheet Z6
Of 7 Sheets

VARIATION 1180 OAKLEY AVE WINNETKA, IL

EAST ELEVATION NEW CONSTRUCTION
1/4"=1'-0"



SOUTH ELEVATION NEW CONSTRUCTION
1/4"=1'-0"

NEW E&S ELEVATIONS
VARIATION 1180 OAKLEY, WINNETKA, IL.

REVISIONS | BY

REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL.

Jeffery J. Heaney Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date	11/14/20
Scale	AS
Drawn	JH
Job	20-
Sheet	27
Of	7 Sheets

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: SEPTEMBER 29, 2020

SUBJECT: 1180 OAKLEY AVENUE – HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 20-16-LPC)

INTRODUCTION	
Meeting Date	October 5, 2020
Requested Commission Action	Determine whether the HAIS is complete and if so whether the proposed demolition will result either in the loss of a building or structure that is of historic or architectural significance or in the significant alteration of the architectural character of the immediate neighborhood.
Preliminary Historical and Architectural Review	August 3, 2020, by a vote of 5-0 required submittal of an HAIS.
Property Address	1180 Oakley Avenue
Property Owner	Krzysztof Marzec
Application Submitted by	Krzysztof Marzec
Mail Notice Sent to Property Owners within 250 feet	Completed
Newspaper Notice	The meeting was properly noticed in the *Winnetka Talk* on September 17, 2020.
Public Comments as Date of Memo	Staff has received three written comments from the public regarding this HAIS. The comments are provided in Attachment G.
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and is in agreement that the house has historical significance because of its association with many distinguished owners, and it has architectural significance due to the fact that it is such an excellent and unaltered example of Mediterranean Revival architecture (Attachment B).
PROPERTY DESCRIPTION	
Size	0.38 acres
Location	South side of Oakley between Euclid and Gordon Terrace
Improvements	Single-family residence with attached garage
Zoning	R-3 Single Family Residential
Surrounding Zoning	R-3 Single Family Residential
PROPERTY HISTORY	See Attachment D, Preliminary Property History See Attachment E, WHS Report

Constructed	1921
Additional Construction Activity	1949 – porch addition 1999 – family room addition
Winnetka Historical Society	WHS research indicates that this property does have some architectural and historical significance. See Attachment C – The following is a summary: The original architects of the property, Jacques Kocher and Benjamin Larson, were prominent architects who designed several Chicago-area historic buildings. Kocher is generally associated with his Prairie-style structures, making this Spanish Revival home in Winnetka even more unique and notable. Additionally, this property has been home to several prominent Winnetka residents including Walter F. Straub, who was a significant director of federal food programs during World War II and is often credited with introducing honey to the mainstream food industry.
• Historical Significance	• Walter F. Straub - President of W.F. Straub & Co, Director the food rationing division during WWII and later the Director of the Department of Agriculture's Emergency Food Program. • Edwin Kirschbraun – Former Treasurer of Chicago Mercantile Exchange in 1937. • Frederick and Helene Strodel – Vice President and Merchandise Manager at The Fair, a Chicago department store, the Vice President of Bamberger & Co, and a member of the Board of Directors of the National Retail Dry Goods Association.
• Architectural Significance	• Jacques Kocher – founding member of the Board of Directors of the Chicago Associated Architects. Designed several notable Prairie-style homes on the south side of Chicago, including some that are included in the Jackson Park Highlands Chicago Landmark District. • Benjamin Larson - Along with Kocher, prominent architects who designed several Chicago-area historic buildings, including two of the structures that are part of Chicago's Chatham-Greater Grand Crossing Commercial Landmark District.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes 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.

COMMISSION REVIEW

In making its determination regarding the historical and architectural impact of the subject property, the Landmark Preservation Commission shall consider the following:

a. the historic and architectural impact study prepared pursuant to the foregoing Section 15.52.050;
b. the preliminary property history study prepared pursuant to Section 15.52.040;
c. comments of the Winnetka Historical Society on the application and study; and
d. any other information, comment or evidence received by the Commission at the impact determination meeting or at the preliminary review meeting.

Prior to making a determination, the Commission must first determine if it finds the Historical Architectural Impact Study (HAIS) complete. If the LPC determines that the HAIS filed by the Applicant is incomplete or otherwise insufficient to enable the LPC to make a determination as to the impact of the proposed demolition, the LPC may direct the Applicant to complete, amend or supplement the report and may continue the impact determination meeting pending the Applicant's filing of a complete application.

If the Commission does find the HAIS complete, a Commission member may make one of the two following motions (a) Demolition Without Delay or (b) Delay of Demolition:

Demolition Without Delay

I make a motion finding that the Historical Architectural Impact Study (HAIS) for 1180 Oakley Avenue prepared by Benjamin Historic Certifications is complete and that the proposed demolition will not have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood.

Based upon these findings, the demolition may proceed without a delay.

Delay of Demolition

I make a motion finding that the Historical Architectural Impact Study (HAIS) for 1180 Oakley Avenue prepared by Benjamin Historic Certifications is complete and that the building or structure is considered to be historically or architecturally significant as it meets one or more of the following standards ***[Commission member should note which of the following standards should be included in the motion]:***

(1) the structure exhibits a high quality of architectural design without regard to the time built or historic associations;
(2) the structure exhibits a high quality of architectural design that is not the result of a change or a series of changes in the original structure;
(3) the structure exemplifies an architectural style, construction technique or building type once common in the Village;
(4) the structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the architectural interest of its environs as an accent or counterpart; or
(5) that the property has been designated a landmark pursuant to Chapter 15.64 of the Village Code, has been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation, or has been listed on the National Register of Historic Places or the Illinois Register of Historic Places.

The Commission also finds that the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate

neighborhood due to the following architecturally or historically significant aspects of the structure:

1. ***[Commission member to fill in]***
2. _____-

Preservation alternatives to the demolition of the structure include:

1. ***[Commission member to fill in].***

The Commission continues to encourage interest in and understanding of preservation in the whole of the Village as it may be applicable to the demolition permit request under review and to encourage and provide means of communication and exchange of views between the applicants and the owners and occupants of properties within two hundred fifty (250) feet of the subject property.

Based upon these finding, the demolition must be delayed for a period of 60 days in order to explore alternatives to total demolition.

ATTACHMENTS

Attachment A: HAIS prepared by Benjamin Historic Certifications
Attachment B: Historical Society HAIS Comments
Attachment C: GIS Aerial Map
Attachment D: Preliminary Property History Study
Attachment E: Historical Society Research
Attachment F: Application Materials
Attachment G: Public Comments

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS)

1180 OAKLEY AVENUE, WINNETKA
THE LEROY BAUMGARTL HOUSE

SUSAN BENJAMIN and JEANNE SYLVESTER
BENJAMIN HISTORIC CERTIFICATIONS
711 MARION AVENUE
HIGHLAND PARK, IL 60035

Submitted to the Village of Winnetka on September 4, 2020

Susan Benjamin and Jeanne Sylvester of Benjamin Historic Certifications have prepared this Historic and Architectural Impact Study (HAIS) for the Leroy Baumgartl House at 1180 Oakley Avenue in Winnetka, Illinois. Our qualifications are as follows:

Susan Benjamin is an architectural historian with 30-plus years of experience, writing over 175 local and National Register nominations and preparing more than 200 property tax freeze and federal income tax credit applications. Her B.A. is in Art History from Brown University, and her M.A. is from the University of Minnesota. Susan served as the first chairman of Highland Park Historic Preservation Commission. She frequently consults on Historic Preservation projects, lectures and has written several articles and books on Chicago architecture. She and architect Stuart Cohen are the authors of *Great Houses of Chicago: 1871 – 1921* (2008) and *North Shore Chicago: Houses of the Lakefront Suburbs: 1890 – 1940* (2004), published by Acanthus Press, New York. Currently, Susan has most recently authored another book, entitled *Modern in the Middle: Chicago Houses 1929 – 1975*, which was released in September of 2020. Susan is a resident of Highland Park.

Jeanne Sylvester joined Benjamin Historic Certifications after receiving her M.S. in Historic Preservation from the School of the Art Institute of Chicago. While at SAIC, Jeanne interned with the Landmarks Division of the City of Chicago Planning Department where she researched, photographed and drafted numerous landmark designation reports. She also interned with WTTW Chicago where she researched subjects for the award winning program "Ten That Changed America." Jeanne earned a B.A. in history from Northwestern University and a J.D. from DePaul University College of Law. She has researched and drafted multiple Historic American Building Survey projects, including one for Chicago Union Station. With Benjamin Historic Certifications, Jeanne has completed several surveys, Historic and Architectural Impact Studies, Historic Resource Evaluations, and Historic Property Tax Freeze applications. She is the author of "The 'Beaux-Arts Boys of Chicago: An Architectural Genealogy, 1890 – 1930" published by the journal *Classicist.* She is a resident of Long Grove.

1180 Oakley Avenue
Constructed in 1921
With alterations in 1949, 1993 & 1999
Designed by Kocher & Larson

Property Index Number: 05-17-118-015-0000

Ownership History of the Land Parcel

The legal description for the property at 1180 Oakley Avenue is "Lot 11 and the East 20 feet of Lot 10 in Clark's Subdivision in the County Clerk's Division in the Northwest ¼ of Section 17, 42 North, Range 13, East of the Third Principal Meridian, as per Recorded Plat under Document Number 4582612, in the Village of Winnetka, Cook County, Illinois.

Historic Owners of the Land Parcel and 1180 Oakley Avenue[1]

Property Owners	Approximate Period of Ownership
Leroy and Florence Baumgartl	1921 - 1928
Walter F. and Anna Wieboldt Straub	1929 – 1930 (rented the property)
Edwin and Helene Kirschbraun	1931 - 1938
William A. and Jane Sizer	1939 - 1944
Frederick and Helene Strodel	1945 - 1958
John R. and Virginia Savage Lanahan	1959 - 1980
Howard and Katrina Chandler	1986 - 2020

[1] Due to COVID-19 restrictions, the Cook County Recorder of Deeds Office was closed during this project. Researching the chain of title prior to 1990 was limited to permits from the Village of Winnetka address files, telephone directories from the Winnetka Historical Society, and online searches.

Leroy Baumgartl (c. 1887 - 1950)
Florence Riesenfeld Baumgartl (c. 1890 – 1949)
Original owner, resided in the house from 1921 – 1928

Leroy Baumgartl
undated photograph
ancestry.com, public member photos

Leroy Baumgartl was born in Chicago around 1887 to Isidor and Bertha Baumgartl. Leroy's father Isidor was born on March 29, 1860 in Hungary/Germany/Austria. It is unclear when Isidor emigrated to America and came to Chicago, however, he eventually became a naturalized citizen, and began his career as a bookkeeper in the wholesale liquor firm of Joseph Stein & Co. Isidor was made a partner in 1880. The firm consolidated and became known as Stein Bros. & Baumgartl. In 1887, Baumgartl left that firm (although remained on the board of directors) to work in the real estate business, and in 1889 he built the Calumet Distilling Co. distillery. Not long after, he sold that to a trust and organized the Monarch Brewing Co., which he consolidated into the United Breweries Company and became Chairman of the Board. Baumgartl built the Art Wall Paper Mills in 1900, and became president and director. He built the Federal Cement tile factory in Hammond, Indiana in 1909 and became president. He was a member of the Zymotechnica Association, president of the Home for Jewish Friendless and Working Girls, trustee of Isaiah Temple, president of Brewers Exchange in Chicago, member of the Lodge of Masons, and treasurer of Associated Jewish Charities of Chicago.[2] He was a member of B'nai Brith, as well as the Standard Club, Mid-day Club, and Idlewild Country Club in Chicago. His office was located at 1550 First National Bank Building, Chicago.[3] In 1910, the Baumgartls lived at 4837 Grand Boulevard in Chicago with their son Leroy, daughters Olga and Gertrude, and three servants.[4]

Leroy Baumgartl was born to this affluent family on January 21, 1887.[5] He attended the Frances E. Willard public school in Chicago[6] and later, the University of Michigan--from 1903 - 1907, studying in the Department of Literature, Science and the Arts.[7] In 1917 – 1918, Leroy lived at 5512 Everett Avenue in Chicago. In 1920, Leroy was secretary and manager of the Federal Cement Tile Company, working at 920 Westminster Building.[8] The company made

---

[2] *The Chicago Blue Book of Selected Names of Chicago and Suburban Towns*, 1903, p. 97.

[3] John William Leonard, ed., "Isidor Baumgartl," *Who's Who in Finance, Banking and Insurance* 1 (New York: Joseph & Sefton, 1911):109; Albert Nelson Marquis, ed., "Isidor Baumgartl," *The Book of Chicagoans*: *A Biographical Dictionary of Leading Living Men of the City of Chicago*, (Chicago: A.N. Marquis & Company, 1911): 45.

[4] 1910 United States Federal Census, Ancestry.com, accessed August 11, 2020.

[5] Leroy Baumgartl, U.S. World War II Draft Registration Card, 1942, Ancestry.com.

[6] *Public Schools of the City of Chicago, 47th Annual Report of the Board of Education for the Year Ending June 30, 1901*(Chicago, The Board of Education, January 1902):154.

[7] *Calendar of the University of Michigan 1906 – 1907* (Ann Arbor: The University of Michigan, 1907): 309, 415; *The Michigan Alumnus*, University of Michigan Alumni Association 15 (Ann Arbor: The Alumni Association of The University of Michigan October 1908 – July, 1909): 365.

[8] U.S. World War I Draft registration Cards, 1917 – 1918, 1920 United States Federal Census, Ancestry.com.

featherweight concrete insulating roof slabs, wall slabs, retailing walls and glass inset slabs.[9] In 1910, Leroy was engaged to Florence Riesenfeld, daughter of Mr. and Mrs. S.S. Riesenfeld of 3114 S. Park Avenue in Chicago.[10] Their wedding was held on July 14, 1910 at the Standard Club in Chicago.[11]

Leroy was an engineer and inventor, and was granted several patents, including one for building slab or tile (October 31, 1916)[12] and another for an improved automobile bumper.[13] In 1927, Leroy was named executive vice president of the Studebaker Sales Company of Chicago.[14] The Baumgartls were part of an active social, cultural and philanthropic circle. Florence Baumgartl and her mother in law gave a musical at the Standard Club in 1911[15] and the Bumgartls were in attendance in box seats to watch the first performance of the opera "Zingari" by the composer Ruggero Leoncavallo, in 1913 at Chicago's Auditorium Theater. Mr. and Mrs. Potter Palmer, Jr. were among those in attendance, along with Mrs. Carolyn Morse Ely, Frederic McLaughlin, F. A. Marsh and others.[16]

Leroy Baumgartl is listed on the construction permit as the original owner of the house at 1180 Oakley Avenue. It is not readily apparent why Leroy chose Kocher & Larson to design his home, except that Jacques Kocher and the firm maintained a significant presence in the South Side of Chicago, where Leroy was born and where his parents resided.

In 1923, the Baumgartls were listed in a business directory as living in Hubbard Woods,[17] and in that same year, the house was burglarized while the Baumgartls were not home; their maid, however, was present, and the Baumgartls lost approximately $10,000 worth of jewelry, worth over $150,000 today.[18]

By 1930, the Baumgartls, along with their daughter Jeanne, son James, and two servants, had moved to 223 East Delaware Place in Chicago.[19] In 1942, the Baumgartls lived across the street in the classical revival building at 230 East Delaware Place, and Leroy worked at the Brasco Manufacturing Company in Harvey, Illinois.[20] Not long after that, the Baumgartls moved to Los Angeles, California. Florence died on January 1, 1949 in Los Angeles and Leroy died on July 10, 1950, both in Los Angeles, California.[21]

---

[9] "Trade Catalogs from Federal-American Cement Tile Co., National Museum of American History, Smithsonian Museum, https://americanhistory.si.edu, accessed August 11, 2020.

[10] "Announcements," *Chicago Tribune*, April 3, 1910; April 24, 1910.

[11] "Coming Weddings," *Chicago Tribune*, July 10, 1910.

[12] https://patents.google.com/patent/US1203170, accessed August 12, 2020.

[13] Automobile-bumper, https://patents.google.com/patent/US1383515A/en, accessed August 12, 2020.

[14] "News and Views of the Auto Trade," *Chicago Tribune*, November 20, 1927.

[15] "Society, Meetings & Entertainments, Another Benefit to Aid the Ognontz Day Nursery," *Chicago Tribune*, December 12, 1911.

[16] Amy L. Paulding, "Special Opera Program Enjoyed by Big House of Music Lovers," *Chicago Tribune*, December 20, 1913.

[17] Certified List of Domestic and Foreign Corporations for the Year 1923.

[18] Dollar Times, https://www.dollartimes.com, accessed August 11, 2020.

[19] 1930 U.S. Federal Census, Ancestry.com, accessed August 11, 2020.

[20] Leroy Baumgartl, U.S. World War II Draft Registration Card, 1942, Ancestry.com.

[21] California Death Index, 1940 – 1997, Ancestry.com; Public Member Photos & Scanned Documents, Ancestry.com.

Walter Frederick Straub (1897 – 1954)
Anna Wieboldt Straub (1898 - 1981)
Rented the house from 1929 – c. 1930

Anna Wieboldt Straub, Walter F. Straub, 1954
Ancestry.com

Walter Straub was born on May 11, 1897 in Chicago to parents John Philip Straub and mother Babett Ringle Straub, who were both born in Germany.

Straub graduated with a B.S. degree from the University of Illinois in 1918.[22] That same year he registered for the draft for World War I, and lived at 613 Arlington Place in Chicago. He worked for Abbott Laboratories in North Chicago, Illinois, and during World War I he was engaged in chemical research for the military forces.

On June 14, 1919, he married Anna Ernestine Wieboldt, daughter of the founder of Wieboldt's department store and the Wieboldt Foundation, a concern that aided charitable, civic, and educational enterprises.[23] Both of her parents were born in Germany.[24]

Walter Straub founded the W. F. Straub Company, a food and pharmaceutical company and is credited with introducing honey to the main stream food industry. Previously, honey had been sold as a pharmaceutical product.

The Straubs were listed as living in the 1180 Oakley Avenue house in the 1929 Winnetka phone book. On the 1930 United States Federal Census, the Straubs, along with their daughters Anita and Suzanne, and son John William, were identified as renting the property. Their rent was $375 and Walter was identified as a chemical manufacturer.

By 1940 the Straubs had moved to a house at 1250 Westmoor Road in Winnetka, which they owned. Walter was president of the W.F. Straub & Co. Mfg. Chemists, a food products manufacturer on Northwest Highway in Chicago.[25]

In 1943 and 1944 Walter Straub was national director of food rationing, and after World War II he led a team from the quartermaster corps investigating German nutritional developments, with the rank of lieutenant colonel. In 1946, he served as a member of an emergency famine relief

[22] "Walter Straub, Food Executive; Founder and President of Chicago Concern Dies," *New York Times*, July 13, 1964.
[23] "Wm. Wieboldt Rites Planned for Tomorrow," *Chicago Tribune*, December 11, 1954.
[24] Cook County, Illinois Marriages Index, ancestry.com; "Wm. Wieboldt Rites Planned for Tomorrow," *Chicago Tribune*, December 11, 1954.
[25] United States 1940 Federal Census, ancestry.com, accessed August 12, 2020.

committee, of which former President Herbert Hoover was honorary chairman. He was also a board member of the Winnetka Community House.[26]

In 1945, the Borden company acquired the pharmaceutical division of W.F. Straub & Co. The W.F. Straub & Co. continued its sale of food and soap specialties to food stores and institutional and industrial outlets under Walter F. Straub.[27] The company operated Lake Shore Honey Farms, Land O'Lake Honey Farms, and the Antiseptol company.[28] On February 28, 1962, Walter Straub was named director of Libby, McNeill & Libby.[29]

Walter Straub died on July 12, 1964, at his home at 771 Sheridan Road in Winnetka and Anna died on June 28, 1981 in Evanston.[30]

Edwin P. Kirschbraun (1890 – 1949)
Helene Kirschbraun (1894 – 1981)
Resided in the house from 1931 – 1938

Edwin Kirschbraun was born in Nebraska on October 26, 1890 to Hulda and Charles Kirschbraun, joining an extended family of Kirschbrauns that emigrated to Omaha, Nebraska. Edwin attended the University of Michigan for three years, but did not graduate.[31]

On June 5, 1917, Edwin registered for the draft for World War I. He was listed as a merchant for the Kirschbraun and Sons Creamery, Inc., 1209 – 11 Howard St. Omaha, a family concern founded by a relative, Louis Kirschbraun. In 1929, the Kirschbraun and Sons, Inc. Creamery, one among the largest in the country, was sold to Central Distributors, Inc., of New York, reportedly for $2 million.[32] Edwin Kirschbraun, secretary and treasurer of Kirschbraun and Sons, became president of the new company, Kirschbraun and Sons, which became a subsidiary of Central Distributors, Inc. Like the Kirschbrauns, the president of Central Distributors, Ben Tittman, was an immigrant to Omaha, Nebraska. The Kirschbraun & Sons Creamery headquarters was located at 901 Dodge Street in Omaha, Nebraska, which was listed on the National Register of Historic Places on July 23, 1998.

Edwin Kirschbraun, undated photograph, Ancestry.com

[26] "Summer of '44: A Local Story," *Gazette*, Fall 2011, Winnetka Historical Society, winnetkahistory.org/gazette/summer-of-44-a-local-story/ accessed August 12, 2020.
[27] "Borden Buys W.F. Straub Pharmaceutical Division," *Chicago Tribune,* April 17, 1945.
[28] "Put on Board of Libby, McNeill, *Chicago Tribune,* February 28, 1962.
[29] Ibid.
[30] "Walter Straub, Food Executive; Founder and President of Chicago Concern Dies," *New York Times*, July 13, 1964; "Wm. Wieboldt Rites Planned for Tomorrow," *Chicago Tribune*, December 11, 1954; Anna Wieboldt Straub, ancestry.com, accessed August 12, 2020.
[31] Calendar of the University of Michigan, 1909 – 1910 (Ann Arbor: The University of Michigan, 1910): 428.
[32] "New York Company Buys Big Creamery," *The Lincoln Star* (Lincoln, Nebraska), March 20, 1929.

The building still bears the Kirschbraun family name.

The 1920 the United States Federal Census shows that Edwin married a woman named Helene sometime before 1920. Helene was born on November 7, 1894. Edwin was listed as secretary of the Kirschbraun & Sons Creamery.[33]

Evanston telephone directories for the years 1931, 1933 and 1935 identified Kirschbraun as living at the property located at 1180 Oakley Avenue. Edwin's success in representing his family business and working as a butter broker led him to being elected treasurer of the Chicago Mercantile Exchange in 1936, and re-elected in 1937 and 1938.[34] By 1940, the Kirschbrauns, along with their sons Frank, Jack, Donald and daughter Edna were renting a house at 537 Woodlawn Avenue in Winnetka. Edwin is listed as working as an executive in the butter industry, making more than $5,000 per week. By 1942, Edwin lived at 271 Wentworth Street in Glencoe and worked at L.D. Schriber and Co., 110 N. Franklin, Illinois.[35] The Kirschbrauns' son Jack died in in the war in Europe in 1944. By 1949, the Kirschbrauns moved to 222 E. Chestnut Street in Chicago, where Edwin died on February 28, 1949.[36] Helene died in 1981.[37]

William A. Sizer (1883 – 1976)
Jane Sizer (1895 – 1971)
Resided in the house from 1939 – 1944

William Atkinson Sizer was born in Lincoln, Nebraska on August 17, 1883. The United States 1940 Federal Census listed William as the owner of 1180 Oakley Avenue in Winnetka, the value of which was $32,000. Along with William, his wife Jane and daughter Katherine also lived at the property.

William A. Sizer,
Chicago Tribune, May 2, 1958

Sizer registered for the draft in 1942. His address was 1180 Oakley Avenue. He was president of Produce Terminal Cold Storage Co. at 1550 Blue Island Avenue and his salary exceeded $5000 per year. Sizer was appointed to the board of the Metropolitan Fair and Exposition Authority board by Illinois governor William Stratton on July 21, 1955. He was also a director of Chicago Park Fair, Inc. and a member of the executive committee of Refrigeration Research Foundation.[38] On January 27, 1962, it was announced that Sizer

[33] Ancestry.com, 1920 United States Federal Census, accessed August 12, 2020.
[34] "Produce Mart Re-Elects Fox to Presidency," *Chicago Tribune*, January 7, 1937; "Business Bits," *Chicago Tribune*, December 14, 1937; "Fox Re-elected Exchange Head for Third Term," *Chicago Tribune*, January 6, 1938.
[35] 1942 Draft Registration Card; 1940 United States Federal Census, ancestry.com, accessed August 12, 2020.
[36] United States Social Security Applications and Claims Index, ancestry.com, accessed August 12, 2020.
[37] Helene Kirschbraun, Find A Grave Index, ancestry.com, accessed August 12, 2020.
[38] "Exhibit Hall Reins Given to 12 Executives," *Chicago Tribune*, July 21, 1955.

resigned his position from the Metropolitan Fair and Exposition Authority, but remained authority trustee.[39] The Sizers moved to Kenilworth sometime in the 1950s and then moved to Florida around 1968.[40] Jane Sizer died in 1971 and William died in 1976.[41]

Frederick Strodel (1898 – 1968) and
Helene Strodel (1901 - 1993)
Resided in the home from 1945 – 1958

Frederick C. Strodel on right.
Chicago Tribune, November 18, 1953

Frederick Strodel was born on March 14, 1898 in Huntington, Indiana. He graduated from the Huntington High School in 1917 and was class president. He attended Indiana University for two years and then transferred to Columbia University where he graduated with a bachelor of science degree in 1921. While he was in New York he worked for the clothing store Lord & Taylor, and after he returned home to Indiana, he worked for the John Strodel Company, a family-owned and operated dry goods store in Huntington, Indiana. Helene studied costume design at the Washington Irving school and worked designing ladies under garments at the House of Kops, Inc., one of the largest corset manufacturers. She designed the "Netheral" garment which was endorsed by "nearly all the leading shops in the east."[42]

In the 1940s the Strodels lived at 785 Willow Road in Winnetka and Frederick worked at the Fair Store at State and Adams streets in Chicago.[43] Helene Strodel was born in New York on January 4, 1901. She later became an artist who created high end decoupage furniture, using imported papers from France and 14 carat gold braid from Germany for ornamentation. Helene also taught the art of decoupage to students.[44]

In 1963, Frederick retired as vice president of the Fair Store on State Street where he had been an employee for 23 years. The Strodels moved to Chatham, New York, where Frederick died on July 25, 1968, and Helene died on May 11, 1993.[45]

John R. and Lanahan (1914 – 1993)
Virginia Savage Lanahan (1914 – 1993)
Resided in the house from 1959 – c. 1980

---

[39] "James B. McCahey Elected Fair Authority Treasurer," *Chicago Tribune* January 27, 1962.
[40] "Mrs. William A. Sizer" [obit.], *Chicago Tribune,* November 12, 1971.
[41] Ibid.; "Sizer" [obit.], *Chicago Tribune*, April 7, 1976.
[42] "Frederick C. Strodel Weds Miss Helene E. Hoffman of New York Thursday Evening," *The Huntington Herald*, April 11, 1924.
[43] 1940 United States Federal Census, ancestry.com, accessed August 12, 2020.
[44] Caroline Lewis, "Decoupage: It Takes a Pastepot and Patience," *Chicago Tribune*, April 21, 1963.
[45] 1930 United States Federal Census, ancestry.com. "Frederick C. Strodel" [obit.], *Chicago Tribune* July 27, 1968; United States Social Security Applications and Claims Index, ancestry.com, accessed August 12, 2020.

John R. Lanahan was born on April 23, 1914 in Trenton, New Jersey. He graduated from Princeton University *summa cum laude*; he was elected to Phi Beta Kappa, and in 1936, the year he graduated, he was the winner of the New York Herald Prize.[46] The following year he married Virginia Savage on October 6, 1937 in Cook County, Illinois.

John received an MBA from the University of Chicago. He worked at Inland Steel, beginning in 1936, progressing from the open hearth department to the order division, where he pioneered the use of computers and created what was recognized as one of the most efficient order divisions in the United States steel industry. He lived at 6723 Paxton in Chicago in 1940.[47] Retiring in 1979 as assistant comptroller in charge of systems and computer operations, Lanahan worked as a consultant until 1992. He was the author of several papers and was a lecturer at the University of Chicago, Duke University and the University of California, Riverside.[48]

Virginia Savage Lanahan was born on April 20, 1914. In 1940, she worked as a book editor.[49] Virginia died on February 16, 1993, and John Lanahan died on April 6, 1993, both in California.[50]

Howard Chandler (1932 – 2020)
Katrina Chandler
Resided in the house from c. 1986 – 2020

Howard Chandler was born in Evanston on May 1, 1932 to Mildred Gerak and Howard Charles Chandler. He grew up in Evanston and graduated from Evanston High School in 1950 and the University of Michigan in 1954. Howard worked for his father's business, Howard C. Chandler & Son Insurance, eventually becoming owner. The company currently operates in Glenview, Illinois. Howard and his wife Katrina ("Trina") moved to Iowa to be near their daughter after living in Winnetka, which they called home for over 56 years. Howard Chandler died on July 20, 2020.[51]

[46] "Prizes Awarded," *Princeton University Yearbook*, 1936.
[47] John Lanahan, 1940 United States Federal Census, ancestry.com, accessed August 12, 2020.
[48] "John Rogers Lanahan '36," Princeton Alumni Weekly, paw.princeton.edu/memorial/john-rogers-lanahan-'36, accessed August 12, 2020; "John Rogers Lanahan" [obit.], *Chicago Tribune,* April 9, 1993.
[49] United States Federal Census, 1940, ancestry.com, accessed August 12, 2020.
[50] United States Social Security Death Index, ancestry.com, accessed August 12, 2020; "John Rogers Lanahan," *Chicago Tribune,* April 9, 1993.
[51] "Howard Arthur Chandler, "Howie," Iowa Funeral Planning, iowafuneralplanning.com, accessed August 12, 2020.

Narrative Description of the Property, including Alterations

The most important building permits for 1180 Oakley that were found at the Village of Winnetka are listed in the table below. Copies are attached in the Appendix.

Permit History:

DATE	OWNER	ACTION	ARCHITECT/BUILDER
12/19/1921	Leroy Baumgartl	Construct tile and stucco residence	Kocher & Larson (arch) W.F. Petersen Co. (bldr)
4/11/1949	F.C. Strodel	Build porch addition	Owner (arch) David Swanson (builder)
7/19/1993	Howard & Katrina Chandler	Remodel kitchen and existing family room, add bay window	W. Tod Egan Co. (bldr)
11/3/1997	Howard & Katrina Chandler	Application to replace damage riser storm damage	Kurdick Electric
5/4/1999	Howard & Katrina Chandler	Build family room addition	Antonio Fanizza (arch) W. Tod Egan Co. (bldr)
9/21/2010	Howard & Katrina Chandler	Add air conditioning	Unique Indoor Comfort

The parcel upon which the Leroy Baumgartl House was constructed in 1921, is a flat .39 acre lot that measures 120' along Oakley Avenue, by 139.99.'[52] The house is centered on the property, accessed from the street by a stone sidewalk and asphalt driveway. The house faces Oakley Avenue, with walls parallel to the north, south, east and west lot lines.

The original permit application for 1180 Oakley Avenue was dated December 19, 1921, for a tile and stucco two-story residence that was to be 68' by 22/31' (the permit lists both numbers, see Appendix). Designed by the architectural firm of Kocher & Larson of 625 S. Halsted Street in Chicago, and built by W.F. Peterson Company of 118 N. LaSalle Street in Chicago, the house consisted of eight rooms with three closed porches and an attached garage and was constructed at a cost of $20,000. L.F. Ursin, Superintendent for the W.F. Peterson Company, signed the permit for the owner, Mr. Baumgartl.

Exterior:

The Baumgartl house stands at two stories, and has an irregular footprint. The front (north) elevation presents three bays facing Oakley Avenue – a main section and two slightly recessed wings flanking the center. The recessed wings are on the exterior only and are not reflected in the

[52] 2020 Plat of Survey, Appendix.

interior of the building. The rear (south) elevation has several sections that project from the building toward the south. The front façade of the house is symmetrical with the exception of the garage door on the west side of the front façade. Walls are cream/yellow colored stucco. The roof over the main section of the house is hipped with a ridge line that runs east - west, parallel to the front of the house. There is a deep overhang. The wings to the east and west also have hipped roofs with deep overhangs. There is a vertically-divided elliptical arched window in the roof, centered over the front entry, that appears to reference the Diocletian window on the south elevation. One chimney rises from the east end of the building. A one-car garage is attached to the house on the west side of the building, accessed from Oakley Avenue by a driveway. A stone walkway leads from the front entry to Oakley Avenue. A second stone walkway leads from the front walkway to the driveway and features two stone steps and an iron railing.

In 1949, a permit was issued to then owner F.C. Strodel to build an addition of a frame porch. The porch was to be 18’ wide by 14’ long. F.C. Strodel was listed as the architect, and David Swanson, of 879 Cherry Street in Winnetka, was listed as the builder.

The 1938 Sidwell map shows the open porch or terrace on the southeast side of the house, and the 1944 real estate listing notes that the house had a large open porch overlooking the garden. It is likely, then, that the porch that was permitted to be built in 1949 was in the rear, probably on the southwest side of the house, that was either demolished in 1999 and converted to a family room or enclosed into a family room. The May 4, 1999 permit that was issued to owner Howard Chandler that granted permission to build a frame and stucco family room addition unfortunately makes no mention of an existing porch.

At the front, the center entry consists of a pair of historic round-arched divided glass French doors with a rounded projecting Juliet balcony and delicate wrought iron balustrade above, supported by Classically-inspired double volutes with acanthus leaves and swags. The historic entry is flanked with framed pilasters and Ionic capitals and historic Spanish-style iron sconces. Two flag stone steps with iron balustrades lead to the front walkway.

The main section of the house on the first floor features four tall, rounded arched, divided, paired casement windows edged in white brick with semi-circular lunettes and original glass storms. On the east, these windows light the living room. On the west, the windows light the dining room. A historic divided glass garage door with a divided arched window above is on the west side of the first floor. There is a small black iron sconce mounted on the divided window above the garage door. The second floor of the main section features three bands of three six-over-six double-hung windows separated from the first floor by a belt course. Each set has thick sills. The set of three windows above the first floor main entry is smaller than the set of three windows on either side. The second floor windows on the east light the master bedroom study, in the center the windows light the master bedroom, and on the west, the windows light the second bedroom.

Slightly recessed wings flank the center section; on the east wing, the first floor features one rounded arched, divided casement window that matches those on the main section of the house; on the west side is the arched, glass divided garage door. The second floor of both wings, on the east and west sides, features identical Juliet balconies with divided French doors and simple wrought iron balustrades that complement, but do not match, the balustrade over the front entry.

A thin, vertically-divided arched elliptical window on the third floor rises from the roof, centered over the front entry.

The west elevation features one pair of rounded arched, divided casement windows framed in brick that matches those on the front (north) elevation. This window lights the garage. A one-story family room with a roof with a deep overhang to match the main roof projects from the building toward the south. The second floor of the west elevation has two French balconies with Juliet balconies with divided casement windows, with thick sills and wrought iron balustrades, that light the second bedroom.

The east elevation has a wide, flat protrusion for the chimney that is stuccoed and that extends from the ground to the roof. The chimney is painted brick. The second floor has two Juliet balconies that match the others and that light the master study.

The rear of the house has multiple projections. On the first floor east side, three pairs of arched French doors that match those on the front elevation light the living room. An open bluestone porch or terrace surrounded by painted white brick knee walls is accessed by the French doors and leads to the yard. On the east side of the second story is a Juliet balcony, which matches those on the front and east and west elevations, that lights the master study. A set of three six-over-six double hung windows over the living room windows lights the master bedroom. The center section of the rear side is a historic two-story projection that includes the kitchen and back hall on the first floor. Fenestration includes a six-over-six double hung window that opens to the first floor powder room. Below that window is an exterior concrete staircase with a wood balustrade that leads to an outside entrance to the basement. Projecting from the center section is the family room that was added in 1999, accessed by a wood staircase on the west. West of that is the former maid's room, now a breakfast room, with a bay window that was added in 1993.

On the second floor, the far east and west sides have Juliet balconies that match those on the front (north), east and west elevations. The east balcony lights the master study, the west lights the second bedroom. To the west of the east balcony is a band of three six-over-six double-hung windows that matches those on the front of the house and that light the master bedroom. A small divided window to the west of that lights the master closet.

The second floor of the center section features a large, segmental arched Diocletian window that looks into the stairway landing. Two smaller six-over-six windows to the west of that window look into the second bathroom and third bedroom. The historic windows and Juliet balconies on the first and second floors of all of the elevations of the house must have provided excellent cross ventilation; air conditioning was only added in 2010.

Interior:
All of the public rooms are on the first floor. Typical of center-entry houses, the front doorway opens to a vestibule that measures 8' X 25', with a living room on one side and a dining room on the other. In this case, at 1180 Oakley, the dining room is to the right of the vestibule on the west, and the living room is to the left, on the east. The vestibule has plaster walls and ceiling, multiple rows of crown ogee, egg and dart, acanthus and other crown molding and historic wood floors with base molding. The walls are wallpapered. A historic staircase with wood treads,

painted white risers, painted white ornamental wrought iron balusters and a wood banister on the right side leads to the second floor. Arched openings on the east and west sides lead to the living room and dining room. Behind the staircase is a small hallway with four paneled doors that lead to the basement on the east, a powder room on the south, and the kitchen on the west. A small niche for a telephone is next to the basement door on the west side of the hall.

The living room is a rectangular room measuring 29' X 18.'[53] The walls and ceiling are painted plaster; the historic floor is wood. Crown molding runs the perimeter of the room and includes ogee, egg and dart, and acanthus leaf motifs. The north wall features three pairs of historic French doors topped with divided semi-circular lunette windows; the south wall features the same, and all windows have shutters and are outfitted with original hardware. The French doors on the east side of the south wall lead outside to the open terrace.

The pairs of French doors in the living room were placed opposite each other. This was a deliberate design on the part of the architect to allow the home's major living space to admit breezes and create comfortable cross ventilation. This was commonly done by other architects, including Howard Van Doren Shaw. A carved, stone fireplace is centered along the east wall; the carvings on the fireplace mantel, apron, pilasters or jambs are in the East Lake style, from the period between 1870 – 1890. It is not clear if the Baumgartls or a subsequent owner installed the fireplace surround. Flanking the fireplace are covered radiators topped with arched inset shelves. Other covered radiators are mounted flush on the north and south walls.

Like the living room, the 18' X 15' rectangular dining room is accessed through an open arched entry. The walls are wallpapered plaster above a chair rail, and plaster below; the ceiling is plaster, and the crown molding matches that in the living room. The historic floor is wood and there is molding at the base. The north wall has two French doors with semi-circular lunette windows that match those in the living room. The north and south corners of the west wall have historic rounded corner cabinets under the chair rail, with recessed, rounded arched corner shelves above. A historic swinging door with a porthole window on the south wall leads to the kitchen.

The 18'X13' kitchen is not historic. A July 19, 1993 permit application by Howard and Katrina Chandler called for removal of cabinets, installation of new cabinets and re-use of all appliances. Currently, the kitchen is 18'X13.' A door on the east wall leads to the hallway, a door on the south wall leads to the enclosed family room, and a door on the west wall leads to the garage. The kitchen walls are wallpapered and the wood floors are non-historic.

An opening in the southwest wall of the kitchen leads to what was most likely a maid's room. It has closets on the north wall and a bay window with shutters on the south wall; the bay window was added during the kitchen renovation in 1993.

The garage is accessed through a historic paneled door on the northwest side of the kitchen. On the west wall, the garage has a pair of French casement windows with a semi-circular lunette

[53] All room dimensions are from realtor.com, https://www.realtor.com/realestateandhomes-detail/1180-Oakley-Ave_Winnetka_IL_60093_M82015-02203, accessed August 14, 2020.

window that matches the French doors on the north and south elevations. The garage is heated with historic wall-mounted radiators.

The 26'X14' family room is accessed from the kitchen. Added in 1999 by Howard and Katrina Chandler, the room may have replaced the porch that was built in 1949 by owner F.C. Strodel. The north and a portion of the west walls of the room are made of stucco and were most likely the house's exterior walls before the family room was built. A fixed divided window with a thick sill opens into the family room from the kitchen over the sink. Sliding windows and an exterior door are on the west wall, and the east and south walls are lined with similar windows. The room is heated with baseboard radiators and the room has a ceiling fan.

The second floor is accessed from a first floor staircase that rises 13 steps to a landing with a large, segmented arched Diocletian window with historic hardware that overlooks the back yard. The stairs turn and rise six steps to an upstairs hallway that runs east to west. The master bedroom is on the right (east) side of the hall, closets are on the north side, and two additional bedrooms are on the left (west) side of the hall. The walls of the stairway and hall are plaster; floors are historic wood, and the hall features historic molding and simple crown molding. Characteristic of the time period, molding was more elaborate in public rooms on the first floor than in private rooms on the second floor.

The east side of the hall leads to a doorway on the southwest side of the 21' X 14' rectangular master bedroom. The room is wallpapered and carpeted. Small crown molding runs the perimeter of the room. A band of three six-over-six double hung windows is on the north side of the room overlooking Oakley Avenue, and an identical band of three windows is on the south wall, overlooking the back yard. Those windows have draperies. The west wall has historic paneled doors and surrounds with historic glass door knobs and hardware. The doors lead to a closet with built-in cabinetry, the master bathroom and the hallway. A ceiling fan is located in the middle of the room.

Glass French doors on the north side of the east wall of the master bedroom lead to the master study, a rectangular room that runs the length of the master bedroom. In the study, one pair of French doors leading to a Juliet balcony on the north wall overlooking the front yard matches two pair of French doors leading to Juliet balconies on the east wall that flank the projecting chimney. The French doors and hardware are historic. The south wall features another pair of French doors and Juliet balcony overlooking the back yard. The French doors on the south wall are surrounded by built-in bookshelves, a cabinet and radiator. The walls are plaster, the floor is carpeted and there is historic base and crown molding. A ceiling fan is mounted in the middle of the room. This study may have been originally a sleeping porch.

In the center of the second-floor hallway is a dressing room with built-in cabinets and closets. Two six-over-six double hung windows are on the north wall; a large mirror is mounted on the east wall; closets are on both east and west walls, and an arched open alcove with a counter, shelving, drawers, cabinets and lighting is on the west wall. A drop-down staircase door leading to the third floor is mounted on the ceiling of the room. There is historic wood flooring.

The west side of the hall has doorways accessing two bedrooms. The first of those bedrooms is on the northwest side of the hall and is the larger of the two, at 26' X 13.' A band of three divided six-over-six double hung windows with curtains are on the north wall, and paneled double doors leading to a closet are on the south wall. The west side of the room opens to a small sitting room or study with built in shelves and cabinets on the south wall, and French doors with Juliet balconies on the north and west walls. Cabinetry, doors, trim and hardware are historic. The walls are wallpapered and the floor is carpeted. This room may have originally been a sleeping porch.

Another door on the southwest side of the second floor hallway leads to the third bedroom, which is 13' X 12.' The room is carpeted and wallpaper is on the walls above a chair rail. The north wall of the bedroom has paneled double closet doors. The west wall has one divided double hung window. An opening in the room on the west side leads to a small room used for a study or sitting room with built in shelves and cabinets, which may have originally been a sleeping porch. A pair of historic French doors leading to a Juliet balcony is on the west side of the room. Windows are covered with shutters. Like all of the rooms on the second floor, the base and minimal crown molding are historic, as are the doors, trim, windows and hardware. A bathroom is located on the south wall of the second story hallway.

The attic is unfinished and accessed by a pull down stairs from the dressing room on the second floor. A portion of the basement is finished. Neither were observed.

Mediterranean Revival Architecture

The house at 1180 Oakley is best described as Mediterranean Revival. Mediterranean Revival architecture is an eclectic style that draws from a broad range of influences from different European sources, including features derived from Italian Renaissance, Spanish Revival, Spanish Colonial Revival and Beaux-Arts styles. Beginning with the Italian Renaissance style at the turn of the century and the Spanish Revival style somewhat later, Mediterranean Revival architecture became extremely popular in the 1920s and 1930s, especially in California and Florida; but it also proved readily adaptable to residential use in less temperate climates such as those characterizing New York, Boston and the North Shore of Chicago.

The style was inspired by Italian and Spanish examples that affluent, educated and sophisticated clients noticed on their travels and sought to recreate for their homes, many after they experienced warmer climates in California and Florida. Those clients found architects who had traveled and/or studied in Europe, including at the Ecole des Beaux Arts in Paris. National magazines such as *The Western Architect, The Craftsman, The Architect and the Engineer,* and *Pacific Coast Architect* published articles about the style. Influential architectural critic and University of Illinois professor of architecture Rexford Newcomb wrote over a dozen books and numerous articles about regional architecture in the United States, including *Mediterranean Domestic Architecture in the United States* in 1928, which celebrated the popular style and promoted the architects who practiced it.[54]

[54] Rexford Newcomb, *Mediterranean Domestic Architecture in the United States*, with new introduction by Marc Appleton, (New York: Acanthus Press, 1999).

Italian Renaissance Revival
Italian Renaissance Revival architecture was influenced by the Beaux-Arts style of architecture popular at the beginning of the 20th century. It is very different from, and not to be confused with, the Italianate style of architecture from the 1860s.

Interest in the Italian Renaissance Revival style began with construction of the Villard Houses in New York (McKim, Mead & White, 1883) and, one of the most famous examples of Italian Renaissance Revival architecture is The Breakers, built in Newport, Rhode Island by Cornelius Vanderbilt and designed by Richard Morris Hunt in 1893. Hunt was the first American to enroll as a student at the Ecole des Beaux Arts in Paris and one of the architects selected to design buildings for the Colombian Exposition in Chicago in 1893. The Beaux Arts style of architecture became enormously influential throughout the country after the fair. Beaux Arts design characteristics include formal massing, the use of stone, symmetrical facades, flat or low pitched roofs, and classical adornment reminiscent of ancient Greek and Roman architecture. Popular Beaux Arts features included paired columns, arched windows, prominent entryways--often rich with classical detailing and applied ornamentation. Mediterranean Revival architecture frequently combined references from the Beaux Arts and Renaissance Revival architecture.

Famous residential examples of Italian renaissance Revival architecture of the late 1890s include Vizcaya (Frances Burrell Hoffman, 1899, who studied at the Ecole des Beaux Arts) in Miami and the Isabelle Steward Gardner House (now museum) in Boston (William T. Sears, 1899). Edith Wharton wrote about the Italian Renaissance style in her popular 1904 book *Italian Villas and their Gardens*, illustrated by Maxfield Parrish.[55]

The architecture of Italy during the Renaissance period inspired the Renaissance Revival style, with its ornamental features, that was popular from the early 1890s until the late 1920s. Among the most common Italian Renaissance characteristics are light-colored stone, brick or stucco walls, full-length first story windows topped by arches, roofs with broad, overhanging boxed eaves (as opposed to open eaves that are more common in related Mediterranean styles with tile roofs), sometimes with brackets. Other common Renaissance elements include roof line balustrades, quoins, pedimented windows, classical door surrounds, molded cornices and belt courses. Often, the central section of the front façade is flanked with projecting or receding wings.

The Italian Renaissance Revival style was adapted to suburban homes, and there are many examples in the Chicago area, including along the North Shore. Typical features of Italian Renaissance Revival residential architecture include formal, harmonious, proportional and often symmetrical façades--usually two stories; low-pitched hip roofs which are often tile; broad, overhanging eaves--often with decorative brackets, and stucco walls or low relief stonework that is usually unadorned. Ornamentation is usually limestone, terra cotta or ceramic tile, and often includes arches, columns and other classical embellishment. Balconies with iron railings are often found on these buildings and fenestration often consists of casement windows with

[55] Clippings file, Benjamin Historic Certifications, article excerpted from Jeffrey Howe, *American House: Domestic Architecture in the USA* (2002): 303.

decorative wrought iron grilles. Front entries are emphasized with pediments, columns, or pilasters. Typically, the doors and windows on the first floor are tall—often full height, arched, and upper story windows smaller and simpler. Chimneys are simple, rectangular and stuccoed or plastered stone or brick. Design elements included paired French doors, classical arches and the restrained use of wrought iron.

Italian Renaissance Revival style was very popular in the 1920s and was featured in articles entitled "Characteristics of Italian Style: by V.L. Sherman in *American Home Builder*, Chicago, June 1927 and the *Home Builders Catalog*, National Building Publications, Chicago & New York, 1929. On the North Shore, the style was never as popular as other revival styles. It is considerably less common than the contemporary Craftsman, Tudor Revival, or Colonial Revival styles. The style steadily declined in popularity throughout the 1930s, and was rarely used after 1940.

From the late 19th Century through the 1930s, many American architects and their clients visited Italy so had first-hand familiarity with Italian villas and palazzos. Italian Renaissance structures designed by architects who had been to Italy mimicked their Italian predecessors quite closely.[56] The close resemblance was also made possible because improved printing technology made photos of these buildings easily accessible to the reading public. This authenticity distinguishes Italian Renaissance Revival buildings from the Italianate buildings that preceded them. Italianate buildings were based on pattern book drawings by builders who had no first-hand visual experience with Italian buildings. Unlike Italianate houses, which were generally built of wood, Italian Renaissance Revival buildings were typically constructed of brick masonry or stone.

The typical Italian Renaissance Revival house has a low-pitched hipped or flat roof. The hipped roofs were covered in red or green ceramic tile; the flat-roofed type sometimes has a prominent cornice and roofline balustrade. Upper-story windows sometime tended to be smaller and less elaborate than the large, arched openings beneath them on the first floor. Second-floor windows were frequently designed in bands set under a deep cornice and separated from the first floor by a string course, suggesting Prairie Style influence on Italian Renaissance design. This is found in the house located at 210 Melrose Avenue in Kenilworth by C. Whitney Stevens, designed in 1923. In other Italian Renaissance Revival houses, second-floor windows are double-hung, resembling the sash on contemporary Colonial Revival structures. The houses are often, but not always symmetrical. Classical detailing, including columns, and fanlight windows, is common. Trim is generally of stone. Some examples of Italian Renaissance Revival houses are long and low, others tall and stately.

Italian Renaissance Revival houses in Kenilworth include 135 Melrose, designed by Philip Maher in 1922; 155 Melrose Avenue, designed by J. B. Rohm in 1923; and 166 Abingdon Avenue, with tall arched windows on the second floor and simpler windows on the first floor, designed by Fred V. Prather in 1926. Italian Renaissance houses in Winnetka include 871 Burr Avenue, with stucco walls, arched windows on the first floor and simple punched windows on the second floor, and roof overhang. Another Italian Renaissance Revival house is 1278 Scott Avenue, with stucco walls, arches over windows on the first floor and similar roof overhang.

[56] Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006): 398.

Spanish Colonia Revival
Architect Addison Mizner, who designed many Mediterranean Revival houses, was a highly influential architect in Miami and his designs were so popular that Mediterranean Revival became the "pervasive architectural theme" of Miami and Florida during the 1920s real estate boom.[57] His architecture combined the Italian Renaissance Revival and Spanish Colonial Revival styles, with Spanish Colonial architecture characterized by a combination of details and ornamentation from different time periods from Spain as well as Mexico. Spanish Colonial Revival features include rectangular, courtyard or L-plan plans, horizontal massing (predominantly, although not exclusively one-story) interior or exterior courtyards, cross-gables or side wings, stucco walls and finishes, clay tile, shed or flat roofs, tall casement windows, arcades with semi-circular arches, porches and balconies, terra cotta and cast concrete ornament, and decorative iron trim. Architects Bertram Goodhue and Carleton Winslow made the style popular in California. Many Spanish Colonial Revival elements overlap with Italian Renaissance Revival features, and when combined in one building, the style tends to be termed *Mediterranean Revival*.

Spanish Colonial houses in Winnetka include the Mellen Martin House, 630 Rosewood Avenue (Russell Walcott, 1922, demolished), the Edwin Price House, 920 Hill Road, (Clark and Walcott, demolished), 535 Oak Street (1924), 420 Maple Street (1926), 1040 Dinsmore Road (1925), 1155 Ash Street (1927).[58] Another Spanish Revival house found is 1323 Asbury Avenue.

Rexford Newcomb noted that the practice of mixing elements from different Mediterranean sources was reminiscent of the "melting" pot interpretation of the history of the United States, and a natural result of the Americanization of Mediterranean influences: "Spanish, Italian, Moorish, Byzantine – Mediterranean types generally – instead of being kept archeologically segregated, are under this orchestral process merged, as were those golden threads of long ago, into a new sun-loving style which, while eminently American in its plan and utilities, is never-the-less distinctly Mediterranean in its origins and spirit."[59]

While not nearly as popular as other revival style houses on the North Shore, including Tudor Revival or Colonial Revival, there are many Mediterranean Revival houses in Kenilworth, and many in northeast Evanston and Wilmette that feature prairie-style elements. In Winnetka, there are several houses that are examples of Mediterranean Revival architecture, although none as characteristic, with as many elements typical of the style, and with as much integrity as the house at 1180 Oakley. The house at 426 Maple is stucco with similar massing and a Diocletian-style front entry, although it is more Colonial Revival in style. 1110 Pine Street is stucco, with a Mediterranean Revival-style roof, but it also is more Colonial Revival.

Another house with a Diocletian style window is 508 Maple Street, with a similar roof with overhanging eaves. The houses at 1015 Pine Street, 859 Burr Avenue and 1152 Chatfield Road are stucco, with typical Mediterranean Revival roofs, but are prairie-influenced. 1323 Asbury is

[57] "Mediterranean Revival Style," https://buffaloah.com/a/DCTNRY/m/medit.html, accessed August 16, 2020.
[58] Jean Guarino, *The Mellen Martin House HAIS*, September 20, 2016.
[59] Newcomb, 4.

Mediterranean Revival, with long fan shaped windows on the first floor and smaller punched windows on the second floor, stucco walls and a tile roof, however, it is predominately Spanish Revival. 642 Ash Street and 871 Burr Avenue can be considered modest Mediterranean Revival houses, with arched entries, stucco walls, and roof overhangs. 642 Ash Street also has a belt course, another characteristic of the style.

The Mediterranean Revival house at 1278 Scott Avenue is probably the most similar to 1180 Oakley, with its stucco walls, arched brick work over the windows on the first floor, suggesting arched windows, and detailed main entry, however that house doesn't have the stately characteristics and details as 1180, or the commanding street presence. 1180 Oakley Avenue is a very interesting example of a Mediterranean Revival house with Italian Renaissance, Spanish Revival and Beaux- Arts features. The two-story house is beautifully proportional, harmonious and symmetrical. It features rectangular massing, stucco walls, French doors with semi-circular lunette windows on the first floor and simpler windows on the second floor. Slightly recessed wings on the east and west sides flank the central section of the house and a belt course runs below the second story windows. Juliet balconies on the east and west ends of the façade surround the larger, wrought iron balustrade that surmounts the centered front entry. While not tile, the roof has broad overhanging boxed-in eaves. Spanish elements include the wrought iron balustrades and the sconces that flank the main entrance. Beaux-Arts influences include symmetry and classical ornamentation surrounding the front entry, including brackets, double volutes and pilasters.

Architects of 1180 Oakley Avenue

Jacques J. Kocher (1878 – 1970) and Benjamin Larson

Jacques Kocher was born in Alsace-Lorraine and emigrated to the United States in 1904. He began his career in Chicago as a draftsman and contractor, and became licensed to practice architecture in 1911. Multiple designs attributed to Jacques J. Kocher, Jacques J. Kocher & Co., and Kocher & Larson are listed on the Chicago Historic Resources Survey. Of those, several are Renaissance Revival, including the building at 813-819 W. 79th Street (demolished), 3145 W. 63rd Street, 7900 – 7910 S. Cottage Grove, 10325 S. Hoyne Avenue, and 6955 S. Bennett Avenue.

Kocher quickly established a successful practice and was a member of the Illinois Society of Architects by 1914. One of his buildings, "Suburban Church, Chicago" was featured in *The Western Architect* in November of 1915. He designed several residential buildings in the Parkside neighborhood of South Shore. In December of 1915, *The American Contractor* and *The Construction News* announced that Kocher joined architect Edward McClellan. The new firm, known as Kocher & McLellan, was located at S. 79th Street and Halsted Street. He worked as a civil engineer during World War I.[60]

It is unclear when Kocher hired Benjamin Larson and founded the firm of Kocher and Larson. Kocher was president and Larson was secretary. Kocher often worked alone, designing in South

[60] Section 106 Historic Properties Identification Report, Jackson Park, May 17, 2018.

Shore and the Jackson Park Highlands. He also designed a series of bungalows which are included in the South Shore Bungalow National Register of Historic Places District.

After World War I was over, Kocher built many commercial buildings in the late 1920s, including "some of the most elaborate and visually-distinctive terra cotta buildings in the Chatham-Greater Grand Crossing Commercial District," a landmark district in the City of Chicago.[61] Kocher designed 737 E. 57th Street with architect Edward G. McClellan; alone, he designed the Classical Revival building at 735-737 E. 79th Street. Along with Benjamin Larson, Kocher designed many prominent mixed-use buildings that are ornately detailed in Classical Revival and Renaissance Revival styles. These included the buildings at 714 – 716 E. 79th Street, 734-744 E. 79th Street, 749 E. 79th Street, and 741 – 759 E. 79th Street, historically known as Chatham Center, and 8000-08 S. Cottage Grove Avenue. Other commercial buildings with elaborate terra cotta ornament designed by Kocher & Larson include 6341 and 6731 S. Western Avenue, and 3145 W. 63rd Street, in Chicago.

Kocher was a founding member of the board of directors for the Chicago Associated Architects, a trade group of leading architects who practiced primarily on the South Side of Chicago. During the Depression, Kocher worked on staff as an architect with the Chicago Board of Education for the Chicago Public Schools and later designed numerous bungalows in the south side neighborhoods of Beverly, Morgan Park and Auburn-Gresham, as well as the south suburbs, and Jackson Park Highlands, a Chicago Landmark District. He served at the Joliet Naval Yard during World War II. In 1945, after his term with the service was over, he formed a new firm of architects with his "predepression organization" known as Kocher, Buss & DeKreek, and opened an office in November of 1945 at 7109 Stony Island. His partners were Truman C. Buss Jr. and Richard de Kreek.

A longtime resident of Flossmoor, Kocher and his new firm designed the community's village hall in 1950. He semi-retired to Holland, Michigan in 1959, but designed several churches in the Ottawa and Kent County areas after he moved to Holland, including the Grace Reformed Church in Holland, Michigan and the Rogers Heights Church in Grand Rapids, Michigan.[62] Kocher was a member of the Illinois Society of Architects, the Architects' Club, the South Side Swedish Club, the Medinah Temple Masonic Lodge, a founder of the Builders' Tee Club, and a life member of the Art Institute of Chicago. He died on Mary 28, 1970 in Holland, Michigan.[63]

Jacques Kocher, and Kocher & Larson, are best known for their designs of apartment buildings, hotels and multi-flat buildings across the South Side, including Englewood, the Park Side neighborhood of South Shore, Chicago Lawn and Beverly. Kocher alone, or with Larson, did not design many buildings along the North Shore of Chicago. The firm of Kocher & Larson designed a Tudor Revival apartment building at 819 – 21 Brummel Street in 1927, in Evanston, which is contributing to the *Suburban Apartment Buildings in Evanston, Illinois* district listed on the National Register of Historic Places in 1984. Kocher designed 572 and 574 Lincoln Avenue

[61] Chatham-Greater Grand Crossing Commercial District, City of Chicago Landmark Designation Report, November 1, 2007.

[62] "Kochers Plan 50th Anniversary Celebration," *The Holland Evening Sentinel*, August 16, 1961.

[63] "Architect Dies at 83 in Holland," *The Holland Evening Sentinel*, May 28, 1970.

in Winnetka, Illinois in 1921, as mixed-use buildings. Those commercial buildings in Winnetka have been extensively modified.

Residential buildings designed by Kocher, or Kocher & Larson, were mostly multi-unit buildings, bungalows and a few Mediterranean Revival residences. The house at 6955 S. Bennett in Chicago, built in1923 and rated orange on the Chicago Historic Resources Survey, is closely similar to the house at 1180 Oakley Avenue in Winnetka. 6955 S. Bennett has similar massing, recessed wings, arches over windows on the first floor with wrought iron Juliet balconies, simplified punched windows on the second floor above a belt course, and a detailed front entry with classical ornamentation. A third floor window projects from the roof line over the front entry.

6955 S. Bennett Avenue, redfin.com/IL/Chicago/6955-S-Bennett-Ave-60649/home/13926794, accessed August 12, 2020.

Not much is known about Benjamin Larson. He was born around 1890 in Indiana. In 1910, he worked as a draftsman in an architects' office and lived with his wife Katherine at 5760 Fifth Avenue in Chicago.[64]

[64] Section 106 Historic Properties Identification Report, Federal Undertakings in and Adjacent to Jackson Park, Cook County, Illinois, City of Chicago, May 17, 2018, https://www.chicago.gov/content/dam/city/depts/dcd/supp_info/jackson/hpi-report.pdf, accessed August 18, 2020; ancestry.com.

Haggerty Chevrolet
6731 S. Western Avenue, Chicago
Kocher & Larson, 1929
Chicago Historic Resources Survey

$700,000 Building for 79th and "The Grove"

Work has just started on the above four story fireproof building at the southwest corner of Cottage Grove and 79th, from plans by the Kocher & Larson company. According to the owners, Ben Stevenson and Hugo C. Anderson, the investment will be in the neighborhood of $700,000. Completion date is set for May 1, 1926. It will front 125 feet on the Grove and 172 on 79th. There'll be fifteen stores, twenty offices, and sixty-eight flats. In the basement will be twenty bowling alleys and a billiard and pool room.

Chicago Tribune, August 2, 1925

Chatham Center
Kocher & Larson, 1925
Google Images,
accessed August 12, 2020

F.C. Strodel
The 1949 permit for the porch addition notes that the owner, F.C. Strodel, acted as architect.

Antonino Fanizza
109 N. Greenwood, Park Ridge, Illinois (1999)
Antonio Fanizza Associates is an architectural firm that provides master planning, project management, and architectural engineering as well as other services, currently located at 2363 Lechner Lane in Des Plaines, Illinois.

Builders of 1180 Oakley Avenue

1921: Original Construction - W.F. Peterson Co., 118 N. LaSalle Street, Chicago
1949: Porch addition – David Swanson, 879 Cherry Street, Winnetka
1993: Kitchen remodel and bay window addition: W. Tod Egan Company, 892 Oak Street, Winnetka
1999: Family room addition – W. Tod Egan Company

No information was found concerning any of the builders of the house at 1180 Oakley Avenue.

Landmark Status of the Property

The property located at 1180 Oakley Avenue is not listed on the National Register of Historic Places, either individually or within a historic district. It is not a Winnetka Landmark, and was not identified as part of the Illinois Historic Structures Survey conducted between 1971 and 1975. The property was surveyed on April 30, 1990 by Benjamin Historic Certifications.

Evaluation of Historic Significance

The house at 1180 Oakley Avenue has historical significance. It has had multiple distinguished and successful owners, and at least one renter, who have contributed to the social, economic and cultural landscape of Winnetka and the City of Chicago. Leroy Baumgartl, the original owner, was from a prominent family from the South Side of Chicago. Leroy attained considerable success on his own, receiving several patents for his own inventions, and becoming vice-president of the Studebaker Sales Company of Chicago. William F. Straub founded the F.W. Straub Co., a food and pharmaceutical company, part of which was purchased by the Borden Company, and the remainder of which sold food and soap specialties to food stores and institutional and industrial outlets, and which operated Lake Shore Honey Farms, Land O'Lake Honey Farms and the Antiseptol Company. Straub was also director of Libby, McNeill & Libby, national director of food rationing during World War II, and a member of an emergency famine relief committee and the Winnetka Community House.

Edwin Kirschbraun was from a remarkable immigrant family in Omaha, Nebraska that developed a creamery which grew to be one of the largest in the country, and Edwin became treasurer of the Chicago mercantile Exchange. William Sizer was founder and president of the Produce Terminal Cold Storage Company, a member of the executive committee of Refrigeration Research Foundation, and member of the inaugural board of the Metropolitan Fair and Exposition Authority. Frederick Strodel was vice-president of the Fair Store on State Street in Chicago, and his wife Helene was a clothing designer and artist. John Lanahan worked at Inland Steel and pioneered the use of computers and created what was recognized as one of the most efficient order divisions in the United States steel industry. After retirement, Lanahan worked as a consultant, authored several papers and was a lecturer at the University of Chicago, Duke University and the University of California, Riverside. Howard Chandler worked for the family-owned Howard C. Chandler & Son Insurance company, eventually becoming owner. All of these residents of 1180 Oakley Avenue were notable and distinguished, and the house has historic significance because of them.

Evaluation of Architectural Significance

There are not many examples of Mediterranean Revival style homes in Winnetka, and there are no other residences in Winnetka that are known to have been designed by the architectural firm of Kocher & Larson. The house is a very interesting example of Mediterranean Revival, with features characteristic of the Italian and Spanish Revival styles and Beaux Arts detailing.

Significant exterior details include stucco wall surfaces, a gracious front entry, stately French doors with lunette windows, Juliet balconies with delicate wrought iron, and an elliptical window on the third floor. The brick-lined terrace addition to the rear is unobtrusive and sympathetic with the design of the house.

Significant interior features include a row of original fanlight windows with original storms and hardware that run parallel on the north and south sides of the living room, wall and ceiling enrichment with multiple rows of different cuts of crown molding in the living room and dining room, inset corner shelves and cabinets in the dining room, and an interesting Diocletian window on the landing of the stairway on the second floor that overlooks the yard on the south side and that references the arched garage door on the north side of the building and the elliptical window on the front. Other interior features that appear to be original and intact are built-in cabinets and shelves in the closets and dressing rooms, and hardware on the windows and doors, including glass egg-shaped handles. The family room addition to the rear of the property does not detract from the property, but has no special design characteristics. Changes to the kitchen and bathrooms do not detract from the integrity of the building. Although the house has not been published, it is noteworthy for its design and for its intact state. The placement of this house complements the other historic houses along Oakley Avenue.

Evaluation of Neighborhood Impact

In order to evaluate the impact of removal of the house at 1180 Oakley Avenue, the stretch of Oakley that was examined extended from Gordon Terrace on the east and Euclid Avenue on the west. All of the houses on this stretch of Oakley Avenue are historic, and the quality of the

houses is very high. There are no replacement houses. As there have been no demolitions, the entire street has excellent integrity. The houses reflect a variety of styles including Colonial Revival, Arts & Crafts, Tudor Revival and Mediterranean Revival. Because of the superb integrity reflecting a sampling of various architectural styles characteristic of the time they were built, removing and replacing the house at 1180 would detract from the historical significance of the entire neighborhood. The house is one of an important row of large, handsome, Arts & Crafts and historical revival style houses on the north and south sides of Oakley Avenue. Its removal would indeed negatively impact the design quality of Oakley Avenue and the design continuity and rhythm of the houses along the street.

Summary Opinion

The house has historical significance because of its association with many distinguished owners, and it has architectural significance because of being such an excellent and unaltered example of Mediterranean Revival architecture. Despite its numerous owners, and at least one renter, residents didn't make detrimental changes to the building and the significant areas of the house are as intact as they were in 1921, when 1180 Oakley was designed. The only historic photograph found, in a real estate listing from the 1940s, shows that the front façade of 1180 Oakley has not been altered at all. This is also true of the interior public spaces—the front stair vestibule, the living room and the dining room. The detailing--from crown moldings, to doors and windows, to hardware, to the elegantly ornamented stair balustrade--is extraordinary.

Because the significance of the house is reflected in its front facade and its relationship to the street, removing the house would have an irreversible impact on the cohesivness of the neighborhood. The most important interior features are all found in the major public spaces facing Oakley Avenue. Preservation of the front of the house, with these spaces, would retain the building's significance and its relationship with the street. A compromise, as an alternative to demolition, could include building an addition to the rear of the house with the re-use of the south elevation French doors, fanlight windows, and second story Diocletian window. The new owners would receive more livable space and the significant historic architectural features would remain intact. A rear addition that accommodates the functional needs of the new owners and retains the most significant historic features of the major public spaces at the front of the house could well qualify for an Illinois Property Tax Assessment Freeze, which would result in considerable property tax savings for the homeowners, while preserving the unaltered historic character of the house.

APPENDIX

ATTACHMENT A: BIBLIOGRAPHY

ATTACHMENT B: EXTERIOR PHOTOS OF 1180 OAKLEY AVENUE

ATTACHMENT C: INTERIOR PHOTOS OF 1180 OAKLEY AVENUE

ATTACHMENT D: TABLE OF INFORMATION FOR RESIDENCES IN THE SURROUNDING NEIGHBORHOOD

ATTACHMENT E: PHOTOS OF RESIDENCES IN THE SURROUNDING NEIGHBORHOOD

ATTACHMENT F: OTHER MEDITERRANEAN REVIVAL HOUSES IN WINNETKA

ATTACHMENT G: SELECT RESEARCH

1. 1938 Sanborn Map
2. Plat of Survey, 2020
3. Real Estate Listings
4. Articles
5. Permits
6. 4/30/1990 Survey Form

ATTACHMENT A.

BIBLIOGRAPHY

Selected Sources:

1. Periodicals

"Announcements," *Chicago Tribune*, April 3, 1910; April 24, 1910.
"Architect Dies at 83 in Holland," *Chicago Tribune* May 28, 1970.
"Borden Buys W.F. Straub Pharmaceutical Division," *Chicago Tribune,* April 17, 1945.
"Business Bits," *Chicago Tribune*, December 14, 1937.
Chase, Al. "Price No Object in Efforts to Start Building," *Chicago Tribune*, February 10, 1946.
"Coming Weddings," *Chicago Tribune*, July 10, 1910.
"Exhibit Hall Reins Given to 12 Executives," *Chicago Tribune*, July 21, 1955.
"Frederick C. Strodel" [obit.], *Chicago Tribune* July 27, 1968.
"Frederick C. Strodel Weds Miss Helene E. Hoffman of New York Thursday Evening," *The Huntington Herald*, April 11, 1924.
"Fox Re-elected Exchange Head for Third Term," *Chicago Tribune*, January 6, 1938.
"Grace Reformed Votes to Build New Church," *The Holland Evening Sentinel*, January 23, 1964.
"Jacques J. Kocher," *Chicago Tribune,* May 30, 1970.
"James B. McCahey Elected Fair Authority Treasurer," *Chicago Tribune* January 27, 1962.
"John Rogers Lanahan" [obit.], *Chicago Tribune,* April 9, 1993.
"Kochers Plan 50th Anniversary Celebration," *The Holland Evening Sentinel*, August 16, 1961.
Lewis, Caroline. "Decoupage: It Takes a Pastepot and Patience," *Chicago Tribune*, April 21, 1963.
"Mrs. William A. Sizer" [obit.], *Chicago Tribune,* November 12, 1971.
"News and Views of the Auto Trade," *Chicago Tribune*, November 20, 1927.
"News of the Architects," *Chicago Tribune*, April 20, 1924.
"New Society of Architects is Organized," *Chicago Tribune*, November 10, 1929.
"New York Company Buys Big Creamery," *The Lincoln Star* (Lincoln, Nebraska), March 20, 1929.
"Our Town," *Chicago Tribune*, February 7, 1937.
Paulding, Amy L. "Special Opera Program Enjoyed by Big House of Music Lovers," *Chicago Tribune*, December 20, 1913.
"Produce Mart Re-Elects Fox to Presidency," *Chicago Tribune*, January 7, 1937.
"Put on Board of Libby, McNeill, *Chicago Tribune,* February 28, 1962.
"Sizer" [obit.], *Chicago Tribune*, April 7, 1976.
"Society, Meetings & Entertainments, Another Benefit to Aid the Ognontz Day Nursery," *Chicago Tribune*, December 12, 1911.
"Start Work on 100 Room Hotel for Englewood," *Chicago Tribune*, January 24, 1926.
"W.F. Straub, 67, Wieboldt Director, Dies," *Chicago Tribune*, July 13, 1964.
"Wm. Wieboldt Rites Planned for Tomorrow," *Chicago Tribune*, December 11, 1954.
"Walter Straub, Food Executive; Founder and President of Chicago Concern Dies," *New York Times*, July 13, 1964

2. Books

Calendar of the University of Michigan 1906 – 1907 (Ann Arbor: The University of Michigan, 1907).
Certified List of Domestic and Foreign Corporations for the Year 1923.
The Chicago Blue Book of Selected Names of Chicago and Suburban Towns, 1903.
Leonard, John William, ed., "Isidor Baumgartl," *Who's Who in Finance, Banking and Insurance* 1 (New York: Joseph & Sefton, 1911).
Lowry, Bates. *Renaissance Architecture* (New York: George Braziller, 1962).
Marquis, Albert Nelson ed., "Isidor Baumgartl," *The Book of Chicagoans*: *A Biographical Dictionary of Leading Living Men of the City of Chicago*, (Chicago: A.N. Marquis & Company, 1911).
McAlester, Virginia & Lee. *A Field Guide to American Houses* (New York: Alfred A. Knopf): 2006.
The Michigan Alumnus, University of Michigan Alumni Association 15 (Ann Arbor: The Alumni Association of The University of Michigan October 1908 – July, 1909).
Newcomb, Rexford. *Mediterranean Domestic Architecture in the United States* (New York: Acanthus Press, 1999).
Palladio (Cologne: Taschen, 2008).
"Prizes Awarded," *Princeton University Yearbook*, 1936.
Public Schools of the City of Chicago, 47th Annual Report of the Board of Education for the Year Ending June 30, 1901(Chicago, The Board of Education, January 1902).

3. Online Sources

Ancestry.com; Newspapers.com, Realtor.com, Zillow.com.
Automobile-bumper, https://patents.google.com/patent/US1383515A/en, accessed August 12, 2020.
Baumgartl Patent, https://patents.google.com/patent/US1203170, accessed August 12, 2020.
"The Builders Tee Club," https://builderstee.com/history.html, accessed August 18, 2020.
Dollar Times, https://dollartimes.com/inflation/inflation.php?amount=10000&year=1923, accessed August 15, 2020.
"Howard Arthur Chandler, "Howie," Iowa Funeral Planning, iowafuneralplanning.com, accessed August 12, 2020.
"John Rogers Lanahan '36," Princeton Alumni Weekly, paw.princeton.edu/memorial/john-rogers-lanahan-'36, accessed August 12, 2020.
"Mediterranean Revival Style," https://buffaloah.com/a/DCTNRY/m/medit.html, accessed August 16, 2020.
Realtor.com, https://www.realtor.com/realestateandhomes-detail/1180-Oakley-Ave_Winnetka_IL_60093_M82015-02203, accessed August 14, 2020.
"Summer of '44: A Local Story," *Gazette*, Fall 2011, Winnetka Historical Society, winnetkahistory.org/gazette/summer-of-44-a-local-story/ accessed August 12, 2020.
"Trade Catalogs from Federal-American Cement Tile Co., National Museum of American History, Smithsonian Museum, https://americanhistory.si.edu, accessed August 11, 2020.

4. Additional Sources

Chatham-Greater Grand Crossing Commercial District, City of Chicago Landmark Designation Report, November 1, 2007.

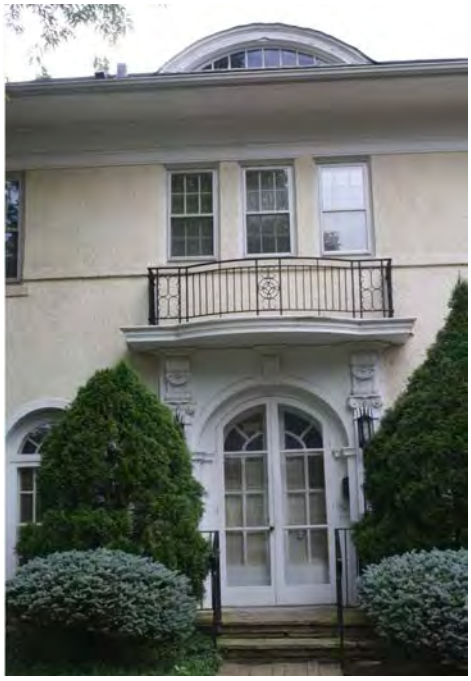
Clippings file, Benjamin Historic Certifications, article excerpted from Jeffrey Howe, *American House: Domestic Architecture in the USA* (2002): 303.

Section 106 Historic Properties Identification Report, Federal Undertakings in and Adjacent to Jackson Park, Cook County, Illinois, City of Chicago, May 17, 2018, https://www.chicago.gov/content/dam/city/depts/dcd/supp_info/jackson/hpi-report.pdf, accessed August 18, 2020.

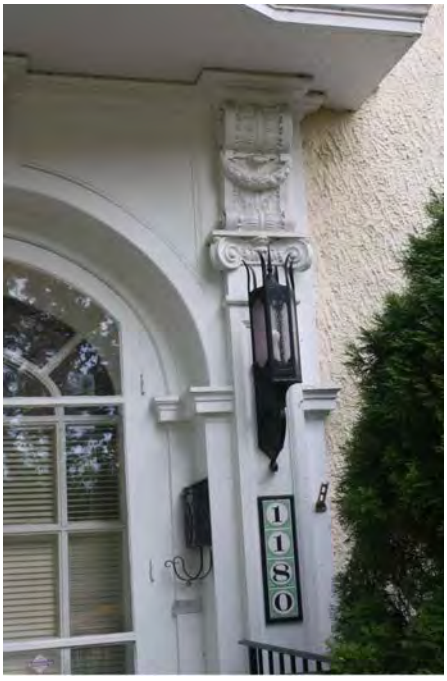
ATTACHMENT B.

EXTERIOR PHOTOS OF 1180 OAKLEY AVENUE

Front (North) Façade, looking south



Front entry



Detail, front entry

Detail, front entry

West elevation, looking east

West elevation of addition, looking east

South elevation, looking north

South elevation, looking west
Zillow.com, accessed August 13, 2020

View from back terrace to yard, looking south

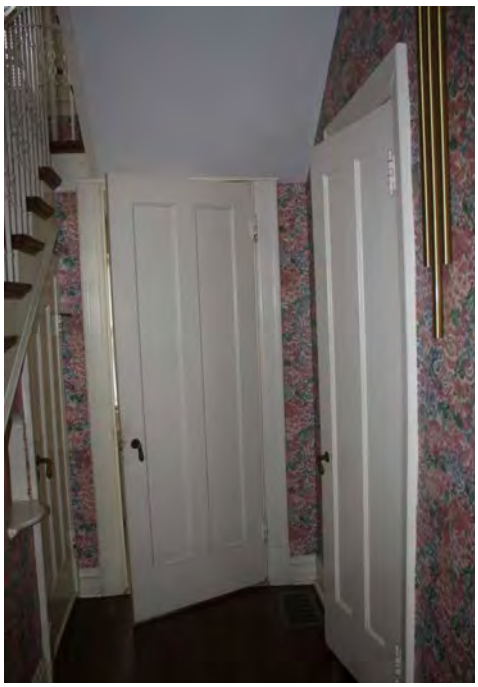
East elevation

C. INTERIOR PHOTOS OF 1180 OAKLEY AVENUE

View from front entry into front hall, looking south
Dining room on right (west), living room on left (east)
Zillow.com, accessed August 12, 2020

View from front hall to front entry, looking north

Detail of crown molding, front hall



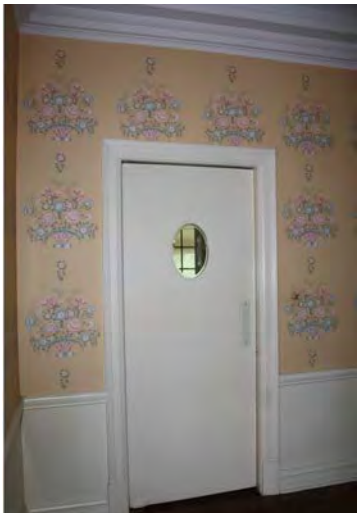
Back hall, facing south

Back hall, basement stairs
Looking southeast

Back hall powder room, looking south

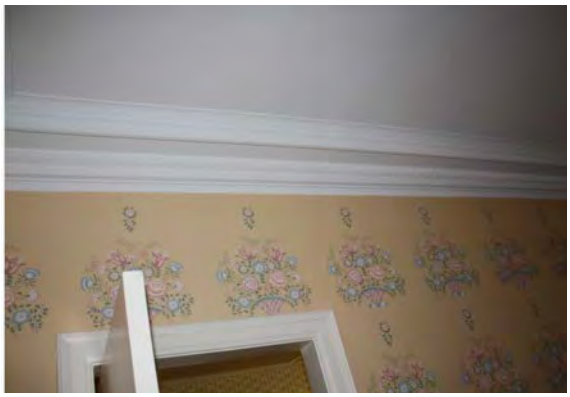
Detail, front stairs

Dining room, looking west



Dining room, looking south

Dining room, looking northwest



Detail of dining room crown molding

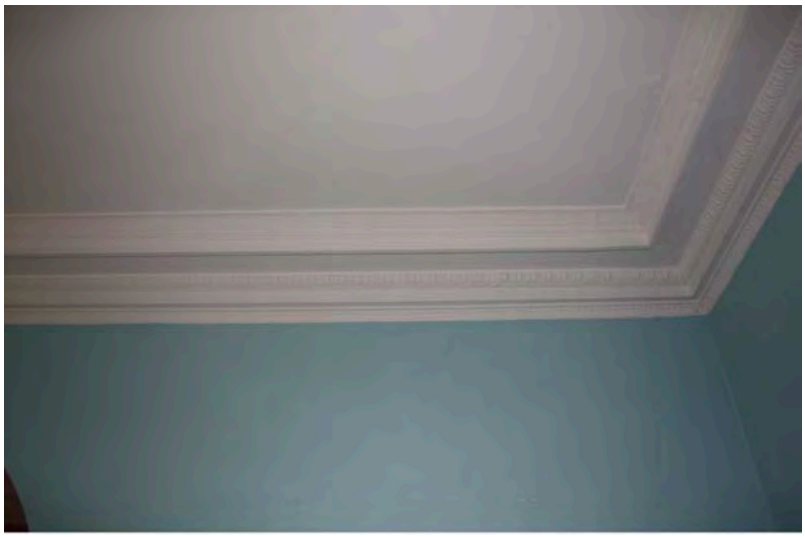
Living room, looking east

Living room, looking northeast

Living room, looking southeast

Living room fireplace

View from living room through hall to dining room, looking west

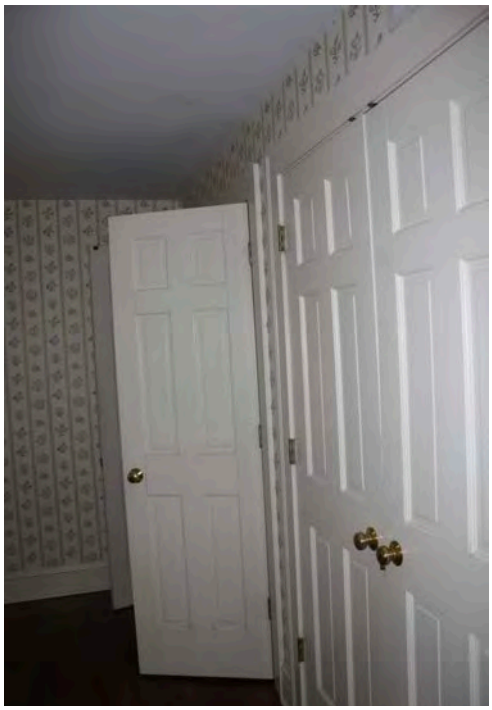


Detail of crown molding in living room

View from hall to kitchen, looking southwest
Zillow.com, accessed August 12, 2020

View from kitchen toward dining room and hall looking northeast
Zillow.com, accessed August 12, 2020

Maid's room off kitchen, looking southwest



Maid's room off kitchen, looking west

View from kitchen to family room addition, looking south

Family room addition, looking southeast

Stairway, view from second story landing looking south

View from second story hall to master bedroom, looking east

Master bedroom, looking north

Master bedroom, looking southeast

Master bath,
looking southwest

View from master bedroom to master study, looking east

Master study, looking southeast

Master study, looking east

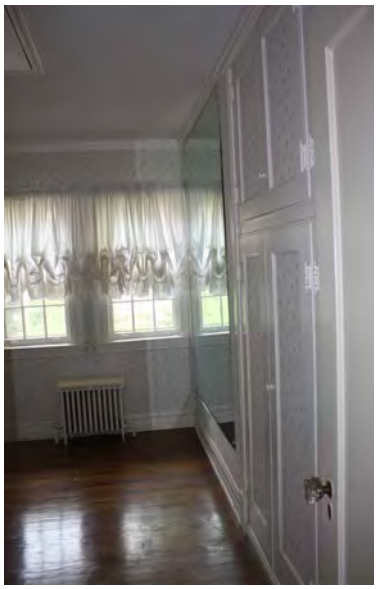
Master study, looking north

Bedroom #2, looking northwest

Bedroom #2, looking north

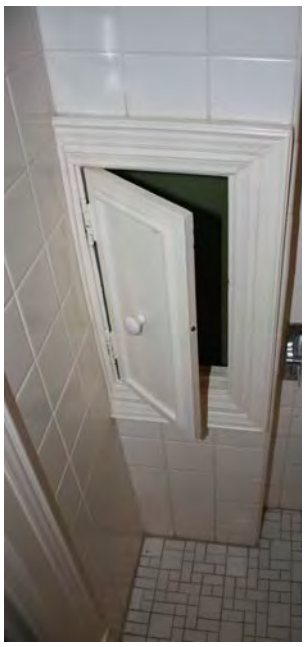
Bedroom #2 sitting room, looking west

Bedroom #2, looking south



Second floor hall closet, looking north

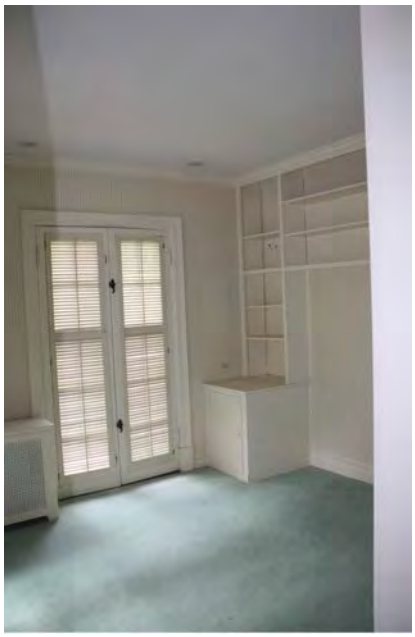
View from bedroom #2 through hall to bathroom

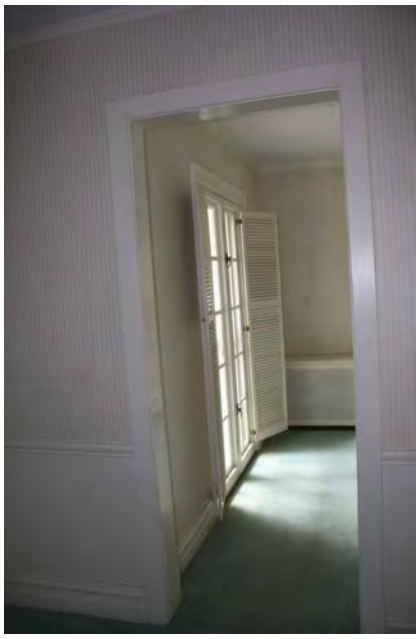


Bathroom, looking south, east

Bedroom #3, looking southwest
Zillow.com

Bedroom #3 sitting room, looking southwest
Zillow.com





Bedroom #3 sitting room, looking southwest

Bedroom #3, looking north

Basement,
Zillow.com, accessed August 12, 2020

ATTACHMENT D.

INFORMATION FOR RESIDENCES IN THE SURROUNDING NEIGHBORHOOD

ADDRESS	DATE	ARCHITECT/BUILDER	STYLE	OWNER
1139 OAKLEY	Prior to 1940	unknown	Tudor Revival/French Norman Revival	unknown
1140 OAKLEY	1938	E.T. Holin, architect	Colonial Revival	W.D. Mackenzie, M.D.
1148 OAKLEY	Prior to 1923 (1914 per the Village Zoning Analysis and Permit Review in 1180 Oakley permit file)	unknown	Colonial Revival	J. P. Gilles in 1923
1153 OAKLEY	Prior to 1923	unknown	Colonial Revival	Wm.C. Boyden, Jr. in 1923
1160 OAKLEY	Prior to 1934 (1915 per the Village Zoning Analysis and Permit Review in 1180 Oakley permit file)	unknown	Colonial Revival	Sherman Aldrich in 1934
1161 OAKLEY	c. 1910	unknown	Arts & Crafts	unknown
1170 OAKLEY	1936	Perkins, Wheeler & Will, architects	Tudor Revival Cottage	Anthony L. Michel
1171 OAKLEY	1921	E.J. Bowen, architect	Colonial Revival	A.S. Webbe
1181 OAKLEY	unknown	unknown	Colonial Revival	unknown
1189 OAKLEY	c. 1910	unknown	Arts & Crafts	unknown
1190 OAKLEY	1923	R.W. Varney, architect	Colonial Revival	Edward Crilly

ATTACHMENT E.

PHOTOS OF RESIDENCES IN SURROUNDING NEIGHBORHOOD

1139 Oakley Avenue

1140 Oakley Avenue

1148 Oakley Avenue

1153 Oakley Avenue

1160 Oakley Avenue

1161 Oakley Avenue

1170 Oakley Avenue

1171 Oakley Avenue

1181 Oakley Avenue

1189 Oakley Avenue

1190 Oakley Avenue

ATTACHMENT F.

EXAMPLES OF OTHER MEDITERRANEAN REVIVAL HOUSES IN WINNETKA

1152 Chatfield Road

426 Maple Street

871 Burr Avenue

508 Maple Street

859 Burr Avenue

1110 Pine Street

642 Ash Street

1323 Asbury Avenue

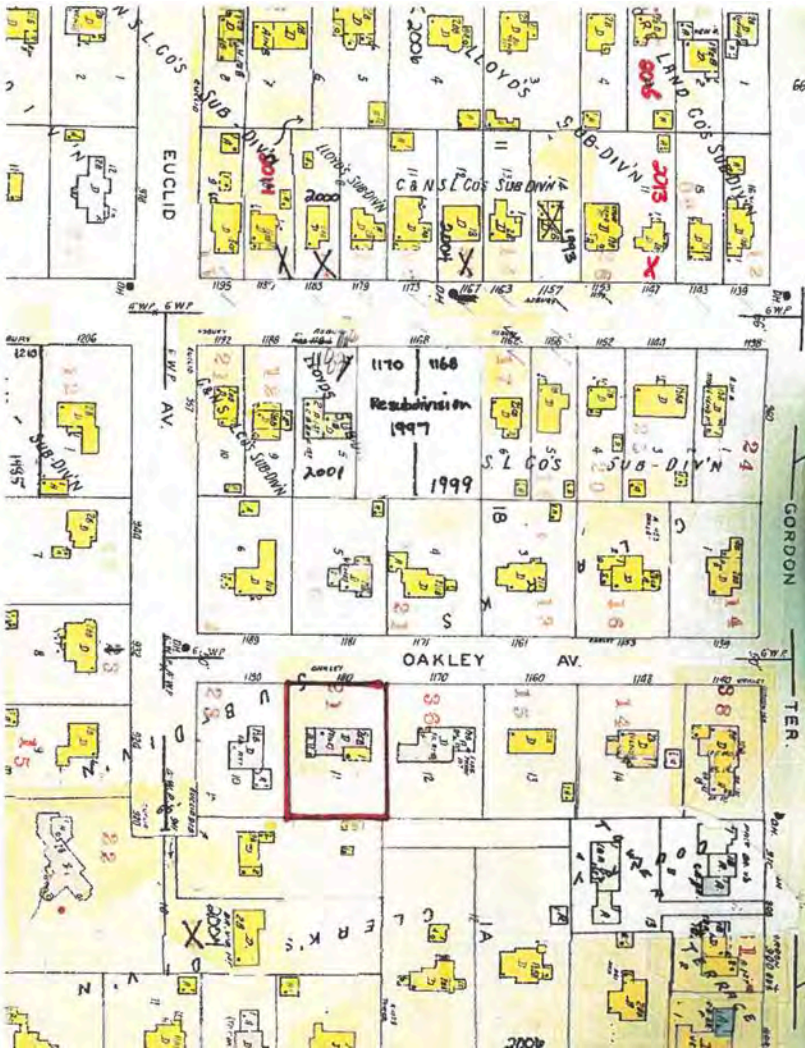
1278 Scott Avenue

1015 Pine Street

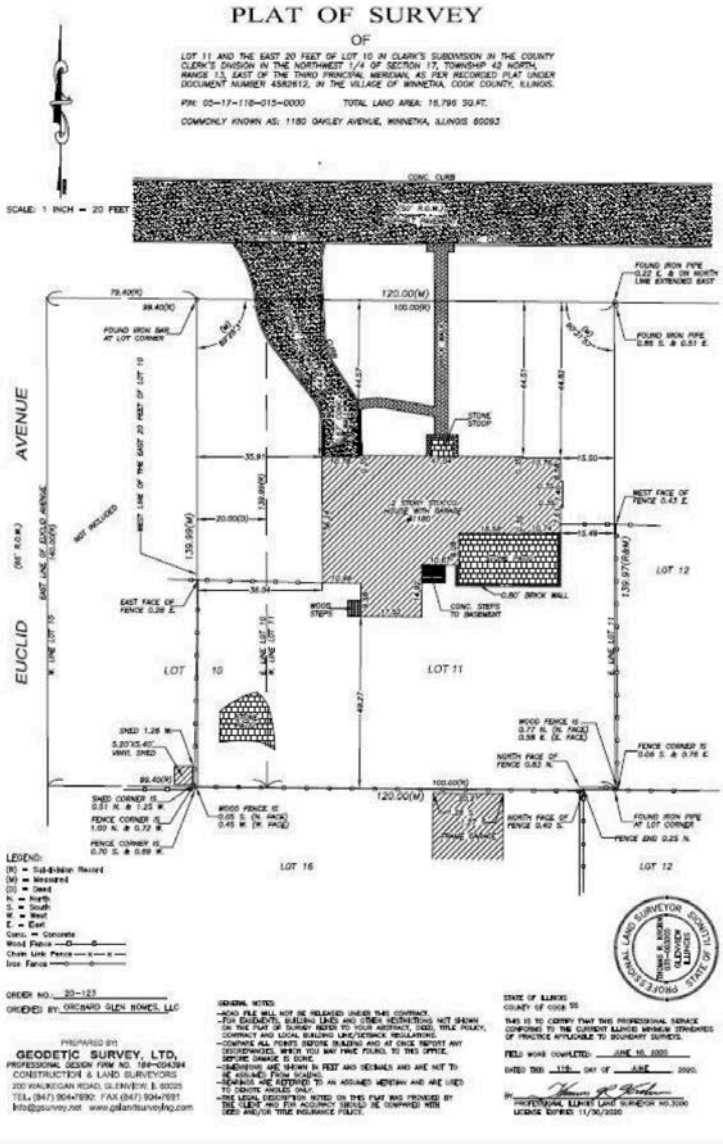
ATTACHMENT G.

SELECT RESEARCH

1. 1938 Sanborn Map



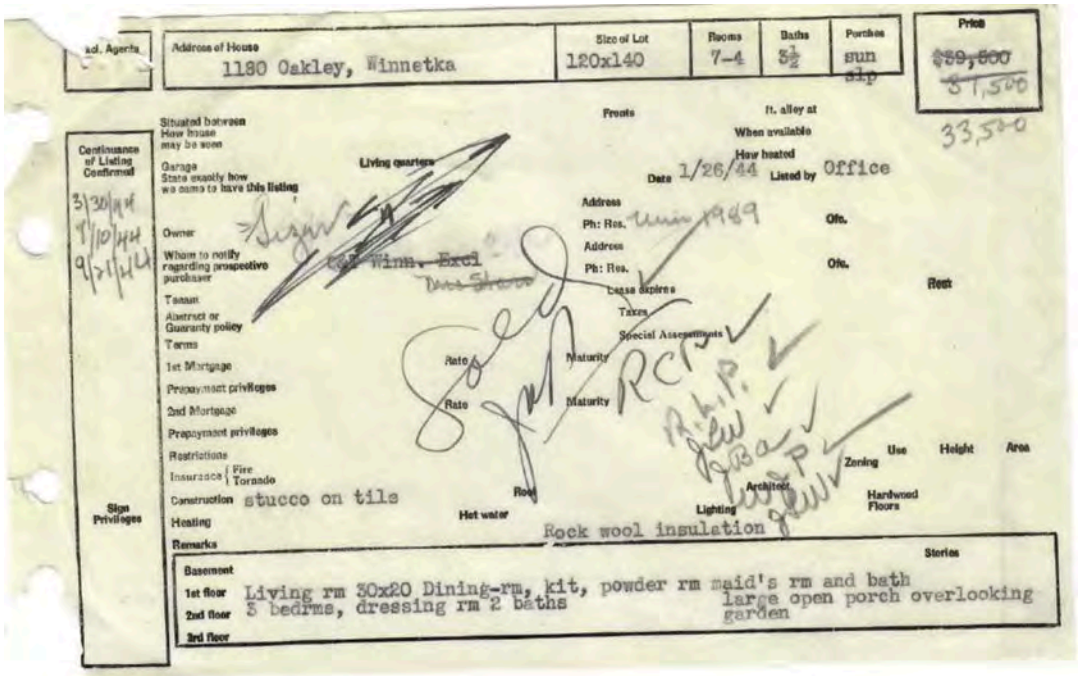
2. Plat of Survey, 2020



3. Real Estate Listing

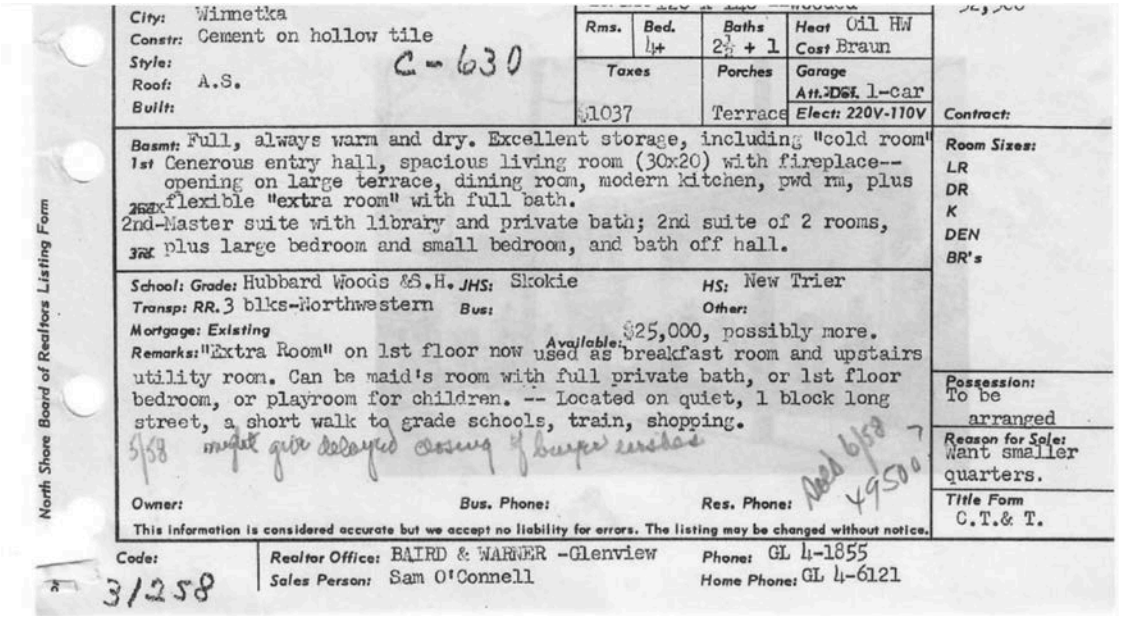
1180 Oakley Road, Winnetka

Excel.short quiet street near trans. Lot 120x140. Cement on metal lath on hollow tile. Rock wool insul. Liv.rm 30x30, dr, kit, pwdr rm, md's rm & ba, lge.open pch overlooking garden. Lge.master bedrm, lge.lovely dress.rm, 2 other spacious bedrms. This lovely home ideal for purchaser wanting hse.with large sunny rms but not many of them, and ~~one~~ in excellent taste.
QUINLAN & TYSON, INC.. 39,500 584 Lincoln Ave., Winn. all Winnetka 177



Address of House: 1180 Oakley, Winnetka
Size of Lot: 120x140
Rooms: 7-4
Baths: 5½
Porches: sun slp
Price: ~~$39,600~~ $37,500 33,500
Fronts
ft. alley at
When available
How heated
Date 1/26/44 Listed by Office
Living quarters
Address
Ph: Res. Winn 1989 Ofc.
Address
Ph: Res. Ofc.
Lease expires
Taxes
Special Assessments
Rent
Owner
Whom to notify regarding prospective purchaser
Tenant
Abstract or Guaranty policy
Terms
1st Mortgage
Prepayment privileges
2nd Mortgage
Prepayment privileges
Restrictions
Insurance { Fire / Tornado
Construction stucco on tile
Heating
Hot water
Roof
Lighting
Architect
Zoning
Use
Height
Area
Hardwood Floors
Rock wool insulation
Remarks
Stories
Basement
1st floor Living rm 30x20 Dining-rm, kit, powder rm maid's rm and bath
2nd floor 3 bedrms, dressing rm 2 baths large open porch overlooking garden
3rd floor
Continuance of Listing Confirmed 3/30/44 7/10/44 9/21/44
Sign Privileges

Real Estate Listing, 1944, Winnetka Historical Society



North Shore Board of Realtors Listing Form

City: Winnetka
Constr: Cement on hollow tile
Style:
Roof: A.S.
Built:

C-630

Rms.	Bed.	Baths	Heat Oil HW
	4+	2½ + 1	Cost Braun
Taxes		Porches	Garage Att. Det. 1-car
$1037		Terrace	Elect: 220V-110V

Contract:

Basmt: Full, always warm and dry. Excellent storage, including "cold room"
1st Generous entry hall, spacious living room (30x20) with fireplace--opening on large terrace, dining room, modern kitchen, pwd rm, plus flexible "extra room" with full bath.
2nd-Master suite with library and private bath; 2nd suite of 2 rooms, plus large bedroom and small bedroom, and bath off hall.

Room Sizes:
LR
DR
K
DEN
BR's

School: Grade: Hubbard Woods &S.H. JHS: Skokie HS: New Trier
Transp: RR. 3 blks-Northwestern Bus: Other:
Mortgage: Existing Available:
Remarks: "Extra Room" on 1st floor now used as breakfast room and upstairs utility room. Can be maid's room with full private bath, or 1st floor bedroom, or playroom for children. -- Located on quiet, 1 block long street, a short walk to grade schools, train, shopping.
5/58 might give delayed closing if super rushed

$25,000, possibly more.

Need 6/58 ?
4950

Possession: To be arranged
Reason for Sale: Want smaller quarters.
Title Form C.T.& T.

Owner: Bus. Phone: Res. Phone:

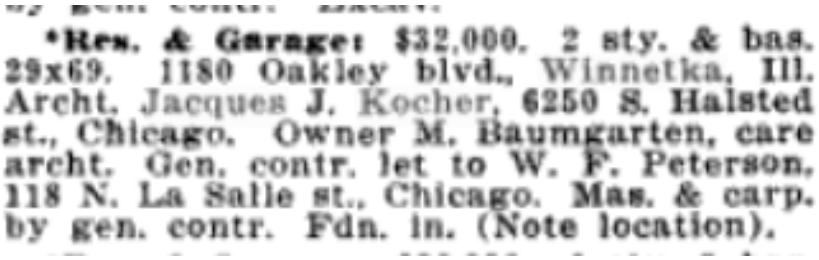
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.

Code: 31258
Realtor Office: BAIRD & WARNER -Glenview Phone: GL 4-1855
Sales Person: Sam O'Connell Home Phone: GL 4-6121

Real Estate Listing, 1958, Winnetka Historical Society

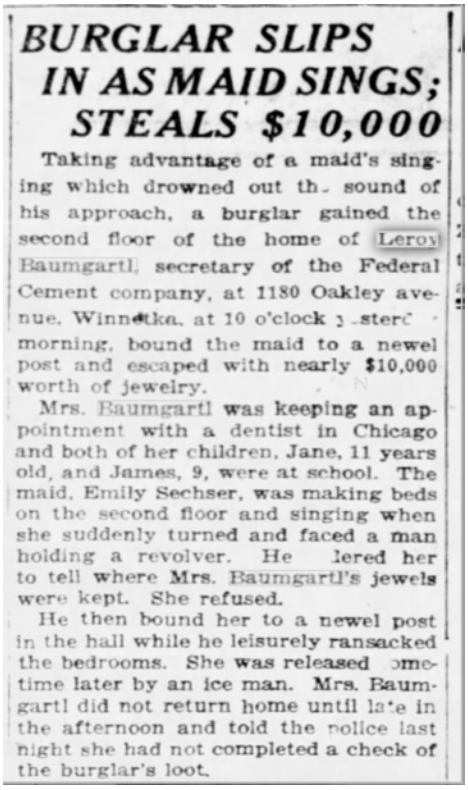
4. Articles

1180 Oakley Avenue



*Res. & Garage: $32,000. 2 sty. & bas. 29x69. 1180 Oakley blvd., Winnetka, Ill. Archt. Jacques J. Kocher, 6250 S. Halsted st., Chicago. Owner M. Baumgarten, care archt. Gen. contr. let to W. F. Peterson, 118 N. La Salle st., Chicago. Mas. & carp. by gen. contr. Fdn. in. (Note location).

1180 Oakley Avenue, Winnetka
The American Contractor 43, no. 1, January 7, 1922.



BURGLAR SLIPS IN AS MAID SINGS; STEALS $10,000

Taking advantage of a maid's singing which drowned out the sound of his approach, a burglar gained the second floor of the home of Leroy Baumgartl, secretary of the Federal Cement company, at 1180 Oakley avenue, Winnetka, at 10 o'clock yesterday morning, bound the maid to a newel post and escaped with nearly $10,000 worth of jewelry.

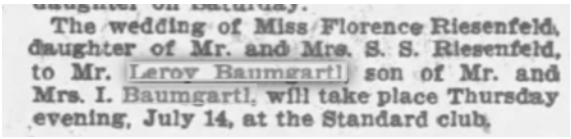
Mrs. Baumgartl was keeping an appointment with a dentist in Chicago and both of her children, Jane, 11 years old, and James, 9, were at school. The maid, Emily Sechser, was making beds on the second floor and singing when she suddenly turned and faced a man holding a revolver. He ordered her to tell where Mrs. Baumgartl's jewels were kept. She refused.

He then bound her to a newel post in the hall while he leisurely ransacked the bedrooms. She was released sometime later by an ice man. Mrs. Baumgartl did not return home until late in the afternoon and told the police last night she had not completed a check of the burglar's loot.

Chicago Tribune, November 7, 1923

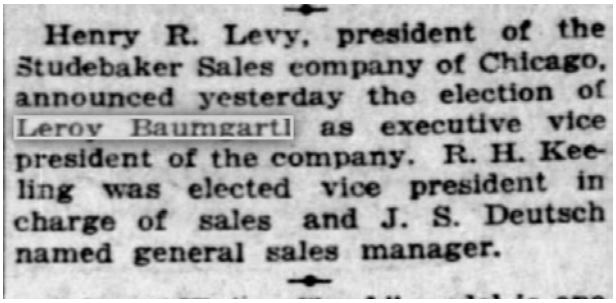
RESIDENTS

Leroy and Florence Baumgartl



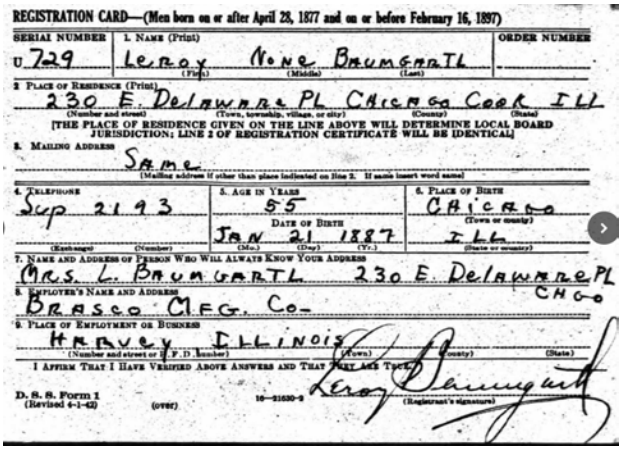
The wedding of Miss Florence Riesenfeld, daughter of Mr. and Mrs. S. S. Riesenfeld, to Mr. Leroy Baumgartl son of Mr. and Mrs. I. Baumgartl, will take place Thursday evening, July 14, at the Standard club.

Chicago Tribune, July 10, 1910



Henry R. Levy, president of the Studebaker Sales company of Chicago, announced yesterday the election of Leroy Baumgartl as executive vice president of the company. R. H. Keeling was elected vice president in charge of sales and J. S. Deutsch named general sales manager.

Chicago Tribune, November 20, 1927



REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER: U 729 | 1. NAME (Print): LEROY NONE BAUMGARTL (First, Middle, Last) | ORDER NUMBER:

2. PLACE OF RESIDENCE (Print): 230 E. DELAWARE PL CHICAGO COOK ILL (Number and street, Town, township, village, or city, County, State)
[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]

3. MAILING ADDRESS: SAME (Mailing address if other than place indicated on line 2. If same insert word same)

4. TELEPHONE: SUP 2193 (Exchange, Number) | 5. AGE IN YEARS: 55 | DATE OF BIRTH: JAN 21 1887 (Mo., Day, Yr.) | 6. PLACE OF BIRTH: CHICAGO (Town or county) ILL (State or country)

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS: MRS. L. BAUMGARTL 230 E. DELAWARE PL CHGO

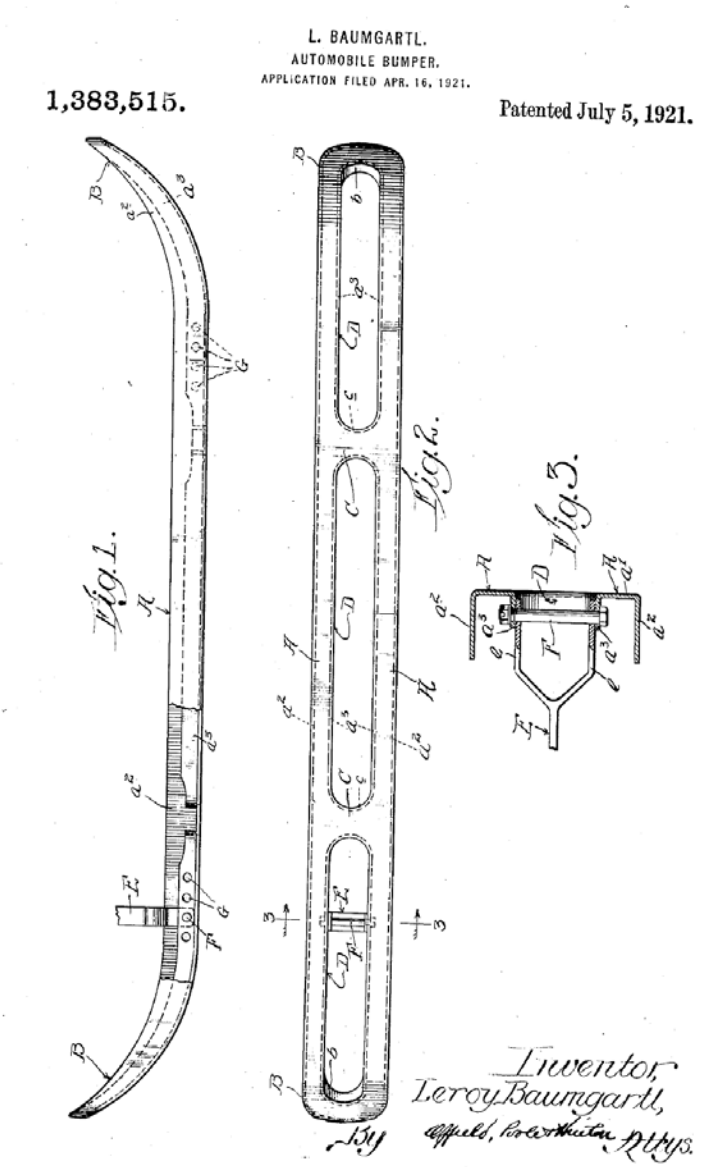
8. EMPLOYER'S NAME AND ADDRESS: BRASCO MFG. CO-

9. PLACE OF EMPLOYMENT OR BUSINESS: HARVEY ILLINOIS (Number and street or R.F.D. number, Town, County, State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE. Leroy Baumgartl (Registrant's signature)

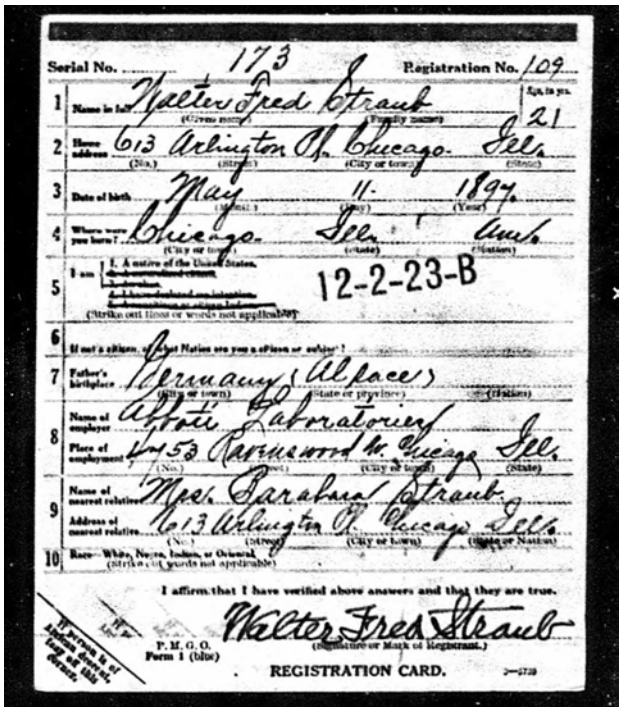
D. S. S. Form 1 (Revised 4-1-42) (over) 16—21630-2

Leroy Baumbartl, Draft WW2 Registration Card, 1942
Ancestry.com



Drawing, Leroy Baumgartl
United States Patent Office, Automobile Bumper
Patent, July 5, 1921

Walter F. Straub and Anna Wieboldt Straub



Serial No. 173 Registration No. 109

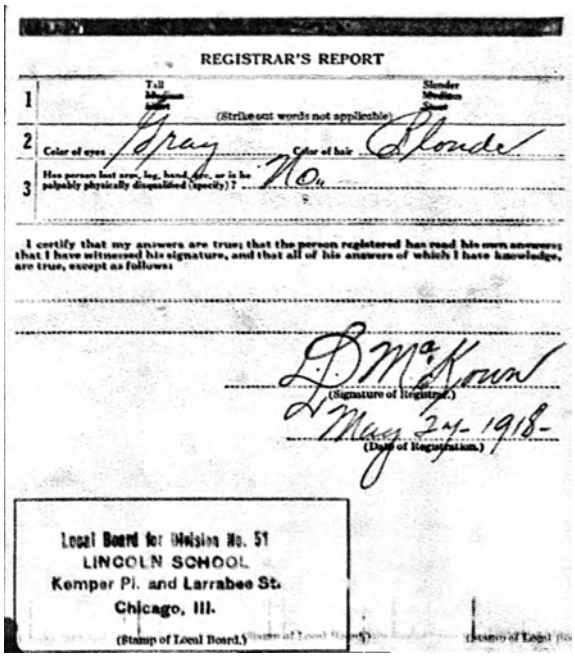
1 Name in full: Walter Fred Straub — Age in yrs.: 21
2 Home address: 613 Arlington Pl. Chicago. Ills.
3 Date of birth: May 11. 1897.
4 Where were you born? Chicago. Ills. U.S.
5 I am: I. A native of the United States. — 12-2-23-B
6 If not a citizen of the United States are you a citizen or subject?
7 Father's birthplace: Germany (Alsace) (City or town) (State or province) (Nation)
8 Name of employer: Abbott Laboratories. Place of employment: No 53 Ravenswood Av. Chicago Ills. (No.) (Street) (City or town) (State)
9 Name of nearest relative: Mrs. Sarah A. Straub. Address of nearest relative: 613 Arlington Pl. Chicago Ills. (No.) (Street) (City or town) (State or Nation)
10 Race: White, Negro, Indian, or Oriental (Strike out words not applicable)

I affirm that I have verified above answers and that they are true.

Walter Fred Straub
(Signature or Mark of Registrant.)

P. M. G. O. Form 1 (blue)

REGISTRATION CARD.



REGISTRAR'S REPORT

1 Tall / Medium / Short — Slender / Medium / Stout (Strike out words not applicable)
2 Color of eyes: Gray — Color of hair: Blonde
3 Has person lost arm, leg, hand, foot, or is he palpably physically disqualified (Specify)? No.

I certify that my answers are true; that the person registered has read his own answers; that I have witnessed his signature, and that all of his answers of which I have knowledge, are true, except as follows:

L. D. McKown
(Signature of Registrar.)
May 27- 1918-
(Date of Registration.)

Local Board for Division No. 51
LINCOLN SCHOOL
Kemper Pl. and Larrabee St.
Chicago, Ill.
(Stamp of Local Board.)

World War I Draft Registration Card, May 27, 1918
Ancestsry.com

Straub Appointed Member of OPA Food Rationing Division

WASHINGTON, Oct. 8.—(AP)—General Manager Chester Bowles of the Office of Price Administration (OPA) today appointed Walter F. Straub, Chicago food products and pharmaceutical manufacturer, as director of OPA's food rationing division.

Straub, president of W. F. Straub Company, succeeds Harold R. Rowe, who transferred last month to the Office of Economic Warfare (OEW).

The appointment is in line with a congressional requirement that men of business background be in charge of OPA policy-making.

Straub, a large producer of honey, is a member of that industry's War Food Administration (WFA) advisory committee. He is also a director of College Inn Foods Products Company, of Wiebolt Stores, Inc., and of Wieboldt Foundation, a philanthropic institution, all of Chicago, and is a consultant with the H. J. Heinz Company, Pittsburgh.

"Mr. Straub's experience," Bowles said, "gives him a sympathetic understanding of the problems which confront consumers and the food industry under the necessity of wartime rationing."

The Times (Streator Illinois)
October 8, 1943

The resignation of Walter F. Straub as director of the OPA food rationing division in Washington was announced yesterday. President of W. F. Straub & Co., Chicago, he will return to his own business, but will continue as an OPA consultant. Ivan Burdick, associate food rationing director, will become acting director.

Walter F. Straub

Chicago Tribune, July 4, 1944

Government Studies Plans to Call Halt To Sugar Rationing

CHICAGO— (UP) —The government is laying its plans to end sugar rationing, even though no definite date is in sight, Secretary of Agriculture Clinton P. Anderson said today.

Anderson arrived here yesterday to confer with Walter F. Straub regarding a survey of the sugar situation and what would be needed to conclude the rationing program. Straub, director of a Chicago food processing firm, is the former director of the food rationing division of the office of price administration.

Chicago Tribune, May 20, 1947

STRAUB, DUNCAN PUT ON BOARD OF LIBBY, McNEILL

Libby, McNeill & Libby yesterday announced the election of Walter F. Straub and Charles

Straub Duncan

W. Duncan as directors of the company.

Straub is president of W. F. Straub & Co., Chicago, which operates Lake Shore Honey Farms, Land O'Lakes Honey Farms, and Antiseptol company. Straub fills the unexpired term of the late A. T. Kearney.

Duncan has been vice president in charge of the international division of Libby since 1958. A 24 year veteran with the company, Duncan takes the directorship of A. J. Hoefer, Libby vice president, who retired after 36 years' service.

Chicago Tribune, February 28, 1962

W. F. STRAUB, 67, WIEBOLDT DIRECTOR, DIES

Led Food Rationing in World War II

[redacted], 67, of 771 Sheridan rd., Winnetka, died yesterday in his home.

He had been president and manager of W. F. Straub & Co. since 1919 and also was a director of Wieboldt Stores, Inc., and president of the Wieboldt Foundation.

The Straub company operates Lake Shore Honey farms, Land O'Lakes Honey farms, and the Antiseptol company

Aided Military Forces

Mr. Straub was engaged in chemical research on products for the military forces in World War I.

In 1943 and 1944 he was national director of food rationing, and after World War II he led a team from the quartermaster corps investigating German nutritional developments, with the rank of lieutenant colonel. In 1946 he served as a member of an emergency famine relief committee, of which former President Herbert Hoover was honorary chairman.

Director of Firms

He also was a director of Libby, McNeill & Libby, the Diversey corporation, Hales & Hunter, Growth Industry Shares, and the Cook County School of Nursing.

He leaves his widow, the former Anne Wieboldt, a son, John W., and two daughters, Mrs. Anita Darrow and Mrs. Suzanne Petersson.

Memorial services will be held at 5 p. m. tomorrow in Christ church, Winnetka.

Chicago Tribune, July 13, 1964

WALTER STRAUB FOOD EXECUTIVE: Founder and President of Chicago Concern Dies
New York Times (1923-Current file); Jul 13, 1964; ProQuest Historical Newspapers: The New York Times
pg. 29

Walter F. Straub 1946

WALTER STRAUB, FOOD EXECUTIVE

Founder and President of Chicago Concern Dies

CHICAGO, July 12 (AP)—Walter F. Straub, president and manager of W. F. Straub & Co., died today in his home in nearby Winnetka. He was 67 years old.

Mr. Straub was also a director of Wieboldt Stores, Inc., and president of the Wieboldt Foundation.

He is survived by his widow, the former Anne Wieboldt; a son, John W., and two daughters, Mrs. Anita Darrow and Mrs. Suzanne Petersson.

Headed O.P.A. Division

Mr. Straub was the founder of the Chicago food and pharmaceutical concern that bore his name. He was credited with having introduced pure honey, previously sold as a pharmaceutical product, to the food industry.

Besides being a director of the Wieboldt department store organization, he was a director of Libby, McNeill and Libby, a food company; the Diversey Corporation, chemical manufacturers, and other Chicago enterprises.

In 1943 and 1944 he was director of the food rationing division of the Office of Price Administration. After resigning as director, he became a consultant to the agency. In 1945 he was a consultant to the chief quartermaster of the Army's European theater of operations. The next year he served as director of the Department of Agriculture's Emergency Food Program.

During World War I Mr. Straub did chemical research on products for the military forces. He received a B.S. degree from the University of Illinois in 1918.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

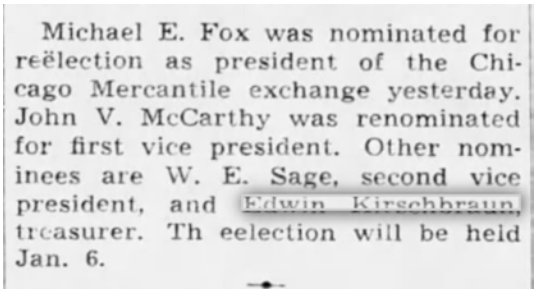
Mrs. Anne Wieboldt Straub

Mrs. Anne Wieboldt Straub, daughter of the late William A. Wieboldt, founder of Wieboldt's Department Stores, Inc., died Sunday in an Evanston nursing home. She was 83. Mrs. Straub had lived in Winnetka for 40 years and was active in civic affairs there. She was a director of Wieboldt Foundation, a charitable trust established by her father. Services will be at 4:30 p.m. Wednesday in Christ Church, 784 Sheridan Rd., Winnetka. Mrs. Straub is survived by a son, John W.; 2 daughters, Anita Darrow and Suzanne Petersson; 12 grandchildren; and 8 great-grandchildren

Chicago Tribune, June 29, 1981

Edwin and Helene Kirschbraun

Kirschbraun & Sons Creamery, Inc.
901 Dodge Street
Douglas County, Nebraska
National Register of Historic Places
January 22, 1998



Michael E. Fox was nominated for reëlection as president of the Chicago Mercantile exchange yesterday. John V. McCarthy was renominated for first vice president. Other nominees are W. E. Sage, second vice president, and Edwin Kirschbraun, treasurer. Th eelection will be held Jan. 6.

Chicago Tribune, December 18, 1936

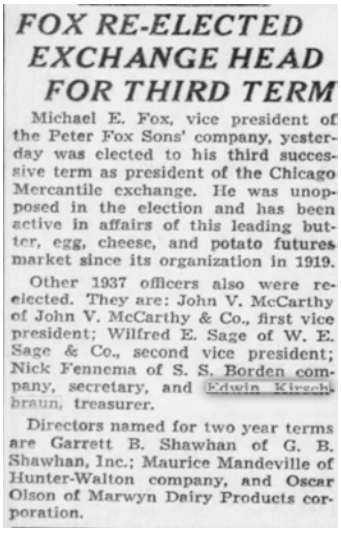
PRODUCE MART RE-ELECTS FOX TO PRESIDENCY

Michael E. Fox, vice president of Peter Fox Sons company, was reelected for a second term as president of the Chicago Mercantile exchange yesterday. Fox was a director from 1927 through 1930 and served as vice president before being chosen president.

John V. McCarthy was reëlected first vice president. W. E. Sage was chosen to succeed Charles S. Borden as second vice president. Nick Fennema was elected secretary and Edwin Kirschbraun was chosen treasurer. Dave Feltman was named sergeant at arms.

Directors chosen for a two year term were Harry H. Field, Stanley Wyckoff, and Miles L. Friedman, the latter now a member of the board.

Chicago Tribune, January 7, 1937



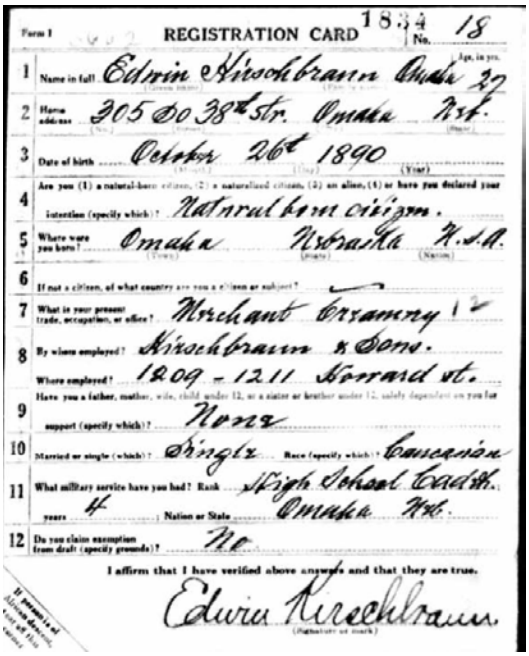
FOX RE-ELECTED EXCHANGE HEAD FOR THIRD TERM

Michael E. Fox, vice president of the Peter Fox Sons' company, yesterday was elected to his third successive term as president of the Chicago Mercantile exchange. He was unopposed in the election and has been active in affairs of this leading butter, egg, cheese, and potato futures market since its organization in 1919.

Other 1937 officers also were reelected. They are: John V. McCarthy of John V. McCarthy & Co., first vice president; Wilfred E. Sage of W. E. Sage & Co., second vice president; Nick Fennema of S. S. Borden company, secretary, and Edwin Kirschbraun, treasurer.

Directors named for two year terms are Garrett B. Shawhan of G. B. Shawhan, Inc.; Maurice Mandeville of Hunter-Walton company, and Oscar Olson of Marwyn Dairy Products corporation.

Chicago Tribune, January 6, 1938

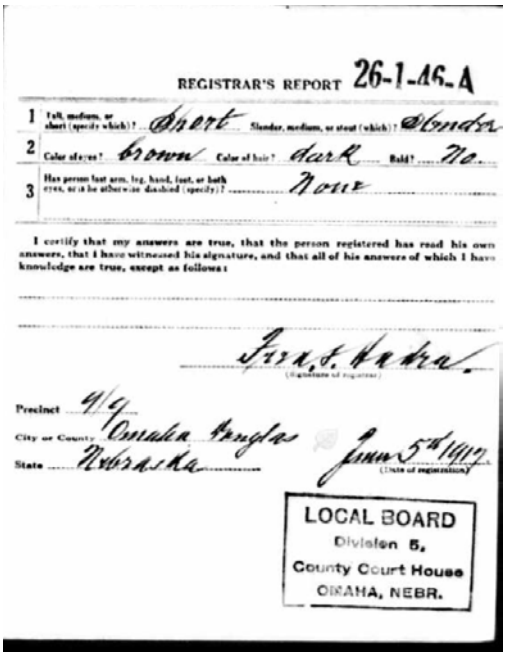


REGISTRATION CARD 1834 No. 18

1 Name in full: Edwin Hirschbraun Age in yrs. 27
2 Home address: 305 So 38th Str. Omaha Neb.
3 Date of birth: October 26th 1890
4 Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? Natural born citizen.
5 Where were you born? Omaha Nebraska U.S.A.
6 If not a citizen, of what country are you a citizen or subject?
7 What is your present trade, occupation, or office? Merchant Creamery
8 By whom employed? Hirschbraun & Sons. Where employed? 1209 - 1211 Howard St.
9 Have you a father, mother, wife, child under 12, or a sister or brother under 12, solely dependent on you for support (specify which)? None
10 Married or single (which)? Single Race (specify which)? Caucasian
11 What military service have you had? Rank High School Cadets. years 4 Nation or State Omaha Neb.
12 Do you claim exemption from draft (specify grounds)? No

I affirm that I have verified above answers and that they are true.

Edwin Hirschbraun
(Signature or mark)



REGISTRAR'S REPORT 26-1-16-A

1 Tall, medium, or short (specify which)? Short Slender, medium, or stout (which)? Slender
2 Color of eyes? Brown Color of hair? Dark Bald? No.
3 Has person lost arm, leg, hand, foot, or both eyes, or is he otherwise disabled (specify)? None

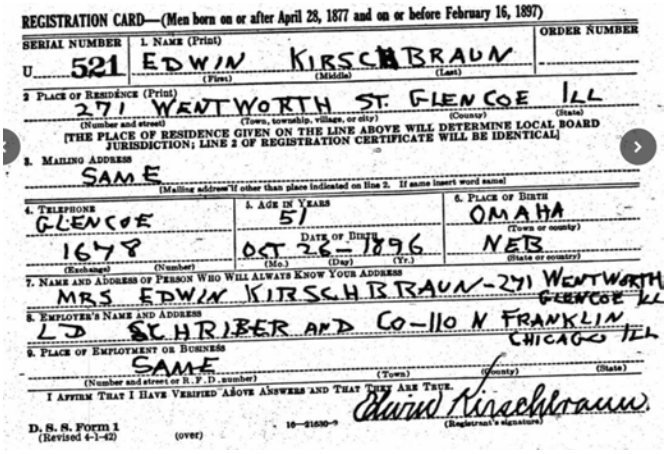
I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:

Fred S. Hedra.
(Signature of registrar)

Precinct 4/9
City or County Omaha Douglas
State Nebraska
June 5th 1917
(Date of registration)

LOCAL BOARD
Division 5,
County Court House
OMAHA, NEBR.

World War I Draft Registration card, June 5, 1917
Ancestry.com



REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER U 521 | 1. NAME (Print) EDWIN (First) KIRSCHBRAUN (Middle) (Last) | ORDER NUMBER

2. PLACE OF RESIDENCE (Print) 271 WENTWORTH ST. GLENCOE ILL
(Number and street) (Town, township, village, or city) (County) (State)
[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]

3. MAILING ADDRESS SAME
[Mailing address if other than place indicated on line 2. If same insert word same]

4. TELEPHONE GLENCOE 1678 (Exchange) (Number)
5. AGE IN YEARS 51 DATE OF BIRTH OCT 26 1896 (Mo.) (Day) (Yr.)
6. PLACE OF BIRTH OMAHA (Town or county) NEB (State or country)

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS MRS EDWIN KIRSCHBRAUN-271 WENTWORTH GLENCOE ILL

8. EMPLOYER'S NAME AND ADDRESS L J SCHRIBER AND CO-110 N FRANKLIN CHICAGO ILL

9. PLACE OF EMPLOYMENT OR BUSINESS SAME
(Number and street or R. F. D. number) (Town) (County) (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE. Edwin Kirschbraun
(Registrant's signature)

D. S. S. Form 1 (Revised 4-1-42) (over) 16—21530-9

World War II Draft Registration Card,
ancestry.com

New York Company Buys Big Creamery

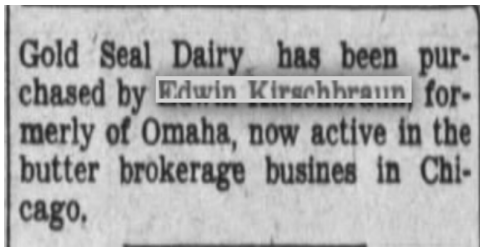
Kirschbraun Concern at Omaha Sold For Reported Consideration of Two Millions.

OMAHA, March 20—(AP)—Kirschbraun and Sons, Inc., operators of a creamery here, said to be one of the largest in the country, was sold this week to Central Distributors, Inc., of New York, for a reported consideration of $2,000,000.

The sale was announced today by Edwin Kirschbraun secretary-treasurer. He will become president of the new concern, Kirschbraun and Sons, which is to be a subsidiary of the New York company.

Ben Tittman, 43, president of Central Distributors, was an immigrant to Omaha 20 years ago, leaving three years later for New York where he started the present company.

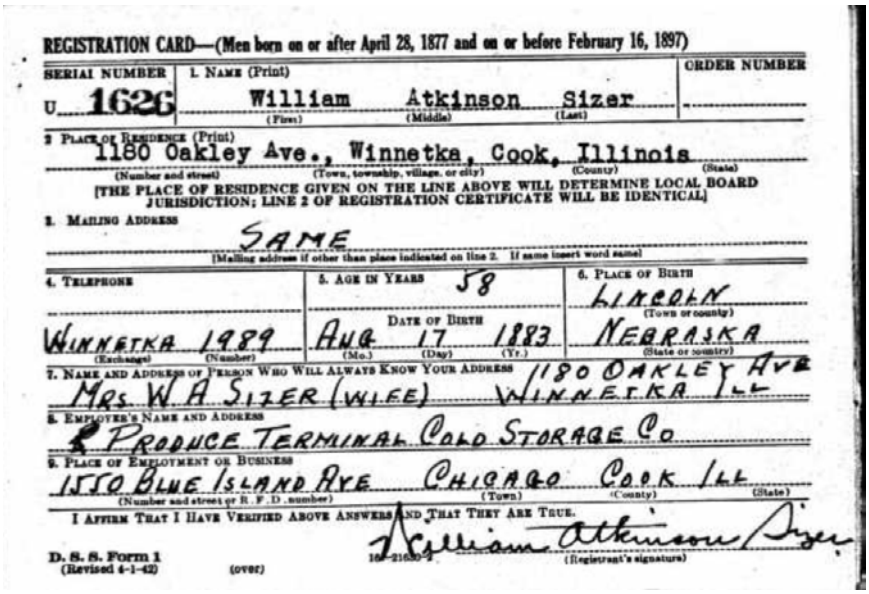
The Lincoln Star, March 20, 1929.



Gold Seal Dairy has been purchased by Edwin Kirschbraun formerly of Omaha, now active in the butter brokerage busines in Chicago.

Nebraska State Journal
March 29, 1933

William A. and Jane Sizer



REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER: U 1626 | 1. NAME (Print): William (First) Atkinson (Middle) Sizer (Last) | ORDER NUMBER:

2. PLACE OF RESIDENCE (Print): 1180 Oakley Ave., Winnetka, Cook, Illinois (Number and street) (Town, township, village, or city) (County) (State)

[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]

3. MAILING ADDRESS: SAME
[Mailing address if other than place indicated on line 2. If same insert word same]

4. TELEPHONE: Winnetka 1989 (Exchange) (Number)

5. AGE IN YEARS: 58
DATE OF BIRTH: Aug (Mo.) 17 (Day) 1883 (Yr.)

6. PLACE OF BIRTH: Lincoln (Town or county) Nebraska (State or country)

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS: Mrs. W. A. Sizer (wife) 1180 Oakley Ave Winnetka Ill

8. EMPLOYER'S NAME AND ADDRESS: Produce Terminal Cold Storage Co

9. PLACE OF EMPLOYMENT OR BUSINESS: 1550 Blue Island Ave (Number and street or R. F. D. number) Chicago (Town) Cook (County) Ill (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.
William Atkinson Sizer (Registrant's signature)

D. S. S. Form 1 (Revised 4-1-42) (over)

World War 2 Draft registration card,
ancestry.com

James B. McCahey Elected Fair Authority Treasurer

James B. McCahey Sr., president of Dunn Coal company and former president of the Chicago board of education, yesterday was elected treasurer of the metropolitan fair and exposition authority, the state-city board that built and operates McCormick Place.

The board accepted the resignation as treasurer of William A. Sizer, president of Produce Terminal Cold Storage company. Sizer told his fellow trustees he wanted to resign because he and Mrs. Sizer will leave next month for an extended tour of the orient and India. He remains as authority trustee.

$6,100 for Snow Removal

Sizer's resignation was accepted at the regular monthly meeting. The board approved the payment of $235,000 in operating costs, and a $509,000 payment to the Gust K. Newberg Construction company for final cost of the building, including the installation of revolving doors, the glassing-in of some of the stair wells, and added restroom facilities.

Edward J. Lee, building manager, said about $6,100 of the

McCahey Sizer

operating costs was for snow removal from the building parking lots and truck loading docks.

Lee reported that nearly 2,000 trucks were required to move the National Housewares Manufacturers association in and out of the building in three days for each move. He also reported that "every available inch of exhibit space" in McCormick Place had been rented to the housewares show, even in some of the corridors and meeting rooms.

400 Fail to Get Space

The trustees were told that the N. H. M. A. authorities had a waiting list of 400 exhibitors who could not obtain show space. "There were 988 exhibitors in the show for what was said to be a record.

Col. Jack Reilly, Mayor Daley's representative on the authority, was appointed head of a committee to promote events in the Arie Crown and Little theaters, and to publicize the free art gallery. The gallery has had 28 separate art exhibitions since the building opened in November, 1960.

Others named to the committee were Earl J. McMahon, head of the Chicago Building Trades council, the authority chairman, John W. Evers, and Lee.

Chicago Tribune, January 27, 1962

Pacific Bound

Mr. and Mrs. William Sizer of Kenilworth as they took off from Los Angeles recently for the far Pacific. Sizer is president of the Produce Cold Storage company and a director of the Metropolitan Fair and Exposition authority.
[TRIBUNE Photo]

Chicago Tribune, March 23, 1958

Authority Members and Architects

Members of Metropolitan Fair and Exposition authority and the architects planning the lake front Exposition center.

George Williamson (left) and

George Halas (left) and Fred[erick] M. Gillies.

Col. Henry Crown (left) and Maj. Lenox Lohr.

James B. McCahey (left) and Patrick F. Sullivan.

Alvin Huss (left) and Arthur M. Wirtz.

are open to anyone interested in the bonds and condition of the investment," he said. "They [Gov. Stratton and

Architects Alfred Shaw, Jo[hn] W. Root, and Edward P. Sto[n] (left to right) as they view[ed] lake front site.

Chicago Tribune, May 2, 1958

Mrs. William A. Sizer

Services will be held in Boca Raton, Fla., today for Mrs. Jane B. Sizer, 80, who died Wednesday in a hospital there. She was the wife of William A. Sizer, former chairman and chief executive officer of Produce Terminal Cold Storage Co., Chicago. The Sizers, former residents of Kenilworth, moved to Boca Raton four years ago. Mrs. Sizer also is survived by a daughter, Mrs. Katherine S. Baker, and a brother.

Chicago Tribune, November 12, 1971

SIZER

William A. Sizer, age 92, of Tequesta, Fla., April 5 at Jupiter, Fla., father of Mrs. William C. Baker of Tequesta; one grandchild and two great-grandchildren. Mr. Sizer was a founding member and treasurer of the Chicago Fair and Exposition, chairman of the board of the Produce Terminal Cold Storage. Funeral services and interment will take place in Tulsa, Okla. on Thursday with Moore's East Lawn Funeral Home in charge. Donations to the Palm Beach-Martin County Medical Center, Jupiter, Fla.

Chicago Tribune, April 7, 1976

Frederic C. and Helene Strodel

Frederick C. Strodel Weds Miss Helene E. Hoffman of New York Thursday Evening

MR. AND MRS. FREDERICK C. STRODEL

The Huntington Herald,
April 11, 1924

Announcement has been received in this city of the marriage of Miss Helene Emily Hoffman, daughter of Mr. and Mrs. August G. Hoffman of New York City to Frederick C. Strodel, son of Mr. and Mrs. William Strodel of this city which was an elaborate formal pre-Easter event, taking place Thursday, April 10, at at 5:30 o'clock, Eastern time, in the Tavern suite of rooms in the Commodore Hotel of New York City, with the Rev. J. C. Borth of St. John's Lutheran church performing the ceremony.

The suite in which the occasion took place was arranged in miniature chapel effect with a beautiful bower of white roses intermingled with smilax and a massive array of palms as a background. White satin ribbon streamers looped between tall baskets of Easter lilies formed the aisle.

The wedding march was played by the Haeckel-Berge Trio, consisting of piano, violin and cello. Directly proceeding the wedding march, Miss Emily Knemeyer, soloist, rendered a selection from Handel's Largo "Hope Thou In God."

Heading the bridal procession were the ushers, Edwin E. Peterson and August Mayer, both of New York City. The only bridesmaid, Miss Lydia Meyer of Fort Wayne, Indiana, followed. Next came the maid of honor, Miss Katherine Jordan of New York City, followed by little Miss Agatha Zimmerman of Brooklyn, New York, who carried a tiny old-fashioned bonnet of multi-colored flowers in the center of which a lily held the ring.

The bridesmaid and maid of honor, both of the same heighth were adorably gowned in cire'd silver cloth gowns, combined with white chiffon and spotted with rhinestones. Hand made ribbon ornaments, of a delicate tea rose color, served as trimming on the centre of each gown. Two narrow silver bands, cascaded with fresh tea roses formed a head band about their boyish bobbed heads. Dainty slippers and hose of a tea rose shade completed their costumes and they carried large silver lace fans laden with tea roses and lilies of the valley, with streamers of silver ribbons touching the hems of their gowns. The little ring bearer in a gown of ruffled peach color chiffon lending from a pale to a deeper shade and carrying an antique bouquet made a most picturesque setting for the affair.

The bride, on the arm of her father, was handsomely gowned in kittens ear satin, heavily embroidered in pearls, crystal and silver lined bugle beads, fashioned with a tunic and finished with a border of real ermine fur. The train was omitted and a gorgeous lace veil embroidered in crystal beads extended half way down the centre back and was arranged Spanish style at the head with adornments of orange blossoms. She carried a lovely shower bouquet of white roses, Easter lilies and lilies-of-the-valley.

The bride-groom, attended by his best man, R. West Roby of Rochester University, former college room-mate, were joined at the altar by the bride and her father who gave her in marriage. After the benediction, while the couple still remained kneeling, Miss Knemeyer sang "O Perfect Love."

Immediately following the ceremony the bridal dinner was served to forty guests at a large oval shaped table beautifully appointed with cut flowers. The bridal party was seated at a heart shaped table elaborately decorated in the same manner.

Mrs. Strodel studied costume designing at the Washington Irving school and received private instructions in the technical designing of undergarments. Prior to her marriage she was associated in the designing department of the House of Kops, Inc., one of the largest corset manufacturers, and designed the "Netheral" garment, which has been endorsed by nearly all of the leading shops in the east.

Mr. Strodel was graduated from the Huntington high school with the class of 1917 of which he was president. After attending Indiana university for two years, he entered Columbia University of New York City where he completed his course and in 1921 received the degree of Bachelor of Science. He was a member of the Sigma Alpha Epsilon social fraternity and of the Beta Gamma Sigma honorary fraternity. While in New York Mr. Strodel did research work for Lord & Taylor, a Fifth avenue department store, and since his return to this city has been associated with the John Strodel company.

Mr. and Mrs. Strodel will sail Saturday for Florida where they will spend a fortnight and upon their return will be at home to their friends in this city.

The bride's traveling constume will consist of three piece suit fashioned of tan bark colored charmene with trimmings of grey squirrel. The chic hat of contrasting shade with it's drooping brim is trimmed with French roses and other accessories will be in accordance.

Out of town guests at the wedding included Mr. and Mrs. William Strodel of this city, Miss Esther Meyer, of Fort Wayne, Mr. and Mrs. C. A. Hoffman of Short Hills, N. Y., and Dr. F. Bruce Peck of Philadelphia, Pa.

Other guests included Mr. and Mrs. August Hoffman, Mr. and Mrs. William H. Hoffman, Miss Edyth Hoffman, John Warth, the Misses Helena and Affalonia Matthius, Miss Emily Knemeyer, Mrs. Emilie Knemeyer, Mr. and Mrs. Gustav Zimmermann and the Misses Victoria, Agatha and Florence Zimmermann, Mrs. Ellen Jordan, Mrs. Jules Evrard, Harry Royner, the Misses Anita, Aurelia and Erna Matthius, Russel Grimshaw, Miss Ethel Rorke, Howard Carloon, Inman Padgett and William W. Landis, all of New York City.

* * *

To Entertain Y. P. B.

The members of the Emily Newcomb W. C. T. U. will entertain the members of the Young Peoples Branch of that organization Thursday evening, April 17, at 6:30 o'clock, at a picnic supper at the home of Mrs. O. W. Whitelock, 523 South Jefferson street. Toasts will be given by Mrs. A. N. Foote and Mrs. F. E. Freehafer and at 7:30 o'clock the program for the evening will be opened. The principal speaker of the evening will be Otto H. Krieg, who will address the young people on "A Youth and His Government." Musical numbers and readings will be given by several of the young people during the course of the program and a playlet demonstrating citizenship and law enforcement will be presented by the ladies organization. Following a playlet by the young folks department a social hour of games and contests will be enjoyed.

* * *

T. S. Club

Mr. and Mrs. George Emley delightfully entertained the members of the T. S. club and their husbands Thursday evening at their home on South Lafontaine street. During the evening four tables of progressive euchre were enjoyed with Mrs. Lola Griffith and Allen Helvie as prize winners. Following the social hour a dainty two course luncheon was served the guests.

The next meeting of the club will be held in two weeks at the home of Mrs. Carl Smith in Andrews.

* * *

Leap Year Club Organized.

Miss Mabel Anson of Andrews entertained a number of Andrews high school girls recently at her home. During the business session it was decided to organize a Leap Year club for the purpose of bringing the girls together for social functions and recreation. At the close of the so-

"McCall's pre-sells our best customers"

America's leading retailers feel the effect of McCall's IDEA-POWER.

Articles and advertisements in McCall's are filled with ideas . . . on everything from food to fashion . . . on appliances, home furnishings, health and beauty.

Millions of women—the home managers of America—read McCall's for these ideas . . . use them in caring and buying for their homes and families.

That is how McCall's pre-sells *your* best customer, too. That is why McCall's has such impact at the retail level.

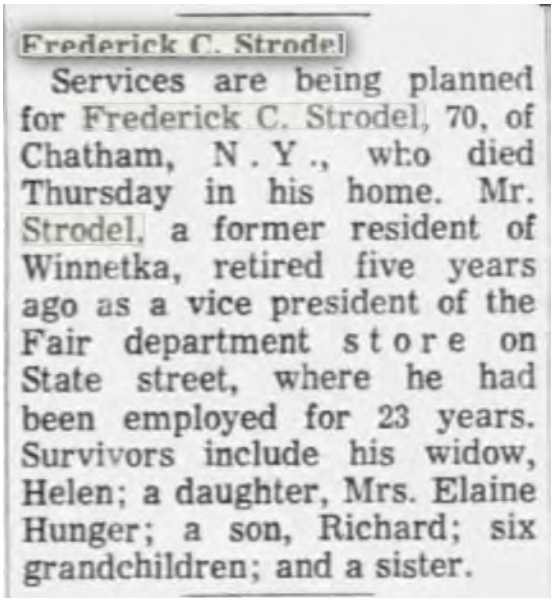
There is no better place to show your product.

over 4,525,000 circulation... McCall's

CHICAGO, ILL.—"As women go, so go sales," says Frederick C. Strodel, vice president and home furnishings merchandise manager of The Fair. "They're the key persons in almost every purchase. We give a lot of credit to women's service magazines—like McCall's—for stimulating our customers' interest in bettering their home furnishings."

NEW YORK, N. Y.—"Our biggest customers are always the ladies," says Lou Taxin, president of Shopwell Super Markets. "Naturally it pays us to feature the items they're already sold on. 'Ladies first' is just good business." Mr. Taxin adds that the food articles and advertisements in magazines like McCall's have a lot to do with this important pre-selling job. "Women act on them," he says.

Excerpt from full-page ad, *Chicago Tribune*, November 18, 1953



Frederick C. Strodel

Services are being planned for Frederick C. Strodel, 70, of Chatham, N. Y., who died Thursday in his home. Mr. Strodel, a former resident of Winnetka, retired five years ago as a vice president of the Fair department store on State street, where he had been employed for 23 years. Survivors include his widow, Helen; a daughter, Mrs. Elaine Hunger; a son, Richard; six grandchildren; and a sister.

Chicago Tribune, July 27, 1968

A WORLD OF YOUR OWN

Decoupage: 'It Takes a Pastepot and Patience'

By Caroline Lewis

BEING a handy girl with scissors, Marie Antoinette discovered a way to fill up those empty moments that is heartily indorsed by many young north shore matrons. Some are almost losing their heads over this new hobby.

"The queen called her hobby decoupage. It consists of pasting cutouts on boxes and other articles to make the decoration appear painted," explains Mrs. Frederick Strodel of Winnetka. She is one of the best known teachers of this art around Chicago. Describing her as a cutup is the best compliment you can pay her, because that is exactly what she's been doing the past five years.

"All it takes is a ruler, scissors, pastepot, and patience," notes Mrs. Strodel. She became interested in decoupage after attending a lecture on the subject five years ago in New York City.

• • •

Because the list of articles which can be decorated with decoupage is so varied, this hobby can be relaxing fun for a few moments away from housework, or it can absorb an invalid all day. Trays, boxes, chests, screens, lampshades, place mats, waste baskets, Easter eggs, and furniture are likely candidates for such trim.

"In fact, decoupage once was called 'the poor man's art' in Italy," says Mrs. Strodel. "Those who couldn't afford an artist to paint their furniture in fancy designs could get the same effect with decoupage decoration."

Tho she will spend $20 or more for some of the engravings she uses, Mrs. Strodel also has cut up old Christmas cards to decorate things. Labels from bottles, travel stickers, even wrapping paper can provide attractive designs for decoupage projects.

Unlike collage, which depends solely on the type of materials used for artistic effect, decoupage depends on the design that is cut out and pasted onto something. This art was originated in France before Marie Antoinette's time but she popularized it by making decoupage Valentines for her admirers.

Soon every homemaker in Europe was interested, and business boomed for printers who turned out designs for this purpose. Mrs. Strodel herself buys only imported papers [from France] and 14 carat gold braid [from Germany] for her decoupage projects.

• • •

She also haunts bookshops for old etchings and engravings suitable for cutting up.

However, her pupils are encouraged to use anything at hand to learn the art "and they often turn out lovely articles as their first projects," she says. Among her pupils are women of the Skokie Valley Community hospital auxiliary, who are planning to run a nonprofit gift shop. Other pupils are teaching shut-ins decoupage under sponsorship of the Easter Seal committee.

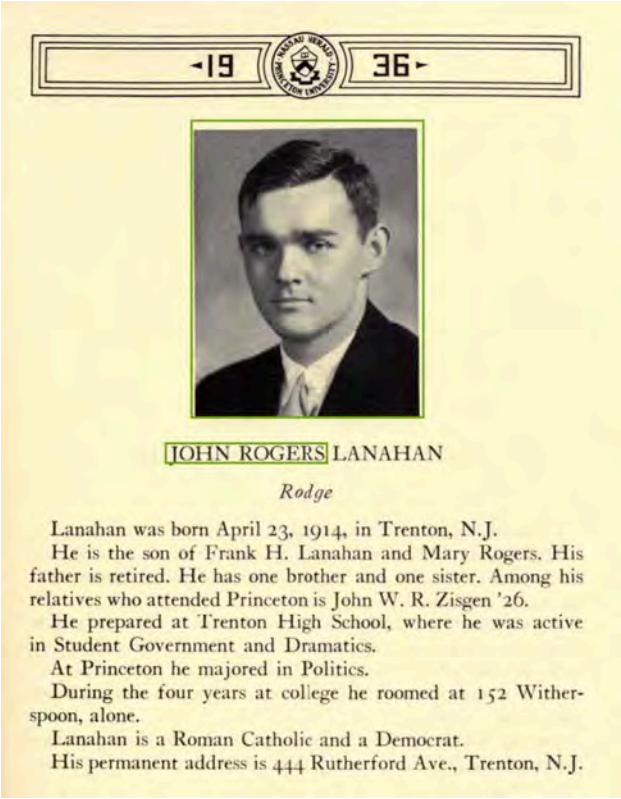
"The best book on the subject for beginners is by Dorothy Harrower, a master in the art. It can be ordered from most Chicago book stores," she adds.

This old engraving displayed by Mrs. Frederick Strodel of Winnetka is typical of the material with which she decorates objects in her hobby of decoupage. A Godey print was used on the large box which can be seen in the foreground.

Decorating this French bombe chest in elaborate decoupage designs took Mrs. Strodel dozens of hours, but it's now the highlight of her home. The chest, purchased for $250, has been valued at $1,000 since its decoration.

Chicago Tribune, April 21, 1963

John R. and Virginia Lanahan



-19 36-

JOHN ROGERS LANAHAN

Rodge

Lanahan was born April 23, 1914, in Trenton, N.J.

He is the son of Frank H. Lanahan and Mary Rogers. His father is retired. He has one brother and one sister. Among his relatives who attended Princeton is John W. R. Zisgen '26.

He prepared at Trenton High School, where he was active in Student Government and Dramatics.

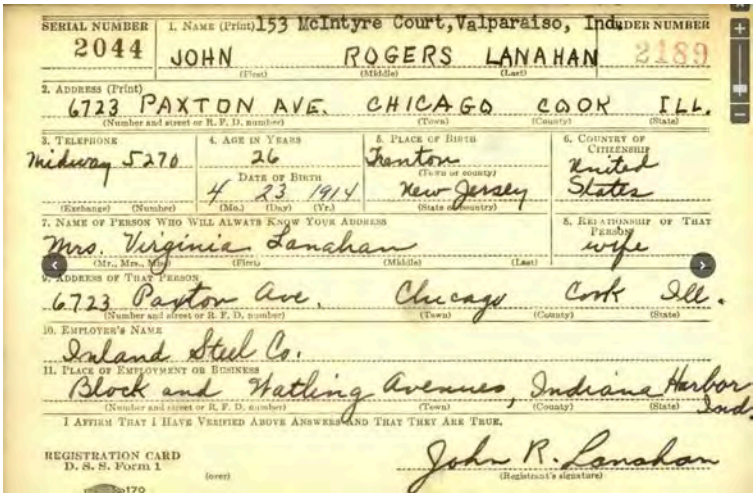
At Princeton he majored in Politics.

During the four years at college he roomed at 152 Witherspoon, alone.

Lanahan is a Roman Catholic and a Democrat.

His permanent address is 444 Rutherford Ave., Trenton, N.J.

Princeton University Yearbook, 1936



SERIAL NUMBER 2044 — 1. NAME (Print) 153 McIntyre Court, Valparaiso, Ind. — ORDER NUMBER 2189

JOHN (First) ROGERS (Middle) LANAHAN (Last)

2. ADDRESS (Print) 6723 PAXTON AVE. (Number and street or R. F. D. number) CHICAGO (Town) COOK (County) ILL. (State)

3. TELEPHONE Midway 5270 (Exchange) (Number)

4. AGE IN YEARS 26

DATE OF BIRTH 4 (Mo.) 23 (Day) 1914 (Yr.)

5. PLACE OF BIRTH Trenton (Town or county) New Jersey (State or country)

6. COUNTRY OF CITIZENSHIP United States

7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs. Virginia Lanahan (Mr., Mrs., Miss) (First) (Middle) (Last)

8. RELATIONSHIP OF THAT PERSON wife

9. ADDRESS OF THAT PERSON 6723 Paxton Ave. (Number and street or R. F. D. number) Chicago (Town) Cook (County) Ill. (State)

10. EMPLOYER'S NAME Inland Steel Co.

11. PLACE OF EMPLOYMENT OR BUSINESS Block and Watling Avenues, Indiana Harbor (Number and street or R. F. D. number) (Town) (County) (State) Ind.

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.

John R. Lanahan (Registrant's signature)

REGISTRATION CARD
D. S. S. Form 1

(over)

John R. Lanahan, WW2 Draft Registration Card, ancestry.com

Honor Graduates

[TRIBUNE Photo]

John R. Lanahan (left) and Chester C. McCullough (right) with R. Wendell Harrison, University of Chicago vice president, at convocation yesterday.

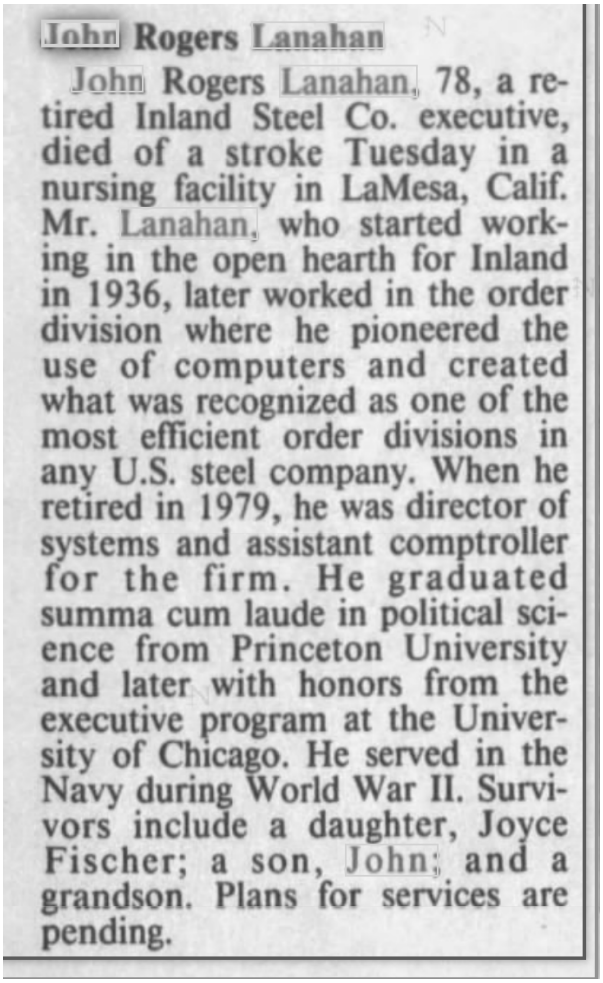
Local officials should settle local problems without relying on state or national government assistance, Maurice F. Seay, chairman of the department of education of the University of Chicago, said yesterday. Mr. Seay spoke at the university's 258th convocation in Rockefeller Memorial chapel. He addressed 371 graduates, including 79 Chicago executives who received degrees of master of business administration.

Dr. Grant

Top scholar among the 79 was John R. Lanahan, 7140 Woodlawn av., Hammond, assistant manager of business procedures for the Inland Steel company. Chester C. McCullough Jr., 439 S. Kenilworth av., Oak Park, assistant secretary of the title division of the Chicago Title and Trust company, was runner-up.

An honorary doctor of humane letters degree was awarded to Dr. Frederick C. Grant, director of graduate studies at Union Theological seminary, New York City. Dr. Grant was honored for his research on the New Testament.

Chicago Tribune, Augusts 29, 1953



John Rogers Lanahan

John Rogers Lanahan, 78, a retired Inland Steel Co. executive, died of a stroke Tuesday in a nursing facility in LaMesa, Calif. Mr. Lanahan, who started working in the open hearth for Inland in 1936, later worked in the order division where he pioneered the use of computers and created what was recognized as one of the most efficient order divisions in any U.S. steel company. When he retired in 1979, he was director of systems and assistant comptroller for the firm. He graduated summa cum laude in political science from Princeton University and later with honors from the executive program at the University of Chicago. He served in the Navy during World War II. Survivors include a daughter, Joyce Fischer; a son, John; and a grandson. Plans for services are pending.

Chicago Tribune, April 9, 1993

ARCHITECT

Jacques J. Kocher

Jacques J. Kocher

Architect Dies at 83 In Holland

Jacques J. Kocher, 83, Chicago architect who resided at 444 Oak St. in Chippewa area since 1939, died early today in a Holland nursing home after a long illness. His wife, Margaret, died May 4. The Kochers had been summer residents here since 1904.

Mr. Kocher who was with the firm of Kocher and Larsen designed most of Chicago's south side apartment complexes from 1920 to 1940. His associates were James McHugh who built the downtown Marina Towers and Gus Anderson who built McCormick Place.

Semi-retired since 1955, the architect designed several churches in Western Michigan, among them Rose Park Reformed Church, Grace Reformed Church, Calvary Baptist, Calvary Christian Reformed, Niekerk Christian Reformed and Netherlands Reformed Church, the latter in Grand Rapids.

He headed special projects for the Chicago Board of Education from 1931 to 1935. He was a member of several professional organizations, a member of Medinah Temple Masonic Lodge, and a life member of the Art Institute of Chicago.

Surviving are a daughter, Mrs. William Zibell of Homewood, Ill., and two grandchildren.

Funeral services are tentatively scheduled Monday at the Cordt-Ryan Colonial Funeral Home in Homewood, Ill.

The Holland Evening Sentinel
May 28, 1970

Kochers Plan 50th Anniversary Celebration

Mr. and Mrs. Jacques J. Kocher of 444 Oak St. will celebrate their golden wedding anniversary Saturday.

Mrs. Kocher is a granddaughter of the late William Baas of Howard Ave., Holland, and a daugther of the late Dr. William A. Hendricks and Nell Hendricks of Chicago. Mr. Kocher is a native of Alsale, France and came to the U. S. in 1904.

Mr. Kocher worked as an architect in Chicago and as civil engineer during World War I and has been semi-retired in Holland since 1955. He has designed several churches in the Ottawa and Kent County areas since having made Holland his permanent home.

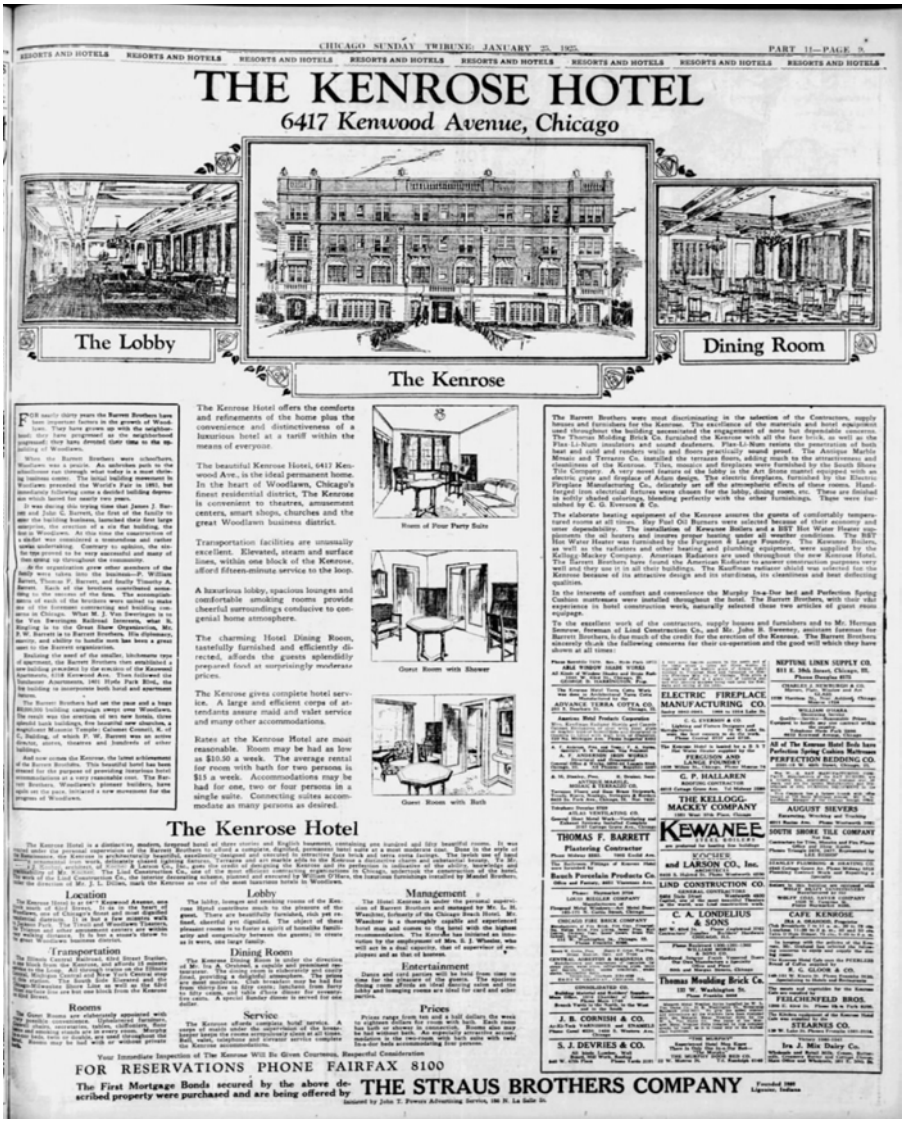
The Kochers will greet relatives and friends in celebration of their anniversary.

The Holland Evening Sentinel
August 16, 1961

News of the Architects

Jacques J. Kocher, before the war a member of the architectural firm of Kocher & Larson, active in Chicago building for many years, has been released from service in the navy yard at Joliet. He has formed a new firm of architects, with his predepression organization known as Kocher, Buss, & de Kreek, and will open an office about Nov. 1 at 7109 Stony Island. Partners are Truman C. Buss Jr. and Richard de Kreek.

"News of the Architects,"
Chicago Tribune, October 28, 1945



CHICAGO SUNDAY TRIBUNE: JANUARY 25, 1925 PART 11—PAGE 9

RESORTS AND HOTELS

THE KENROSE HOTEL

6417 Kenwood Avenue, Chicago

The Lobby

The Kenrose

Dining Room

The Kenrose Hotel offers the comforts and refinements of the home plus the convenience and distinctiveness of a luxurious hotel at a tariff within the means of everyone.

The beautiful Kenrose Hotel, 6417 Kenwood Ave., is the ideal permanent home. In the heart of Woodlawn, Chicago's finest residential district, The Kenrose is convenient to theatres, amusement centers, smart shops, churches and the great Woodlawn business district.

Transportation facilities are unusually excellent. Elevated, steam and surface lines, within one block of the Kenrose, afford fifteen-minute service to the loop.

A luxurious lobby, spacious lounges and comfortable smoking rooms provide cheerful surroundings conducive to congenial home atmosphere.

The charming Hotel Dining Room, tastefully furnished and efficiently directed, affords the guests splendidly prepared food at surprisingly moderate prices.

The Kenrose gives complete hotel service. A large and efficient corps of attendants assure maid and valet service and many other accommodations.

Rates at the Kenrose Hotel are most reasonable. Room may be had as low as $10.50 a week. The average rental for room with bath for two persons is $15 a week. Accommodations may be had for one, two or four persons in a single suite. Connecting suites accommodate as many persons as desired.

Room of Four Party Suite

Guest Room with Shower

Guest Room with Bath

The Kenrose Hotel

Location

Transportation

Rooms

Lobby

Dining Room

Service

Management

Entertainment

Prices

Your Immediate Inspection of The Kenrose Will Be Given Courteous, Respectful Consideration

FOR RESERVATIONS PHONE FAIRFAX 8100

The First Mortgage Bonds secured by the above described property were purchased and are being offered by

THE STRAUS BROTHERS COMPANY

Chicago Tribune, January 25, 1925

Kenrose Hotel, 6417 S. Kenwood, Chicago, 1983
Flickr Photos,
flickr.com/photos/29821940@NOO/7761223636

ARCHITECTS OF SOUTH SIDE FORM NEW ASSOCIATION

"Chicago Associated Architects" is the name of the newest organization of the men who plan our buildings. This group, recently incorporated, has a membership which consists principally of practicing architects on the south side. Provision has been made, however, for expansion throughout Chicago and adjacent cities by establishing chapters under the direction of a general executive committee, to be composed of representatives of each chapter.

ALBERT P. DIPPOLD [Varney Photo.]

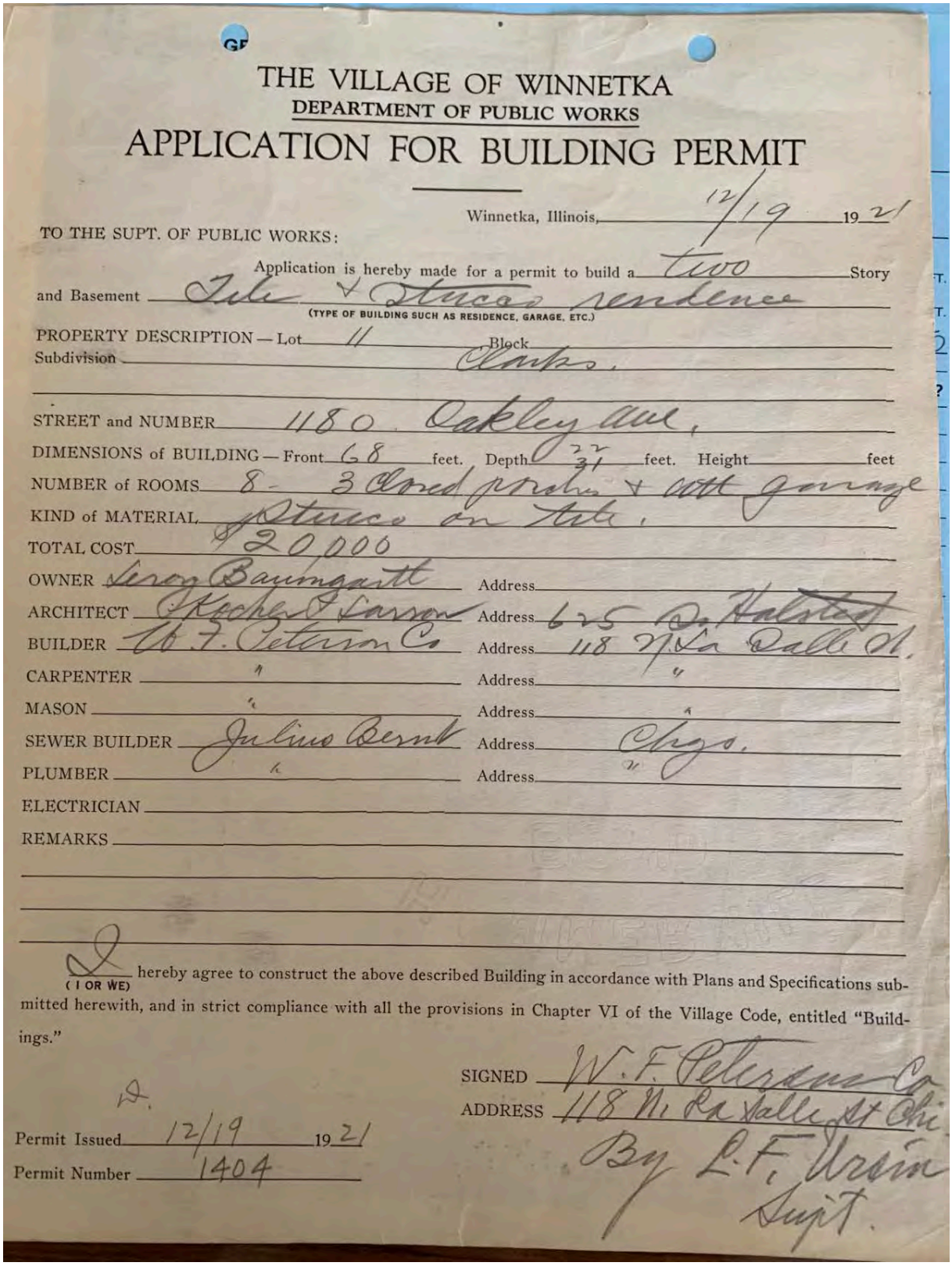
Albert P. Dippold has been elected president of the new architectural body. William H. Lautz is vice president. The secretary is Blaine B. Gemeny, and the treasurer is Rudolph P. Boehm. The directors are John Hocke, Jacques Kocher, A. G. Lund, Edward G. McClellan, and Z. Erol Smith.

"Although many of its members are members of such architectural organizations as the American Institute of Architects, the Illinois Society of Architects, and the Architect's Club of Chicago, it is believed that a better understanding among architects, and an improvement in their service and relation to the public may be cultivated through coöperation in such small chapter groups," said President Dippold.

A board of arbitration has been provided for, which will be available for arbitrating matters among architects, owners and contractors.

Chicago Tribune, October 27, 1929

5. Permits



THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, 12/19 1921

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a two Story and Basement Tile & Stucco residence
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — Lot 11 Block
Subdivision Clarks.

STREET and NUMBER 1180 Oakley ave.

DIMENSIONS of BUILDING — Front 68 feet. Depth 27 37 feet. Height feet

NUMBER of ROOMS 8- 3 bed rooms & att garage

KIND of MATERIAL Stucco on Tile.

TOTAL COST $20,000

OWNER Leroy Baumgarth Address

ARCHITECT Keeler & Larson Address 625 N. Halsted

BUILDER W. F. Peterson Co Address 118 N. La Salle St.

CARPENTER " Address

MASON " Address

SEWER BUILDER Julius Bernt Address Chgo.

PLUMBER " Address "

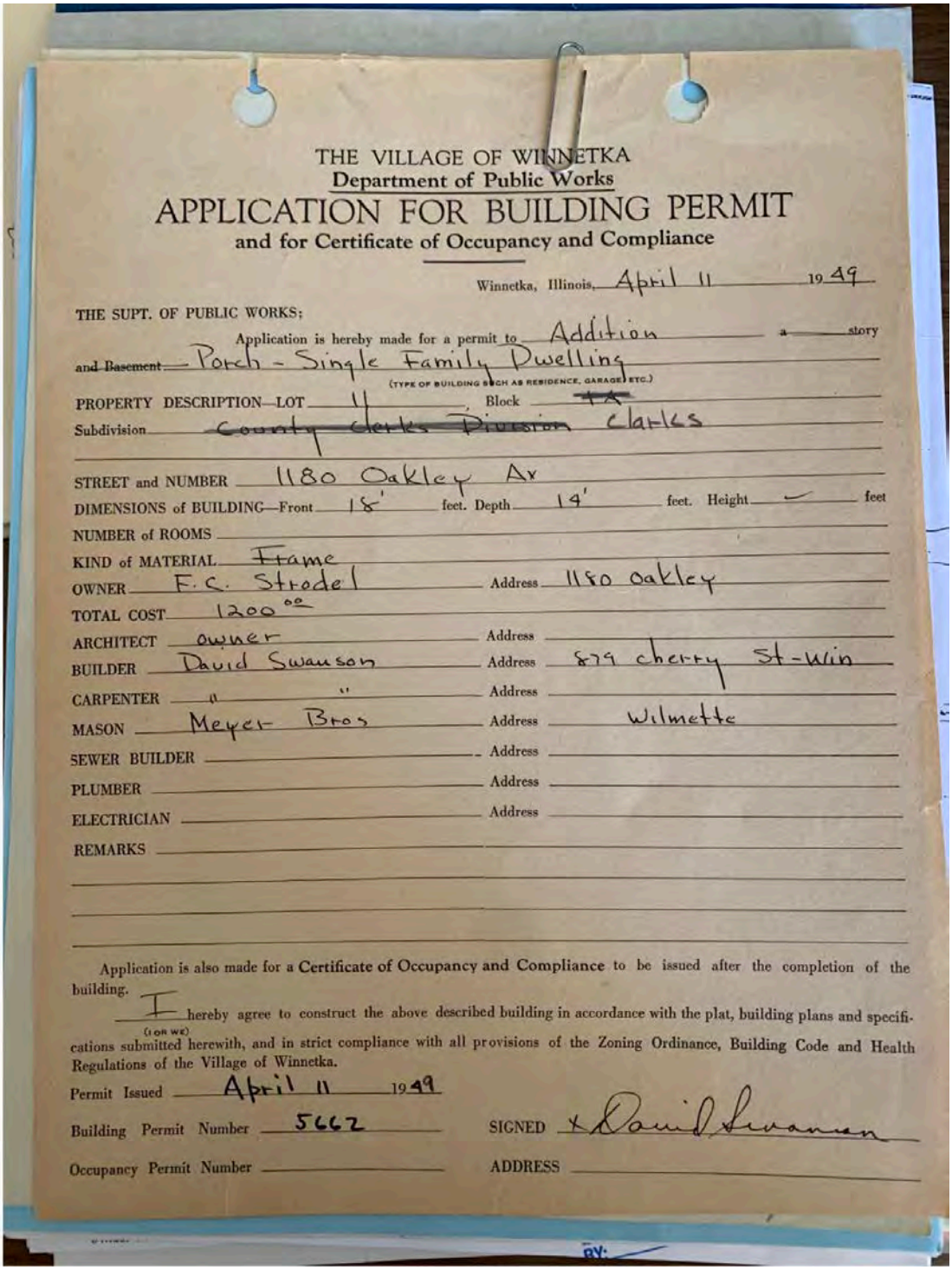
ELECTRICIAN

REMARKS

I (I OR WE) hereby agree to construct the above described Building in accordance with Plans and Specifications submitted herewith, and in strict compliance with all the provisions in Chapter VI of the Village Code, entitled "Buildings."

SIGNED W. F. Peterson Co
ADDRESS 118 N. La Salle St Chi
By L. F. Ursin Supt.

Permit Issued 12/19 1921
Permit Number 1404



THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, April 11 1949

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Addition a ____ story and ~~Basement~~ Porch - Single Family Dwelling
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT 11, Block ~~44~~

Subdivision ~~County Clerks Division~~ Clarks

STREET and NUMBER 1180 Oakley Av

DIMENSIONS of BUILDING—Front 18' feet. Depth 14' feet. Height — feet

NUMBER of ROOMS

KIND of MATERIAL Frame

OWNER F. C. Strodel Address 1180 Oakley

TOTAL COST 1200 00

ARCHITECT owner Address

BUILDER David Swanson Address 879 cherry St-Win

CARPENTER " Address

MASON Meyer Bros Address Wilmette

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS

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

I (I OR WE) 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 April 11 1949

Building Permit Number 5662 SIGNED David Swanson

Occupancy Permit Number ADDRESS

BY:

2 copies

B.P. = 8/1/93 (35)

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT #246.

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 19, 1993

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel kitchen and existg fam. rm.
(work to be performed)

Note: Bay fits in existg opening and simply replaces existg window. (Bay protrudes 15"; existg eave overhang is 25"). Bay windows have storm windows.

PROPERTY DESCRIPTION— (Type of Building Such as Residence, Garage, Etc.) Single Fam. house 8003 A2

REAL ESTATE INDEX NUMBER			
05	17	118	015
Vol. 99		ITEM	

STREET and NUMBER 1180 Oakley

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

NUMBER of ROOMS _____

			PHONE NO.
EST. CONST. COST 32,500	KIND of MATERIAL		
OWNER Mr. & Mrs. Howard Chandler	Address	1180 Oakley, Winn	446-6716
ARCHITECT	Address		
BUILDER W. Tod Egan Co.	Address	892 Oak St., Winn	446-2482
CARPENTER Kevin Lillis	Address	3535 N. Oleander, Chic (Circle 34)	237-5756
MASON Gaspare Fontana & Sons	Address	338 Euclid, ~~Highland~~ Highwood	432-4880
SEWER BUILDER	Address		
PLUMBER Glenbrook Plumbing	Address	1739 Chestnut, Glenview	724-2344
ELECTRICIAN ~~Great American Elec~~ Weston Elec.	Address	~~3651 Euclid Ct.~~	~~255-9332~~

REMARKS

Remove old cabinets
Install new cabinets
Re-use all appliances

Date Job Completed _____

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

We (I or We) hereby certify that we are (I am or We are) 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.

We (I or We) 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 we (I or We) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued 8/12/93 by MO

Building Permit Number 13358

Occupancy Permit Number 9405

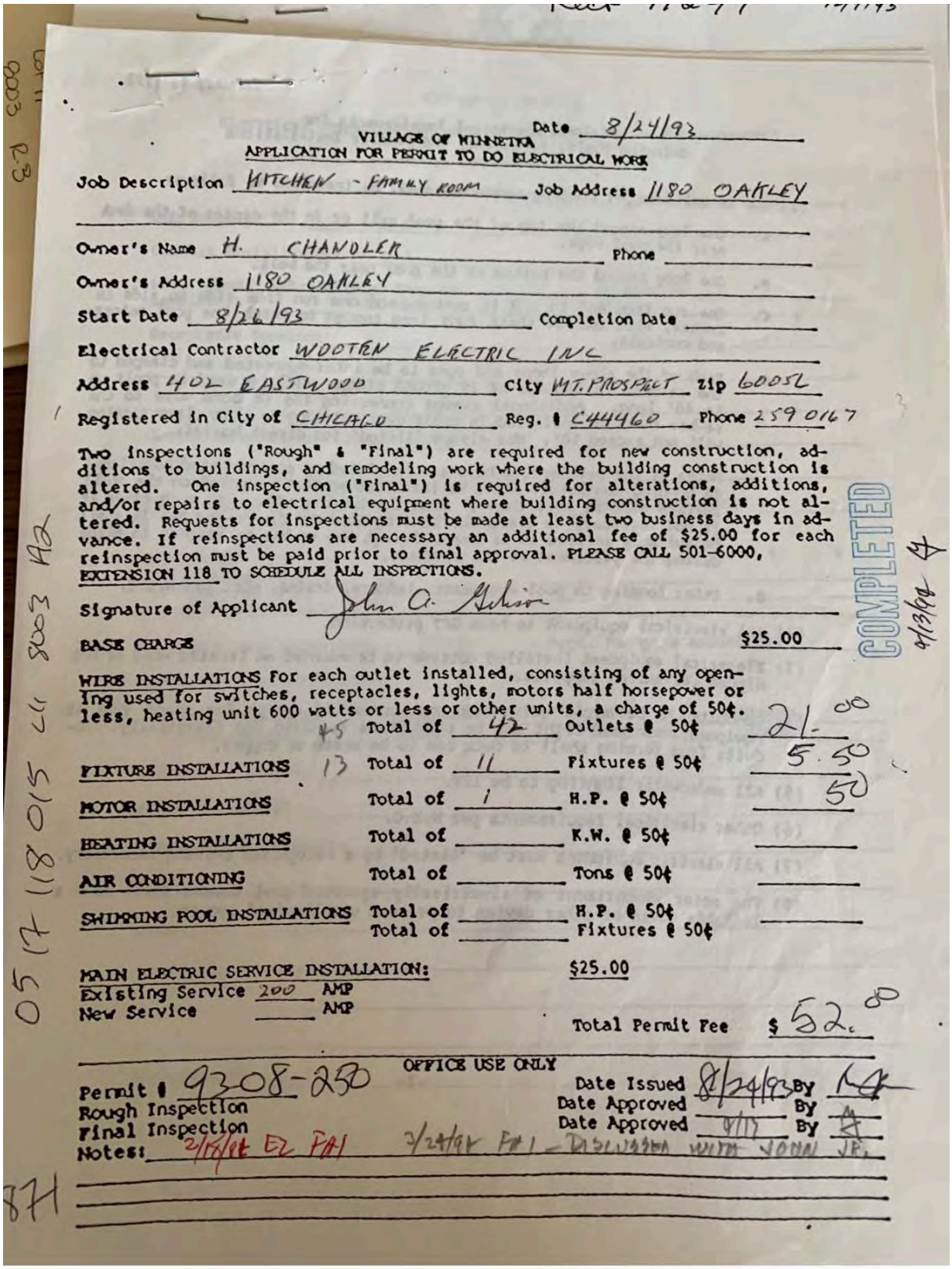
C. B. No. A9310949 8857

Rev. Sept. 68

SIGNED W. Tod Egan (for H. & K. Chandler)

ADDRESS 1180 Oakley
Winnetka

PHONE NO. 446-6716 (owners)



VILLAGE OF WINNETKA
APPLICATION FOR PERMIT TO DO ELECTRICAL WORK

Date 8/24/93

Job Description KITCHEN - FAMILY ROOM Job Address 1180 OAKLEY

Owner's Name H. CHANDLER Phone

Owner's Address 1180 OAKLEY

Start Date 8/26/93 Completion Date

Electrical Contractor WOOTEN ELECTRIC INC

Address 402 EASTWOOD City MT. PROSPECT Zip 60056

Registered in City of CHICAGO Reg. # C44460 Phone 259 0167

Two inspections ("Rough" & "Final") are required for new construction, additions to buildings, and remodeling work where the building construction is altered. One inspection ("Final") is required for alterations, additions, and/or repairs to electrical equipment where building construction is not altered. Requests for inspections must be made at least two business days in advance. If reinspections are necessary an additional fee of $25.00 for each reinspection must be paid prior to final approval. PLEASE CALL 501-6000, EXTENSION 118 TO SCHEDULE ALL INSPECTIONS.

Signature of Applicant John A. Gibson

COMPLETED 9/13/94

BASE CHARGE			$25.00
WIRE INSTALLATIONS For each outlet installed, consisting of any opening used for switches, receptacles, lights, motors half horsepower or less, heating unit 600 watts or less or other units, a charge of 50¢.	Total of 42	Outlets @ 50¢	21.00
FIXTURE INSTALLATIONS	Total of 11	Fixtures @ 50¢	5.50
MOTOR INSTALLATIONS	Total of 1	H.P. @ 50¢	.50
HEATING INSTALLATIONS	Total of	K.W. @ 50¢	
AIR CONDITIONING	Total of	Tons @ 50¢	
SWIMMING POOL INSTALLATIONS	Total of	H.P. @ 50¢	
	Total of	Fixtures @ 50¢	
MAIN ELECTRIC SERVICE INSTALLATION:			$25.00

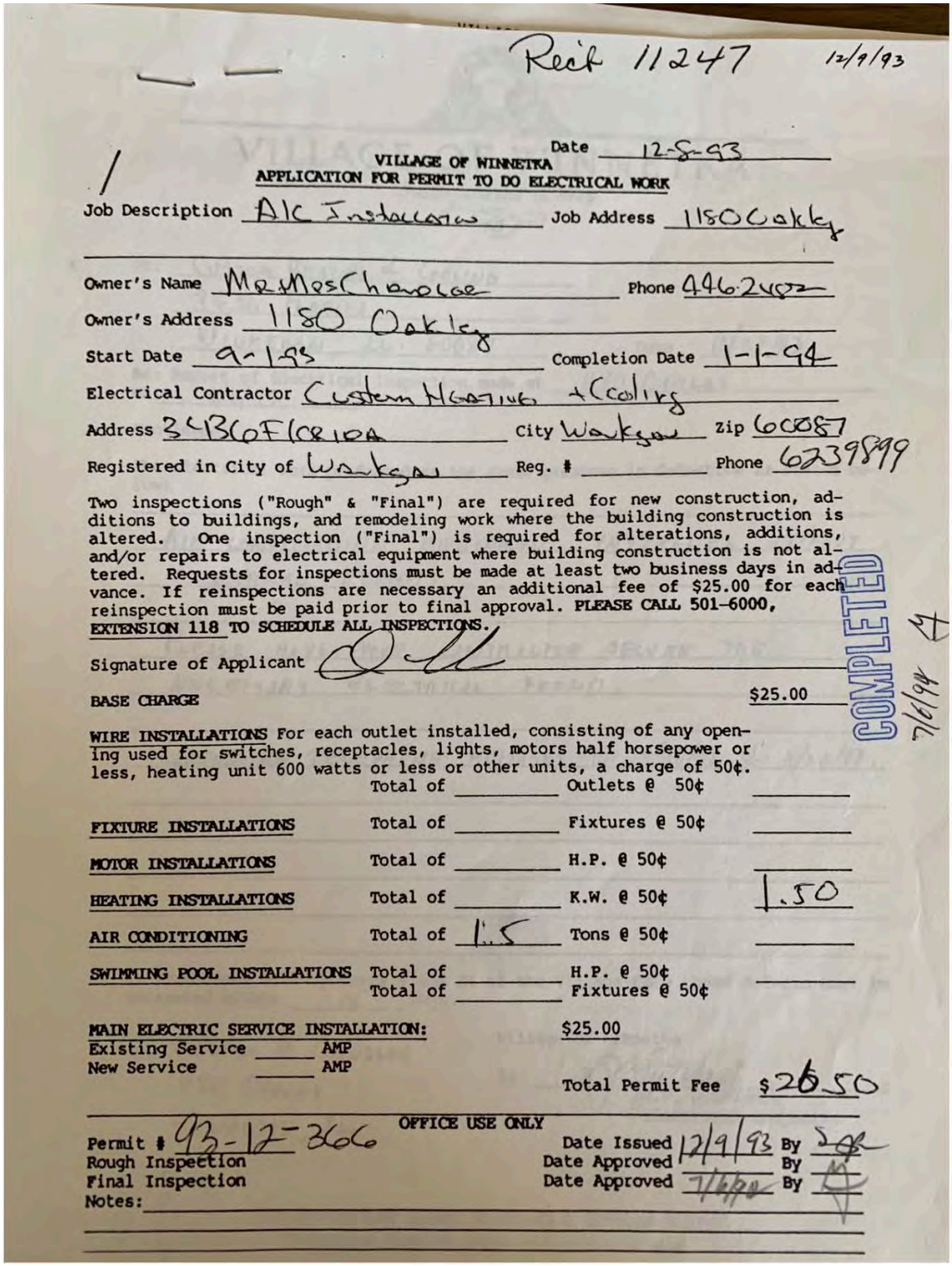
Existing Service 200 AMP
New Service ____ AMP

Total Permit Fee $ 52.00

OFFICE USE ONLY

Permit # 9308-250
Rough Inspection
Final Inspection
Notes: 2/16/94 EL FAI 3/24/94 FAI - DISCUSSION WITH JOHN JR.

Date Issued 8/24/93 By
Date Approved ____ By
Date Approved 9/13 By



Rec't 11247 12/9/93

Date 12-8-93

VILLAGE OF WINNETKA
APPLICATION FOR PERMIT TO DO ELECTRICAL WORK

Job Description A/C Installation Job Address 1180 Oakley

Owner's Name Mr Mrs Chandler Phone 446-2402

Owner's Address 1180 Oakley

Start Date 9-1-93 Completion Date 1-1-94

Electrical Contractor Custom Heating + Cooling

Address 34360 Fig Rd Ida City Waukegan Zip 60087

Registered in City of Waukegan Reg. # _____ Phone 623-9899

Two inspections ("Rough" & "Final") are required for new construction, additions to buildings, and remodeling work where the building construction is altered. One inspection ("Final") is required for alterations, additions, and/or repairs to electrical equipment where building construction is not altered. Requests for inspections must be made at least two business days in advance. If reinspections are necessary an additional fee of $25.00 for each reinspection must be paid prior to final approval. **PLEASE CALL 501-6000, EXTENSION 118 TO SCHEDULE ALL INSPECTIONS.**

Signature of Applicant [signature]

COMPLETED 7/6/94

BASE CHARGE			$25.00
WIRE INSTALLATIONS For each outlet installed, consisting of any opening used for switches, receptacles, lights, motors half horsepower or less, heating unit 600 watts or less or other units, a charge of 50¢.	Total of _____	Outlets @ 50¢	_____
FIXTURE INSTALLATIONS	Total of _____	Fixtures @ 50¢	_____
MOTOR INSTALLATIONS	Total of _____	H.P. @ 50¢	_____
HEATING INSTALLATIONS	Total of _____	K.W. @ 50¢	1.50
AIR CONDITIONING	Total of 1.5	Tons @ 50¢	_____
SWIMMING POOL INSTALLATIONS	Total of _____	H.P. @ 50¢	_____
	Total of _____	Fixtures @ 50¢	
MAIN ELECTRIC SERVICE INSTALLATION:			$25.00
Existing Service _____ AMP			
New Service _____ AMP			
		Total Permit Fee	$26.50

OFFICE USE ONLY

Permit # 93-12-366 Date Issued 12/9/93 By [illegible]
Rough Inspection Date Approved _____ By _____
Final Inspection Date Approved 7/6/94 By [illegible]
Notes: _____

The Village of Winnetka Community Development Department

510 Green Bay Road, Winnetka, IL 60093 Telephone: (847) 716-3520 Facsimile (847) 716-3588

#F03-00105

FENCE / WALL PERMIT APPLICATION

Property Address: 1180 Oakley Ave

Owner Name: K.V. Chandler

Owner phone number: 446-6716

Contractor Name: The Rustic Man

Contractor Address: P.O. Box 170 Glenview (street address)

Glenview IL 60025 (city) (state) (zip code)

Contractor phone number: (847) 729-5100

Submission requirements:

- ☐ This completed application, with all information provided;
- ☐ Fence plan, showing location of proposed fence on a plat of survey. Fence must be located within the property lines of property and may not be placed on any public street right of way, private road easement, or on neighboring property.
- ☐ Additional "clean" copy of Plat of Survey with no markings;
- ☐ Permit fee of $45.
- ☐ Contractor must have a current license and permit bond in the amount of $20,000 on file with the Community Development Department prior to release of permit. Attach copy or call (847) 716-3520 to verify if bond already on file.

1. DESCRIPTION OF PROPERTY

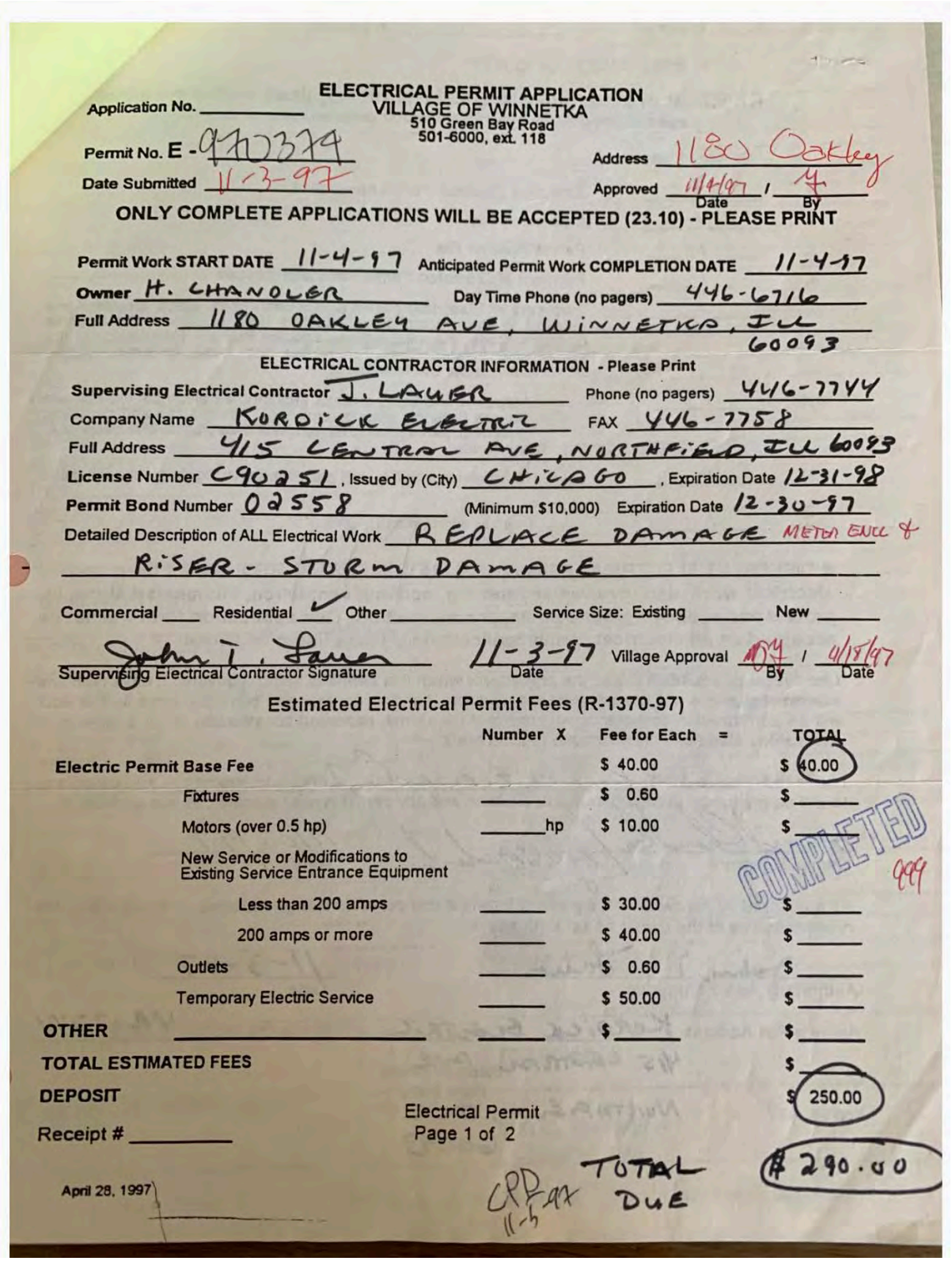
Multiple-family, institutional, or commercial use? _____(Yes/No) *(If YES, fence or wall must be reviewed and approved by Winnetka Design Review Board)*

Swimming Pool located on property? _____(Yes/No) *(If YES, fence must meet specific additional requirements of 15.56 of Winnetka Village Code to limit access to pool.)*

Trampoline located on property? _____(Yes/No) *(If YES, fence must meet specific additional requirements of Section 15.56 of Village Code to limit access to trampoline.)*

Corner Lot? _____(Yes/No) *(If YES, fences in front or corner yard of corner lots must observe corner visibility "cut-back" to provide adequate visibility at intersection (see diagram, page 3).*

Property adjacent to alley? _____(Yes/No) *(If YES, fences must be cut back to provide 10 foot visibility "cut back" where alley crosses sidewalk to provide adequate visibility.)*



ELECTRICAL PERMIT APPLICATION
VILLAGE OF WINNETKA
510 Green Bay Road
501-6000, ext. 118

Application No. _____
Permit No. E - 9710379
Date Submitted 11-3-97
Address 1180 Oakley
Approved 11/4/97 (Date) / M (By)

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED (23.10) - PLEASE PRINT

Permit Work START DATE 11-4-97 Anticipated Permit Work COMPLETION DATE 11-4-97
Owner H. CHANDLER Day Time Phone (no pagers) 446-6716
Full Address 1180 OAKLEY AVE, WINNETKA, ILL 60093

ELECTRICAL CONTRACTOR INFORMATION - Please Print

Supervising Electrical Contractor J. LAUER Phone (no pagers) 446-7744
Company Name KOROLIK ELECTRIC FAX 446-7758
Full Address 415 CENTRAL AVE, NORTHFIELD, ILL 60093
License Number C90251, Issued by (City) CHICAGO, Expiration Date 12-31-98
Permit Bond Number 02558 (Minimum $10,000) Expiration Date 12-30-97
Detailed Description of ALL Electrical Work REPLACE DAMAGE METER ENCL & RISER - STORM DAMAGE

Commercial ___ Residential ✓ Other _____ Service Size: Existing _____ New _____

John J. Lauer 11-3-97 Village Approval MM / 4/15/97
Supervising Electrical Contractor Signature (Date) (By) (Date)

Estimated Electrical Permit Fees (R-1370-97)

	Number X	Fee for Each =	TOTAL
Electric Permit Base Fee		$ 40.00	$ 40.00
Fixtures	_____	$ 0.60	$ _____
Motors (over 0.5 hp)	_____ hp	$ 10.00	$ _____
New Service or Modifications to Existing Service Entrance Equipment			
Less than 200 amps	_____	$ 30.00	$ _____
200 amps or more	_____	$ 40.00	$ _____
Outlets	_____	$ 0.60	$ _____
Temporary Electric Service	_____	$ 50.00	$ _____
OTHER _____	_____	$ _____	$ _____
TOTAL ESTIMATED FEES			$ _____
DEPOSIT			$ 250.00

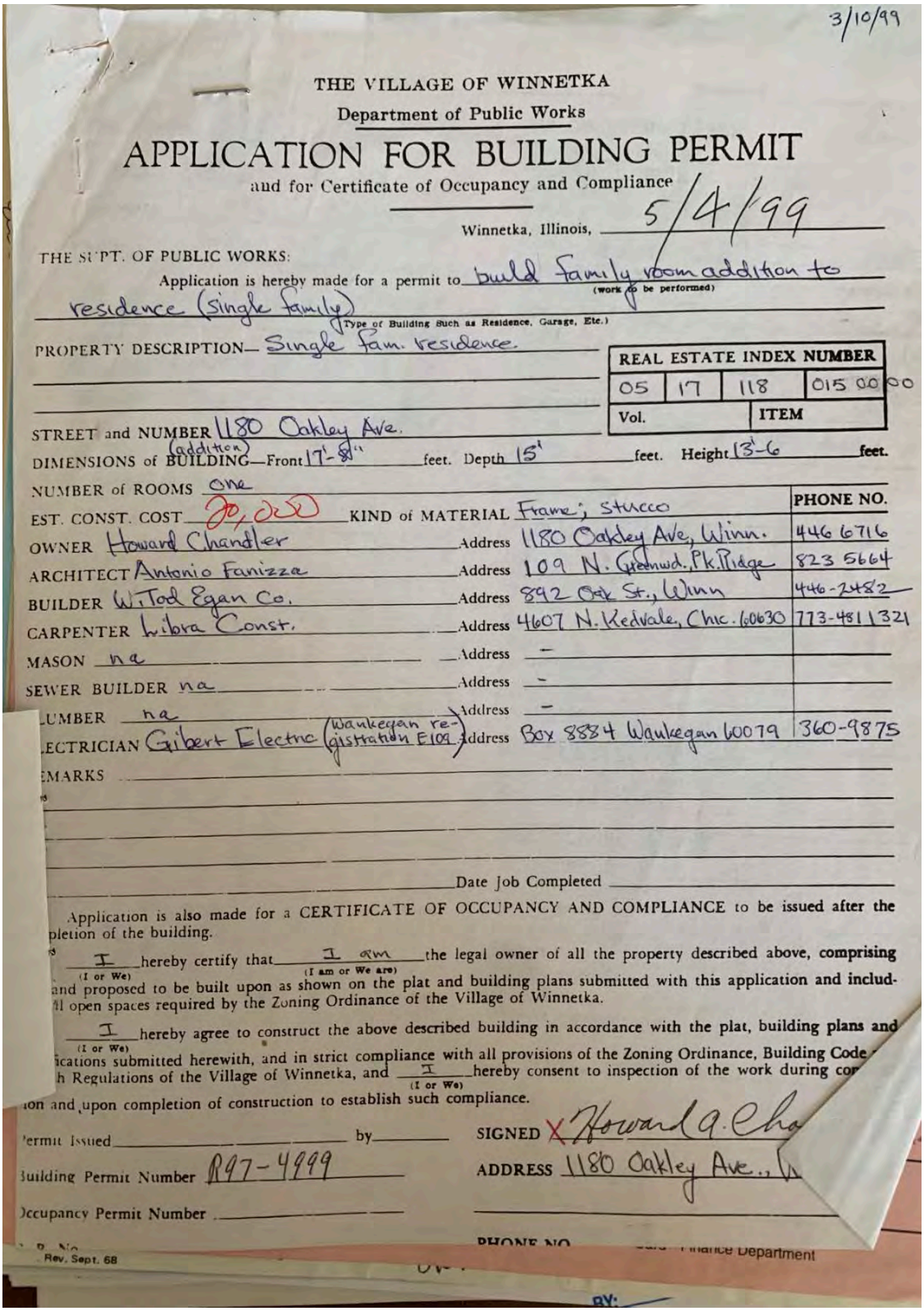
COMPLETED 999

Receipt # _____

Electrical Permit
Page 1 of 2

April 28, 1997

CPP 11-4-97 TOTAL DUE # 290.00



3/10/99

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 5/4/99

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build family room addition to (work to be performed)

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

PROPERTY DESCRIPTION— Single fam. residence.

REAL ESTATE INDEX NUMBER			
05	17	118	015 00 00
Vol.		ITEM	

STREET and NUMBER 1180 Oakley Ave.

DIMENSIONS of BUILDING (addition)—Front 17'-8" feet. Depth 15' feet. Height 13'-6 feet.

NUMBER of ROOMS one

EST. CONST. COST 30,000 KIND of MATERIAL Frame; stucco

		Address	PHONE NO.
OWNER	Howard Chandler	1180 Oakley Ave, Winn.	446 6716
ARCHITECT	Antonio Fanizza	109 N. Greenwd. Pk. Ridge	823 5664
BUILDER	W. Tod Egan Co.	892 Oak St., Winn	446-2482
CARPENTER	Libra Const.	4607 N. Kedvale, Chic. 60630	773-481 1321
MASON	na	—	
SEWER BUILDER	na	—	
LUMBER	na	—	
ELECTRICIAN	Gibert Electric (Waukegan registration E109)	Box 8884 Waukegan 60079	360-9875

REMARKS

Date Job Completed

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

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

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

Permit Issued _____ by _____ SIGNED X Howard G. Cha

Building Permit Number R97-4999 ADDRESS 1180 Oakley Ave.,

Occupancy Permit Number _____

PHONE NO.

Rev. Sept. 68 Finance Department

BY:

6. 4/30/1990 Survey Form

ADDRESS 1180 Oakley
OTHER SURVEYS 155
HISTORIC NAME
COMMON NAME
LOCAL CRITERIA 6, 10
TARGET AREA VII
DATE 4/30/90
SURVEYOR SB

(Building Outline Map)

Roll # 14 Photographer SB
Frame # 25 Date 4/30/90
Building facing N

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

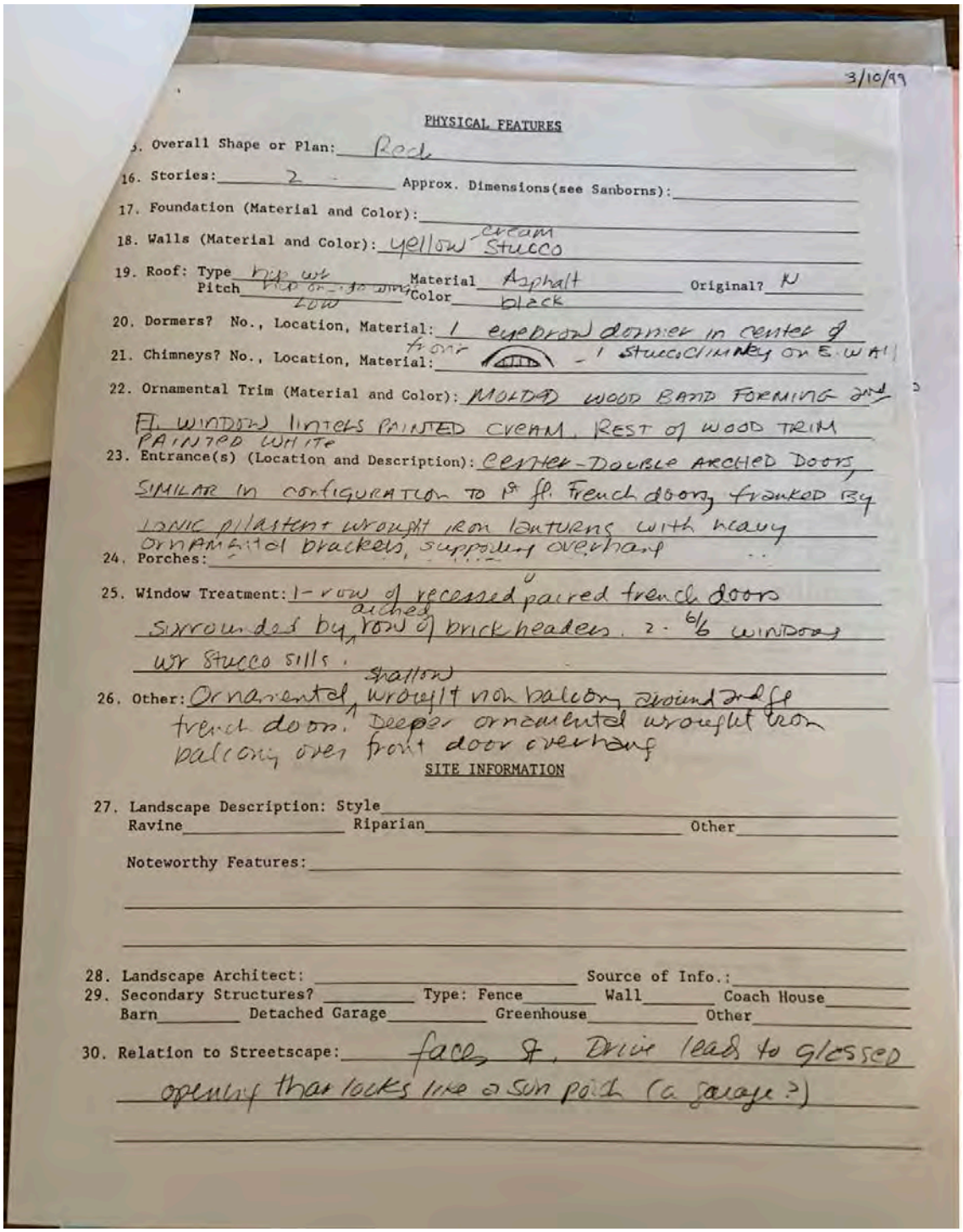
GENERAL DESCRIPTION

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

ARCHITECTURAL INFORMATION

9. Architectural Style: SPANISH REVIVAL
10. Noteworthy Features: DOORWAY, MASSING, WINDOWS
11. Architect: ____ 12. Builder: ____
    Source of Information: ____
13. Date of Construction: C 1925 Source: SB
14. Comments on Significance: Elegant detailing around front door + handsome window treatment distinguish this unusual symmetrical example of style. Contrib Bldg in HD

PHONE NO



3/10/99

PHYSICAL FEATURES

15. Overall Shape or Plan: Rect

16. Stories: 2 Approx. Dimensions (see Sanborns):

17. Foundation (Material and Color):

18. Walls (Material and Color): yellow cream Stucco

19. Roof: Type hip w/ Material Asphalt Original? N
Pitch low Color black

20. Dormers? No., Location, Material: 1 eyebrow dormer in center of front

21. Chimneys? No., Location, Material: 1 stucco chimney on E. wall

22. Ornamental Trim (Material and Color): MOLDED WOOD BAND FORMING 2nd fl. WINDOW LINTELS PAINTED CREAM, REST OF WOOD TRIM PAINTED WHITE

23. Entrance(s) (Location and Description): CENTER-DOUBLE ARCHED DOORS, SIMILAR IN CONFIGURATION TO 1st fl. French doors, flanked by IONIC pilasters + wrought iron lanterns with heavy ornamental brackets, supporting overhang

24. Porches:

25. Window Treatment: 1- row of recessed paired french doors arched surrounded by row of brick headers. 2- 6/6 windows w/ stucco sills.

26. Other: Ornamental, wrought iron balcony around 2nd fl shallow french door. Deeper ornamental wrought iron balcony over front door overhang

SITE INFORMATION

27. Landscape Description: Style
Ravine Riparian Other

Noteworthy Features:

28. Landscape Architect: Source of Info.:

29. Secondary Structures? Type: Fence Wall Coach House
Barn Detached Garage Greenhouse Other

30. Relation to Streetscape: faces S. Drive leads to glassed opening that looks like a sun porch (a garage?)

Winnetka Historical Society

September 17, 2020

Christopher Marx, AICP
Associate Planner
Village of Winnetka – Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093

Dear Mr. Marx,

I have reviewed the HAIS for 1180 Oakley Street in Winnetka its entirety and find it to be complete. I am in agreement that the house has historical significance because of its association with many distinguished owners, and it has architectural significance due to the fact that it is such an excellent and unaltered example of Mediterranean Revival architecture.

Sincerely,

Mary Trieschmann
Executive Director

Map created on July 14, 2020.

© 2020 GIS Consortium and MGP Inc. All Rights Reserved.
The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently cont 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: JULY 13, 2020

SUBJECT: CASE NO. 20-16: 1180 OAKLEY AVENUE

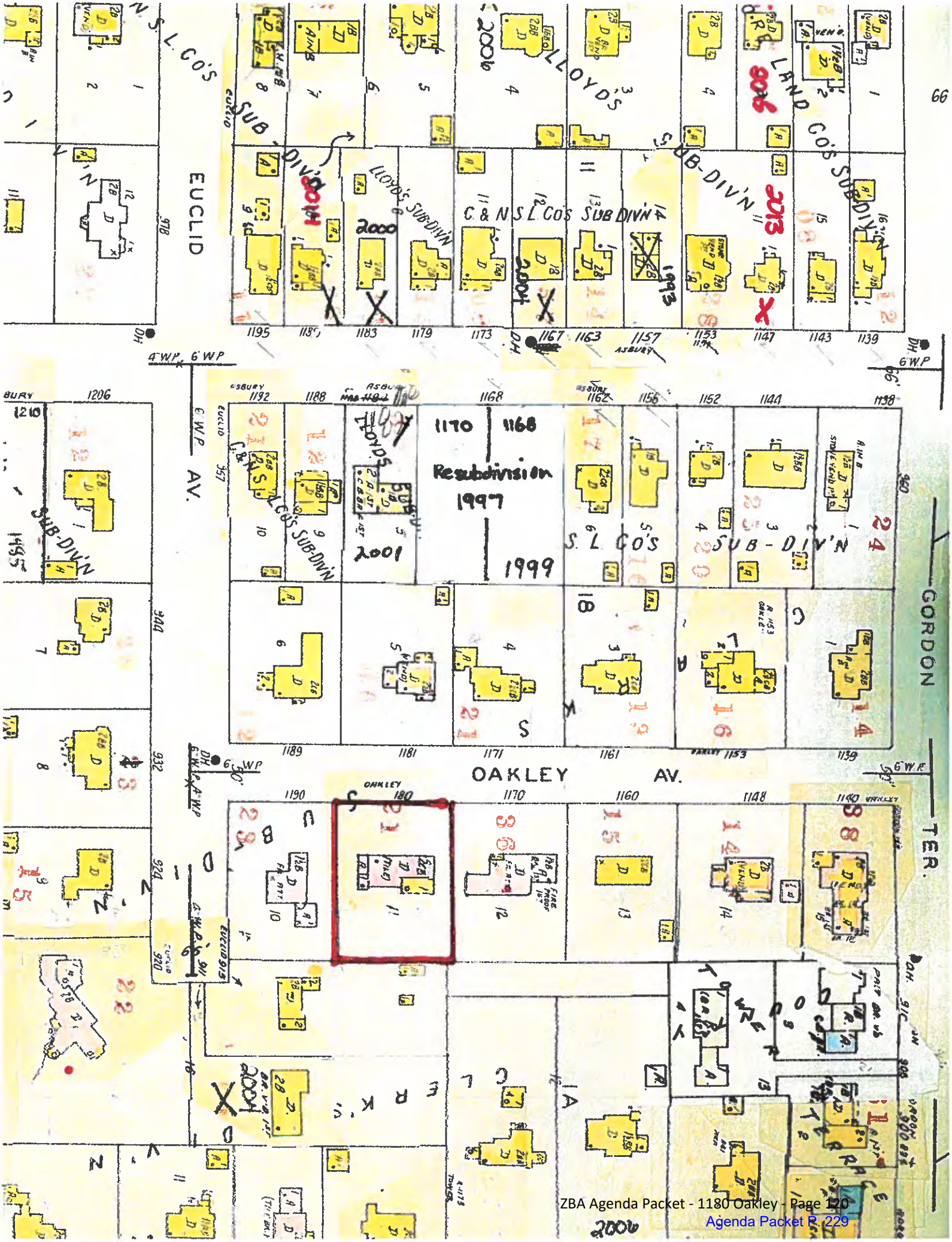
INTRODUCTION

On August 3, 2020, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage located at 385 Rosewood Avenue. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, July 28, 2020. If you have any questions please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

Date	Type	Owner	Architect
12-19-1921	Build a 2-story and basement, tile and stucco residence	Leroy Baumgartl	Kocher Larson
4-11-1949	Addition, porch to single-family dwelling	F.C. Strodel	F.C. Strodel
8-23-99	Build family room addition to residence	Howard Chandler	Antonino Fanizza


OAKLEY AV.
GORDON TER.
EUCLID
1170 1168
Resubdivision
1997
1999
S. L. CO'S SUB-DIV'N
C & N S L CO'S SUB DIV'N
LLOYD'S SUB-DIV'N
LAND CO'S SUB DIV'N
1180
1190
1170
1160
1148
1189
1181
1171
1161
1139
1195
1183
1179
1173
1167
1163
1157
1153
1147
1143
1139
1192
1188
1168
1162
1156
1152
1144
1138
1206
1210
944
932
924
920
4 W.P.
6 W.P.
ASBURY
BURY
EUCLID
DH
2006
2000
2001
2004
1993
1985
2013
2014
2016
2005
2007
2008
2009
2010
2011
2012
2015
2017
2018
2019
2020
2021
2022
2023
2024

1180 Oakley – July 13 2020

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 1180 Oakley

CONSTRUCTION DETAILS

ORGINAL CONSTRUCTION DATE: 1920
CONSTRUCTION TYPE: Stucco
STYLE: Spanish Revival

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Leroy Baumgartl	**1921 – 1928**	**1927 phone book**	
Walter F. Straub	**1929**	**1929 phone book; Chicago Tribune obituary**	**President of W.F. Straub & Co., Director of Wieboldt Stores, Inc., as well as the Libby food corporation. Former director the food rationing division during WWII and later the Director of the Department of Agriculture's Emergency Food Program. Credited with introducing honey to the mainstream food industry**
Edwin Kirschbraun	**1931 - 1938**	**1931 phone book; 1937 phone book; Chicago Tribune article**	**Treasurer of the Chicago Mercantile Exchange in 1937**
Wm A Sizer	**1939 – 1944**	**1939 phone book; 1944 phone book; real estate slip**	
Frederick C. and Helene Strodel	**1945 – 1958**	**1958 phone book; real estate listing; New York Times obituary**	**Vice President and Merchandise Manager at the Chicago department store The Fair. Vice President of Bamberger & Co. Board of Directors of the National Retail Dry Goods Association**
John R. Lanahan	**1959 – 1980s**	**1960 phone book; 1979 phone book**	
Howard and Katrina Chandler	**1980s - 2020**	**1986 phone book; 2013 phone book**	

SIGNIFICANT EVENTS ON PROPERTY: N/A

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Jacques Kocher & Benjamin Larson	**1921; build 2 stories and basement of residence**	**City of Chicago Historic Properties Identification Report section on Kocher**
F.C. Strodel	**1949; porch addition**	
Antonino Fanizza	**1999; family room addition**	

RESEARCH SOURCES USED:
Phone books, property file, Chicago Landmarks digital files, ProQuest Newsstand, New York Times obituaries, WHS digital files, Google search

Date of Research: 7/21/2020

Our research indicates that this property does have some architectural and historical significance. The original architects of the property, Jacques Kocher and Benjamin Larson, were prominent architects who designed several Chicago-area historic buildings, including two of the structures that are part of Chicago's Chatham-Greater Grand Crossing Commercial Landmark District. Kocher was also a founding member of the Board of Directors of the Chicago Associated Architects. He also designed several notable Prairie-style homes on the south side of Chicago, including some that are included in the Jackson Park Highlands Chicago Landmark District. Kocher is generally associated with his Prairie-style structures, making this Spanish Revival home in Winnetka even more unique and notable.

Additionally, this property has been home to several prominent Winnetka residents, including Walter F. Straub, who served as President of W.F. Straub & Co., Director of Wieboldt Stores, Inc., and Director of the well-known Libby food corporation. Straub was also a notable figure on regional and national levels, serving as the Director the Food Rationing Division during WWII. Later, he became the Director of the Department of Agriculture's Emergency Food Program. Significantly, Straub is often credited with first introducing honey to the mainstream food industry (it was formerly used primarily for medicinal purposes).

In addition to Straub, this property was also home to Edwin Kirschbraun, who served as Treasurer of the Chicago Mercantile Exchange in 1937, and Frederick C. Strodel, who served as Vice President and Merchandise Manager at the Chicago department store The Fair, Vice President of Bamberger & Co., and a member of the Board of Directors of the National Retail Dry Goods Association.

1180 Oakley Road, Winnetka

Excel. short quiet street near trans. Lot 120x140. Cement on metal lath on hollow tile. Rock wool insul. Liv.rm 30x20, dr, kit, pwdr rm, md's rm & ba, lge.open pch overlooking garden. Lge.master bedrm, lge.lovely dress.rm, 2 other spacious bedrms. This lovely home ideal for purchaser wanting hse.with large sunny rms but not many of them, and ~~are~~ in excellent taste. QUINLAN & TYSON, INC., 39,500 584 Lincoln Ave., Winn. Winnetka 177

Excl. Agents	Address of House	Size of Lot	Rooms	Baths	Porches	Price
	1180 Oakley, Winnetka	120x140	7-4	3½	sun slp	~~$39,500~~ ~~37,500~~ 33,500

Continuance of Listing Confirmed
3/30/44
9/10/44
9/21/44

Situated between
How house may be seen
Garage
State exactly how we came to have this listing
Owner
Whom to notify regarding prospective purchaser
Tenant
Abstract or Guaranty policy
Terms
1st Mortgage
Prepayment privileges
2nd Mortgage
Prepayment privileges
Restrictions
Insurance { Fire / Tornado
Construction stucco on tile
Heating
Remarks Rock wool insulation

Living quarters

Fronts ft. alley at
When available
How heated
Date 1/26/44 Listed by Office
Address
Ph: Res. Winn 1989 Ofc.
Address
Ph: Res. Ofc.
Lease expires Rent
Taxes
Special Assessments
Rate Maturity
Rate Maturity
Roof
Hot water
Lighting
Zoning Use Height Area
Architect
Hardwood Floors

Sign Privileges

Stories

Basement
1st floor Living rm 30x20 Dining-rm, kit, powder rm maid's rm and bath
2nd floor 3 bedrms, dressing rm 2 baths large open porch overlooking garden
3rd floor

1 Block N of Tower Rd. between Gordon Ter. and Euclid

Address: 1180 Oakley
City: Winnetka
Constr: Cement on hollow tile
Style:
Roof: A.S.
Built:

C-630

Lot Size 120 x 140 --wooded

Rms.	Bed.	Baths	Heat Oil HW
	4+	2½ + 1	Cost Braun

Taxes	Porches	Garage
$1037	Terrace	Att. Det. 1-car
		Elect: 220V-110V

$ 52,500
Contract:

Basmt: Full, always warm and dry. Excellent storage, including "cold room"
1st Generous entry hall, spacious living room (30x20) with fireplace--opening on large terrace, dining room, modern kitchen, pwd rm, plus flexible "extra room" with full bath.
2nd-Master suite with library and private bath; 2nd suite of 2 rooms, plus large bedroom and small bedroom, and bath off hall.

Room Sizes:
LR
DR
K
DEN
BR's

School: Grade: Hubbard Woods &S.H. JHS: Skokie HS: New Trier
Transp: RR. 3 blks-Northwestern Bus: Other:
Mortgage: Existing Available: $25,000, possibly more.
Remarks: "Extra Room" on 1st floor now used as breakfast room and upstairs utility room. Can be maid's room with full private bath, or 1st floor bedroom, or playroom for children. -- Located on quiet, 1 block long street, a short walk to grade schools, train, shopping.

5/58 might give delayed closing if buyer insists

Owner: Bus. Phone: Res. Phone:

Deed 6/58 49500

This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.

Possession: To be arranged
Reason for Sale: Want smaller quarters.
Title Form C.T.& T.

Code: 3/1258

Realtor Office: BAIRD & WARNER -Glenview Phone: GL 4-1855
Sales Person: Sam O'Connell Home Phone: GL 4-6121

North Shore Board of Realtors Listing Form

ADDRESS 1180 Oakley

OTHER SURVEYS 155

HISTORIC NAME

COMMON NAME

LOCAL CRITERIA 6, 10

TARGET AREA VII

DATE 4/30/90

SURVEYOR SB

(Building Outline Map)

Roll # 14 Photographer SB
Frame # 25 Date 4/30/90
Building facing N

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

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

ARCHITECTURAL INFORMATION

9. Architectural Style: SPANISH REVIVAL
10. Noteworthy Features: DOORWAY, MASSING, WINDOWS
11. Architect: _____ 12. Builder: _____
    Source of Information: _____
13. Date of Construction: C 1925 Source: SB
14. Comments on Significance: Elegant detailing around front door + handsome window treatment distinguish this unusual symmetrical example of Style.

PHYSICAL FEATURES

15. Overall Shape or Plan: Rect

16. Stories: 2 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color):

18. Walls (Material and Color): yellow-cream Stucco

19. Roof: Type hip w/ hip on side wing Material Asphalt Original? N
Pitch Low Color black

20. Dormers? No., Location, Material: 1 eyebrow dormer in center of front

21. Chimneys? No., Location, Material: - 1 stucco chimney on E. wall

22. Ornamental Trim (Material and Color): MOLDED WOOD BAND FORMING 2nd FL. WINDOW LINTELS PAINTED CREAM. REST OF WOOD TRIM PAINTED WHITE

23. Entrance(s) (Location and Description): CENTER-DOUBLE ARCHED DOORS, SIMILAR IN CONFIGURATION TO 1st fl. French doors, flanked by IONIC pilasters + wrought iron lanterns with heavy ornamental brackets, supporting overhang

24. Porches:

25. Window Treatment: 1-row of recessed paired french doors surrounded by, arched row of brick headers. 2-6/6 windows w/ stucco sills.

26. Other: Ornamental, shallow wrought iron balcony around 2nd fl french doors. Deeper ornamental wrought iron balcony over front door overhang

SITE INFORMATION

27. Landscape Description: Style
Ravine Riparian Other

Noteworthy Features:

28. Landscape Architect: Source of Info.:

29. Secondary Structures? Type: Fence Wall Coach House
Barn Detached Garage Greenhouse Other

30. Relation to Streetscape: faces S. Drive leads to glassed opening that looks like a sun porch (a garage?)

at 3550 S. Rhodes Avenue in the Douglas (Bronzeville) community. A mix of high-rise and low-rise buildings aimed at moderate-income tenants, the project was commissioned by a group of African-American professionals and was to be partially subsidized through the National Housing Act. The investors asked him to participate financially, but because he was African-American banks refused to lend him money. He needed a white firm to partner with. Moutoussamy had worked with John Black at PACE Associates, and this connection and the strong recommendation of real estate developers Draper & Kramer led Dubin, Dubin & Black to invite Moutoussamy to join the firm as an associate. Initially, Moutoussamy was in a separate office, but the partners soon recognized his talents and saw that he would be able to bring in new business. Moutoussamy became a full partner early in 1966 – a first for an African-American architect at a large Chicago firm – and Lawless Gardens would go on to win numerous awards.

Dubin, Dubin, Black & Moutoussamy was an extraordinarily successful firm throughout the following decade, designing numerous structures under the new federal subsidy program. The quality of their work was notable, standing, as Carl Condit has written, "not far below the average of unsubsidized work such as Marina City." Among their federally-subsidized apartment towers were the 28-story Quadrangle House at 6700 S. Shore Drive (SS 10), noted for its concrete "ribcage" construction, and the 21-story Island Terrace Apartments at 6430 S. Stony Island Avenue (W 02), both completed in the late 1960s.

At the same time, the firm expanded its lucrative market-rate apartment and condominium building practice to include transit stations and educational institutions such as Chicago's City Colleges. Moutoussamy and his firm were responsible for the Brutalist office tower at 820 S. Michigan Avenue. Designed for John H. Johnson, the African-American owner of Johnson Publishing, and erected between 1969 and 1971.

The firm continued to thrive even after John Black left the firm in 1978. Among their buildings of this period was Moutoussamy's 1983 National Headquarters of the Alpha Kappa Alpha Sorority (5656 S. Stony Island Avenue, HP 18), an organization by whom the architect had been honored a decade before. Dubin, Dubin & Moutoussamy would continue to practice successfully until Moutoussamy's death in 1995.

2.3.3 Jacques J. Kocher

Born in Alsace-Lorraine, Germany, Jacques J. Kocher (1878 – 1970) immigrated to the U.S. in 1904. He began his career in Chicago as a draftsman and contractor, and became licensed to practice architecture in 1911. Kocher quickly developed a busy and varied practice on Chicago's South Side. He became a member of the Illinois Society of Architects by late 1914. *The Western Architect* featured one of his completed buildings – "Suburban Church, Chicago" – in its November 1915 issue.

That same year, Kocher also was producing residential structures in the then-developing Parkside neighborhood of South Shore. In October and November of that year, the city issued permits for three Kocher-designed six-flats on the 6700 and 6800 blocks of S. Cornell Avenue, two for Hjalmer T. Nystedt and one for Axel Carlsen (SS 37, SS48, SS 50). (Kocher also designed Nystedt's three-flat at 6843 S. Cornell Avenue.) In December of 1915, *The American Contractor* and *The Construction News* announced that Kocher had joined forces with architect Edward McClellan. The new partnership, Kocher &

Kocher cont.

McClellan, headquartered at S. 79th and Halsted streets, would apparently be short-lived. A 1921 building permit for a single-story commercial structure at 6920 S. Stony Island (SS 54) bears only Kocher's name.

In the early 1920s, Kocher continued to work in South Shore (sometimes partnering with architect Benjamin Larson), designing several houses in the Jackson Park Highlands. A bit further south, Kocher also produced a series of bungalows – a number of them for Nystedt – in what is now the South Shore Bungalow NRHP District.

The firm of Kocher & Larson designed structures across South Side communities such as Chicago Lawn and Beverly. Perhaps most notably, Kocher and Larson designed a collection of handsome two- to four-story commercial buildings on or near S. Cottage Grove Avenue, between E. 75th and W. 81st streets, in the late 1920s. Ornately-detailed in the Classical Revival and Renaissance Revival styles, these structures are part of Chicago's Chatham-Greater Grand Crossing Commercial Landmark District.

Only a few days before the precipitous market crash of 1929, Kocher became a founding member of the Board of Directors of the Chicago Associated Architects, a trade group of leading South Side architects. When the Depression took hold, Kocher went to work for the Chicago Board of Education. Kocher served at the Joliet Naval Yard during World War II, and formed a new architectural partnership upon his return to civilian life. A longtime resident of the south suburban Flossmoor, he and his new firm, Kocher, Buss, and DeKreek, designed the community's village hall in 1950. Kocher "semi-retired" in 1955, and died in 1970.

2.3.4 Anders G. Lund

Anders Gustaf Lund (1857-1934) lived an immigrant success story. Born on a farm in the Vermland province of Sweden in 1857, Lund showed an early gift for drawing, a talent nurtured by his uncle, the engineer for the city of Abo. Lund began his formal studies in architecture at the Technical Institute of Stockholm, from which he graduated with honors.

Lund immigrated to Chicago in April of 1882. He served a three-year apprenticeship as a construction carpenter with P.A. Westberg of Englewood. He then worked in a number of architectural offices, eventually becoming the foreman of the drafting department of Jules De Horvath's firm. In 1890, he married Ida Charlotta Lundgren, with whom he had three children.

Lund opened his own practice in 1892. He apparently became successful quite quickly, designing, for example, a three-story store-and-flat building on Halsted, between 59th and 60th streets, in 1893, and a three-story apartment building on 6356-6358 S. Peoria Street in 1897, both near his Englewood home and office. By the end of the following decade, he had become extraordinarily prolific, and his work of the period can be found all over Chicago's South Side. According to the *Svenska Hyheter* newspaper, Lund's success was such that he was able to buy a "beautiful villa" in Palos Park, where his family spent their summers.

In 1910, *The National Builder* featured one of Lund's designs, the "Washington Apartment House, No. 1," on the cover of its October issue. This limestone-trimmed brick residence was a detached, two-story

Babcock Wm F r 566 Ash.....Winnetka-2043
Bachrach Arthur C r 1035 Willow rd...Winnetka-2227
Bachrach Walter r 1283 Ashbury av...Winnetka-2117
Backlin Philip r 1027 Spruce.....Winnetka-1560
Bacon Wm T r 860 Auburn rd.....Winnetka-247
Badgerow Harve G r 576 Arbor Vitae rd.Winnetka-1161
Baggaley W B r 19 Warwick av.....Winnetka-2913
Bagley E H r 240 Chestnut.....Winnetka-1528
pvt garage 240 Chestnut.....Winnetka-2687
Bailey Guy Stuart r 747 Lincoln av....Winnetka-2207
Bailey Thos H news dlr 567 Chestnut...Winnetka-765
Baker Cecil F r 558 Willow rd Winnetka-675-W
Baker Elmer J, Jr r 547 Hawthorne....Winnetka-457
Baker Herbert A r 156 Chestnut.....Winnetka-1262
Baker L K r 1005 Hill rd.....Winnetka-171
pvt garage 1005 Hill rd.... ...Winnetka-1369
Bakkemo Elizabeth Mrs r 952 Spruce..Winnetka-1468
Balak Chas r 385 Rosewd av.....Winnetka-292
Balak Felix Mrs r 395 Rosewd av.....Winnetka-271
Ball Chas Allis r 296 Forest av.....Winnetka-1271
Ball Edw H, Jr r 361 Hawthorne lane..Winnetka-1759
Ball R N r 529 Sunset rd.....Winnetka-1861
Ball Sidney Y r 936 Hill rd.....Winnetka-2942
Ballard Ernest S r 811 Auburn rd.....Winnetka-1082
Ballard Roger K r 862 Foxdale av.....Winnetka-1215
Ballenger H C, MD ofc 545 Lincoln.....Winnetka-30
r 1340 Asbury.....Winnetka-717
Ballenger Richard Albert r 1453Asbury av.Winnetka-894
Balmes J E r 85 Locust rd.....Winnetka-2953
Balmes John r 839 Cherry.....Winnetka-2165
Balmes Wm H r 969 Willow rd.....Winnetka-2359
Balz Wm r 1482 Edgewd lane.....Winnetka-1445
Bannard C Heath, Jr r 659 Locust Winnetka-1001
Banning Ephraim r 855 Lincoln av.....Winnetka-118
Banta C E r 398 Elder Lane.....Winnetka-1554
Baptista Chas O r 876 Foxdale av.....Winnetka-2353
Barber A H r 1214 Scott av.....Winnetka-700
Barber John O r 211 Church.....Winnetka-649-J
Barber Luther H r 1238 Scott av.....Winnetka-1150
Barbery Geo J r 752 Center.....Winnetka-556-M
Bard Roy E r 1174 Spruce.....Winnetka-1992
Barden John P r 270 Fairview av.....Winnetka-1945
Barenbrugge Anton r 899 Willow rd....Winnetka-2075
Barenbrugge Helen r 882 Ash.....Winnetka-750
Barker Chas P r 557 Orchard lane....Winnetka-675-M
Barnard C H r 410 Cedar.....Winnetka-1204
Barnes J H r 238 Poplar.....Winnetka-1666
Barnes Jessie C Mrs r 371 Walnut av...Winnetka-1819
Barnett's Style Shop women's apprl
744 Elm..Winnetka-2248
Barnhart S H r 462 Winnetka av....Winnetka-2640
Barnum Harry H r 735 Walden rd.....Winnetka-647
Barr Wm A r 765 Foxdale av.....Winnetka-1447
Barrett A M r 530 Cherry.....Winnetka-1346
Barritt C Leon r 277 Poplar.....Winnetka-1890
Barroll Henry E r 331 Linden av.....Winnetka-677
Barroll Ida Laird, MD r 331 Linden....Winnetka-677
Bartelme Ferdinand E r 1134 Sheridan rd.Winnetka-1542
Barthell Edw E, Jr r 956 Westmoor rd..Winnetka-3029
Barthold Finn J r 963 Willow rd.....Winnetka-2844
Bartholomay Henry C r 620 Spruce...Winnetka-1105
Bartholomay Herman r631Blackthorn rd.Winnetka-1129
Bartlett Edmund B r 710 Walden rd..Winnetka-1695
Bartlett Ernest P r 351 Ridge av.....Winnetka-2051
Bartlett Sidney F r 711 Sheridan rd....Winnetka-1538
Bartling Herbert r 116 Fuller lane....Winnetka-1765
Barton Enos M Mrs r 978 Euclid av...Winnetka-1937
Barton Jos M r 636 Walden rd.....Winnetka-496
Bartz Aug r 443 Chestnut av.....Winnetka-604-R
Bartz Rose S r 437 Chestnut.....Winnetka-604-W
Bartz Russell A r 944 Willow rd Winnetka-2350
Bastien Alvin E r 1010 Hubbard Lane...Winnetka-548
Bates Earl E r 695 Hill rd.....Winnetka-642-W
Batten Geo F r 1039 Spruce.....Winnetka-515-M
Batten Ralph E r 833 Foxdale av.....Winnetka-2153
Baumann Edgar B r 279 Linden.....Winnetka-2375
Baumgarten Clarence C r 715Foxdale av.Winnetka-2291
Baumgartl Leroy r 1180 Oakley av....Winnetka-1594
Bay Geo W r 63 Abbottsford rd.....Winnetka-2929
Bayard Geo R r 808 Center.....Winnetka-2792
Bayer Paul W r 882 Cherry.....Winnetka-325
Bayless Harry C r 786 Locust.....Winnetka-1828
Beach E W r 532 Oak.....Winnetka-116
Beach & Geils candies 567 Lincoln av...Winnetka-611
Beale Louis M r 1205 Tower rd.....Winnetka-1315
Beals H W r 1093 Elm.....Winnetka-2086
Beardslee Jas B r 560 Elm.....Winnetka-1156
Bechtelheimer Albert E r 565 Orchard lane.Winnetka-953
Beck Alfred r 988 Elm.....Winnetka-2516
Beck Donald Wight r 306 Forest av...Winnetka-1462
Beck H M r 1206 Asbury av.....Winnetka-1725
Beck J S Mrs r 289 Ridge av.....Winnetka-2107
Becker Charlotte W, CS r 1188 Asbury..Winnetka-1116
Becker Reynold r Willow rd.....Winnetka-2871
Bederman N B r 425 Birch.....Winnetka-2391
Beebe A A r 25 Indian Hill rd.....Winnetka-94
Beeler D A r 650 Ash.....Winnetka-492
Beguelin Wilfred S r 1456 Scott av....Winnetka-1996
Behm Carl Mrs r 627 Sheridan rd.....Winnetka-460
Beinlich Herman r 995 Elm.....Winnetka-1181
Bell Ed auto service 1013 Tower rd....Winnetka-155
Bell G I r 23 Warwick av.....Winnetka-2914
Bell Laird r 1352 Tower rd.....Winnetka-183
pvt garage 1352 Tower rd.....Winnetka-1247
Bell Walter S r 610 Cherry.....Winnetka-1432
Belmont Louis r 1036 Spruce.....Winnetka-1576
Belnap Nuel D r 1422 Asbury av.....Winnetka-1555
Belote E Irving r 1136 Oak.....Winnetka-561-J
Belter John W glass 1079 Elm.....Winnetka-1061
Beman Spencer S r 147 Birch.....Winnetka-491
Bengston Harry carp contr 975 Oak...Winnetka-2103
Bennett Wm H K r 579 Hill tr.....Winnetka-1942
Benoist Wm F r 77 Locust rd.....Winnetka-2867
Benson John r 1169 Scott av.....Winnetka-1552
Benson T R r 601 Ash.....Winnetka-1523
Benson Walter L r 671 Lincoln av.....Winnetka-429
Bent Chas Howard r 112 Wdland av...Winnetka-1493
Benz Phillip J r 876 Pine.....Winnetka-1320
Bergesen K r 552 Birch.....Winnetka-2306
Bergmann E Mrs r 969 Spruce.....Winnetka-864
Berlin Irving S r 1280 Scott av.....Winnetka-2829
Berlin Louis S r 988 Lake.....Winnetka-2837
Bernitt's Ice Cream Kitchen
992 Linden av..Winnetka-2512
Bersbach Frank J r Indian Hill rd.....Winnetka-35
Bertoli Leonard J r 1315 Asbury av...Winnetka-1175
Better Service Garage 715 Oak.....Winnetka-180
Bettman Ralph B MD r 1124 Tower rd.Winnetka-1730
Beyers Harry W r 794 Locust rd.....Winnetka-2327
Biddle Robt C r 290 Forest av.....Winnetka-1705
Biel Edw L r 1274 Asbury av.....Winnetka-2249
Biggs Fred G r 446 Sunset rd.....Winnetka-1826
Binswanger Jacob r 1003 Vine av.....Winnetka-156
Birch Stephen M r 720 Locust rd.....Winnetka-2039
Birck Robt M Co clnrs 555 Lincoln av..Winnetka-619
Bisset Geo plbg 414 Linden av.....Winnetka-880
Black Chas B r 1077 Cherry.....Winnetka-2218
Black John Cecil r 1174 Tower rd....Winnetka-1722
Black Robt Co contrs 603 Sheridan rd.Winnetka-3012
Black & White Cab Co 552 Lincoln av...Winnetka-72
552 Lincoln av.....Winnetka-1507
Blackett Hill r 635 Rosewd av.....Winnetka-753
Blackwood Arthur E r 682 Lincoln av..Winnetka-681
Blaine Emmons, Jr Mrs r 960 Sheridan rd.Winnetka-184
pvt garage 960 Sheridan rd.....Winnetka-981
Blair Clyde S r 334 Sheridan rd.....Winnetka-1814
Blair Parker r 661 Blackthorne rd.....Winnetka-2696
Blair S r 485 Sunset rd.....Winnetka-2364
Blake Fred D r 260 Fairvw av.....Winnetka-521-W
Blake Paul D elec contr 561 Lincoln av..Winnetka-318
r 544 Chestnut.....Winnetka-1393

1927 Phone Book

A Dependable Telephone-Shopping Service

Lords
FOUNTAIN SQUARE · EVANSTON

Greenleaf 7000
Wilmette 3700
Winnetka 520

BUILDERS' SERVICE, INC.
BUILDING MATERIAL :: FACE BRICK
STEEL SASH
Winnetka, Ill.
Phones Winn. 512-513
814 Chestnut Court

MT PLEASANT—From 300 Ridge av west to Hibbard rd
767 Ostigan J Frank
803 Burnham Fredk
815 Wallace Walter F
830 Elting Victor
909 Clark Edwin H

MYRTLE—From 500 Hill rd north to Willow
172 Maddock Thos E
178 Anderson Chas E
182 Bryson Arth E
188 Casey Wm J
196 Hertel Carl W
Sunset rd intersects
216 Burrows Richd J
220 Keefer Wm D
228 Stoker Dee A
Elder la intersects
252 Sameit Henry J
310 Linn Robt F jr
Lau Benj H
Orchard la intersects

OAK—From 500 Sheridan rd west to Glendale
520 Mallen Philip H
532 Beach Edw W
Poplar intersects
535 Sleep Walter I
549 Chancellor Justus jr
550 Lowrey Forest R
559 McCordic Alf E
562 Hodgkins Howard W
576 Hinman Maude Mrs
577 Smith Albert
Walnut intersects
596 Darrow Wm W
597 Bosworth Fitch S
611 Towle Julius C
622 Butz Robt O
625 Zipp Carl W
644 Otis Wm A
Cedar intersects
Village Common
Maple av intersects
705 Vacant
715 Shore Line Paint Shop
723 **Carlton Building**
Geiers Service Sta
Steffens Saml J plmbr
725 A B C Oil Burner Sales Corp
Ruston Harry H contr
Center intersects
se cor Winnetka Free Pub Library
800 Christ Ch Parish Hse
Linden intersects
803 Hopp Wm P blksmith
Brady Mary Mrs
804 Smith Frank shtmtlwkr
806 Conley Motor Co
808 Lindwall Henry G uphol
809 Noe Virginia hemstitching
Johnson Victor tailor
Larson Anselm
818 Winnetka Sanitary Dairy
819 Smith John gro
Schultz John
828 Phillips Paul
Chestnut intersects
sw cor Horace Mann Sch
834 Paulson John
836 Klewik John G
842 McDougall Arch B
846 Stordeur Chas T
851 Anderson Employment Agency
Johnson Thos M pntr
bsmt Madsen Olaf M
852 Royal Jos S
856 Conley Michl T
861 Andresen Ella Mrs
Mathison Olaf
Nelson Norman
872 Butzow Aug W
Birch intersects
873 Dicks Howard
878 DeLay Harold S
879 Smith Jacob
882 Randall Edwin T
883 Carey Wm J
887 Iredale Raymond
888 Eckstrom Caroline T
892 Lazear Davies
893 Erickson Syvert
899 Ramsey Ronald W
900 Nathan Maurice A
902 Rumsey Wallace D
903 Fox Orville E
906 Childs Ralph S
907 Morrison Edw A
910 Replogle Jacob E
913 Hadley Wm A
916 Modes Wm H
922 Anderson John C
923 Nelson Eric
926 Nelson Clarence G
927 Hanson Harry J
931 Lauer Geo
932 Eldridge Wm J
941 Griffert Walter D
943 Weisner Albert J
946 Haas Cicely
947 Marsh Hildegard
Provident av intersects
975 Bengston Harry H
978 Tilroe Albert E
979 Loomis Arth H
985 Luger Chas O
988 Olson Geo E
992 Maddeoni Eug
995 Riddle Jos B
Locust intersects
1004 Kloepfer Albert P contr
1005 Ingram Willard E
1010 Nobel Wm H
1011 Ranney Royal W
1014 Patchen Chas R
1015 Bridges Albert F
1020 Lindwall Mathilda
Lindwall Gustav
Williams Harry
1025 Hartshorne Wm
1026 Anderson Lars
1031 Dally Norman E
1035 Hansen Paul
1036 Krenn Franz
1040 Duncan Francis W
Emerson Ida Mrs
Berg Martha Mrs
rear Johnson Marie Mrs
1041 Wolschon Jos A
1050 Kucera Jeremiah
1063 Haberer Albert A
1067 Thompson Edwin J
1072 Walgren Albin E
1073 Dahlin Chas A
1076 Husar Frank J
Rosewood av intersects
1082 Walker Steph P
1083 Lattanzi Domenico
1086 Anderson Henry W
1087 Murdock Max
1092 Hindrum John A
1096 Sherman Oliver D
1097 Meleney Robt C
1102 Orpet Edw O
1107 Trapp Aug
1108 Olson Oscar W
1111 Trowbridge Edw G
1136 Reynolds Frank D
1142 Under construction
1146 **Vacant**
Glendale av intersects
1218 Bailey Thos H
1238 Cohn Franklin E
1252 Vacant
1254 Under construction
1260 Dollimore Benj

OAKLEY AV—From Gordon Terrace west to Euclid, 1 south of Ashbury av
1139 Weston Jas S
Hargrave Lucy Mrs
1148 Gillies Jas P
1151 Daughaday Hamilton
1160 Aldrich L Sherman
1161 Soukup Rudolph H
1171 Webbe Albion S
1180 Straub Walter F
1181 Farwell Stanley P
1189 Aldrich C Anderson
1190 Pirie John T

ORCHARD LANE (Formerly Fir)—From Fairview av west to R R, 1 south of Willow
470 Weber Norton H
475 Wilson Harold G
479 Brannen Geo L
480 Fitch Jos E
484 McNulty Michl J
485 Adler Jos I
490 Wright Allen A
491 Hosbein Louis H
Myrtle intersects
512 Thackery Thos W
516 Grupe Edw
519 Sturtevant Wm M
520 Vacant
525 Riley Maynard H
535 Weeks Chas A
Poplar intersects
548 Widner Jas G
554 Schwarz Irving J
557 Barker Chas P
560 Hall Louis W
561 Koman John
565 Bechtelheimer Albert
570 Ericksen Marie Mrs
Erickson Olafena C mnr
571 Smith Philip S
574 Fager Eug P
575 Laing Jas
Walnut intersects
580 Sherry Edw
585 Hallstein Geo A
589 Gaffney John L
607 Coale Wm F
611 Slamin Henry A
615 Caldwell Basil D

PARK AV—From Maple av west to Prospect av, 1 north of Pine

WEIMESKIRCH & SONS
UNDERTAKERS
North Shore Funeral Home, 928 Linden Ave., Hubbard Woods
Phones: Winnetka 3375 University 1065 Rogers Park 0071

REAL ESTATE
MOU
Wil. 273

WINNETKA

PELHAM RD—From Rosewood av west, 1 north of Pine
1075 Reed Wm P
1080 Coolidge John K
1099 Conrad Nicholas J
1100 Dickinson J M jr
1175 Dwyer Lawrence P

PINE—From 620 Sheridan rd west to limits
640 Tenney Horace K
648 Cheney F Goddard
660 Nicholls Wm H
Maple av intersects
684 Hancock Frank A
Arbor Vitae rd intersects
725 Boyden Wm C
742 Keehn LeRoy D
795 Vorster deWet
796 Vacant
797 Dewar John G
803 Larsen Anna M Mrs
809 Kingery Robt
C & N W R R intersects
Center intersects
844 LeComte John P
845 Ilg Henry florist
850 Heln Harry B
856 Koller Mary Mrs
857 Ilg Henry
860 Cazel Wm D
Birch intersects
865 McGivern J A Mrs
869 Naylor Otto G
Walden rd intersects
872 Roche Gerald C
Moreland Anabel G Mr
876 Benz Philip J
882 Sullivan Michl J
Winnetka Landscape Co landscape gdnrs
886 McKendry Geo W
Providence rd intersects
902 Reeder Rudolph R
920 Mallen Philip T
921 Hoffman Richd Y
928 Watson Guy A
934 Vacant
938 Holton Thos H
942 Hibbard Wm G
952 Minor Chas S
958 Fairclough Richd H
962 Moon Victor
968 VanderVries John N
972 McDonald Peter
975 McNitt Willard C
982 Mess Harry M
992 Massman Valentine
Locust intersects
1004 McLaren Thos
1010 Vacant
1014 Anderson Caroline Mr
1015 Howard Eug A
1016 Caine Danl C
1020 Johnson John E
Livingston Frank
1025 Eckhart Harold G
1026 Lindberg Sanfred
1034 Longini Leon
1035 Brown Francis C
1039 Maynard Edwin T
1040 Weil David H
1045 Starrett Ralph
1046 Wennlund Elmer W
1072 Wagner Frank
1076 Maguire Harold
Sheppard Chas A
1082 Nitkey Raymond J
1088 Koehler A R

Interior Decor
Importatio
Antiques
716 Church Str

OLIVER D. COLLENDER, Inc.

REAL ESTATE

819 MAIN ST., EVANSTON — GREENLEAF 4060

"SERVICE IS OUR MOTTO"

PIERCE RADIO COMPANY

Across from North Shore Hotel

522 Davis St., Evanston, Ill. Univ. 5067

Best in Radios—"We did your shopping for you"

Zenith Radio—Gets thru where others fail

Majestic Radios and Combinations

Sparton Radios

R. C. A. Radios

OAK—Contd
644 Crawford Perry O
Cedar intersects
Village Common
Maple av intersects
705 Vacant
715 Hansen & Dahl blksmith
723 **Carlton Building**
Geiers Service Sta
Steffens Saml J plmbr
M & M Service Garage
725 Vacant store
Center intersects
se cor Winnetka Free Public Library
800 Christ Church Parish House
Linden intersects
803 McMeekin John W blksmith
Brady Mary Mrs
804 Smith Frank shtmtlwkr
806 Hofmeister & Rahn auto repr
808 Lindwall Henry G uphol
809 Rose Corinne drsmkr
Johnson Victor tailor
Larson Anselm
812 Braun Bros Oil Co
818 Heating Service Co
819 Smith Delicatessen
Schultz John
828 Phillips Paul F contr
Chestnut intersects
sw cor Horace Mann Sch
834 Paulson John L
836 Kiewik John G
842 McDougall Areh B
846 Stordeur Chas T
851 Anderson Employment Agency
Johnson Thos M
Madsen Olaf M
852 Royal Jos S
856 Conley Michl T
861 Andrasen Ella Mrs
Nelson Norman M
872 Larsen Othmer I
Birch intersects
873 Irvine John E
878 DeLay Harold S
879 Smith Jacob
882 Giannos Andrew
883 Carey Wm J
887 Enault Harry C
888 Eckstrom Caroline T
892 Lazear Davies
893 Erickson Syvert
899 Ramsey Ronald W
900 Frankel Hiram D
902 Rumsey Wallace D
902 Fox Orville E
906 Childs Ralph S
907 Stoesslein John G
910 Replogle Jacob E
913 Hadley Wm A
916 Modes Wm H
922 Anderson John C
923 Nelson Eric
927 Hanson Harry J
931 Lauer Mary T
932 Eldridge Wm J
941 Drummond Ellis L
943 Weisner Albert J
946 Haas Cecely F Mrs
947 Marsh Hildegard L
Provident av intersects
975 John Franklin E
978 Tilroe Albert E
979 Loomis Arth H
985 Luger Chas O
988 Olsen Geo E
992 Matteoni Gino M
995 Hahn Emanuel H
Riddle Jos B
Locust intersects
1004 Kloepfer Albert P contr
1005 Ingram Willard E
1010 Noble Wm H
1011 Rannev Royal W
1014 Patchen Gordon F
1015 Bridges Albert F
1020 Lindwall Henry G
Howard Walter A
1025 Hartshorne Wm
1026 Anderson Lars
1031 Dally Norman E
Dally Edith Mrs nurse
1035 Keil Chas M
1036 Krenn Franz
1040 Duncan Francis W
Emerson Ida Mrs
rear Johnson Marie Mrs
1041 Wolschon Jos A
1050 Kucera Jeremiah
1063 Haberer Albert A
1067 Thompson Edwin J
1072 Walgren Albin E
1073 Dahlin Chas A
1076 Husar Frank J
Rosewood av intersects
1082 Vincent Leland G
1083 Lattanzi Domenico
1086 Anderson Henry W
1087 Murdock Max
1092 Hindrum John A M
1096 Reid Herbert W
1097 Meleney Robt C
1102 Orpet Edw O
1107 Trapp Aug M
1108 Olson Oscar W
1111 Trowbridge Edw G
1121 Delaurier Ed
1136 Reynolds Frank D
1142 Patton John
1152 Gooder Leslie M
1176 Coulter Glenn G
Glendale av intersects
1208 Myers Irwin
1218 Bailey Thos H
1238 Wright Wm C
1252 Rook Francis
1260 Roche Gerald C

OAKLEY AV—From Gordon Terrace west to Euclid, 1 south of Ashbury av
1139 Weston Stewart J
1148 Gillies Jas P
1151 Daughaday Hamilton
1160 Aldrich Sherman
1161 Soukup Rudolph H
1171 Webbe Albion S
1180 Kirschbraun Edwin
1181 Farwell Stanley P
1189 Aldrich C A
1190 Pirie John T

ORCHARD LANE (Formerly Fir) — From Fairview av west to R R, 1 south of Willow
470 Weber Norton H
475 Wilson Harold G
479 Gubbins David
480 Fitch Jos E
484 McNulty Michl J
485 Adler Jos I
490 Pierce Wm L
491 Pollen C Frank
Myrtle intersects
503 O'Brien Franklin
512 Thackery Thos W
516 Grupe Edw
519 Sturtevant Wm M
520 Hinman Gliddon
525 Riley Maynard H
535 Weeks Arnold
Poplar intersects
548 Bell Wm H
554 Irish Roland E
557 Farnhan Frank A
560 Hall Louis W
561 Romen John
565 Bechtelheimer Albert E
570 Erickson Alf
571 Smith Philip S
574 Fager Eug P
575 Laing Jas contr
Walnut intersects
580 Sherry Edw
595 Hallstein Geo A
601 Vacant
607 Coale Wm F
611 Slamin Henry A
615 Caldwell Basil D

PARK AV—From Maple av west to Prospect av, 1 north of Pine
707 Erlandson Elon

PELHAM RD — From Rosewood av west, 1 north of Pine
1075 Reed Wm P
1080 Coolidge John E
1099 Conrad Nicholas J
1100 Copeland Fredg W
1175 Dwyer Lawrence P

PINE — From 620 Sheridan rd west to limits
640 Tenney Horace K
648 Cheney F Goddard
660 Nicholls Wm H
Maple av intersects
684 Hancock Frank A
Arbor Vitae rd intersects
725 Vacant
742 Keehn LeRoy D
795 Vorster deWet
796 Giles H Harry
797 Dewar John G
803 Larsen Anna M Mrs
809 Kingery Robt
C & N W R R intersects
Center intersects
844 LeComte John P
845 Ilg Henry Serlet
850 Hein Harry B
856 Koller Mary Mrs
857 Ilg Henry jr
860 Cazel Wm D
Birch intersects
865 McGivern Josephine A Mrs
869 Treadwell Geo L
Walden rd intersects

JOHN WEILAND

NORTH SHORE'S MOST POPULAR TELEGRAPH FLORIST

Evanston Store, 1614 Sherman Ave.
Wilmette Store, 1161 Wilmette Ave.

Phones University 0500-0501
Phone Wilmette 2020

Estate
on
177 Rogers Park 2616

Pettit Edwin A
Prouty Richd
Lippincott Lincoln H
Steacy Jonas R
ΔKane Anne M Mrs
ΔDamberg Ruth
ΔAdams Roma H Mrs
1097ΔStromberg John M
ΔSmith Russell F
1099 Blumenstock Emanuel
ΔDavis Chas H osteo
ΔZimmerman Austin M
1101ΔStevens Harvey B
1108ΔNoble Margt ⓦ
1110ΔCarey Mary Mrs
1111ΔBruecks Walter C ⓦ
1114ΔCarr Walter K
1117 Clampitt John H
1120 Martin Geo I
1121ΔRoberts Wm G
1124ΔPollock Richd M

MT PLEASANT—From 300 Ridge av west to Hibbard rd

767ΔOetigan J Frank ⓦ
808ΔBurnham Fredk ⓦ
815ΔWallace Walter F ⓦ
830ΔMcDonald Geo ⓦ
Birch intersects
906ΔHails Wm B ⓦ
909ΔGriesser Hans ⓦ
Locust rd intersects
1055ΔWashburn Carleton W

MYRTLE—From 500 Hill rd north to Willow

172ΔMaddock Thos E ⓦ
178ΔMorris Claude W ⓦ
182ΔBryson Arth E
188ΔBennett John L ⓦ
196 Hertel Carl W ⓦ
Sunset rd intersects
216ΔBurrows Richd J ⓦ
220ΔBlum Leo A
228ΔStoker Dee A ⓦ
Elder la intersects
252ΔSamelt Camille Mrs ⓦ
Hawthorne la intersects
310ΔTukey Edwin C
Orchard la intersects

OAK—From 500 Sheridan rd west to Glendale

514 Wales Eliz Mrs
520 Mallen Philip H
532 Barnum Harry H
535 Murray Martin J
Poplar intersects
545ΔGreeley Paul W
549 Vacant
553 McCordie Jane L Mrs
560 Lowrey Forest R
576 Barber John E
577 Smith Albert
Walnut intersects
596 Darrow Esther Mrs
597 Christiansen Harold E
607 Milis Matthew
611 Towle Julius C
622 Butz Robt O
625 Zepp Carl W
Cedar intersects
644 Hurlbutt Fredk L
ns Village Common
Maple av intersects

RHAM
IES—NOVELTIES
VE.
CHICAGO

Evanston Fireproof Warehouse
STORAGE, MOVING, PACKING, SHIPPING
Fireproof Warehouse, 1839-1849 East Railroad Ave.
Main Office, 1621 Benson Ave. Tel. Univ. 0091, Wil. 914 All Departments

705ΔKemper Malcolm ⓦ
715 Vacant
723 **Carlton Building**
723-25ΔGeier's Service Sta
Green Bay rd intersects
CNS&MRR intersects
C&NWRR intersects
se corΔWinnetka Free Public Library
Linden intersects
734ΔIllinois Bell Telephone Co
803ΔJohnson Lillian W Mrs sheet metal wks
Brady Mary W Mrs
804ΔMoy Wm C lndry
Diebold Mabel Mrs
806ΔWinnetka Auto Service Co
808ΔLindwall Henry G uphol
Williams Harry
809 Glauner Fredk W
ΔJohnson Victor tailor
812ΔBraun Bros Oil Co
ΔHeating Service Co oil burners
817 Vacant
818ΔWinnetka Libertyville Dairy Inc
819ΔHeating Service Co
ΔBaker Volney M pntr
Klement Paula Mrs
Falasco Jos J
828ΔPhillips Paul ⓦ plstr contr
Chestnut intersects
nw cor Horace Mann Sch
834ΔPaulson John L ⓦ
836ΔKiewik John G ⓦ
842ΔMcDougall Arch B ⓦ
846ΔStordeur Chas T ⓦ
851ΔAnderson Employment Agency
Johnson Thos M ⓦ
Torkelson Thos
852ΔRoyal Jos S
854ΔConley Michl T ⓦ
860 Evangelical Mission Church
861ΔWheat Andrew ⓦ
Ostrand John
Anderson Axel W
Zimmack Harold
872ΔSchramm Lawrence M
Birch intersects
873ΔMartin Wm A
878ΔDeLay Harold S
879ΔSmith Jacob ⓦ
882ΔMathias Henry R
883ΔCarey Wm J ⓦ
887ΔMadson Harry J ⓦ
888ΔEkstorm Caroline T ⓦ
892ΔLascar Davies
893ΔJohnson Lillian W Mrs
899ΔWinterbotham Jos E
900ΔKultcher Eug F
902ΔRumsey Wallace D
903ΔFell Abr L ⓦ
906ΔChilds Mary T Mrs ⓦ
907ΔStoesslein John G ⓦ
910ΔReplogle Jacob E ⓦ
913ΔHadley Wm A ⓦ
916ΔDrew Geo E Rev
922ΔAnderson John C
923ΔNelson Eric ⓦ
926ΔSewell Geo E
927ΔHansen Harry J
931ΔJones Max H
932ΔZimmerman Arnold
941ΔPrice Edw
943ΔWilliams Richd K ⓦ
946ΔHayward Oscar C
947ΔMarsh Hildegard L Mrs ⓦ
Provident av intersects
975ΔCohn Franklin E ⓦ
978ΔWallach Theo
979ΔLoomis Arth H ⓦ
985ΔLuger Chas C ⓦ
988ΔOlson Geo E ⓦ
992ΔMatteoni Gino M ⓦ
995ΔVanWolf Adolph F
Locust intersects
1004ΔMuther Ellis F ⓦ
1005ΔClark Coleman
1010ΔNoble Wm H ⓦ
1011ΔBengstrom Sigrid A Mrs
1014ΔPatchen Melissa B ⓦ
Patchen Gordon F
1015ΔBridges Albert F ⓦ
1020ΔLindwall Henry G ⓦ
ΔCarlson Charlotte
1025ΔHartshorne Wm ⓦ
1026ΔAnderson Louis A ⓦ
1030 Clarke Edw G ⓦ
1031ΔOakley Arth G
1035ΔHansen Paul A ⓦ pntr
1036ΔKrenn Franz ⓦ
1040ΔDuncan Francis W ⓦ
ΔEmerson Ida Mrs
rearΔStruve Theo F
1041ΔWolschon Jos A ⓦ
1050ΔKucera Jeremiah ⓦ landscape gdnr
Rosewood av intersects
1063ΔHaberer Albert A ⓦ
1066ΔStephenson Jos C
1067ΔWallace Robt E
1072ΔWalgren Albin E ⓦ
1073ΔDahlin Chas A ⓦ
1076ΔHusar Frank J ⓦ contr
1082 Vincent Leland G ⓦ carp contr
1083ΔLattanzi Domenico ⓦ
1086ΔAnderson Henry W ⓦ pntr
1087ΔMurdock Max ⓦ
1092ΔLindberg Folke ⓦ
1096ΔReid Herbert W ⓦ
1097ΔMeleney Robt C ⓦ
1102ΔMeadows Minnie D
1107ΔTrapp Aug M ⓦ
1108ΔOlson Oscar W ⓦ
1111ΔTrowbridge Edw G ⓦ
Glendale av intersects
1125 Wuom Henry W
1136ΔReynolds Frank D ⓦ cons eng
1142ΔJenison Garold C ⓦ
1152ΔWeinstock Earl L ⓦ
ΔBerglund Albert O ⓦ
1170ΔGershman Isaac ⓦ
1176ΔCoulter Glenn G ⓦ
Berkeley av intersects
1208ΔMyers Irwin ⓦ
1218ΔBailey Thos H ⓦ
1238ΔCummings Wm G
1244ΔKristof Bessie Mrs
1248ΔShoresman Allen M ⓦ
1252 Mehren Robt J
ΔJoyce Ian K
1280 Worthington Leslie B

OAKLEY AV—From Gordon Terrace west to Euclid, 1 south of Asbury av

1139ΔWeston Stewart J ⓦ
1148 Gillies Jas P
1153ΔNotz John K ⓦ
1160ΔAldrich L Sherman ⓦ
1161ΔSoukup Rudolph H
1170 Michel Anthony L
1171ΔWebbe Albion S ⓦ
1180 Kirschbraun Edwin P
1181ΔFarwell Stanley P ⓦ
1189ΔBelnap Nuel D
1190 Pirie John T

ORCHARD LANE (Formerly Fir) —From Fairview av west to RR, 1 south of Willow

470ΔHoerger Chas W ⓦ
475 Wilson Harold G
479ΔKeith Elbridge ⓦ
480ΔFitch Jos E ⓦ
484ΔNelson Ivar N ⓦ
485ΔFowler Wm R ⓦ
490ΔWright Allen A ⓦ
491ΔPollen C Frank ⓦ
Myrtle intersects
503ΔO'Brien Franklin P ⓦ
507ΔLindberg Wm A ⓦ
512ΔWolff Burton L ⓦ
516ΔHolt Penick S
519ΔSturtevant Wm M
520ΔRichardson Ingram H
525ΔRiley Manard H ⓦ
526ΔGoodhue Cordilia Mrs ⓦ
535ΔWymond Gilbert
Poplar intersects
548ΔHilton Janice Mrs
554ΔBruce John R
557ΔBayard Geo R
560ΔHeizer Edgar F ⓦ
561ΔKomen John ⓦ
565ΔBechtelheimer Albert E
570ΔErickson Olafena C Mrs
571ΔSmith Philip S ⓦ
574ΔFager Eug P ⓦ
575ΔLaing Jas ⓦ contr
580ΔMattiessen Theo D
Walnut intersects
595ΔHallstein Geo A ⓦ
599ΔTaylor Richd N
Tuttle Harriet E Mrs
607ΔCoale Wm F ⓦ
611ΔSlamin Henry A ⓦ
615ΔCaldwell Basil D

PARK AV—From Maple av west to Prospect av, 1 north of Pine

PELHAM RD — From Rosewood av west, 1 north of Pine

1075ΔNielsen Arth C
1080ΔCoolidge John K ⓦ
1090ΔConrad Nicholas J ⓦ
1100ΔCopeland Fredk W ⓦ
1120 Vacant
Ardsley rd intersects
1175 Vacant

PINE — From 620 Sheridan rd west to limits

640 Vacant
648ΔCheney Fredk
660ΔBlesius Matt O ⓦ
Maple av intersects
684ΔHammond Chas H
Arbor Vitae rd intersects
725 Win Congregational Church
742 Keehn LeRoy D
797 Jupp Harry M
803 Larsen E Evans
809 Kingery Robt
813 Fjellman Axel H
C&NWRR crosses
844 LeComte John P
ΔLeComte Elsie M Mrs ⓦ
Hironimus Paul
Green Bay rd intersects
845ΔIlg Henry ⓦ florist
850ΔHein Harry B
856ΔKoller Mary Mrs ⓦ
ΔKeil Chas M
857ΔIlg Henry J
860ΔOlson Helmer
Birch intersects

Almer Coe & Company
OPTICIANS
SPECTACLES and EYEGLASSES
STILL and MOVIE CAMERAS
Binoculars, Microscopes, Telescopes, Barometers, Developing and Printing
1645 Orrington Avenue
EVANSTON
University 6804

OAK—Contd
899ΔWinterbotham Jos E Ⓔ
900ΔBaldwin Jos L
902ΔRumsey Wallace D
903ΔPell Abr L Ⓔ
906ΔChilds Mary T Mrs Ⓔ
907ΔStoessiein John G Ⓔ
910ΔReplogle Jacob E Ⓔ
913ΔHadley Wm A Ⓔ
916ΔBehrendt Albert L
922ΔAnderson Jack C
923ΔNelson Eric Ⓔ
926 Vacant
927ΔHansen Harry J
931ΔJones Max B
932ΔAnderson Henry C Ⓔ
941ΔPrice Edw S
943ΔClarke Harry P
946ΔHayward Oscar C
947ΔMurphy Richd L
Provident av intersects
975ΔBorkovitz Wm G
978 Vacant
979ΔLoomis Arth H Ⓔ
985ΔLuger Chas O Ⓔ
988ΔOlsen Geo E Ⓔ
992ΔMatteoni Gino M Ⓔ
995ΔVanWolf Adolph F
Locust intersects
1004ΔMuther Ellis F Ⓔ
1005ΔClark Coleman
1010ΔNoble Wm H Ⓔ
1011ΔBengstrom Sigrid A Mrs
1014ΔPatchen Melissa B Ⓔ
1015ΔBridges Albert F Ⓔ
1020ΔLindvall Henry G Ⓔ
ΔWilson Robt A
ΔHoward Walter
1025ΔHartshorne Wm Ⓔ
1026ΔAnderson Louis A Ⓔ
1030 Clarke Edw G Ⓔ
1031ΔMalone Frank J
1035ΔHansen Paul A Ⓔ
patr
1038ΔKrenn Franz Ⓔ
landscape gdnr
1040ΔDuncan Francis W Ⓔ
ΔEmerson Anna
rear ΔStruve Theo F
1041ΔWolschon Jos A Ⓔ
1050ΔKucera Jeremiah Ⓔ
landscape gdnr
Rosewood av intersects
1063ΔHaberer Albert A Ⓔ
1066ΔStephenson Jos C
1067 Vacant
1072ΔWalgren Albin E Ⓔ
1073ΔDahlin Chas A Ⓔ
1076ΔHusar Frank J Ⓔ carp contr
1082 Vincent Leland G Ⓔ carp contr
1085ΔLattanzi Domenico Ⓔ
1086ΔAnderson Gerda Mrs Ⓓ
1087ΔMurdock Max Ⓔ
1092ΔLindberg Folke Ⓔ
1096ΔReid Herbert W Ⓔ
1097ΔMeleney Robt C Ⓔ
1102ΔMeadows Minnie D Mrs
1107ΔTrapp Aug M Ⓔ
1108ΔOlson Oscar W Ⓔ
1111ΔTrowbridge Edw G Ⓔ
Glendale av intersects
1136ΔReynolds Frank D Ⓔ cons eng
1142ΔWeston Arth F Ⓔ
1152ΔWeinstock Earl L Ⓔ
1170ΔGershman Isaac Ⓔ
1176ΔCoulter Glenn G Ⓔ
Berkley av intersects
1208ΔMyers Irvin Ⓔ
1218ΔBailey Thos H Ⓔ
1238ΔCummings Wm G
1244 Kucera Jas
1248ΔShoresman Allen M Ⓔ
1252ΔSherman L B jr
1260ΔHochuli Walter
Hibbard rd intersects
City limits

OAKLEY AV—From Gordon Terrace west to Euclid av, 1 north of Tower rd
1139ΔWeston Stewart J Ⓔ
1140ΔMackenzie Wallace D
1148ΔWalter Pierre Ⓔ
1153ΔNotz John K Ⓔ
1160ΔAldrich L Sherman Ⓔ
1161ΔSoukup Rudolph H
1170 Michel Anthony L
1171ΔWebbe Albion S Ⓔ
1180ΔSizer Wm A Ⓔ
1181ΔFarwell Stanley P Ⓔ
1183ΔRelnap Nael D
1190 Pirie John T
Euclid av intersects

ORCHARD LANE (Formerly Fir)— From 310 Fairview av west to Wilson
470ΔHoerger Chas W Ⓔ
473ΔWilson Harold G Ⓔ
479ΔKeith Elbridge Ⓔ
486ΔFitch Jos E Ⓔ
484ΔNelson Ivar N Ⓔ
485ΔFowler Wm R jr Ⓔ
490ΔWright Allen A Ⓔ
491ΔPollen C Frank Ⓔ
Myrtle intersects
503ΔO'Brien Franklin P Ⓔ
507ΔLindberg Wm A Ⓔ
512ΔWolff Burton L Ⓔ
516 Vacant
519ΔSturtevant Wm M
520ΔRichardson Ingram H Ⓔ
525ΔRiley Maynard H Ⓔ
528ΔGoodhue Cordelia Mrs Ⓒ
535ΔCooper Henry N
Poplar intersects
548ΔHilton Janice Mrs
554ΔBruce John R
557ΔFarnham Frank Ⓔ
560ΔHelzer Edgar F
561ΔKomen John Ⓔ
565ΔBechtelheimer Albert E Ⓔ
570ΔErickson Glafena C Mrs Ⓒ
571ΔSmith Philip S Ⓔ
574ΔFager Eug P Ⓔ
575ΔLaing Eliz Mrs Ⓔ
580ΔMatthiesser Theo D
Walnut intersects
595ΔHallstein Geo A Ⓔ
599ΔErwin Chas W
607ΔCoale Wm F Ⓔ
611ΔSlamin Henry A Ⓔ
615ΔCaldwell Basil D Ⓔ
Wilson intersects

PARK AV E (See East Park av)

PARK AV W (See West Park av)

PARK LANE—From E Park av north to Sheridan road, 1 west of Maple

PELHAM RD — From Rosewood av west 2 blocks 1 north of Pine
Park Lane ends
Prospect av intersects
1075ΔReed Lila Mrs Ⓔ
1080ΔCoolidge John K Ⓔ
1099ΔConrad Nicholas J Ⓔ
1100ΔCopeland Fredk W Ⓔ
1126ΔEmbree Henry S Ⓔ
Ardsley rd intersects
1175ΔMason Geo A jr Ⓔ

PINE—From opp 627 Sheridan road west to Forest way
Cedar ends
640ΔSherman Stuart
648ΔCheney F Goddard Ⓔ
660ΔBlesius Matt O Ⓔ
Maple intersects
681ΔHammond Chas H Ⓔ
Arbor Vitae rd ends
725 Wm Congregational Church
742ΔKeehn LeRoy D Ⓔ
Prospect av begins
Lincoln av intersects
797 Jupp Harry M
803 Larsen E Evans
809 Kingery Robt
813 Fjellman Axel H
CNS&MRR crosses
C&NWRY crosses
Green Bay rd intersects
844ΔLeConte Elsie M Mrs Ⓔ
845ΔIlg Henry Ⓔ florist
850ΔHein Harry B
856ΔKoller Mary Mrs Ⓔ
ΔKell Chas M
857ΔIlg Henry J jr
860ΔOlson Helmer
Birch ends
865ΔMcGivern Josephine A Mrs Ⓒ
869ΔNaylor Otto G Ⓔ
872ΔGraham Adele G Mrs
ΔTaylor Clive J
876 Benz Philip J Ⓔ
882ΔFischer Richd
886ΔFalk Ralph W
894ΔCooley Saml R Ⓔ
Walden rd begins
902ΔArnold Jos K Ⓔ
Provident rd ends
920ΔGundlach Waldo L Ⓔ
921ΔHoffman Fay Mrs Ⓔ
928ΔWatson Guy A Ⓔ
934ΔEkstedt Oscar E Ⓔ
938ΔHolton Thos H Ⓔ
942ΔWelles Jos N
Blackthorn rd begins
952ΔMinor Chas S Ⓔ
958ΔScott Morris A Ⓔ
962ΔMoon Victor C Ⓔ
Shaw Gordon
968ΔVanderVries Bernice Mrs Ⓒ
ΔMcDonald Peter Ⓔ carp contr
975ΔMcNitt Louise R Mrs Ⓒ
982ΔMess Harry M Ⓔ
992ΔEarhart David B Ⓔ
Locust intersects
1004ΔBurch Robt L
1010ΔMacKusick Byron L
1014ΔAnderson Arth S Ⓔ
1015ΔHoward Eug A Ⓔ
1016ΔBacklin Torsten
1020ΔJohnson John E Ⓔ
ΔTorgersen Neldina
1025ΔEckhart Harold Ⓔ
1026ΔBethke Ray P
1031ΔDietrich Geo J
1035ΔBrown Francis C Ⓔ
1039ΔDroegemueller Arth C Ⓔ
1040ΔDonovan Jas A
1045ΔStarrett Lucy Mrs Ⓔ
1046ΔAmbrose Elmer
Rosewood av intersects
1066ΔPrebensen Harold J
1072ΔWagner Frank Ⓔ
1076ΔHumrich Edw R Ⓔ
rear ΔSprague Jennie Mrs

EVANSTON MI
Interior Trim—Stove
2125 Dewey Avenue

WINNETKA

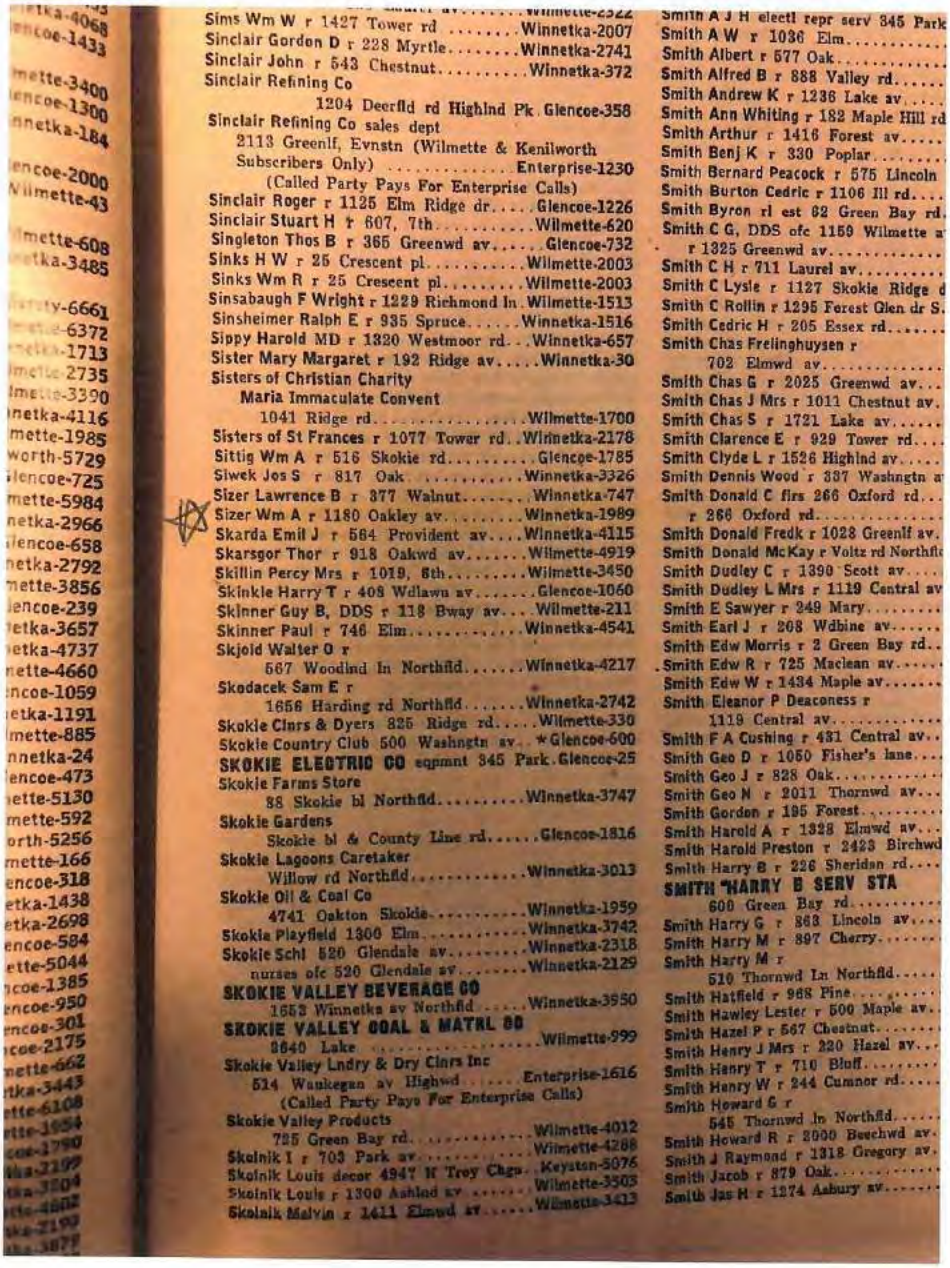
1082ΔDean Arth R
1083 Vacant
1084ΔMellor Clarence L Ⓔ
1085ΔDawson John F Ⓔ
1100ΔPirtle Chas G Ⓔ
1110ΔSinclair Gordon D
Glendale av ends
Ardsley rd begins
1124ΔWarfield Wm S III Ⓔ
1130ΔSelfridge Calvin F Ⓔ
1153ΔClayton J Paul Ⓔ
1154ΔCondon Thos J Ⓔ
Berkley av intersects
1161ΔMeaiton Wm R Ⓔ
Pine ln begins
1180ΔHiben Geo W
Forest way intersects
(Not open)

PINE LANE (Private Road)—From 1181 Pine north 1 Block
1140ΔBlackett Hill Ⓔ
1150ΔShort Jeffrey R Ⓔ
1440McPherson Donald F Ⓔ

POPLAR—From intersection of Wilson and road north to Sheridan road
214 Vacant
226ΔPellet Herbert H
2230Lewis MacHoplie
2250ΔBarnes Jesse H Ⓔ
Elder ln intersects
2340ΔScherer R Edmund Ⓔ
2350Bleiteiner Wm A
2650ΔPeter Kirk L Ⓔ
2710ΔPollard Brooks R
2760Andrews Howard C Ⓔ
2770Butler Arth A
Hawthorn ln intersects
3002ΔWhitney Marcus Ⓔ
3015ΔSutherland Chas H
3150ΔReade Ralph W Ⓔ
Orchard ln begins
3330ΔSmith Jesse K Ⓔ
3410Δ

PORTER
Ingleside road

731 Vacant

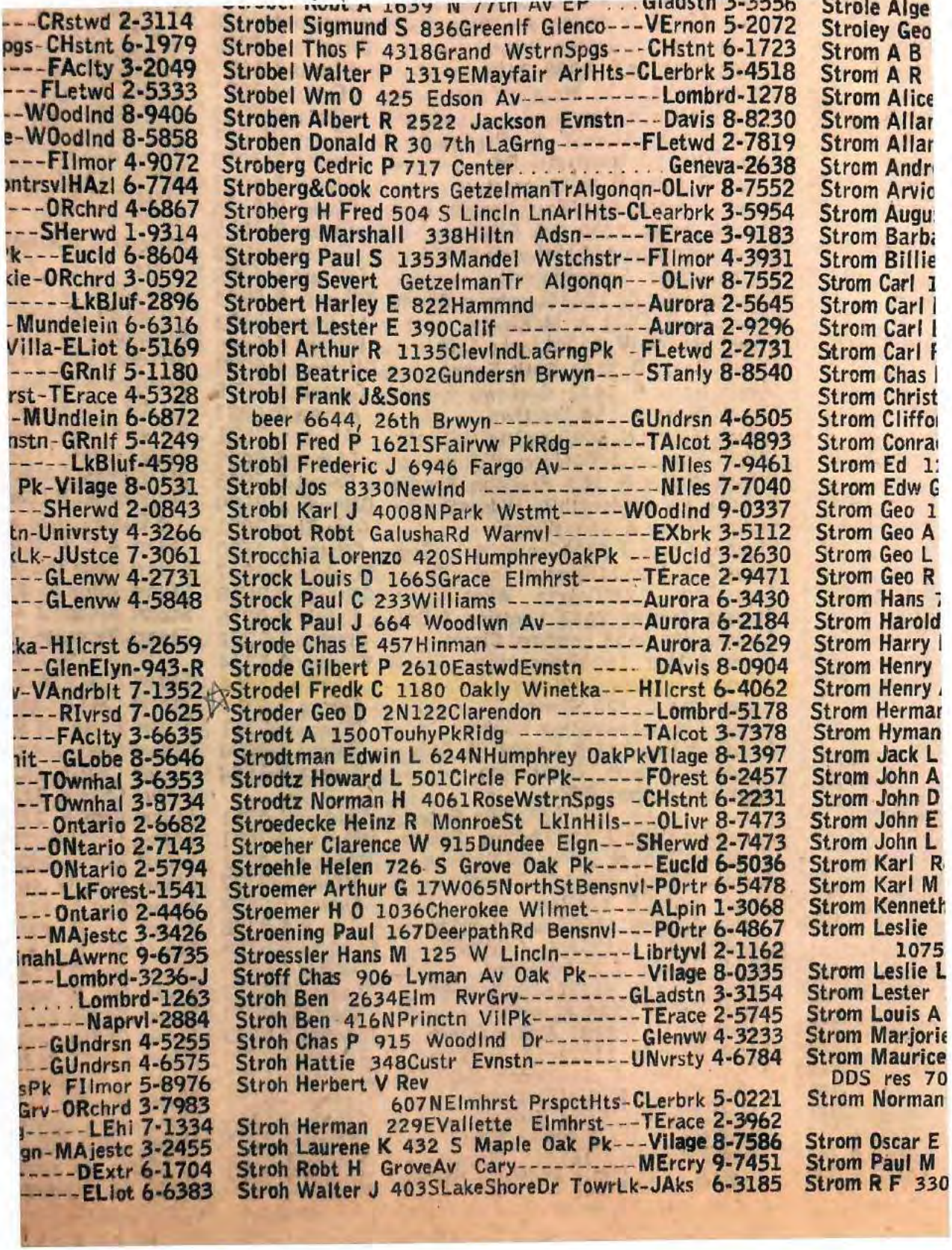


Sims Wm W r 1427 Tower rd Winnetka-2007
Sinclair Gordon D r 228 Myrtle..... Winnetka-2741
Sinclair John r 543 Chestnut..... Winnetka-372
Sinclair Refining Co
1204 Deerfld rd Highlnd Pk Glencoe-358
Sinclair Refining Co sales dept
2113 Greenlf, Evnstn (Wilmette & Kenilworth Subscribers Only) Enterprise-1230
(Called Party Pays For Enterprise Calls)
Sinclair Roger r 1125 Elm Ridge dr..... Glencoe-1226
Sinclair Stuart H r 607, 7th..... Wilmette-620
Singleton Thos B r 365 Greenwd av..... Glencoe-732
Sinks H W r 25 Crescent pl..... Wilmette-2003
Sinks Wm R r 25 Crescent pl..... Wilmette-2003
Sinsabaugh F Wright r 1229 Richmond ln Wilmette-1513
Sinsheimer Ralph E r 935 Spruce..... Winnetka-1516
Sippy Harold MD r 1320 Westmoor rd... Winnetka-657
Sister Mary Margaret r 192 Ridge av..... Winnetka-30
Sisters of Christian Charity
Maria Immaculate Convent
1041 Ridge rd..... Wilmette-1700
Sisters of St Frances r 1077 Tower rd.. Winnetka-2178
Sittig Wm A r 516 Skokie rd..... Glencoe-1785
Siwek Jos S r 817 Oak..... Winnetka-3326
Sizer Lawrence B r 377 Walnut..... Winnetka-747
Sizer Wm A r 1180 Oakley av..... Winnetka-1989
Skarda Emil J r 564 Provident av.... Winnetka-4115
Skarsgor Thor r 918 Oakwd av..... Wilmette-4919
Skillin Percy Mrs r 1019, 8th..... Wilmette-3450
Skinkle Harry T r 408 Wdlawn av..... Glencoe-1060
Skinner Guy B, DDS r 118 Bway av.... Wilmette-211
Skinner Paul r 746 Elm..... Winnetka-4541
Skjold Walter O r
567 Woodlnd ln Northfld..... Winnetka-4217
Skodacek Sam E r
1656 Harding rd Northfld..... Winnetka-2742
Skokie Clnrs & Dyers 825 Ridge rd..... Wilmette-330
Skokie Country Club 500 Washngtn av.. *Glencoe-600
SKOKIE ELECTRIC CO eqpmnt 345 Park Glencoe-25
Skokie Farms Store
88 Skokie bl Northfld..... Winnetka-3747
Skokie Gardens
Skokie bl & County Line rd..... Glencoe-1816
Skokie Lagoons Caretaker
Willow rd Northfld..... Winnetka-3013
Skokie Oil & Coal Co
4741 Oakton Skokie..... Winnetka-1959
Skokie Playfield 1300 Elm..... Winnetka-3742
Skokie Schl 520 Glendale av..... Winnetka-2318
nurses ofc 520 Glendale av..... Winnetka-2129
SKOKIE VALLEY BEVERAGE CO
1653 Winnetka av Northfld Winnetka-3950
SKOKIE VALLEY COAL & MATRL CO
3640 Lake Wilmette-999
Skokie Valley Lndry & Dry Clnrs Inc
514 Waukegan av Highwd..... Enterprise-1616
(Called Party Pays For Enterprise Calls)
Skokie Valley Products
725 Green Bay rd..... Wilmette-4012
Skolnik I r 703 Park av..... Wilmette-4288
Skolnik Louis decor 4947 N Troy Chgo.. Keystn-5076
Skolnik Louis r 1300 Ashland av Wilmette-3303
Skolnik Melvin r 1411 Elmwd av..... Wilmette-3413

Smith A J H electl repr serv 345 Park
Smith A W r 1036 Elm.....
Smith Albert r 577 Oak.....
Smith Alfred B r 888 Valley rd.....
Smith Andrew K r 1236 Lake av.....
Smith Ann Whiting r 182 Maple Hill rd
Smith Arthur r 1416 Forest av.....
Smith Benj K r 330 Poplar.....
Smith Bernard Peacock r 575 Lincoln
Smith Burton Cedric r 1106 Ill rd....
Smith Byron rl est 62 Green Bay rd.
Smith C G, DDS ofc 1159 Wilmette a
r 1325 Greenwd av.....
Smith C H r 711 Laurel av.....
Smith C Lysle r 1127 Skokie Ridge d
Smith C Rollin r 1295 Forest Glen dr S.
Smith Cedric H r 205 Essex rd.....
Smith Chas Frelinghuysen r
702 Elmwd av.....
Smith Chas G r 2025 Greenwd av...
Smith Chas J Mrs r 1011 Chestnut av.
Smith Chas S r 1721 Lake av.....
Smith Clarence E r 929 Tower rd....
Smith Clyde L r 1526 Highlnd av.....
Smith Dennis Wood r 337 Washngtn a
Smith Donald C firs 266 Oxford rd...
r 266 Oxford rd.....
Smith Donald Fredk r 1028 Greenlf av.
Smith Donald McKay r Voltz rd Northfld
Smith Dudley C r 1390 Scott av.....
Smith Dudley L Mrs r 1119 Central av
Smith E Sawyer r 249 Mary.....
Smith Earl J r 268 Wdbine av.....
Smith Edw Morris r 2 Green Bay rd..
Smith Edw R r 725 Maclean av.....
Smith Edw W r 1434 Maple av.....
Smith Eleanor P Deaconess r
1119 Central av.....
Smith F A Cushing r 431 Central av..
Smith Geo D r 1050 Fisher's lane....
Smith Geo J r 828 Oak.....
Smith Geo N r 2011 Thornwd av...
Smith Gordon r 195 Forest.....
Smith Harold A r 1328 Elmwd av...
Smith Harold Preston r 2423 Birchwd
Smith Harry B r 226 Sheridan rd....
SMITH HARRY B SERV STA
600 Green Bay rd.....
Smith Harry G r 863 Lincoln av....
Smith Harry M r 897 Cherry.....
Smith Harry M r
510 Thornwd ln Northfld.....
Smith Hatfield r 968 Pine.....
Smith Hawley Lester r 500 Maple av..
Smith Hazel P r 567 Chestnut.....
Smith Henry J Mrs r 220 Hazel av...
Smith Henry T r 710 Bluff.....
Smith Henry W r 244 Cumnor rd.....
Smith Howard G r
545 Thornwd ln Northfld.....
Smith Howard R r 2000 Beechwd av.
Smith J Raymond r 1318 Gregory av.
Smith Jacob r 879 Oak.....
Smith Jas H r 1274 Asbury av.....

1944 Phone book

1958 Phone Book



---CRstwd 2-3114
pgs-CHstnt 6-1979
----FAcity 3-2049
---FLetwd 2-5333
--WOodlnd 8-9406
e-WOodlnd 8-5858
---FIlmor 4-9072
ntrsvlHAzl 6-7744
---ORchrd 4-6867
---SHerwd 1-9314
'k---Eucld 6-8604
kie-ORchrd 3-0592
-----LkBluf-2896
-Mundelein 6-6316
Villa-ELiot 6-5169
----GRnlf 5-1180
rst-TErace 4-5328
-MUndlein 6-6872
nstn-GRnlf 5-4249
-----LkBluf-4598
Pk-Vilage 8-0531
---SHerwd 2-0843
tn-Univrsty 4-3266
kLk-JUstce 7-3061
---GLenvw 4-2731
---GLenvw 4-5848

ka-HIlcrst 6-2659
---GlenElyn-943-R
v-VAndrblt 7-1352
----RIvrsd 7-0625
----FAcity 3-6635
nit--GLobe 8-5646
--TOwnhal 3-6353
--TOwnhal 3-8734
---Ontario 2-6682
---ONtario 2-7143
---ONtario 2-5794
---LkForest-1541
---Ontario 2-4466
---MAjestc 3-3426
inahLAwrnc 9-6735
---Lombrd-3236-J
.....Lombrd-1263
-----Naprvl-2884
---GUndrsn 4-5255
---GUndrsn 4-6575
sPk FIlmor 5-8976
Grv-ORchrd 3-7983
-----LEhi 7-1334
gn-MAjestc 3-2455
-----DExtr 6-1704
-----ELiot 6-6383

Strobel Robt A 1659 N 77th Av EP ...Gladstn 5-5556
Strobel Sigmund S 836Greenlf Glenco---VErnon 5-2072
Strobel Thos F 4318Grand WstrnSpgs---CHstnt 6-1723
Strobel Walter P 1319EMayfair ArlHts-CLerbrk 5-4518
Strobel Wm O 425 Edson Av----------Lombrd-1278
Stroben Albert R 2522 Jackson Evnstn---Davis 8-8230
Stroben Donald R 30 7th LaGrng-------FLetwd 2-7819
Stroberg Cedric P 717 Center.....Geneva-2638
Stroberg&Cook contrs GetzelmanTrAlgonqn-OLivr 8-7552
Stroberg H Fred 504 S Lincln LnArlHts-CLearbrk 3-5954
Stroberg Marshall 338Hiltn Adsn-----TErace 3-9183
Stroberg Paul S 1353Mandel Wstchstr--FIlmor 4-3931
Stroberg Severt GetzelmanTr Algonqn---OLivr 8-7552
Strobert Harley E 822Hammnd --------Aurora 2-5645
Strobert Lester E 390Calif ----------Aurora 2-9296
Strobl Arthur R 1135ClevlndLaGrngPk -FLetwd 2-2731
Strobl Beatrice 2302Gundersn Brwyn----STanly 8-8540
Strobl Frank J&Sons
beer 6644, 26th Brwyn----------GUndrsn 4-6505
Strobl Fred P 1621SFairvw PkRdg------TAlcot 3-4893
Strobl Frederic J 6946 Fargo Av--------NIles 7-9461
Strobl Jos 8330Newlnd ----------NIles 7-7040
Strobl Karl J 4008NPark Wstmt-----WOodlnd 9-0337
Strobot Robt GalushaRd Warnvl--------EXbrk 3-5112
Strocchia Lorenzo 420SHumphreyOakPk --EUcld 3-2630
Strock Louis D 166SGrace Elmhrst-----TErace 2-9471
Strock Paul C 233Williams ----------Aurora 6-3430
Strock Paul J 664 Woodlwn Av--------Aurora 6-2184
Strode Chas E 457Hinman ----------Aurora 7-2629
Strode Gilbert P 2610EastwdEvnstn ---- DAvis 8-0904
Strodel Fredk C 1180 Oakly Winetka---HIlcrst 6-4062
Stroder Geo D 2N122Clarendon --------Lombrd-5178
Strodt A 1500TouhyPkRidg ----------TAlcot 3-7378
Strodtman Edwin L 624NHumphrey OakPkVIlage 8-1397
Strodtz Howard L 501Circle ForPk------FOrest 6-2457
Strodtz Norman H 4061RoseWstrnSpgs -CHstnt 6-2231
Stroedecke Heinz R MonroeSt LkInHils---OLivr 8-7473
Stroeher Clarence W 915Dundee Elgn---SHerwd 2-7473
Stroehle Helen 726 S Grove Oak Pk-----Eucld 6-5036
Stroemer Arthur G 17W065NorthStBensnvl-POrtr 6-5478
Stroemer H O 1036Cherokee Wilmet-----ALpin 1-3068
Stroening Paul 167DeerpathRd Bensnvl---POrtr 6-4867
Stroessler Hans M 125 W Lincln------Librtyvl 2-1162
Stroff Chas 906 Lyman Av Oak Pk-----Vilage 8-0335
Stroh Ben 2634Elm RvrGrv---------GLadstn 3-3154
Stroh Ben 416NPrinctn VilPk---------TErace 2-5745
Stroh Chas P 915 Woodlnd Dr--------Glenvw 4-3233
Stroh Hattie 348Custr Evnstn--------UNvrsty 4-6784
Stroh Herbert V Rev
607NElmhrst PrspctHts-CLerbrk 5-0221
Stroh Herman 229EVallette Elmhrst---TErace 2-3962
Stroh Laurene K 432 S Maple Oak Pk---Vilage 8-7586
Stroh Robt H GroveAv Cary----------MErcry 9-7451
Stroh Walter J 403SLakeShoreDr TowrLk-JAks 6-3185

Strole Alge
Stroley Geo
Strom A B
Strom A R
Strom Alice
Strom Allar
Strom Allar
Strom Andr
Strom Arvic
Strom Augu
Strom Barb
Strom Billie
Strom Carl 1
Strom Carl
Strom Carl
Strom Carl
Strom Chas
Strom Christ
Strom Cliffo
Strom Conra
Strom Ed 1
Strom Edw G
Strom Geo 1
Strom Geo A
Strom Geo L
Strom Geo R
Strom Hans
Strom Harold
Strom Harry
Strom Henry
Strom Henry
Strom Herma
Strom Hyman
Strom Jack L
Strom John A
Strom John D
Strom John E
Strom John L
Strom Karl R
Strom Karl M
Strom Kenneth
Strom Leslie
1075
Strom Leslie L
Strom Lester
Strom Louis A
Strom Marjorie
Strom Maurice
DDS res 70
Strom Norman

Strom Oscar E
Strom Paul M
Strom R F 330

1960 Phone Book

LAKESHORE HEATING CO
1705Midlnd HighldPk-IDlwd 2-6838
LAKESIDE AUTO REPR SERVICE
214GreenBayRd Highwd-IDlwd 2-7000
LAKESIDE CAR RENTAL SERV
214 Green Bay Highwd-ID 2-7000
Lakeside Congrtn For Reform Judaism
622RogerWilliams HighldPk-IDlwd 2-7950
LAKESIDE GLASS & PAINT CO
1914, 1st HighldPk-IDlwd 2-7211
Lakeside Refrgrtn Co
603Provident Winetka-HIlcrst 6-0550
Lakeview Enterprises 2646 Pauline Glenvw---PA 4-7476
LAKEVIEW HOMES 2640 PaulineAvGlenvw-YO 5-2550
Lakey Ruth Mrs 257 E MktSq Lk Forest----CE 4-1409
Lakin Nathan 1816Rosemary HighldPk---IDlwd 2-4142
Lakin Oertell L 2231 Swainwd Glenvw-----PA 4-6614
Lakin Oscar 751 Woodrdg Glenco----------VE 5-1751
Laking Jon M 4 Happ Nfld-------------HI 6-6586
Lakoske Raymond 232 CottnwdNorthbrk-CRstwd 2-1944
Lakowske Walter R 7325 Breen Niles------YO 6-5487
Lakso&Svenson Bldrs
2772 Skokie Vally Rd Highld Pk-IDlwd 2-6770
Lalashis Albert 3131 Hartzell Evnstn-------UN 4-2473
Lalla Jos S 3301 Linneman Glenvw--------PA 4-6349
L'Allier Donald 8318AKeatng Skokie---ORchrd 4-7449
Lally Edw F 3316Harrisn Evnstn---------GRnlf 5-0361
Lally Patk 1330 E Rand Rd Des Pl---------VA 7-6873
Lally Roy J 2000 Lincln Evnstn----------GRnlf 5-7071
Lally Thos D 610 Lee Des Pl-------------VA 4-3640
Laloggia Angelo J 7027 Birchwd---------NIles 7-7086
LaLond Alex J 315Root PkRidg---------TAlcot 3-1544
LaLonde Thomas K 800Prairie Glenco--VErnon 5-0234
Lalor Bruce M Maylnd Villa Rd Half Day-NEwtn 4-3259
Laloski Raymond 8928 Austin Mortn Grv---YO 5-0988
Lama Howard W Jr 338 Cumberlnd Des Pl---VA 4-0218
Laman Thos G 817 Jeannette Des Plains----VA 4-7769
LaManna Ercol 4923 Sherwin Skokie---ORchrd 5-2974
LaManna Jos 7444Kildare Skokie ------ORchrd 5-1688
Lamanna Mike 348Prairie Highwd------IDlwd 2-2520
Lamantia Anthony 8539 Osceola Niles------YO 6-6297
LaMantia Aug 2135 Halsey Dr Des Pl-----VA 7-2087
LaMantia Frank 523 Pinehrst Des Pl--VAndrbit 7-5054
LaMantia Isadore 4908ACarol Skokie---ORchrd 4-3281
LaMAR CLNRS 2500 Ridge Rd Evnstn-----UN 4-7666
LaMarche Adrian V 1909SNewtn PkRidg-TAlcot 3-0733
LaMarche Aug Long Grove Ill-----------NEwtn 4-3373
Lamarche Julio A 1157 Lincln Glenvw-----PA 4-8484
Lamarz Mary Ann 8461 Oleandr Niles------YO 6-6241
Lamb Andrew 864 Boal Winetka-----------HI 6-0532
Lamb Andrew T Mrs 2646Ewing Evnstn-UNvrsty 4-4956
Lamb Chas G 1445WTouhy PkRdg------TAlcot 5-2645
Lamb Chas P 1308 Campbell Des Pl---VAndrbit 4-7126
Lamb Geo G 1856 Sherman Evnstn--------UN 9-2772
Lamb Hershel A 2144 Greenwd Wilmet-----AL 6-1869
Lamb Irene 3900Jerome Skokie--------ORchrd 3-8513
Lamb John J 1200 Isabella Wilmet------ALpin 1-1045
Lamb Kenneth R 147 N Warrngtn Des Pl---VA 4-0762
Lamb Leland W 1726ChancellorEvnstn ---GRnlf 5-0956
Lamb Mary 1725 Orrngtn Evnstn----------UN 9-2193
Lamb Maurine 801Simpson Evnstn------GRnlf 5-6198
Lamb Robt 719BrummelEvnstn ----------GRnlf 5-5148
Lamb Robt R 760 Fairhope Glenvw---------PA 4-6694
Lamb Verner E MD 1110Dobsn Evnstn---DAvis 8-2440
Lamb Wray P 8957 Lamon Skokie-----ORchrd 5-6358
Lambart Eric C 670Blackthrn Winetka--HIlcrst 6-2595
Lambart Eugene Algonquin Rd Pk Rdg-----TA 3-8930
LAMBDA CHI ALPHA N U Campus Evnstn-GR 5-9591
Lambe C M 2319Thayer Evnstn---- ----GRnlf 5-6640
Lambeau Eugene 10007 WRosemntRosemont-TA 5-4861
Lambel Lee M 234 Graylynn Dr Mt Prspct--VA 4-5127
Lambel Reinhold 8049ElmoreAv Niles---TAlcot 3-1866
Lamberg Alex 1907Maple Evnstn-------DAvis 8-2975
Lamberg Otto J 1939 Linneman Glenvw-----PA 4-1896
LAMBERT *also see* LAMPERT
Lambert Albert L 1609 Lake Av Wilmet-ALpin 1-5031
Lambert Alfred P Jr 737 DundeeRdNorthbrk-CR 2-5940
Lambert Arthur W 266 Latrobe Nfld --HIlcrst 6-3119
Lambert Elmer 168 N Wildwd Lk Forest----CE 4-1525
Lambert F Franklin 8211NWisner Niles--TAlcot 3-9527
Lambert Geo R 1319 Oak Evnstn ------GRnlf 5-2772
Lambert Howard W 2088DavidDrDesPl-VAndrbit 4-5661
Lambert J H 1942 Lee Des Pl --------VAndrbit 4-4020
Lambert J H 486Pleasant HighldPk-----IDlwd 2-4868
Lambert John J 1355Westwd Northbrk--CRstwd 2-1305
Lambert Julian M 9339Ridgewy Skokie--ORchrd 4-0166
Lambert June Elliott 601 Locust Wilmet-ALpin 1-0304
Lambert Kenneth 421-ADodge Evnstn----DAvis 8-4353
Lambert L F 508 Hazelwd Ln Glenvw------PA 4-5582
Lambert Leonard 8028Floral Skokie ----ORchrd 5-1434
Lambert Leonard L 7923 Kenneth Skokie---OR 5-2975
Lambert M Jos 27 Parkvw Glenvw---------PA 4-2505
Lambert Mary Mrs 7903 Neva ----------NIles 7-9069
Lambert Milton H res 6418 Kolmar Lincnwd-OR 6-3828
daughter's teleph 6418 Kolmar Lincnwd OR 6-3423
Lambert Motor Sales Inc 5806 W 63 Chgo PO 7-3121
Lambert Nicholas 227 Warrington Des Plains-VA 4-153[illegible]
Lambert Nicholas M 601 Locust Wilmet-ALpin 1-0304
Lambert Norman 6435ChristianaLincnwd-ORchrd 5-5625
Lambert P E 1050 N Griffith Lk Forest-----CE 4-1708
Lambert Palmer F 9003 Bronx Skokie------OR 5-5082
Lambert Preston 2116 Oaktn Av Pk Rdg---TA 5-1404
Lambert Ray W 804Pearsn DesPl----VAndrbit 4-2974
Lambert Richard D 3823Estes Lincnwd-ORchrd 3-5529
Lambert Richard P 308 N Telegraph Lk Bluf-CE 4-4147
Lambert Robt J 375Golf DesPlains---VAndrbit 4-3559
Lambert&Stielow ldscapg 8028Floral Skokie-OR 5-1434
Lambert Thos 1008 Main Evnstn-----------UN 4-9236
Lambert Walter C 612 S Delphia Pk Ridg---TA 3-2428
Lambert Walter J 1015 Pfingsten Glenvw---PA 4-8255
Lambert Wm 100EastAv PkRdg--------TAlcot 5-2360

Lamberti Louis 433 Funstn Highwd----------ID 3-1680
Lamberton Richard H
1466 N GreenBay Lk Forest-CE 4-3127
Lamberts J J 1139 Ridge Av Evnstn--------DA 8-4161
Lamberts Judy 1725 Orrngtn Evnstn--------UN 9-2434
Lamberty Clifford 4903Hull Skokie----ORchrd 3-5188
Lambesis Ernest G Saundrs Rd Lk Forest----CE 4-3988
Lambooy W H 3121 Ill Wilmet---------ALpin 1-7372
Lambos Jas E 7850Niles Skokie-------ORchrd 4-7008
Lambrecht Al 550 Lincln Evnstn----------UN 9-2879
Lambrecht Jos G N River Rd Des Plains----VA 4-8209
Lambrecht Robt G 600Goodwin PkRidg--TAlcot 3-9292
Lambrecht Wm H 1817 S Ashlnd Pk Ridg---TA 3-4674
Lambrechts Herbert W 1774 Ash Des Pl---VA 4-3318
LAMBRECHT'S JWLRS & SILVERSMITH
1131Centrl Wilmet-ALpin 1-3284
Lambros S Peter 52 Park Ln Golf---------PA 4-5948
Lambruschi Fred res 1030 Centrl Glenvw---PA 4-0599
LaMendola Mario 330 E Old Elm Lk Forest-CE 4-4116
Lamer Wm B 52 Williamsbrg Rd Skokie----OR 3-2562
LaMere Raymond M 52 S Centrl Highwd---ID 3-2423
Lamermayer Richard N DDS
450GreenBay Kenlwrth-ALpin 1-0270
res 7061 Kedzie Niles---------------YO 6-6090
Lamey Robt 4622 Grove Skokie----------OR 4-2431
Lamey Wm L 206 Lincln Glenvw-----------PA 4-0883
LaMie Edw B 2419Woodlwn Northbrk--CRstwd 2-2624
Lamie Thos H 6536KnoxLincnwd -------ORchrd 5-3073
LaMin Beauty Shoppe 1615Simpsn Evnstn-DAvis 8-5223
Lamitz Irving 327 E Lake Glenvw---------PA 4-9245
Lamka John F 6804 Lexngtn ----------NIles 7-7408
Lamka Mitchell J 711 Oriole PkRdg-----TAlcot 5-1442
LAMM *also see* LAMB
Lamm Alvin J 1701Seward Evnstn------GRnlf 5-8679
Lamm Arnold B ins 141WJackson Chgo-WEbstr 9-6161
res 7402Tripp Skokie-------------ORchrd 5-6574
Lamm Morris 8209Knox Skokie---------ORchrd 5-7042
Lamm Roderick W 681 S Beverly Lk Forest-CE 4-9427
Lamm Shoes 8005 Milwke-------------NIles 7-7836
Lamme R A 327 Nottnghm Glenvw---------PA 4-2524
Lammers Elmer W 1776Evergrn PkRdg--TAlcot 5-3782
Lammers F J 2815Blackhawk Wilmet---ALpin 1-5871
Lammersfeld Jos L 7418 Wkgn ---------NIles 7-6684
LaMon John C 2359 Oak Tree Ln PkRidg-TAlcot 3-1568
Lamond Barry D 7307 Lyons Mortn Grv ----YO 5-3188
Lamonda Louis 8028 Kolmar Skokie---ORchrd 3-6254
LaMonica Albert 1543 Kaywd Glenvw-----PA 4-6692
LaMonica John A 6912Seward -----------NIles 7-9838
LAMONT *also see* LEMONT
Lamont Clarence 501PineCrst Wilmet----ALpin 1-7517
Lamoreaux Helen 101 Dewey Evnstn--------UN 4-2953
L'Amoreaux Paul C 1616Highlnd Wilmet-ALpin 1-1134
Lamoth Leo 905 Jenkissn Lk Bluf---------CE 4-4628
LaMotte Lila 860 Hinman Evnstn-----UNvrsty 4-4154
LaMotte Robt H 1367AsburyAv Winetka-HIlcrst 6-1568
Lamoureux Leo W 855 Brooksd Derfld---WIndsr 5-3018
Lamp City Inc 6047 Dempstr Mortn Grv---YO 5-3830
Lamp Lloyd S 7856Karlov Skokie------ORchrd 5-0690
Lampe Ben J 516 Dodge Av Evnstn---UNlvrsty 4-6703
Lampe John B 796 E Deerpath Av Lk Forest-CE 4-5306
Lampe R G 2232 Grandvw Glenvw---------PA 4-2984
Lampe Wm G 301 Neuman Lk Bluf---------CE 4-2845
LAMPERT *also see* LAMBERT
Lampert Albert A 4500 Church Skokie-----OR 4-8409
Lampert Arthur 9344Tripp Skokie------ORchrd 3-8315
Lampert Arthur 139HeatherLn Wilmet---ALpin 1-8812
Lampert Frank S 1002WarrngtnRdDerfld-WIndsr 5-3456
Lampert Gerald B 8627 Oriole Niles --------YO 5-2457
Lampert Jeff 4913 Church Skokie----------OR 3-2863
Lampert Nelson N 8307 Kilbourn Av Skokie OR 3-7007
Lampert Sam 7436Karlov Skokie------ORchrd 4-8092
Lampert Stephen 1211 Dewey Evnstn--UNvrsty 9-9041
Lampert Steven 4500 Church Skokie--------OR 4-7336
Lampert Vernon H 1032 N Vernon Pk Rdg--TA 3-2888
Lampert Vincent L 123 Hawthrn Lk Bluf---CE 4-0985
Lampert's Phar 1011 N NW Hwy Pk Rdg---TA 5-5544
Lamphear Jessie 1010 Austin Evnstn------UN 9-0114
Lampi Bonita 700 Blackthrn Winetka---HIlcrst 6-4577
Lampi Jos 1607Grove HighldPk---------IDlwd 2-5887
Lamping J C Jr 922Prairie PkRidg-----TAlcot 3-3671
Lamping John Robt Indian CrkRdHalfDay-NEwtn 4-3194
Lamping Richard Wallace
7026 Emersn Mortn Grv-YO 5-2463
Lampman H H 820AppleTree HighldPk---IDlwd 3-0281
Lamprecht Alfons Realty
2659Eisenhower DesPl-VAndrbit 7-3600
Lamsey Al 7320 Arcadia Mortn Grv --------YO 5-5012
Lamson A Edw 1336LindnAv HighldPk---IDlwd 2-3397
Lamson A T 9015LockwdSkokie -------ORchrd 3-3155
Lamson Geo S 1400 Hinman Evnstn---------UN 9-1646
Lamson John R 1525 Dee Pk Rdg----------TA 5-2304
Lamson Leonore R Mrs 1158GlencoeHighldPk-ID 2-8330
Lamson Phil D 4957KirkSkokie -------ORchrd 5-2835
Lamson R W 2236Thornwd Wilmet------ALpin 1-5367
Lamy Jos C 2030Bennett Evnstn---------GRnlf 5-8314
Lamy Raymond P 875Heather Winetka-HIlcrst 6-0102
Lanahan Jas E 118 Centrl Highwd---------ID 3-2944
Lanahan John 715SDelphiaAvPkRidg ---TAlcot 3-3677
Lanahan John R 1180 Oakly Winetka---HIlcrst 6-0240
Lanaski Bernard M 133 Julie Glenvw------PA 4-3160
Lanaway Norman C 4242Main Skokie----ORchrd 5-6394
Lancaster A Pope Jr 210 N Sheridn LkForest-CE 4-2252
Lancaster Burt&Associates
4631 Laurel Av Glenvw-VA 4-3918
Lancaster P Mrs 6SalemCir Skokie-----ORchrd 4-8539
Lance O C 700 Wesley Evnstn ------------GR 5-4292
Lance W J 1382 Center Des Plains --------VA 4-1706
Lanchantin C E 511 Judsn Evnstn----------UN 4-5443
Lancia Humbert C 421Custr Evnstn------GRnlf 5-0135
Lanciloti Michael 3008NSchoenbeck ArlHts-LEhi 7-1289
Lancioni Benny 278Latrobe Nfld-------HIlcrst 6-4603
Lancioni Edo J 226Latrobe Nfld-------HIlcrst 6-5631
Lancioni Frank 331Burchell Highwd-----IDlwd 2-5804

Lancioni Joe 387Provident Winetka----HIlcrst 6-1918
Lanckhoff C J 1489 Perry Des Plains ------VA 4-2554
Lanctot Cecilia M 1081 Prospect Ln Des Pl-VA 4-4782
Lanctot Edw E 1104 S Lincln Av PkRidg-TAlcot 3-8654
Lanctot Howard 1383Prospect DesPl--VAndrbit 4-5543
Land Bernard 4414 Greenlf Lincnwd---ORchrd 4-9762
Land Filling&Improvement Co
River & Higgins Pk Rdg-TA 3-9011
Land Gordon 881DeerfldRd HighldPk-----IDlwd 3-0365
Land Werner 145 E Laurel Lk Forest-------CE 4-3926
Landa Al 934 Spanish Wilmet-----------AL 1-6821
Landa Frank 7552 LeClaire Skokie----ORchrd 3-9259
Landa Harry A 614 Echo Glenvw---------PA 4-3356
Landa Louis A 714 Wagner Glenvw--------PA 4-4775
Landahl H B 1675Cora DesPlains----VAndrbit 4-3348
Landahl Rudolph 1275 6thDesPlains---VAndrbit 4-8384
Landaker A M 1143HinmanAv Evnstn----GRnlf 5-2038
Landau Arnold B 9112ForestVw Skokie--ORchrd 5-8107
Landau Bernard 3822 White Cloud Dr Skokie-OR 5-8761
Landau Howard M 2199Lindn HighldPk--IDlwd 2-4482
Landau Karla 2223RidgeAv Evnstn------GRnlf 5-3017
Landau Robt E 641Elder Derfld--------WIndsr 5-0764
Landau Wallace 23GreenBay Glenco-----VErnon 5-2409
Landauer Alois 910 Glenayre Glenvw------PA 4-2744
Landauer Mike 7047Monroe ----------NIles 7-6345
Landberg A J 2754 Lawndale Evnstn------DA 8-4278
Landberg Henry A
concrete 9020Luna MortnGrv-------ORchrd 3-3952
Lande Hobart R 7336Kilbourn Lincnwd-ORchrd 5-6308
Landeck Arthur H 322 Grant Pl Pk Rdg ----TA 3-6746
Landeck G L 7053 Church Mortn Grv ------YO 5-7053
Landeck John E 1551 Henry Des Plains----VA 4-4829
Landeck Robt 5618NVine PkRdg- -----TAlcot 5-1769
Landem Harold N 963 Hollywd Av Des Plains-VA 4-4082
Landen Arthur R 307 Spruce Glenvw------PA 4-3270
Landenberger Ralph 2718 Asbury Evnstn ---UN 4-4124
Lander Arthur M 833 SCumberlndPkRdg-TAlcot 3-6923
Lander Edw 9102 LaCrosse Skokie-----ORchrd 6-0734
Lander Lou Ann 833 S Cumberlnd Pk Rdg-TAlcot 5-1260
Lander Philip 8549 Kimball Skokie-----ORchrd 5-8549
Landerer Arthur 3829 Harvard Skokie--ORchrd 3-3171
Landerghini A 508Engle PkRdg----------TAlcot 3-6143
Landerholm Bernard 8839 Meade Mortn Grv-YO 5-5208
Landerholm Donald R 2411WoodlwnNorthbrk-CR 2-5147
Landerman Al 8239 Knox Skokie------ORchrd 3-2881
Landerman L P 6744StLouis Lincnwd---ORchrd 4-6443
Landerman Myrna 6744StLouis Lincnwd-ORchrd 4-6445
Landers Jas R 1739 ShermerAvNorthbrk-CRstwd 2-5365
Landers Loy K 3038 Centrl Evnstn------GRnlf 5-5393
Landers Norman L 26 Washngtn Lk Bluf----CE 4-9569
LANDES *also see* LANDIS
Landes Gene 523 Greenlf Wilmet-----------AL 1-8942
Landes Jos D Jr 2130Harrison Evnstn---GRnlf 5-5815
Landes Robt S 6718CentrlPk Lincnwd--ORchrd 3-3296
Landesman Robt lwyr 188 W Randlph Chgo-FI 6-6650
res 148 Maple Wilmet-----------------AL 1-7938
Landfield Geo S 821 S Wavelnd Lk Forest---CE 4-0821
LANDFIELD JOS D
photgr 888LindnAv Winetka---------HIlcrst 6-1588
res 317Woodlwn Glenco-------------VErnon 5-3402
Landfield Sherwin 1802 Wesly Evnstn------UN 4-9875
Landgraf Sylvia 1736 Lincln Des Plains ----VA 4-3451
Landgren E E Mrs 2436 Ill Northbrk--CRstwd 2-4577
Landgren Geo L 1431SewardEvnstn -----DAvis 8-4345
Landgren Jas F 325 Oxfd Kenlwrth-----ALpin 6-0686
Landguth Hugo C 8018 N Overhl Niles-----TA 5-2720
Landherr Frank M 935 Oakwd Des Pl-------VA 4-8695
Landi Amleto J 8225 Wkgn Niles----------YO 6-9371
LANDI PAINT CO INC 356 Park Av Glenco-VE 5-0048
Landin Parker 2429Wilmette Wilmet----ALpin 1-5427
LANDIS *also see* LANDES
Landis E Dean 3033Centrl Evnstn------GRnlf 5-2308
Landis John Jr 635 E Northmr Lk Forest----CE 4-5273
Landis Keehn 3308 Payne Evnstn ----------GR 5-2250
Landis Wm F 2240 Centrl Evnstn--------DAvis 8-5274
Landl Aug 1800Lee DesPl-----------VAndrbit 4-1763
Landl Aug L 9235 Long Skokie-------ORchrd 3-2526
Landl Fredk F 6851 Jonquil Tr----------NIles 7-5865
LANDL'S RESTRNT Golf & Edens Skokie--OR 3-2770
Landman Geo M 930Sheridn Wilmet----ALpin 1-8565
Landmann Wm J 823Tomawadee PkRdg--TAlcot 5-2902
Landmaster Inc 2602 Ridge Rd Evnstn-----UN 9-2610
Landmeier Richard Mrs 1243 Centr Des PlainsVA 4-3341
Lando Jos Jr 930NProspect PkRdg-----TAlcot 5-2451
Landon G M 2603 Hartzell Evnstn ---------UN 4-3435
Landon Louis F 3202 Otto Evnstn------DAvis 8-4749
Landon Paul O 268Barberry HighldPk----IDlwd 2-9267
Landon Raymond E 7229 Lake Mortn Grv ---YO 5-6648
Landon Richard W 840Ash Winetka----HIlcrst 6-5895
Landon Robt L 814 Revere Glenvw---------PA 4-4793
Landreth Carl B 183 E Pekara Wheeling----LE 7-0699
Landreth John T 1650 N GreenBay Lk Forest-CE 4-4913
Landreth Lewis B
1360 Indian Trail Dr Rivrwds-WI 5-3666
Landrum Carlos 940 Sherman Evnstn------UN 9-1603
Landry D 994Brittany HighldPk---------IDlwd 2-9413
Landry E 818½ForestAv Evnstn---------GRnlf 5-3583
Landry Eugene J 231 Raupp Buflo Grv----LEhi 7-4374
Landry John P 1925 Dodge Evnstn ---------UN 4-7287
Landry Jos 635 E Ill Lk Forest------------CE 4-1711
Landry Odelie 13 Webstr Highwd-----------ID 3-0685
Landsberg Gerald 1016Dell Northbrk----CRstwd 2-4397
Landsberg Gunther 4210 Church Skokie--ORchrd 6-2609
LANDSCAPE ASSOCIATES INC
gardnrs 830 Grey Evnstn ---------------UN 4-3096
Landscape Serv 1023 Florence Evnstn------UN 4-5073
Landshof J G 916RebaPlEvnstn ----------DAvis 8-0271
Landsman Arnold E 2105Howard Evnstn-DAvis 8-4953
Landsman Ben 2108WarrenEvnstn -------DAvis 8-0439
Landsman Benj 4900Greenwd Skokie---ORchrd 3-0683
Landsm[illegible]
Landsman Gail Ruth 9143 Ewing Skokie----OR 4-2164
Landsman Jerome L 8624Drake Skokie--OR[illegible]

Landsman Ronald A 3507 GreenwdWilmet-
Landsman Warren P lwyr 77WWashngtonChg
res 1811SouthBl Evnstn-----------
Landsman's Phar 4035Main Skokie------O
Landstrom A Fabian 1522EMarcus PkRdg-T
Landstrom Eric 6108NRuby Rosemont---T
Landstrom Glenn E DDS 625 Devon Pk Rd
res 1522 E Marcus Pk Rdg----------
Landstrom Lawrence E 508Lee Evnstn--UN
Landt Carl H 9441WGreenwdDesPlains-VA
Landt Chas F 3109 Greenbriar Dr Glenvw-
Landt E 909 Sherman Evnstn----------
Landuyt John F 2055 Lee Des Pl--------
Landwehr Arthur J 2770 Waltrs Northbrk
Landwehr Herman H 731Monroe Evnstn-UN
Landwehr Raymond 32WWestfld DesPl-VA
Landwehr Robt J 1418 Shermer AvNorthb
Landwehr Virginia 4900 Mulfd Skokie---O
LANDWEHR WM R & CO
dry gds 1367ShermerRd Northbrk---C
Landwer B H 531Woodlwn Glenco------V
Landy Nathan 261Leslee HighldPk------
Landy Muriel R Mrs 1046 BluffRdGlenco-V
Landy Thos 1025 Ashlnd Evnstn--------
Lane A Richard 353Marion Wheeling-----
Lane Alditha C 726 N Western Lk Forest--
Lane Benson J 1435 Talcott Pk Rdg-----
Lane Bernard N 2816 Virginia Glenvw---
Lane Bernice L Mrs 906Fostr Evnstn-----
Lane Bruce M 1940 Sherman Evnstn----
Lane Bryan J 1402 Seward Evnstn ------
Lane Bryant Inc 63 Lindn Glenco-------
Lane C Ben 9216 Ashlnd Niles----------
Lane C L Jr 315 Fernwd Ln Glenvw-----
Lane C S Mrs 1009 Davis Evnstn -------
Lane Chas A 661 E Greenvw Lk Forest----
Lane Charlotte M 2222Sherman Evnstn--
Lane D W 1100SLinclnPkRidg --------T
Lane Daisy Mrs 416Cuttriss PkRidg----T
Lane Danl J 110NProspect PkRdg------T
Lane DeWitt N Jr 1113 Greenbriar Northb
Lane Dorothy L Miss 730 Glenvw Glenvw-
Lane Edwin W 2539Bennett Evnstn-----
Lane Eliz L 1725 Orrngtn Evnstn-------
Lane Fannie 1822 Lyons Evnstn---------
Lane Frank E 1027Briarwd Northbrk---C
Lane Fred E 2765MarlOak HighldPk-----
Lane Gilmore F 721 Reba Evnstn------UN
Lane Gordon D 2228Greenwd Wilmet----
Lane Henry K 555HillTr Winetka------H
Lane Hyman S MD
625RogerWilliams HighldPk-
Lane Jack A 111 St Mary's Pkwy BufloGrv
Lane Jas A DDS 8058Lincln Skokie-----O
Lane Jas B 2056 O'Hare Glenvw--------
Lane Jas W 9035 OakPk Mortn Grv -----
Lane John F DDS res 713 Rosedl Glenvw-
Lane John J Rev 7655 Dempster Niles ---
Lane John W 99RobsartRd Kenlwrth----
Lane John W 3903 Sunset Ln Northbrk-C
Lane Laydell 1808 Hovlnd Evnstn-----
Lane Manning DSC res 9636 Karlov Skokie-
Lane Margaret Mrs 657 N Bank Lk Forest-
Lane Marvin M 715VallyRd Glenco-----V
Lane Mary F Mrs 2203 Maple Evnstn ----
Lane Melvin A 1409 Leonard Pl Evnstn---
Lane Melvin C 1187 Deerfld Derfld-----
Lane Merton 2404 Brown Evnstn -------
Lane Milton J 1287 Webstr Ln Des Plai
Lane Paul 2142 Pioneer Evnstn--------
Lane Paul G 822Dobsn Evnstn---------
Lane Paul R 2203 Maple Evnstn --------
Lane Ralph L 1430ShermerRd Northbrk-C
Lane Richard H 2022Kenilwrth Wilmet-
Lane Richard J 3000 Hartzell Wilmet----
Lane Robt 4948 Kirk Av Skokie--------O
Lane Robt E MD 251 E Chgo Chgo-------
Lane Robt L 8032 Milwke Av Niles-----
Lane Robt L 7634 Oketo--------------
Lane Robt W 2305 Covert Glenvw------
Lane Roger D 1105WGrantDesPlains --VA
Lane Saml 6601Kostner Lincnwd------O
Lane Thos O'c 714 Elmwd Wilmet-------
Lane Vern N 473 Gracelnd Av Des Pl----
Lane Wendell 8448Latrobe Skokie-----O
Lane Wm E atty 1167 Wilmette Wilmet-
Lane Wm H 6½SGreenwd PkRidg------T
Lane Wm H Jr 2333 Catherine Northbrk-C
Lane Wm N 1508 Hinman Evnstn-------
Lane Wm Noble
ofc 1101 Skokie Hwy Northbrk-----C
res 742 N GreenBay Lk Forest--------
Lanegraff Arnold 1054 Hollywd Des Pl-VA
Lanera Tony 544 Mich Av Highld Pk----
Lanera Vito 143Prairie Highwd---------
Lanes Arthur R 201Brown Evnstn------U
Laneville Jas F 4007 Dobsn Skokie------
Laney Herbert M 535 Jon Des Pl-----VA
Laney J B 2046 Dewey Evnstn----------
LANG *also see* LANGE
Lang Adolph L 12NHomeAv PkRidg-----T
Lang Albert W 753SDennis Wheeling----
Lang Alvin L 1101Frances PkRidg------T
Lang B Geo 699GreenBay HighldPk------
Lang C Bradley 8832Lockwd Skokie----O
Lang C Weston 2313 Hastngs Evnstn-----
Lang Carolyn V rl est 712 Glencoe Rd Glen
res 585 Orchard Glenco-------------
Lang Clayton L 614 S Clifton Pk Ridg ---
Lang Daniel R 1725 Orrngtn Evnstn-----
Lang E M 2206 Sherman Av Evnstn-----
Lang [illegible]pencer Wilmet-------
Lang Edna M 383Adams Glenco--------V
Lang Edw Jr 1402½Centrl Evnstn-----U

LaColonna Imports
1515 Sheridn Rd Wilmet ---- 251-7535
LaComb Rose 1728 Washngtn Av Wilmet - 251-5223
LaCosse Robt H 473 Adams Av Glenco ---- 835-0636
Lacroix Hubert 696 Ash Winetka ---- 446-2699
Lad & Lassie Shop child's wr
1115 Centrl Av Wilmet ---- 251-7570
Ladd Steven 2901 Wilmet Av Wilmet ---- 256-7291
Ladish Co Fitting Div 456 Frontg Rd Nfld -- 446-9530
Ladon Richard J 465 Woodlwn Av Glenco - 835-0819
Lady Fingers Sculptured Nails
1515 Sheridn Rd Wilmet ---- 256-6767
Lady Madonna Maternity Boutique
1625 Sheridn Rd Wilmet ---- 251-6830
Lady R G 387 Sheridn Rd Winetka ---- 446-7941
La Faire G F 1601 10th Wilmet ---- 251-6310
LaFave Victor E Jr
511 Pine Crst Ln Wilmet ---- 251-6099
Lafferty A E 230 10th Wilmet ---- 251-2493
Lafferty John M
2240 Kenilwrth Av Wilmet ---- 256-2527
Lafferty Jos S 310 Warwck Rd Kenlwrth -- 251-7525
Lager M E 1236 Oak Winetka ---- 446-3993
Lagerlof John W 3033 Country Ln Wilmet - 251-7503
Lagershausen J E 1330 Gregory Av Wilmet 256-0946
Lagrotteria Lawrence B DDS
915 Elm Pl Glenco ---- 835-3081
LaGue Raymond E 824 16th Wilmet ---- 251-0321
Lahart F Vern 1162 Hamptndl Rd Winetka 446-3610
Lahey Gerald F 150 Abingdon Kenlwrth --- 251-7861
Lahey Jane Y 150 Abingdn Av Kenlwrth --- 251-7881
Lahey John Edward
1341 Elmwd Av Wilmet ---- 251-6828
Lahey Mark K 324 Meadow Brook Dr
Northbrk ---- Winetka Tel No- -446-8273
Lahey Pat 269 Latrb Av Nfld ---- 446-3686
Lahr Henry G 641 Lavergne Av Wilmet ---- 256-1634
Lahrmann Wm A Jr
226 Warwck Rd Kenlwrth ---- 251-7507
Laidlaw G Leslie 429 Sheridn Rd Kenlwrth - 256-1154
Lair Erle W 1168 Cherry Winetka ---- 446-5721
Lake-Bay Realty 140 Lake Av Wilmet ---- 256-3000
LAKE BLUFF HEALTH CARE
CENTRE INC 700 Jenkisn Av Lk Bluf **295-3900**
LAKE COOK FARM & GARDEN
STORE 997 Lee Des Plaines ---- **824-4406**
Lake Cook Terrace Nursing Center
222 Dennis Dr Northbrk ---- 835-3700
Lake Forest Sports Shop Incorporated
976 Linden Av Hubrd Wds ---- 446-0055
Lake Land Fill Incorporated
540 Frontg Rd Nfld ---- 446-4616
Lake Of The Woods Camp For Girls
205 Hibrd Rd Wilmet ---- 256-2444
Lake Products 816 Lake Av Wilmet ---- 251-7520
Lake-Ridge Standard Serv
1911 Lake Av Wilmet ---- 251-9797
Lake Robt A ins 550 Frontg Rd Nfld ---- 441-5805
Res 10 Old Hunt Rd Northbrk ---- 446-8846
Lake Shore Cleaners
105 Glencoe Rd Glenco ---- 835-4104
Lake Shore Clnrs
See Wayne's Lake Shore Clnrs
Lake Shore Country Club
1255 Sheridn Rd Glenco ---- 835-3000
Lake Shore Leasing Corporation
350 Oak Cir Wilmet ---- 251-8020
LAKE SHORE MOBIL AUTO SERVICE
110 Green Bay Rd Winetka ---- **446-3033**
LAKE SHORE TRAVEL SERVICE
341 Park Av Glenco ---- **835-5090**
Lake Shore Unitarian Universalist Society
1215 Washngtn Ct Wilmet ---- 251-4003
Laker Peter A 2747 Orchrd Ln Wilmet ---- 251-3003
Lakeshore Appliance Repair
1046 Gage Winetka ---- 441-5494
Lakeshore Roofing 740 12th Wilmet ---- 251-1891
Lakeside Coffee House 820 Oak Winetka - 446-5595
Lakeside Foods Incorporated
341 Hazel Av Glenco ---- 835-2842
LAKESIDE FOODS INCORPORATED
800 Elm Winetka ---- **446-7720**
Lakeside Livery 3640 Lake Av Wilmet ---- 251-3600
Lakeside Roofing 443 Ridge Rd Wilmet ---- 251-0580
LAKESIDE SHOES 810 Elm Winetka -- **441-6960**
Lakeside Studios 540 Frontg Rd Nfld ---- 446-1345
Lam Shiu M 822-B Skokie Bl Wilmet ---- 251-7698
Lamb Kevin 541 Skokie Bl Wilmet ---- 256-4549
Lambe Edw James 1226 Colgate Wilmet -- 256-5351
Lambert Arthur W 1718 D Northfld Sq Nfld 446-3119
Lambert Ian 340 Walnut Winetka ---- 446-5437
Lambert M Joseph 445 Chapel Hil Ln Nfld -- 441-5999
Lambert M R 1718 D Northfld Sq Nfld ---- 446-3119
Lambert Nicholas M 1415 10th Wilmet -- 251-0304
1415 10th Wilmet ---- 251-3604
Lambert Robt P 530 Linden Av Wilmet --- 251-6410
Lambrecht Wm J 621 Linden Av Wilmet -- 251-6673

LAMBRECHT'S JEWELERS
1131 Centrl Av Wilmet ---- **251-3284**
Lamermayer Richard N DDS ofc
450-A Green Bay Rd Kenlwrth ---- 251-5004
Lamie Jas E 4017 Bunker Ln Wilmet ---- 251-5658
L'Amoreaux Paul C 603 Elm Winetka ---- 446-2024
Lamotte W Mitchell
109 Green Bay Rd Winetka ---- 446-5615
Lampert Arthur 139 Heathr Ln Wilmet --- 251-8812
Lampert J 394 South Av Glenco ---- 835-2845
Lampert Jeffrey G MD
394 South Av Glenco ---- 835-2845
Lampert Wm A 231 10th Wilmet ---- 256-2781
Lamson D E 84 Warwck Winetka ---- 446-3286
Lamson Dorothy Incorporated wmns
apparl 1625 A Sheridn Wilmet ---- 256-5134
Lamson R W 2236 Thornwd Av Wilmet --- 251-5367
Lamsvelt Gijs W A 2820 Orchrd Ln Wilmet 251-3241
Lanahan John R 1180 Oakley Av Winetka - 446-0240
Lancey Roderic C 952 Spruce Winetka --- 446-4057
Lancioni Edw J 226 Latrb Av Nfld ---- 446-5631
Lancioni Elvira 278 Latrb Av Nfld ---- 446-4603
Lancioni Filomena
387 Provident Av Winetka ---- 446-1918
Landau Howard N 1145 Fairfld Rd Glenco - 835-4416
Landau Howard N 1145 Fairfld Rd Glenco - 835-4417
Landau Wallace
23 Green Bay Rd Hubrd Wds ---- 835-2409
Lande Allen H 622 Lawler Av Wilmet ---- 256-3110
622 Lawler Av Wilmet ---- 256-3119
Landesman Robt 1616 Sheridn Rd Wilmet 251-7938
Child's Teleph 1616 Sheridn Rd Wilmet -- 251-6781
Landi Framing 356 Park Av Glenco ---- 835-0049
Landin Parker 2429 Wilmet Av Wilmet --- 251-5427
Landman Geo M 930 Sheridn Rd Wilmet --- 251-8565
930 Sheridan Rd Wilmet ---- 251-8668
Landor Eleanor MSW 423 Centrl Av Nfld -- 446-3436
Landry Leo B 315-B Ridge Rd Wilmet ---- 256-0165
Landsittel David L 604 Laurel Av Wilmet -- 251-8818
Landsman M 3507 Greenwd Av Wilmet --- 256-0941
Landy Gerald S 425 Alpine Ln Wilmet ---- 256-0023
Landy Jerome & Gail
1570 Asbury Av Winetka ---- 441-6856
Landy Sheldon 1111 Elm Ridge Dr Glenco -- 835-2692
Lane Burl 3232 Hill Ln Wilmet ---- 256-0425
Lane Fred 1092 Bluff Glenco ---- 835-3380
Lane Fredk 804 Forest Av Wilmet ---- 251-3066
Lane Jas L 331 Romona Rd Wilmet ---- 256-0798
Lane John K 157 Kenilwrth Av Kenlwrth -- 256-2975
Lane John Wallace
821 Westrfld Dr Wilmet ---- 251-6627
Lane Joseph C 414 Warwck Rd Kenlwrth -- 256-7666
Lane Michael J 630 Locust Winetka ---- 441-7429
Lane Richard H 2022 Kenilwrth Av Wilmet 251-5252
Lane Richard J 3000 Hartzl Wilmet ---- 256-1529
Teen's Teleph 3000 Hartzl Wilmet ---- 256-3129
Lane Robt E MD SC 333 E Superior Chicago 943-3650
Lane Robt G 545 Monroe Av Glenco ---- 835-3155
Lane Sydney H Jr 766 Prospct Av Winetka 446-5801
766 Prospect Av Winetka ---- 446-1700
Lane & Terry atty 1200 Centrl Av Wilmet - 256-0990
Lane Thos O'C 910 Cherokee Rd Wilmet --- 256-1599
Lane Wm E atty 1200 Centrl Av Wilmet --- 256-0990
Lane Wm N 1410 Sheridn Rd Wilmet ---- 256-2949
Lane Wm W 330 Abbtsfrd Rd Kenlwrth --- 256-1861
Lang Albert W ofc 466 Centrl Av Nfld ---- 446-4570
Lang Alfred B 516 Lake Av Wilmet ---- 251-7062
Lang Fred C 1345 Elmwd Av Wilmet ---- 256-2047
Lang Fred F 1530 Tower Rd Winetka ---- 446-3271
Lang John Jr 205 Centrl Park Av Wilmet -- 256-6576
Lang Karl 385 Provident Av Winetka ---- 446-2639
Lang Peter W 1749 Orchrd Ln Nfld ---- 446-0577
Langan Robt E 1307 Richmnd Ln Wilmet -- 256-7927
Langan S Pierce 623 Cherry Winetka ---- 446-3441
Langdon Howard S 1250 Hill Rd Winetka -- 446-3433
Lange A G 425 3rd Wilmet ---- 251-5510
Lange Bruce R 816 Oakwd Av Wilmet ---- 251-1762
Lange Florist
See Crest of Fine Flowers
Lange Glenn C 2610 Laurel Ln Wilmet ---- 256-1298
Lange Medard C first
417-1/2 4th Wilmet ---- 251-7060
Lange Reinhold G 235 Ridge Rd Wilmet ---- 256-5419
Lange Wm 235 Church Rd Winetka ---- 446-3902
Langenbach Alfred E 106 Park Av Glenco - 835-1218
Langenbach David H
427 Green Bay Rd Glenco ---- 835-1241
Langendorf Enterprises Inc
464 Centrl Av Nfld ---- 441-6951
Langendorf Sheldon P 464 Centrl Av Nfld - 441-6951
Langfeld Louis J 269 Bristl Nfld ---- 446-7417
Langfitt J Porter
171 Apple Tree Rd Winetka ---- 446-3149
Langham Jon A
2008-1/2 Schilr Av Wilmet ---- 256-0370
Langhenry W H 1440 Sheridn Rd Wilmet -- 256-2759
Langill Thos M 1115 Forest Av Wilmet ---- 251-9115
Langmar Imre S 604 Exmr Av Kenlwrth --- 251-0427

Langston Hiram T MD res
952 Pine Tree Ln Winetka ---- 446-1051
Langtry Alfred L 1065 Vine Winetka ---- 446-2515
Langwell K 747 Leamngtn Av Wilmet ---- 256-3085
Langworthy Jack N 160 Dickns Rd Nfld --- 446-7652
Lanham John L 2522 Iroquois Rd Wilmet -- 251-4605
Lanham Robt R 1411 Maple Av Wilmet --- 251-6447
Lankton Kenneth E 710 Country Ln Glenco 835-2344
Lansing Norton S 1130 Peblwd Ln Glenco - 835-4044
Lantz Clarence T
924 Forest Glen Dr West Winetka ---- 446-4474
Lantz Howard 521 Leamngtn Av Wilmet -- 251-3954
Lanzillota Francis 1511 Lake Av Wilmet -- 256-0289
LaPata Robt MD 2500 Ridge Av Evnstn --- 869-3300
If No Answer ---- 256-3033
La Pata Robt E Dr 1028 Knoll Ln Wilmet -- 256-0850
LaPidus Donald A DDS
1735 Colonial Ln Nfld ---- 446-3135
Lapin David 888 Linden Av Winetka ---- 446-5841
Lapin Howard S 1151 Lindnwd Dr Winetka 441-5846
Laport Chas W 1618 Walnut Av Wilmet --- 251-9213
Lapp Donald P 1729 Centrl Av Wilmet ---- 251-6311
Lapp Kenneth C 1712 Elmwd Av Wilmet -- 251-1693
Lapp Robt 414 Linden Av Winetka ---- 446-0576
Lapp Robert E PhD 414 Linden Winetka -- 441-5480
Lapperre E D 622 Kenilwrth Av Kenlwrth -- 251-5838
Lapping Irwin 316 Vista Dr Wilmet ---- 251-0308
Larcker David F 356 Isabella Wilmet ---- 251-6056
Lardner Wm M 515 Greenlf Av Wilmet ---- 251-0608
Larkin E T 2323 Greenwd Av Wilmet ---- 251-2331
Larkin Frank G 466 Drexel Av Glenco ---- 835-0466
Larkin K C
1275 Forest Glen Dr South Winetka ---- 446-1459
Larmee Donald H 599 Maple Winetka ---- 446-4286
Larned Wm J 721 Greenwd Av Wilmet ---- 251-0257
Larner Wm T 1926-B Wilmet Av Wilmet -- 251-0034
LaRoy Herbert A
1746 Washngtn Av Wilmet ---- 251-4540
Larry Smith & Company Ltd
1845 Oak Nfld ---- 446-9410
Larsen Alice 1034 Chestnut Av Wilmet --- 251-0923
Larsen Earl D 911 Westrfld Dr Wilmet ---- 251-1191
Larsen L R 1627 Forest Av Wilmet ---- 251-7788
Larsen Robt M 809 Elmwd Av Wilmet ---- 256-6672
Larson Arthur 321 Park Av Wilmet ---- 251-6458
Larson B 2917 Crabtree Ln Wilmet ---- 251-1241
Larson Bennett C 844 Park Av Wilmet ---- 256-1842
Larson Emanuel E 1410 Sheridn Rd Wilmet 256-1311
Larson Geo 2315 Birchwd Av Wilmet ---- 251-4889
Larson Greg M 208 Rivrsd Dr Nfld ---- 441-7997
Larson John A 2361 Winnetka
Glenvw ---- Winnetka Tel No- -446-4951
Larson Jon M 201 9th Wilmet ---- 251-9041
Larson Kenneth R 315 Vernon Av Glenco -- 835-3449
Larson Lawrence M
1617 Forest Av Wilmet ---- 256-3225
Larson M C 411 3rd Wilmet ---- 256-5114
Larson Marine Service Inc
625 Sea Horse Dr Waukegan ---- 336-5456
Larson Martin O 2619 Iroquois Rd Wilmet - 251-7005
Larson Read 1812 Isabella Wilmet ---- 256-3485
Larson Roy V 2020 Washngtn Av Wilmet -- 251-0287
Larson Russell A 256 Ingram Ln Nfld ---- 446-3736
Larson S B 825 Foxdl Av Winetka ---- 446-2531
Larson Victor H 312 Rosewd Av Winetka -- 446-5520
Larson Walter E 2917 Crabtree Wilmet --- 256-2273
Larson Wilfred L 15 Rollng Rd Nfld ---- 446-1915
Larson Wm E 590 Glencoe Rd Glenco ---- 835-5477
Lasalle Planning Co
560 Green Bay Rd Winetka ---- 441-5818
Lasater Ann 135 Dickns Rd Nfld ---- 446-2893
La Scala Bootery 3252 Lake Av Wilmet -- 251-2170
Laser Harold 565 Jacksn Av Glenco ---- 835-2559
565 Jackson Av Glenco ---- 835-0278
Laser Richard B 710 La Cross Wilmet ---- 256-3303
Laser Richard B 710 La Crosse Av Wilmet - 256-2649
Laser Stephen A 137 Glenwd Av Glenco --- 835-3223
Laskay Jos 1311 Plum Tree Ln Winetka --- 446-6163
Lasker Alfred P 972 Elm Ridge Dr Glenco -- 835-3507
Lasko Thos F 170 Fuller Ln Winetka ---- 441-5646
Lasky Allan N 455 Oakdl Av Glenco ---- 835-1862
Lasky Jerry 455 Oakdl Glenco ---- 835-1844
Lasky Larry M 414 Northwd Dr Glenco ---- 835-4926
Lass Raymond L 2002 Elmwd Av Wilmet -- 256-2625
Lassar L Albert 1252 Ash Winetka ---- 446-7263
Lasser Alan E MD res
1299 Trapp Ln Winetka ---- 446-0378
Lasser Arthur 1079 Oak Rdg Dr Glenco --- 835-2187
Lasser Arthur 1079 Oak Rdg Dr Glenco --- 835-2188
Lassers Arthur H 343 Lamon Av Wilmet -- 256-4306
Lassman Danl L DDS
1328 Hackberry Ln Winetka ---- 441-5783
Lassus Adolph 115 Avon Av Nfld ---- 446-0484
LAST ACT LTD THE 739 Main Evnstn **475-6670**
LAST ACT RESALE SHOP
809-1/2 Main Evnstn ---- **328-9898**
Later G Phillip 933 Centrl Av Wilmet ---- 256-0933
Later Ursula A 1135 Wilmet Av Wilmet --- 251-3409
Lathrop [illegible] Winetka ---- 441-[illegible]
Lathrop Leon 1079 Gage Winetka ---- 446-7624

Latimer John C 460 Poplar Wine
Latta John O 1631 Spencr Av W
Lattan Victor J 2452 Cardinl Ln
Lattanzi Battista 1936 Highlnd
Latturner Percy L 1118 Greenlf
Laubach Jos 2923 Glenview Rd
Laubenheimer Merritt R
119 Woodly Rd Winetka ----
Lauer Alfred J Jr 2223 Schilr Av
Lauer Chas S 551 Rosewd Av W
Lauer Construction Company
350 Circle Wilmet ----
Lauer M E 931 Oak Winetka ---
Lauerman L 1099 Merrill Winetk
Laufman Herbert S
110 Knollwood Ln Glenco ---
Laufman Jas 110 Knollwood Ln
Laughing Iguana The wmns appa
1515 Sheridn Rd Wilmet ----
Laughlin David W 789 Vernon Av
Laun M R 1257 Richmnd Ln Wiln
Laundry Clock Shop The
566 Chestnut Winetka ----
Laurell R H DDS ltd 446 Centrl A
Lauren Robt Scott DDS
850 Valley Rd Glenco ----
Lauritsen Stan 937 Vernon Av G
Lautens Morley C 1415 Ashlnd A
Lavacek's Flowers
See Hlavacek Victor Florists
Lavelle Francis A 241 Wentwrtl
Lavezzorio Nicholas J 245 Fores
Lavezzorio Wm J 320 Woodly R
La Vigne Jas J Jr 229 16th Wilr
Lavin John M 1717 Highlnd Av W
Lavin Robt L 740 Leamngtn Av
Law Cathy M 345 Sunrise Cir Gl
Law Chas E 2033 Thornwd Av V
2033 Thornwood Av Wilmet --
Law Milton S 345 Sunrise Cir Gl
Law Richard C 941 Tower Rd W
Law Steve B 932 Elmwd Av Wil
Lawall R M 711 Greenlf Av Wilm
Lawler G T 2406 Greenwd Av W
Lawler Traugott 1003 Vine St
Lawler Wm R 3106 Lake Av Wil
Lawless Paul F 110 Linden Av G
Lawlor Danl J 2034 Greenwd Av
Lawlor John D 471 Hill Rd Winet
Lawlor Wm J 1630 Sheridn Rd
Lawrence Arthur & Associates
343 Park Av Glenco ----
Lawrence Eileen MD
912 Pawnee Rd Wilmet ----
Lawrence G M 2025 Lake Av W
Lawrence Machinery Co Inc
540 Frontg Rd Nfld ----
Lawrence Richard B decor
147 Prairie Av Wilmet ----
Lawrence Richard Marston
321 Graemere Nfld ----
Lawrence Wm G 417 Ridge Rd K
Lawrie Henry 1138 Scott Av W
Lawrie Henry Jr 455 Sunset Rd
Lawrie John & Sons Incorporat
1138 Scott Av Winetka ----
Lawson Fredk W 1206 Carol Ln
Child's Teleph 1206 Carol Ln G
Lawson Jas A ins 263 Rivrsd Dr
Res 263 Rivrsd Dr Nfld ----
Lawson Lawrence J Jr MD SC
723 Elm Winetka ----
Res 329 Raleigh Rd Kenlwrth -
Lawson Lawrence J Mrs
1630 Sheridn Rd Wilmet ----
Lawson Pollinating Bags Inc
480 Centrl Av Nfld ----
Lawson Rodney H
2237 Chestnut Av Wilmet --
Lawton Joel S 2309 Kenilwrth
Lawton Thos R 2335 Greenwd
Lax Stanley 700 Laramie Av W
Laya Richard 499 Oakdl Glenco
Lazar Harold P MD 700 N Mich
Res 340 Sheridn Rd Winetka -
Lazar Jos N 3533 Forest Av Wi
Child's Teleph 3533 Forest Av
Lazar Zachary D 1703 Lake Av
Lazarus M 631 La Crosse Av W
Lazarus Steven 620 Country Ln
Lazear Wm H DDS 545 Lincln A
Lazer Richard 910 9th Wilmet
Lea Wm S Rev 700 Oak Winetk
Leach A F 911 Sunset Rd Wine
Leach David C 1417 Forest Av
Leach David C Jr 524 A Poplar
Leaf Jamie 70 Brentwd Dr Glen
Leaf Martin S 70 Brentwd Dr G

21963© Illinois B

021980 © Copyright National Suburban Directories, Inc. 1986 All Rights Res. Repro

Chambers C R 525 Pinecrst Ln Wilmet..... 256-5541
Chambers Jerry G 33 Meadowvw Dr Nfld..... 446-5834
Champagne L G DC 800 Oak Winetka..... 441-7880
Champe Robt G 1429 Gregory Av Wilmet..... 251-5254
Chan Danl H M 620 Laramie Av Wilmet..... 251-7368
Chan Paul D 2222 Wilmet Av Wilmet..... 251-2224
Chanan Donald 525 Koerper Ct Wilmet..... 256-6993
Chance Michael W 1891 Willow Hil Ct Nfld..... 446-6841
Chance Michael W 578 Woodland Lane North Nfld..... 441-5215
Chandler Fred C 1095 Fisher Ln Winetka..... 446-7192
Chandler G Donald & Michele 720 Greenlf Av Glenco.... 835-5127
Chandler Howard A 1180 Oakley Av Winetka..... 446-6716
Chandler Howard C 3127 Country Ln Wilmet..... 251-8384
Chandler J L 353 Ingram Nfld..... 446-7281
Chang E 2510 Laurel Ln Wilmet..... 256-3670
Chang Ju School Of Judo Karate & Self Defense
1417 Lake Av Wilmet..... 251-0455
Chang Kwang-Poo 70 Brier Winetka..... 446-7837
Chang Moo 508 Skokie Bl Wilmet..... 251-2878
Chang Shi-Kuo 410 Greenlf Av Glenco..... 835-1426
Chang Shi-Kuo & Judy 410 Greenlf Av Glenco..... 835-2105
Chang Shi P 2700 Hawthrne Ln Wilmet..... 256-3269
Channer Wm S 678 Greenlf Av Glenco..... 835-4678
Chapin C L 307-A Ridge Rd Wilmet..... 251-5723
Chapin John A 766 Walden Rd Winetka..... 446-3003
Chapin John N Jr 3040 Indianwood Rd Wilmet..... 251-6296
Chapin Paul W 265 Wentwrth Av Glenco..... 835-0310
Chapman Christopher S 1448 Wilmet Av Wilmet..... 251-2046
Chapman Douglas 525 Sheridan Rd Kenlwrth..... 251-3484
Chapman Douglas K 525 Sheridan Rd Kenlwrth..... 251-3484
Chapman Harris L 325 Washingtn Av Glenco..... 835-0068
Chapman Howard S 2816 Birchwd Av Wilmet..... 256-6201
Chapman Jack 511 Maple Av Wilmet..... 256-4358
Chapman Jack I 3100 Old Glenview Rd Wilmet..... 251-5781
Chapman Joan 2 Woodly Rd Winetka..... 446-0676
Chapman John S 900 Elmwd Av Wilmet..... 251-3024
Chapman Lorenzo 750 Glencoe Dr Glenco..... 835-2292
Chapman Marvin S 190 Linden Av Glenco..... 835-4643
Chapman Travel Service Inc
600 Green Bay Rd Winetka..... 446-1300
Chapman Wheeler E Jr 1101 Fisher Ln Winetka..... 441-5594
Chapman Wm 732 7th Nfld..... 729-7915
Chaput Jos F 1004 Lake Av Wilmet..... 256-0429
Av Wilmet..... 256-3451

Chen Shautsyh 809 LeClaire
Cheng Chen Ko 1152-1/2 Cer
Cheris Albert B 740 Sheridan
Chernoff Michael G atty 744 E
744 Elder Ct Glenco.....
Cheronis Dion 15 The Landma
15 The Landmark Nfld.....
Cherry Walter 848 Tower Rd
Chertack Melvin M MD
440 Whittier Ln Nfld.....
440 Whittier Ln Nfld.....
Chertkow Glenn 425 Sandy Ln
Chertkow Susan 1215 Washin
Cherubini F Thomas 478 Suns
Chervak Gregory 342 Skokie
Cherveny John 2358 Hedge R
Cherveny John 2358 Hedge R
Cheryl's Secretarial 108 Glen
Cheskin Howard 893 Valley R
Chesley Faris F 84 Woodly R
Cheslow Ernest 1154 Carol Ln
Chessin Steven 610 Earl Dr N
Chester Douglas C 1380 Scot
Chester G K 1033 Green Bay
Chester Steven & Tracy 1417
Chestler J 681 Valley Rd Glen
Chestnut Court Book Shop Inc
Chestnut John W 211 Abingdn
Cheung Wayne 217 Thelin Ct
Chez Edw B 600 Longwd Av G
Chez Julie 2615 Blackhwk Rd
Chez St Aubin Barber Shop 51
Chi Kyung Wha 3312 Wilmet A
Chiang Chiu-Pin 800 Lawler Av
Chiappe Raymond B 428 Ches
Chiappe S Z 911-1/2 Linden A
Chiaro William 2721 Iroquois R
Chgo Botanic Garden Lake Co
Chgo Eye Institute 575 Lincln A
Chgo Eye Institute 575 Lincln A
Chgo Forest Products 480 Cen
Chgo Fresh Sales 550 Frontg F
Chicago Horticultural Society-B
Lake Cook Rd Glenco.....
Chgo & Northwestern Transport

dex

CARRILLO Michael 1040 East Lake Av----Glenvw 847 729-2176
CARRINGTON Audrey 1357 Baroque Ave---Volo 847 886-7000
CARROCCIA Nick & Diane
1018 Castle Dr----Glenvw 847 729-2776
CARROLL Alba
2 The Court Of Tyromwood----Northbrk 847 480-1267
Ann & Dan 551 Meadow Rd----Winetka 847 784-8714
Brendan 921 Harlem Av----Glenvw 847 657-0473
Cathy 2020 Chestnut Av----Glenvw 847 486-0078
Chas IV 1149 Spruce----Winetka 847 501-2829
Daniel----847 446-0804
David & Tracy 2047 Butternut Ln----Northbrk 847 559-0785
Franklin 3200 Sprucewood Rd----Wilmet 847 853-1545
Howard & Eda 31 Indian Hill Rd----Winetka 847 501-5431
James J 620 Laurel Av----Wilmet 847 256-3286
Jas R 728 Woodmere Ln----Glenvw 847 998-9346
John 240 Lincoln St----Glenvw 847 724-3952
John 240 Lincoln St----Glenvw 847 724-3967
John 2009 Milton Ave----Northbrk 847 559-1771
Jonathan 3236 Prestwick Ln----Northbrk 224 213-7137
Joyce----847 657-9733
Kathy----Northbrk 847 480-1570
Linda 2125 Oak Av----Northbrk 847 498-3928
N G 2625 Techny Rd----Northbrk 847 205-0230
Patrick 1136 Oak----Winetka 847 446-7266
Patrick & Kathleen 411 Glendale Av---Winetka 847 446-0319
Paul F 827 Clover Ct----Glenvw 847 724-6392
Susan 728 Woodmere Ln----Glenvw 847 998-9346
CARSANCIKLIOGLU Kirkok K
608 Gregg Rd----Northbrk 847 480-1626
CARSELLO Timm 1560 Elm Av----Northbrk 847 272-1599
CARSON Robert 50 Overlook Dr----Golf 847 729-1734
CARSTEDT N 4168 Cove Ln----Glenvw 847 390-8208
CARTER Caroline 1041 Ridge Rd----Wilmet 847 251-6493
Jill S 2848 Shannon Rd----Northbrk 847 272-2595
Sam 3303 Linneman St----Glenvw 847 998-9218
Tiffany 31 Bridlewood Rd----Northbrk 847 498-2535
CARTIER M A 731 Washington Av----Wilmet 847 920-9860
CARTLAND John 4024 Dundee Rd----Northbrk 847 498-4562
CARTON Robt W 674 Hill Rd----Winetka 847 446-2347
CARTRETTE Burris 1401 Sanders Rd----Northbrk 847 272-6148
CARUSO Fred 1347 Scott Av----Winetka 847 501-3977
CARVAJAL Julie 315 Forestway Dr----Northbrk 847 272-9591
CARY French S III 937 Spruce----Winetka 847 446-5968
Casas Laurie A MD 2100 Pfinsgten Rd---Glenvw 847 657-5884
CASAS PM Della 1420 Sheridan Rd----Wilmet 847 256-2444
Ramon A Dr 2660 Summit Dr----Glenvw 847 729-8773
Rosa 2660 Summit Dr----Glenvw 847 729-8773
CASCARANO Brian F 2126 Spruce Dr----Glenvw 847 998-0514
CASCIARI Marie 2136 Beechwd Av----Wilmet 847 251-2256
Mark 2005 Thornwood Ave----Wilmet 847 251-8670
CASCINO Lorayne 2500 Indigo Ln----Glenvw 847 998-5788
CASCONE Joanne M 3531 Central Rd----Glenvw 847 729-4184
CASE Marvin & Jennifer
4350 West Lake Av----Glenvw 847 298-7183
CASELLI A 3232 Wilmette Av----Wilmet 847 251-2306
CASEY Andrew 2920 Koepke Rd----Northbrk 847 272-7202
Ann 2212 Chestnut St----Northbrk 847 272-8606
Charles 1005 Kensington Dr----Northbrk 224 213-7329
Constance----847 446-2127
James 3820 Glenview Rd----Glenvw 847 729-6879
John B 1329 Candlewood Hill Rd----Northbrk 847 272-6216
John J Jr 1630 Sheridan Rd----Wilmet 847 256-4830
Jon 4200 W Lake Av----Glenvw 224 616-3026
Maureen----224 616-3025
CASH Alan 725 Lavergne Av----Wilmet 847 251-9518
Anothony----847 251-1722
Debra----847 251-1659
Leslie 2141 Washington Av----Wilmet 847 728-0379
W 524 Dunsten Cir----Northbrk 847 291-1523
CASKEY Kristin 811 Greenwood Av----Wilmet 847 251-7338
CASNER Marie 3118 Oliver Ln----Northbrk 847 291-1967
CASPER Chris 343 Oak Cir----Wilmet 847 920-9372
Joy 2215 Birchwood Ct----Glenvw 847 657-8581
CASSATO James 104 Washington----Glenvw 847 724-1541
S 311 Ingram----Nfld 847 446-8193
CASSELL Charley & Shannon
1036 Forest Av----Wilmet 847 256-2004
Mark----847 564-5080
CASSERLY J----Northbrk 847 272-7887
Cassidy Cynthia LCPC
601 Skokie Blvd----Northbrk 847 205-1524
CASSIDY L M----847 657-8122
Roberta E----Glenvw 847 998-1080
CASSIN Edw F 334 Spruce----Glenvw 847 729-3991
CASTALDO Michelle 4180 Cove Ln----Glenvw 847 635-6396
CASTANEDA Amanda
1428 Wilmette Av----Wilmet 847 251-9784
Castelein Paul T Dr 1132 Wkgn Rd----Glenvw 847 729-4411
CASTELLINI J 643 Walden Rd----Winetka 847 446-7612
CASTELLO Karen 1414 Breesway Ln----Northbrk 847 412-1472
CASTIGNEGGI D 316 Nellie Ct----Glenvw 847 724-5291
CASTILLO Cleo 3131 Lake Ave----Wilmet 847 251-0866
Ramon----847 657-0399
CASTLE Fred W 411 E Lake Ave----Glenvw 847 724-5939
CASTY L Roger 660 Winnetka Mews----Winetka 847 501-4551
Lee 345 Rosewood Av----Winetka 847 784-8069
CASWELL Margaret G
160 Sheridan Rd----Kenlwrth 847 251-5883
CATALAN Karina 434 4th Av----Glenvw 847 724-0561
CATALDO J 2005 Valencia Dr----Northbrk 847 564-4856
Vincenzo 303 Washington Rd----Glenvw 847 729-8124
CATCHFORES Catherine
1740 Mission Hills Road East----Northbrk 847 205-0019
CATE Penny 196 Scott Av----Glenco 847 835-1451
CATENACCI Roland & Valeri
1440 Estate Ln----Glenvw 847 724-4211
CATRON Curtis W 130 Lockerbie Ln----Wilmet 847 256-3099
CATSAROS Christos 1525 Jeffery Ln---Northbrk 847 498-6517
CAUDY Arthur A 240 Laurel Av----Wilmet 847 256-6425
CAUFIELD Chas & Maureen
3867 Mission Hills Road South----Northbrk 847 498-5229
CAVALIER Francis N
507 Kenilworth Av----Kenlwrth 847 251-9293
CAVALLARI Andrew T 338 Latrobe Av----Nfld 847 441-0407
Elvira 2625 Techny Rd----Northbrk 847 562-9730
Jim----847 714-9474
CAVALLARO Alberto
3009 White Pine Dr----Northbrk 847 498-4659
Carlo 3048 Mary Kay Ln----Glenvw 847 480-9554
CAVALLINO Robt P 141 Sheridan Rd----Winetka 847 446-4692
CAVANAGH M A 1234 Depot----Glenvw 847 729-3264
CAVANAUGH Molly 1210 Spruce----Winetka 847 446-5580
CAWLEY Danl T 611 Greenleaf Av----Wilmet 847 256-0976

CAWLEY Scott 1824 Maple Ave----Northbrk 847 272-5788
CAZEL Lyle 2750 Virginia Ln----Glenvw 847 729-6597
Lyle R 2750 Virginia Ln----Glenvw 847 729-1657
CEBULA Chas 1025 Queens Ln----Glenvw 847 729-1271
Zenon 2375 Greenview Dr----Northbrk 847 291-1577
Zygmund 327 Crescent Dr----Glenvw 847 410-7216
Celsei Alan R Ins 105 Revere Dr----Northbrk 847 480-0690
CEISEL Celeste 2091 Old Willow Rd----Nfld 847 446-0936
Edith H 812 Midway Rd----Northbrk 847 509-1093
Celsel Joseph R DDS 423 4th----Wilmet 847 256-4270
CEISEL Regina----847 998-9424
CELENTANO C 1015 Longmeadow Dr----Glenvw 847 998-8232
CELESTINO Louis 1148 Donegal Ln----Northbrk 847 480-1407
CELEWICZ M 3954 Venice Ct----Glenvw 847 635-7162
CELINSKI C----Glenvw 847 729-3703
CELLINI Anthony 239 Neva Av----Glenvw 847 724-0295
CENTER Michael 3114 Plum Island Dr---Northbrk 847 291-9474
Scott 3480 Salem Walk East----Northbrk 847 827-5275
CEPA Jerry 1515 Maple St----Glenvw 847 298-8909
CERATTO E 1514 Buckingham Glen Cir----Glenvw 847 657-8136
CEREBNIZKI Gill
3070 Pheasant Creek Dr----Northbrk 847 205-1890
CERETTO Mary 2154 Walnut Ct----Glenvw 847 724-9037
CERNEK Thomas P 1611 Blackthorn Dr---Glenvw 847 729-4570
CERNEY Karen 2423 Birchwood Ln----Wilmet 847 920-5047
Margaret 400 Laurel Av----Wilmet 847 853-8101
CERONE Catherine----847 251-5755
CERRONE Bea 315 Cherry Ln----Glenvw 847 486-1943
Rudy 315 Maple Av----Wilmet 847 251-8654
CESARETTI Jonathan M----Wilmet 847 251-6160
CESARIO M 2625 Techny Rd----Northbrk 847 291-6883
CESARONI Wm 649 Glenayre Dr----Glenvw 847 729-7674
CEVALLOS Pedro 850 Appletree Ct----Northbrk 847 564-5947
CEVASCO Georgene 1146 Cherry----Winetka 847 446-2575
CHA Eugene W 1104 Williamsburg Dr---Northbrk 847 272-4947
Eung-Yub 1026 Castilian Court Cir----Glenvw 847 724-0739
Hae Yong 245 Westmoreland Dr----Wilmet 847 251-4685
Peter 925 Spring Hill Dr----Northbrk 847 656-8789
CHACHARON Themis 279 Latrobe Ave----Nfld 847 441-5387
CHACHKO Camilla
3320 Winchester Ln----Glenvw 847 657-8577
Camilla 3320 Winchester Ln----Glenvw 847 730-3932
CHADD Chas M 202 Latrobe Av----Nfld 847 784-8863
CHADDERDON Robt C
937 Sutton Dr----Northbrk 847 564-4175
CHADWICK J 905 Valley Rd----Glenco 847 835-4179
Peter 715 Greenleaf Av----Wilmet 847 251-6715
S 1755 Longvalley Rd----Glenvw 847 729-8284
CHAFETZ Albert
1740 Mission Hills Road East----Northbrk 847 205-1248
CHAIKEN Nathan
1108 Castilian Court Cir----Glenvw 847 657-7247
CHAIT Leland 931 12th----Wilmet 847 251-6434
CHAKOIAN Henry 2200 Patriot Bl----Glenvw 847 729-2714
CHALEM Byron & Linda
106 Radcliffe Ct----Glenvw 847 498-6995
CHALK Chris 1216 Pine----Glenvw 847 730-3662
Chris 1216 Pine----Glenvw 847 730-3666
CHALLENGER Deborah
1230 Gregory Av----Wilmet 847 251-6937
Jas E 645 Sheridan Rd----Winetka 847 446-0940
Data Line 645 Sheridan Rd----Winetka 847 501-3948
Tom & Yelena 179 Randolph----Glenco 847 835-4383
CHALMERS A 600 Hunter Rd----Glenvw 847 657-9390
D 1251 Landwehr Rd----Northbrk 847 205-9755
Terry N 687 Driftwood Ln----Northbrk 847 564-0145
CHAMBERLAIN Brian 2548 Violet----Glenvw 847 998-3420
John 154 Green Bay Rd----Winetka 847 441-8654
Margaret----847 272-5685
CHAMBERS Maryann
2501 Maple Av----Northbrk 847 291-6828
Ronald 608 Willow Rd----Winetka 847 441-1117
Tom & Meg 411 Washington Av----Wilmet 847 853-1326
Victor T 1926 Beechnut Rd----Northbrk 847 272-1875
Wm P 1153 Meadow Rd----Northbrk 847 272-1085
William & Phyllis 2419 Fox Meadow Cir----Nfld 847 441-2787
CHAMPAGNE Jas H 417 W Mllrs Rd----Des Pl 847 437-9236
CHAMPION T P Jr 2816 Dundee Rd----Northbrk 847 291-2345
CHAN Alan & Tammy
1553 Winnetka Rd----Glenvw 847 486-0515
Calvin----847 441-0323
Cecilia 139 Happ Rd----Nfld 847 784-8613
M P 717 Leclaire Av----Wilmet 847 251-3018
Michael 1029 Enfield Dr----Northbrk 847 205-0499
Paul D 2222 Wilmette Av----Wilmet 847 251-2224
Steve----Glenvw 847 832-0657
Terry P 3511 Thornwood Av----Wilmet 847 256-8050
CHANAN Gerald M 829 Gleneagle Ln---Northbrk 847 564-1532
Chander Manu MD
49 S Waukegan Rd----Derfld Deerfield Tel No 847 945-4575
CHANDILES Maria 1300 Elizabeth Ln----Glenvw 847 729-6359
CHANDLER Brian----847 272-2027
Brian----847 272-8829
David & L 413 Sunset Ridge Rd----Nfld 847 446-2492
Edwin 2895 Leanne Ct----Glenvw 847 564-3379
Fred C 360 Green Bay Rd----Winetka 847 446-7192
George----847 724-1323
Howard A 1180 Oakley Av----Winetka 847 446-6716
Richard B 332 Lincoln----Glenvw 847 729-3974
CHANDRASEKARAN E V
1635 Holly Av----Northbrk 847 272-4981
CHANEY Gary----847 272-8758
CHANG A----Northbrk 847 562-0036
Byoung K 1026 Castilian Court Cir----Glenvw 847 729-4217
Chen Hung 2426 Newport Rd----Northbrk 847 559-1064
Chin 711 Cummings Av----Kenlwrth 847 853-1623
Chow 3515 Tamarind Dr----Northbrk 847 498-0246
Eun Hee 2741 Wilshire Ln----Northbrk 847 205-9495
Honghsun 2965 Keystone Rd----Northbrk 847 291-1879
Ki B 2848 Crabtree Ln----Northbrk 847 559-1057
Kuo H 445 East Lake Av----Glenvw 847 998-8258
Lilly Mrs----847 920-1656
P 328 Sheridan Rd----Wilmet 847 920-9588
Seichai 2559 Indian Ridge Ct----Glenvw 847 562-9052
Soon 2818 Harrison----Glenvw 847 724-1659
Steve 1303 Landwehr Rd----Northbrk 847 205-1310
Steve 495 Willow Rd----Winetka 847 784-9856
Steve & Stephanie 495 Willow Rd----Winetka 847 784-9643
Susan 1245 Stratford Pl----Northbrk 847 562-0240
Young J 4111 Teri-Lyn Ln----Northbrk 847 291-7627
Young Suk 2115 Franklin Dr----Glenvw 847 297-1599
Yung Hu 2900 Canterbury Dr----Northbrk 847 480-0124
CHANGYALEKET Benjarat
3865 Springdale Ave----Glenvw 224 260-8021

Chao Jasmine DO 1308 Waukegan Rd---Glenvw 847
CHAPLEY James Mr----847
CHAPLIK T 3925 N Triumvera Dr----Glenvw 847
CHAPMAN Andrew H 190 Linden Av----Glenco 847
Ellen 1334 Ridgewood Dr----Northbrk 847
J 2 Woodley Rd----Winetka 847
Jack----847
Laurie 1934 Palmgren Dr----Glenvw 847
Paul 2505 Allison Ct----Glenvw 847
Paul 2505 Allison Ct----Glenvw 847
S 3029 Applegate Ln----Glenvw 847
Susan 2500 Indigo Ln----Glenvw 847
CHAPPIDI Nivedita
2316 Indian Ridge Dr----Glenvw 847
Nivedita 2316 Indian Ridge Dr----Glenvw 847
CHAPPLE N----847
Nicole----847
CHARAK Ilene 4132 Florence Wy----Glenvw 847
Norman fax 4132 Florence Wy----Glenvw 847
CHARAL Barbara 1714 Birch Rd----Northbrk 847
CHARATZ Jeffrey M 832 Foxdale Av----Winetka 847
CHARCHUT Erin 9 Bristol Rd----Nfld 847
CHAREN Andrew----847
CHARHUT Frank 139 Riverside Dr----Nfld 847
CHARLES H E 1513 Hawthorne Ln----Glenvw 847
Ron 925 Columbus St----Wilmet 847
S 787 Prospect Ave----Winetka 847
S G 344 Woodlawn----Glenco 847
CHARLETON-PERRIN G----847
CHARLTON G W----Nfld 847
CHART M 1440 Sheridan Rd----Wilmet 847
CHASE Bruce----847
Ken Mr----847
Michael H 320 Linden Av----Wilmet 847
Peter 165 Fuller Ln----Winetka 847
CHASSMAN Mark
3472 Whirlaway Dr----Northbrk 847
CHASTAIN Chad 1428 Isabella----Wilmet 847
CHATEL-BERNATH Elizabeth
810 Fairhope Ln----Glenvw 847
CHATTERTON T 312 Sunset Ridge Rd----Nfld 847
CHATZ Robert & Sandra
2700 Summit Dr----Glenvw 847
CHAUNER Frank B 1029 Adelaide Dr---Northbrk 847
CHAVAN Sahebrao 103 Cornell Ct----Glenvw 847
CHAVERIAT Laura----847
CHAVEZTOLEDO Josejesus----847
CHAVIN Gary S OD 3200 Old Mill Rd---Northbrk 847
CHAVOEN Maureen
813 Gleneagle Ln----Northbrk 847
Chawla Jag DDS MS 2640 Golf Rd----Glenvw 847
CHAWLA Sona----Winetka 847
CHAY C 408 Bramble Ln----Deer Pk 847
CHEBOTAR Genrieta 3700 Capri Ct----Glenvw 847
Chee Jonathan atty
8951 N Milwaukee Ave---Niles Des Plaines Tel No 847
Chehab Eric L MD 2401 Ravine Way----Glenvw 847
CHELEMSKY H 153 Pointe Dr----Northbrk 847
CHELLMAN Ann----Wilmet 847
CHEMERS Jeanne 2500 Indigo Ln----Glenvw 847
CHEN Barbara 3286 Highland Rd----Northbrk 847
Chen Belinda MD
49 S Waukegan Rd----Derfld Deerfield Tel No 847
CHEN Bill 1781 Tudor Ln----Northbrk 224
Charles 1820 Harrison----Glenvw 847
Chi Yao 4110 Phyllis Rd----Northbrk 847
Chi Yao 4110 Phyllis Rd----Northbrk 847
Chen Edward C OD 4171 Dundee Rd---Northbrk 847
CHEN E-Kwan 1144 Waukegan Rd----Northbrk 847
Ethan 431 Sandy Ln----Wilmet 847
Henry----847
Jie 3114 Greenbriar Dr----Glenvw 847
Jim Hao 261 Lockwood Ave----Nfld 847
Jing 414 Brook Ln----Glenvw 847
Lina Lien Siang 640 Laramie Av----Wilmet 847
Meilung 4160 Pamella Ln----Northbrk 224
Patrick 2756 Independence Av----Glenvw 847
Qianjun 3057 Knollwood Ln----Glenvw 847
Sandy 3140 Walden Ln----Wilmet 847
Susan 3755 Timbers Edge Ln----Glenvw 847
T----847
W 4560 Concord Ln----Glenvw 847
Wei 838 Bach----Northbrk 847
Wei 1500 Sheridan Rd----Wilmet 847
Xu----847
Yeong Fu----847
Yi 528 Hunter Ct----Wilmet 847
CHEN-BYERLEY Lillian 171 Lagoon Dr----Nfld 847
CHENCINSKI Stanley----847
Stanley----847
CHENG Ansheng 2504 Old Glenview Rd---Wilmet 847
Chen Ko 418 Wilshire Drive East----Wilmet 847
Herbert 3584 Illinois Rd----Wilmet 847
CHENSOFF Gary V 100 Indian Hill Rd---Winetka 847
Gary V 100 Indian Hill Rd----Winetka 847
CHEON Ilho 506 Glendale Rd----Glenvw 847
Jae M 1819 Monroe Ct----Glenvw 847
CHEPOV Mariya 1135 Wilmette Av----Wilmet 847
CHEREPANOVA Marina----847
CHERIS Albert 40 Longmeadow Rd----Nfld 847
CHERN Eric 3824 Sunset Ln----Northbrk 224
Eric H 3824 Sunset Ln----Northbrk 847
CHERNAIK S & L----847
CHERNEY Jerry A 2750 Porter Ct----Glenvw 847
CHERNOFF Arnold
3110 Pheasant Creek Dr----Northbrk 847
Eunice 744 Elder Ct----Glenco 847
Michael G atty 744 Elder Ct----Glenco 847
Cherny Barry DDS 1675 Dempster---Park Ridge 847
CHERNY Myroslaw Dr
1655 Sunset Ridge Rd----Northbrk 847
CHERNYAK Boris 2200 Patriot Bl----Glenvw 847
CHERPAK Caryn 1707 Koehling Rd----Northbrk 847
CHERRO Sami 1111 Hunter Rd----Glenvw 847
CHERRY John 1038 Whitfield Rd----Northbrk 847
CHERTOK Daniel L 1861 Larkdale Rd---Northbrk 847
CHERUBINI F Thomas 478 Sunset Rd---Winetka 847
CHESLEY Faris F 84 Woodley Rd----Winetka 847
Richard 851 Sheridan Rd----Winetka 847
CHESSICK Anne----847
Anne----847
CHESTER Ronald 322 Neva Av----Glenvw 847
CHESTNUT Edward
*133 Kenilworth Av----Kenlwrth 847

2013 Phone Book

Business Bits

Michael E. Fox, president of the Chicago Mercantile exchange, and the other officers yesterday were nominated for reelection for 1938 by the nominating committee. The other nominees are J. V. McCarthy, first vice president; Wilfred E. Sage, second vice president; Nick Fennema, secretary, and Edwin Kirschbraun, treasurer. Maurice Mandeville, Oscar Olson, and Garret B. Shawhan were nominated for two year terms as directors.

Michael E. Fox.

Walter F. Vieh, financial manager of the manufacturing division of Marshall Field & Co. at New York, will address the dinner meeting of the Chicago chapter of the National Association of Cost Accountants Thursday night at the Auditorium hotel. His subject will be "Who Should Administer the Budget and How Extensive Should Be His Authority?"

The Chicago Board of Trade membership of Jens Juul has been posted for transfer to John F. Gerard, and the membership of James F. Bell was posted for transfer to William J. Walton.

Tom M. Girdler, chairman of the board of the Republican Steel corporation, will speak on "What's Ahead in Industrial Relations?" at the fortieth annual dinner of the Illinois Manufacturers' association tonight at the Stevens hotel. Approximately 2,000 persons are expected to attend the dinner.

Preparations are being completed for the annual Christmas party of the Chicago Federated Advertising club on Dec. 22 at the Hotel Sherman. The proceeds will go to the Off the Street club, which provides spare time training for underprivileged boys and girls.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.
Agenda Packet P. 251

FREDERICK C. STRODEL
New York Times (1923-Current file); Jul 26, 1968;
ProQuest Historical Newspapers: The New York Times with Index
pg. 31

FREDERICK C. STRODEL

Frederick C. Strodel, who retired five years ago as vice president and merchandise manager of The Fair, a Chicago department store, died Wednesday of a heart attack at Chatham, Mass., where he was on vacation. He was 70 years old and lived at Chatham, N. Y.

Mr. Strodel went to Chicago 40 years ago, after serving as vice president of Bamberger & Co. of Newark. He was born in Huntington, Ind., and graduated from Columbia University.

Surviving are his widow, Helene; a son, Richard H.; a daughter, Mrs. George F. Hunger; a sister, Clara Strodel, and six grandchildren.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

WALTER STRAUB FOOD EXECUTIVE: FOUNDER AND PRESIDENT OF CHICAGO CON
New York Times (1923-Current file); Jul 13, 1964;
ProQuest Historical Newspapers: The New York Times with Index
pg. 29

1946
Walter F. Straub

WALTER STRAUB, FOOD EXECUTIVE

Founder and President of Chicago Concern Dies

CHICAGO, July 12 (AP)—Walter F. Straub, president and manager of W. F. Straub & Co., died today in his home in nearby Winnetka. He was 67 years old.

Mr. Straub was also a director of Wieboldt Stores, Inc., and president of the Wieboldt Foundation.

He is survived by his widow, the former Anne Wieboldt; a son, John W., and two daughters, Mrs. Anita Darrow and Mrs. Suzanne Petersson.

Headed O.P.A. Division

Mr. Straub was the founder of the Chicago food and pharmaceutical concern that bore his name. He was credited with having introduced pure honey, previously sold as a pharmaceutical product, to the food industry.

Besides being a director of the Wieboldt department store organization, he was a director of Libby, McNeill and Libby, a food company; the Diversey Corporation, chemical manufacturers, and other Chicago enterprises.

In 1943 and 1944 he was director of the food rationing division of the Office of Price Administration. After resigning as director, he became a consultant to the agency. In 1945 he was a consultant to the chief quartermaster of the Army's European theater of operations. The next year he served as director of the Department of Agriculture's Emergency Food Program.

During World War I Mr. Straub did chemical research on products for the military forces. He received a B.S. degree from the University of Illinois in 1918.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. 20-16-LPC

Property Information

Site Address: 1180 Oakley Ave. Winnetka IL. 60093

Parcel Identification Number(s) (PIN): 05171180150000

Description of all structures to be demolished: Main residence

Current Property Owner Information

Legal Name: Howard Chandler

Primary Contact: John Chandler

Address: [redacted]

City, State, Zip: Lake Forest, IL 60045

Phone No. [redacted]

Email: [redacted]

Date owner acquired property: _____

Applicant Information

Legal Name: Krzysztof Marzec

Primary Contact: Krzysztof Marzec

Address: [redacted]

City, State, Zip: Chicago, IL. 60657

Phone No. [redacted]

Email: [redacted]

Applicant's relationship to current property owner: _____

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

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

Legal Name: Not Known

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Property Maintenance Requirements

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

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

KM (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 KM (I/We) hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition.

Applicant Signature: [redacted] Date: 06/30/2020

Printed Name: Krzysztof Marzec

Owner Signature: [redacted] Date: 06/29/2020

Printed Name: Howard A. Chandler by John Chandler under PoA dated 8/7/19

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

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

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

Applicant Signature: [redacted] Date: 06/30/2020

Printed Name: Krzysztof Marzec

Owner Signature: [redacted] Date: 06/29/2020

Printed Name: oward A. Chandler by John Chandler under PoA dated 8/7/19

Village of Winnetka
Department of Community Development
510 Greenbay Road
Winnetka, IL 60093

June 10, 2020

Re: 1180 Oakley—Construction Schedule

To Whom it May Concern:

We propose to submit plans for the construction of a new single-family home at the above address around August 15, 2020. We plan to demolish house on October 1, 2020, begin construction around October 15, 2020 and complete project by June 1, 2021.

Please call/email with any questions. Thank you.

Best regards,

[redacted]

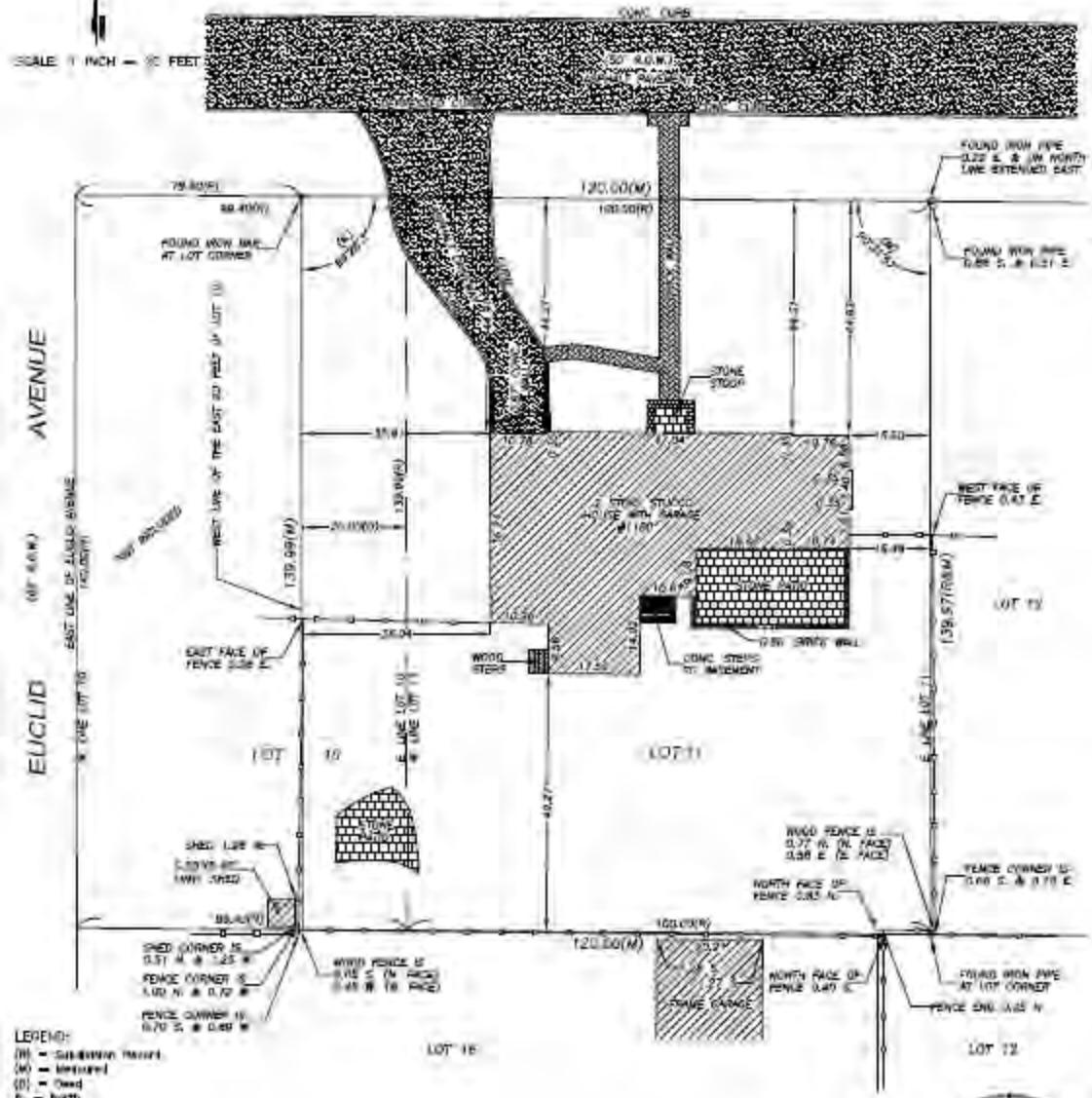
PLAT OF SURVEY

OF

LOT 11 AND THE EAST 20 FEET OF LOT 10 IN CLARK'S SUBDIVISION IN THE COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER RECORDED PLAT UNDER DOCUMENT NUMBER 4583612, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

PIN# 05-17-115-015-0000 TOTAL LAND AREA: 15,796 SQ.FT.

COMMONLY KNOWN AS: 1180 OAKLEY AVENUE, WINNETKA, ILLINOIS 60093



LEGEND:
(R) = Subdivision Record
(M) = Measured
(D) = Deed
N. = North
S. = South
W. = West
E. = East
Conc. = Concrete
Wood Fence —□—□—
Chain Link Fence —x—x—
Iron Fence —○—○—

ORDER NO.: 20-127

ORDERED BY: OAKLAND GLEN HOMES, LLC

PREPARED BY:

GEODETIC SURVEY, LTD.

PROFESSIONAL DESIGN FIRM NO. 184-004394

CONSTRUCTION & LAND SURVEYORS

180 WAUKEGAN ROAD, GLENVIEW, IL 60025

TEL: (847) 904-0990 FAX: (847) 904-7691

info@gsurvey.net www.geodeticsurveyltd.com

GENERAL NOTES:

- ROAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE. BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE RECORDED REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, TO DENOTE ANGLES.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: JUNE 10, 2020

DATED THIS: 11TH DAY OF JUNE, 2020

THOMAS R. HOWE 035-003797 GLENVIEW ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

Ann Klaassen

From: Jessie Schrock [redacted]
Sent: Sunday, September 27, 2020 8:59 AM
To: Planning
Cc: [redacted]
Subject: Case no. 20-16-LPC

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Information regarding the Historical Architectural Impact Study for 1180 Oakley Ave., case no. 20-16-LPC

My parents, Howard and Katrina Chandler, lived at 1180 Oakley Ave. from 1979 to 2020. I thought I would provide some information that you might find useful while researching the house and its inhabitants.

My mom is Katrina Veeder Chandler. She was born to George Albert Veeder and Catherine Stearns Veeder, and grew up in Kennilworth, althought the Veeder family were long time Winnetka residents, owning a house on Maple Ave for many generations. Both the Veeder and Stearns sides of her family hold a substantial amount of historical significance.

The Veeder side is directly desended from Peter Joseph Wagner, who was elected as a Whig to the 26th congress from New York's 15th congressional district. From there, the connection leads to Dow Fonda, who was the mayor of Fonda, New York. When the Veeder descendants moved to Chicago, they owned the MJ Neahr bag company, which manufactured burlap bags that were used everywhere, including sand bags for war efforts. Jessie Veeder was also a long time companion of Jane Adams, and did significant work with Hull House in Chicago, as well as groundbreaking work on women's rights.

The Stearns side is even more interesting. Their lineage goes back to Marcus Cicero Stearns, my mom's great grandfather, a man who was instrumental in the beginnings of Chicago. He owned the Stearns Quarry on the south side of Chicago, where most of the limestone for the Chicago buildings and the Illinois and Michigan Canals came from. The Stearns family also owned the first brick house in Chicago, which withstood the Chicago fire. Marguerite Stearns Harrison was married to Carter Henry Harrison Jr, who was the mayor of Chicago in the 1800's. She died during childbirth, which made her father, Marcus Cicero Stearns so distraught that he committed suicide. The news made headlines in Chicago. My grandmother Catherine Stearns Veeder's cousin was Admiral Arthur William Radford. President Eisenhower made him the first naval aviator in history to be appointed Chairman of Joint Chiefs of Staff. His accolades are numerous, and his ethics and accomplishments embody what my mom and her family represent.

My mom went to New Trier, and was a long time Winnetka resident. She was proud of and served her community well. In an era where most of history followed the men of the house rather than the women, she quietly upheld the accomplishments and accolades of her family. I think that deserves to be recognized when considering who the residents were of an absolutely magnificent home that has a proposal to be demolished.

Feel free to contact me if I can be of any assistance.

Jessie Schrock

[redacted]
Altoona, Iowa [redacted]
[redacted]

Ann Klaassen

From: Sara MEY [redacted]
Sent: Monday, September 28, 2020 8:39 AM
To: Planning
Subject: 1180 Oakley Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Landmark Preservation Commission,
As a home owner on Oakley Avenue, I write to protest the proposed demolition of 1180 Oakley Avenue. Our street is very special because it has retained all of its original and historically significant homes. This gives our neighborhood a unique character, which is not lost on nearby residents who often comment on intentionally making Oakley Avenue part of their walking path because the street is so beautiful and peaceful. We consciously purchased our home at [redacted] due to the history and distinctiveness of the street. We are very proud of all the effort and time we have put in to maintaining and preserving our home, and this dedication is shared by all the residents on our block. Our neighbors have gone to equal and great lengths to cherish and uphold their beautiful historical homes on Oakley Avenue. We have a duty to protect this special block of Hubbard Woods and I recommend that you vote to keep this beautiful and architecturally significant home on 1180 Oakley Avenue intact.
Sincerely,
Sara Mey
[redacted]

Sent from my iPhone

Ann Klaassen

From: Amelia Haag <[redacted]
Sent: Monday, September 28, 2020 8:06 AM
To: Planning
Subject: Oakley Avenue Construction

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:
My name is Amelia Haag and I live at [redacted] in Winnetka. Recently, it has come to my attention that our neighboring house- 1180 Oakley Avenue- is set to be torn down. As a college Sophomore taking all my classes virtually, peace and quiet is essential to concentrating in my classes, many of which require speaking participation. I have two younger sisters who are also taking all virtual classes; one is in middle school and the other, in high school, as well as two parents that are currently working from home. It would be an understatement to say that construction would disturb all of our working environments. On a broader scale, many of our neighbors also have children in school, or parents that are performing their jobs from the comfort of their homes. I am sure that their sentiments would echo mine, were they to be made aware of the upcoming demolitions. To preserve the working environment of the neighborhood, as well as that of my household, I kindly ask that you delay or cancel construction at 1180 Oakley Avenue.

Best Wishes,
Amelia Haag

Amelia Haag
Northwestern University Class of 2023
English Major on the Pre-Medicine Track

Minutes adopted 11.02.2020

LANDMARK PRESERVATION COMMISSION
EXCERPT OF OCTOBER 5, 2020 MEETING MINUTES

Members Present:	Louise Holland, Chairperson Chris Enck Laura Good Beth Ann Papoutsis Joseph Stuart Paul Weaver
Non-Voting Member Present:	Jack Coladarci
Members Absent:	Katie Comstock
Village Staff:	David Schoon, Director of Community Development Kirsten Kazenas, Assistant Village Manager Christopher Marx, Associate Planner
Village Attorney:	Benjamin Schuster

***

Case No. 20-16: 1180 Oakley Avenue: Review of the Historical Architectural Impact Study (HAIS) submitted for the single family residence at 1180 Oakley Avenue.

Mr. Marx noted that the Commission decided an HAIS was necessary for the demolition application at their August 3 meeting by a vote of 5-0. He identified photos of the property in the PowerPoint presentation and described details of the property.

Susan Benjamin and Jeanne Sylvester introduced themselves as the authors of the HAIS and reported their findings. They described the original architects of the building as Kocher & Larson and the distinctive Mediterranean Revival style of architecture. They briefly identified the notable inhabitants of the house. They detailed the interior features of the house and made note of the wood bannister and wrought-iron balusters on the stairways. They also described the context of the neighborhood with the other houses on the block which included Colonial Revival and Arts & Crafts style housing. They noted that the property was historically and architecturally significant as summarized in the HAIS. Susan Benjamin of Benjamin Certifications provided a summary of the HAIS to the Commission as follows: "The house has historical significance because of its association with many distinguished owners, and it has architectural significance because of being such an excellent and unaltered example of Mediterranean Revival architecture. Despite its numerous owners, and at least one renter, residents didn't make detrimental changes to the building and the significant areas of the house are as intact as they were in 1921, when 1180 Oakley was designed. The only historic photograph found, in a real estate listing from the 1940s, shows that the front façade of 1180 Oakley has not been altered at all. This is also true of the interior public spaces - the front stair vestibule, the living room and the dining room. The detailing - from crown moldings, to doors and windows, to hardware, to the elegantly ornamented stair balustrade - is extraordinary. Because the significance of the house is reflected in its front facade and its relationship to the street, removing the house would have an irreversible impact on the cohesiveness of the neighborhood. The most important interior features are all found in the major public spaces facing Oakley Avenue. Preservation of the front of the house, with these spaces, would retain the building's significance and its relationship with the street. A compromise, as an alternative to demolition, could include building an addition to the rear of the house with the re-use of the south elevation French doors, fanlight windows, and second story Diocletian window. The new owners would receive more livable space and the significant historic architectural features would remain intact. A rear addition that accommodates the functional needs of the new owners and retains the most significant historic features of the major public spaces at the front of the house could well qualify for an Illinois Property Tax

Assessment Freeze, which would result in considerable property tax savings for the homeowners, while preserving the unaltered historic character of the house."

Chairperson Holland asked if there were any comments or questions for Susan Benjamin and Jeanne Sylvester. Several members asked the consultants about details of the report and the house.

Mr. Stuart commented that it is a beautiful historic street with a very special feeling because all the homes look original to the design of the block. He also said the block has good proportions. He pointed out there isn't a single teardown on the street and he knows people that have restored their homes while leaving the exteriors intact. He said to Mr. Marzec that the Subject Property is one with very special rounded windows all in a row. He said he walks down the street occasionally and noted that 1160 Oakley was recently restored. He noted it as a Seyfarth designed home. He reiterated that he hoped Mr. Marzec would consider restoring the home.

The applicant and owner of the property, Mr. Krzysztof Marzec, was given a chance to speak. Mr. Marzec explained he was looking forward to settling into the neighborhood and was strongly considering a major renovation rather than full demolition. Laura Good asked if had given strong consideration to the neighborhood context and how the fits with the surrounding environment. She also brought up the prospect of a future preservation award if Mr. Marzec were to preserve the house.

Ms. Good commented on the significance of the home to the block and the Village as well as the benefits of having a landmarked home. Ms. Good asked Mr. Marzec to consider the property rights of the other homeowners on that block to preserve the character of the block. Mr. Marzec stated he understood how aware the Commission is on both sides of the issue.

Chairperson Holland stated the Village would send to Mr. Marzec the catalog of the Village's landmarks to show the efforts made to maintain significant homes. Mr. Marx noted several comments were included as Attachment G of the agenda report and no other additional comments were received since then. Mr. Schoon confirmed there are five people in attendance. Ms. Kazenas allowed Jackie McLaughlin into the meeting who had no comment. She allowed Paul and Meg Sullivan, 1160 Oakley, into the meeting.

Paul Sullivan stated they submitted an email of their comments. Mr. Marx confirmed they did not receive his email. Mr. Sullivan stated his comments echoed the comments made in terms of what drew them to move to the neighborhood which related to the vintage homes and charm of the street. He stated they chose to restore their home as opposed to building new construction and asked Mr. Marzec to consider restoration which would help retain the character and aesthetic of the street. Ms. Kazenas allowed Claudine Gerbel, 1181 Oakley, into the meeting. Ms. Gerbel agreed with the comments made and agreed it is what drew them to the neighborhood. She noted their home was built in 1916 and they restored their home which was important for the block's integrity. Ms. Kazenas allowed Kathryn M. into the meeting. Kathryn M., 1189 Oakley, thanked the applicant for producing the HAIS and agreed with the comments made. She noted their home was built in 1910 and the previous owners restored the home to today's standards. Kathryn also stated she would appreciate the effort to keep the home. Ms. Kazenas allowed Peter Eck, 957 Euclid, into the meeting. Peter Eck stated he echoed the comments made and noted they are in the process of renovating their 99 year old home. He agreed it is a beautiful property and appreciated the thoughtful discussion regarding it. Ms. Kazenas confirmed there are no other callers in attendance.

Chairperson Holland stated the Commission now has to vote on approval of the demolition application or to issue a delay after deliberation. She asked if there were any other comments. No comments were made at this time. Chairperson Holland then read the findings the Commission is to consider. She stated the Commission agreed the HAIS is very complete. Chairperson Holland then asked for a motion that the HAIS is complete and the building or structure is considered to be historically or architecturally significant and referred to the standards on page 3 of the agenda report.

Ms. Good moved that the Commission found the HAIS to be complete and it met several of the criteria specifically noting the structure exhibits a high quality of architectural design along with criteria nos. 2 and 3 with the last

criteria being not applicable. She then stated based upon these findings, the demolition must be delayed for a period of 60 days in order to explore alternatives to demolition. Ms. Good commented she hoped alternatives would be accomplished during the delay and a thoughtful final decision would be made. She also referred to a neighbor who submitted a letter asking for a delay in connection with construction. Ms. Papoutsis seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Enck, Good, Holland, Papoutsis, Stuart, Weaver
NAYS: None
NON-VOTING: Coladarci

***

ATTACHMENT F1

Benjamin Historic Certifications, LLC
711 Marion Avenue
Highland Park, IL 60035
847-432-1865
847-432-1829 fax
www.benjaminhistoric.com

Ms. Ann Klaassen, Senior Planner

Department of Community Development

Village of Winnetka

December 4, 2020

Dear Ann,

When we assembled the HAIS for 1180 Oakley, we concluded that the house is so significant that it should be preserved, and that this could be accomplished while meeting the homeowners' needs. 1180 is one of few examples of Mediterranean Revival architecture in Winnetka and is an important part of the rich architectural fabric of the street. Preserving it would be a win-win for the owners, the neighborhood and the community. Oakley has suffered no teardowns and preserving this house would keep the character of the street intact.

I urge the Zoning Board to grant a variance to enable this home to be preserved. Doing so would create a fine example to Winnetka that a significant house can be preserved; the neighborhood character can be retained and the homeowner can have a historic house with 21st Century amenities.

Sincerely yours,

Susan Benjamin

Susan S. Benjamin

ATTACHMENT 3

Ann Klaassen

From: Christopher Enck <[redacted]>
Sent: Monday, December 14, 2020 10:00 AM
To: Ann Klaassen
Subject: 1180 Oakley, Winnetka - ZBA Case 20-38-V2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ann, if you could forward this on to the Zoning Board of Appeals, that would be great. Thank you.

Dear Members of the Zoning Board of Appeals,

I live at [redacted] Birch Street and am on the Landmark Preservation Commission. As a member of the community, I am becoming increasingly alarmed by the number of residential demolitions in the Village. In particular, a number of large historic homes have been proposed for demolition with almost nothing that the LPC can do to stop the loss except to encourage the owners or developers to please reconsider their plans.

When I heard that the owners of 1180 Oakley were proposing a plan to reuse and update their historic home, I was thrilled that this could be a rare "win" for the LPC and Winnetka to save a small piece of the architectural and historic fabric of the community. Many neighbors spoke at the LPC meetings, urging for the owners to rehab the existing house as it is so recognizable and is located on a rare intact historic street.

Modifying an existing home requires creativity and compromise as there is not a blank slate to start with. The proposed drawings provided by the applicant appear to accomplish the goals of maintaining the historic elements of the house as described by Benjamin Historic Certifications while accommodating a more modern interior layout at the rear.

I urge the ZBA to allow flexibility with zoning for this case if it results in the preservation of an important historic house on Oakley as well as setting a positive example of preservation, reuse and sustainability within the community. Thank you for your consideration and your service to Winnetka!

Sincerely,
Chris Enck
[redacted] Birch Street, Winnetka

Ann Klaassen

From: Peter Eck <[redacted]>
Sent: Monday, December 14, 2020 3:42 PM
To: Planning
Cc: Caitlin Eck
Subject: Public Comments re: Winnetka Zoning Board of Appeals - 1180 Oakley Avenue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Winnetka Zoning Board of Appeals,

I am emailing to submit public comments pertaining to the proposed renovations of the property at 1180 Oakley Avenue on behalf of both myself (Peter Eck) and spouse (Caitlin Eck), non-adjacent neighbors who live around the corner at [redacted] Euclid Avenue. After reviewing the proposed changes and associated rationale, we are very much in favor the Marzec's proposed renovations in lieu of tearing down and fully replacing the beautiful, historic, and unique home that currently sits at 1180 Oakley. The addition of a full garage on the West side of the home will boost the property value and the additions in the rear will improve the suitably of the property as a family home while preserving the charming and defining characteristics of the front facade that are part of the unique charm of the street overall. We appreciate that the Marzecs are proposing changes that will not change the set-back of the home from Oakley Ave, or result in a substantially larger or differently-located driveway. The Marzecs have carefully considered neighbor and village input and concerns, and found what appears to be a great way to solve for their property goals while preserving and even improving the circa 1920's appeal of the street and neighborhood. We appreciate these efforts and hope consideration will be given to their FAR variance request so that work can be completed in the coming year.

Thanks for soliciting, considering, and including these public comments.

Best Regards,

Peter K. Eck
—————
[redacted]

Agenda Item Executive Summary

Title: Ordinance No. M-2-2021: Berkshire Hathaway Special Use Permit (Introduction & Adoption)

Presenter: David Schoon, Community Development Director

Agenda Date: 01/05/21

Consent: ☐ YES ☑ NO

☑ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None

Executive Summary:

On January 5, the Village Council is scheduled to consider Ordinance No. M-2-2021, in response to a special use permit application submitted by Stephens Family Limited Partnership on behalf of HomeServices of Illinois, LLC, dba Berkshire Hathaway HomeServices Chicago (the "Applicant"), as the prospective lessee of the property located at 839-841 Elm Street, Winnetka, IL (the "Subject Property"), to allow a real estate office on the Subject Property. The Stephens Family Limited Partnership owns the Subject Property, which was previously occupied by Ellen's on Elm and has been vacant since January 2020. Berkshire Hathaway proposes to downsize its office space by relocating from its current location at 538 Chestnut Street to the Subject Property.

The Plan Commission (PC) considered the request on December 16, 2020. After hearing from the Applicant, the property owner, and receiving no comments from the public, the PC briefly discussed the request and then recommended approval of the special use permit. Minutes of the PC meeting are not yet available, however, the PC recommendation was unanimous and did not include any conditions. Many Commission members expressed support for the request since they found that relocating the Applicant's real estate office to the Subject Property would free up the Applicant's current space, which is a high profile street corner in the heart of the West Elm Business District, for a more active retail or restaurant use.

Details of the request can be found in the attached staff report to the PC (Attachment 2).

Executive Summary (continued):

It should be noted, if the Applicant relocates from its current location at 538 Chestnut Street to the Subject Property, any use that would like to locate in the 538 Chestnut space would need to comply with current zoning regulations. That means if another real estate office would like to locate in the 538 Chestnut space, it would need to go through the special use permit process and receive Village Council approval prior to locating in that space.

Recommendation:

Consider waiving introduction of Ordinance No. M-2-2021 and consider adoption of the Ordinance

OR

consider only introduction of Ordinance No. M-2-2021.

Attachments:

1: Ordinance No. M-2-2021
2: December 16, 2020 PC Staff Report and Attachments

ORDINANCE NO. M-02-2021

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE OPERATION OF A REAL ESTATE OFFICE WITHIN THE C-2 COMMERCIAL OVERLAY DISTRICT OF THE VILLAGE (839-841 Elm Street)

WHEREAS, HomeServices of Illinois, LLC, dba Berkshire Hathaway HomeServices Chicago (***"Applicant"***), is the lessee of the property commonly known as 839-841 Elm Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, Stephens Family Limited Partnership is the record title owner of the Subject Property (***"Owner"***); and

WHEREAS, the Subject Property is located within the C-2 General Retail Commercial District and the C-2 Commercial Overlay District of the Village (collectively, ***"C-2 Commercial Overlay District"***); and

WHEREAS, the Applicant desires to operate a real estate office at the Subject Property; and

WHEREAS, pursuant to Section 17.44.020 and the table of uses set forth in Section 17.46.010 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the operation of a real estate office is not permitted within the C-2 Commercial Overlay District without a special use permit; and

WHEREAS, on November 11, 2020, the Applicant filed an application for a special use permit pursuant to Section 17.44.020.B and Chapter 17.56 of the of the Zoning Ordinance to allow the operation of a real estate office at the Subject Property (***"Special Use Permit"***); and

WHEREAS, the Owner of the Subject Property has consented to the application for the Special Use Permit filed by the Applicant; and

WHEREAS, on December 16, 2020, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special Use Permit and, by a vote of seven in favor and none opposed, recommended that the Village Council approve the Special Use Permit; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit for the operation of a real estate office at the Subject Property satisfies the standards for the approval of special use permits within the C-2 Commercial Overlay District set forth in Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and is in the best interest of the Village and its residents;

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

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

SECTION 2: SPECIAL USE PERMIT. Subject to, and contingent upon, the terms and conditions set forth in Section 3 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and the home rule powers of the Village, to allow the establishment and operation of a real estate office by the Applicant at the Subject Property within the C-2 Commercial Overlay District.

SECTION 3: CONDITIONS. The Special Use Permit granted by Section 2 of this Ordinance is subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Compliance with Regulations. The development, use, and maintenance of the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

B. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

C. Compliance with Plans. So that the Applicant's use of the Subject Property is consistent with the special use standard that display windows, facades, signage and lighting be similar in nature and compatible with that provided by retail uses, the development, use, and maintenance of a real estate office at the Subject Property must be generally consistent with the Floor Plan submitted by the Applicant, consisting of two sheets, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B** (***"Floor Plan"***), except for minor changes approved by the Director of Community Development (within his permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

SECTION 4: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant, the Owner, and each of their heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant or the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the Special Use Permit granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the Special Use Permit granted in Section 2 of this Ordinance unless it first provides the

Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: AMENDMENT OF SPECIAL USE PERMIT. Any amendments to the Special Use Permit granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 7: EFFECTIVE DATE.

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

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant and the Owner with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant and the Owner do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 7.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of January, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ___ day of January, 2021.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2021.

Introduced: January 5, 2021

Passed and Approved: _____, 2021

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

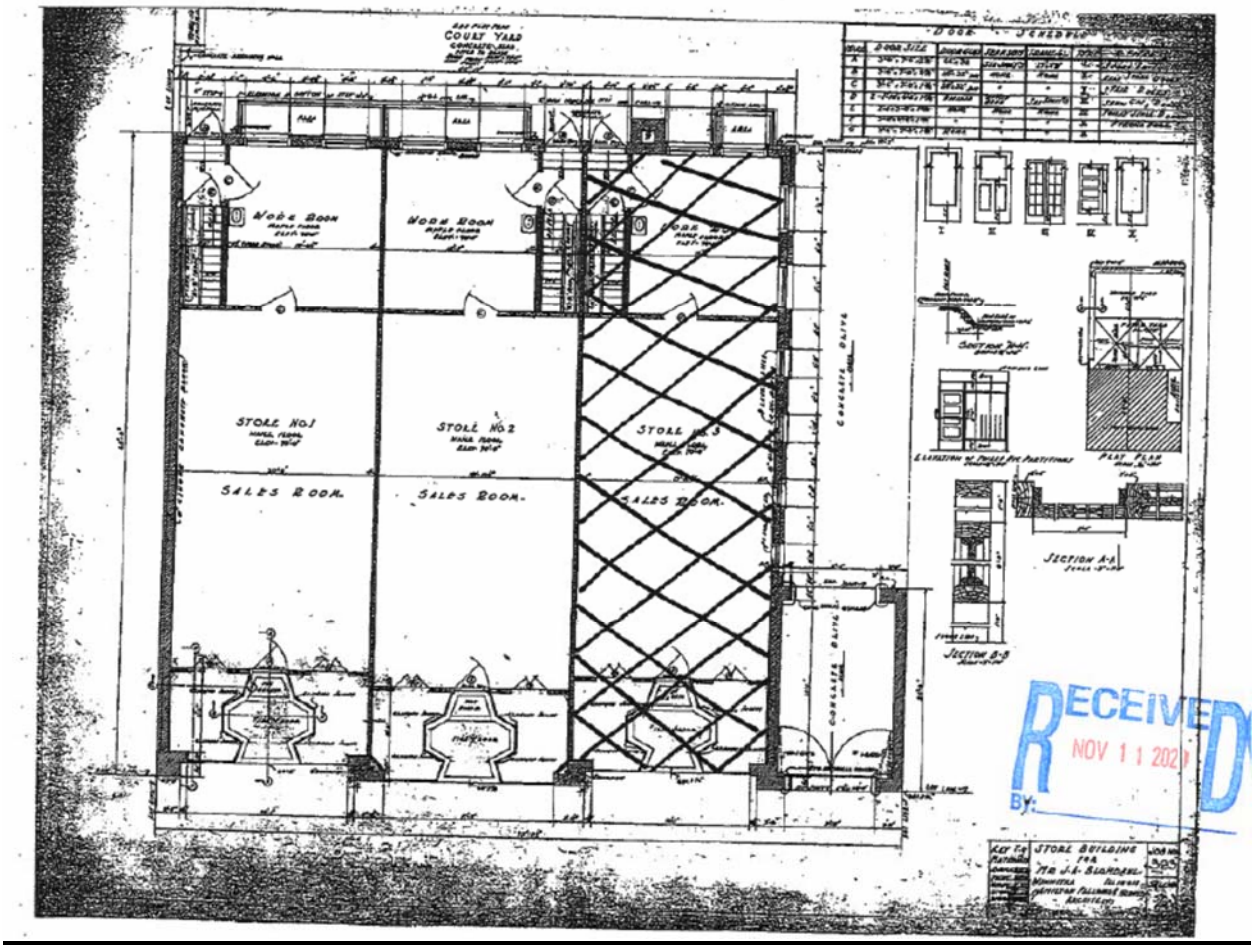
LOT 13 AND THE WEST HALF OF LOT 14 IN THE DEPOT PLACE SUBDIVISION OF BLOCK 13 IN WINNETKA, A SUBDIVISION IN SECITONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

Commonly known as 839-841 Elm Street, Winnetka, Illinois.

PIN: 05-20-207-013-0000

EXHIBIT B

FLOOR PLAN



BERKSHIRE HATHAWAY INC.

839–841 Elm Street
Winnetka, Illinois

Applicable Building Codes as required by the Village of Winnetka

2015 International Building Code w/ Winnetka Amendments
2015 International Existing Building Code w/ Winnetka Amendments
2015 International Fire Code w/ Winnetka Amendments
2015 International Fuel Gas Code w/ Winnetka Amendments
2015 International Mechanical Code w/ Winnetka Amendments
2015 International Property Maintenance Code w/ Winnetka Amendments
2018 Illinois Energy Conservation Code
2014 Illinois State Plumbing Code
2018 Illinois Accessibility Code
2014 National Electric Code NFPA 70 w/ Winnetka Amendments
2015 Life Safety Code NFPA 101 w/ Winnetka Amendments

Existing Building Data:

Tenant Space: +/- 2614 s.f.

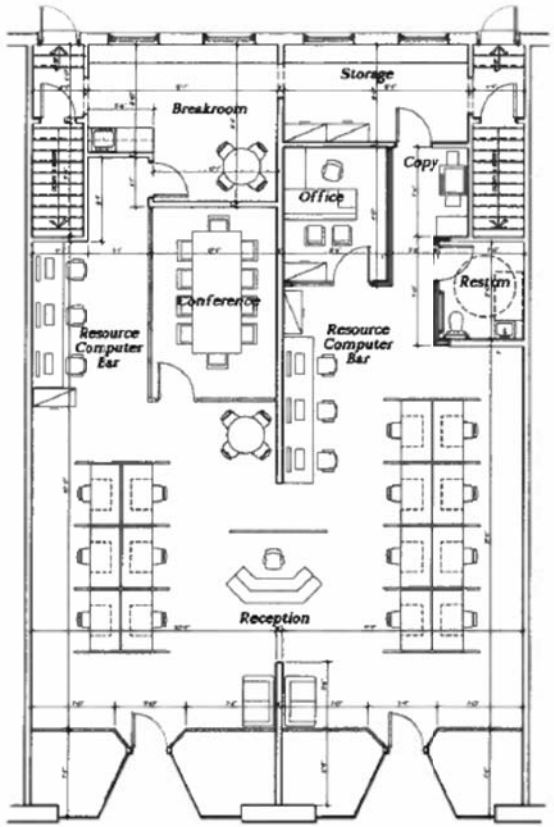
Occupancy Classification: Business Group B
Fire Protection: Sprinkled Tenant Space
Exit Unit (non-sprinkled) = .20"/occupant x 16 = 5.6" Actual Door Width = 36" @ Front East & West
36" @ Rear East & West

Design Occupant Load: Business 100 sf gross = 2614 / 100 = 26

Travel Distance to Exits: 60' max to front
60' max to rear

Building Classification: Type II B
Exterior Walls: Non-combustible Masonry
Interior Walls: Wood Studs w/ 5/8" Gyp. Bd. each side
Fire-resistance Rating:
Exterior Bearing Walls = 0 Hrs
Interior Bearing Walls = 0 Hrs
Interior Non-Bearing Walls = 0 Hrs
Floor / Ceiling = 0 Hrs
Roof = 0 Hrs

Interior Walls & Ceiling Finishes: Interior Rooms Class-C
Flame Spread Index 76-200
Smoke Development Index 0-450
Interior Trim Class-C
Flame Spread Index 76-200
Smoke Development Index 0-450



Floor Plan / Furniture Layout

Scale 1/4" = 1'-0"

Interior Space Plan
Berkshire-Hathaway, Inc.
839-841 Elm Street
Winnetka - Illinois

Modern Design & Graphics

A-1

Arris File: BAI 599-20

RECEIVED
NOV 11 2020

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, HomeServices of Illinois, LLC, dba Berkshire Hathaway HomeServices Chicago (***"Applicant"***), desires to operate a real estate office located at 839-841 Elm Street in the Village (***"Subject Property"***); and

WHEREAS, Stephens Family Limited Partnership (***"Owner"***), is the record title owner of the Subject Property and consents to the operation of a real estate office by Applicant at the Subject Property; and

WHEREAS, Ordinance No. M-02-2021, adopted by the Village Council on _____, 2021 (***"Ordinance"***), grants a special use permit to the Applicant for the operation of a real estate office at the Subject Property within the C-2 General Retail Commercial District and the C-2 Commercial Overlay District of the Village; and

WHEREAS, Section 7 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and the Owner have filed, within 60 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The Applicant and the Owner do hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant and the Owner acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant and the Owner acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of a special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant or the Owner against damage or injury of any kind and at any time.

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

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

Dated: _____, 2021

ATTEST: **HOMESERVICES OF ILLINOIS, LLC, DBA BERKSHIRE HATHAWAY HOMESERVICES CHICAGO**

By: _____ By: _____

Its: _____ Its: _____

ATTEST: **STEPHENS FAMILY LIMITED PARTNERSHIP**

By: _____ By: _____

Its: _____ Its: _____

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION

FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: DECEMBER 10, 2020

SUBJECT: CASE NO. 20-35-SU: 839-841 ELM STREET
–BERKSHIRE HATHAWAY HOME SERVICES SPECIAL USE PERMIT

INTRODUCTION

On December 16, 2020, the Plan Commission is scheduled to hold a virtual public hearing, in accordance with social distancing requirements, and Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Stephens Family Limited Partnership on behalf of Berkshire Hathaway Home Services (the "Applicant"), as the prospective lessee of the property located at 839-841 Elm Street, Winnetka, IL (the "Subject Property"), **to allow a real estate office on the Subject Property**. The property is currently owned by the Stephens Family Limited Partnership, 708 Church Street #211, Evanston, IL. (See Attachment A for Application Materials.)

The Applicant has filed an application seeking approval of a Special Use Permit in accordance with Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to permit a real estate office in the C-2 General Retail Commercial Overlay District at the Subject Property. The Applicant would be relocating its current office at 538 Chestnut Street to the Subject Property.

A sign has been posted on the Subject Property and a website notice has been posted on the Village website indicating the time and date of the Plan Commission public meeting. A mailed notice has been sent to property owners within 500 feet of the Subject Property. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is located in a one-story commercial building with two commercial spaces and is located on the north side of Elm Street between Chestnut Street and Birch Street. The approximately 2,600 square foot space at 839-841 Elm Street has been unoccupied January 2020; it was most recently occupied by *Ellen's on Elm,* which relocated to a space to the west on Elm Street. The other tenant in the building is *Athene*, which is located immediately east of the Subject Property.

The Subject Property is located within the Village's **Commercial Overlay District,** which allows non-retail uses such as offices and professional uses; however, the Zoning Ordinance requires that they be evaluated by the Plan Commission and Village Council as a special use. Real estate offices require approval of a Special Use Permit in order to locate in the Commercial Overlay District.

Figure 1 – 839-841 Elm Street

Figure 2 – Neighboring Businesses (Ellen's on Elm, Crystal Cleaners, Botanic Nail & Spa, Athene, & Noah's Ark)

COMMERCIAL OVERLAY DISTRICT BACKGROUND

The Overlay District was established in 1987 out of concern about the viability of the business districts as a whole if non-retail occupancies were allowed to proliferate and occupy significant areas within retail shopping districts. At the time of adoption there was a concern about the possible proliferation of real estate offices and financial institutions. In fact, one of the early factors leading to the establishment of the Village's C-2 Retail Commercial Overlay District is understood to be the closure of the *Carson Pirie Scott* store at the northwest corner of Elm and Chestnut Street, and the subsequent occupancy of a portion of that space as a real estate office, which today is the current Berkshire Hathaway office.

The Village Zoning Ordinance describes the purpose of the Overlay District and its restrictions on non-retail uses as being:

"to encourage retailing of comparison shopping goods and personal services compatible with such retailing on ground floor in order to encourage a clustering of such uses, to provide for a wide variety of retail shops and expose such shops to maximum foot traffic, while keeping such traffic in concentrated (yet well distinguished) channels throughout the district."

Since its adoption in 1987, the Overlay District has been revised on more than one occasion to alter district boundaries, or to modify the types of uses which are permitted within each district. The most recent amendment occurred on April 4, 2019 when the Village Council adopted MC-01-2019, amending the Zoning Ordinance regarding uses and regulations in the three commercial districts, including amendments to the Overlay District and the standards used to evaluate a special use. The amendments went into effect on July 4, 2019.

It should be noted, if the Applicant relocates from its current location at 538 Chestnut Street to the Subject Property, any use that would like to locate in the 538 Chestnut space would need to comply with current zoning regulations. **That means if another real estate office would like to locate in the 538 Chestnut space, it would need to go through the special use permit process and receive Village Council approval prior to locating in that space.**

ELM STREET BUSINESS DISTRICT OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Elm Street Business District is included below as Figure 3. The Subject Property is highlighted yellow.

Gray areas indicate the underlying C-2 General Retail Commercial zoning, which permits by right a relatively broad array of uses, including various retail uses, along with a number of non-retail uses such as professional offices, financial service firms, medical offices and the like.

Red crosshatch areas represent those areas subject to the restrictions of the Commercial Overlay District. The boundaries of the Overlay District are established along certain public streets and extend for a depth of 50 feet from the front property line.

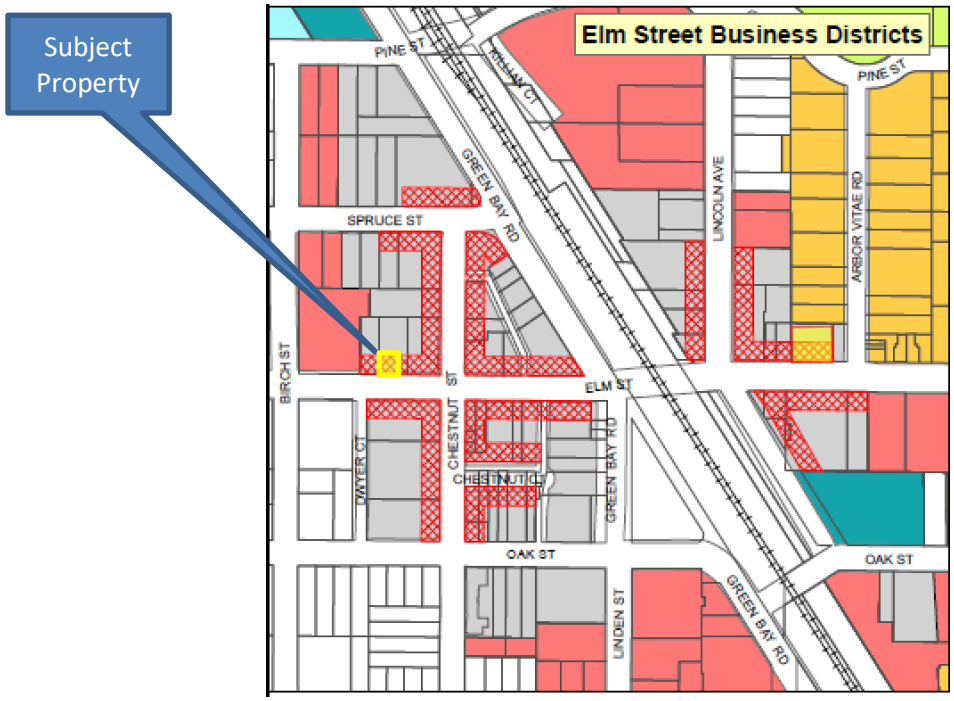


Figure 3 – Elm Street Business District

DESCRIPTION OF REQUEST

As previously stated, the Applicant is proposing to relocate its office to the Subject Property, an approximately 2,600 square foot space with 40 feet of street frontage, from its current location at the northwest corner of Chestnut Street and Elm Street. The current space at 538 Chestnut consists of approximately 4,000 square feet on the first floor and 2,150 square feet on the second floor. The application materials note that a considerable amount of the space is occupied by storage, posts, restrooms, and stairwell to the lower level. Staff estimates that space has approximately 90 feet of street frontage.

Based upon the information submitted by the Applicant, the hours of the real estate office are typically Monday through Friday, 8:30 AM until 5:00 PM. During these hours, the office manager, one receptionist, and one support staff member are present, and the number of sales agents in the office at any given time are between zero and 10. However, it is rare if more than 4 agents and 3 staff members are in their current space at the same time. The submitted information also states that large weekly sales meetings with agents are no longer the norm, as the Applicant is increasingly connected in real time with mobile communications and Zoom meetings.

The Applicant has provided a floor plan for the proposed space (Figure 4). The Applicant states that the front space would be workstations for salespeople, and that a conference room, office equipment and a coffee bar would be located at the rear of the space. The arrangement provides what they describe as "a 'live' element along the street."

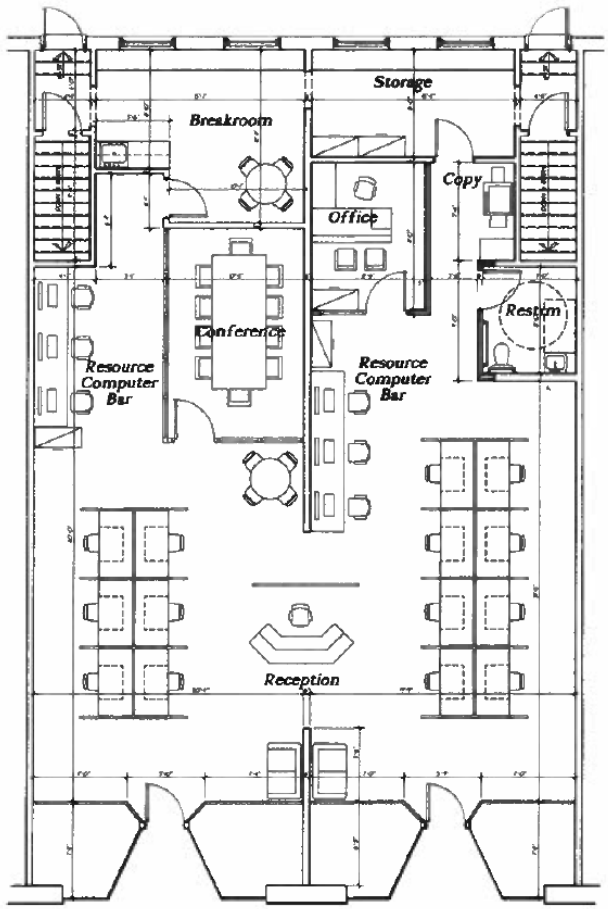


Figure 4 – Excerpt of Proposed First Floor Plan

Regarding parking, the Applicant has stated that behind the Subject Property is a private parking area for 18 cars, including one handicapped space (See **Figure 5**). Eight of those spaces are currently assigned to existing tenants of both properties, 837-841 Elm Street and 538-550 Chestnut Street. The Applicant does not park in this area behind the building.

Figure 5 – Parking Area Behind Subject Property

The application materials state that many of the agents already have parking permits to park in Village-designated spots for employees of businesses (Zone A spaces), and the two-support staff have such permits. Based upon current Village parking records, seven employee parking passes are currently issued to agents and staff of the Berkshire Hathaway office. Figure 6 shows designated employee parking areas in near proximity to the Subject Property. Given the use is an existing use relocating a couple of storefronts to the west, the Applicant was not required to submit a parking study.

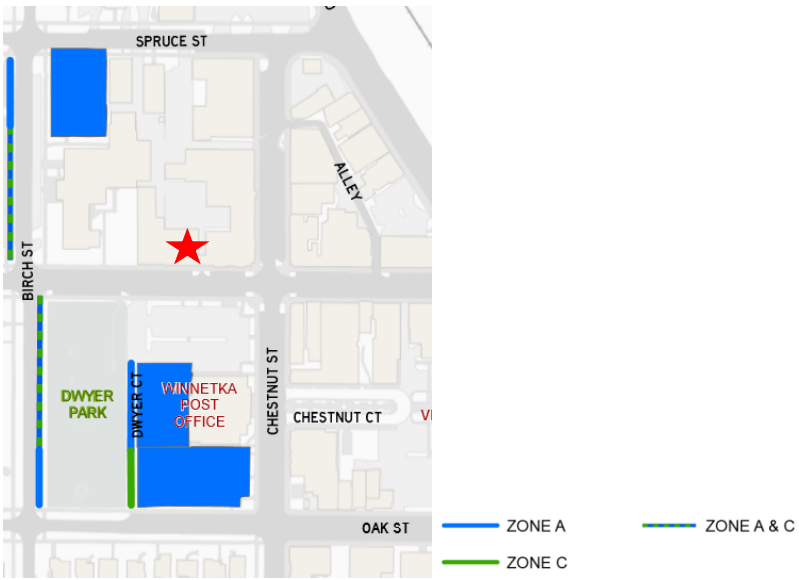


Figure 6 – Employee Parking (Zone A) & Commuter Parking (Zone C) Permit Areas

DESIGN REVIEW BOARD REVIEW

Any changes to the exterior of the office space or the addition of permanent signs or awnings to the front of the proposed space will require approval of a certificate of appropriateness by the Design Review Board. The Applicant has yet to submit such applications.

STANDARDS FOR REVIEW / FINDINGS

The "Purpose" section of Chapter 17.56, Special Uses, states the following regarding special uses:

> *It is recognized that there are special types of uses which because of their specific characteristics in relationship to uses permitted by right in a particular district, or the services which they provide, cannot be properly permitted by right in a particular district without consideration, in each case, of the impact of such uses upon neighboring land, or of the public need for such uses at a particular location.*

A land use classified as a special use is an allowed land use as long as the Applicant can demonstrate that the proposed use in its proposed specific location meets the applicable standards for granting special use approval.

Section 17.44 of the Zoning Ordinance provides a series of twelve (12) standards for the evaluation of Special Use applications within the Commercial Overlay District, which provides a framework for evaluation by the Plan Commission. The Applicant has supplied as part of their application materials a narrative addressing how this proposal complies with the twelve (12) standards.

Following conclusion of public comment and Commission discussion, a Commission member may choose to make the following motion:

I make the motion that:

> The Plan Commission recommends **approval [denial]** of the requested special use to allow the Applicant, Berkshire Hathaway Home Services, to operate a real estate office at 839-841 Elm Street Road within the C-2 Commercial Overlay District, based on the following findings of fact:
>
> "The proposed real estate office **is [is not]** consistent with the Standards for granting of Special Use Permits in the Commercial Overlay District, which are as follows:
>
> 1. The establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
> 2. The Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
> 3. The establishment of Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
> 4. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
> 5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
> 6. The Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;

7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses;
8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage;
9. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;
10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;
11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintain typical and customary hours of operation; and
12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses."

The Commission's recommendation is subject to **no conditions [the following conditions]**:

1. [Insert conditions…]

As noted above, the Commission may also wish to consider if there are conditions it may want to place on the facility's operation.

This request is subject to final approval by the Village Council.

ATTACHMENTS

Attachment A: Application Materials

Attachment A

SU2020-1175

RECEIVED
NOV 11 2020
BY:

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. 20-35-SU

Property Information

Site Address: 839-841 Elm St. WINNETKA

Proposed type of occupancy: REAL ESTATE SALES OFFICE

Applicant Information

Name: STEPHENS FAMILY LTD. PTSHP Primary Contact: JAMES NASH, JR

Address: 708 CHURCH ST # 211 Phone No. 847-328-3330

City, State, ZIP: EVANSTON, IL 60201 Email: jim@farnsworth-hill.com

Applicant Signature: [signature] Date: 11/9/2020

Attorney Information

Name: Law Offices of Shawn Jones

Primary Contact: Shawn Jones

Address: 708 Church St

City, State, ZIP: Evanston IL 60201

Phone No. 847-475-1700

Email: sjones@lawevanston.com

Architect Information

Name: MODERN DESIGN & GRAPHICS

Primary Contact: BILL ROCK

Address: 512 W. VAN BUREN #A

City, State, Zip: Elmhurst, IL 60126

Phone No. 630-464-7584

Email: WJR@MODESGRAPH.COM

Property Owner Acknowledgment

I hereby certify that I am the owner of the property located at 839-41 Elm (address), and have provided the attached proof of ownership.

I consent to the filing of an application for a Special Use Permit by BERKSHIRE HATHAWAY HOME SERVICES (Applicant name)

Property Owner Signature: [redacted] Date: 11/11/20

Printed Name: James B Stephens

REAL ESTATE
MANAGEMENT
LEASING
SALES

FARNSWORTH-HILL, INC.

708 CHURCH STREET
SUITE 211
EVANSTON, IL 60201-3840
(847)328-3330 FAX (847)328-3071

RECEIVED
NOV 11 2020
BY:

November 11, 2020

Ann Klaassen
Village of Winnetka
510 Green Bay Rd.
Winnetka, Il. 60093

Dear Ms. Klaassen:

Enclosed please find the application for a special use in the Winnetka Retail Overlay District. This application is being submitted to us on behalf of both Stephens Family Limited Partnership and Berkshire Hathaway Home Services. Berkshire Hathaway is looking to relocate their offices from the current location at 538 Chestnut to 839-841 Elm St., approximately 80 feet to the west.

The attached narrative is intended to answer the questions related to the Special Use Permit Standards. The survey, building layout, tenant layout and scheme and photos of the rear parking lot are all included.

We have attached a check payable to the Village of Winnetka for the special use fee.

Please let us know if we are missing or have omitted any materials.

Thank you very much.

Sincerely

James R. Nash, Jr.

Special use permit application-narrative
839-841 Elm St. Winnetka
Revised 11.30.2020

The subject tenant, Berkshire Hathaway Home Services (BHHS) has been a tenant at 538 Chestnut since 1985. The existing space at 538 Chestnut consists of approximately 4,000 gross square feet on the first floor and 2,150 square feet in the basement, with a considerable amount of the space occupied by storage posts, restrooms, and stairwell to lower level. Their office has been a part of downtown Winnetka for more than 50 years, conveniently located to serve the residents of Winnetka and surrounding communities and those who will become new neighbors. They are long-time residents of the C2 Commercial Overlay District and their presence, pedestrian and vehicular traffic, infrastructure needs and even their window displays are woven into the fabric of the neighborhood. The subject property, 839-841 Elm St. is owned by the same family as their existing location at 538 Chestnut. Due to changing market conditions, BHHS desires to remain in downtown Winnetka yet in a smaller space. Due to the fact this is an existing establishment, the property is professionally maintain both inside and out, the special use should not endanger the public health, safety, comfort morals or general welfare of the residents and customers in Winnetka.

The available space, 839-841 Elm Street has been vacant since January 31, 2020 when Ellen's On Elm left for a smaller location at 847 Elm St. Consumer needs and preferences have changed since they first established an office here, and now the vast majority of their meetings are in their clients homes or virtual. What used to be office work is now done remotely. Their brokers visit the office only as needed and for minutes rather than hours. Because of this, parking stress has been reduced greatly.

Large weekly sales meetings with the agents are no longer the norm, as BHHS are increasingly connected in real time with mobile communications and Zoom meetings

The subject space, 839-841 Elm St. has ingress and egress from a total of 4 doors: two in the front along Elm and two off the dedicated parking lot in the rear. Establishing, maintaining and operating a real estate office in this location would be nearly identical to that of their current location at 538 Chestnut.

Since this would be a relocation of an existing tenant along the same block, the enjoyment of neighboring tenants would not be impacted.

The establishment of their new offices would not impede the development or improvement of other properties in the immediate vicinity because they are simply relocating from an existing storefront along the same block. The space at 839-41 Elm Street is a single story building. Their business façade is a compliment to the streetscape with awnings that complement the

neighboring businesses. Their window displays are continuously changing array of residences available for purchase in the community and always of interest to the pedestrian traffic.

The front of the property has two front doors and two rear doors. The rear doors have direct access to assigned, designated parking for 17 cars. One additional space is designated for handicapped use. Only 8 of those spaces are currently assigned to existing tenants of both properties, 837-841 Elm and 538-550 Chestnut. Please see attached survey and pictures. BHHS agents and staff do not park in the rear of the building. The easiest access to the rear parking lot is through the alley behind The Laundry Building located off Spruce St. The parking lot is paved with asphalt, striped and has numbered spaces. Drainage is adequate with two storm sewers present. There is a second means of access of Elm St. This access is narrow and rarely used. Many of the agents already have Village parking tags for their cars. They have a support staff of two (2) and BHHS provides tags for those two support members. The brokers secure their own parking tags as most are residents of the Village.

Existing utilities for natural gas, electric and water are present.

The special use in all other aspects conforms to regulations of ordinances and codes.

The proposed use would be a continuation of the existing use at 538 Chestnut St. in terms of pedestrian traffic. Any traffic that is currently flowing into or out of the existing facility would remain the same at the new location. The hours are typically 8:30 am until 5:00pm, Monday to Friday. On site during these hours there are usually one receptionist, the office manager and one additional support staff member. The number of agents in the office at any given time are between 0 and 10 sales agents. It is very rare if more than 4 agents and 3 staff members are in their current space at the same time.

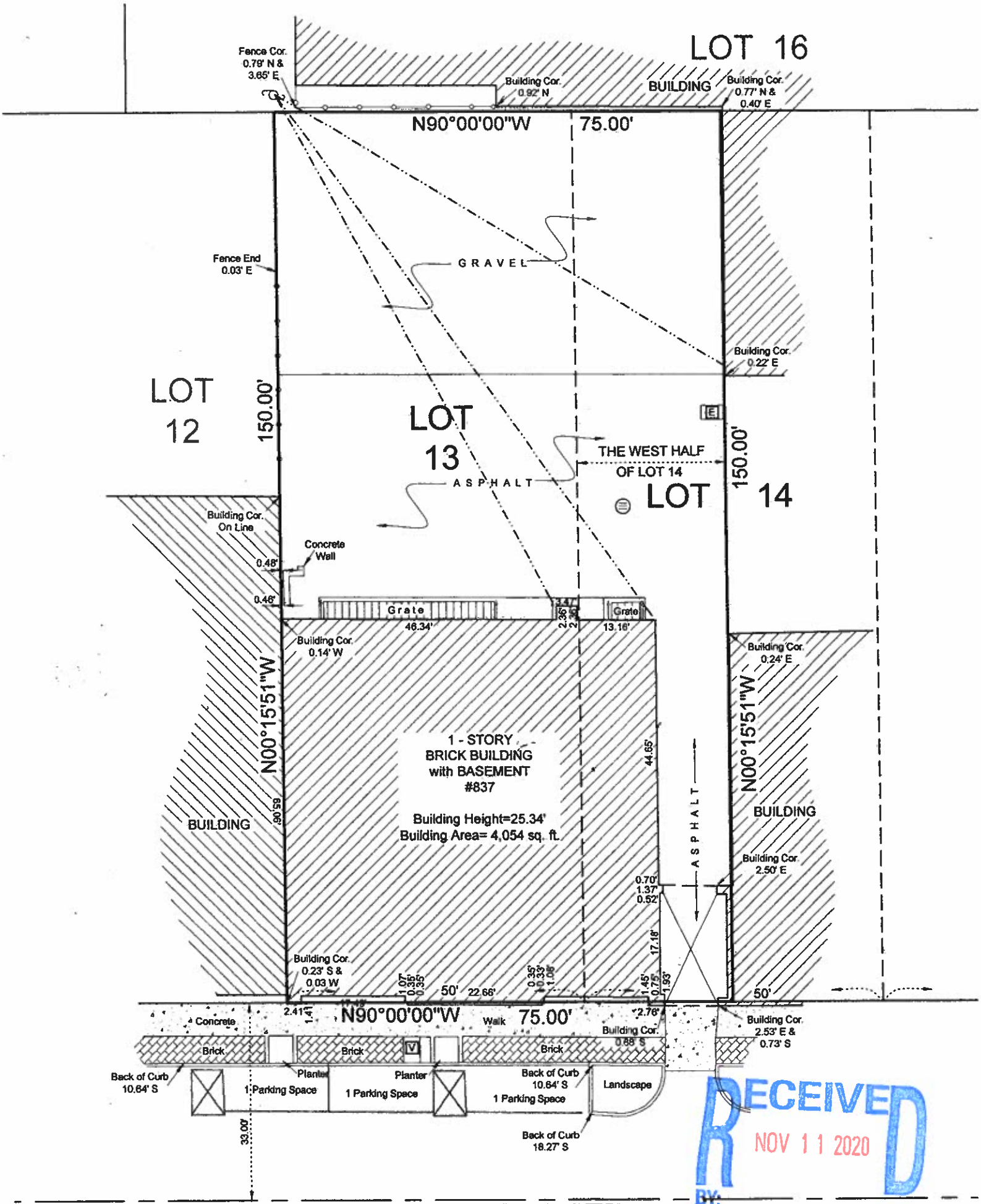
The relocation of the existing use would provide a minimum interruption in the existing and potential continuity of the existing retail spaces along Elm St. The pedestrian traffic going into or out of the existing location at 538 Chestnut would be transferred to 839-841 Elm St.

The proposed new tenant (BHHS) would enhance the currently vacant storefront with seasonal live plants, high resolution color photographs of homes for sale or sold and neighborhood and community posters and displays. Exterior lighting would be added to enhance the vintage era architecture of the storefront.

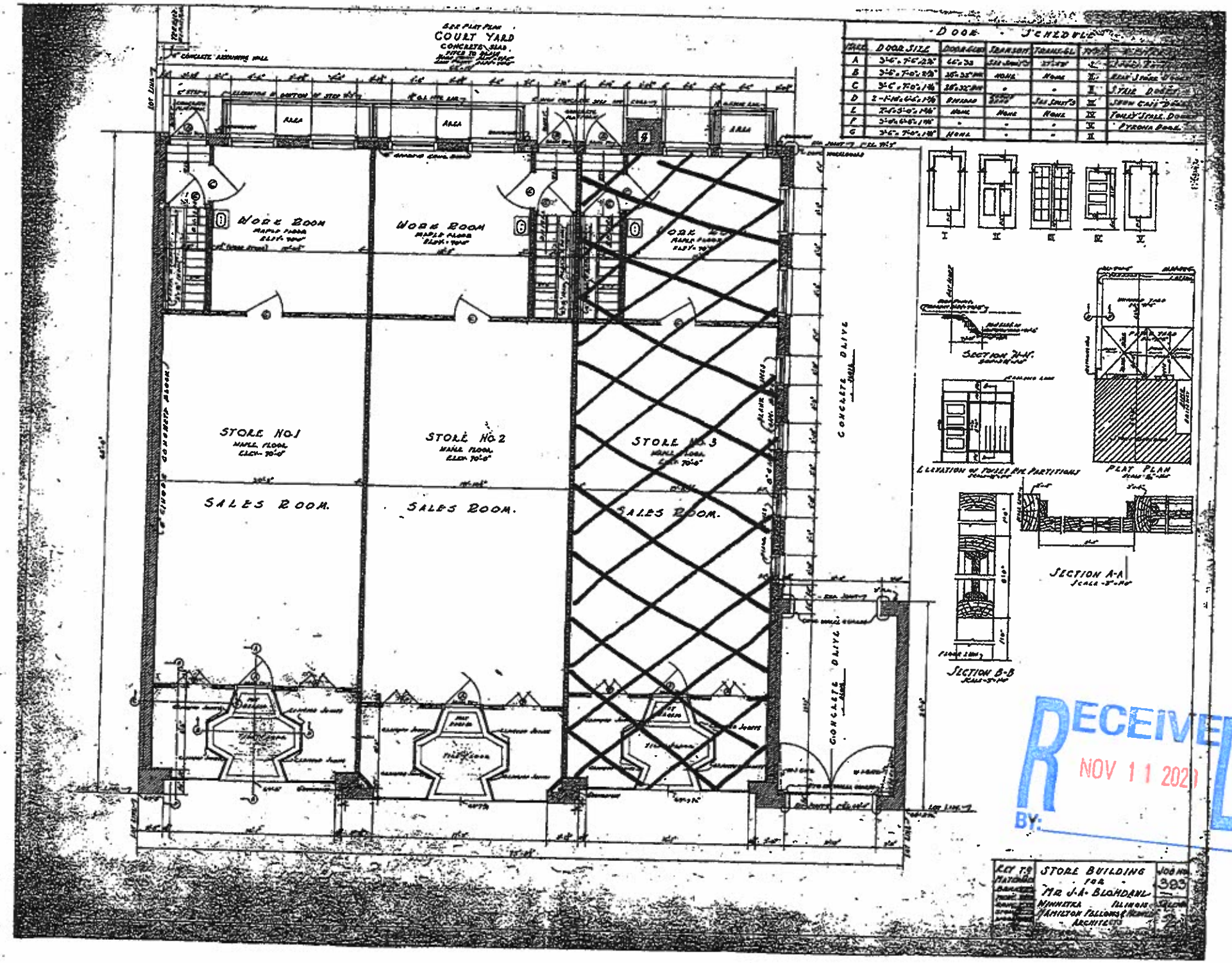
The front of the space would provide stations for sales people. This would provide a “live” element along the street. Conference rooms, office equipment and a coffee bar would be located at the rear of the space, out of the public view.

The proposed relocation of BHHS is in an existing building. The currently vacant space contains 40’ of frontage and approximately 2,600 sq.ft of space. The sales people will be located at the front of the space. The hours of operation are 9am to 5pm. The neighbor to the east is a high end clothing retailer.

With the 17 spaces (plus one handicapped) in the rear, the municipal lot across the street containing 30 spaces, there is more than adequate parking within the immediate vicinity. Because of the items mentioned above, (reduced office visits by agents, working remotely and brokers visiting their clients either virtual or in the clients homes, parking stress is greatly reduced. They plan to continue this practice as it is more productive for everyone.



RECEIVED
NOV 11 2020
BY:



RECEIVED
NOV 11 2021
BY:

BERKSHIRE HATHAWAY INC.

839–841 Elm Street
Winnetka, Illinois

Applicable Building Codes as required by the Village of Winnetka

2015 International Building Code w/ Winnetka Amendments
2015 International Existing Building Code w/ Winnetka Amendments
2015 International Fire Code w/ Winnetka Amendments
2015 International Fuel Gas Code w/ Winnetka Amendments
2015 International Mechanical Code w/ Winnetka Amendments
2015 International Property Maintenance Code w/ Winnetka Amendments
2018 Illinois Energy Conservation Code
2014 Illinois State Plumbing Code
2018 Illinois Accessibility Code
2014 National Electric Code NFPA 70 w/ Winnetka Amendments
2015 Life Safety Code NFPA 101 w/ Winnetka Amendments

Existing Building Data:

Tenant Space: +/- 2614 s.f.

Occupancy Classification: Business Group B

Fire Protection: Sprinkled Tenant Space

Exit Unit (non-sprinkled) = .20"/occupant x 16 = 5.6" Actual Door Width = 36" @ Front East & West
36" @ Rear East & West

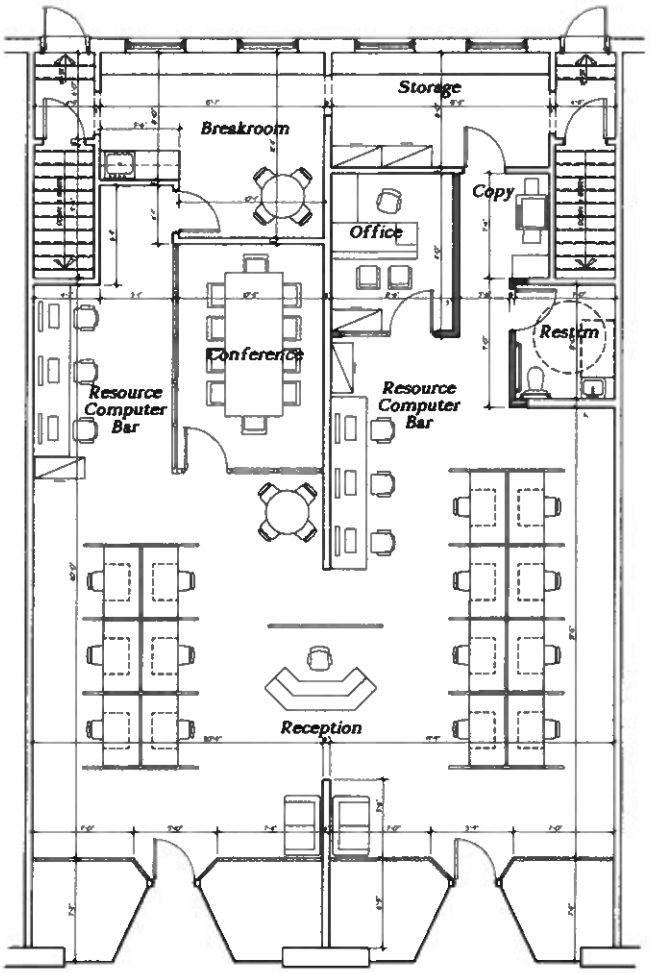
Design Occupant Load: Business 100 sf gross = 2614 / 100 = 26

Travel Distance to Exits: 60' max to front
60' max to rear

Building Classification: Tpye II B
Exterior Walls: Non-combustible Masonry
Interior Walls: Wood Studs w/ 5/8" Gyp. Bd. each side

Fire-resistance Rating:
Exterior Bearing Walls = 0 Hrs
Interior Bearing Walls = 0 Hrs
Interior Non-Bearing Walls = 0 Hrs
Floor / Ceiling = 0 Hrs
Roof = 0 Hrs

Interior Walls & Ceiling Finishes:
Interior Rooms Class-C
Flame Spread Index 76-200
Smoke Development Index 0-450
Interior Trim Class-C
Flame Spread Index 76-200
Smoke Development Index 0-450



Floor Plan / Furniture Layout
Scale: 1/4" = 1'-0"

Interior Space Plan
Berkshire-Hathaway, Inc.
839-841 Elm Street
Winnetka Illinois

Modern Design & Graphics

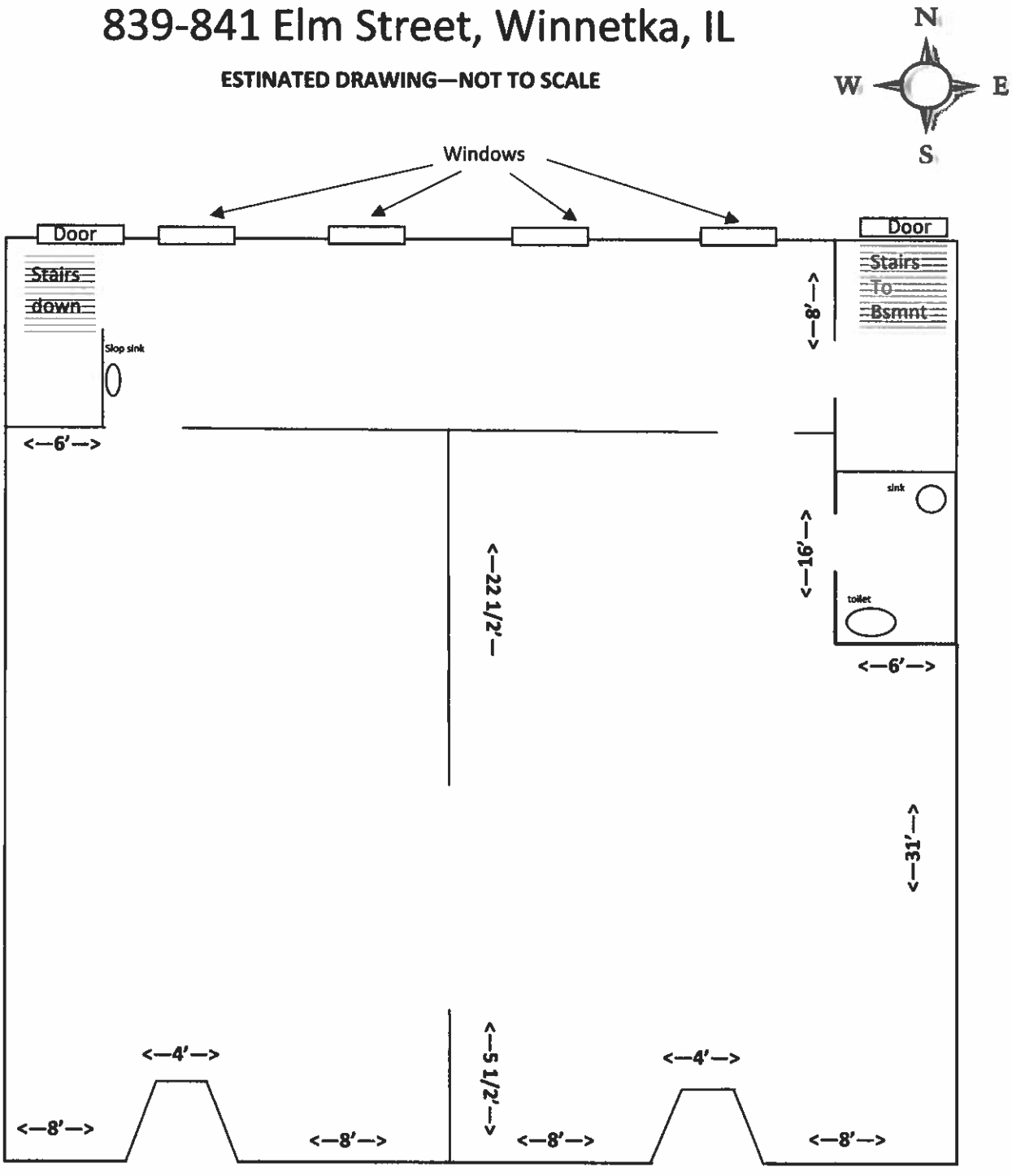
A-
of

Arris File: RM.599-20

RECEIVED
NOV 11 2020
BY:

839-841 Elm Street, Winnetka, IL

ESTINATED DRAWING—NOT TO SCALE



841 Elm

839 Elm

RECEIVED
NOV 11 2020
BY:

Jim Nash

From: Rosemary Sanchez [redacted]
Sent: Monday, November 9, 2020 12:08 PM
To: Jim Nash
Subject: Chestnut/Elm parking lot

RECEIVED
NOV 11 2020
BY:

RECEIVED
NOV 1 1 2023
BY:

RECEIVED
NOV 1 1 2020
BY:

RECEIVED
NOV 11 2023
BY:

RECEIVED
NOV 11 2020
BY:

Rosemary Sanchez

RECEIVED
NOV 11 2023
BY:

RECEIVED
NOV 1 1 2020
BY:

CLOSING STATEMENT

SELLER: Katherine G. Esposito, Successor Co-Trustee and Julie B. Leonard, Successor Co-Trustee of the CHARLES P. HUNTER, JR. REVOCABLE TRUST dated April 5, 2007, as to an undivided 56% interest and Julie B. Leonard, Successor Trustee of the HUNTER FAMILY TRUST, dated November 6, 1997, as to an undivided 44% interest

PURCHASER: Stephens' Family Limited Partnership, L.P.

PROPERTY: 837-843 Elm Street, Winnetka, Illinois

DATE OF CLOSING: August 18, 2016

	Credit Purchaser	**Credit Seller**
Purchase Price		$905,000.00
Earnest Money	$0.00	
2015 Real Estate Taxes – Paid by Sellers	$0.00	
2016 Real Estate Taxes – ($44,700.41/366 or $122.14 per day x 231 = $28,214.34)	$28,214.34	
Repair Credit	$2,565.00	
Rent Credit	$3,575.91	
Security Deposit Credit	$7,917.00	
Attorney's Fees Paid to Robert H. Rosenfeld & Associates, LLC for 2016 Tax Assessment Appeal ($3934.96/366 or $10.76 per day x 125 days = $1,452.60)		$1,452.60
Total	**$**	**$**

Chicago Title and Trust Company

5215 Old Orchard, #400, Skokie, IL 60077
Phone: (847)677-3410 | FAX: (847)673-0645

RECEIVED
NOV 11 2020
BY:

MASTER STATEMENT

Settlement Date: August 18, 2016
Disbursement Date: August 18, 2016
Escrow Number: CMNB-5407-16CB5900254NB
Escrow Officer: Alisa Habibovic

Buyer: Stephens' Family Limited Partnership, LP (100.00000%)
837-841 Elm Street
Winnetka, IL 60093

Seller: Katherine G. Esposito and Julie B. Leonard as successor trustees of the Charles P. Hunter, Jr. Revocable Trust dated April 5, 2007, as to an undivide (100.00000%)
837-841 Elm Street
Winnetka, IL 60093

Property: 837-841 Elm Street
Winnetka, IL 60093
Parcel ID(s): 05-20-207-013-0000

SELLER $ DEBITS	SELLER $ CREDITS		BUYER $ DEBITS	BUYER $ CREDITS
		FINANCIAL CONSIDERATION		
	905,000.00	Sale Price of Property	905,000.00	
		PRORATIONS/ADJUSTMENTS		
	1,452.60	Attorneys Fees paid to Robert H Rosenfeld & Assoc	1,452.60	
28,214.34		County Taxes 01/01/16 to 08/18/16		28,214.34
2,565.00		Repair Credit		2,565.00
3,575.91		Rent Credit		3,575.91
8,600.00		Security Deposit Credit		8,600.00
		TITLE & ESCROW CHARGES		
175.00		Title - Title Indemnity Fee to Chicago Title and Trust Company		
125.00		Title - Commitment Update Fee to Chicago Title Insurance Company		
		Title - CPL Fee to Buyer to Chicago Title Insurance Company	25.00	
50.00		Title - CPL Fee to Seller to Chicago Title Insurance Company		
		Title - E Recording and Service Fees to Chicago Title Company, LLC	15.00	
375.00		Title - Escrow Fees - Deed and Money to Chicago Title and Trust Company	375.00	
250.00		Title - GAP Coverage (NYS Closing Fee) to Chicago Title Insurance Company	250.00	
250.00		Title - One Shot Waiver Exam to Chicago Title and Trust Company		
		Title - Policy Update Fee to Chicago Title Insurance Company	125.00	
3.00		Title - State of Illinois Policy Registration Fee to Chicago Title Insurance Company		
40.00		Title - Wire Fee to Seller to Chicago Title and Trust Company		

Agenda Item Executive Summary

Title: Ordinance No. M-3-2021: KMK Luxury Consignment Special Use Permit (Introduction & Adoption)

Presenter: David Schoon, Community Development Director

Agenda Date: 01/05/2021

Consent: ☐ YES ☑ NO

☑ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None

Executive Summary:

On January 5, the Village Council is scheduled to consider Ordinance No. M-3-2021, in response to a special use permit application submitted by Encore Outfitters, Inc. d/b/a KMK Luxury Consignment (the "Applicant"), as the lessee of the property located at 930 Green Bay Road (the "Subject Property") to allow a consignment shop. The Subject Property had recently been unoccupied until the Applicant occupied the space as a "pop-up" shop, which the Village allows a temporary use to occupy a space for up to 90-days. This allowed the Applicant to occupy the space until it receives special use permit approval. The Applicant previously operated out of a space at 561 1/2 Lincoln Avenue, for which it had received special use approval in 2014 to operate a consignment shop.

The Plan Commission (PC) considered the request on December 16, 2020. After hearing from the Applicant, the property owner, and receiving no public comments from the public, the PC recommended approval of the special use permit. Minutes of the PC meeting are not yet available; however, the PC unanimously recommended approval of the request and did not include any conditions. Details of the request can be found in the attached staff report to the PC (Attachment 2).

Recommendation:

Consider waiving introduction of Ordinance No. M-3-2021 and consider adoption of the Ordinance

OR

consider only introduction of Ordinance No. M-3-2021.

Attachments:

1: Ordinance No. M-3-2021
2: December 16, 2020 PC Staff Report and Attachments

ORDINANCE NO. M-03-2021

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE OPERATION OF A CONSIGNMENT SHOP WITHIN THE C-2 COMMERCIAL OVERLAY DISTRICT OF THE VILLAGE (930 Green Bay Road)

WHEREAS, Encore Outfitters, Inc., d/b/a KMK Luxury Consignment (***"Applicant"***), is the lessee of the property commonly known as 930 Green Bay Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, Connor Max LLC is the record title owner of the Subject Property (***"Owner"***); and

WHEREAS, the Subject Property is located within the C-2 General Retail Commercial District and the C-2 Commercial Overlay District of the Village (collectively, ***"C-2 Commercial Overlay District"***); and

WHEREAS, the Applicant desires to operate a consignment shop on the Subject Property; and

WHEREAS, pursuant to Section 17.44.020 and the table of uses set forth in Section 17.46.010 of Zoning Ordinance (***"Zoning Ordinance"***), the operation of a consignment shop is not permitted within the C-2 Commercial Overlay District without a special use permit; and

WHEREAS, on November 11, 2020, the Applicant filed an application for a special use permit pursuant to Section 17.44.020.B and Chapter 17.56 of the Zoning Ordinance to allow the operation of a consignment shop at the Subject Property (***"Special Use Permit"***); and

WHEREAS, the Owner of the Subject Property has consented to the application for the Special Use Permit filed by the Applicant; and

WHEREAS, on December 16, 2020, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special Use Permit and, by a vote of seven in favor and none opposed, recommended that the Village Council approve the Special Use Permit; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit for the operation of a consignment shop at the Subject Property satisfies the standards for the approval of special use permits within the C-2 Commercial Overlay District set forth in Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and is in the best interest of the Village and its residents;

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

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

SECTION 2: SPECIAL USE PERMIT. Subject to, and contingent upon, the terms and conditions set forth in Section 3 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and the home rule powers of the Village, to allow the establishment and operation of a consignment shop by the Applicant on the Subject Property within the C-2 Commercial Overlay District.

SECTION 3: CONDITIONS. The Special Use Permit granted by Section 2 of this Ordinance is subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Compliance with Regulations. The development, use, and maintenance of the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

B. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

C. Compliance with Plans. So that the Applicant's use of the Subject Property is consistent with the special use standard that display windows, facades, signage and lighting be similar in nature and compatible with that provided by retail uses, the development, use, and maintenance of the consignment shop at the Subject Property must be generally consistent with the Floor Plan submitted by the Applicant, consisting of one sheet, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B** (***"Floor Plan"***), except for minor changes approved by the Director of Community Development (within his permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

SECTION 4: RECORDATION; BINDING EFFECT. A copy of this Ordinance shall be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant, the Owner, and each of their heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant or the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the Special Use Permit granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the Special Use Permit granted in Section 2 of this Ordinance unless it first provides the

Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: AMENDMENT OF SPECIAL USE PERMIT. Any amendments to the Special Use Permit granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 7: EFFECTIVE DATE.

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

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant and the Owner with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant and Owner do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 7.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this ___ day of January, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ___ day of January, 2021.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2021.

Introduced: January 5, 2021

Passed and Approved: _____, 2021

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 2 IN HARRIS BANK WINNETKA SUBDIVISION, BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

Commonly known as 930 Green Bay Road, Winnetka, Illinois.

PIN: 05-17-122-017-0000

EXHIBIT B

FLOOR PLAN

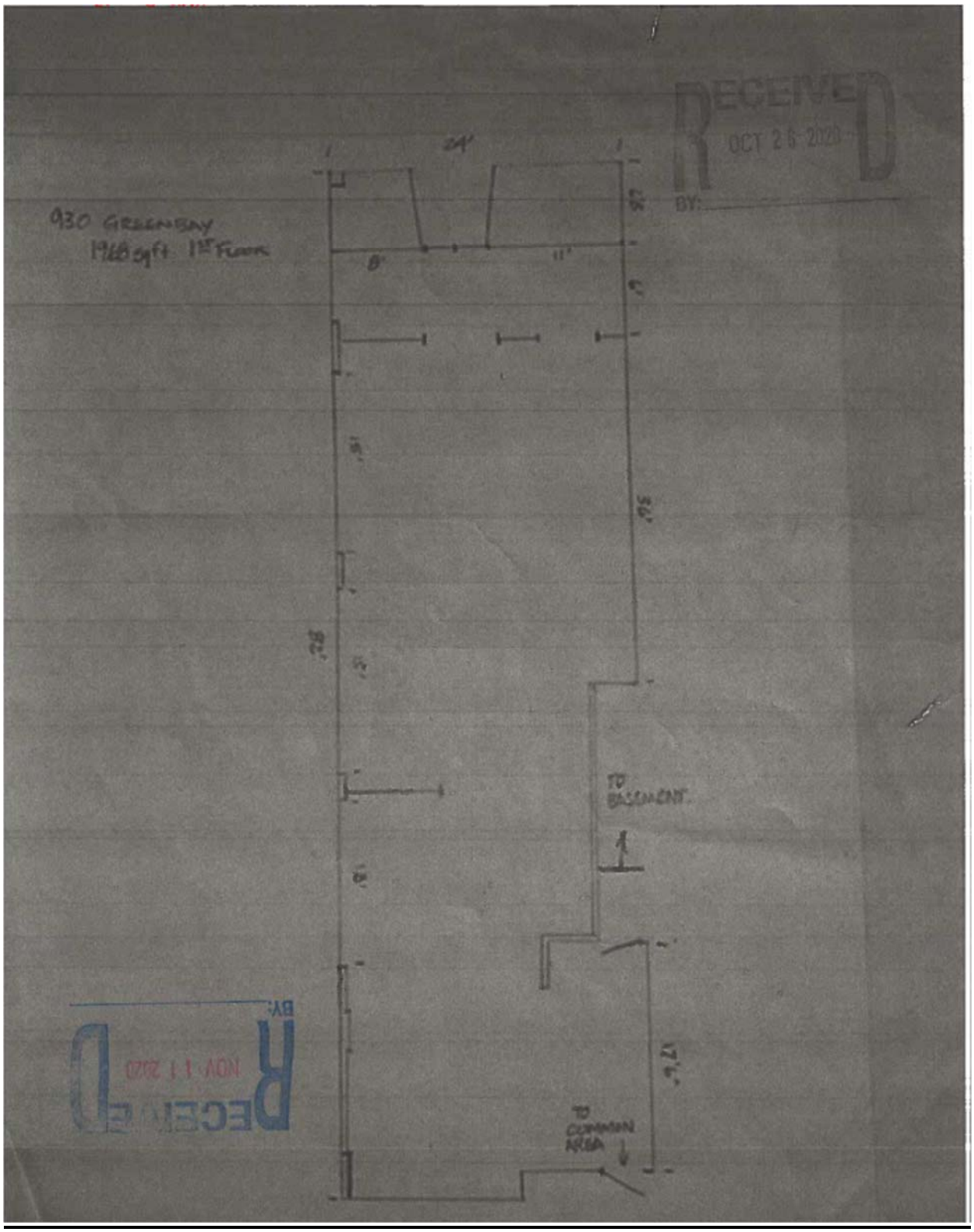


EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Encore Outfitters, Inc. d/b/a KMK Luxury Consignment (***"Applicant"***), desires to operate a consignment shop located at 930 Green Bay Road in the Village (***"Subject Property"***); and

WHEREAS, Connor Max LLC (***"Owner"***), is the record title owner of the Subject Property and consents to the operation of a consignment shop by Applicant at the Subject Property; and

WHEREAS, Ordinance No. M-03-2021, adopted by the Village Council on _____, 2021 (***"Ordinance""***), grants a special use permit to the Applicant for the operation of a consignment shop at the Subject Property within the C-2 Commercial Overlay District of the Village; and

WHEREAS, Section 7 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and the Owner have filed, within 60 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The Applicant and the Owner do hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant and the Owner acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant and the Owner acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of a special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant or the Owner against damage or injury of any kind and at any time.

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

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

Dated: _____, 2021

ATTEST:	**ENCORE OUTFITTERS, INC. D/B/A KMK LUXURY OUTFITTERS**
By: _____	By: _____
Its: _____	Its: _____
ATTEST:	**CONNOR MAX LLC**, An Illinois Limited Liability Company
By: _____	By: _____
Its: _____	Its: _____

Attachment 2

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION

FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: DECEMBER 10, 2020

SUBJECT: CASE NO. 20-34-SU: 930 GREEN BAY ROAD – KMK LUXURY CONSIGNMENT SPECIAL USE PERMIT

INTRODUCTION

On December 16, 2020, the Plan Commission is scheduled to hold a virtual public hearing, in accordance with social distancing requirements, and Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Encore Outfitters, Inc. d/b/a KMK Luxury Consignment (the "Applicant"), as the lessee of the property located at 930 Green Bay Road, Winnetka, IL (the "Subject Property"). The property is owned by Connor Max LLC – 928-930 Green Bay Road, 18400 Maple Creek, Suite 500, Tinley Park, IL. The Applicant has filed an application seeking a Special Use Permit in accordance with Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance **to permit a consignment shop** on the ground floor in the C-2 Commercial Overlay District at the Subject Property. (See Attachment A for Application Materials.)

A sign has been posted on the Subject Property and a website notice has been posted on the Village website indicating the time and date of the Plan Commission public meeting. A mailed notice has been sent to property owners within 500 feet of the Subject Property. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is one of two commercial spaces located in the one-story commercial building at 928-930 Green Bay Road, located on the west side of Green Bay Road between Tower Road and Gage Street. The space at 930 Green Bay Road was most recently occupied by *Robert Bryan Home* until August 2019. The other tenant in the building is *Alexandra Kaehler Design*, immediately south of the Subject Property. In 2018, *Alexandra Kaehler Design* received approval of a Special Use Permit to operate an interior design office. Figures 1 and 2 on the following page identify the Subject Property.

The Subject Property is located within the Village's **Commercial Overlay District,** which allows the following land use category "resale shop, secondhand store, consignment or rummage shop". However, the Zoning Ordinance requires that they be evaluated by the Plan Commission and Village Council as a special use.

Figure 1 – 928-930 Green Bay Road

Figure 2 – Subject Property and Neighboring Businesses
(Spirit Elephant, Alexandra Kaehler Design, former *Jos. A. Bank*)

On June 24, 2020, the Plan Commission reviewed a special use application for a real estate office, Engel & Volkers, to locate at the Subject Property. By a vote of 7-1, the Plan Commission recommended denial of the request. Subsequently, that applicant withdrew its application prior to the Village Council consideration of the special use request.

COMMERCIAL OVERLAY DISTRICT BACKGROUND

The Overlay District was established in 1987 out of concern about the viability of the business districts as a whole if non-retail occupancies were allowed to proliferate and occupy significant areas within retail shopping districts. At the time of adoption there was a concern about the possible proliferation of real estate offices and financial institutions.

The Village Zoning Ordinance describes the purpose of the Overlay District and its restrictions on non-retail uses as being

> *"to encourage retailing of comparison shopping goods and personal services compatible with such retailing on ground floor in order to encourage a clustering of such uses, to provide for a wide variety of retail shops and expose such shops to maximum foot traffic, while keeping such traffic in concentrated (yet well distinguished) channels throughout the district."*

Since its adoption in 1987, the Overlay District has been revised on more than one occasion to alter district boundaries or to modify the types of uses which are permitted within each district. The most recent amendments occurred when the Village Council adopted MC-01-2019, amending the Zoning Ordinance regarding uses and regulations in the three commercial districts, including amendments to the Overlay District and the standards used to evaluate a special use. The amendments went into effect on July 4, 2019.

HUBBARD WOODS BUSINESS DISTRICT OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Hubbard Woods Business District is included below as Figure 3. The Subject Property is highlighted yellow.

Gray areas indicate the underlying C-2 General Retail Commercial zoning, which permits by right a relatively broad array of uses, including various retail uses, along with a number of non-retail uses such as professional offices, financial service firms, medical offices and the like.

Red crosshatch areas represent those areas subject to the restrictions of the Commercial Overlay District. The boundaries of the Overlay District are established along certain public streets and extend for a depth of 50 feet from the front property line.

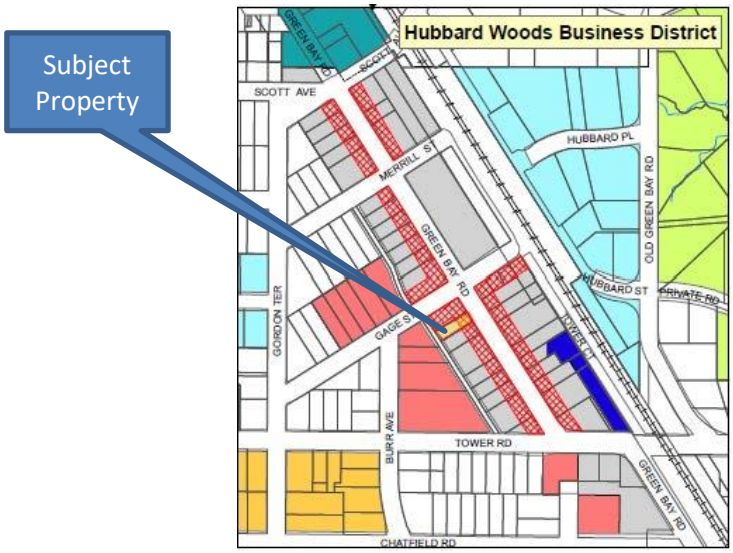


Figure 3 – Hubbard Woods Business Districts

DESCRIPTION OF REQUEST

The Applicant is proposing to permanently operate KMK Luxury Consignment in the approximately 2,100 square foot space at 930 Green Bay Road. The Applicant is currently operating out of the space, by what the Village allows as a "pop-up" shop, which allows a temporary use to occupy a space for up to 90-days. The Applicant is relocating from its previous space at 561 ½ Lincoln Avenue. In July 2014, the Applicant had received special use permit approval to operate a consignment shop in that location. (See Attachment B – Ordinance No. M-7-2014).

The applicant describes the business as a "high-end boutique" that is a retail consignment business. The intended layout of the space is illustrated in an excerpt of the proposed first floor plan in Figure 4. The typical hours of operation for the store would be Tuesday through Saturday from 10 AM to 5 PM; however, during the pandemic, the hours have been reduced to Wednesday through Saturday from 10 AM to 5 PM. The staff works one additional day taking pictures and posting on their on-line store, but they are not open to the public during that time. The business would have a maximum of three people working on any given day, and they would park in the parking lot behind the store. Given the proposed use functions similar to a typical retail shop, the Applicant was not required to submit a parking study.

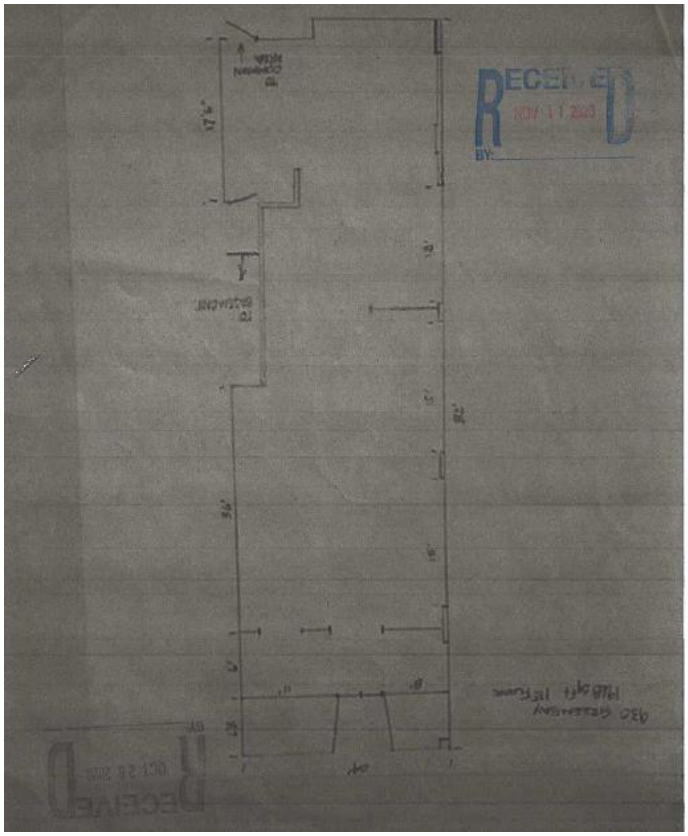


Figure 4 – Excerpt of Proposed First Floor Plan

DESIGN REVIEW BOARD REVIEW

Any changes to the exterior of the store space or the addition of permanent signs or awnings to the store front will require approval of a certificate of appropriateness by the Design Review Board. The Applicant has yet to submit such applications.

STANDARDS FOR REVIEW / FINDINGS

The "Purpose" section of Chapter 17.56, Special Uses, states the following regarding special uses:

> *It is recognized that there are special types of uses which because of their specific characteristics in relationship to uses permitted by right in a particular district, or the services which they provide, cannot be properly permitted by right in a particular district without consideration, in each case, of the impact of such uses upon neighboring land, or of the public need for such uses at a particular location.*

A land use classified as a special use is an allowed land use as long as the Applicant can demonstrate that the proposed use in its proposed specific location meets the applicable standards for granting special use approval.

Section 17.44 of the Zoning Ordinance provides a series of twelve (12) standards for the evaluation of Special Use applications within the Commercial Overlay District, which provides a framework for evaluation by the Plan Commission. The Applicant has supplied as part of their application materials a narrative addressing how this proposal complies with the twelve (12) standards.

Following conclusion of public comment and Commission discussion, a Commission member may choose to make the following motion:

I make the motion that:

> The Plan Commission recommends **approval [denial]** of the requested special use to allow a consignment shop at 930 Green Bay Road within the C-2 Commercial Overlay District, based on the following findings of fact:
>
> "The proposed consignment shop **is [is not]** consistent with the Standards for granting of Special Use Permits in the Commercial Overlay District, which are as follows:

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

8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage;
9. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;
10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;
11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintain typical and customary hours of operation; and
12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses."

The Commission's recommendation is subject to **no conditions [the following conditions]**:

1. [Insert conditions…]

As noted above, the Commission may also wish to consider if there are conditions it may want to place on the facility's operation.

This request is subject to final approval by the Village Council.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Ordinance M-7-2014: An Ordinance Granting A Special Use Permit for a Consignment Store within the C-2 Overlay District (561 ½ Lincoln Avenue)

ATTACHMENT A

SV2020-1172

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. _____

Property Information

Site Address: 930 GREEN BAY ROAD

Proposed type of occupancy: RETAIL CONSIGNMENT

Applicant Information

Name: KAREN KIKOS

Address: [redacted]

City, State, ZIP: WILMETTE

Applicant Signature: [redacted]

Primary Contact: [redacted]

Phone No. [redacted]

Email: [redacted]

Date: 11/11/20

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Architect Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Acknowledgment

I hereby certify that I am the owner of the property located at 930 GREEN BAY and have provided the attached proof of ownership.
(address)

I consent to the filing of an application for a Special Use Permit by 930 Consignment Ltd.
(Applicant name)

Property Owner Signature: [redacted]

Date: 11-10-2020

Printed Name: Max Talebi Talebi

RECEIVED
NOV 11 2020
BY:

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT STANDARDS
C-2 COMMERCIAL OVERLAY

An application to establish a Special Use listed in Section 17.46.010 [Table of Uses] to be located on the ground floor in the C-2 Commercial Overlay District must establish in detail how the proposed occupancy and its operation will be in compliance with the following standards:

1. That the establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;

2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;

4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;

5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided;

6. That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;

7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses;

8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage;

9. The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;

10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;

11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation; and

12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.

RECEIVED
NOV 11 2020
BY:

November 11, 2020

Special Use Permit Application for KMK Luxury Consignment
930 Green Bay Road
Winnetka, Il 60093

KMK Luxury Consignment has been successfully operating in the East Elm shopping district since August 2014 as a high-end retail consignment boutique selling apparel for women, men and children. A prior special use permit was obtained for her 561.5 Lincoln Ave location in July 2014. As our popularity grew, the necessity for a larger space became aparent and we relocated to 930 Green Bay Road in Hubbard Woods. With our expanded space, we will continue to intake and sell high-end apparel as well as home decor. As a valued and respected retail business operation, we will uphold the same tradition in our new location as outlined by the attached 12 standards for granting a special use permit.

Karen M. Kikos
Founder & President
KMK Luxury Consignment
930 Green Bay Road
Winnetka, IL 60093
[redacted]

1) KMK Luxury Consignment is a retail consignment business which has operated at 561.5 Lincoln Ave in Winnetka for the past 6 years 4 months and desired a larger space. It will continue to operate in the same manner as a retail store which will in no way endanger the public health, safety, comfort, morals or general welfare of the community.
2) KMK will not negatively affect the vicinity or community and will in fact continue to serve (as consignors & customers) the communities needs. KMK Is a high-end boutique with a most discriminating eye for what is selected to be carried in our boutique.
3) KMK will in no way impede the improvements as set forth by the district.
4) Again, KMK is an established Winnetka business which has not negitevely affected the ingress or egress congestion, and will continue to operate in the same manner in its new location.
5) Adequate parking and facilities existis in the new Hubbard Woods location and will not be affected by KMK's operation.
6) All applicable regulations, ordinances and codes will continue to be followed.
7) As a retail operation, we will continue to operate as such and bring a much needed influx of people interested in shopping back to the community.
8) KMK was well respected and appreciated by the former East Elm business community and its patrons and will blend in nicely with the Hubbard Woods community.
9) All aspects of the business facade will continue to exemplify the high level of regard for its attractive window displays and lighting as demonstrated over the past 6+ years.
10) The special use permit will be for retail sales only, not multi-use.
11) Again, the special use request is for retail space, not multi-use and shall conform to customary hours of operation.
12) In no way will the presence of KMK in Hubbard Woods diminish available parking for other retail shoppers and will only further attract and encourage village wide retail shopping.

David Schoon

From: Karen Kikos <karen@kmklux.com>
Sent: Monday, November 30, 2020 9:29 AM
To: David Schoon
Subject: Re: KMK Consignment Special Use Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,
Thank you for following up as I hadn't read your email until today. The answer to your questions are as follows:
1) you are correct that the legal name is Encore Outfitters Inc DBA KMK Luxury Consignment.
2) Hours of operation. During covid, we reduced our hours to Wednesday- Saturday 10-5 pm. Once covid is resolved, we will resume the hours of Tuesday-Saturday 10-5. My staff and I work one additional day taking pictures and posting on our online store, but we are closed to the public.
3) We would have a maximum of 3 people working on any given day and we would all park in the provided parking lot behind my store.
Should you have any further questions, please contact me.
Karen Kikos
President
KMK Luxury Consignment
930 Green Bay Road
224-255-6055 (w)
[redacted]

Sent from my iPhone

On Nov 30, 2020, at 9:17 AM, David Schoon <DSchoon@winnetka.org> wrote:

David Schoon, Director
Village of Winnetka Community Development
847-716-3526

From: David Schoon
Sent: Thursday, November 19, 2020 9:53 AM
To: Karen@kmklux.com
Cc: Ann Klaassen (AKlaassen@winnetka.org) <AKlaassen@winnetka.org>
Subject: KMK Consignment Special Use Permit

Good Morning Karen –

I will be processing your special use application through the Village's special use process.

I have reviewed the materials submitted and have a few questions that the Plan Commission generally asks of applicants.

- I want to confirm that the legal name for the business is Encore Outfitters, Inc. and that you do business as KMK Luxury Consignment.
- Please provide what days and hours you would be open to the public.
- Also, please provide the maximum number of employees you would anticipate being on site at one time, where they would park. The Village expects employees to secure employee parking passes and to park in designated employee parking areas, such areas are designated as **Zone A** or **Zone A &C** on this parking map of the Hubbard Woods Business District.
- I would also note that any changes to the exterior façade and any proposed permanent signage or awnings will require review and approval by the Design Review Board. Materials for those applications can be found on this web page. That application can be processed separately from the special use permit application.

I would appreciate your response by **next Tuesday, November 24**.

If you have any questions, please let me know.

David Schoon, Director
Village of Winnetka – Community Development
dschoon@winnetka.org
847-716-3526
www.villageofwinnetka.org

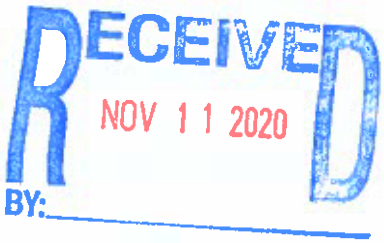
CHICAGO OFFICE
1 S. WACKER DRIVE
Southeast corner of Wacker & Madison
SUITE 3140
CHICAGO, ILLINOIS 60606
PHONE: 312 877 5502
FAX: 312-443-1286
*Admitted in Florida, Colorado
NEAL M. GOLDBERG – OF COUNSEL

Arnold S. Newman*
ATTORNEY AT LAW
anewman@anewman.legal

SUBURBAN OFFICE
18400 MAPLE CREEK DRIVE
SUITE 500
TINLEY PARK, ILLINOIS 60477
PHONE: 708-444-4333
FAX: 708 444 4322

October 26th, 2020

Ms. Ann Klaassen
Village of Winnetka
510 Greenbay Road, First Floor
Winnetka, IL 60093



RE: 930 Green Bay Road, Winnetka, IL

Dear Ms. Klaassen:

The undersigned represents Connor Max L.L.C.-928-930 Green Bay Road, the Owner of the above-subject property.

Our prospective Tenant Encore Outfitters, NC. d/b/a KMK Luxury Consigners is in the process of filing a special use permit for the subject property. Enclosed is a copy of the Owner's Deed.

The Owner encourages and has no objection to and consents to the filing of the special use permit.

If any additional information is required from the Owner, please advise.

Very truly yours,

[redacted]

Arnold S. Newman

ASN:tw

CC: Connor Max L.L.C.-928-930 Green Bay Road

WARRANTY DEED
GENERAL

16ST04551CB
1/3

Doc#: 1625142027 Fee: $40.00
RHSP Fee:$9.00 RPRF Fee: $1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2016 09:44 AM Pg: 1 of 2

RECEIVED
NOV 11 2020
BY:

THE GRANTOR(S), Peshtigo Properties, LLC, of the Village of Glencoe, County of Cook , State of Illinois, for and in consideration of Ten Dollars ($10.00) in hand paid, convey(s) and warrant(s) to Connor Max LLC-928-930 Green Bay Road, (Grantee's Address) of the County of Cook , the following described real estate situated in the County of Cook in the State of Illinois, to wit:
LOT 2 IN HARRIS BANK WINNETKA SUBDIVISION, BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17,TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: (a) covenants, condition and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2015 to closing.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 05-17-122-017-0000
Address of Real Estate: 928-930 Green Bay Road, Winnetka, IL 60093

Dated this day of August , 2016

[redacted]

Catherine C Dellin, member for Peshtigo Properties, LLC

[redacted]

Catherine P Hurtgen, managing member for Peshtigo Properties, LLC

REAL ESTATE TRANSFER TAX 25-Aug-2016
COUNTY: 473.25
ILLINOIS: 946.50
TOTAL: 1,419.75
05-17-122-017-0000 | 20160801647D10 | 0-597-568-320

SY
SPa
SN
SC
INT

BOX 333-CTI

STATE OF ILLINOIS, COUNTY OF Cook ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Catherine C Dellis and Catherine P Huntgen personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of August, 2016

[redacted] (Notary Public)

OFFICIAL SEAL
VALERIE E TRABARIS
Notary Public - State of Illinois
My Commission Expires Nov 27, 2018

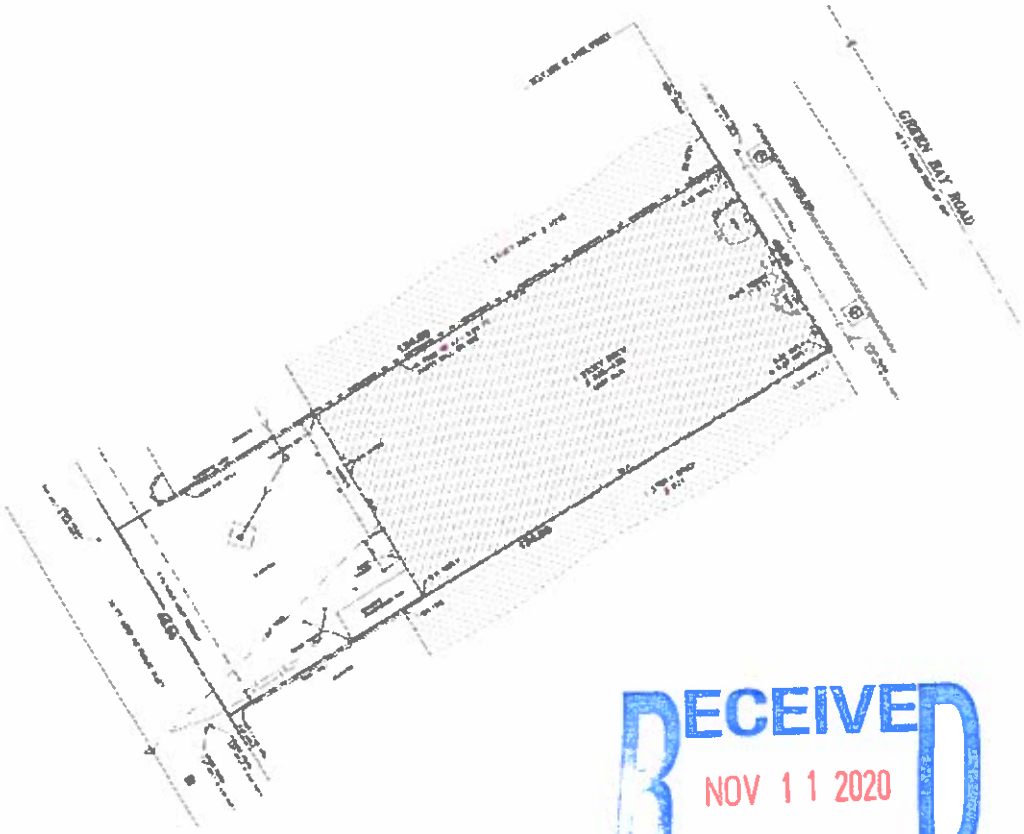
RECEIVED
NOV 11 2020
BY:

Prepared By:
Valerie Trabaris
[redacted]
Glencoe, IL 60022

Mail To:
Arnold S. Newman
18400 Maple Creek Drive, Suite 500
Tinley Park, IL 60477

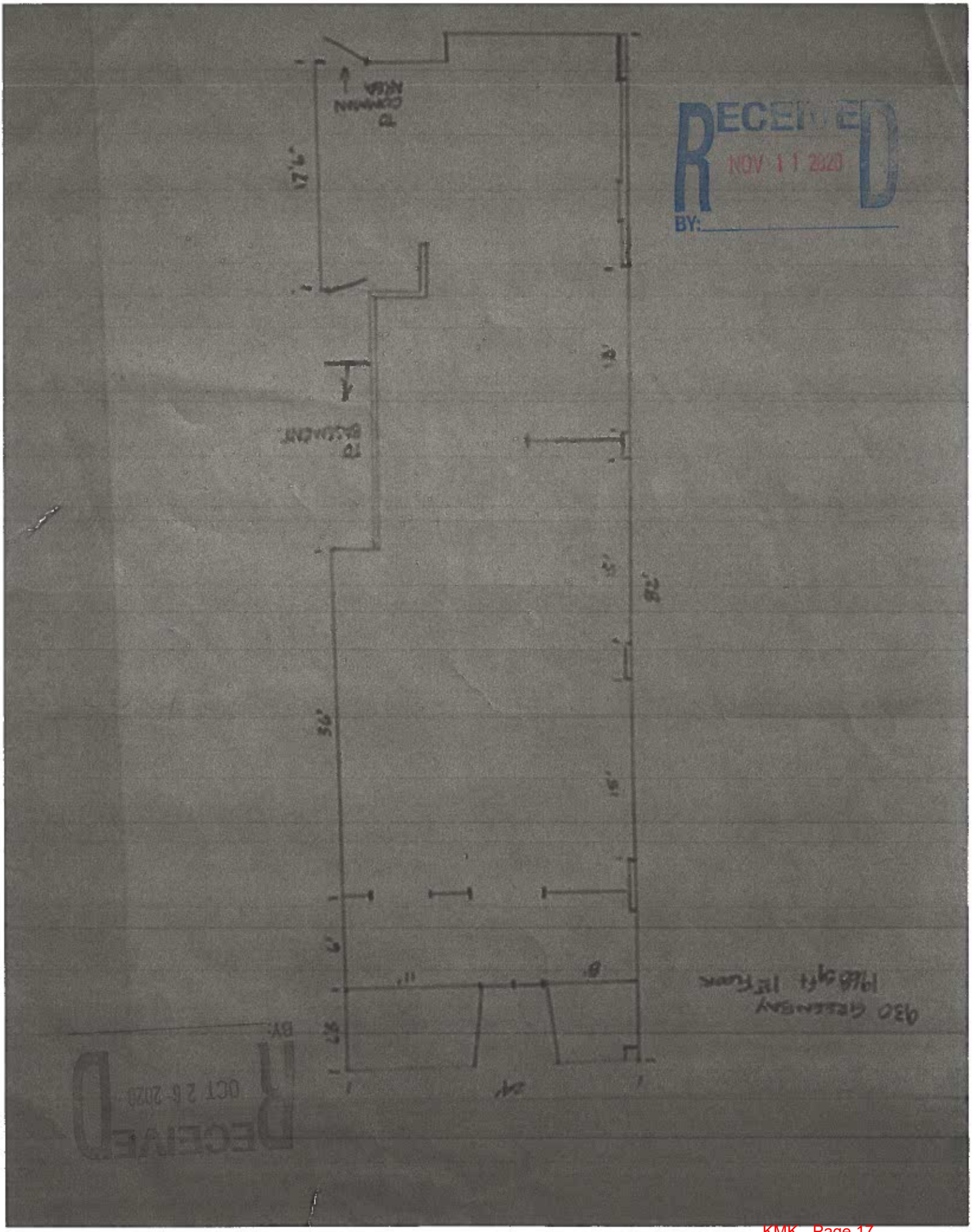
Name and Address of Taxpayer/Address of Property:

ALTA/NSPS LAND TITLE SURVEY



RECEIVED
NOV 11 2020

McTIGUE & ASSOCIATES, LTD



RECEIVED
NOV 11 2020
BY:

RECEIVED
OCT 26 2020
BY:

ATTACHMENT B

ORDINANCE NO. M-7-2014

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CONSIGNMENT STORE WITHIN THE C-2 OVERLAY DISTRICT (561 ½ Lincoln Avenue)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that establishing standards for the use and development of lands and buildings within the Village and establishing and applying criteria for variations from those standards are matters pertaining to the affairs of the Village; and

WHEREAS, the property commonly known as 561 ½ Lincoln Avenue in the Village of Winnetka ("Subject Property") is legally described as follows:

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

WHEREAS, the Subject Property is located in the East Elm Business District, on the east side of Lincoln Avenue north of Elm Street, in the C-2 Retail Overlay Zoning District provided for in Chapter 17.44 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, the Subject Property is improved with a two-story mixed-use building measuring approximately 31,900 square feet, with approximately 200 feet of frontage on Lincoln Avenue and 78 feet on Elm Street, and nine commercial tenant spaces, eight office tenant spaces and eight residential apartments; and

WHEREAS, the owner of the Subject Property, Winnetka III, LLC, ("Owner") has entered into an agreement with Encore Outfitters, d/b/a KMK Luxury Consignment ("Applicant"), whereby the Owner will lease that portion of the Subject Property with a common address of 561 1/2 Lincoln Avenue in the Village of Winnetka ("Lease Premises") to Applicant for use as a clothing consignment shop; and

WHEREAS, the Lease Premises, which has been vacant since the Spring of 2014, measures 920 square feet and was formerly occupied by a retail accessories store named Flee Handbags; and

WHEREAS, the Lease Premises is located on the ground floor and within 50 feet of the front property line of the Subject Property; and

WHEREAS, pursuant to Sections 17.44.020(B) and 17.46.010(I) of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, resale shops, secondhand hand stores, or rummage shops are permitted only as special uses in the C-2 Overlay Zoning District when they are located within 50 feet of a public street; and

WHEREAS, pursuant to its agreement with the Owner, Applicant filed an application on May 7, 2014,seeking a Special Use Permit to allow Applicant to locate its consignment store in the Lease Premises; and

WHEREAS, on June 9, 2014, on due notice thereof, the Zoning Board of Appeals held a public hearing to consider the special use permit; and

WHEREAS, on June 25, 2014, on due notice thereof, the Plan Commission convened to consider the requested special use; and

WHEREAS, Applicant proposes to offer for sale women's men's and children's luxury apparel; and

WHEREAS, Applicant's proposed business hours are Monday through Friday from 10:00 a.m. to 6:00 p.m., and Saturday from 10:00 a.m. to 5:00 p.m.; and

WHEREAS, the Applicant testified that she expects 25 to 50 shoppers a day; and

WHEREAS, the Applicant testified that she anticipates annual sales to reach or exceed $100,000 in the first year of operation; and

WHEREAS, the separate proceedings before the Zoning Board of Appeals and the Plan Commission both included questioning of the Applicant and property owner representative, by members of the Zoning Board of Appeals and the Plan Commission; and

WHEREAS, no owners of property located within 250 feet of the Subject Property have submitted written objections to the proposed special use, submitted any evidence or requested an opportunity to cross-examine witnesses at either the Zoning Board of Appeals hearing or the Plan Commission meeting; and

WHEREAS, the executive director of the Winnetka-Northfield Chamber of Commerce testified that she had spoken to other retailers on Lincoln Avenue, who were very supportive of the concept and idea of a consignment store; and

WHEREAS, after considering the evidence presented at the June 9, 2014, hearing, the four members of the Zoning Board of Appeals then present voted unanimously to recommend approval of the request; and

WHEREAS, after considering all materials presented at its meeting on June 25, 2014, the eight voting members of the Plan Commission then present found the proposed special use to be consistent with the Comprehensive Plan and unanimously voted to recommend that it be approved; and

WHEREAS, the proceedings of the Zoning Board of Appeals and Plan Commission conformed with all requirements of their procedural rules, the Winnetka Village Code and applicable statutes of the State of Illinois; and

WHEREAS, the proposed special use is subject to the standards and requirements set forth in Section 17.56.120 of Chapter 17.56 of the Winnetka Zoning Ordinance, as well as to the conditions and requirements set forth in Section 17.44.020(B)(2)(b) of Chapter 17.44 of the Winnetka Zoning Ordinance; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed special use will neither endanger nor be detrimental to the public health, safety, comfort, morals or general welfare, in that: (i) resale shops, second hand stores or rummage shops are a permitted use pursuant to a special use permit, (ii) there are no other consignment stores in the immediate vicinity, and (iii) the establishment of a retail store in this location will result in the upgrading and occupancy of a space that has been vacant for several months; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed special use will not substantially diminish or impair property values in the immediate vicinity, nor will the use and enjoyment of other property in the immediate vicinity be diminished, in that: (i) the establishment of the Applicant's consignment store will help to restore vibrancy to the neighborhood, and (ii) the impact on surrounding businesses will be minimal, as the proposed staffing levels are small, and the proposed consignment store will be compatible with the retail uses in the vicinity; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed special use will not impede normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the C-2 Retail Overlay District, as: (i) a currently vacant retail space, will be occupied by another retail use which will bring employees and shoppers to the East Elm Business District, where they can take advantage of restaurant and retail opportunities in the vicinity; and

WHEREAS, the Subject Property is an existing building that has established patterns of ingress and egress and that is served by existing utilities, access roads, drainage and other facilities necessary for the operation of the proposed special use, and subject to the terms and conditions of this Ordinance, the proposed special use will not require any modifications or additions to such existing ingress and egress, utilities, access roads, drainage and other facilities; and

WHEREAS, subject to the terms and conditions of this Ordinance, there is adequate parking for the proposed special use, and the proposed special use will not significantly diminish the availability of parking in the East Elm Business District in that: (i) there is public parking on the adjacent street, and (ii) there is ample nearby public parking at the Lincoln Avenue Parking Lot; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed special use conforms to the applicable regulations of Village Ordinances, in that Applicant proposes to bring the Lease Premises into full Code compliance; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed special use will encourage, facilitate and enhance the continuity, concentration and pedestrian nature of the area in a manner similar to that of retail uses of a comparison shopping nature, in that, unlike the currently vacant Lease Premises, the proposed consignment store will generate foot traffic and the proposed hours of operation are consistent with the nature of the other businesses in the area; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed special use will enhance the neighborhood and will not interrupt or negatively impact the concentration of existing and potential nearby retail uses of a comparison shopping nature in that: (i) the proposed special use will convert a vacant space into one that will bring employees and shoppers to the area; and

WHEREAS, because the proposed special use will not change the appearance of the immediate vicinity, it is consistent with the *Winnetka 2020* objective to "ensure that commercial, institutional, and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;" and

WHEREAS, because of its minimal intensity and the pre-existing infrastructure, the proposed special use is consistent with the *Winnetka 2020* objectives to: (a) "limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure and other community resources," (b) "ensure that development proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, on-site parking, traffic patterns, congestion, open space, storm water management and Village infrastructure," (c) "ensure that new development does not decrease the public parking supply, particularly on-street parking that supports retail use," and (d) "maintain the essential quality, viability and attractiveness of Winnetka's business districts while encouraging new economic development consistent with the character of the Village and the individual business districts;" and

WHEREAS, the proposed special use is consistent with the *Winnetka 2020* goals to: (a) "provide for a wide range of office/service and retail commercial land uses and development within the existing business districts in the Corridor," and (b) "promote a strong community identity and opportunities to interact while building a healthy commercial tax base and provide a broad range of goods and services so that Winnetka residents can satisfy most of their ordinary shopping requirements in the Village and so that non-residents will come to the Village for specialty goods and services;" and

WHEREAS, based on all of the foregoing, and subject to the terms and conditions of this Ordinance, the proposed special use satisfies both the general standards for special uses set forth in Section 17.56.120 of the Winnetka Zoning Ordinance and the additional standards of Section 17.44.020 (B)(2)(b) that apply to requests for office uses within the C-2 Retail Overlay District.

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

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

SECTION 2: Pursuant to Section 17.56.120 and Section 17.44.020(B)(2) of the Winnetka Zoning Ordinance, a special use permit is hereby granted to the Subject Property, commonly known as 561 1/2 Lincoln Avenue, Winnetka, Illinois, and located in the C-2 General Retail Commercial Overlay Zoning District provided in Chapter 17.44 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka

Village Code, to allow Encore Outfitters, d/b/a KMK Luxury Consignment, to use the Lease Premises of the Subject Property as a consignment store, subject to the terms and conditions hereinafter set forth.

SECTION 3: Pursuant to Section 17.56.070(C) of the Winnetka Zoning Ordinance, the special use permit granted by this Ordinance is subject to the following conditions:

A. The hours of business shall be limited as follows:

1. The business shall not open before 10:00 a.m. on Monday thru Saturday.

2. The business shall close by 6:00 p.m. on Monday thru Friday and 5:00 pm on Saturday.

B. All of the foregoing conditions and restrictions may be modified or revised from time to time by the Village Council, either at the request of KMK Luxury Consignment or upon initiation by the Village, subject to the special use procedures set out in Chapter 17.56 of the Zoning Ordinance, including public notice and hearing.

C. Violation of any stipulation, condition or restriction imposed in this Section 3 shall be deemed a violation of (a) the provisions and regulations of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, and (b) of the special use granted by this Ordinance.

SECTION 4 : This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

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

PASSED this 15th day of July, 2014, pursuant to the following roll call vote:

AYES: Trustees Braun, Fessler, Kates, Krucks and Prodromos

NAYS: None

ABSENT: Trustee McCrary

APPROVED this 15th day of July, 2014.

Signed:

s/ E. Gene Greable

Village President

Countersigned:

s/ Robert M. Bahan

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 15th day of July, 2014.

Introduced: Waived

Passed and Approved: July 15, 2014

Agenda Item Executive Summary

Title: Ordinance No. M-4-2021: 1415-1423 Asbury Avenue Subdivision and Variations (Introduction & Adoption)

Presenter: David Schoon, Community Development Director

Agenda Date: 01/05/21

Consent: ☐ YES ☑ NO

☑ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None

Executive Summary:

On January 5, the Village Council is scheduled to consider Ordinance No. M-4-2021, in response to an application submitted by Judy Lesnik (the "Applicant"), the owner of the properties located at 1415 and 1423 Asbury Avenue (collectively the "Subject Property"). The Applicant has filed an application seeking:

1. Final Plat approval to relocate the lot line dividing the two properties, including a finding of "No Material Increased Adverse Impact" for the existing improvements at 1415 Asbury Avenue (Proposed Lot 2), which (a) exceed the maximum permitted building size (GFA); (b) exceed the maximum permitted front yard lot coverage; and (c) Observe a nonconforming front yard setback; and

2. A Variation to allow the existing residence and proposed detached garage at 1415 Asbury Avenue (Proposed Lot 2) to exceed the maximum permitted building size (GFA) [Note: The existing residence is currently nonconforming with respect to the GFA].

The Applicant proposes the demolition of the home and detached garage on the property at 1423 Asbury (Proposed Lot 1), so as to allow the Applicant to expand the lot at 1415 Asbury (Proposed Lot 2). With the expanded lot at 1415 Asbury, the Applicant proposes constructing a detached garage.

The Plan Commission considered the Applicant's final plat of subdivision request at its October 28 meeting. After hearing from the applicant's legal counsel and architect, and two emails from an adjacent neighbor in support of the request, the Plan Commission recommended approval of the request.

Executive Summary (continued):

The Zoning Board of Appeals (ZBA) considered the Applicant's zoning variation request on September 14 and October 12, 2020. In response to ZBA members comments and concerns expressed at the first meeting, the Applicant submitted a revised plat of subdivision, as well as revised plans for the proposed detached garage at the second meeting. By amending the proposed plat of subdivision, the Applicant eliminated the request to reduce the side yard setback from the east property line. The proposed detached garage was also reduced in size from a two-car garage to a one-car garage. After hearing from the Applicant's legal counsel and architect, and one written comment from the public in support of the request, the ZBA recommended approval.

When the residence at 1415 Asbury Avenue was built in 1999 it fully complied with zoning regulations. However, due to a subsequent amendment to the Zoning Ordinance, the entire basement area, which was not previously included in the GFA, is now included, resulting in a nonconforming GFA. For additional details on the existing nonconforming GFA see pages 6, 7 and 9 of the staff report to the Plan Commission (Attachment 2).

Details of the request by the PC and the ZBA can be found in the staff report to the Plan Commission (Attachment 2).

On November 2, 2020 the Landmark Preservation Commission considered the demolition application to demolish the existing residence at 1423 Asbury Avenue. Upon its review, the LPC determined that a Historical and Architectural Impact Study (HAIS) was warranted. On December 7, 2020 the LPC reviewed the HAIS, and based upon the findings of the HAIS determined that the demolition of the home could proceed without delay.

Recommendation:

Consider waiving introduction of Ordinance No. M-4-2021 and consider adoption of the Ordinance

OR

consider only introduction of Ordinance No. M-4-2021.

Attachments:

1: Ordinance No. M-4-2021
2: October 28, 2020 Plan Commission Staff Report and Attachments

ORDINANCE NO. M-04-2021

AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION AND GRANTING A VARIATION FROM THE WINNETKA ZONING ORDINANCE (1415 and 1423 Asbury Avenue)

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

WHEREAS, Judy Lesnik (***"Applicant"***), is the record title owner of the adjoining parcels of real property commonly known as 1423 Asbury Avenue (***"Lot 1"***), and 1415 Asbury Avenue (***"Lot 2"***), each measuring approximately 11,933 square feet, in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (Lots 1 and 2 are, collectively, the ***"Subject Property"***); and

WHEREAS, the Subject Property is located within the R-5 Single Family Residential District of the Village (***"R-5 District"***); and

WHEREAS, the Subject Property consists of three lots of record created by the Chicago North Shore Company's Subdivision (***"Prior Plat"***); and

WHEREAS, the Applicant desires to relocate the property line between Lot 1 and Lot 2 approximately 14.2 feet to the west, and resubdivide Lots 20, 21, and 22 of the Prior Plat into two new lots of record (***"Proposed Subdivision"***); and

WHEREAS, the Applicant further desires, upon approval of the Proposed Subdivision, to demolish the improvements on Lot 1, and construct a detached garage in the northwest corner of Lot 2 (***"Proposed Garage"***); and

WHEREAS, pursuant to Section 17.30.040 of the Zoning Ordinance, Lot 2 in the Proposed Subdivision may not exceed 4,523.79 square feet in gross floor area; and

WHEREAS, the Proposed Garage, together with the existing improvements on Lot 2, would total 7,095.56 square feet in gross floor area, in violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, Lot 2 currently has a legal nonconforming front yard setback of 42.65 feet and a legal nonconforming front yard lot coverage of approximately 924.73 square feet (collectively, ***"Legal Nonconformities"***); and

WHEREAS, the Applicants filed an application with the Village for: (i) approval of a final plat of subdivision for the Proposed Subdivision (***"Final Plat"***); and (ii) a zoning variation from Section 17.30.040 of the Zoning Ordinance to increase allowable gross floor area of Lot 2 by 2,571.77 square feet (***"Variation"***) (collectively, the ***"Requested Relief"***); and

WHEREAS, on September 23, 2020, after due notice thereof, the Winnetka Plan Commission held a public hearing on the proposed Final Plat, which public hearing was continued to October 28, 2020; and

WHEREAS, pursuant to Section 16.12.010.D.4 of the Winnetka Village Code, as amended, the Plan Commission determined that the Legal Nonconformities, in the context of the proposed Final Plat, would not result in a material increased adverse impact upon the public health, safety, or welfare; and

WHEREAS, on October 28, 2020, the Plan Commission, by a vote of six members in favor and none opposed, recommended that the Council of the Village of Winnetka (***"Village Council"***) approve the Final Plat; and

WHEREAS, on September 14, 2020, after due notice thereof, the Zoning Board of Appeals conducted a public hearing on the Variation, which public hearing was continued until October 12, 2020, and, by a vote of five members in favor and none opposed, recommended that the Village Council approve the Variation; and

WHEREAS, while Lot 2 will remain nonconforming to the Zoning Ordinance, pursuant to Section 16.12.010(D) of the "Winnetka Village Code of 1999," as amended (***"Village Code"***), such nonconformities, in the context of the Requested Relief, will not result in a material increased adverse impact upon the public health, safety or welfare; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to approve the Requested Relief, subject to and in strict accordance with the terms and conditions of this Ordinance;

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

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

SECTION 2: APPROVAL OF FINAL PLAT. Subject to and contingent upon the conditions set forth in Section 4 of this Ordinance, and pursuant to Sections 16.04.030 and 16.08.010 of the Subdivision Ordinance and the Village's home rule authority, the Village Council hereby approves the Final Plat, prepared by Doland Engineering, LLC, and consisting of one sheet, with a latest revision date of September 23, 2020, attached to and, by this reference, made a part of this Ordinance as **Exhibit B**.

SECTION 3: APPROVAL OF VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Variation from Section 17.30.040 of the Zoning Ordinance is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 4: CONDITIONS. The Approvals granted by Sections 2 and 3 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Compliance with Subdivision Ordinance. The approvals granted in Section 2 and 3 of this Ordinance are subject to and conditioned upon compliance with, and the inclusion of all of the information on the Final Plat required by Chapter 16.08 of the Subdivision Ordinance.

B. Compliance with Plans. The development, use, and maintenance of the Proposed Garage on the Subject Property must be in general accordance with the plans prepared by FWC Architects, Inc., consisting of seven (7) sheets, prepared on September 24, 2020, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority), copies of which are attached to, and by this reference, made part of this Ordinance as **Exhibit C** (***"Plans"***).

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

D. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, Ordinances, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 5: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk, upon satisfaction of the conditions set forth in Section 4 of this Ordinance, to execute and attest, on behalf of the Village, the Final Plat.

SECTION 6: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat by the Village President and the Village Clerk, as provided in Section 5 of this Ordinance, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Recorder of Deeds.

SECTION 7: RECORDATION OF ORDINANCE; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of their heirs, representatives, successors, and assigns.

SECTION 8: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Section 2 and 3 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Section 2 and 3 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 9: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 10: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 11: EFFECTIVE DATE.

A. This Ordinance will be in full force and effect from and after its passage and approval as provided by law.

B. The Approvals set forth in Sections 2 and 3 of this Ordinance will be effective only upon: (i) the filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit D** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance; and (ii) the approval and recording of the Final Plat.

C. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 11.B of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare the Approvals granted in this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this ___ day of January, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2021.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2021.

Introduced: ___ day of January, 2021

Passed and Approved: _____, 2021

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1:
LOT 20 AND THE WEST 1/2 OF LOT 21 IN BLOCK 22 IN CHICAGO NORTH SHORE LAND CO.'S SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

P.I.N. 05-18-217-019-000
Commonly known as 1423 Asbury Avenue, Winnetka, Illinois.

LOT 2:
THE EAST 1/2 OF LOT 21 AND ALL OF LOT 22 IN BLOCK 22 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 05-18-217-020-0000
Commonly known as 1415 Asbury Avenue, Winnetka, Illinois.

EXHIBIT B

FINAL PLAT

(SEE ATTACHED EXHIBIT B)

LESNIK RESUBDIVISION

A RESUBDIVISION OF LOTS 20, 21 AND 22 IN CHICAGO NORTH SHORE CO.'S SUBDVISION, IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAIN, IN COOK COUNTY, ILLINOIS.

SURVEYOR

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, JASON R. DOLAND, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 20 AND THE WEST HALF OF LOT 21 IN CHICAGO NORTH SHORE LAND CO.'S SUBDVISION, BEING A SUBDIVISION IN SECTION 17 & 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1891 AS DOCUMENT 3543526, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 22 AND THE EAST HALF OF LOT 21 IN CHICAGO NORTH SHORE LAND CO.'S SUBDVISION, BEING A SUBDIVISION IN SECTION 17 & 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1891 AS DOCUMENT 3543526, ALL IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY IS LOCATED IN WINNETKA, COOK COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN, AND WHICH IS EXCERSIZING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY, BASED UPON THE FLOOD INSURANCE RATE MAP No. 17031C0232J, WITH EFFECTIVE DATE OF 08/19/08 THAT SAID PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

I HEREBY PERMIT A REPRESENTATIVE OF THE VILLAGE OF WINNETKA, IL TO RECORD THIS DOCUMENT.

DATED AT PALATINE, ILLINOIS THIS _____ DAY OF _____, 20____

_____
REGISTERED ILLINOIS LAND SURVEYOR

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, _____ AND _____, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS __ DAY OF _____, 20____

_____ _____
OWNER'S SIGNATURE ADDRESS:

_____ _____
OWNER'S SIGNATURE ADDRESS:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT

_____ AND _____, OWNERS OF THE PROPERTY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS __ DAY OF _____, 20____

_____
NOTARY PUBLIC

VILLAGE OF BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

THIS __ DAY OF _____, 20____

_____ _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE OF WINNETKA PLAN COMMISSION.

AT A MEETING HELD THE __ DAY OF _____, 20____

_____ _____
CHAIR SECRETARY

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I,_____, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

THIS __ DAY OF _____, 20____

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS __ DAY OF _____, 20____ BY THE VILLAGE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

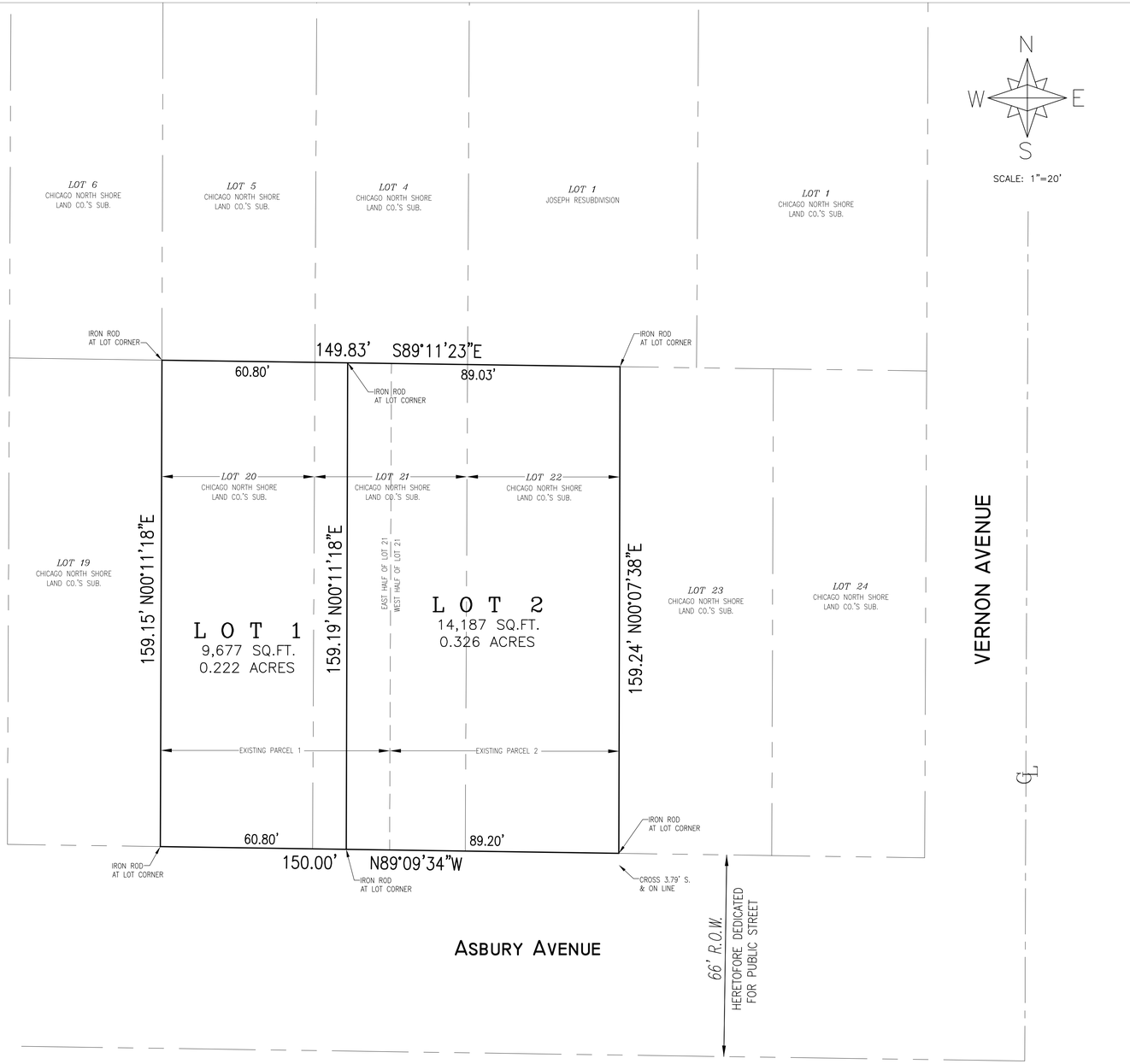
_____
VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS __ DAY OF _____, 20____ BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

_____
WATER AND ELECTRIC DIRECTOR



SUBMITTED BY AND RETURN PLAT TO:

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

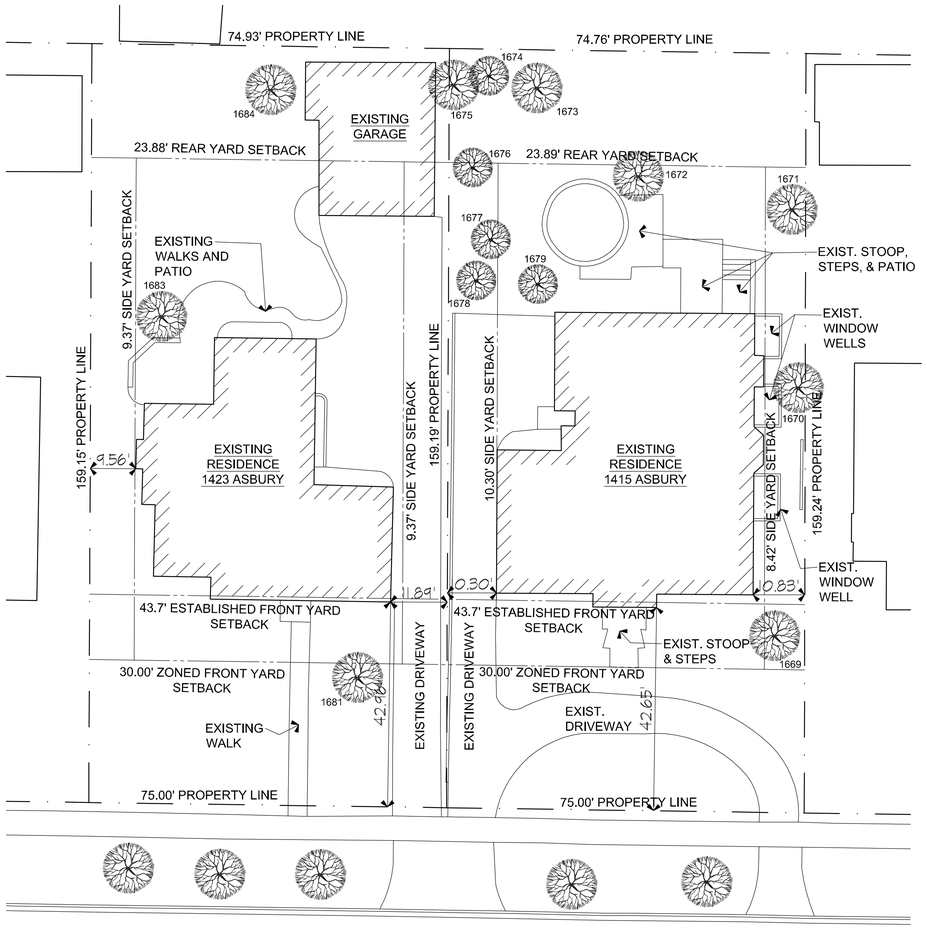
PREPARED BY:
DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088
(847) 934-3427-FAX

JULY 23, 2019
REV.: MAY 1, 2020
REV.: JUNE 8, 2020
REV.: SEPTEMBER 23, 2020

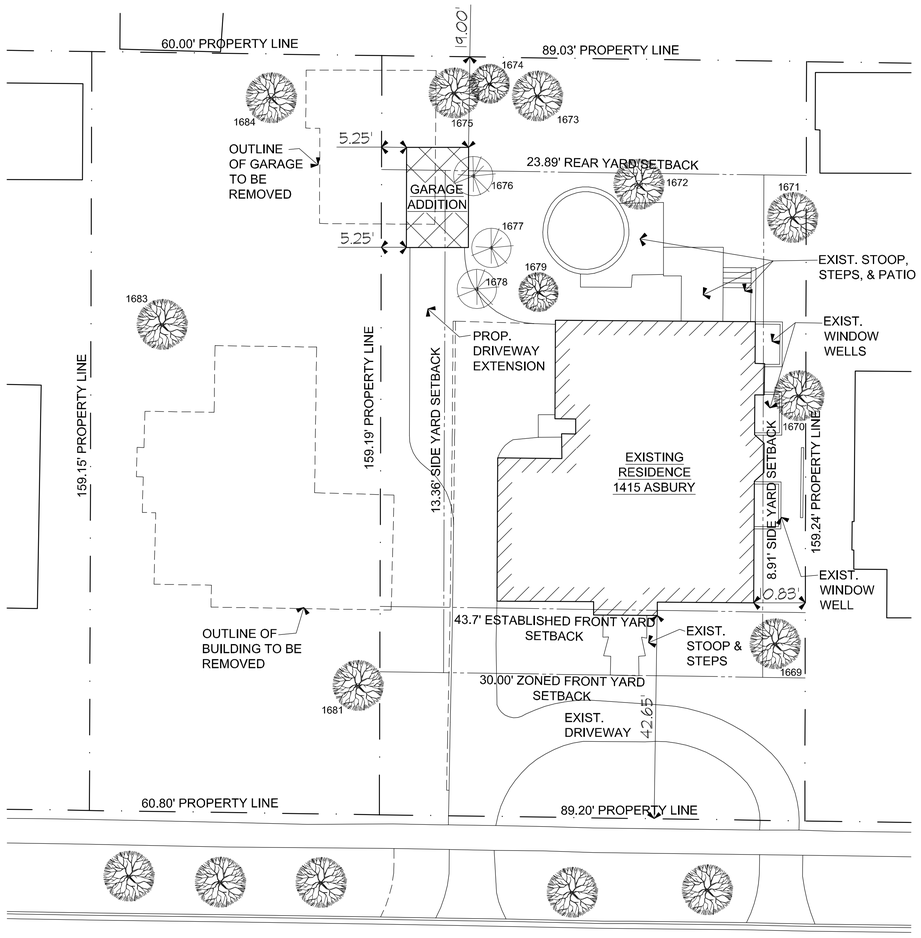
EXHIBIT C

PLANS OF PROPOSED GARAGE

(SEE ATTACHED EXHIBIT C)



EXISTING SITE PLAN
SCALE: 1" = 15'-0"



PROPOSED SITE PLAN
SCALE: 1" = 15'-0"

EXISTING TREE TO REMAIN
TREE TO BE REMOVED

TREE SURVEY 1415 & 1423 ASBURY AVENUE

TAG #	Location	SPECIES	DBH	CONDITION	NOTES
No Tag	Parkway	Yellow Buckeye	6	Good	
No Tag	Parkway	Freeman Maple	12	Good	
No Tag	Parkway	Blue Beach	9	Fair	
No Tag	Parkway	Burr Oak	55	Good	
No Tag	Parkway	Freeman Maple	9	Good	
No Tag	Southeast corner of 1409	Elm	19	Poor	Neighbor's property
1669	Southeast corner of 1415	Magnolia	16	Good	
1670	East of 1415	Norway Maple	13	Good	
1671	1415 backyard, east property line	Mulberry	13	Good	
1672	Center of 1415 backyard	Green Ash	29	Fair	
1673	Northwest corner of 1415 backyard	Norway Spruce	11	Good	
1675	Northwest corner of 1415 backyard	Red Oak	21	Good	
1674	Northwest corner of 1415 backyard	Norway Spruce	8	Good	
No Tag	North of 1415 garage, on neighbor's property	Red Maple	13	Good	1418 Scott
1676	1415 backyard, west property line	Norway Spruce	8	Good	
1677	Northwest corner of 1415	Norway Spruce	7	Good	
1678	Northwest corner of 1415	Norway Spruce	8	Good	
1679	Northwest corner of 1415	Norway Spruce	10	Good	
1680	Southwest corner of 1415	Redbud	19	Good	
1681	Southeast corner of 1423	Blue Spruce	14	Fair	
1682	Southwest corner of 1423	River Birch	15	Poor	
1683	Northwest corner of 1423	River Birch	23	Good	Double Trunk
1684	1423 backyard	Burr Oak	28	Good	

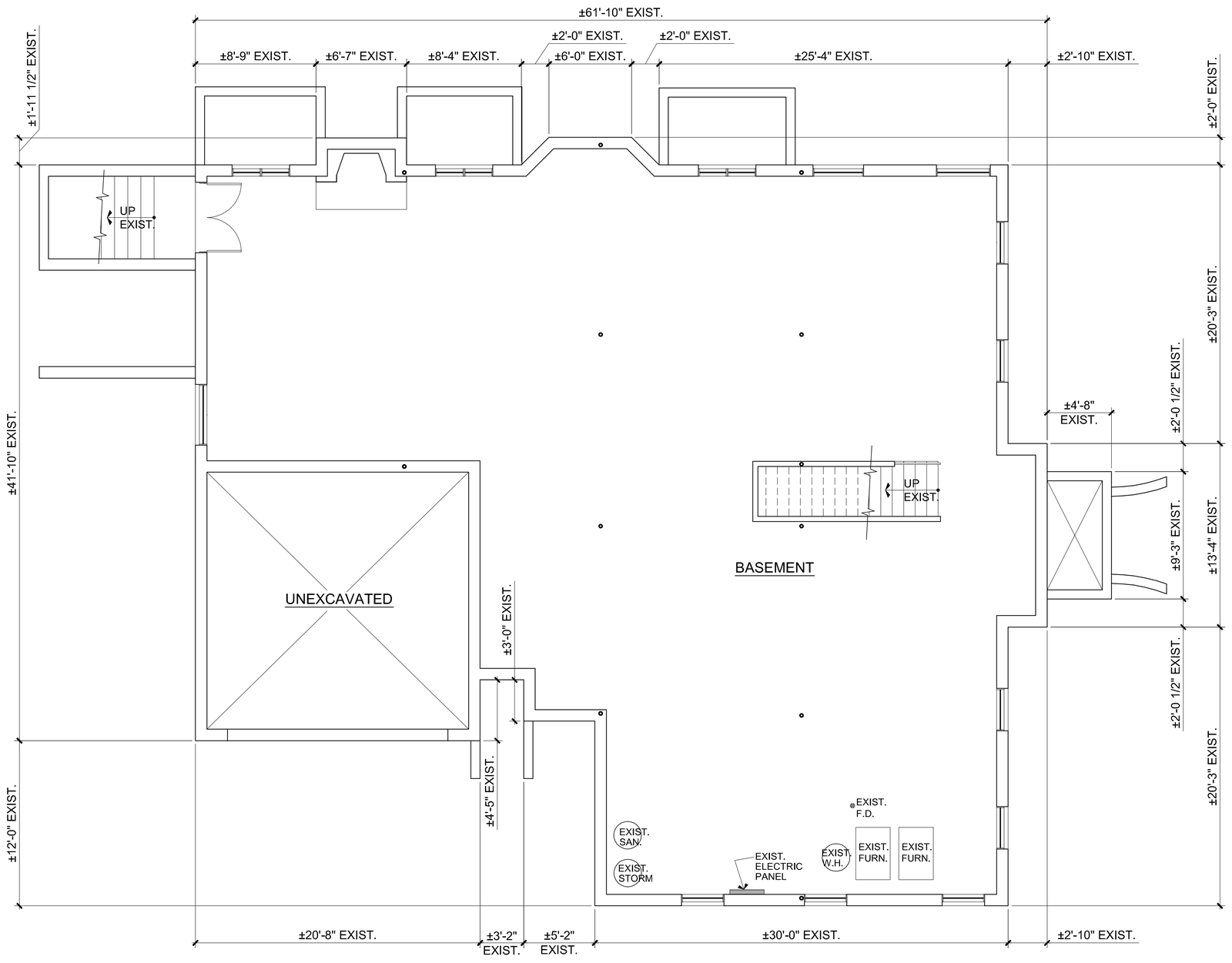
David Conrad Board Certified Master ArboristIL-0158 Date: 8/15/16

date: 9/24/20
sheet no. 1 of 7

LESNIK RESIDENCE
1415 Asbury Avenue Winnetka, Illinois

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD, ILLINOIS 60040
TELEPHONE: (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED



EXISTING FOUNDATION / BASEMENT PLAN

SCALE: 1/4"=1'-0"

LESNIK RESIDENCE

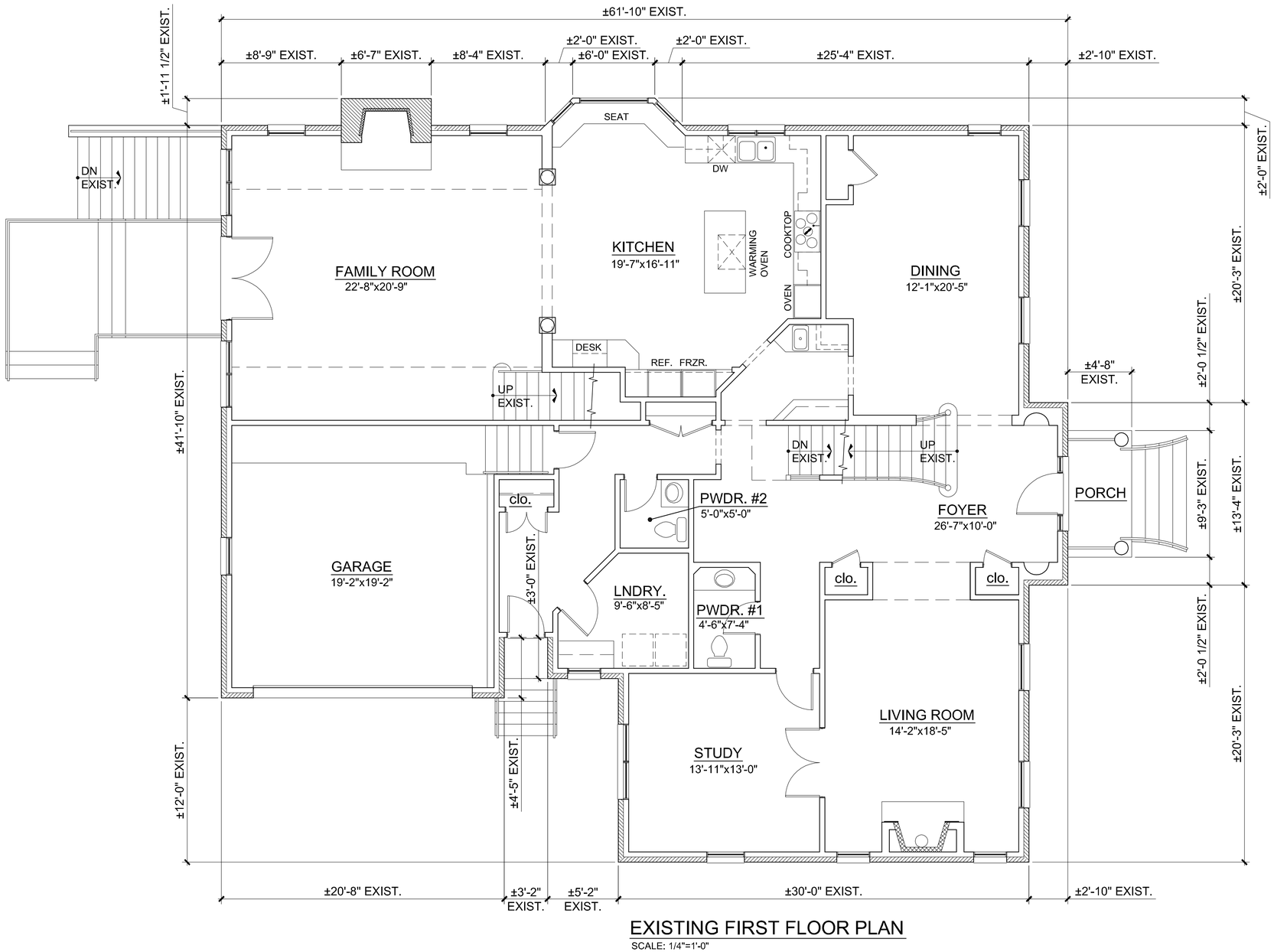
1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 2 of 7

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD , ILLINOIS 60040
TELEPHONE : (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED

LESNIK RESIDENCE
1415 Asbury Avenue Winnetka, Illinois

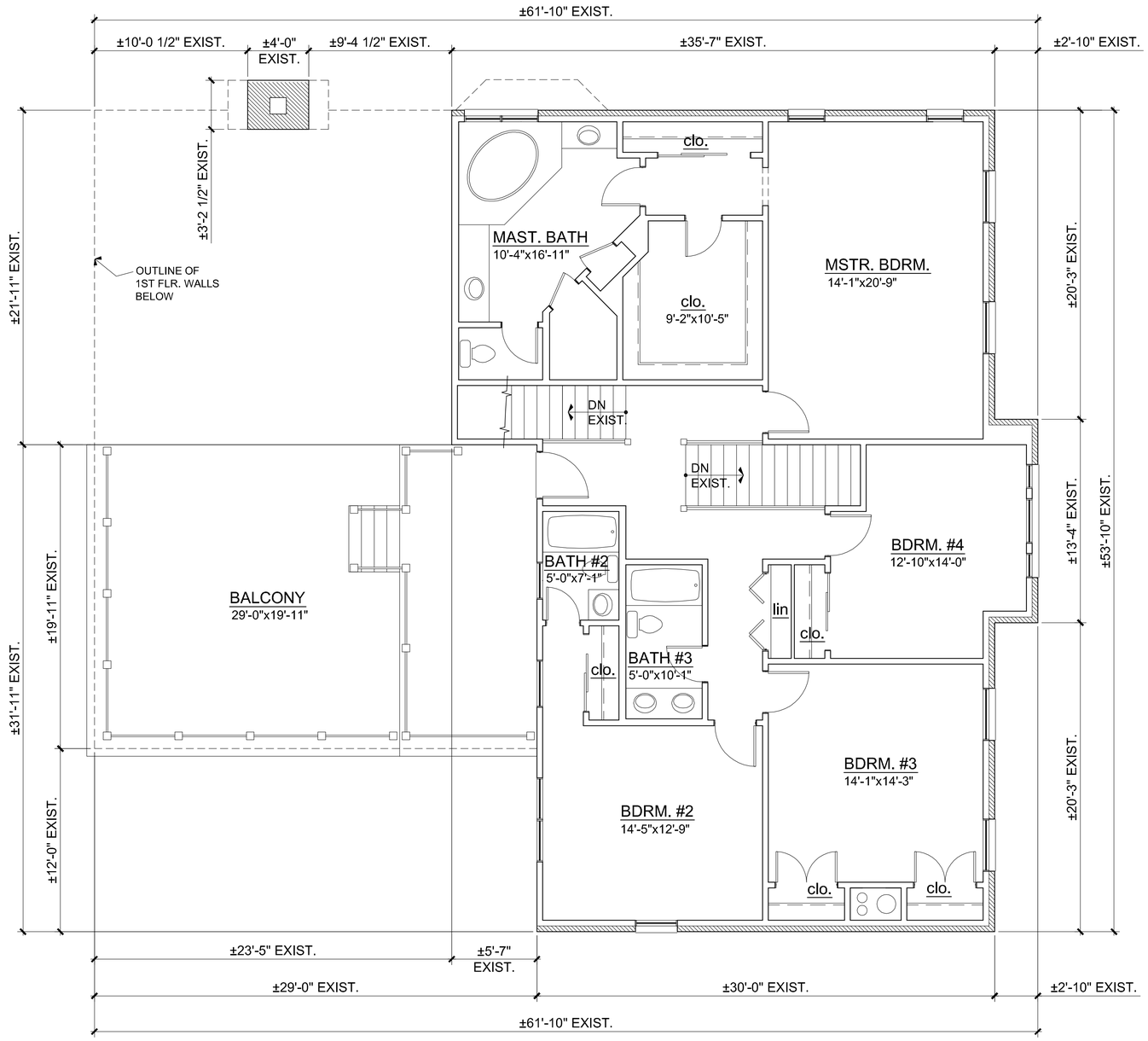


EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD, ILLINOIS 60040
TELEPHONE: (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED

LESNIK RESIDENCE
1415 Asbury Avenue Winnetka, Illinois



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD , ILLINOIS 60040
TELEPHONE : (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED

EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"

LESNIK RESIDENCE

1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 5 of 7

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD , ILLINOIS 60040
TELEPHONE : (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED

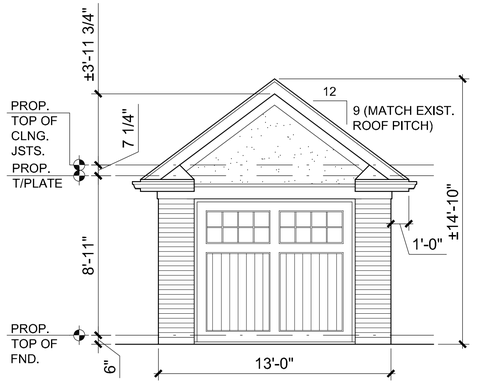
LESNIK RESIDENCE
1415 Asbury Avenue Winnetka, Illinois

EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

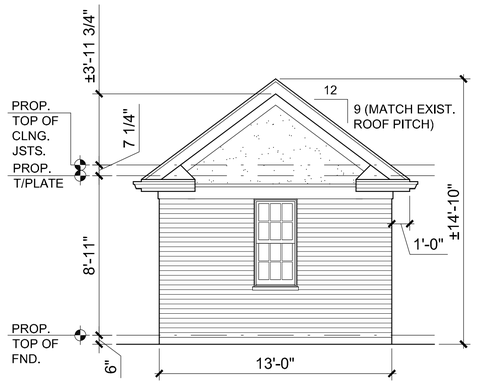
FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD, ILLINOIS 60040
TELEPHONE: (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED



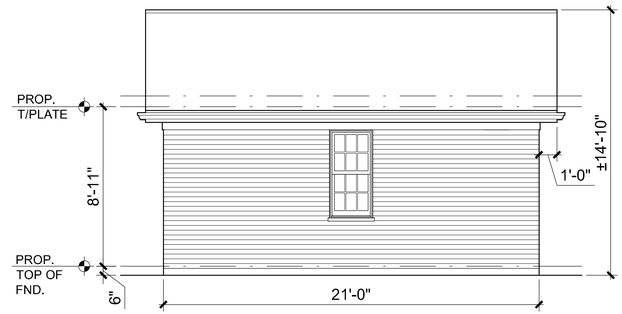
PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



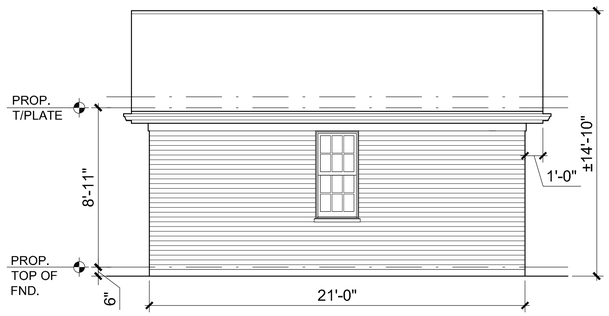
PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



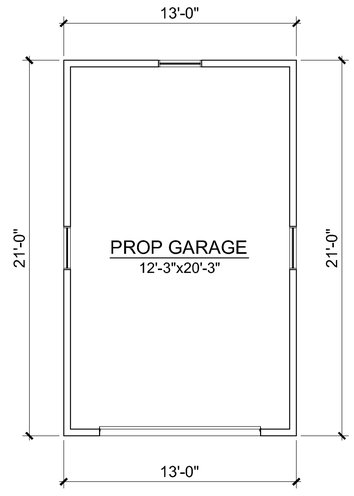
PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



PROP. GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0"

LESNIK RESIDENCE

1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 7 of 7

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD , ILLINOIS 60040
TELEPHONE: (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Judy Lesnik (***"Applicant"***), is the record title owner of the adjoining parcels of real property commonly known as 1423 Asbury Avenue (***"Lot 1"***), and 1415 Asbury Avenue (***"Lot 2"***), each measuring approximately 11,933 square feet, in Winnetka, Illinois, (***"Subject Property"***); and

WHEREAS, the Subject Property consists of three lots of record created by the Chicago North Shore Company's Subdivision (***"Prior Plat"***); and

WHEREAS, the Applicant desires to relocate the property line between Lot 1 and Lot 2 approximately 14.2 feet to the west, and subdivide Lots 20, 21, and 22 of the Prior Plat into two new lots of record (***"Proposed Subdivision"***); and

WHEREAS, the Applicant filed an application with the Village for: (i) approval of a final plat of subdivision for the Proposed Subdivision (***"Final Plat"***); and (ii) a zoning variation from Section 17.30.040 of the Zoning Ordinance to increase the allowable gross floor area for Lot 2 by 2,571.77 (***"Variation"***) (collectively, the ***"Requested Relief"***); and

WHEREAS, Ordinance M-04-2021, adopted by the Village Council on January ___, 2021 (***"Ordinance"***), approved the Requested Relief; and

WHEREAS, Section 11 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant hereby agrees and covenants as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's approval of the Final Plat and grant of the Variation or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

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

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

Dated: _____, 2021

JUDY LESNIK

_____

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: OCTOBER 23, 2020

SUBJECT: 1415 & 1423 ASBURY AVENUE – FINAL PLAT APPROVAL – LESNIK RESUBDIVISION (AMENDED CASE NO. 20-07-SD)

INTRODUCTION

On October 28, 2020, the Plan Commission will hold a continued virtual public meeting, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, on an amended application submitted by Judy Lesnik (the "Applicant"), as the owner of the properties located at 1415 and 1423 Asbury Avenue (collectively the "Subject Property"). The Applicant has filed an application seeking Final Subdivision Plat approval to relocate the lot line dividing the two properties, together with the following relief:

1. A finding of "No Material Increased Adverse Impact" for the existing improvements at 1415 Asbury Avenue (Proposed Lot 2), which:
    a. Exceed the maximum permitted building size (GFA);
    b. Exceed the maximum permitted front yard lot coverage; and
    c. Observe a nonconforming front yard setback; and
2. Any other subdivision and zoning relief necessary for the Final Plat approval.

The Applicant's original application included additional zoning relief. More specifically, the original proposed plat of resubdivision created a nonconforming east side yard setback for the existing residence at 1415 Asbury Avenue (Proposed Lot 2) based on the resulting lot area and average lot width. As explained in the Applicant's written explanation (Attachment A), the Applicant's overall plan for the Subject Property also includes construction of detached garage on the 1415 Asbury Avenue parcel. Due to the extent of the existing nonconforming GFA on this parcel, the proposed garage requires approval of a zoning variation.

The Zoning Board of Appeals (ZBA) first considered the request on September 14, 2020 and voted unanimously to continue its consideration of the request until the October 12 ZBA meeting. After hearing the comments and concerns expressed by the ZBA, the Applicant submitted a revised plat of subdivision, as well as revised plans for the proposed detached garage. By amending the proposed plat of subdivision, the Applicant eliminated the request to reduce the side yard setback from the east property line. The proposed detached garage was also reduced in size from a two-car garage to a one-car garage. On October 12, the ZBA considered the amended application and voted unanimously to recommend approval of the request. Details of the ZBA's review of the request are provided on page 10 of this report.

The proposal being considered by the Plan Commission is the amended plat of subdivision. The Plan Commission is charged with making a recommendation to the Village Council regarding the subdivision, including the requested relief described above for the existing improvements. The Applicant has also submitted a demolition application for the existing residence at 1423 Asbury Avenue. The Landmark Preservation Commission is scheduled to consider the demolition application on November 2, 2020.

The initial meeting on September 23, 2020 was properly noticed on September 3, 2020 in the *Winnetka Talk* and a mailed notice was sent to property owners within 250 feet in compliance with the Subdivision Code. As of the date of this memo, staff has received two written comments from the public regarding this application. These comments are provided in Attachment D of this report.

PROPERTY DESCRIPTION

The Subject Property is located on the north side of Asbury Avenue between Greenwood Avenue and Vernon Avenue, is zoned R-5 Single Family Residential, and currently consists of two buildable lots each 75 feet in width, measuring approximately 11,932.5 square feet. 1415 Asbury Avenue is improved with a single family residence with an attached garage, built in 1999. 1423 Asbury Avenue is improved with a single family residence, built in 1921, and a detached garage, built in 2005. The existing parcels and improvements are depicted in Figure 1 below.

The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The current R-5 zoning is consistent with the Comprehensive Plan.

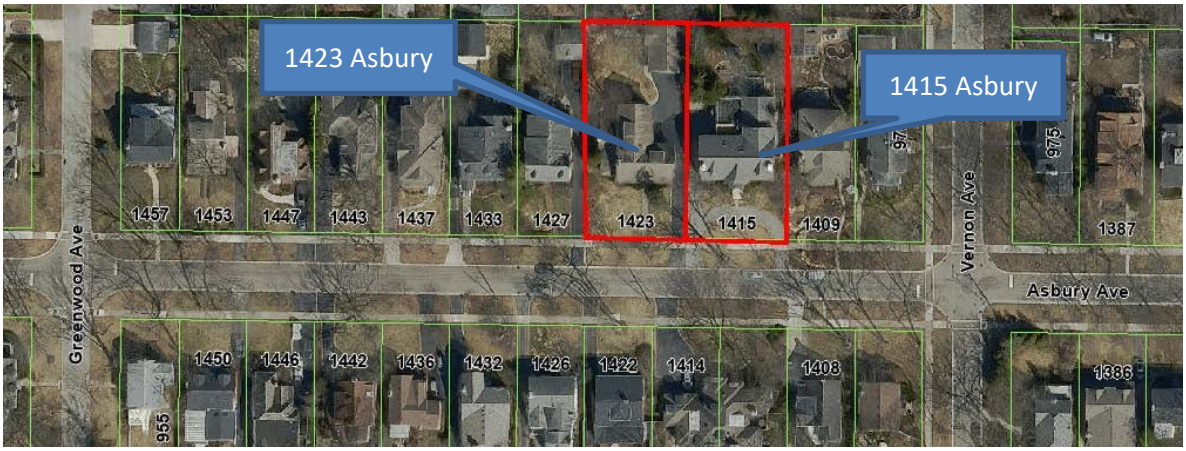


Figure 1 – Existing two lots

GENERAL DESCRIPTION OF PROPOSED PLAT OF SUBDIVISION

The Applicant resides at 1415 Asbury Avenue, which she acquired in 2000. Subsequently, the Applicant acquired the adjacent home at 1423 Asbury Avenue in 2016. If approved, the Applicant will demolish the existing residence and detached garage at 1423 Asbury Avenue and resubdivide the two parcels by relocating the lot line dividing the two parcels 14.2 feet to the west. The new lots of record would measure 9,677 square feet (1423 Asbury Avenue) and 14,187 square feet (1415 Asbury Avenue). The existing improvements at 1415 Asbury Avenue would remain. As previously noted, the Applicant is also proposing to construct a detached garage at 1415 Asbury Avenue.

The proposed subdivision is represented in Figure 2 on the following page. An excerpt of the proposed Lesnik Resubdivision is also provided in Figure 3 on the following page and an excerpt of the proposed site plan is represented in Figure 4.

Figure 2 – Proposed subdivision (map view)

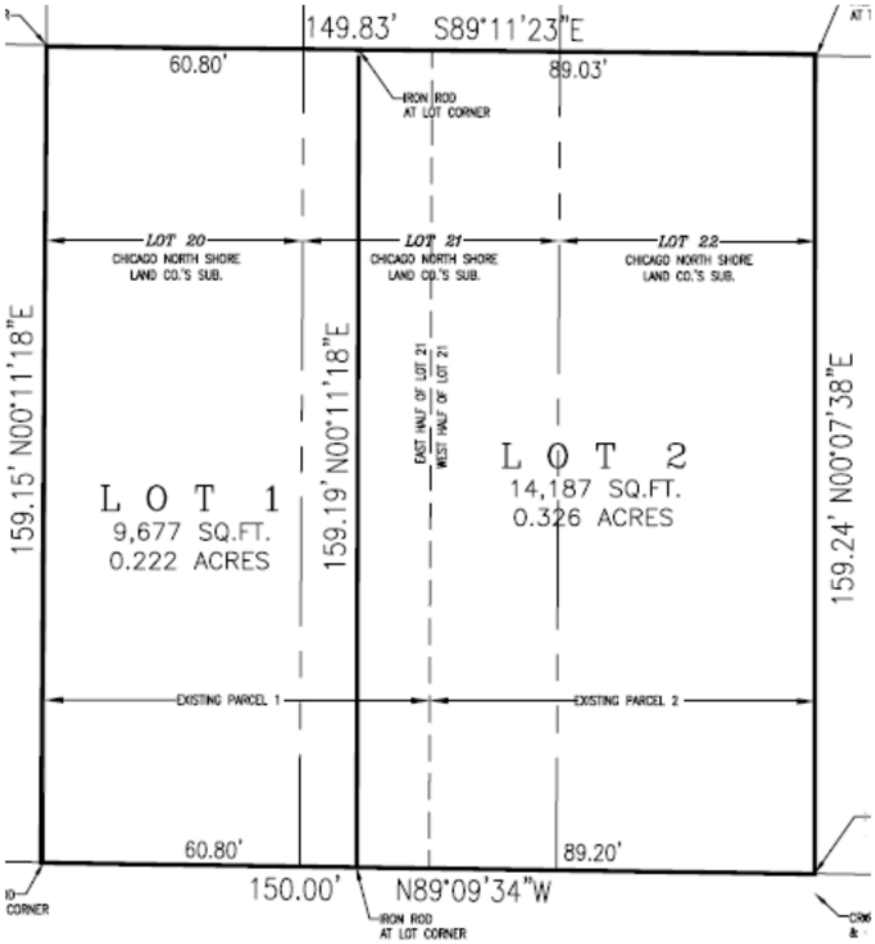


Figure 3 - Excerpt of Proposed Lesnik Resubdivision Plat

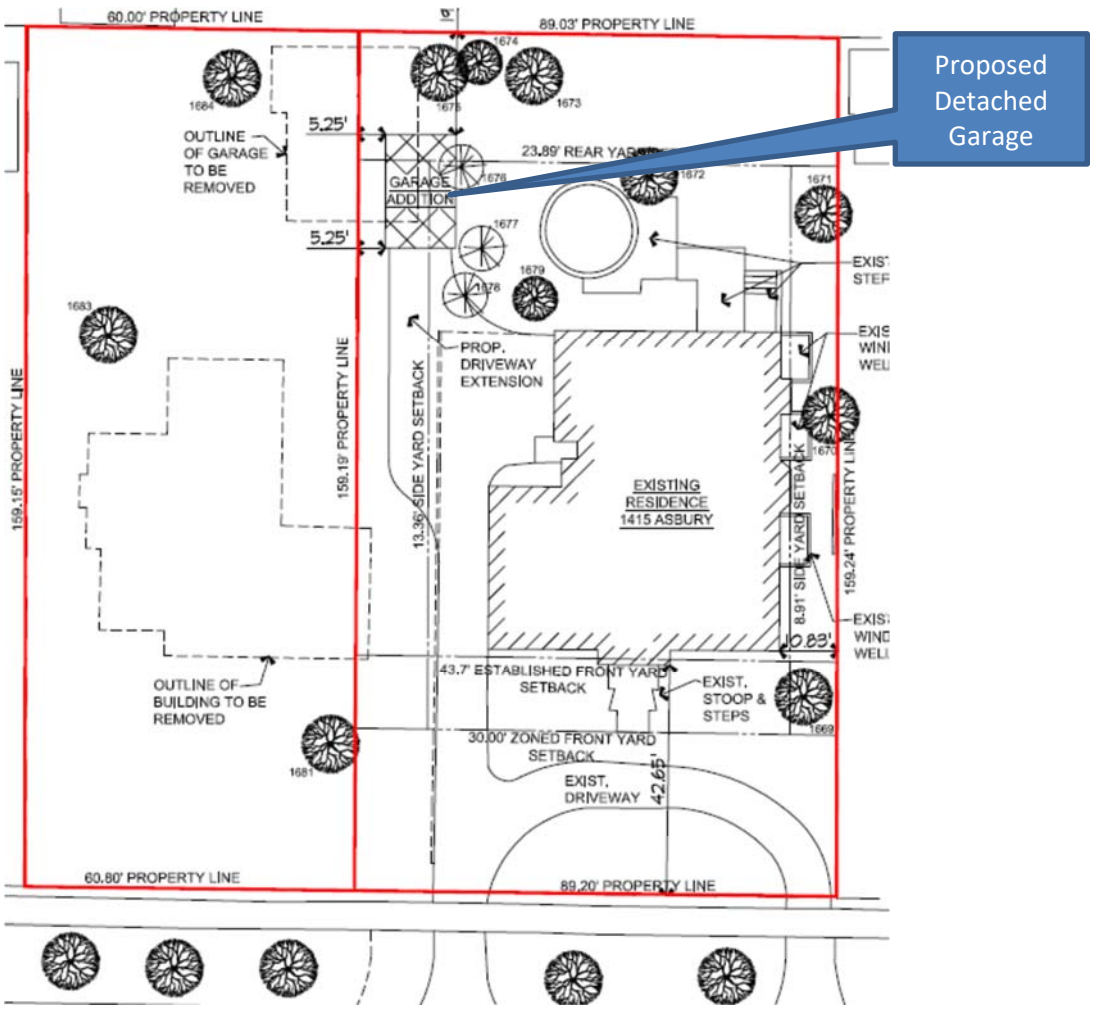


Figure 4 – Excerpt of Proposed Site Plan

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-5 Single Family Residential zoning district, which is one of five different single-family residential zoning classifications in the Village. The R-5 zoning district provides for the densest form of single-family development compared to most other residential zoning districts, with the R-5 zoning district's purpose statement describing the district as demonstrating a "an intense suburban" character.

Residential Zoning Hierarchy

A comparison of the Village's five different residential zoning classifications (Table 1 below) shows the hierarchy of zoning standards throughout the Village's residential neighborhoods, ranging from larger "estate" character lots in portions of the Village, to smaller, more intensive developed areas.

Surrounding Zoning

The Subject Property is surrounded by lots that are similarly zoned for smaller lot sizes called for in the R-5 zoning district (minimum lot area of 8,400 square feet), as depicted below in Figure 5 on the following page.

Table 1 *Residential Zoning Hierarchy*	*R-1 ("estate" character)*	*R-2 ("small estate" character)*	*R-3 ("moderately intense" suburban character)*	*R-4 ("relatively intense" suburban character)*	*R-5 ("relatively intense" suburban character)*
Minimum Lot Area	48,000 s.f.	24,000 s.f.	16,000 s.f.	12,600 s.f.	8,400 s.f.
Minimum Lot Width	150 ft.	100 ft.	75 ft.	60 ft.	60 ft.
Minimum Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Minimum Rear Setback	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.

Table 1 – Residential Zoning Hierarchy

Figure 5 – Area Zoning Map

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to assure compliance with basic minimum quantitative measures including, but not limited to (a) minimum lot area, (b) minimum lot width, and (c) minimum lot depth.

The proposed Lesnik Resubdivision **fully complies** with minimum lot area, lot width and lot depth requirements as summarized on the following page in Table 2.

Table 2 ***R-5 Zoning Standards***		***Proposed Lot 1*** ***1423 Asbury***	***Proposed Lot 2*** ***1415 Asbury***
Minimum Lot Area (Interior lot)	8,400 square feet	9,677 sq. ft. COMPLIES	14,187 sq. ft. COMPLIES
Minimum Lot Width (average)	60 feet	60.8 feet COMPLIES	89.09 feet COMPLIES
Minimum Lot Width (at front street line)	20 feet	60 feet COMPLIES	90 feet COMPLIES
Minimum Lot Depth	120 ft.	159.15 feet COMPLIES	159.19 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries		COMPLIES	COMPLIES

Table 2 – R-5 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

The allowable size of buildings on a residential lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be granted by both the Plan Commission and Zoning Board of Appeals.

Staff evaluation of the proposed Lesnik Resubdivision is summarized in Tables 3 and 4 on pages 8 and 9, indicating the extent to which the proposed resubdivided lots comply with (or fall short of) zoning standards.

Description of side yard setback requirements – Side yard setback requirements are calculated based on a lot's width. For lots with an average lot width that is more than 60 feet, but less than 100 feet, the minimum required side yard setback is 10% of the average lot width and the total of the two side yards must be at least 25% of the average lot width. For lots with an average lot width of 60 feet or less, the minimum required side yard setback is 6 feet and the total of the two side yards must be 25% of the average lot width, or 14 feet, whichever is greater. The existing improvements that will remain on the proposed resubdivided lots comply with the required side yard setbacks.

Expansion of existing zoning nonconformity (zoning variation required) – The existing residence at 1415 Asbury Avenue currently consists of approximately 6,963 square feet of GFA, exceeding the maximum permitted GFA of the existing lot area by approximately 2,999 square feet (75.64%). The proposed detached garage would measure 13 feet by 21 feet and be located in the rear quarter of the lot. Due to the GFA allowance that would apply to the proposed detached garage, an increase in the attic GFA allowance as a result of the increase in lot area, and the attached garage allowance that would no longer

apply, the net increase in GFA is 133 square feet; bringing the total GFA to 7,095.56 square feet, whereas a maximum of 4,523.79 square feet is permitted on the proposed lot, a variation of 2,571.77 square feet (56.85%). This zoning variation falls under the purview of the Zoning Board of Appeals.

It should be noted that when the existing residence at 1415 Asbury Avenue was constructed in 1999 it complied with the zoning regulations, including the permitted GFA. At that time, the basement area was not included in the GFA as only basements with walls exposed more than 4 feet above grade were included in the GFA. The Zoning Ordinance was amended in late 1999 requiring basements in post-FAR buildings (buildings built since 1989) that have a first floor more than 2.5 feet above grade to be included in the GFA. In this particular case, the first floor is predominately 3.54 feet above grade. Therefore, on the new 1415 Asbury lot that is being created, the entire basement area (approximately 2,461 square feet) is now included in the GFA. That being said, excluding the basement area, the proposed GFA is 4,634.36 square feet, exceeding the permitted GFA of the proposed lot area by 110.57 square feet (2.44%). This is provided as information only, as the Plan Commission is not charged with considering zoning relief for the proposed garage.

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

Pre-existing zoning nonconformity (finding of No Material Increased Adverse Impact required) – Table 3 also highlights (blue) two additional existing zoning nonconformities **that will remain** on the 1415 Asbury Avenue parcel (Lot 2). The existing residence at 1415 Asbury Avenue has a nonconforming front yard setback of 42.65 feet, whereas the required setback is 43.7 feet, the average of the block. Also, the existing improvements at 1415 Asbury Avenue within the minimum 30-foot front yard required in the R-5 zoning district, consist of 924.73 square feet of front yard lot coverage (FYLC), whereas a maximum of 802.8 square feet is permitted (30% of the minimum required front yard).

Independent of the proposed detached garage, the existing residence at 1415 Asbury Avenue is nonconforming with respect to the maximum permitted GFA on both the existing lot and the proposed larger lot. As stated above, the existing improvements consist of 6,963 square feet of GFA, whereas the new lot would allow a GFA of 4,523.79 square feet, exceeding the maximum permitted GFA by 2,439.21 square feet (53.92%).

Pursuant to Section 16.12.010(D) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and *"shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare."*

Additionally, Tables 3 and 4 highlight (green) the existing nonconformities on the existing lots. The degree of nonconforming GFA and front yard lot coverage on 1415 Asbury Avenue will be decreased due to the increase in lot area and lot width of Proposed Lot 2. The third existing nonconformity, the front yard setback will remain unchanged.

Table 3 – Zoning Setback Requirements		***Proposed Lot 1 1423 Asbury***	***Proposed Lot 2 1415 Asbury***	*Existing Lot 1423 Asbury (residence to be torn down)*	*Existing Lot 1415 Asbury*
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	43.31 feet	43.7 feet	30 feet	43.61 feet
	Front yard provided by existing structures	N/A	42.65 feet	42.96 feet	42.65 feet EXISTING NONCONFORMITY
	Minimum Required Side Yard	6.08 feet	8.91 feet	7.5 feet	7.5 feet
	Minimum side yard provided by existing structures	N/A	8.91 feet	11 feet	8.91 feet
	Minimum Total Required Side Yards	15.2 feet	22.27 feet	18.75 feet	18.75 feet
	Total side yards provided by existing structures	N/A	34.21 feet	22.89 feet	19.21 feet
	Minimum Required Rear Yard	23.88 feet	23.89 feet	23.88 feet	23.89 feet
	Rear yard provided by existing structures	N/A	54.74 feet	61.56 feet	54.74 feet
	Minimum Rear and Side Setback for accessory structure in rear quarter	2 feet	2 feet	2 feet	2 feet
	Setbacks of proposed garage	N/A	19 feet (rear) 5.25 feet (side)	N/A	N/A

Table 4 – Zoning Building Size Requirements		***Proposed Lot 1 1423 Asbury***	***Proposed Lot 2 1415 Asbury***	*Existing Lot 1423 Asbury (residence to be torn down)*	*Existing Lot 1415 Asbury*
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	3,556.86 sq. ft.	4,523.79 sq. ft.	4,202.55 sq. ft.	3,964.4 sq. ft.
	GFA provided by existing & proposed structures	N/A	7,095.56 sq.ft. VARIATION OF 2,571.77 SQ. FT. (56.85%)	4,027.86 sq. ft.	6,962.94 sq.ft. EXISTING NONCONFORMITY
	Maximum Allowed Roofed Lot Coverage (RLC)	2,419.25 sq. ft.	3,546.75 sq. ft.	3,223.19 sq. ft.	2,985.28 sq. ft.
	RLC provided by existing & proposed structures	N/A	3,155.62 sq. ft.	2,674.52 sq. ft.	2,882.62 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	4,838.5 sq. ft.	7,093.5 sq. ft.	5,968.87 sq. ft.	5,970.56 sq. ft.
	ILC provided by existing & proposed structures	N/A	6,516.8 sq. ft.	5,393.21sq. ft.	5,734.62 sq. ft.
	Maximum Allowed Front Yard Lot Coverage (FYLC)	547.2 sq. ft.	802.8 sq. ft.	675 sq. ft.	675 sq. ft.
	FYLC provided by existing improvements	N/A	924.73 sq. ft.	420 sq. ft.	924.73 sq. ft. EXISTING NONCONFORMITY

STORMWATER

The proposed subdivision consists of relocating the lot line dividing two properties. If the resubdivision is approved, the Applicant will be required to submit a site restoration plan for the 1423 Asbury Avenue parcel and all necessary permits and plans required for the detached garage. Upon submittal, these plans will be evaluated by Village Engineering staff for compliance with the Village stormwater regulations. When a new home is proposed for the new Lot 1 (1423 Asbury), the site would be required

to provide stormwater detention as a vacant lot.

Figure 6 below represents the Subject Property's proximity to the 100-year flood plain. The grey represents the 100-year flood area.

Figure 6 – GIS Floodplain Map

CONSIDERATION BY ZONING BOARD OF APPEALS

On September 14, 2020, the Zoning Board of Appeals (ZBA) held a public hearing to consider the Applicant's request. After hearing from the Applicant, and receiving one written comment from the public, the ZBA voiced concerns related to the proposed detached garage. Given the existing home has a two-car attached garage, five members found the additional two-car garage to be excessive and unusual for the neighborhood. However, these five members also noted they were in favor of the subdivision itself, but not the GFA variation for the detached garage. The one member in support of the request explained that the resubdivision would lower the percentage of nonconformity with respect to the GFA. More specifically, the existing improvements on the existing 1415 Asbury parcel currently exceed the maximum permitted GFA by 75%, whereas the proposed GFA on the proposed lot would exceed the permitted GFA by 55%. Ultimately, by a vote of 6-0, the ZBA voted to continue the request to the next ZBA meeting to allow the Applicant an opportunity to consider the ZBA's comments and explore alternatives to reduce the requested GFA variation.

On October 12, the ZBA held a continued public hearing to consider an amended application submitted by the Applicant. As previously noted, the Applicant heard the concerns and comments of the ZBA and amended the proposal to reduce the zoning relief necessary for the subdivision and the detached garage. By eliminating the need for an east side yard setback variation for the existing improvements at 1415 Asbury Avenue and reducing the size of the proposed detached garage from 400 square feet to 273 square feet, the ZBA found the requested GFA variation is in harmony with the general purpose and intent of the Zoning Ordinance and that the standards for granting the variation are met. By a vote of 5-0, the ZBA voted to recommend approval of the request.

CURRENT CONSIDERATION BY PLAN COMMISSION

Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with the final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters.

The Village Public Works and Water & Electric Departments are not requesting any additional utility easements.

PLAT FORMATTING – SIGNATURE BLOCKS

All of the necessary signatures are provided on the plat of subdivision.

RECOMMENDATION

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission **finds [does not find]:**

1. That the proposed Lesnik Resubdivision Final Plat relocating the lot line dividing 1415 Asbury Avenue and 1423 Asbury Avenue, meets the Subdivision Code standards for approving such a final plat; and
2. A *"Finding of No Material Increased Adverse Impact upon the public health, safety, or welfare"* with respect to the following existing zoning nonconformities for the existing improvements on the 1415 Asbury Avenue parcel (Lot 2):
    a. the existing improvements consist of 6,962.94 square feet of gross floor area, versus the maximum permitted of 4,523.79 square feet;
    b. the existing improvements consist of 924.73 square feet of front yard lot coverage, versus the maximum permitted of 802.8 square feet; and
    c. the existing residence observes a front yard setback of 42.65 feet, versus the required minimum front yard setback of 43.7 feet.

Based upon these findings, the Plan Commission **recommends [does not recommend**] that the proposed Lesnik Resubdivision with the requested variations be approved.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Proposed Plat of Resubdivision (Lesnik Resubdivision)
Attachment C: Plat of Survey of existing improvements (1415 Asbury Avenue & 1423 Asbury Avenue)
Attachment D: Public Comment

Village of Winnetka
SUBDIVISION/CONSOLIDATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION APPLICATION

Case No. 20-07-SC

Property Information

Site Address: 1415 and 1423 Asbury Avenue, Winnetka, Illinois

Parcel Identification Number(s) (PIN): 05-18-217-019-0000/15-18-217-020-0000

Property Owner Information

Name: Judy Lesnik

Primary Contact: Keith Jacobs

Address: 700 Osterman

City, State, Zip: Deerfield, IL 60015

Phone No. (847) 945-6500

Email: keithj@thejacobscompanies.net

Date owner acquired property: _____

Surveyor Information

Company Name: Doland Engineering, LLC

Primary Contact: Jason Doland

Address: 334 East Colfax Street, Suite C

City, State, Zip: Palatine, Illinois 60067

Phone No. (847) 991-5088

Email: jdoland@dolandengineering.com

Architect Information

Name: _____

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Attorney Information

Name: Samuels & Bernstein

Primary Contact: Calvin A. Bernstein

Address: 700 Osterman

City, State, Zip: Deerfield, Illinois 60015

Phone No. (847) 433-1980

Email: cbernstein@sambernlaw.com

Property Owner Signature: [redacted]

Date: 11/25/19

RECEIVED
JAN 22 2020
BY: [illegible]

Law Offices of
SAMUELS & BERNSTEIN
700 Osterman Avenue
Deerfield, Illinois 60015
(847) 433-1980
Fax: (847) 433-4740

Calvin A. Bernstein
Cbernstein@sambernlaw.com

Chicago Office
180 North LaSalle Street
Suite 1925
Chicago, Illinois 60601
(By Appointment Only)

January 22, 2020

Village of Winnetka
Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093

Re: Application for Re-Subdivision, 1415-23 Asbury Avenue, Winnetka, Illinois

Dear Department of Community of Development:

Please be advised that I am acting as the representative of the 1415-23 Asbury Avenue, Winnetka, Illinois. The owner of these two contiguous homes desires to re-subdivide the properties to provide a larger lot for 1415 Asbury so that she can remodel her home and thereafter demolish the unoccupied home located at 1423 Asbury. After the re-subdivision, both lots will be conforming meeting the minimum standards set forth in the zoning and subdivision standards and shall also comply with the Comprehensive Plan. After the re-subdivision, both lots' sizes, widths and orientation will comport well with the neighborhood and modifying the lot sizes will not alter the essential character of the street or the neighborhood.

If you have any questions, please contact me

Respectfully

[redacted]

Calvin A. Bernstein

RECEIVED
AUG 12 2020
BY:

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 20-07-SD

Property Information

Site Address: 1415 Asbury

Owner Information

Name: Judy Lesnik
Primary Contact: _____
Address: 1415 Asbury
Phone No. [redacted]
City, State, ZIP: Winnetka, IL
Email: _____
Date property acquired by owner: _____

Architect Information

Name: FWC Architects, Inc.
Primary Contact: Jim Chambers
Address: 303 Waukegan Ave.
City, State, ZIP: Highwood, IL 60040
Phone No. 847-579-5200
Email: jim@fwcarchitects.com

Attorney Information

Name: Samuels & Bernstein
Primary Contact: Calvin Bernstein
Address: 700 Osterman Ave.
City, State, Zip: Deerfield, IL 60015
Phone No. 847-433-1980
Email: cbernstein@sambernlaw.com

Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): See attached

Property Owner Signature: [redacted]
Date: 07/08/2020

VILLAGE OF WINNETKA
ZBA Application
Supplemental Letter of Situation and Hardship
September 27, 2020

RE: 1415 Asbury, Winnetka, Illinois

TO: Zoning Board of Appeals

On September 14, 2020, the Zoning Board of Appeals (the "ZBA") considered Judy Lesnik's request for a variance in order to allow her to construct a detached two-car garage at her home located at 1415 Asbury, Winnetka, Illinois. As discussed at the hearing, the existing attached garage does not function as a two-car garage due to the fact that it is undersized and its layout allows it to operate only as a one-car garage. At the hearing, the applicant requested the following two variances: (1) a variation to permit the existing home to encroach less than inch into the east side yard, and (2) a variation to permit the construction of the a two-car detached garage. In response to the comments and feedback from the ZBA, Judy revised her proposed plans as follows:

1. Side Yard Variance. As discussed earlier, Judy recently purchased the home next door (1423 Asbury) and 1423 Asbury sustained significant damage which will require it to be torn down and redeveloped. The redevelopment of 1423 Asbury provides Judy with an opportunity to fix and remedy access issues to her existing attached undersized garage. Judy has filed an application to re-subdivide 1415 and 1423 Asbury to move the lot line between the properties to increase 1415 Asbury's lot size so as to provide her with improved access to the existing garage and that application is being considered by the Plan Commission concurrent with this ZBA application.

After hearing the ZBA comments, Judy now proposes to draw the lot lines between the properties so that no side yard variance is needed or required. As such, Judy is no longer requesting side yard relief.

2. Gross Floor Area Variance. There were concerns raised at the September 14, 2020 ZBA hearing about the proposed two-car detached garage and it seemed that members of the ZBA preferred a one-car detached garage rather than a two-car garage detached garage in rear yard. After hearing the ZBA discussion, Judy revised her plans replacing the proposed two-car detached garage with a modestly sized one-car detached garage.

It is important to note that when 1423 Asbury is redeveloped, the existing large two-car detached garage in its rear yard and adjacent to 1415 Asbury will be removed. Thus, as proposed, a one-car detached garage at 1415 Asbury will have less bulk then the existing large, to be removed, two-car detached garage at 1423 Asbury thereby mitigating the perception of bulk in the area.

Furthermore, by making 1415 Asbury lot larger, the 1415 Asbury's GFA percentage is

significantly reduced due to the proposed re-subdivision increasing 1415 Asbury's lot area. Thus, by this application, Judy is decreasing the percentage of the existing non-conformity making the GFA at 1415 Asbury closer to the allowable.

In sum, Judy heard the comments from ZBA and modified her plans accordingly. Judy believes that her revised plan will allow her to renovate 1415 Asbury and to construct a new home at 1423 Asbury that both compose well with the neighborhood. These improvements, among many others that do not require a variance, will update and restore 1415 Asbury and will allow Judy to park two cars in a garage allowing the home to function better.

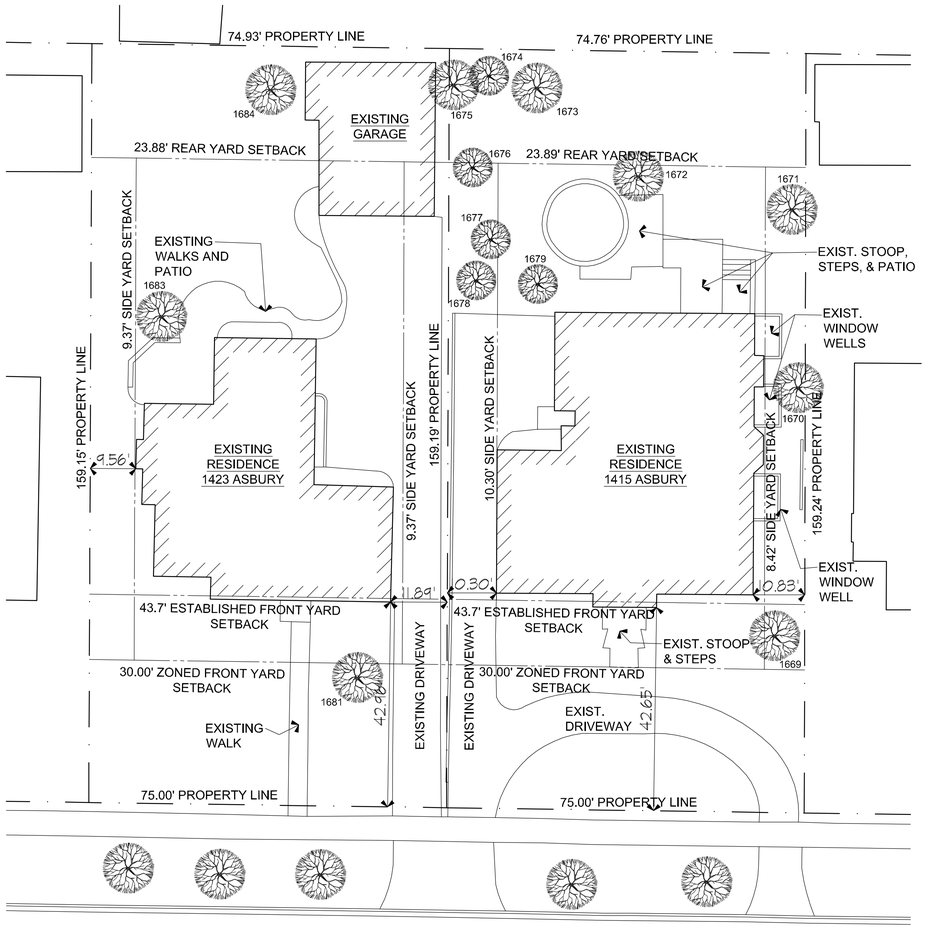
Applying the standards set forth in the Code, the Zoning Board of Appeals should be able to make the following findings of fact based upon the evidence submitted herein and at the hearing:

1. Without the variance and the corresponding renovation, the property cannot yield a reasonable return. Without periodic updating, the existing home could lose its value. Currently, the owners are having difficulty entering and leaving the garage. Further, the existing attached garage functions as a one car garage, limiting Judy's ability to park two cars in a garage. As proposed, the renovation remedies these problems. Thus, without updating the current non-conforming home to allow two cars to park in garages in a home of this size, 1415 Asbury cannot yield a reasonable return if permitted to be used only under the conditions set forth in the code.
2. Judy's plight is due to unique circumstances. The home is already existing non-conforming. While at the time the home was built it was compliant, the zoning code changed requiring the basement to be included in the GFA making her home non-conforming. This situation contains unique challenges and makes it impossible to update the existing non-conforming home without a variance. The existing non-conformity drives this request creating the unique situation, and the variations will alleviate the demonstrable and unusual hardship that exists. Furthermore, this hardship is not generally applicable to other property within the same zoning district.
3. The variations sought herein will not be materially detrimental to the public welfare or injurious to other property in the neighborhood.
4. The home will not impair adequate supply of light and air to adjacent property nor would it increase congestion in the public streets or increase the danger of fire, nor would it endanger the public safety or substantially diminish or impair property values on the neighborhood.
5. Since the non-conformity already exists and the request actually reduces the percentage amount, granting the variance will not alter the essential character of the neighborhood. In fact, the proposed one-car detached garage, as compared to the existing two-car detached garage that will be removed, is smaller and contains less bulk than the existing situation. Finally, the proposed variation is in harmony with the spirit and intent of the code.

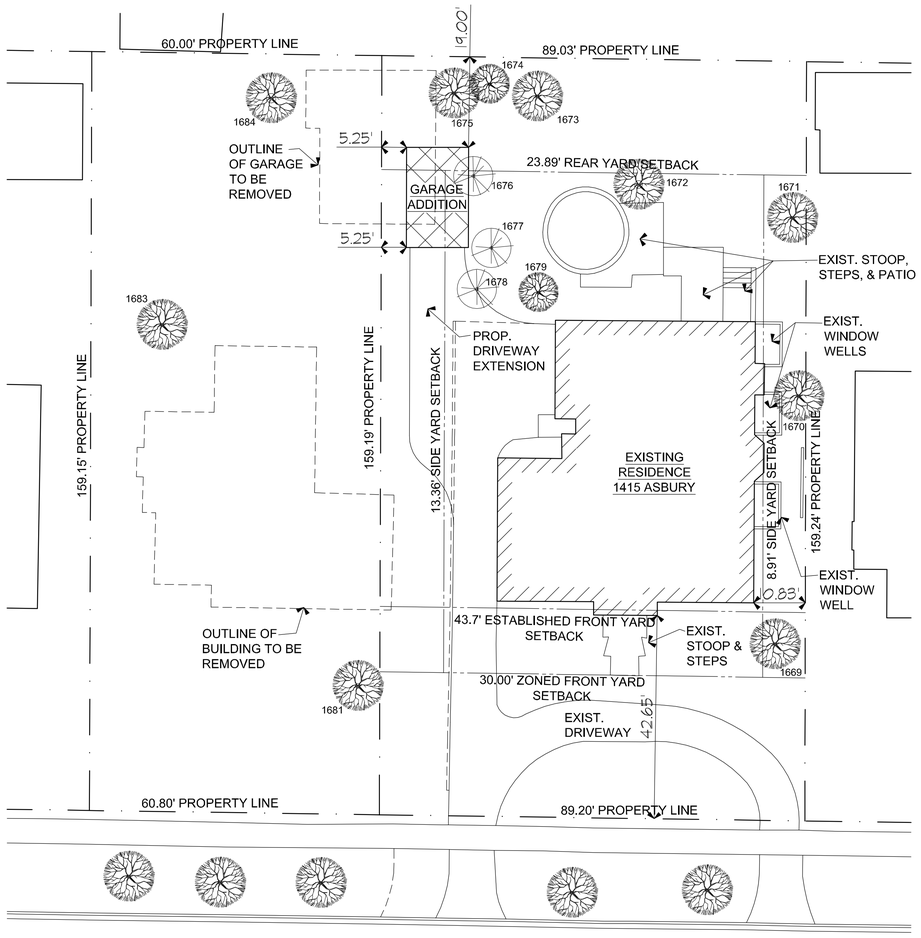
In sum, the intent here is to reduce the amount of the existing non-conformity. By improving the existing non-conforming home while reducing the non-conformity will not only

enhance the value of the property, but will help maintain the essential character of the neighborhood.

Thank you for considering Judy's requests.



EXISTING SITE PLAN
SCALE: 1" = 15'-0"



PROPOSED SITE PLAN
SCALE: 1" = 15'-0"

EXISTING TREE TO REMAIN
TREE TO BE REMOVED

TREE SURVEY 1415 & 1423 ASBURY AVENUE

TAG #	Location	SPECIES	DBH	CONDITION	NOTES
No Tag	Parkway	Yellow Buckeye	6	Good	
No Tag	Parkway	Freeman Maple	12	Good	
No Tag	Parkway	Blue Beach	9	Fair	
No Tag	Parkway	Burr Oak	55	Good	
No Tag	Parkway	Freeman Maple	9	Good	
No Tag	Southeast corner of 1409	Elm	19	Poor	Neighbor's property
1669	Southeast corner of 1415	Magnolia	16	Good	
1670	East of 1415	Norway Maple	13	Good	
1671	1415 backyard, east property line	Mulberry	13	Good	
1672	Center of 1415 backyard	Green Ash	29	Fair	
1673	Northwest corner of 1415 backyard	Norway Spruce	11	Good	
1675	Northwest corner of 1415 backyard	Red Oak	21	Good	
1674	Northwest corner of 1415 backyard	Norway Spruce	8	Good	
No Tag	North of 1415 garage, on neighbor's property	Red Maple	13	Good	1418 Scott
1676	1415 backyard, west property line	Norway Spruce	8	Good	
1677	Northwest corner of 1415	Norway Spruce	7	Good	
1678	Northwest corner of 1415	Norway Spruce	8	Good	
1679	Northwest corner of 1415	Norway Spruce	10	Good	
1680	Southwest corner of 1415	Redbud	19	Good	
1681	Southeast corner of 1423	Blue Spruce	14	Fair	
1682	Southwest corner of 1423	River Birch	15	Poor	
1683	Northwest corner of 1423	River Birch	23	Good	Double Trunk
1684	1423 backyard	Burr Oak	28	Good	

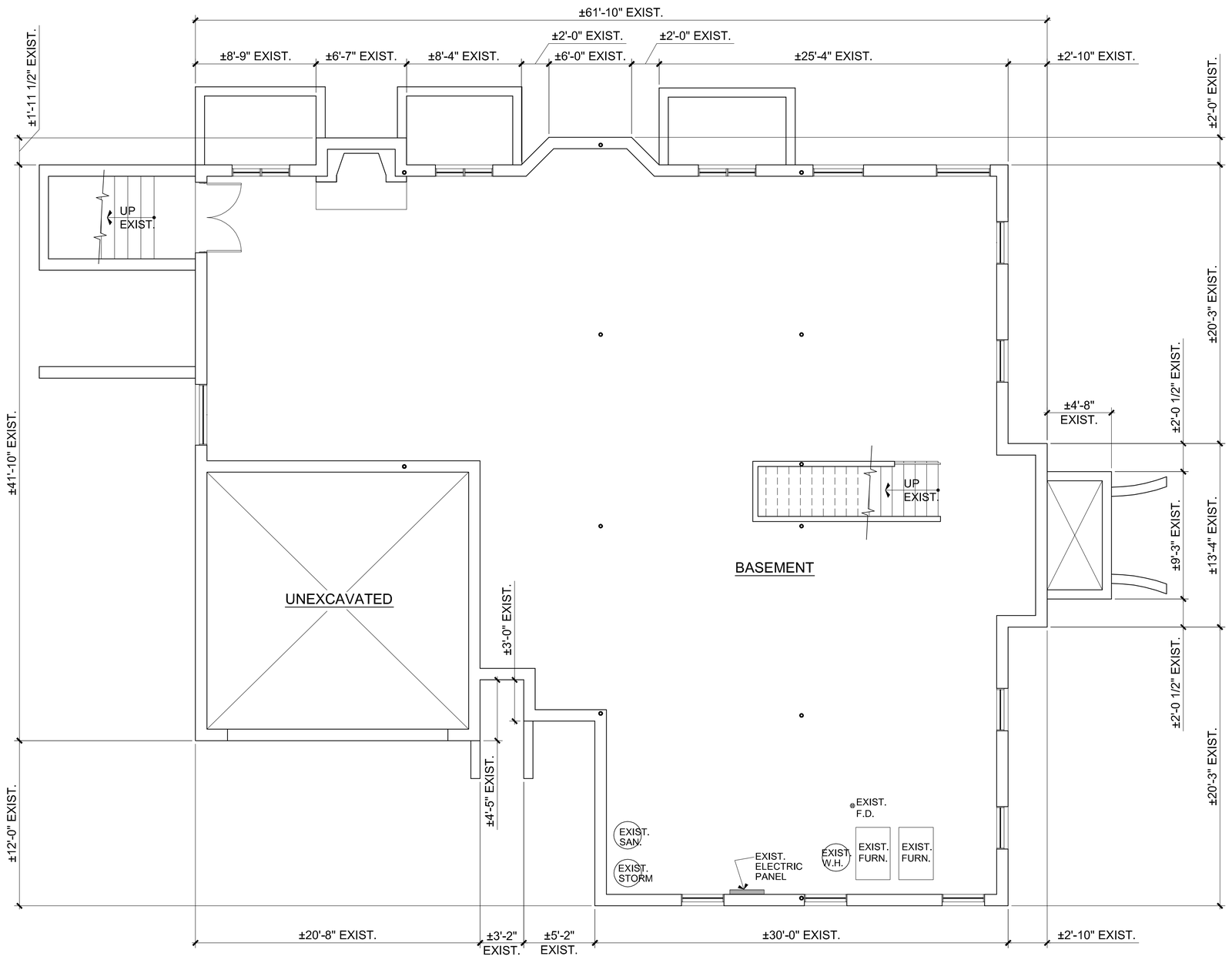
David Conrad Board Certified Master ArboristIL-0158 Date: 8/15/16

LESNIK RESIDENCE
1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 1 of 7

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD, ILLINOIS 60040
TELEPHONE: (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED



EXISTING FOUNDATION / BASEMENT PLAN

SCALE: 1/4"=1'-0"

LESNIK RESIDENCE

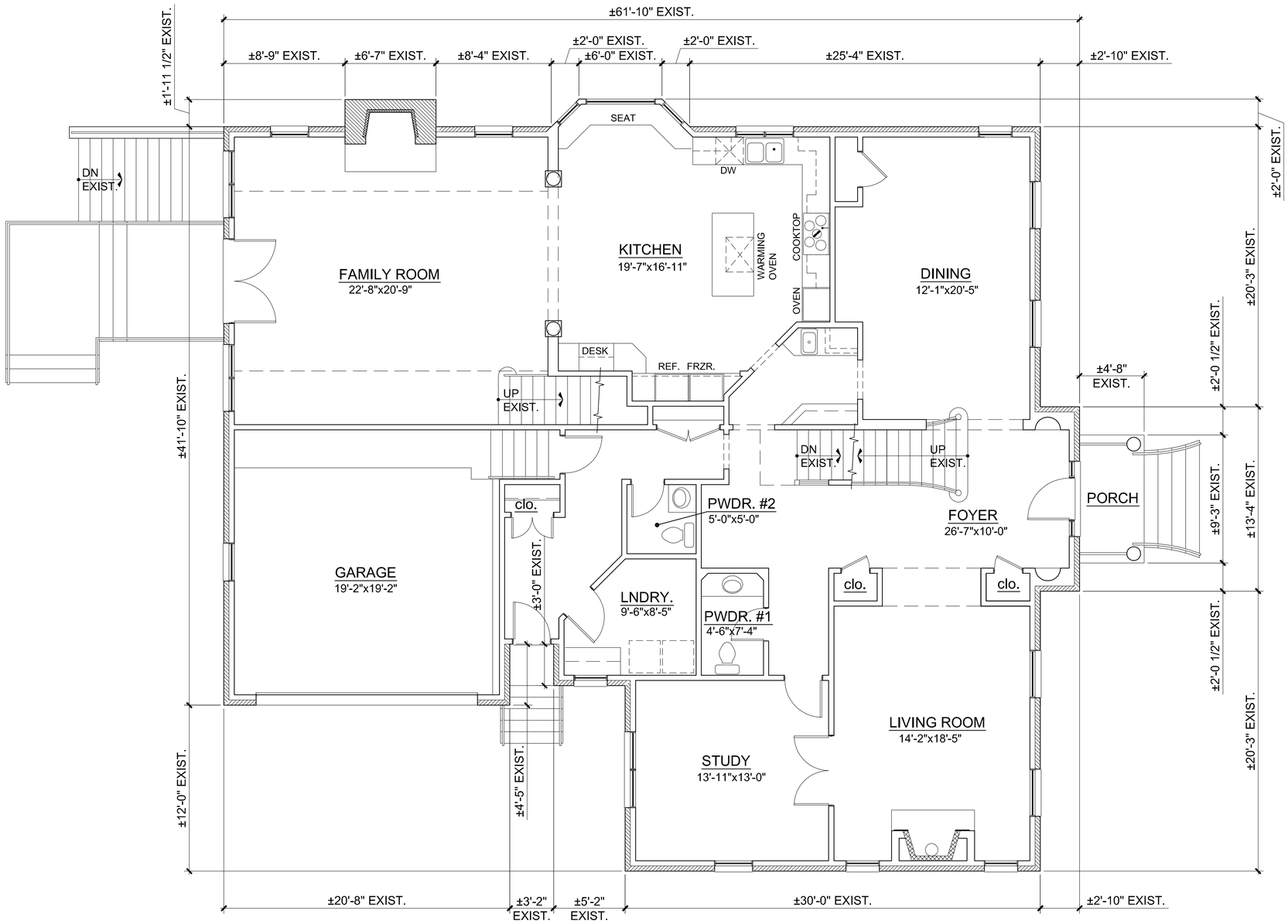
1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 2 of 7

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD , ILLINOIS 60040
TELEPHONE : (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED

LESNIK RESIDENCE
1415 Asbury Avenue Winnetka, Illinois

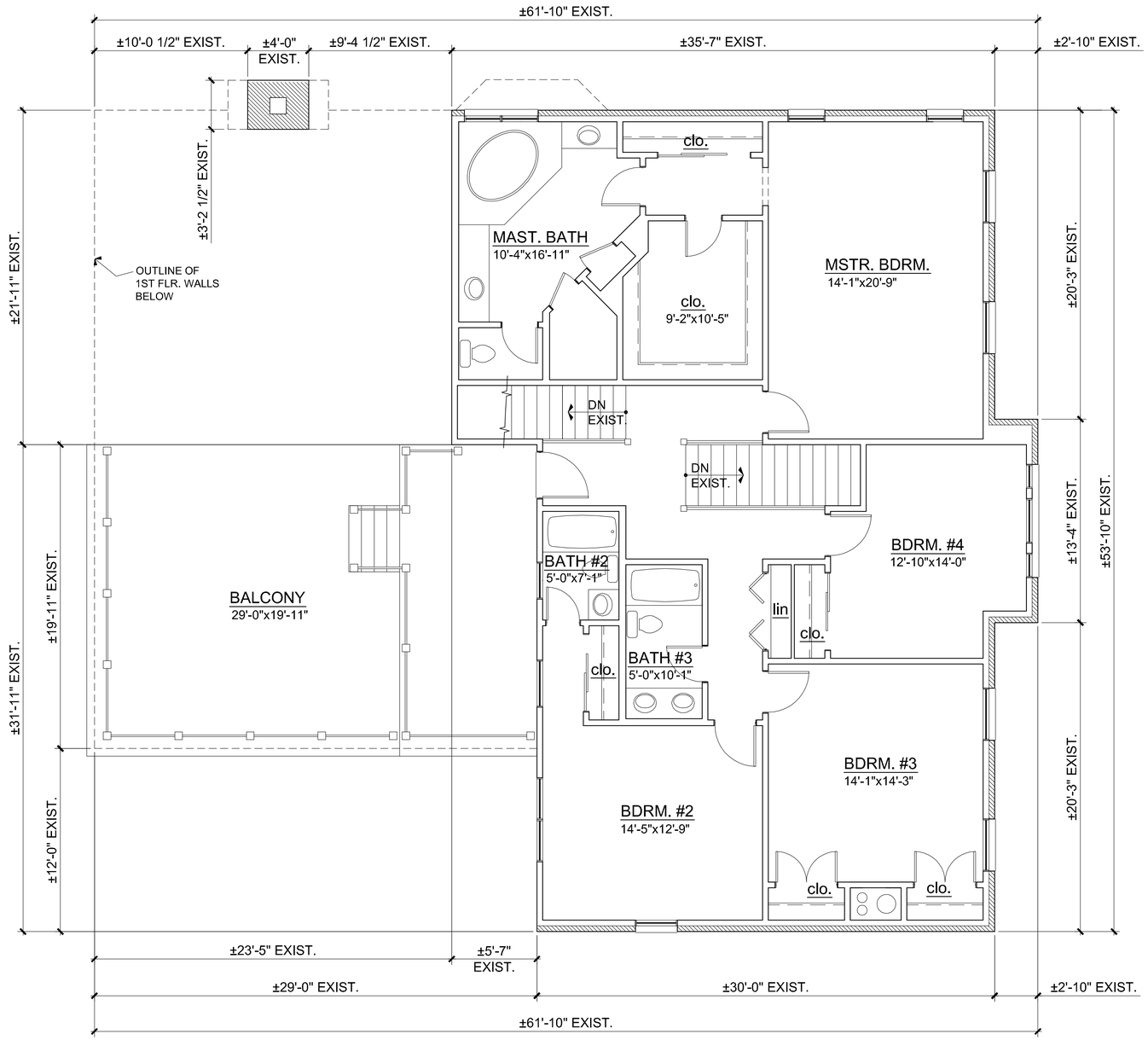


EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD, ILLINOIS 60040
TELEPHONE: (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED

LESNIK RESIDENCE
1415 Asbury Avenue Winnetka, Illinois



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD , ILLINOIS 60040
TELEPHONE : (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED

EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"

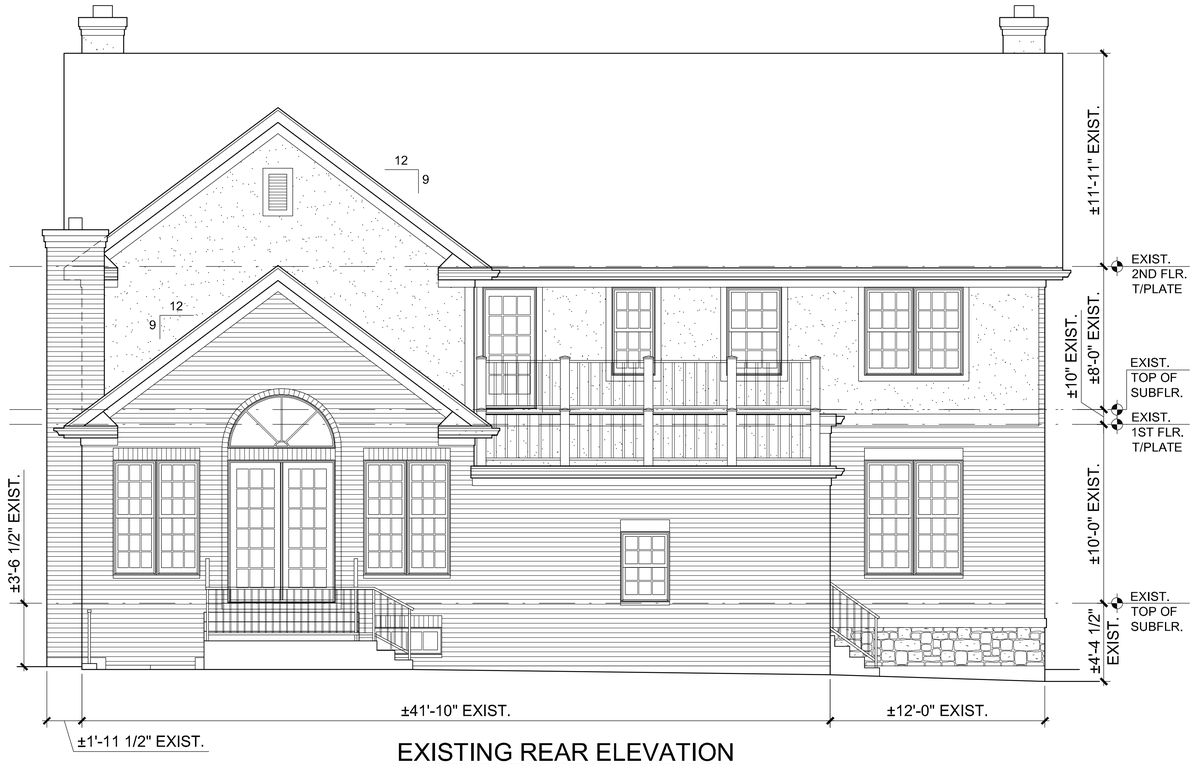
LESNIK RESIDENCE

1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 5 of 7

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD , ILLINOIS 60040
TELEPHONE : (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

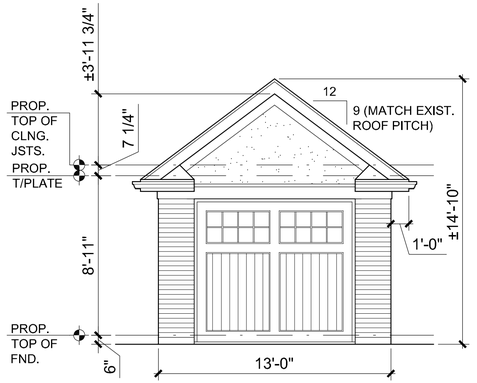
LESNIK RESIDENCE

1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 6 of 7

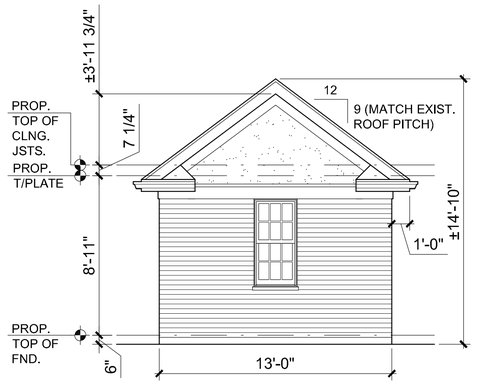
FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD, ILLINOIS 60040
TELEPHONE: (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED



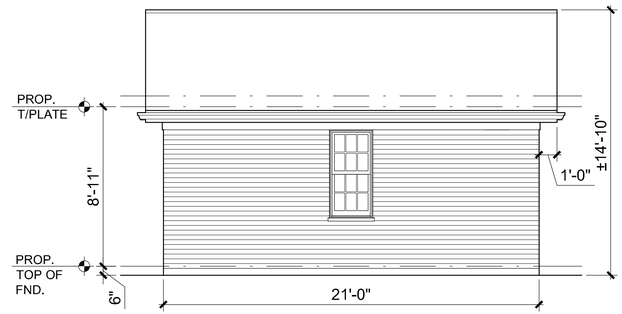
PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



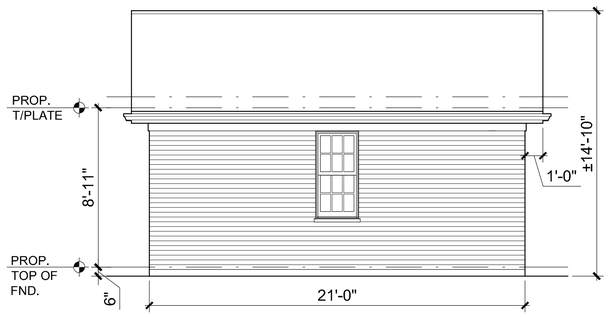
PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



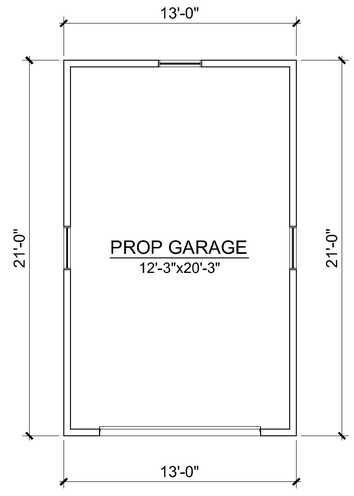
PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



PROP. GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0"

LESNIK RESIDENCE

1415 Asbury Avenue Winnetka, Illinois

date: 9/24/20
sheet no. 7 of 7

FWC ARCHITECTS, INC.
303 WAUKEGAN AVE. HIGHWOOD , ILLINOIS 60040
TELEPHONE: (847)579-5200

COPYRIGHT © 2020 FWC ARCHITECTS, INC. ALL RIGHTS RESERVED

LESNIK RESUBDIVISION

A RESUBDIVISION OF LOTS 20, 21 AND 22 IN CHICAGO NORTH SHORE CO.'S SUBDVISION, IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAIN, IN COOK COUNTY, ILLINOIS.

SURVEYOR

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, JASON R. DOLAND, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 20 AND THE WEST HALF OF LOT 21 IN CHICAGO NORTH SHORE LAND CO.'S SUBDVISION, BEING A SUBDIVISION IN SECTION 17 & 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1891 AS DOCUMENT 3543526, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 22 AND THE EAST HALF OF LOT 21 IN CHICAGO NORTH SHORE LAND CO.'S SUBDVISION, BEING A SUBDIVISION IN SECTION 17 & 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1891 AS DOCUMENT 3543526, ALL IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY IS LOCATED IN WINNETKA, COOK COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN, AND WHICH IS EXCERSIZING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY, BASED UPON THE FLOOD INSURANCE RATE MAP No. 17031C0232J, WITH EFFECTIVE DATE OF 08/19/08 THAT SAID PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

I HEREBY PERMIT A REPRESENTATIVE OF THE VILLAGE OF WINNETKA, IL TO RECORD THIS DOCUMENT.

DATED AT PALATINE, ILLINOIS THIS _____ DAY OF _____, 20____

_____
REGISTERED ILLINOIS LAND SURVEYOR

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, _____ AND _____, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS __ DAY OF _____, 20____

_____ _____
OWNER'S SIGNATURE ADDRESS:

_____ _____
OWNER'S SIGNATURE ADDRESS:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT

_____ AND _____, OWNERS OF THE PROPERTY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS __ DAY OF _____, 20____

_____
NOTARY PUBLIC

VILLAGE OF BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

THIS __ DAY OF _____, 20____

_____ _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE OF WINNETKA PLAN COMMISSION.

AT A MEETING HELD THE __ DAY OF _____, 20____

_____ _____
CHAIR SECRETARY

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I,_____, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

THIS __ DAY OF _____, 20____

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS __ DAY OF _____, 20____ BY THE VILLAGE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

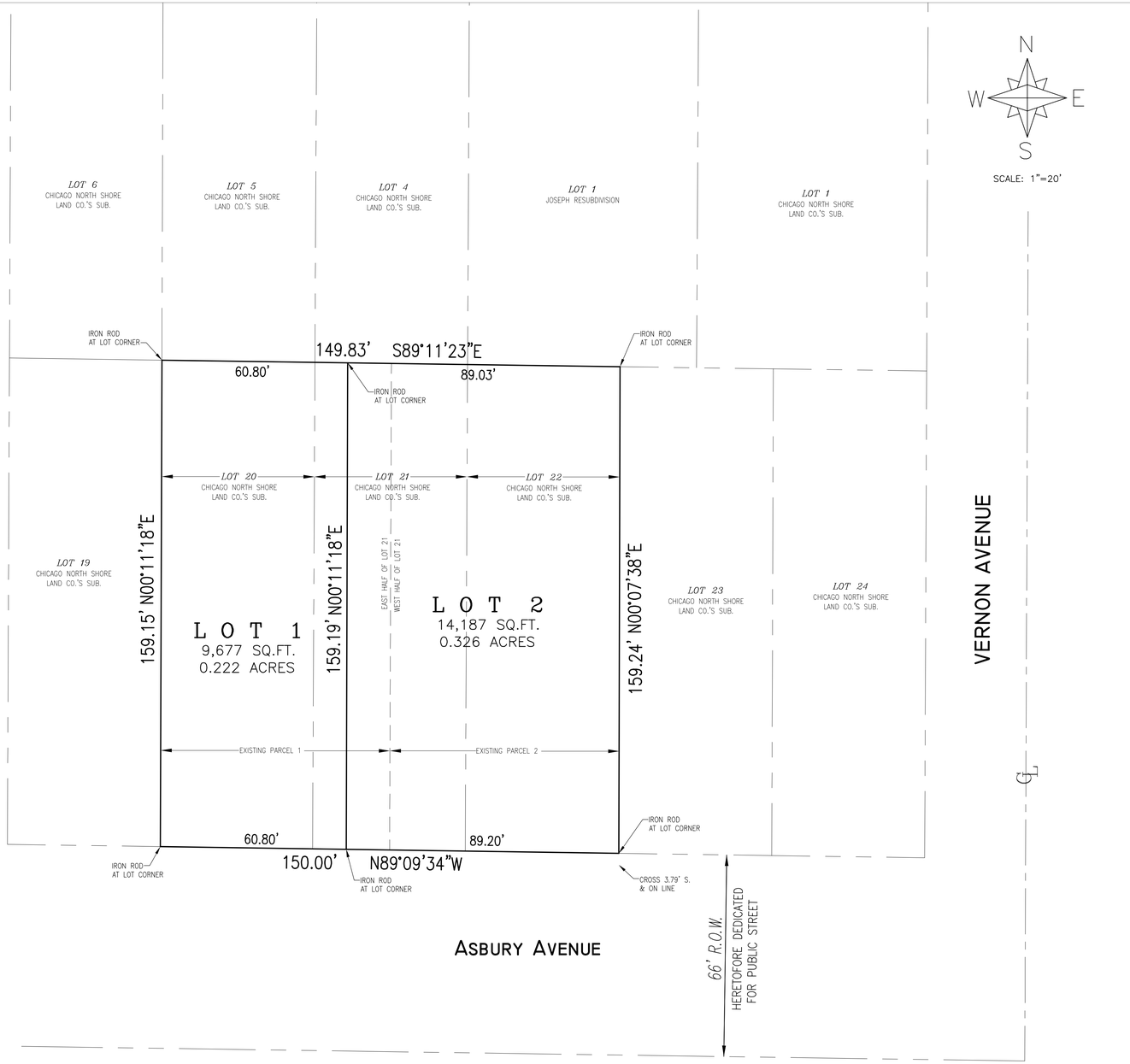
_____
VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS __ DAY OF _____, 20____ BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

_____
WATER AND ELECTRIC DIRECTOR

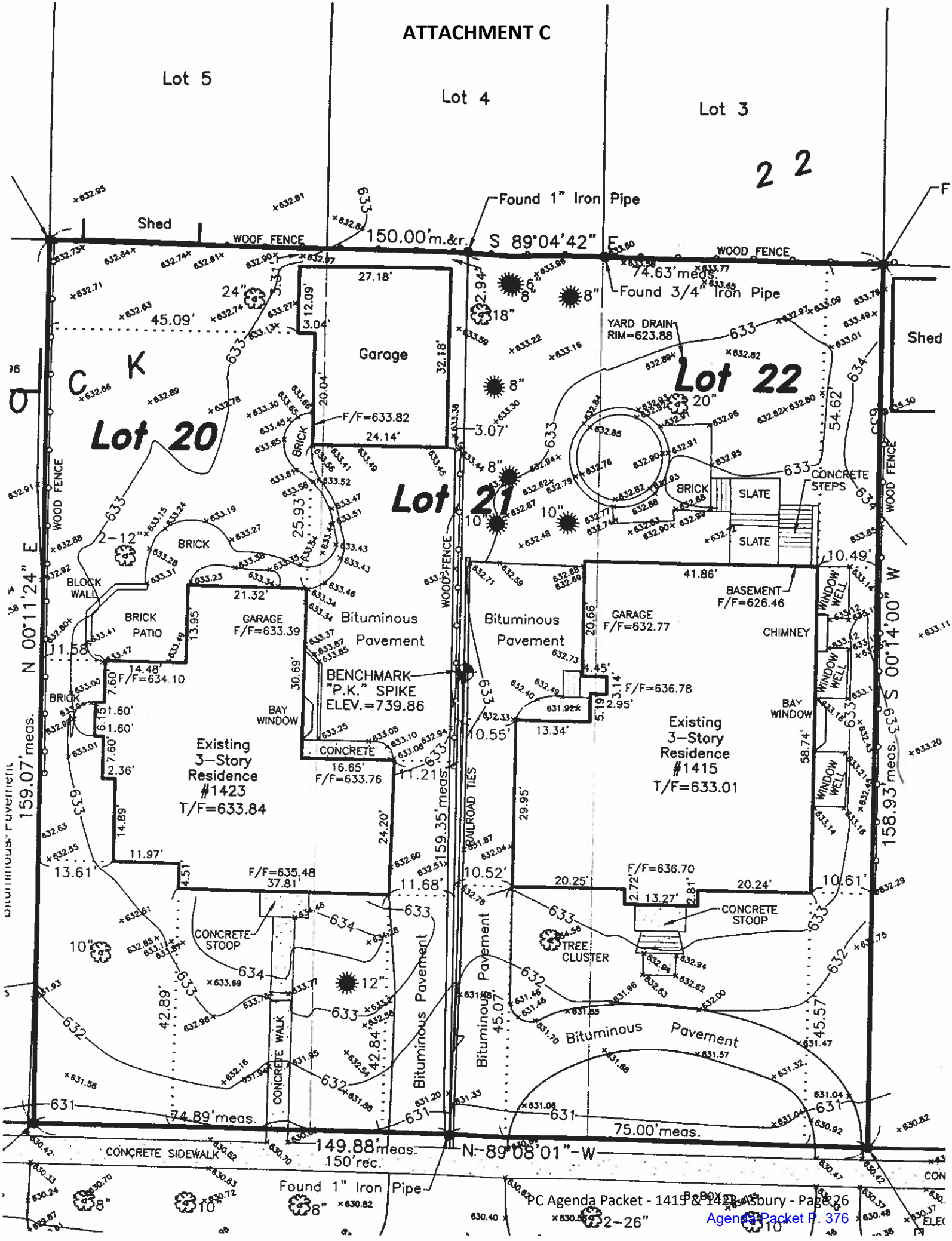


SUBMITTED BY AND RETURN PLAT TO:

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

PREPARED BY:
DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088
(847) 934-3427-FAX

JULY 23, 2019
REV.: MAY 1, 2020
REV.: JUNE 8, 2020
REV.: SEPTEMBER 23, 2020


Lot 5
Lot 4
Lot 3
Lot 20
Lot 21
Lot 22
Found 1" Iron Pipe
Found 3/4" Iron Pipe
150.00'm.&r.
S 89°04'42" E
74.63'meas.
WOOF FENCE
WOOD FENCE
Shed
Garage
F/F=633.82
24.14'
27.18'
32.18'
20.04'
3.07'
YARD DRAIN
RIM=623.88
BRICK
SLATE
CONCRETE STEPS
BASEMENT
F/F=626.46
41.86'
GARAGE
F/F=632.77
CHIMNEY
WINDOW WELL
BAY WINDOW
F/F=636.78
Existing
3-Story
Residence
#1423
T/F=633.84
Existing
3-Story
Residence
#1415
T/F=633.01
BENCHMARK
"P.K." SPIKE
ELEV.=739.86
Bituminous Pavement
BLOCK WALL
BRICK PATIO
GARAGE
F/F=633.39
F/F=634.10
21.32'
16.65'
F/F=633.76
F/F=635.48
37.81'
CONCRETE STOOP
TREE CLUSTER
CONCRETE WALK
RAILROAD TIES
CONCRETE SIDEWALK
149.88'meas.
150'rec.
N 89°08'01" W
74.89'meas.
75.00'meas.
159.07'meas.
159.35'meas.
158.93'meas.
N 00°11'24" E
S 00°14'00" W
WOOD FENCE
24"
18"
12"
10"
8"
2-12"
2-26"

ATTACHMENT D

Ann Klaassen

From: Kevin Gazley [redacted]
Sent: Monday, September 14, 2020 5:25 PM
To: Planning
Subject: 1415 and 1423 Asbury, Winnetka, IL Case #20-07-SD

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Anne:

We are the neighbors of the subject properties to the immediate north at [redacted] Scott Avenue. We are fully supportive of the planned sub-division (and subsequent demolition of the 1423 house and garage, and the new garage to be built at 1415), with one caveat.

When the 1423 garage was built (10-15 years ago), the foundation of the garage was raised to a level that blocks the natural drainage of our backyard (from the northeast the southwest) and has created massive ponding issues in our backyard. We often have up to 8" of standing water for an extended period of time, and the condition continues, in some years, for most of the year. Our adjacent neighbors' backyards may have similar issues.

Our caveat is that the applicant's demolition contractor and the Village ensure that the current 1423 elevated garage pad and foundation is entirely removed, and the site is truly restored to its preconstruction grades that allow for natural storm water drainage.

Please feel feel to contact me with any questions or comments.

Sincerely,

Kevin Gazley
[redacted] Scott Avenue,
Winnetka, IL 60093
[redacted]

Ann Klaassen

From: Kevin Gazley <[redacted]>
Sent: Monday, October 12, 2020 1:48 PM
To: Planning
Subject: Re: 1415 and 1423 Asbury, Winnetka, IL Case #20-07-SD

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ann:

We continue to fully support the above referenced plan as revised. We find this revised plan more desirable and less obtrusive than the previous design.

We have also been given assurances by the homeowner and her team that the current garage and foundation will be completely removed which should allow the natural drainage in our backyard to return to its pre-1423 garage state.

I understand the technical issues with respect to FAR and setbacks that the commission is reviewing. However, I believe that this is an excellent and creative solution to our neighbor's garage situation. It is a solution that enhances the neighborhood and improves everyone's properties.

Sincerely,

Kevin Gazley
[redacted] Scott Ave.
Winnetka, IL 60093
[redacted]

From: Kevin Gazley
Sent: Monday, September 14, 2020 5:25 PM
To: planning@winnetka.org <planning@winnetka.org>
Subject: 1415 and 1423 Asbury, Winnetka, IL Case #20-07-SD

Ann:

We are the neighbors of the subject properties to the immediate north at [redacted] Scott Avenue. We are fully supportive of the planned sub-division (and subsequent demolition of the 1423 house and garage, and the new garage to be built at 1415), with one caveat.

When the 1423 garage was built (10-15 years ago), the foundation of the garage was raised to a level that blocks the natural drainage of our backyard (from the northeast the southwest) and has created massive ponding issues in our backyard. We often have up to 8" of standing water for an extended period of time, and the condition continues, in some years, for most of the year. Our adjacent neighbors' backyards may have similar issues.

Our caveat is that the applicant's demolition contractor and the Village ensure that the current 1423 elevated garage pad and foundation is entirely removed, and the site is truly restored to its preconstruction grades that allow for natural storm water drainage.

Please feel feel to contact me with any questions or comments.

Sincerely,

Kevin Gazley
[redacted] Scott Avenue,
Winnetka, IL 60093
[redacted]