



ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA

MONDAY, DECEMBER 14, 2020 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2020-71 and Senate Bill 2135, the Winnetka Zoning Board of Appeals meeting on Monday, December 14, 2020 **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers at 510 Green Bay Road, Winnetka, IL, 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 Order 2020-71 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 the following two options **for virtually observing and participating during this virtual Zoning Board of Appeals meeting, including the ability to provide testimony or comments**. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 9182 291 9854 (Please note there is no additional passcode or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 9182 291 9854; Webinar Passcode: ZBA121420

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093; or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

**ZONING BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA
MONDAY, DECEMBER 14, 2020 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. **Case No. 20-33-V: 797 Walden Road:** An application submitted by Liz and Max Winemiller seeking approval of a zoning variation to allow the existing artificial turf, an impermeable surface, to remain at 797 Walden Road. The requested zoning variation would permit the existing artificial turf to exceed the maximum permitted impermeable lot coverage. The Zoning Board of Appeals has final jurisdiction on this request.
4. **Case No. 20-37-V: 1067 Cherry Street:** An application submitted by Brett Williamson seeking approval of a zoning variation to allow construction of a second floor addition at 1067 Cherry Street. The requested zoning variation would permit the addition to exceed the maximum permitted gross floor area. The Zoning Board of Appeals has final jurisdiction on this request.
5. **Case No. 20-38-V2: 1180 Oakley Avenue:** An application submitted by Krzysztof and Magda Marzec seeking approval of zoning variations to allow construction of an addition at 1180 Oakley Avenue. The requested zoning variations would permit the proposed addition to (a) exceed the maximum permitted gross floor area, and (b) provide less than the minimum required total side yard setback. The Village Council has final jurisdiction on this request
6. Other Business.
 - a. Community Development Report
 - b. January 11, 2021 Meeting - Quorum check
7. Public Comment.
8. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at 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 at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: DECEMBER 9, 2020
SUBJECT: 797 WALDEN ROAD -VARIATION (CASE NO. 20-33-V)

INTRODUCTION

On December 14, 2020, the Zoning Board of Appeals is scheduled to hold a virtual public hearing, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, on an application submitted by Liz and Max Winemiller (the "Applicants") on behalf of Chicago Title Land Trust Company Trust Agreement dated June 15, 2019 and known as Trust Number 800 238 0967, the owner of the property at 797 Walden Road (the "Subject Property"). The Applicants request approval of the following zoning variation to allow the existing artificial turf, an impermeable surface, to remain on the Subject Property:

1. Impermeable Lot Coverage (ILC) of 4,124.53 square feet, whereas a maximum of 3,473.2 square feet is permitted, a variation of 651.33 square feet (18.75%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The site currently contains 3,517.53 square feet of ILC. The existing artificial turf adds 607 square feet of ILC].

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 two written comments from the public regarding this application. The comments are provided in Attachment D of this report.

The Zoning Board of Appeals has final jurisdiction on this request as the Board has the authority to grant variations to exceed impermeable surface regulations by no more than 20%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.16 acres in size, is located on the east side of Walden Road, between Vine Street and Westmoor Road, and contains an existing two-story residence and a detached garage (see Figure 1).

The property is zoned R-5 Single Family Residential, and it is bordered by R-5 Single Family Residential to the north, south, and west, and B-1 Multi-Family Residential to the east (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.

The Subject Property consists of an existing legal nonconforming lot as the lot is only 6,946.4 square feet, which is less than the minimum required lot size of 8,400 square feet, and its average lot width is 53.64 feet rather than the required minimum of 60 feet.



Figure 1 – Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in 1920. The following subsequent building permits were issued in:

1. 1986 to replace the detached garage with a new detached garage;
2. 1998 to re-construct the storm damaged detached garage;
3. 2005 to build a two-story addition to the residence.

Other permits for a deck, interior remodeling and foundation repair have also been issued over the years. The Applicants acquired the property in June of 2019.

There is one previous zoning case on file for the Subject Property, Case No. 05-40-V. On October 24, 2005, the ZBA granted variations from the intensity of use of lot regulations to allow a two-story addition at the rear of the residence that exceeded the permitted roofed lot coverage and impermeable lot coverage limitations.

Because construction activity related to this variation request has already been completed, the background and history behind the request is more extensive to provide a complete picture of the circumstances behind the application.

Initial Intake of Complaint - The Community Development Department's Code Enforcement Officer received a complaint on May 7, 2020 regarding the artificial turf that is the subject of this application. The nature of the complaint was that the installation may be contributing to stormwater runoff onto neighboring properties to the north and south. On investigation it was found that the artificial turf surface had been installed, and subsequently determined that the work was completed without a Village permit.

Impermeable Surface Permit Application – Due to the fact that work had been completed without a permit, the Code Enforcement Officer advised the applicant to submit a permit application for an after-the-fact review and approval of the artificial turf, in order to allow the installation to be reviewed for compliance with both **zoning** and **engineering/drainage** requirements. The applicant submitted an Impermeable Surface Permit on May 22, 2020. On July 1, 2020, a plan review letter was issued by the Village stating that the proposed additional 607 square feet of “impermeable lawn area” would likely result in an amount of impermeable surface area in excess of what is allowed. On September 21, 2020, the Applicants responded in writing to the July 1 plan review letter that they disagree with staff's interpretation that the artificial turf is considered an impermeable surface. (See Attachment B – Application Materials, which includes copies of email correspondence between May and September from the Applicant (Max Winemiller) and contractor *SynLawn Chicago*, where the contractor provided statements regarding the product and supplied other data regarding the characteristics of the synthetic lawn material.)

Zoning Variation Application - In October, the Applicants were informed that they had two options to pursue: 1) file a zoning variation application to allow the added impermeable surface to remain in place, in excess of the maximum permitted area, subject to approval by the Zoning Board of Appeals, or; 2) file an appeal to staff's interpretation that the artificial turf is considered an impermeable surface. The Applicants have submitted the attached variation application currently before the Board, submitted on October 30.

Engineering Review - Village Engineer Steve Saunders has summarized his findings herein (see “Stormwater Runoff” on page 6) regarding the stormwater runoff, which concludes with his finding that the artificial turf as installed does not have a negative drainage impact on either neighboring property and that the additional impermeable surface complies with the Village' stormwater regulations.



Figure 3 – Subject Property – Front Elevation of Residence



Figure 4 – Subject Property – Rear Yard

PROPOSED PLAN

The requested variation would allow the existing artificial turf to remain on the Subject Property. The turf is located in the rear yard and measures 607 square feet. According to the Applicants, the rear yard is under shade nearly all summer and grass does not grow. In order to use their rear yard in the matter they desire, they had the artificial turf installed. The turf is identified above in Figure 4 and in Figure 5 on the following page. An excerpt of a current plat of survey identifying the location of the existing turf is also provided on the following page as Figure 6.



Figure 5 – Existing Artificial Turf in Rear Yard

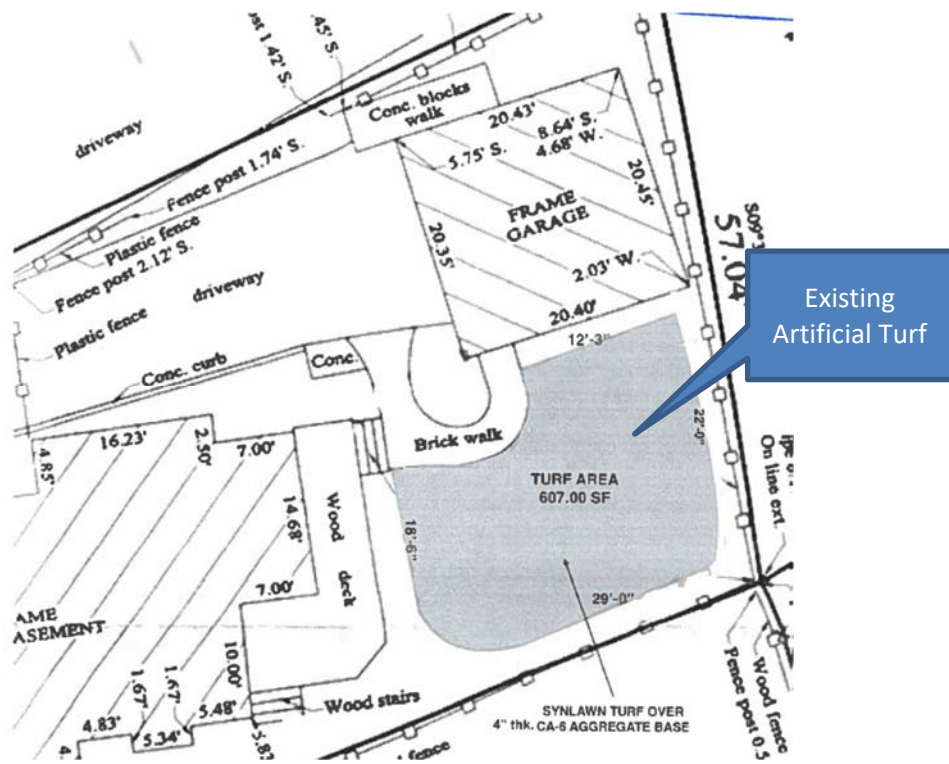


Figure 6 – Excerpt of Plat of Survey

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, it should be noted that as part of the impermeable permit application for the artificial turf, the Village Engineering staff has approved the turf for its compliance with the Village's stormwater requirements.

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the improvement's compliance with the R-5 zoning district (Attachment A). One variation is being requested for impermeable lot coverage (ILC). The maximum permitted ILC in the single-family zoning districts is 50% of the lot area. The existing improvements on the Subject Property consist of 3,517.53 square feet, exceeding the maximum permitted ILC by approximately 44 square feet. The artificial turf adds 607 square feet of ILC.

All impermeable surfaces are counted at 100% towards the maximum impermeable lot coverage requirement. The only exception to this rule is a "designed permeable surface," which is a pavement system designed to allow water to pass through voids in the paving material or between pavers to a *designed subsurface storm water storage layer and underdrain system*. Such surfaces may be counted at 75% if the engineering department approves the system's compliance with the standards outlined in the ordinance. The Village Engineer has determined that the artificial turf installed on the Subject Property does not have a designed subsurface storm water storage layer and underdrain system that complies with Village requirements to consider it a permeable surface; therefore, the surface is included in the ILC calculation at 100%.

Stormwater Runoff: Though the surface does not qualify for this credit, the Village Engineer has determined that the design of the turf on the site does meet Village stormwater requirements and does not lead to additional stormwater impacts on the adjacent property. The reason for this is threefold. First, the synthetic surface was installed in a manner that is internally draining. That is, the surface is sloped in toward the lot, rather than out toward the boundaries. As a result, any surface water that may run off the turf is directed internally to the lot. Second, there is an internal stormwater drainage system existing on the lot, adjacent to the south side of the garage and the driveway. The grading of the lot is such that runoff from the turf surface and underlayment moves toward the storm sewer system and is not released uncontrolled to neighboring properties. Finally, while the synthetic surface does not qualify as a permeable surface due to the lack of an internal underdrain installation, there is some storage available in the void spaces of the gravel underlayment, and the turf surface does allow water to percolate through rather than shed directly to neighboring properties. Due to these factors, the Village's stormwater management regulations against causing adverse surface water runoff to neighboring properties are met by this installation.

As the Zoning Board considers this request, staff would like to remind the Board that the purpose of a maximum impermeable lot coverage limitation (or what in many communities is just called lot coverage) is two-fold. One is to manage stormwater impacts on adjoining properties to ensure that adequate detention is provided based upon the maximum amount of allowed impermeable surface. The detention of stormwater can be held on site in many different ways ranging from surface basins planted with ground cover to underground vaults and pipes covered by landscaped or paved surfaces. One could cover an entire site with an impermeable surface and design an underground stormwater system that would prevent negative stormwater impacts on adjacent properties. However, the other purpose of the maximum impermeable lot coverage limitation is to require green space on a lot, which typically is in the form of landscaping. There is an expectation in single-family residential areas that a lot will have a certain amount of landscaping in the form of plant ground cover, perennials, annuals, shrubs, and trees. In this instance, the Village Engineer has determined that stormwater drainage requirements have been met. The Board will want to determine if the use of the artificial turf surface in this specific situation is in keeping with the second purpose of the impermeable lot coverage, which is to provide a minimum amount of green space on the lot.

FINDINGS

In the attached application materials submitted by the Applicants (Attachment B), the Applicants have provided a statement of justification regarding how the requested variation meets the standards for granting the requested zoning variation. Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to approve the requested variation?

Staff has prepared the attached draft resolutions for the Board's consideration (Attachment C). One resolution approves the request, while the other denies the request. A Board member may wish to make a motion to adopt either the resolution to approve the requested variation or the resolution to deny the requested variation.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

Attachment C: Draft Resolutions

Attachment D: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 797 Walden Road

CASE NO: 20-33-V

ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,400 SF	6,946.4 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	60 FT	53.64 FT	N/A	N/A	EXISTING NONCONFORMING
Min. Lot Depth	120 FT	129.5 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	1,875.53 SF (1)	1,682.54 SF	N/A	N/A	OK
Max. Gross Floor Area	2,778.56 SF (1)	2,705.27 SF	N/A	N/A	OK
Max. Impermeable Lot Coverage	3,473.2 SF (1)	3,517.53 SF	4,124.53 SF	607 SF	651.33 SF (18.75%) VARIATION
Min. Front Yard (Walden/West)	30 FT	28.96 FT	28.96 FT	0 FT	EXISTING NONCONFORMING
Min. Side Yard (South)	6 FT	5.75 FT	5.75 FT	0 FT	EXISTING NONCONFORMING
Min. Remaining Side Yard (North)	8 FT	11.35 FT	11.35 FT	0 FT	OK
Min. Rear Yard (East)	19.42 FT	33 FT	33 FT	0 FT	OK

NOTES:

(1) Based on lot area of 6,946.4 s.f.

(2) Variation amount is the difference between proposed and requirement.

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 797 Walden Rd.

Owner Information

Name: Liz & Max Winemiller

Primary Contact: Max

Address: 797 Walden Rd.

Phone No. [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Date property acquired by owner: June, 2019

Architect Information

Name: N/A

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Attorney Information

Name: Law Office of Robin King

Primary Contact: Robin King

Address: 265 Eaton St.

City, State, Zip: Northfield, IL 60093

Phone No. 847-446-3972

Email: robin@robinkinglaw.com

Nature of any restrictions on property: _____

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

- 1.) Allowance of Turf to be considered as permeable. (Please see attachments)
- 2.) ILC exceed limitations Request

Property Owner Signature: [REDACTED]

Date: 10/28/20

Ann Klaassen

From: Max Winemiller <[REDACTED]>
Sent: Wednesday, November 11, 2020 11:05 AM
To: Ann Klaassen; Liz; ann spieth; Dad
Subject: Re: 797 Walden Zoning Variation

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.

Hi Ann,

Thanks for your email and information. We hope the hard copies made it to you as well, that we delivered to the Village hall. Yes, it's been quite a journey.

I have attached images to help support our case, as well as verbiage on points 1-8 and reasons why 3 & 5 should be considered as supporting points as well.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district.

Answer: Upon moving in, we found that back yard to be almost 100% shade in the summer, which is great, yet yielded a muddy mess when it would rain, and then the grass would not grow, and it was a constant mud pit, because the loam was not absorbing the water. Now with the turf, the water is easily absorbed by the turf system and dramatically improves the property aesthetic appeal. Upon moving in a year ago, we found that the previous owners did not address garage flooding issues, lack of proper gutters, and french drain needs of the property, as the surrounding properties all drain into 797, so we fixed the problems by installing drainage, gutters, more downspouts, and eventually the turf, which has all worked wonderfully on consuming water, rather than puddling heavily like when we moved in.

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;

Answer: The properties to the N, S, E all are higher elevation, and water comes in from all directions. Without the enhanced drainage and turf system, the backyard constantly flooded, however now the water still comes in, yet the water drains down past the previous loam surface, and into the earth faster, and the property no longer has any drainage issues. Property value has been enhanced, not only by the \$7000 cost of the turf system, but also the ability to offset concerns of any potential buyers in the future if they had concerns with houses flooding in Winnetka (Although, we plan on staying here for at least 30 years, as our children are raised here and they are currently very young.)

3. The variation, if granted, will not alter the essential character of the locality;

Answer: As seen in the pictures, the turf installation is not visible from anywhere on the property, or adjacent properties. The only place it is visible is when you enter the gate to the back yard. Please see accompanying points in letter written to variation board.

4. An adequate supply of light and air to adjacent property will not be impaired;

Answer: This does not impede on light/air of adjacent properties. It was found that when installed, overburden was piled on the property line causing concerns of water damming, however that has since been fixed and you can see air under the fences bordering adjacent properties and that concern should be a non-issue.

5. The hazard from fire and other damages to the property will not be increased;

Answer: There is no impact to hazard of fire or other damages to the property from this turf installation.

6. The taxable value of the land and buildings throughout the Village will not diminish;

Answer: The taxable value of the land and buildings through the village will not be diminished.

7. The congestion in the public street will not increase; and

Answer: The congestion in the public street will not be increased from the turf that was installed.

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.

Answer: The public health, safety, comfort, morals and welfare of inhabitants of the Village will not be impacted in any way.

The following may constitute a practical difficulty or particular hardship, which can serve as the basis for the granting of a variation:

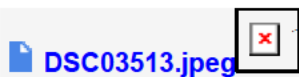
3. Correction of an existing code deficiency;

Justification: The current code of impermeability substances of the village is inadequate. The justification given by village officials was, "We consider turf to be impermeable", when in fact "some" turf systems may be impermeable, yet the system we installed and the compacted coarse aggregate base, is also permeable, even beyond parent or loam soil base. The code either needs to be changed to include requirements of turf systems in order to consider some permeable or impermeable, and/or approve a variation in our case, due to the proof we have provided and data that supports our systems permeability. Yes, Concrete, Blacktop, Roof are all impermeable, yet turf should not be lumped in with those materials as it is a completely different system and material, that is proven to move water downward (instead of runoff) much faster than loam and/or clay base layers. The example that comes to mind, would be if the village said Houses couldn't be painted blue, and a home owner chose green to avoid violating the code, and then the village decided that green was a shade of blue, even though there is no blue pigment in the paint. This is the feeling we have from this situation, and to pull out a \$7000 system due to an improper categorization based on bias, and not factual data, would be a disservice.

5. There is an existing legal nonconformity of a minimal degree, the proposed improvement requires the formalizing of the nonconformity without increasing the degree of nonconformity, the proposed improvement will enhance the utility and value of the property within the context of the established neighborhood, and there is no economically viable alternative that will cure the nonconformity (e.g., the house pre-dates the original zoning ordinance and encroaches 1 foot into the front yard, the owner proposes to extend the second floor to align the first floor to create a master suite, the proposed improvements are still within the GFA limitations and the only way to cure the nonconformity is to demolish the house and build anew); or

Justification: The turf installed dramatically enhances the utilization of the property because our 3 daughters can now play in the backyard without slipping and sliding in mud puddles. Before we installed the turf, we could hardly use the backyard, because we had multiple slips and muddy events, because grass wouldn't grow, and the clay base would not absorb water fast enough. We even re-seeded the backyard in order to improve grass coverage, but only small sprouts would grow, and then drowned when a heavy rain came. If the Village board were to consider us in violation, then we would need to invest multiple thousands of dollars in pulling everything out, only to go back to soil, that would turn to mud, due to heavy water retention of the back yard from adjacent yards, lack of drainage and sunshine, and the property would lose value, due to the condition of the backyard. Additionally, to request drainage to be put in UNDER the turf would defeat the purpose, and increase the water going into the watershed, and reduce absorption of the actual deep soil of the property, which would defeat the purpose of trying to reduce watershed. None of the alternatives are in-expensive, or better than allowing this small patch of turf to stay in service.

This shows the view of the turf area from the back door of our house. There is fencing on all sides, so it is not in view of any neighbors.



This shows the view from the back deck with a wider perspective.



This shows the view from the driveway, showing that it isn't visible from even the driveway.

 [DSC03516.jpeg](#) 

This shows the front of the house which isn't affected by the turf install.

 [DSC03517.jpeg](#) 

This shows the multiple drainage systems surrounding the turf to aid in drainage of the area.

 [DSC03515.jpeg](#) 

This shows 1 of the 5 drains installed around the garage and turf with french (perforated) drain tiles underground to aid in draining water that was installed before turf

 [DSC03518.jpeg](#) 

Thank you,

Liz & Max Winemiller

On Wed, Nov 11, 2020 at 9:46 AM Ann Klaassen <AKlaassen@winnetka.org> wrote:

Hi Max,

I work in the same office with Brian Norkus and I'm preparing your variation application for consideration by the Zoning Board of Appeals (ZBA). Thank you for providing an informative explanation of the situation, that should be very helpful for the ZBA. You may have noticed in the application materials, there are eight standards for granting of zoning variations (see attached) that need to be addressed. To approve a variation, the ZBA needs to find that the requested variation meets the standards and looks to the applicant to explain how their request does meet the standards. I understand you've put a lot of time into this already, but I do not want your application to be delayed because the standards have not been addressed. If you would please address them and email your response to me by Monday, November 16 we can move forward with preparing the application for the December 14 ZBA meeting.

If I may offer one suggestion, I think a photo of your backyard where the turf is located may help the ZBA better understand your request and the impact it has, or doesn't have, on the character of your property and the neighborhood. Having an illustration along with your explanation may prevent some questions at the meeting as well.

The ZBA does have final jurisdiction on this request, so it is considered a Standard Variation which requires an additional filing fee of \$150 due prior to the meeting.

Please feel free to contact me with any questions.

Best,

[Ann Klaassen](#)

Senior Planner

Village of Winnetka Community Development

510 Green Bay Road - Winnetka, IL 60093

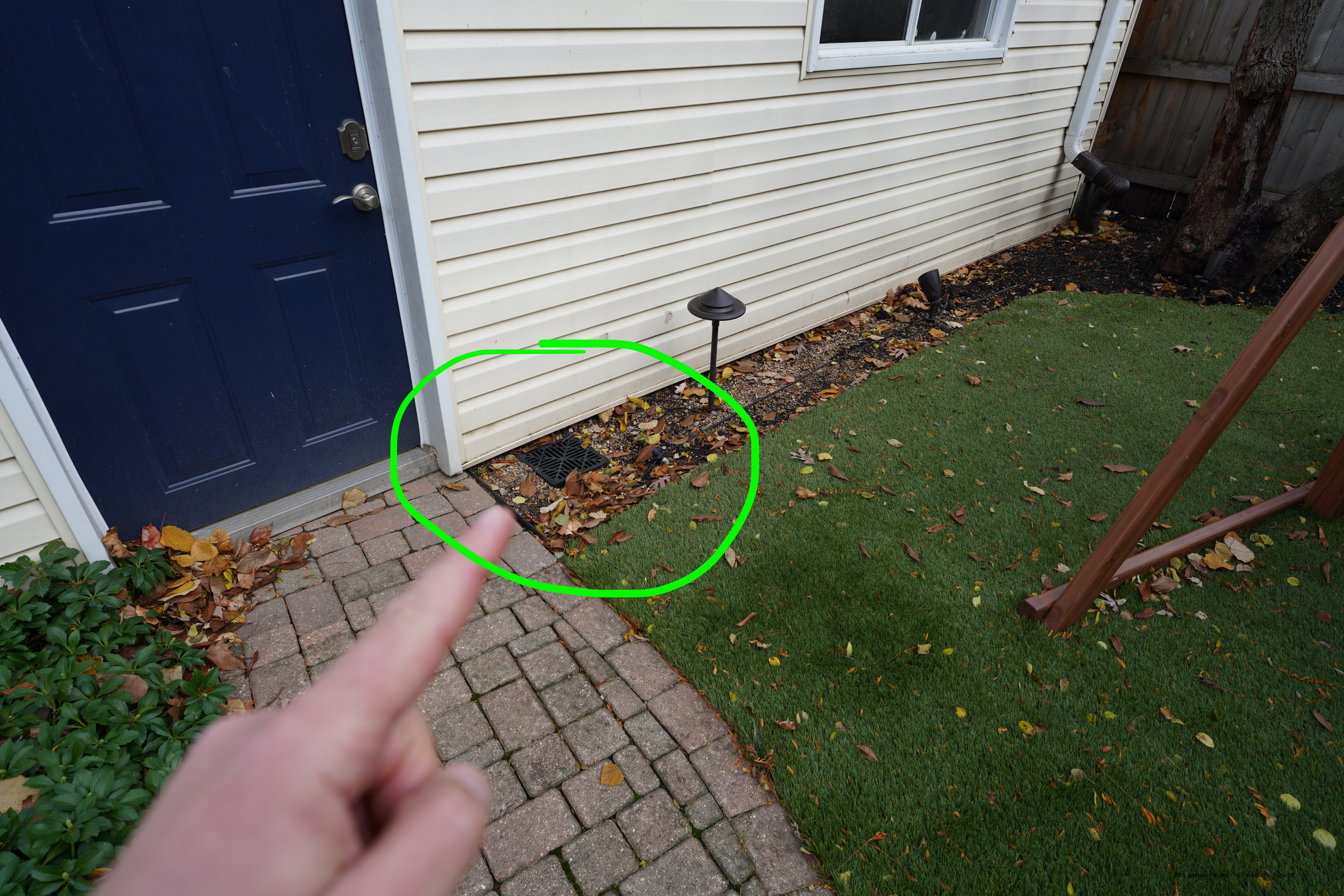
847.716.3525



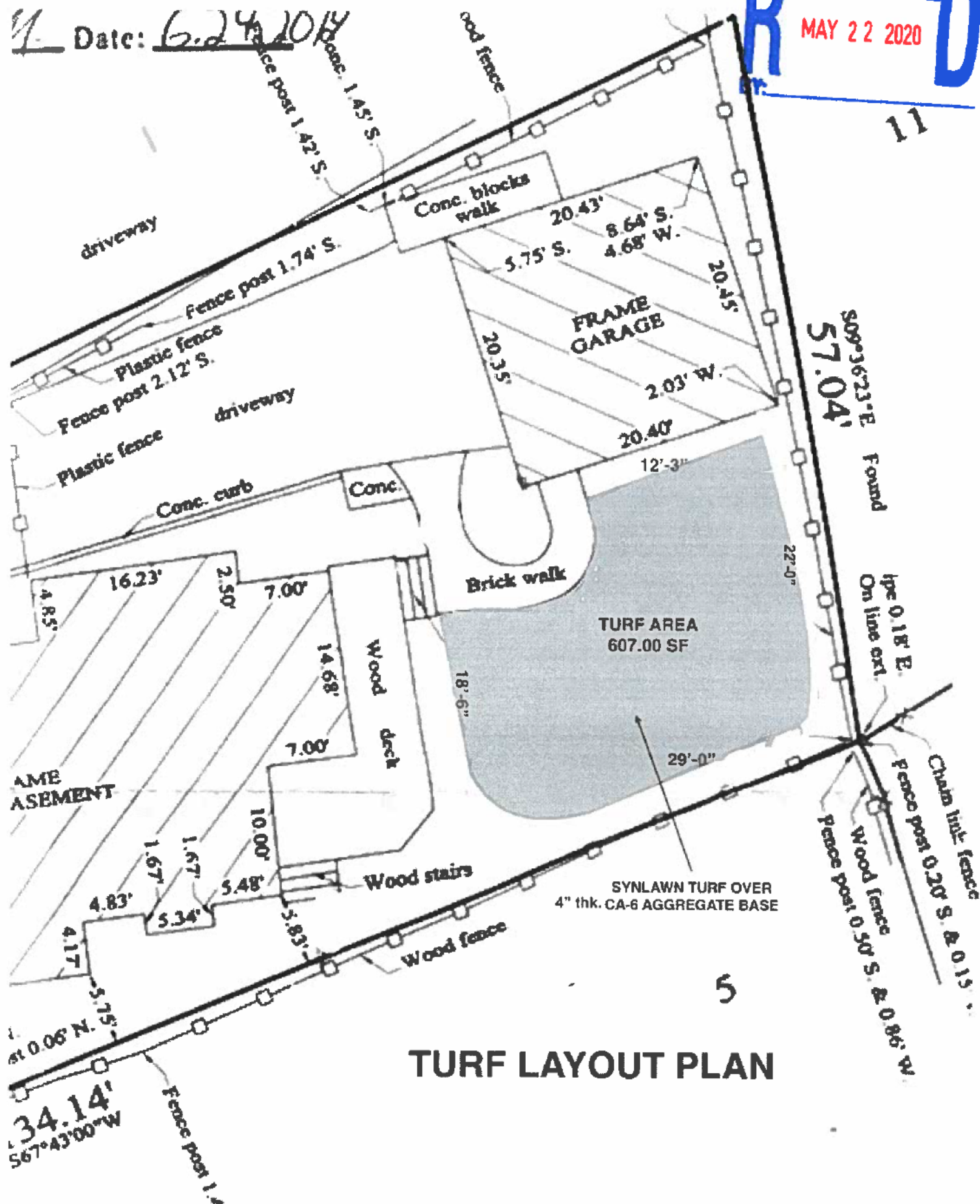








11



TURF LAYOUT PLAN

October 28, 2020

Village of Winnetka Zoning Board of Appeals

This letter is in response to the Permit feedback written on July 1, 2020. We respectfully disagree with your interpretation of the village permeability assessment, and would like to outline the reasons why below.

We recently moved to Winnetka, and plan on raising our family of 3 daughters here, along side our in-laws (Mr. & Mrs. Lawrence & Anne Spieth of Sunset) who have been a part of the community for over 30 years.

The SYNLawn Turf idea started, because our backyard is shaded almost 80%+ of the time, and therefore grass wouldn't grow, and it was mud most of the time. We installed the turf without a permit, because we did not know a permit was required, as everything we looked up said that the turf system is permeable. The backyard on its own, never did a good job of absorbing water, and we even have videos of the kids playing in the mud, like it was a mud bath. Since the installation, the backyard absorbs rain water like a sponge, and we actually have much less standing water, during and after heavy rain fall, than we did before installing the system. Also, since we put in a French drain at the perimeter, near the garage, water drains through the system and even after heavy rains, the turf surface is dry rapidly shortly after. We have found that you can literally run a garden hose onto of the surface, and it won't puddle. How could this be considered impermeable?

1. Real world vs Theory: Since installation, we have seen a MUCH better drainage rate of water during multiple very heavy rainfalls, into the area where we had it installed. You can literally watch water go straight through the surface and quickly become consumed down into the earth. This has to be considered in your assessment of this situation, and we trust that level heads will prevail, and theory won't be considered superior to REAL world results, on water drainage. The backyard drains now, better than it ever has. Prior to the installation, the backyard was so clay laden that it wouldn't absorb much water, and without sun, couldn't grow grass and was most often damp. Today, we can flow a hose full volume and it just eats up the water, not to mention, with heavy rain falls, it has proven to consume water, rather than shed it.

2. Aesthetic appeal: This isn't going to impede the aesthetic nature of Walden Road, nor Winnetka, as it is installed in the backyard, out of view of anyone. If Winnetka had an issue with aesthetic appeal of turf, and such is impeding unrealistic restrictions, through way of an inaccurate "Impermeable Surface" restriction, then the village should consider another route, of not allowing it in a front yard or visible from the street, as an alternative approach.

CONTACT

3. Void Permit: The permit requested and filled out was an "Impermeable" Permit, which does NOT include any inclusion of Artificial Turf systems as being considered an "Impermeable" surface. We filled the permit in good faith, as we were requested. However, we then, and now continue to consider this void to our situation, as Artificial Turf, especially the SNYLawn product is PROVEN to be PERMEABLE (as evidence will show in below points, and accompanying documentation). The definition in the "Impermeable" Permit is as follows: "Impermeable surfaces include "any surface that does not allow water to drain, seep, filter or pass through into the ground below". The ILC calculations in the zoning feedback should be considered void, as the the impermeability requirement does not pertain to the SNYLawn turf system, however the above point should be considered in the evaluation of this situation. This does NOT include Artificial Turf, and it does not fall into this category.

4. Exception: In addition to the above points, there is also an exception to the ruling in the impermeable permit, that states:

"*The only exception to this rule is a "designed permeable surface," which is a pavement system designed to allow water to pass through voids in the paving material, or between pavers to a designed subsurface storm water storage layer and under-drain system. Such surfaces may be counted at 75% if the engineering department approves the system's compliance with the standards outlined in the ordinance. If your project includes the required subsurface storm water storage layer and under-drain system, then you must contact the engineering department at (847) 716-3530 to find out if your project qualifies for this allowance."

The village originally stated to us, that the issue was a crushed rock base (which we will prove passes water). How can that be the issue with the Turf system, considering ALL "Pavement systems," whether designed to be permeable or not, also include a crushed rock base? This is not a fair, nor accurate adoption of the facts through the implementation of this exception. IF the Village is in the habit of making exceptions for "Designed permeable surface, which is a pavement system designed to allow water to pass through voids in the paving material," and is willing to make an exception, then WHY is Artificial Turf not considered in the same exception? It is SPECIFICALLY designed to allow rain water to pass through it, AND the under layer (as will be demonstrated below, through both videos and lab tests). The SYNlawn turf system OUTPERFORMS even normal soil, for rain water pass through, yet it is arbitrarily categorized by Village respondents, as "We consider it impermeable, even though it's not listed anywhere as impermeable, and we have no tests to justify such statement or stance."

5. Help or Hurt: In the other multiple locations in Winnetka that have adopted heavy usage of artificial turf VERY close to residential areas, the fact that they were required to install drainage systems due to improperly considering them as Permeable or Impermeable, could actually hurt more than help. IF additional

drainage was installed under those installations to offset any lack of sufficient rain water runoff or water drainage, there would be a new problem created with overloading the storm water drainage system of the village and creating additional runoff issues.

How were these locations permitted, considering the Village's current stance on artificial turf in this situation, and gravel bases, being considered unacceptable, due to (incorrect) assumption, that they don't drain water? Were the surrounding houses negatively affected, and impacted by flooding due to these installations? Regardless of their zoning, if you were to administer the same approach of our property, to those properties, then there is no way it would be acceptable to have those turf systems that close to houses and residential areas.

Remember, our installation improves water drainage downward into the loam, rather than pushing it into a drain system or outwards. A few standout examples of turf installs in Winnetka are as follows:

A. Saints Faith, Hope & Charity Playfield

B. Skokie Playfield (A.C. Nielsen)

6. SNY Lawn turf systems have undergone significant independent lab testing, that proves it is Permeable, even far beyond, normal parent material soil. Lee Phillips who is the Lab Director at one such lab (Professional Testing Laboratory in Dalton, GA), has offered to speak with the village and explain the test further if needed, yet the Village has chosen to stand by an ungrounded stance of not permitting the usage of the turf. This should be considered an opportunity to learn more about the product, and its capabilities to drain rain water effectively. Please see Lab Test in attachments. SNYLawn is the leader in turf systems, and has installed systems for many years all throughout the greater Chicago area suburbs, and has never had an issue with townships, villages, or cities, inaccurately categorizing their product as impermeable. In addition to that, they have no records of complaints by owners, or surrounding residents of turf systems causing rain water runoff issues.

- ASTM Test Method D-1551. This test proves that it would aid in the drainage of our property lot. The test data says that the product we purchased SA341 with the coarse rock base, moves water at 413.17 inches/Hour or 134.67 Gal/min/ yd².

- <https://www.astm.org/Standards/F1551.htm>

7. There are multiple videos of accredited testing facilities that also physically prove that artificial turf systems, with a rock base, and large perforated holes, actually move water better than soil.

- https://youtu.be/TiWieQ_LGhM

"SYNLawn's EnviroLoc™ Backing System Drainage Advantage. If you're considering artificial turf for your home or business, you have a number of important decisions to make to ensure you get the best possible solution for your needs. One of the most important factors in the successful installation is drainage. Whether you live in a rainy climate or have pets that will be enjoying the turf, combining the right turf with the correct sub-base is the best way to ensure that your turf stays strong, safe and vibrant for years to come. And when it comes to artificial turf, longevity is everything. Some products have a filtration backing with a large number of microscopic holes which might seem to enable efficient drainage, but the reality is quite different. Our research shows that over time the drainage rate decreases dramatically because the microscopic holes get clogged with environmental debris, like an overused coffee filter. We also studied how these products drain over a proper sub-base.

Our data shows that performance deteriorates quickly, sometimes immediately upon installation. SYNLawn's EnviroLoc™ Backing System has a proven drainage pattern that will perform efficiently throughout the life-span of the product.

Another benefit is dimensional stability. Wherever it is installed, turf will need to endure dramatic temperature swings throughout the year and even throughout the day in some regions. Any fabric will weaken the more puncture holes it has. Artificial grass without a stable backing structure will start to shrink and expand, resulting in a project looking like this. SYNLawn's EnviroLoc™ Backing System is designed to perform whatever the temperature and whatever the conditions.

Offering immediate drainage, long-term drainage and dimensional stability. Water is focused through an engineered pattern of perforations in the system allowing for the base to drain effectively and the holes are designed to allow dramatic drainage while maintaining the structural integrity of the backing.

All SYNLawn products go under an ASTM water permeability test, which shows our turf will drain an excess of 1,200 inches per hour, which is 40x greater than the highest recorded rainfall at one time in the US.

- <https://youtu.be/Z7dDJYTFPw4>

"Sports Laboratories Tests Side by Side Examples NO AUDIO"

- <https://youtu.be/oKvyQDyc6xI>

"More times than not, people assume that artificial grass prevents rainwater from reaching the earth beneath it. Many years ago this would have been true. Bella Turf artificial grass products were designed to have superior vertical drainage to withstand the heaviest of rainfalls. We conducted a test to show just how well it actually works when put up against natural grass' drainage, the results went as expected. We use a perforated poly backing on our products. When the rainwater hits the surface, it only has to travel a

few inches to reach one of the many drain holes in the backing. The water then drains through a 4-6 inch aggregate base before reaching the earth's soil. In order for your Bella Turf lawn to have standing water on the surface, it would have to rain more water than the skies can hold. In this test we pour 12 liters of water through .73 sq ft of artificial grass as well as .73 sq ft of natural grass. The aggregate base of the artificial grass absorbed about 2 liters of water in a matter of seconds and the rest simply drained through into the reservoir. The natural grass however, did not absorb water quick enough and around 9 liters ran off the grass. This proves that artificial grass puts the rainwater back into the earth rather than having it run off into the streets, sidewalks and driveways."

8. The base layer for the Turf system utilizes CA-16. This is a Coarse aggregate that allows water drainage.



CA-16

Common Names: CA-16 Chips, 3/8"
Size: 3/8" x 1/8"

uses: Coarse aggregate for asphalt surface coat, retaining wall backfill, allows water drainage

Leo Alunan
to me =

Hello Max,

CA16 limestone aggregate

Best regards,

Leo Alunan
Sales and Operations Manager
SYNLawn of Chicago
• lalunan@synlawn.com
o: 773-857-5296 (Ext. 651)
w: www.synlawn.com
www.synlawnchicago.com
www.synlawnmilwaukee.com



SYNLAWN

A sportgroup company

The information contained in this message, including attachments, may contain confidential information. If you are not the intended recipient or if you have received this message in error, please notify the sender immediately by e-mail and delete the message and any attachments without copying or forwarding to any other person.

On Oct 2, 2020, at 9:12 AM, Max Winemiller <maxwinemiller@gmail.com> wrote:

Leo

The city is wanting to know what kind of base layer you used? They have concerns on base layers with fines. Can you share?

Thank You,

Max M. Winemiller

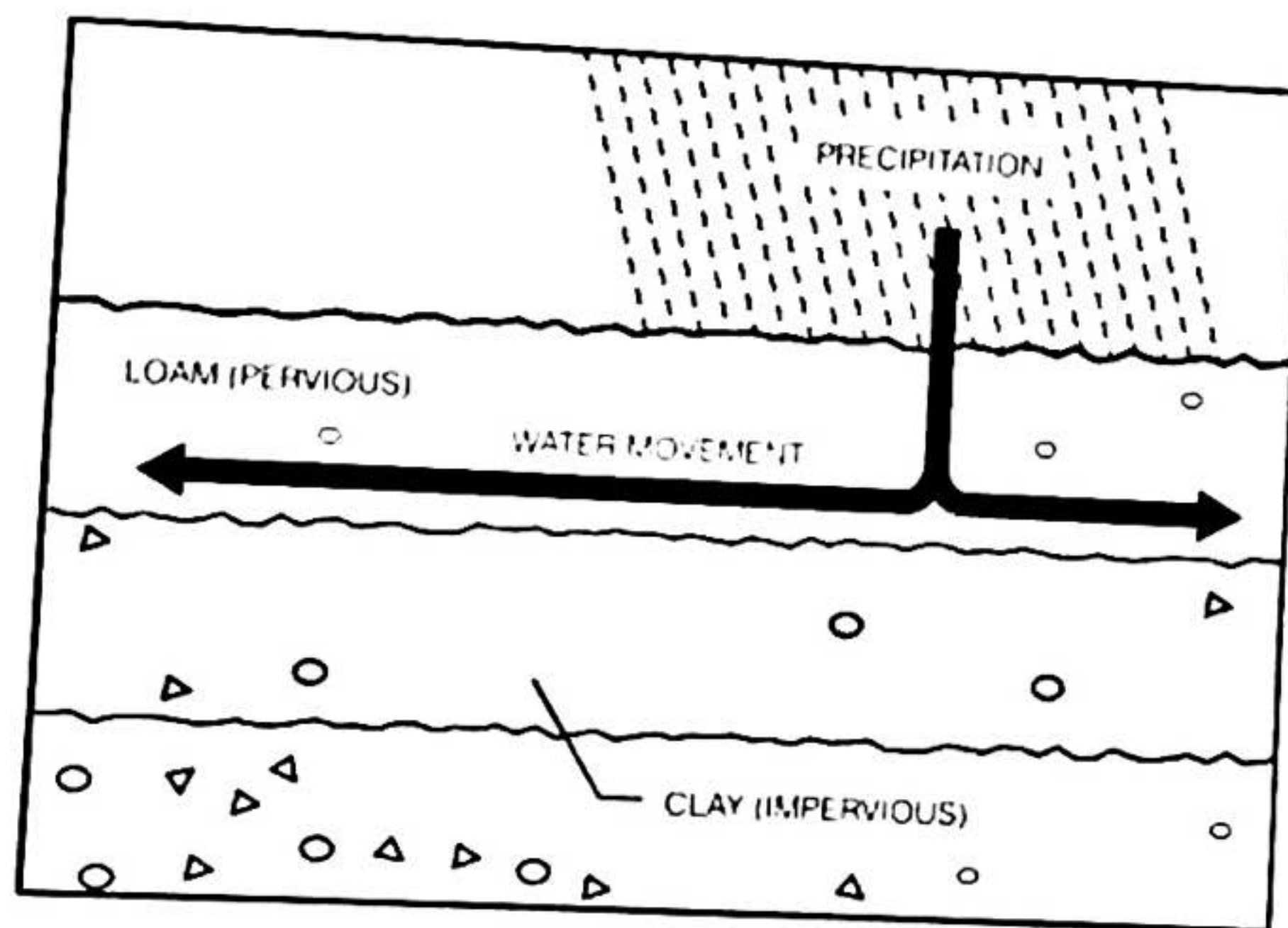
9. There were neighbor complaints made due to damming of material at the edge of the property line, that was done by the installers of the Turf. This issue has since been fixed, and water may flow between properties as needed to prevent any drainage issues.

10. There was a complaint about a gutter downspout aiming towards the property to the south of 797, and that has also been fixed. With this and the above mentioned removal of dammed material at the property edge, this will alleviate the neighbor complaint, however these complaints were not caused by the turf, rather collateral impacts due to the turf install soil overburden placement.

11. Please be aware, that the 797 property has flooded for years, due to grading of surrounding properties towards the 797 property. This is why a special drain basin was installed years ago, and is why we had a drain system with 4 sections of French drains & perforated drainage system around the perimeter of the garage & backyard (north side) to drain excess water. We have found that with the combination of the new Turf, CA-16 Base, and Drainage system, the backyard consumes water vigorously now, and is much better than the parent clay material loam, which would often puddle heavily after any amount of rain. Please consider this drainage system that we had installed in your decision making process.

12. Upon village representatives multiple visits, it was mentioned about other properties with turf installed, and the feedback was confirmed of their existence, however they had drainage systems installed under them. This should not be a requirement for 600 sq/ft. As this would actually push more water into the city

drainage system, rather than absorbing the water into the earth, the way it is currently designed. If you review the "NDS Principals of Exterior Drainage", it is clear that a course gravel base layer will drain water far better than a clay sub-base (which is what was in our back yard, and is partially why we had heavy standing water, until we put in the turf system, which removed the sub-base of clay with



Coefficient of Runoff

One of the most critical aspects of calculating drainage for drainage design is the coefficient of runoff, or the C-factor. Coefficient of runoff is almost one hundred percent in urban areas. Rooftops, concrete sidewalks, asphalt parking lots, roads, etc. refuse to let water pass through them, and consequently the water that hits these surfaces runs off.

Soil Texture	Coefficient of Runoff	Soil Texture	Coefficient of Runoff
Concrete or Asphalt	100	Loam - Bare	60
Gravel - Compact	70	Loam - Light Vegetation	45
Clay - Bare	75	Loam - Dense Vegetation	35
Clay - Light Vegetation	60	Sand - Bare	50
Clay - Dense Vegetation	50	Sand - Light Vegetation	40
Gravel - Bare	65	Sand - Dense Vegetation	30
Gravel - Light Vegetation	50	Grass Areas	35
Gravel - Dense Vegetation	40		

Note: The above data is approximate. Coefficient of Runoff = Runoff/Rainfall

Table 1-1:

course gravel, and heavily perforated turf system, allowing significantly more water drainage and movement down, rather than side to side.

If there is further concern on the gravel base layer, please consider the coefficient of Runoff between Concrete, Gravel & Loam (Parent soil material). If Concrete is 1.00 this means 100% runs off, which in contrast the Gravel has a coefficient of .40 which is within .05 of any of the Loam ratings.

In Conclusion:

As a last resort, a mutually beneficial option may be to consider a "Zoning variation to exceed the maximum permitted ILC should be considered as a work around for this issue. However, we stand by the points above, as to why (in our situation) there should be an exception made to the ILC Impermeable definition, based on the proof we have provided, on the fact that the product we chose is permeable.

An additional question that needs to be answered is, does the Village have actual test data on the SynLawn product & CA-16 base to back up claims that it is not permeable? Based on village representatives, this testing has not been done, as the position is one based on theory, rather than facts.

We are not suggesting that the Village should consider all turf systems permeable, as they are all different, yet should consider test data on a case by case basis in order to determine feasibility of the systems to not impact water drainage, and therefore approve systems proven to be permeable by independent testing. Additionally, the Village should consider having an "Approved Vendor / Approved Product" list, based on supporting data.

We are effectively appealing both the zoning decision, and the fact that we were asked to fill out a permit form, that did not pertain to our chosen product, or situation, for all the reasons above, as well as the fact that it has already been installed and is exceeding expectations on water absorption.

We would be glad to speak with the village board, on this matter, considering the significant data, that supports the documentation on the turf system being permeable, which is counter to the zoning assessment, based on assertions, and not data.

We close with the fact that all turfs are not created equal, and therefore should not all be considered non-permeable, and restricted. This should be considered, an opportunity to identify ways to allow/disallow certain brands, and systems, based on real test data, rather than simply focusing on a one-size-fits-all approach of non permit-able turf systems. We are hopeful, that a mutually beneficial outcome can be found for this issue.

- Please see the attachments accompanying this letter as back up and proof of our focused efforts to alleviate this situation in a mutually beneficial way.

Respectfully,

Max & Liz Winemiller
797 Walden Road
Winnetka, IL 60093

A handwritten signature in cursive script, appearing to read "Erin Miller". Below the signature is a large, loopy circular flourish.

DATE: 03-29-2019

TEST NUMBER: 0403801

CLIENT

Synlawn

TEST CONDUCTED

ASTM F1551 Water Permeability of Synthetic Turf Systems and Permeable Bases, DIN 18-035



PRODUCT NAME

SA341 (SA347)

DESCRIPTION OF PRODUCT TESTED

Turf

GENERAL PRINCIPLE

The test procedure is used to determine the flow rate of rainfall through a material. A volume of water is poured through the surface and timed. Calculations are then made on the inches of water that would pass through the substrate per hour. The sample was tested as received.

TEST RESULTS

IDENTIFICATION	RESULTS
SA341 (SA347)	413.17 Inches/Hour
	15 Sec/6" Zone
	134.67 Gal/min/yd ²

APPROVED BY:

Larry A. Berry

This report is provided for the exclusive use of the client to whom it is addressed. It may be used in its entirety to gain product acceptance from duly constituted authorities. This report applies only to those samples tested and is not necessarily indicative of apparently identical of similar products. This report, or the name of Professional Testing Laboratory Inc. shall not be used under any circumstance in advertising to the general public.

Hi Max,

Thank you for the before and after photos showing removal of the built up planting beds which have now been cut down. Steve Saunders has been out to evaluate the modifications and he found the modifications helpful and satisfactory.

The other remaining topic is zoning. I've double checked our zoning calculations and have concluded that the additional 607 square feet of impermeable area results in total impermeable surface area which **exceeds the maximum of 50% of lot area.**

In short, the parcel has a maximum impermeable surface area of 3,473.20 square feet (50% of lot area), highlighted on **Page 1** of the attached calculations.

Page 2 of the attachment is a plat of survey showing the property conditions in 2004, and indicating a lot area of 6,46.40 square feet. A zoning was granted in 2006 to allow construction of a 2-story addition at rear of the home, which at that time resulted in total impermeable surface area of 3,517.53 square feet, which at that time already exceeded the maximum impermeable surface area limit by approximately 44 square feet. **Pages 3 through 6** are detailed zoning calculations of both building area and impermeable area for the 2006 proposed addition, submitted by the project architect in 2006. **Page 7** is my review of the 2006 zoning calculations, confirming the 3,517.53 square feet.

Ultimately, the previous zoning calculations and my review show is that your recent addition of 607 square feet of impermeable synthetic lawn area results in a total impermeable surface area of 4,124.53 square feet, **exceeding the maximum by 651.33 square feet (18.75%).**

Your zoning calculations submitted in September are attached as **pages 8 through 10**. I have marked up your calculations (in red) to highlight where the discrepancies lie. The largest discrepancy seems to lie in the area of existing impermeable surface area, where your calculation of 1,236 square feet is almost 800 square feet less than the 2006 calculations.

As we discussed during our site visit, you may want to compare conditions in the field to what is shown in the 2006 calculations (pages 3 through 6) to the figures you provided to determine if there is reason to adjust the Village's numbers (driveway installed smaller than approved, etc.). Or, you may want to arrange for a surveyor to provide a detailed calculation of roofed area and impermeable surfaces in order to document actual conditions.

One additional aspect of the discrepancy to note – the Village's calculation of your lot area (6,946.40 square feet), is a bit less than the figure you used in your calculations (7,661.61 square feet), and results in a smaller maximum area. Our figure is based on the lot area calculation from the 2004 plat of survey (page 2).

Because this does confirm an overage of 651.33 square feet for maximum impermeable area, leaving the lawn in place constitutes a zoning violation, and would require you to apply for and receive a zoning variation from the Zoning Board of Appeals. I am including a link to the [zoning variation application](#), which would need to be submitted no later than November 10th, which would allow the matter to be heard by the Zoning Board of Appeals on December 14th.

VILLAGE OF WINNETKA - DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING ANALYSIS AND PERMIT REVIEW CHECKLIST

ADDRESS: 797 WALDEN SURVEY DATE: 6/3/2019 ZONING DISTRICT: R-5
 WORK DESCRIPTION: IMPERMEABLE LAWN LOT AREA PER 2004
 REVIEW BY: BN DATE: 10/19/20 RECHECK BY: _____ DATE: _____
 GROSS LOT AREA: 6946.40 SQ. FT. EASEMENT/PRIVATE STREET AREA: _____ SQ. FT.
 FLAG LOT DEDUCTION: _____ SQ. FT. LOT AREA (FOR ZONING PURPOSES): _____ SQ. FT.
 MAX. PERMITTED F.A.R.: _____ MAX. LOT DEPTH: _____ AVERAGE LOT WIDTH: _____

ZONING REQUIREMENTS	PERMITTED/ REQUIRED	PROPOSED/TOTAL	OK?
GFA: "Pre-FAR Building" (built prior to 2/7/89)	<u>2778.56</u>	<u>2705.27 (EXISTING)</u>	✓
GFA: "Post-FAR Building" (built after 2/7/89)			
RLC: "Pre-FAR Building" 27% of lot area	<u>1875.50</u>	<u>1682.54 (EXISTING)</u>	✓
RLC: "Post-FAR Building" 25% of lot area			
Impermeable Lot Coverage: 50% of lot area	<u>3473.20</u>	<u>3517.53 + 607 = 4124.53</u>	
Front Yard Lot Coverage: 30% of front yard		<u>+ 651.33 OVER</u>	
MINIMUM FRONT YARD SETBACK Average Used?	Existing Principal Bldg.:	Existing: Proposed:	
	New Principal Bldg.:		
MINIMUM CORNER (FRONT)	Principal building:	Existing: Proposed:	
	Garage: same as principal building, but not less than 20 feet.	Existing: Proposed:	
MINIMUM THROUGH LOT			
MINIMUM 3 RD STREET			
MINIMUM REAR	Principal building:	Existing: Proposed:	
	Accessory building: 2 feet or 6 feet	Existing: Proposed:	
TOTAL SIDE YARDS	(% Used)	Exist: Prop:	
MINIMUM SIDE	Declared?	Existing: Proposed:	
REMAINING SIDE		Existing: Proposed:	
ARTICULATION ON MINIMUM SIDE YARD	Within 35ft of Front Building Line (if side building line is greater than 40ft long)		
LIMITATIONS ON FRONT FACING GARAGES	Must comply with Section 17.30.110 of zoning ordinance.		

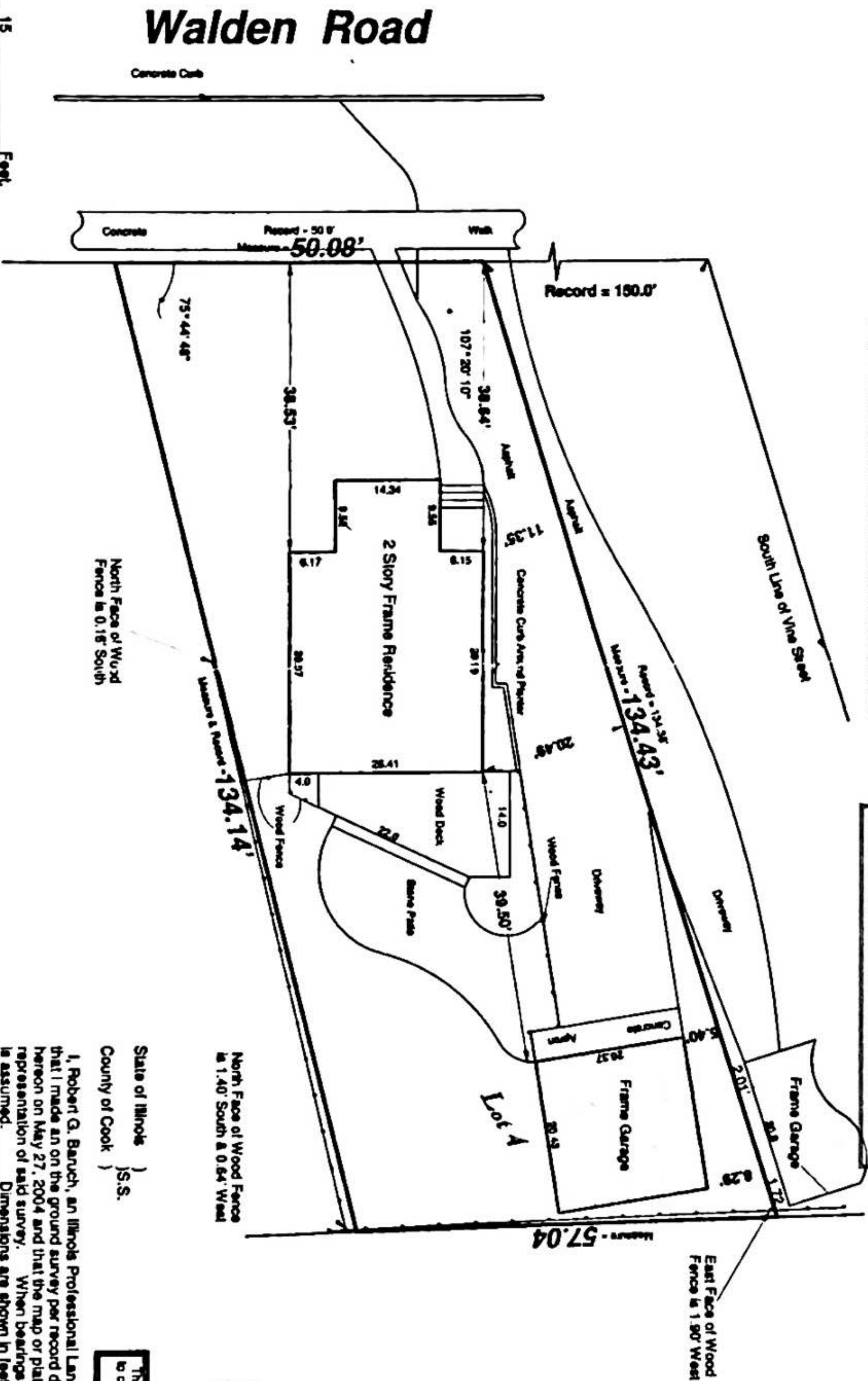
6415 N. Caldwell Ave.
Chicago, IL 60646

Plat of Survey

by Central Survey Company, Inc.

Phone (773) 631-5285
Fax (773) 792-0879
www.Centralsurvey.com

Legal Description
Lot 4 in Herick's Resubdivision of Lots 4 and 5 of Herick's Resubdivision of parts North of lots 32 and 33 and the North line of 34 in County Clerk's Division of that part lying West of the Railroad in the Southeast 1/4 of Section 17, Township 42 North, Range 19 East of the Third Principal Meridian, Cook County, Illinois
Commonly Known as: 797 Walden Road, Winetka, Illinois
Area of Land Described: 6,946.40 Sq. Ft.



Order Number: 797
Assume no dimension from scaling upon this plat. Compare all points before building and report any differences at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Scale: 1 inch equals 15 Feet
Ordered By: Loftus & Loftus

Robert G. Baruch P.L.S. #2366

Dated this 27th day of May 2004

Robert G. Baruch

(expires November 30, 2004)

State of Illinois)
County of Cook) S.S.

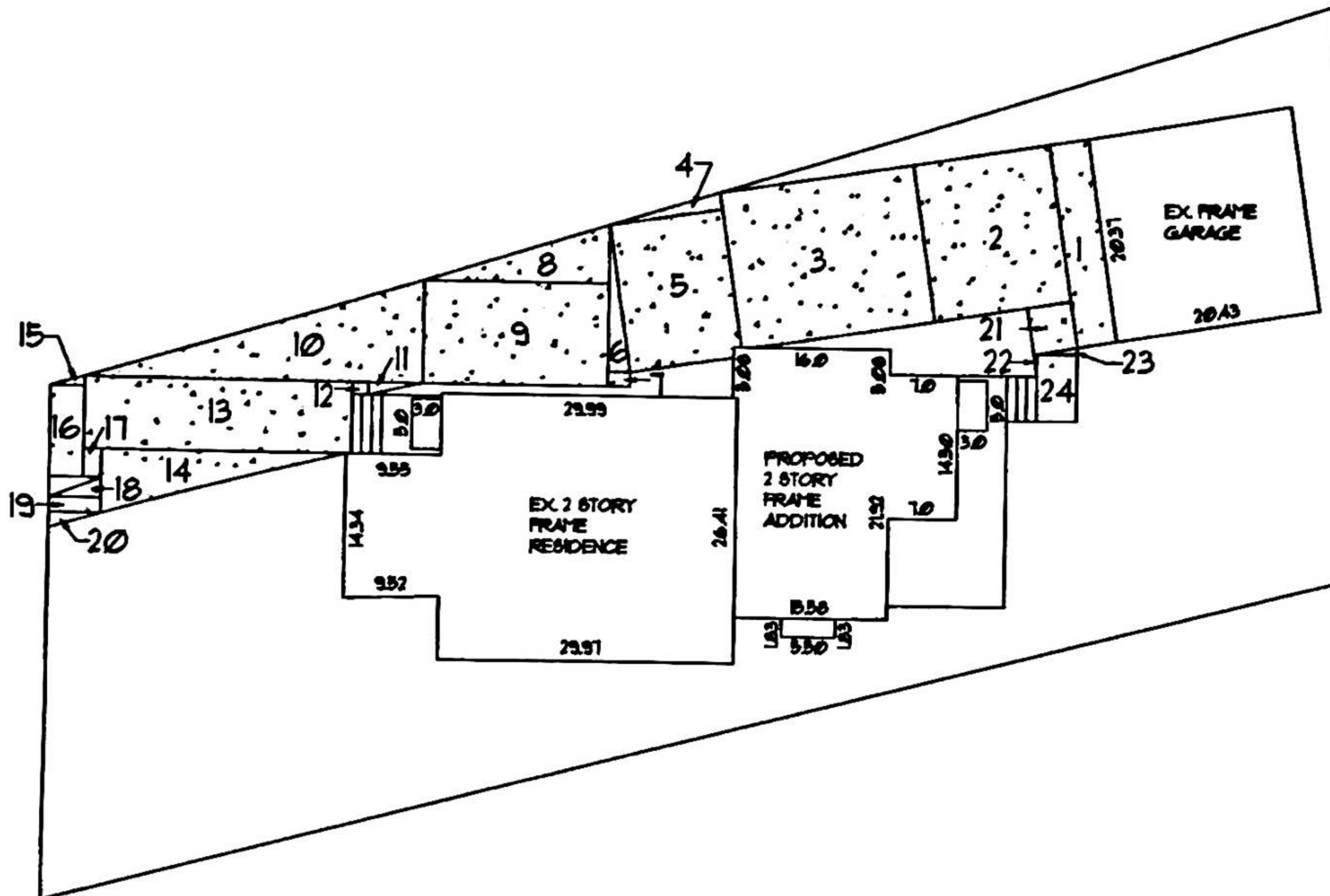
I, Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify that I made an on the ground survey per record description of the land shown hereon on May 27, 2004 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths correct at a temperature of 69° F.

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



ZONING WORKSHEET
797 WALDEN ROAD (2005)

FIGURE TWO



(2005)

FIRST FLOOR, GFA & RLC - EXISTING (FIGURE ONE)

PIECE	DIMENSIONS (FT)	RLC AREA (SF)	GFA AREA (SF)
A	14.34 x 9.535	136.73	136.73
B	29.98 x 26.41	791.77	791.77
C	20.43 x 20.37	416.16	416.16
TOTALS:		1344.66	1344.66

FIRST FLOOR, GFA & RLC - PROPOSED (FIGURE ONE)

PIECE	DIMENSIONS (FT)	RLC AREA (SF)	GFA AREA (SF)
1	16.00 x 5.08	81.28	81.28
2	21.92 x 15.58	341.51	341.51
3	5.50 x 1.83	10.07	10.07
4	14.50 x 7.00	101.50	101.50
5	5.00 x 3.00	15.00	15.00 (RLC ONLY)
6	5.00 x 3.00	15.00	15.00 (RLC ONLY)
TOTAL:		564.36	534.36
TOTAL EXIST AND PROPOSED:		1,909.02	1,879.02

SECOND FLOOR, GFA - EXISTING (FIGURE ONE)

PIECE	DIMENSIONS (FT)	AREA (SF)
B	29.98 x 26.41	791.77
TOTAL:		791.77

SECOND FLOOR, GFA - PROPOSED (FIGURE ONE)

PIECE	DIMENSIONS (FT)	AREA (SF)
1	16.00 x 5.08	81.28
2	21.92 x 15.58	341.51
6	2.50 x 1.83	4.58
TOTAL:		427.37
TOTAL EXIST AND PROPOSED:		1,219.14

TOTAL GFA - EXISTING & PROPOSED (FIGURE ONE)

FIRST FLOOR	1,879.02
SECOND FLOOR	1,219.14
TOTAL:	3,098.16

(2005)

IMPERMEABLE SURFACE - EXISTING (FIGURE TWO)

PIECE	DIMENSIONS (FT)	AREA (SF)
1.	20.37 x 4.00	81.48
2.	15.71 x 14.00	219.94
3.	20.00 x 15.71	314.20
4.	5(11.54 x 1.65)	9.52
5.	14.73 x 11.52	169.69
6.	5(14.54 x 2.27)	16.50
7.	2.27 x 1.42	3.22
8.	5(18.73 x 5.73)	53.66
9.	18.73 x 10.23	191.61
10.	5(33.48 x 10.23)	171.25
11.	5(5.48 x 1.25)	3.43
12.	1.60 x 1.25	2.00
13.	26.53 x 7.15	189.69
14.	5(24.08 x 6.33)	76.21 152.43
15.	5(3.27 x 1.00)	1.64
16.	9.00 x 3.27	29.43
17.	2.85 x 1.73	4.93
18.	5(5.00 x 2.00)	50.00
19.	5.00 x 1.50	7.50
20.	5(5.00 x 1.50)	3.75
TOTAL:		1,630.87

1554.65

IMPERMEABLE SURFACE - PROPOSED (FIGURE TWO)

PIECE	DIMENSIONS (FT)	AREA (SF)
21.	4.67 x 4.46	20.83
22.	2.19 x 0.33	0.72
23.	5(4.42 x 0.69)	1.52
24.	6.70 x 4.07	27.21
TOTAL:		50.34
TOTAL EXIST AND PROPOSED:		1,681.21

1604.99

THE VILLAGE OF WINNETKA, ILLINOIS

Subject

Reference

Made by

Checked by

Date

I

PRIOR TO 2005 ZONING VARIATION

	RLC	GFA	IMP
14.34 x 9.53	136.66	136.66	136.66
29.98 x 26.53 (2 STORY)	795.37	1590.74	795.37
20.43 x 20.37	416.16	416.16	416.16
DETACHED GARAGE ALLOWANCE DRIVEWAY (#1 - #20 ON ATTACHED)	(200)	(400)	1554.65
TOTAL, PRE-2005	1148.19	1743.56	2902.84

II

BLDG ADDITION, 2005 VARIATION APPROVED CASE # 05-40-V

5.08 x 16.0 (2 STORY)	81.28	81.28	81.28
15.58 x 21.92 (2 STORY)	341.51	683.02	341.51
5.5 x 1.83 (1.5 x 1.83)	10.06	14.63	10.06
7.0 x 14.5	101.5	101.5	101.5
3.0 x 5.0 OPEN PORCH (FRONT)	15.0	—	15.0
3.0 x 5.0 OPEN PORCH (REAR)	15.0	—	15.0
CHIMNEY ALLOWANCE		(14.63)	
FRONT PORCH ALLOWANCE	(15.0)		
PROPOSED ROAD WORK			50.34
SUBTOTAL	2005 ADDITIONAL AREA ADDED	549.35	865.80
			614.69

GRAND TOTAL

1697.54 2609.36 3517.53

PAGE Page 7 of 10



2020

RECEIVED
SEP 21 2020

Village of Winnetka
Community Development
510 Green Bay Rd
Winnetka IL 60093

**ZONING CALCULATIONS
IMPERMEABLE LOT COVERAGE**

Impermeable surfaces are limited under the Winnetka Zoning Ordinance, and may not exceed fifty percent (50%) of lot area for residentially zoned parcels. Impermeable surfaces include "any surface that does not allow water to drain, seep, filter or pass through into the ground below", and include, without limitation, all buildings other structures, as well as driveways, sidewalks, walkways, patios, tennis courts, swimming pools and other similar surfaces. All impermeable surfaces are counted at 100%.

"The only exception to this rule is a "designed permeable surface", which is a pavement system designed to allow water to pass through void in the paving material or between pavers to a designed subsurface storm water storage layer and underdrain system. Such surfaces may be counted at 75% if the engineering department approves the system's compliance with the standards outlined in the ordinance. If your project includes the required subsurface storm water storage layer and underdrain system, then you must contact the engineering department at (847)716-3530 to find out if your project qualifies for this allowance.

Of the maximum permitted (50%) impermeable lot coverage, a maximum of 25% of the lot area may be devoted to buildings and roofed areas. Thus, the maximum allowable area for additional impermeable surfaces, other than buildings and roofed areas is flexible. For example, if buildings and roofed surfaces cover 20% of the lot, up to 30% of the lot may be covered by other impermeable surfaces. These percentages are not interchangeable and the maximum allowable lot coverage devoted to buildings and roofed areas cannot exceed 25%.

In the R-5, R-4, and R-3 zoning districts a maximum of 30 percent of the required front yard may be covered with any material (impermeable surfaces, areas with roofed lot coverage, gravel or crushed stone driveways, etc.). If applicable, provide detailed representation and calculations for such area.

MAXIMUM PERMITTED IMPERMEABLE LOT COVERAGE

LOT AREA 7,661.61 Sq. Ft. x 0.50 = 3,830.80 Sq. Ft.

6946.40 3473.20

EXISTING IMPERMEABLE LOT COVERAGE

Using a current Plat of Survey, calculate the existing area covered by impermeable surfaces, other than buildings/roofed areas.

TOTAL EXISTING IMPERMEABLE LOT COVERAGE = 1,236 Sq. Ft. 2004.99

PROPOSED (NEW) IMPERMEABLE COVERAGE

Using the proposed Site Plan, calculate the area of all proposed impermeable surfaces to be added, other than buildings/roofed areas.

Totals summarized to left must be detailed on an attached sheet.

TOTAL PROPOSED IMPERMEABLE LOT COVERAGE = 607.00 Sq. Ft.

TOTAL (EXISTING + PROPOSED) IMPERMEABLE and BUILDING LOT COVERAGES

Building Area (Existing and Proposed)

1,416 Sq. Ft. 1697.54

Existing Impermeable Area

+ 1,236 Sq. Ft. 2004.99

607.00

Proposed (New) Impermeable Area

+ Sq. Ft.

TOTAL

= 3,259 Sq. Ft. 4309.53

12.26 2018

2020

RECEIVED
SEP 21 2020
BK

Impermeable
(Current)

Per PLAT

3830.80 Permeable (Total Lot)

48 Conc. Blocks -

$48 + 32 + 12 = \underline{92}$ Brick Walkway -

8 Conc. -

$256 + 384 + 384 + 64 = \underline{1088}$ Driveway -

~~1,236~~ Impermeable Total =
2004.99 $\checkmark$



A. P. SURVEYING COMPANY, PC.

LICENSE No. 184-003309

PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

PLAT OF SURVEY

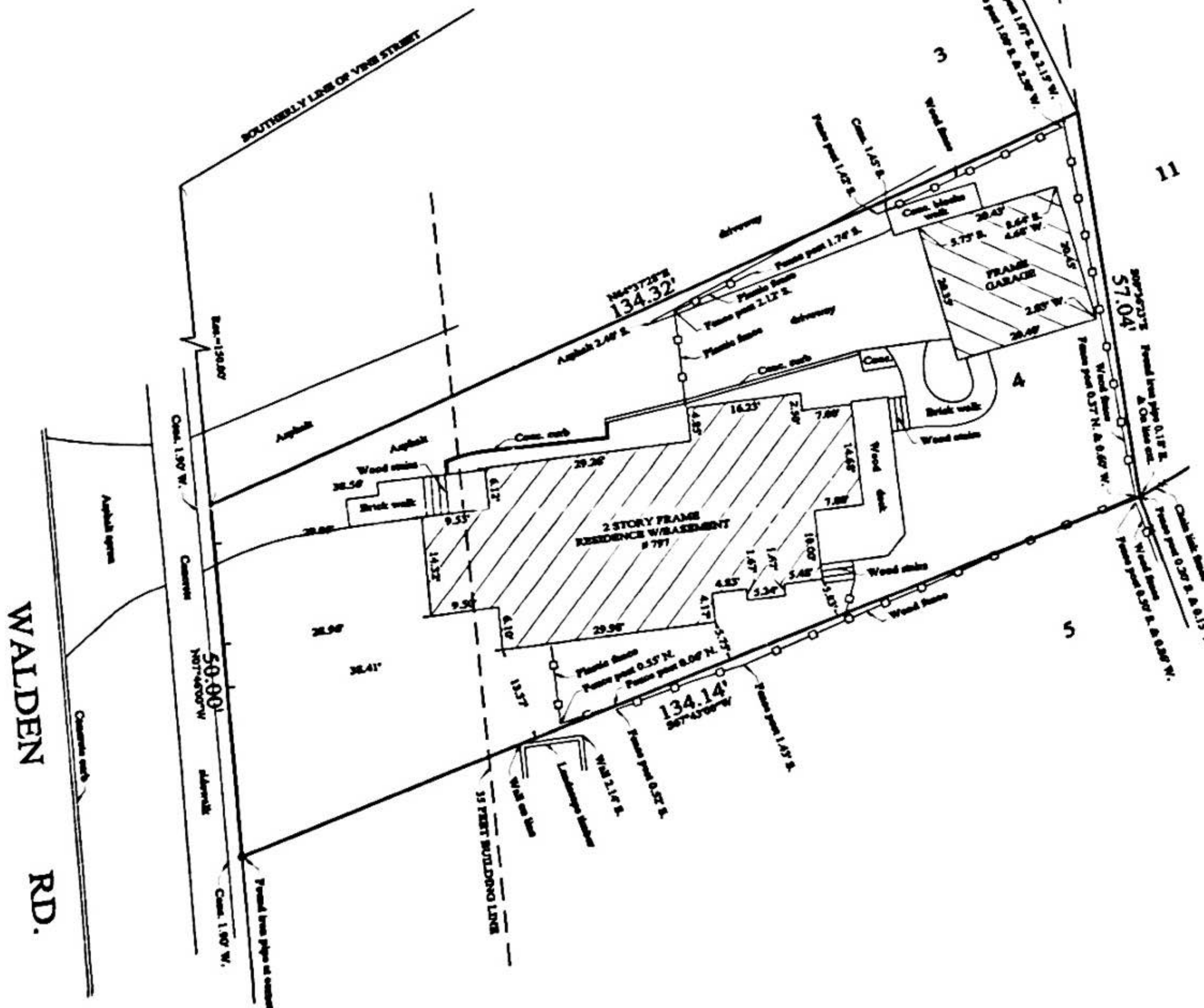
OF

LOT 4 IN HERRICK'S RESUBDIVISION OF LOTS 4 AND 5 IN HERRICK'S RESUBDIVISION OF THAT PART OF THE COUNTY CLERK'S DIVISION IN THE SOUTH EAST 1/4 WEST OF RAILROAD OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF LOTS 22, 23, 24 OF SAID COUNTY CLERK'S DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1910 IN BOOK 186 OF PLATS, PAGE 15 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 797 WALDEN ROAD, WINNETKA, ILLINOIS.

2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
TEL (847) 853-9384
FAX (847) 853-9381
e-mail: apsurveying@yahoo.com

RECEIVED
MAY 22 2020
BY:



MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENT REQUEST. UNLESS OTHERWISE NOTED HEREON, THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM, IF USED, IS ASSUMED. THE TITLE COMMITMENT NO. PT-19-51571 WAS FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 19-7562
Scale: 1 inch = 16
Date: JUNE 3, 2019.
Ordered by: ZUCKER & BOYER, LTD.
ATTORNEYS AT LAW



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois ss.
County of Cook ss.

We, A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Prof. IL LAND SURVEYOR No. 3186
License Expiration: November 30, 2020.

PAGE Page 10 of 10

Brian Norkus
Assistant Director of Community Development

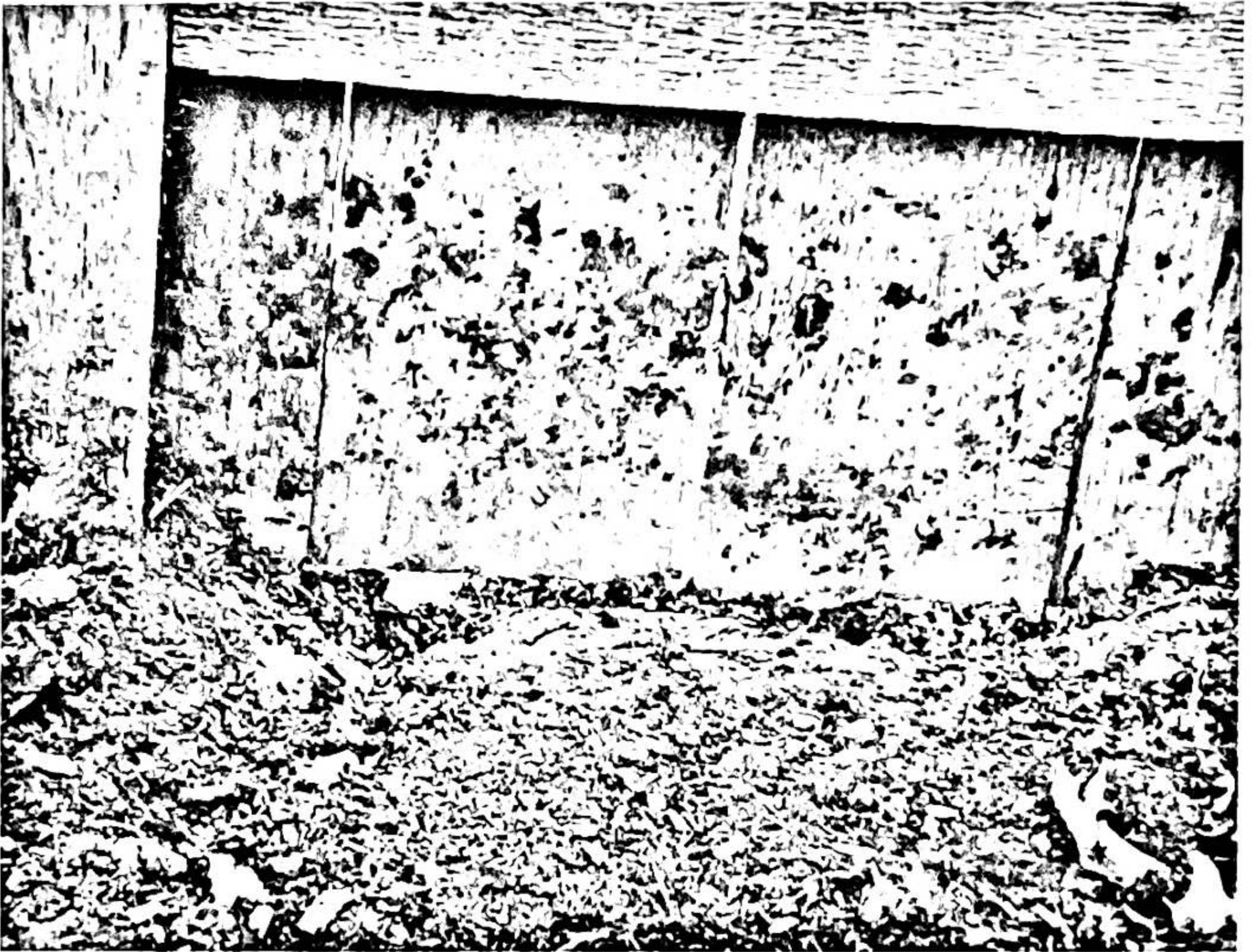
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093
(847)716-3522

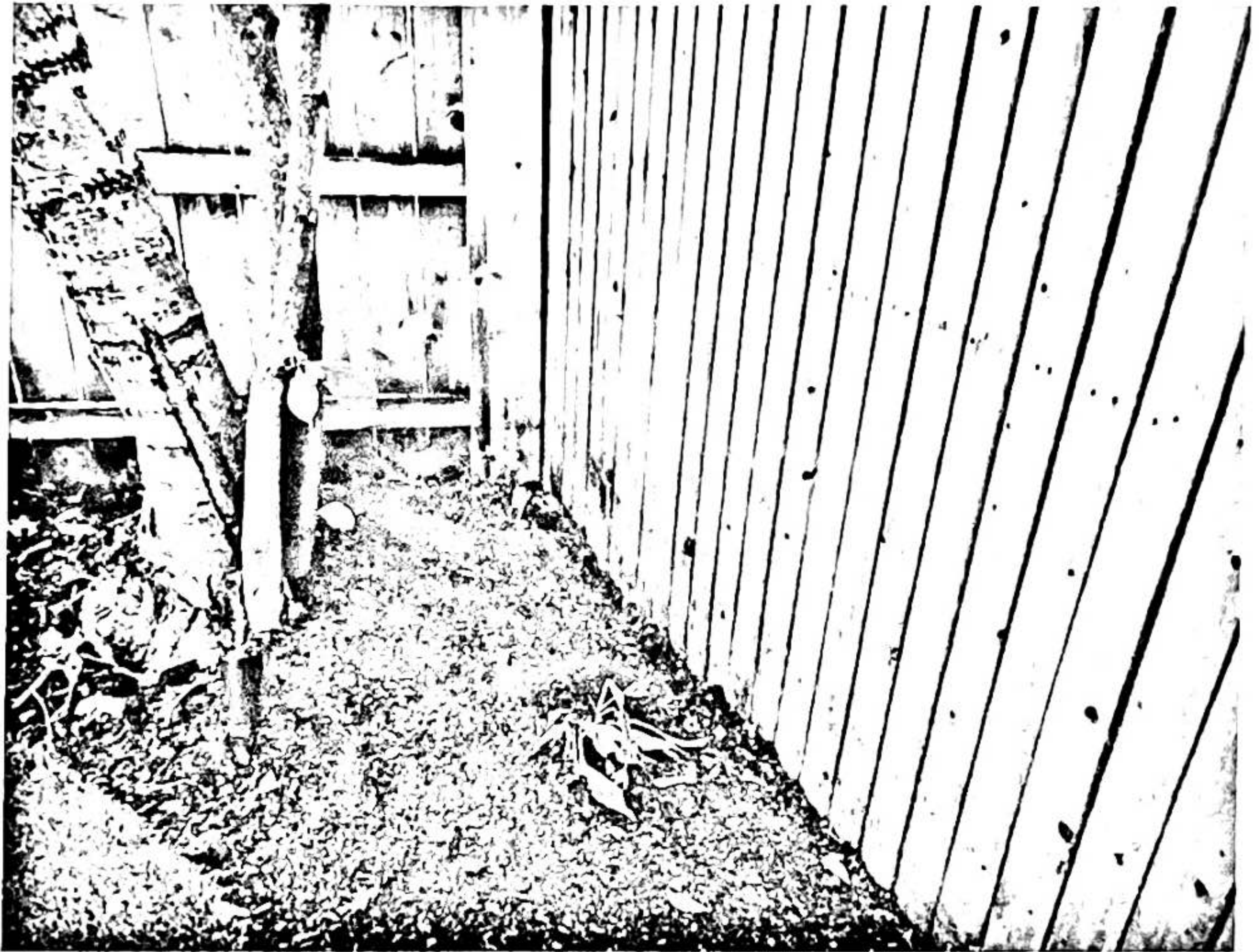
From: Max Winemiller <maxwinemiller@gmail.com>
Sent: Wednesday, October 7, 2020 11:16 AM
To: Alex Panek <APanek@winnetka.org>
Cc: Brian Norkus <BNorkus@winnetka.org>; Steve Saunders <[SSaunders@winnetka.org](mailto:ssaunders@winnetka.org)>
Subject: Re: Grading Inspection - Astroturf

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.

Alex, Steve, Brian,

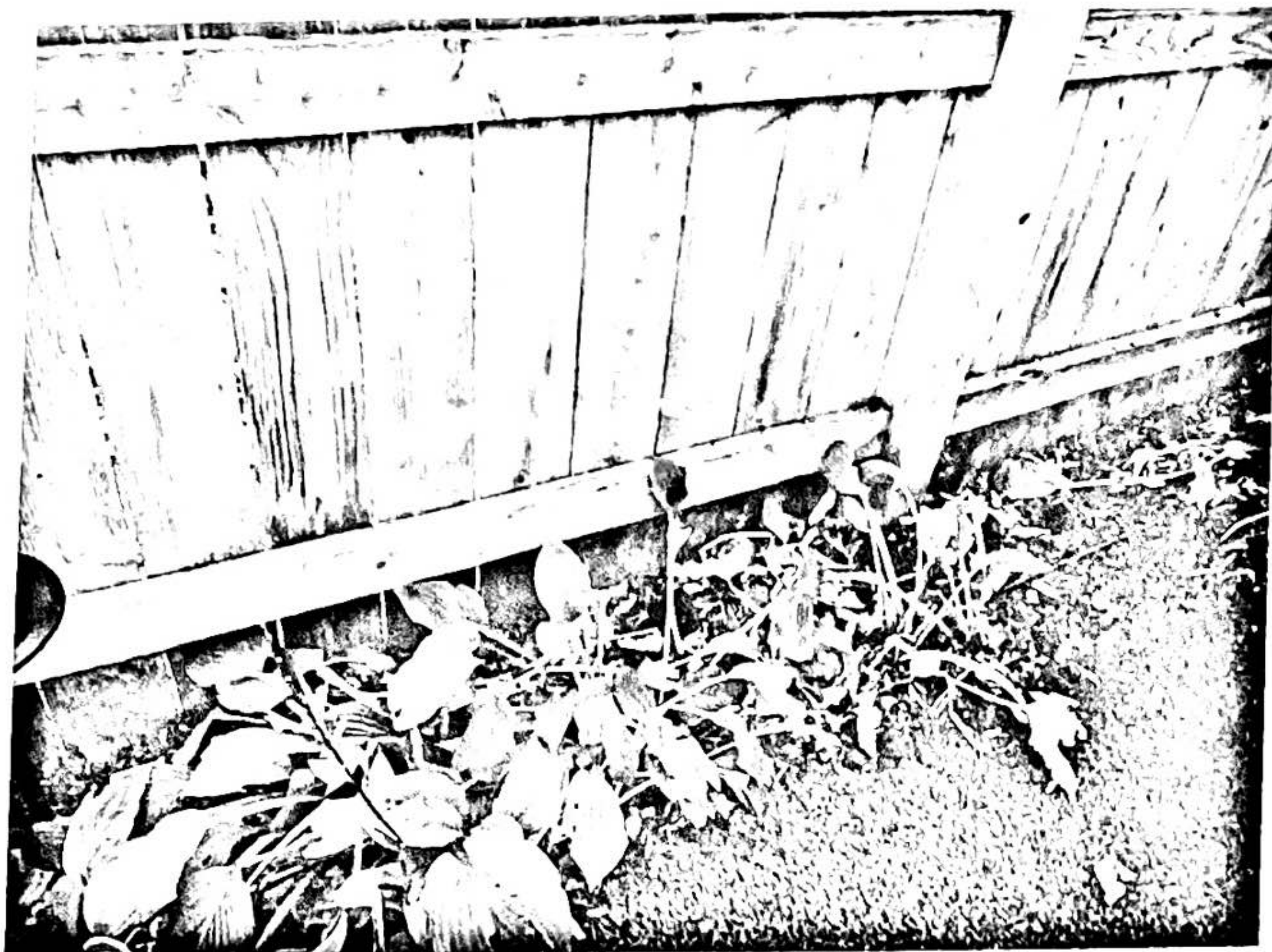
Please see pictures of yard borders that seemed to have been built up, during the turf install, that have now been cut down.

















Thank You,

Max H. Winemiller
Maxwinemiller@gmail.com
(312) 256-3870

On Oct 5, 2020, at 11:01 AM, Max Winemiller <maxwinemiller@gmail.com> wrote:

Alex, Steve, & Brian,

Please see attached image of back yard, before the turf was put in. It looks like the material put at the edges of the landscaping, on/near the fence during the turf install, was done on both the south and east side of the yard. As I originally stated, I think this could contribute to potential complaints, so I will cut it back and regrade it flat, as I did on the south side, and send images when complete.

<image0.jpeg>

Thank You,



Max H. Winemiller
Maxwinemiller@gmail.com
(312) 256-3870

On Oct 2, 2020, at 10:51 AM, Max Winemiller <maxwinemiller@gmail.com> wrote:

Hi Alex, Brian, and Steve,

Thanks for visiting today for a chat.

I'm following up on a couple of our talking points, and will continue to send more information.

Items Completed:

1. I have removed the gutter downspout extension partially and rerouted it, so it doesn't pointed towards the property to the south.
2. I'm still looking for images of the backyard before the turf, but after further reviewing, it does look to have the potential to dam water, so I cut it back from the fence. Please see images. If there was any water dam, this should remedy that. I wasn't here when they installed the turf, so they very well could have put excess material against the fence in the surrounding landscaping.

Also, a few items to share.

1. SYNLAWN confirmed by email, that the aggregate used was CA16, which looks to be a drainage type of rock. Please see attachments.
2. In looking at the property to the south, they have 2 gutter downspouts pointed towards our property lines, one of which looks to have the exit buried. IF they have had flooding issues, I'm sure this is contributing. Please see images.
5. Please also see these supporting videos:
 - <https://youtu.be/oKvyQDyc6xI>
 - https://youtu.be/TiwieQ_LGhM
 - <https://youtu.be/Z7dDJYTFPw4>

Thanks again, and I'm hopeful we can find a mutually beneficial way to conclude this issue.

Max & Liz Winemiller
797 Walden

<image0.jpeg>
<image1.jpeg>
<image2.jpeg>

<image5.jpeg>
<image6.jpeg>
<image7.jpeg>
<image8.jpeg>
<image9.png>
<image10.jpeg>
<image11.jpeg>
<image12.jpeg>
<image13.jpeg>
<image14.jpeg>

Thank You,

Max H. Winemiller
Maxwinemiller@gmail.com
(312) 256-3870

On Oct 1, 2020, at 12:44 PM, Alex Panek <APanek@winnetka.org> wrote:

<mime-attachment.ics>

pdf

zoning calc...ns (BN).pdf
1.1 MB



VILLAGE OF WINNETKA

Incorporated in 1869

ZONING PLAN REVIEW Christopher Marx: NOT APPROVED

1. The proposed artificial turf would exceed the maximum permitted Impervious Lot Coverage (ILC) of 3473.2 square feet for the property. The proposed material is considered impervious by Village policy. For reference, zoning calculations from the last major Building Permit issued for the property in 2005 indicated an ILC of 3502.53 square feet. Any resubmission should include a specific breakdown of the different impervious area coverages as indicated on the site plan.

ENGINEERING PLAN REVIEW Emily Grimm Mehdi Vakil: PENDING

FORESTRY PLAN REVIEW Jim Stier Andrew Lueck: PENDING

Respectfully,

Village of Winnetka
Community Development Department

PLEASE NOTE: PERMIT WILL NOT BE ISSUED UNLESS ALL PERMIT APPLICATIONS AND CONTRACTOR'S BONDS AND LICENSES HAVE BEEN SUBMITTED.



VILLAGE OF WINNETKA

Incorporated in 1869

510 Green Bay Rd, Winnetka IL 60093
Community Development
847-716-3520 fax 847-716-3588

July 1, 2020

Max Winemiller
maxwinemiller@gmail.com

SynLawn Chicago
lalunan@synlawn.com

Job Site Address: 797 Walden

Description of Project: Synthetic turf area in backyard

1st Plan Review: July 1, 2020

2nd Plan Review:

The Community Development Department has reviewed the plans and specifications for the work to be done at the above referenced property for compliance with the Codes and Ordinances adopted by the Village of Winnetka. Refer to the last page of this letter for directions regarding response to plan review comments.

GENERAL PLAN REVIEW NOTES

1. **Submit a complete list of contractors to include full company name, address w/ zip code & phone number if not already on the permit application.** Not having this completed prior to approval of the plans could delay issuance.
2. The Village of Winnetka has adopted the following codes:
 - International Residential Code for One and Two-Family Dwellings, 2015 Edition w/ appendix J (existing buildings)
 - International Property Maintenance Code, 2015 Edition
 - International Mechanical Code, 2015 Edition
 - International Fuel Gas Code, 2015 Edition
 - State of Illinois Plumbing Code, 2014 Edition
 - National Electrical Code, NFPA 70, 2014 Edition
 - International Fire Code, 2015 Edition
 - NFPA 101 Life Safety Code, 2015 Edition
 - NFPA Publication 13, 13R, 13D, 72, 2016 Edition
 - International Energy Conservation Code 2018 Edition with the Illinois Amendments
 - Village of Winnetka Building Code Amendments, August 1, 2019Therefore, the building must comply with said codes.
3. All revised plans are to be dated and revisions are to be "BUBBLED" to indicate changes.
4. The responses to plans review #1 or to re-reviews shall consist of correcting the construction documents and must include an item by item written reply indicating the location of all changes. **Without written reply complying with the above requirements the submittal will be considered incomplete and may be rejected.**
5. Approved plans shall be kept on the job site at all times and available for inspectors at the time of inspections.

PLEASE NOTE: PERMIT WILL NOT BE ISSUED UNLESS ALL PERMIT APPLICATIONS AND CONTRACTOR'S BONDS AND LICENSES HAVE BEEN SUBMITTED.



VILLAGE OF WINNETKA

Incorporated in 1869

ADDRESS 797 Walden

RESPONSE TO PLAN REVIEW COMMENTS

This page is required to be returned to the Community Development Department with any required revisions to be submitted for the project. The Architect must initial each line below for all departments requesting revisions to the original submittal. This page and the response cover letter must accompany all revised plans.

Please circle applicable response and initial.

RESPONSE TO:

BUILDING	YES	☒ NO	N/A	_____
ENERGY	YES	☒ NO	N/A	_____
MECHANICAL	YES	☒ NO	N/A	_____
ELECTRICAL	YES	☒ NO	N/A	_____
PLUMBING	YES	☒ NO	N/A	_____
ZONING	☒ YES	NO	N/A	_____
ENGINEERING	YES	☒ NO	N/A	_____
FORESTRY	YES	☒ NO	N/A	_____
HEALTH	YES	☒ NO	N/A	_____
FIRE PREVENTION	YES	☒ NO	N/A	_____

Please See Letter.

Name and signature of person preparing this page:

Max & Liz Wine Miller

PLEASE NOTE: PERMIT WILL NOT BE ISSUED UNLESS ALL PERMIT APPLICATIONS AND CONTRACTOR'S BONDS AND LICENSES HAVE BEEN SUBMITTED.



Re: 797 Walden

Leo Alunan <lalunan@synlawn.com>
To: Max Winemiller <maxwinemiller@gmail.com>
Cc: Liz <Lizwinemiller@gmail.com>

Mon, Jul 6, 2020 at 9:11 AM

Max,

Thank you for sharing this with me.
Your response has presented clearly all the facts that we have discussed before.
I hope that the village will reconsider their position.

Best regards,

Leo Alunan
Sales and Operations Manager
SYNLawn of Chicago
e: lalunan@synlawn.com
o: 773-857-5296 (Ext. 651)
W: www.synlawn.com
www.synlawnchicago.com
www.synlawnmilwaukee.com



SYNLAWN®

A sportgroup company

The information contained in this message, including attachments, may contain privileged or confidential information intended to be delivered only to the person identified above. If you are not the intended recipient or person responsible for delivering this message to the intended recipient, Synthetic Turf Resources Corporation requests you immediately notify the sender and ask you not to read the message or view its attachments and delete them without copying or sending to anyone else.

On Jul 2, 2020, at 7:12 PM, Max Winemiller <maxwinemiller@gmail.com> wrote:

Leo
I didn't realize you weren't on the chain of emails with Chris, from the Village.



Re: 797 Walden

Max Winemiller <maxwinemiller@gmail.com>

Thu, Jul 2, 2020 at 10:18 AM

To: Christopher Marx <CMarx@winnetka.org>, Liz <Lizwinemiller@gmail.com>

Hi Chris,

We will be looking to appeal both the turf decision, and the lot, for multiple reasons.

The backyard drains now, better than it ever has, as it just carried water before and the backyard was so clay laden that it wouldn't seem to absorb, and without sun couldn't grow grass and was often damp. Today, we can flow a hose full volume and it just eats up the water, not to mention, with heavy rain falls, it has proven to consume water, rather than shed it. This also doesn't take into account the tests by an independent testing facility, that show it's permeable as a system, and I've attached that. SynLawn is currently working on providing a video to further support this data. I'm not suggesting that the Village should consider all turf systems permeable, as they are all different, yet should consider test data on a case by case basis in order to determine feasibility of the systems to not impact water drainage, and therefor approve systems proven to be permeable by independent testing.

On the lot zoning aspect, I would understand the village position, however - our Lot had a significant water drainage system put in years ago, as well as, we have invested in all new garage gutters, additional downspouts to the garage, as well as an entire perimeter french drain system around the garage and backyard, as when we moved in, the garage was flooding, and that has been alleviated now. The lot overall absorbs, and sheds water better than it probably ever has. The neighbors to the North (801), to the East (2 houses), all drain and are graded towards our property, which is why all the drainage systems were put in place, rather than complaining about their grades, and not to mention lack of gutters on their garage, and downspouts and pop ups pointed towards our property. We haven't complained, rather have worked to prepare our property to absorb their water without issue.

I've attached the Turf Test, and additional information sheet, sent to Alex originally.

We were not, nor are trying to avoid the permit process, or the Village requirements, as we asked the contractor if a permit was needed, and they specifically said, no, because the system is permeable (I have email documentation of that) - However now that it is installed, and working well, we sure would like to find a way to keep it, as we don't see it harming the village, our property, or surrounding properties.

Thank you so much for the extra time and consideration -

Max H. Winemiller
Maxwinemiller@gmail.com
mobile: +1.312.256.3870

On Thu, Jul 2, 2020 at 9:34 AM Christopher Marx <CMarx@winnetka.org> wrote:

Mr. Winemiller,

Lori forwarded me your email asking about appealing the decision for your application. I checked with our planning

staff to confirm how we interpreted artificial turf and was informed that we regard it as impermeable in the same way as we do other surfaces. While concrete and asphalt are regarded as impermeable, we also give the same classification to pavers and compacted gravel (used for driveways or pathways).

If you were wanting to appeal that zoning aspect, I would have to check. While a Zoning Variation to exceed the maximum permitted ILC (Impermeable Lot Coverage) could be applied for, I'm not sure if the consideration of artificial turg being impermeable can be appealed. I will followup when I have an answer.

Feel free to contact me if you have more questions.

-Chris

Christopher Marx, AICP
Associate Planner

Village of Winnetka – Department of Community Development

510 Green Bay Road

Winnetka, Illinois 60093

(847) 716-3587

cmarx@winnetka.org

From: LoriAnne Weaver
Sent: Thursday, July 2, 2020 8:15 AM
To: Max Winemiller
Cc: lalunan@synlawn.com; Christopher Marx
Subject: RE: 797 Walden

Good morning.

.

I have included Chris Marx in this response. Chris will be able to explain your options.

Chris, would you please respond?

Than you,

Lori

Alex,

As a supporting document to the 797 Walden turf installation, please see a quick outline of some of the work in the 11 months since we moved here.

Upon moving into 797 Walden Road, in June of 2019, we were greeted with a flooding garage on the first heavy rain. After an emergency trip to Home Depot, and one electric water pump in the rain pumping during the downpour, we decided to enlist experts.

Upon inspection, they found that the neighbor to the north has a garage with no gutter system, and the neighbor to the east has their downspouts pointed directly into our property and yard graded towards our property, and no adequate drainage system to handle all of this incoming water. We also found that our garage had downspouts that went straight down at 1 corner and was dumping water straight onto the grade at the garage slab.

We decided to be good new neighbors, and rather than to complain about their lack of drainage systems and improper grading, to increase drainage on our property, to help relieve water from their the surrounding properties. The contractor (Classic Gutter Co, Inc.) began fixing the gutter & downspout systems on our garage and house with the downspouts being re-routed to fix the problem. Then we had another expert (Reliance Plumbing) add a significant drainage system around the entire perimeter of the garage.

Below, you will find a list of improvements that have been made to improve water drainage at 797 Walden between June 2019 and April 2020, before the recent Turf installation.

Reliance Plumbing 8/15/2019

(\$7,242.00)

- Rain water drainage system around garage and into existing catch basin in front of garage
- 5 x Yard drain boxes were installed at grade
 - 1 for each corner of the garage, and another driveway drain towards the catch basin
 - The catch basin driveway drain that was original installed many years ago had collapsed, so this was dug out and fixed
- All piping was bedded and installed in to Illinois State Plumbing code
- All areas affected by work were protected and restored to original condition
- There is a 5-year warranty on all work
- A camera was run from the drive way catch basin to the exit, to make sure there was adequate flow for the volume of the lot, with favorable results

Classic Gutter Co. Inc. 6/28/2019

(\$5,000.00)

- Removed existing gutter system on the garage and installed new 5" .032-gauge thickness seamless aluminum gutters.
- Added 2 qty. 3"x4" downspouts on the garage
- Both downspouts to drain into yard on south side
- Installed new Rain drop gutter protection covers over the new gutter system
- Installed new Rain drop gutter protection covers over entire house gutter system

- Installed three (3) new downspout screen grates that go into the drain tiles on driveway side of home
- Extend the front left downspouts to and at drain on driveway
- 20-year warranty

We made these investments, rather than complaining about the neighbors to the north and east and their seemingly deliberate evacuation of their lot water to our lot, in good faith.

The SYNLawn Turf idea started, because the backyard is shaded almost 80%+ of the time, and therefore grass wouldn't grow, and it was mud most of the time. The backyard on its own, never did a good job of absorbing water, and we even have videos of the kids playing in the mud, like it was a mud bath.

We installed the SYNLawn, because it is permeable per SYNLawn's Test Data already provided per ASTM Test Method D-1551 (<https://www.astm.org/Standards/F1551.htm>), and that it would aid in the drainage of the lot. The test data says that the product we purchased SA341 with the course rock base, moves water at 413.17 inches/Hour or 134.67 Gal/min/yd². We have no way of replicating the test ourselves, yet we can share that in our recent experience it actually has done an excellent job of absorbing water, from multiple heavy rains, down through the earth.

We hope that this helps shed light on the actions taken in good faith to improve drainage of the property, and not affect surrounding properties, and that the results from these actions have been favorable.

Best Regards,

Liz & Max Winemiller
797 Walden Road
Winnetka, IL 60093



RE: 797 Walden

Christopher Marx <CMarx@winnetka.org>
To: Max Winemiller <maxwinemiller@gmail.com>
Cc: Liz <Lizwinemiller@gmail.com>, Leo Alunan <lalunan@synlawn.com>

Thu, Jul 9, 2020 at 8:59 AM

Lee,

Thank you for the clarification. We still feel this is more of a technical question that lies outside our scope or decision-making ability. The only approval for that material to be considered for any permeability goes through the Village's Engineers at Public Works.

-Chris

Christopher Marx, AICP
Associate Planner

Village of Winnetka – Department of Community Development

510 Green Bay Road

Winnetka, Illinois 60093

(847) 716-3587

cmarx@winnetka.org

From: Max Winemiller [mailto:maxwinemiller@gmail.com]

Sent: Wednesday, July 8, 2020 5:44 AM

To: Christopher Marx

Cc: Liz; Leo Alunan

Subject: Re: 797 Walden

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.

Hi Chris,

That's surprising, considering the Lab Test, and video. I have a contact at the Lab, that would be glad to discuss it further with you, if that also helps. He shared that they have additional information and data, if you need. His contact information is below.

Lee Phillips

Lab Director

714 Glenwood Pl

Dalton GA 30721

www.professionaltesting.us

Thank You,

Max H. Winemiller

Maxwinemiller@gmail.com

(312) 256-3870

On Jul 7, 2020, at 3:20 PM, Christopher Marx <CMarx@winnetka.org> wrote:

Max,

I talked within my department to doublecheck on our consideration of artificial turf and impervious surfaces. Unfortunately, we still regard it as 100% impervious. It's really not a zoning consideration as much as it is an engineering consideration, as our policy is designed to mirror what is practiced in Public Works. Appealing that interpretation would have to be taken up with them. There is a practice of providing special plans that create extra stormwater capacity and drainage (with approval from Public Works) that can provide a 75% Impervious Lot Coverage (ILC) coverage rather than 100%. Even then, that option might not make the zoning approvable because the lot is likely exceeding 50% ILC.

I'm aware this is probably not the result you and your clients were hoping to hear. In short, this

appeal would have to be made to Public Works. We are not able to change the consideration of artificial turf as impermeable in Community Development.

-Chris

Christopher Marx, AICP
Associate Planner

Village of Winnetka – Department of Community Development

510 Green Bay Road

Winnetka, Illinois 60093
(847) 716-3587
cmarx@winnetka.org

From: Max Winemiller [mailto:maxwinemiller@gmail.com]
Sent: Monday, July 6, 2020 10:08 PM
To: Christopher Marx
Cc: Liz; Leo Alunan
Subject: Re: 797 Walden

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.

Thank you for your consideration Christopher.

Thank You,

Max H. Winemiller

Maxwinemiller@gmail.com

(312) 256-3870

On Jul 6, 2020, at 8:45 AM, Christopher Marx <CMarx@winnetka.org> wrote:

Thanks, Max. I'll share this information. When it comes to impermeable surfaces, it's not as simple as making a zoning interpretation within our department since the issue heavily affects stormwater. Such a decision might also involve Public Works. The Village is somewhat particular on what it considers permeable and what it does not because of stormwater problems in a few neighborhoods. For example, pavers used to not count as 100% as permeable, but that policy was changed several years ago. I'll see what information I can get.

-Chris

Christopher Marx, AICP
Associate Planner

Village of Winnetka – Department of Community Development

510 Green Bay Road

Winnetka, Illinois 60093
(847) 716-3587
cmarx@winnetka.org

From: Max Winemiller [mailto:maxwinemiller@gmail.com]
Sent: Thursday, July 2, 2020 7:11 PM
To: Christopher Marx; Liz; Leo Alunan
Subject: Re: 797 Walden

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.

Hi Chris,

Please see video from the independent lab from the test data sheet I sent, proving the permeability of the SYN Lawn system we installed.

See the link to the video (<https://youtu.be/Z7dDJYTFPw4>), showing permeability of the Synthetic Turf System ("turf over aggregate sub-base" - the window at the left), and just the turf by itself (the window at the right).

Cc: lalunan@synlawn.com
Subject: Re: 797 Walden

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.

LoriAnne,

How do we appeal this?

Thank You,

Max H. Winemiller

Maxwinemiller@gmail.com

(312) 256-3870

On Jul 1, 2020, at 3:46 PM, LoriAnne Weaver
<LWeaver@winnetka.org> wrote:

Good afternoon,

Please find attached the plan review letter for 797 Walden.

Sincerely,

LoriAnne Weaver

Administrative Assistant

Community Development

Village of Winnetka



RE: r_403801_r_Pro-Turf ASTM F1551 Water Permeability SA341.pdf

Lee Phillips <lphillips@professionaltesting.us>
To: Max Winemiller <maxwinemiller@gmail.com>

Tue, Jul 7, 2020 at 7:26 AM

Yes you may.

Lee Phillips

Lab Director

714 Glenwood Pl

Dalton GA 30721

www.professionaltesting.us

From: Max Winemiller <maxwinemiller@gmail.com>
Sent: Tuesday, July 7, 2020 8:16 AM
To: Lee Phillips <lphillips@professionaltesting.us>
Subject: Re: r_403801_r_Pro-Turf ASTM F1551 Water Permeability SA341.pdf

Hi Lee,

Ok, good to know. We sent them additional information, and will stand by on their response to our appeal.

Can I give them your contact information, if needed for questions?

Thank You,

Max H. Winemiller

Maxwinemiller@gmail.com

(312) 256-3870

On Jul 7, 2020, at 6:46 AM, Lee Phillips <lphillips@professionaltesting.us> wrote:

}

Not sure how to help them understand but those values are very normal for the hundreds of fabrics we test each year.

Lee Phillips

Lab Director

714 Glenwood Pl

Dalton GA 30721

www.professionaltesting.us

From: Max Winemiller <maxwinemiller@gmail.com>
Sent: Monday, July 6, 2020 11:11 PM
To: Lee Phillips <lphillips@professionaltesting.us>
Cc: Leo Alunan <lalunan@synlawn.com>; Liz <Lizwinemiller@gmail.com>
Subject: Re: r_403801_r_Pro-Turf ASTM F1551 Water Permeability SA341.pdf

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Max H. Winemiller

Maxwinemiller@gmail.com

(312) 256-3870

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To: Lee Phillips <lphillips@professionaltesting.us>

Subject: FW: r_403801_r_Pro-Turf ASTM F1551 Water Permeability SA341.pdf

Sonja Cecil

Office Manager

706-226-3283

scecil@professionaltesting.us

<image001.png>

Professional Testing Laboratory, Inc.

714 Glenwood Place

Dalton, GA 30721

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Sent: Thursday, July 2, 2020 6:07 PM
To: protest@optilink.us
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Subject: r_403801_r_Pro-Turf ASTM F1551 Water Permeability SA341.pdf

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Max H. Winemiller
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Re: 797 Walden

Max Winemiller <maxwinemiller@gmail.com>
To: Christopher Marx <CMarx@winnetka.org>
Cc: Liz <Lizwinemiller@gmail.com>, Leo Alunan <lalunan@synlawn.com>

Fri, Jul 10, 2020 at 11:27 PM

Thanks Chris.
Who would I speak to about this?

Thank You,

Max H. Winemiller
Maxwinemiller@gmail.com
(312) 256-3870

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-Chris

• **Christopher Marx, AICP**
Associate Planner

Village of Winnetka – Department of Community Development

510 Green Bay Road

Winnetka, Illinois 60093
(847) 716-3587
cmarx@winnetka.org

From: Max Winemiller [mailto:maxwinemiller@gmail.com]

Sent: Wednesday, July 8, 2020 5:44 AM
To: Christopher Marx
Cc: Liz; Leo Alunan
Subject: Re: 797 Walden

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.

Hi Chris,

That's surprising, considering the Lab Test, and video. I have a contact at the Lab, that would be glad to discuss it further with you, if that also helps. He shared that they have additional information and data, if you need. His contact information is below.

Lee Phillips

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714 Glenwood Pl

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Thank You,

Max H. Winemiller

Maxwinemiller@gmail.com

(312) 256-3870

On Jul 7, 2020, at 3:20 PM, Christopher Marx <CMarx@winnetka.org> wrote:

Max,

I talked within my department to doublecheck on our consideration of artificial turf and impervious surfaces. Unfortunately, we still regard it as 100% impervious. It's really not a zoning consideration as much as it is an engineering consideration, as our policy is designed to mirror what is practiced in Public Works. Appealing that interpretation would have to be taken up with them. There is a practice of providing special plans that create extra stormwater capacity and drainage (with approval from Public Works) that can provide a 75% Impervious Lot Coverage (ILC) coverage rather than 100%. Even then, that option might not make the zoning approvable because the lot is likely exceeding 50% ILC.

I'm aware this is probably not the result you and your clients were hoping to hear. In short, this appeal would have to be made to Public Works. We are not able to change the consideration of artificial turf as impermeable in Community Development.

-Chris

Christopher Marx, AICP
Associate Planner

Village of Winnetka – Department of Community Development

510 Green Bay Road

Winnetka, Illinois 60093
(847) 716-3587
cmarx@winnetka.org

From: Max Winemiller [mailto:maxwinemiller@gmail.com]
Sent: Monday, July 6, 2020 10:08 PM
To: Christopher Marx
Cc: Liz; Leo Alunan
Subject: Re: 797 Walden

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Thank you for your consideration Christopher.

Thank You,

Max H. Winemiller

Maxwinemiller@gmail.com

(312) 256-3870

On Jul 6, 2020, at 8:45 AM, Christopher Marx <CMarx@winnetka.org> wrote:

Thanks, Max. I'll share this information. When it comes to impermeable surfaces, it's not as simple as making a zoning interpretation within our department since the issue heavily affects stormwater. Such a decision might also involve Public Works. The Village is somewhat particular on what it considers permeable and what it does not because of stormwater problems in a few neighborhoods. For example, pavers used to not count as 100% as permeable, but that policy was changed several years ago. I'll see what information I can get.

-Chris

Christopher Marx, AICP
Associate Planner

Village of Winnetka – Department of Community Development

510 Green Bay Road

Winnetka, Illinois 60093

(847) 716-3587

cmarx@winnetka.org

From: Max Winemiller [mailto:maxwinemiller@gmail.com]

Sent: Thursday, July 2, 2020 7:11 PM

To: Christopher Marx; Liz; Leo Alunan

Subject: Re: 797 Walden

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.

Hi Chris,

Please see video from the independent lab from the test data sheet I sent, proving the permeability of the SYNLawn system we installed.

See the link to the video (<https://youtu.be/Z7dDJYTFPw4>), showing permeability of the Synthetic Turf System ("turf over aggregate sub-base" - the window at the left), and just the turf by itself (the window at the right).

Please consider this in our appeal.

Thank You,

Max H. Winemiller

Maxwinemiller@gmail.com

(312) 256-3870

On Jul 2, 2020, at 10:18 AM, Max Winemiller <maxwinemiller@gmail.com> wrote:

Hi Chris,

We will be looking to appeal both the turf decision, and the lot, for multiple reasons.

The backyard drains now, better than it ever has, as it just carried water before and the backyard was so clay laden that it wouldn't seem to absorb, and without sun couldn't grow grass and was often damp. Today, we can flow a hose full



Village of Winnetka
Community Development
510 Green Bay Rd.
Winnetka IL 60093
(847) 716-3520

Building Permit Application

Permit #: _____

Date Received: _____

Permit Address 797 WALDEN ST. Winnetka, IL 60093

Description of Work SYNTHETIC TURF INSTALLATION ON RESIDENTIAL BACKYARD

Estimated Construction Cost \$ 8,060.00 (required)

CONSTRUCTION COST includes cost of material and labor; we may request submittal of a signed contract. The applicant hereby certifies that the total value of construction as stated above is an accurate and truthful estimate of the total value of all labor and materials for the new construction or improvement, including all finish work, painting, roofing, electrical, plumbing, HVAC, paving as well as any general contractor's fee. The general contractor's fee shall be included even if the owner and general contractor are the same.

Property Owner Information

Name Max Winemiller
Address 797 WALDEN ST. City WINNETKA State IL
Daytime Phone 312 - 256 - 3870 Email maxwinemiller@gmail.com

Primary Contact *(Note: all correspondence will be with the primary contact)*

Name MAX WINEMILLER Phone 312-256-3870
Address 797 WALDEN ST City WINNETKA State IL Zip 60093
Email maxwinemiller@gmail.com

Architect's Information ☒ Not Applicable

Name _____ Phone _____
Address _____ City _____ State _____ Zip _____
Email _____

General Contractor's Information

Name LEO ALUNAN/ SYNLAWN CHICAGO Phone 773-857-5296
Address 2632 W BARRY AVE. City CHICAGO State IL Zip 60093
Email lalunan@synlawn.com



Submittal Requirements:

Please refer to the appropriate checklist for your particular type of permit work for application submittal requirements. All items identified on the worksheet(s) must be submitted with this application form in order for the application to be deemed complete.

Disclosure & Signatures:

The information submitted in this Building Permit Application may be used by the Village of Winnetka and/or any of its contractors or consultants. By signing below you certify that:

- the information and exhibits herewith are true and correct;
- you are the owner of record of the named property, the proposed work is authorized and that the registered professional or contractor submitting the application is authorized to do so;
- you agree to conform to all applicable laws, statutes, ordinances, and codes of this jurisdiction, including those adopted by reference; and
- if the permit sought is approved, the permit work will be completed in accordance with the Village Codes and within the scope of work described in the application and the approved construction documents

Application for a permit shall constitute the owner's consent to all inspections of the permit work that may be required pursuant to the Village Codes and to the right of all building officers to enter onto the premises during reasonable hours to conduct such inspections.

Signature of Property Owner: _____

Date: May 15, 2020

Print Name: Max Winemiller

Signature of Owner's Authorized Designee: _____ Date: _____

(Must attach Designee Form)

Print Name: _____

Relationship to Property Owner: _____

From: Max Winemiller <maxwinemiller@gmail.com>
Sent: Thursday, July 2, 2020 6:07 PM
To: protest@optilink.us
Cc: Leo Alunan <lalunan@synlawn.com>; Liz <Lizwinemiller@gmail.com>
Subject: r_403801_r_Pro-Turf ASTM F1551 Water Permeability SA341.pdf

Hello Pro-Turf

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Dalton GA 30721

www.professionaltesting.us

From: Sonja Cecil <scecil@professionaltesting.us>

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To: Lee Phillips <lphillips@professionaltesting.us>

Subject: FW: r_403801_r_Pro-Turf ASTM F1551 Water Permeability SA341.pdf

Sonja Cecil

Office Manager

706-226-3283

scecil@professionaltesting.us

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RE: r_403801_r_Pro-Turf ASTM F1551 Water Permeability SA341.pdf

Lee Phillips <lphillips@professionaltesting.us>
To: Max Winemiller <maxwinemiller@gmail.com>

Tue, Jul 7, 2020 at 7:26 AM

Yes you may.

Lee Phillips

Lab Director

714 Glenwood Pl

Dalton GA 30721

www.professionaltesting.us

From: Max Winemiller <maxwinemiller@gmail.com>
Sent: Tuesday, July 7, 2020 8:16 AM
To: Lee Phillips <lphillips@professionaltesting.us>
Subject: Re: r_403801_r_Pro-Turf ASTM F1551 Water Permeability SA341.pdf

Hi Lee,

Ok, good to know. We sent them additional information, and will stand by on their response to our appeal.

Can I give them your contact information, if needed for questions?

Thank You,

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ATTACHMENT C
RESOLUTION NO. ZBA-9-2020
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 20-33-V – 797 WALDEN ROAD

WHEREAS, Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 15, 2019 and known as Trust Number 800 238 0967 (the “Applicant”) is the owner of the property commonly known as 797 Walden Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (“**Subject Property**”); and

WHEREAS, the Subject Property is located in the R-5 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence with a detached garage and artificial turf in the rear yard; and

WHEREAS, the Applicant desires to maintain the existing artificial turf that was installed without the necessary permit on the Subject Property and in excess of the maximum permitted impermeable lot coverage (“**Proposed Improvement**”); and

WHEREAS, pursuant to Section 17.30.030 of the Winnetka Zoning Ordinance (“**Zoning Ordinance**”), the maximum permitted impermeable lot coverage on the Subject Property is 3,473.2 square feet; and

WHEREAS, the Applicant desires to maintain the Proposed Improvement on the Subject Property with an impermeable lot coverage that exceeds the maximum permitted 3,473.2 square feet, a violation of Section 17.30.030 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.030 of the Zoning Ordinance to permit the Proposed Improvement to remain on the Subject Property with an impermeable lot coverage of 4,124.53 square feet (“**Requested Variation**”); and

WHEREAS, a public notice for the Requested Variation was duly published on November 26, 2020 in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, in accordance with social distancing requirements, Governor Pritzker’s Executive Order 2020-71 and Senate Bill 2135, a virtual public hearing was held by the Winnetka Zoning Board of Appeals during a virtual meeting held on December 14, 2020 for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on December 14, 2020; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicant, dated October 28, 2020, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and

2. All written and oral testimony concerning the Requested Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation does satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals has determined that it will serve and be in the best interest of the Village and its residents to grant the application for the impermeable lot coverage variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. APPROVAL OF VARIATION. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested impermeable lot coverage variation from Section 17.30.030 of the Zoning Ordinance to permit the existing artificial turf to remain on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Zoning Ordinance or any other rights the Applicant may have, the approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon compliance with each and all of the following conditions:

- A. Compliance with Plans. Except for minor changes and site work approved by the Director of Community Development in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Subject Property, shall comply with those certain plans attached hereto as **Exhibit B**.
- B. Compliance with Regulations. The construction, development, use, operation, and maintenance of the Proposed Improvement and the Subject Property must comply with all applicable Village codes and ordinances, as the same may be amended from time to time, except to the extent specifically provided otherwise in this Resolution.

SECTION 4. RECORDING; BINDING EFFECT. A copy of this Resolution will be recorded in the office of the Cook County Recorder of Deeds. This Resolution and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon, the Applicant and its respective heirs, personal representatives, successors and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution 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 Zoning Board of Appeals. In the

event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, the impermeable lot coverage requirement set forth in Section 17.30.030 of the Winnetka Zoning Ordinance. 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 amendments to the Requested Variation granted in Section Two of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Winnetka Zoning Ordinance.

SECTION 7. EFFECTIVE DATE.

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

1. Passage by the Zoning Board of Appeals in the manner required by law; and
2. 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 Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.

B. In the event that the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.A.2 of this Resolution, within 30 days after the date of final passage of this Resolution by the Zoning Board of Appeals, the Zoning Board of Appeals will have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

ADOPTED this 14th day of December, 2020, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

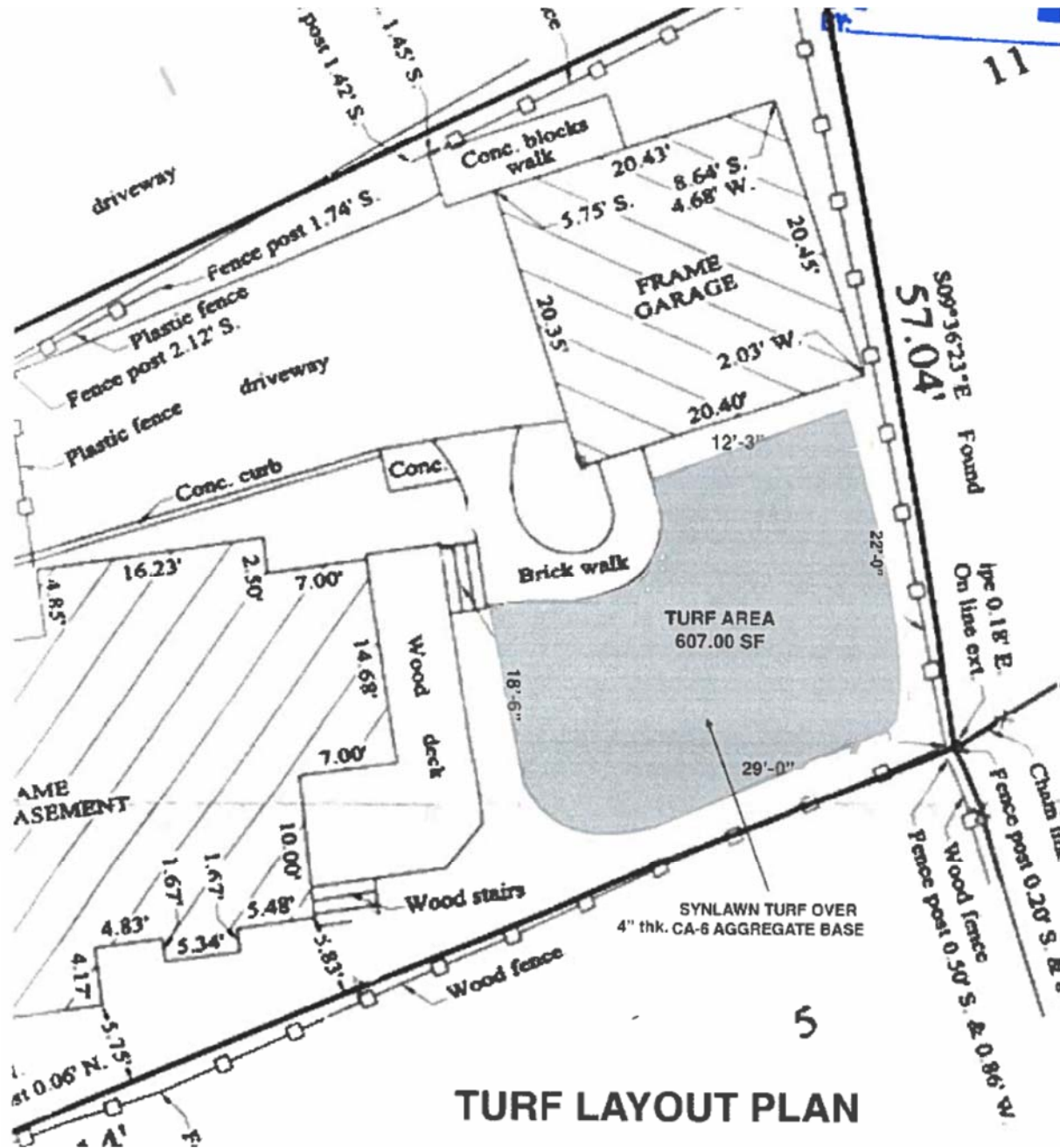
EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 4 in Herrick's Resubdivision of Lots 4 and 5 in Herrick's Resubdivision of that part of the County Clerk's Division in the Southeast $\frac{1}{4}$ West of Railroad of Section 17, Township 42 North, Range 14 East of the Third Principal Meridian, lying North of the Northerly line of Lots 22, 33, 34 of said County Clerk's Division, according to the Plat thereof recorded January 26, 1910 in Book 106 of Plats, Page 15 in Cook County, Illinois.

Commonly known as 797 Walden Road, Winnetka, Illinois.

Parcel Index Number: 05-17-405-004-0000

EXHIBIT B
PLAN



TURF LAYOUT PLAN

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 15, 2019 and known as Trust Number 800 238 0967 ("**Owner**") is the owner of record of that certain real property located at 797 Walden Road, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-9-2020, adopted by the Winnetka Zoning Board of Appeals on December 14, 2020 ("**Resolution**"), grants a variation to allow the existing artificial turf to remain on the Subject Property; and

WHEREAS, Section 7.A.2 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Owner has filed, within 30 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

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

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The Owner acknowledges that public notices and virtual public hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner 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 granting of the variation, and that the Village's approval of the variation does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner 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 Resolution granting the variation for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2020.

ATTEST

OWNER

By: _____

By: _____

Name: _____

Chicago Title Land Trust Company, as Trustee
under the provisions of a certain Trust
Agreement dated June 15, 2019 and known as
Trust Number 800 238 0967

RESOLUTION NO. ZBA-9-2020
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 20-33-V – 797 WALDEN ROAD

WHEREAS, Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 15, 2019 and known as Trust Number 800 238 0967 (the “Applicant”) is the owner of the property commonly known as 797 Walden Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (**“Subject Property”**); and

WHEREAS, the Subject Property is located in the R-5 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence with a detached garage and artificial turf in the rear yard; and

WHEREAS, the Applicant desires to maintain the artificial turf that was installed without the necessary permit on the Subject Property and in excess of the maximum permitted impermeable lot coverage (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.030 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the maximum permitted impermeable lot coverage on the Subject Property is 3,473.2 square feet; and

WHEREAS, the Applicant desires to maintain the Proposed Improvement on the Subject Property with an impermeable lot coverage that exceeds the maximum permitted 3,473.2 square feet, a violation of Section 17.30.030 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.030 of the Zoning Ordinance to permit the Proposed Improvement to remain on the Subject Property with an impermeable lot coverage of 4,124.53 square feet (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on November 26, 2020 in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, in accordance with social distancing requirements, Governor Pritzker’s Executive Order 2020-71 and Senate Bill 2135, a virtual public hearing was held by the Winnetka Zoning Board of Appeals during a virtual meeting held on December 14, 2020 for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on December 14, 2020; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicant, dated October 28, 2020, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and

2. All written and oral testimony concerning the Requested Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation **does not** satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance because (i) the Requested Variation is not in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; (ii) the Subject Property can yield a reasonable return if it is permitted to be used only under the conditions allowed for the R-5 Single Family Residential District; and (iii) the plight of the Applicant is not due to unique circumstances; and

WHEREAS, the Zoning Board of Appeals has determined that it will not serve and be in the best interest of the Village and its residents to approve the Requested Variation;

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. DENIAL OF VARIATION. In accordance with and pursuant to Chapter 17.60 of the Winnetka Zoning Ordinance and the home rule powers of the Village, the Zoning Board of Appeals denies the Requested Variation for the Subject Property.

SECTION 3. EFFECTIVE DATE. This Resolution will be effective upon passage by the Zoning Board of Appeals in the manner required by law.

ADOPTED this 14th day of December, 2020, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 4 in Herrick's Resubdivision of Lots 4 and 5 in Herrick's Resubdivision of that part of the County Clerk's Division in the Southeast $\frac{1}{4}$ West of Railroad of Section 17, Township 42 North, Range 14 East of the Third Principal Meridian, lying North of the Northerly line of Lots 22, 33, 34 of said County Clerk's Division, according to the Plat thereof recorded January 26, 1910 in Book 106 of Plats, Page 15 in Cook County, Illinois.

Commonly known as 797 Walden Road, Winnetka, Illinois.

Parcel Index Number: 05-17-405-004-0000

ATTACHMENT D

Ann Klaassen

From: Carrie Robinson <[REDACTED]>
Sent: Monday, December 7, 2020 5:50 PM
To: Planning
Subject: #20-33-v

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.

Regarding case #20-33-V:

We would like the village of Winnetka to abide by the current impermeable lot coverage guidelines. The village as a whole has water issues and allowing a variance for individual households above the current limit for impermeable lot coverage will open the door for future requests for a variance. Also, it is a slippery slope to allow a variance after improvements have already been completed on the property. The village has a process for property improvement and we should encourage this process be followed.

Carrie Robinson and Tom Green

Ann Klaassen

From: Bridget Albertson <[REDACTED]>
Sent: Tuesday, December 8, 2020 9:59 AM
To: Planning
Subject: 20-33V

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 Village Committee,

Thank you for the time you are dedicating to this issue and others.

The Village has specific requirements in place. My understanding is that these requirements are for all of us to provide a healthy and safe and friendly environment.

As a lifelong resident of Winnetka water has become an increasing issue and an increasing cost. It is my understanding that the increase in impermeable space is one of the culprits of the water issue. Why would an exception be allowed? Experience has shown us that what one property owner does to combat water issues can impact many properties around them. It's important to hold to the rules in place and enforce them. When rules are not held true and not enforced you pit neighbor against neighbor. The rules are in place for all of us to abide by. I understand there can be exceptions, but that is usually done after a study and all potential properties impacted are notified and given a chance to voice their concerns in advance.

My comments are not about any single homeowner. It's about a community and why we put guidelines in place based on years of experience. When we choose to live here we choose to abide by the rules.

Sincerely,

Bridget Albertson
[REDACTED] Walden

--



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: DECEMBER 9, 2020
SUBJECT: 1067 CHERRY STREET – VARIATION (CASE NO. 20-37-V)

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 Brett Williamson (the "Applicant") as the owner of the property located at 1067 Cherry Street (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of a second-floor addition on the existing residence on the Subject Property:

1. Gross Floor Area of 3,847.35 square feet, whereas a maximum of 3,540 square feet is permitted, a variation of 307.35 square feet (8.68%) [Section 17.30.040 – Maximum Building Size] [Note: The site currently contains 3,185.06 square feet of GFA. The proposed addition would add 662.29 square feet of GFA].

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 not received any written comment from the public regarding this application.

The Zoning Board of Appeals has final jurisdiction on this request as the Board 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 no more than 10%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.2 acres in size, is located on the north side of Cherry Street, between Glendale Avenue and Rosewood Avenue, and contains an existing two-story residence (see Figure 1). The property is zoned R-5 Single Family Residential, and it is surrounded by R-5 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.

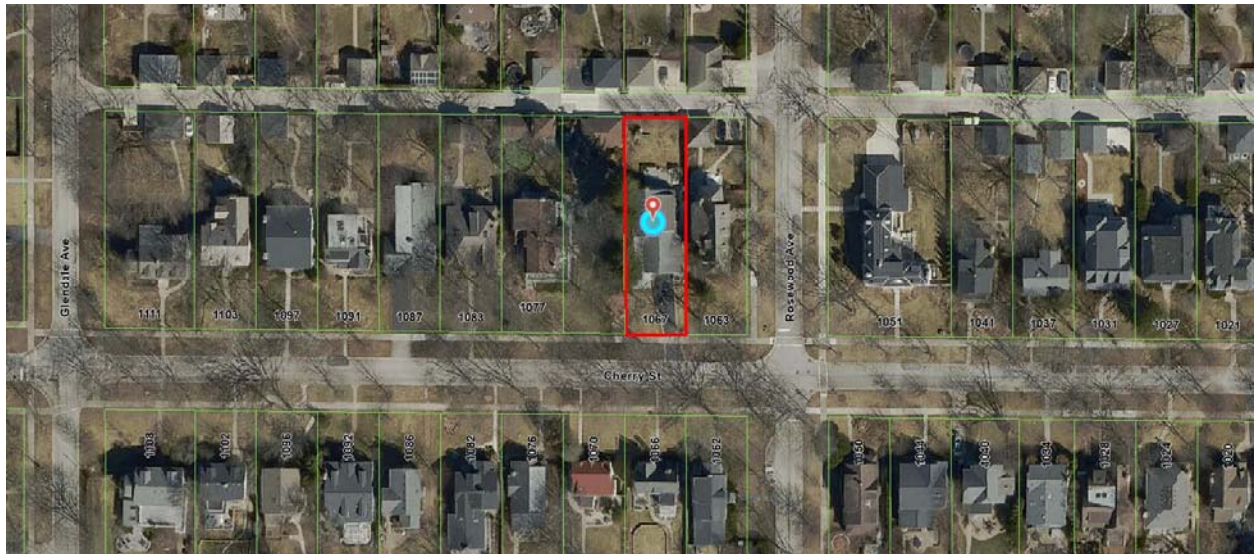


Figure 1 – Aerial Map

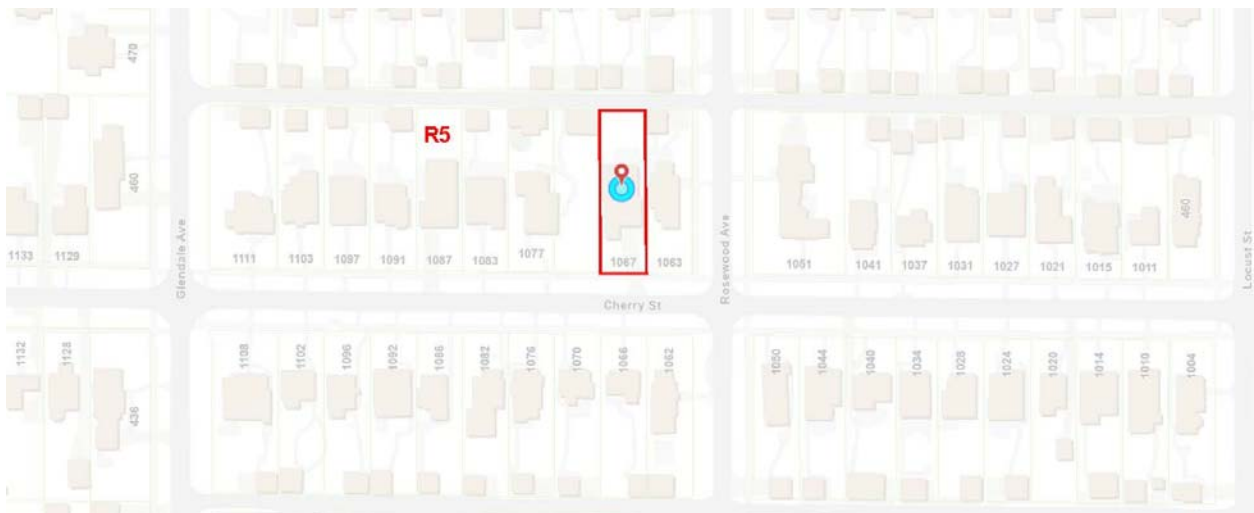


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in 1963. The following subsequent building permits were issued in:

1. 1966 to construct a porch addition;
2. 2002 to build a trellis;
3. 2008 to remove screen porch and replace with a patio.

The Applicant acquired the property in 2016. There are no previous zoning cases on file for the Subject Property.

Figures 3 and 4 on the following page contain photos of the site.



Figure 3 – Subject Property – Front Elevation



Figure 4 – Subject Property (looking northwest)

PROPOSED PLAN

The variation is being requested in order to construct a second-floor addition above the existing attached garage located at the front of the residence. The proposed addition would consist of the addition of a study and a second master suite with a walk-in closet, adding approximately 662 square feet of gross floor area. The plan does not include expansion of the footprint of the residence or an increase in impermeable lot coverage.

Excerpts of the proposed site plan, floor plan, front building elevation, and east building elevation are provided below and on the following pages as Figures 5 through 8. The complete set of plans are provided in the application materials, which are included in this report as Attachment B.

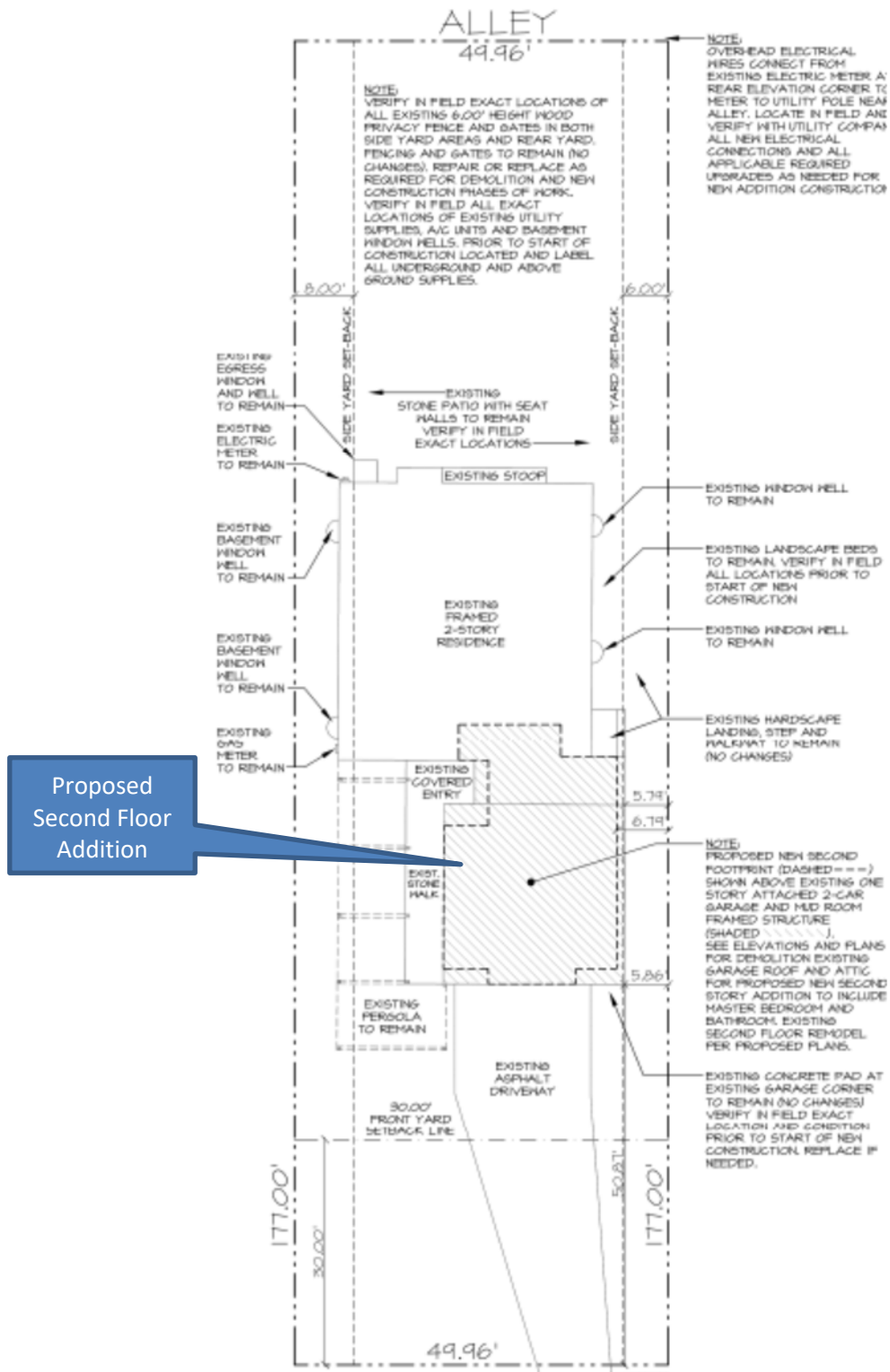


Figure 5 – Excerpt of Site Plan

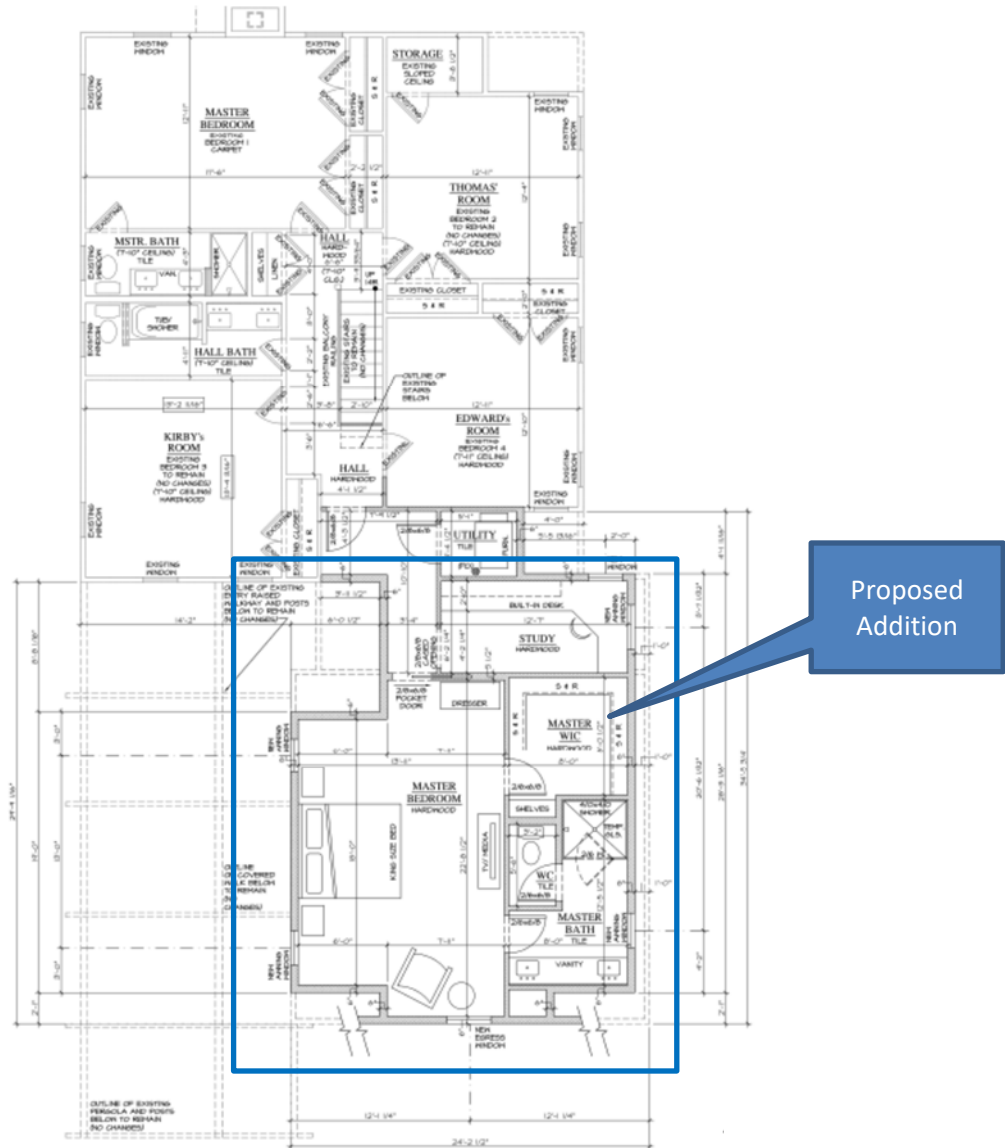


Figure 6 – Excerpt of Proposed Second Floor Plan

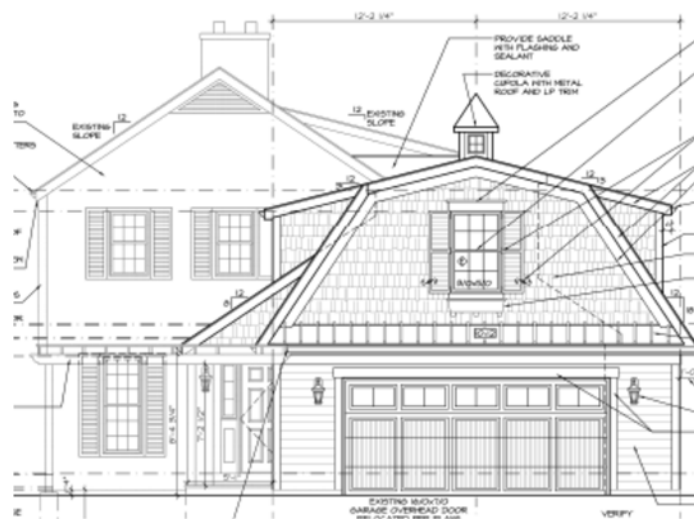


Figure 7 – Proposed Front Elevation



Figure 8 – Proposed East Elevation

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-5 zoning district (Attachment A). One variation is being requested for gross floor area (GFA). As previously noted, the site currently consists of 3,185.06 square feet of GFA. The increase in GFA with the proposed addition is 662.29 square feet; bringing the total GFA to 3,847.35 square feet, whereas a maximum of 3,540 square feet is permitted, a variation of 307.35 square feet (8.68%).

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested variation meets the standards for granting the requested zoning variation. Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to approve the requested variation?

Staff has prepared the attached draft resolutions for the Board's consideration (Attachment C). One resolution approves the request, while the other denies the request. A Board member may wish to make a motion to adopt either the resolution to approve the requested variation or the resolution to deny the requested variation.

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

Attachment C: Draft Resolutions

ATTACHMENT A

ZONING MATRIX

ADDRESS: 1067 Cherry Street

CASE NO: 20-37-V

ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,400 SF	8,850 SF	N/A	N/A	OK
Min. Average Lot Width	60 FT	50 FT	N/A	N/A	EXISTING NONCONFORMING
Min. Lot Depth	120 FT	177 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	2,389.5 SF (1)	2,024.81 SF	2,024.81 SF	0 SF	OK
Max. Gross Floor Area	3,540 SF (1)	3,185.06 SF	3,847.35 SF	662.29 SF	307.35 SF (8.68%) VARIATION
Max. Impermeable Lot Coverage	4,425 SF (1)	3,884.52 SF	3,884.52 SF	0 SF	OK
Min. Front Yard (Cherry/South)	30 FT	50.1 FT	50.1 FT	0 FT	OK
Min. Side Yard (East)	6 FT	5.88 FT	5.88 FT (3)	0 FT	EXISTING NONCONFORMING
Min. Remaining Side Yard (West)	8 FT	5.5 FT	5.5 FT	0 FT	EXISTING NONCONFORMING
Min. Rear Yard (North)	25 FT	58.83 FT	58.83 FT	0 FT	OK

NOTES:

(1) Based on lot area of 8,850 s.f.

(2) Variation amount is the difference between proposed and requirement.

(3) The proposed second floor addition would provide a setback of 6.79 feet from the east property line.

ATTACHMENT B

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 20-37-V

Property Information

Site Address: 1067 CHERRY ST, WINNETKA IL 60093

Owner Information

Name: BRETT WILLIAMSON

Primary Contact: BRETT WILLIAMSON

Address: 1067 CHERRY ST

Phone No. [REDACTED]

City, State, ZIP: WINNETKA IL 60093

Email: [REDACTED]

Date property acquired by owner: 3/15/16

Architect Information

Name: ASPECT DESIGN, INC

Attorney Information

Name: N/A

Primary Contact: JEFFREY T. LETZER

Primary Contact: _____

Address: 26575 COMMENCE DR SUITE 607 Address: _____

City, State, ZIP: VOLO IL 60073

City, State, Zip: _____

Phone No. 847-875-4372

Phone No. _____

Email: JLETZER@ASPECTDESIGNINC.COM Email: _____

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: 11/9/20

VILLAGE OF WINNETKA

ZBA Application

Letter of Situation and Hardship

RE: 1067 Cherry St, Winnetka IL 60093

TO: Ann Klaassen and Zoning Board of Appeals

1067 Cherry St is the home of Brett and Margaret Williamson. The Williamson's purchased 1067 Cherry St in March of 2016 and have maintained it as their family home ever since. When the Williamson's purchased the residence, one of the major points of sale was the potential of the unimproved space above the garage. The development of that space would not only provide a more aesthetically pleasing front exterior, but also provide the Williamson's with additional living space without changing the footprint of the home.

Renovating and improving 1067 Cherry's unfinished space above the garage does not present many challenges other than an increase in the Gross Floor Area ("GFA"). 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, the property cannot yield a reasonable return. Currently, the owners have an undeveloped space above the garage that is only able to be utilized for storage. Additionally, due to having an attached garage, the GFA available has been reduced thus requiring a variance to finish the undeveloped space.
2. The circumstances in question are created due to their garage being attached opposed to a detached garage. Due to the attached garage it has reduced the GFA available for work on the existing footprint of the house. There is approximately 377 square feet to work with and the project requires a total square footage of 642. The limited increase of 265 sq ft in GFA would provide the Williamson's with the ability to build a master suite above the garage.
3. The variations would not alter the essential character of the locality. If anything, the variation would have the potential to increase property values of the neighborhood.
4. The variation and buildout above the garage would not impair adequate supply of light and air to the 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 of the neighborhood.
5. This project will not negatively impact the taxable value of the land and buildings throughout the Village, instead it will improve them by making this property more valuable due to the unimproved space being developed and maximized.
6. The public health, comfort and welfare of the community will not be impacted by the improvements requested herein.

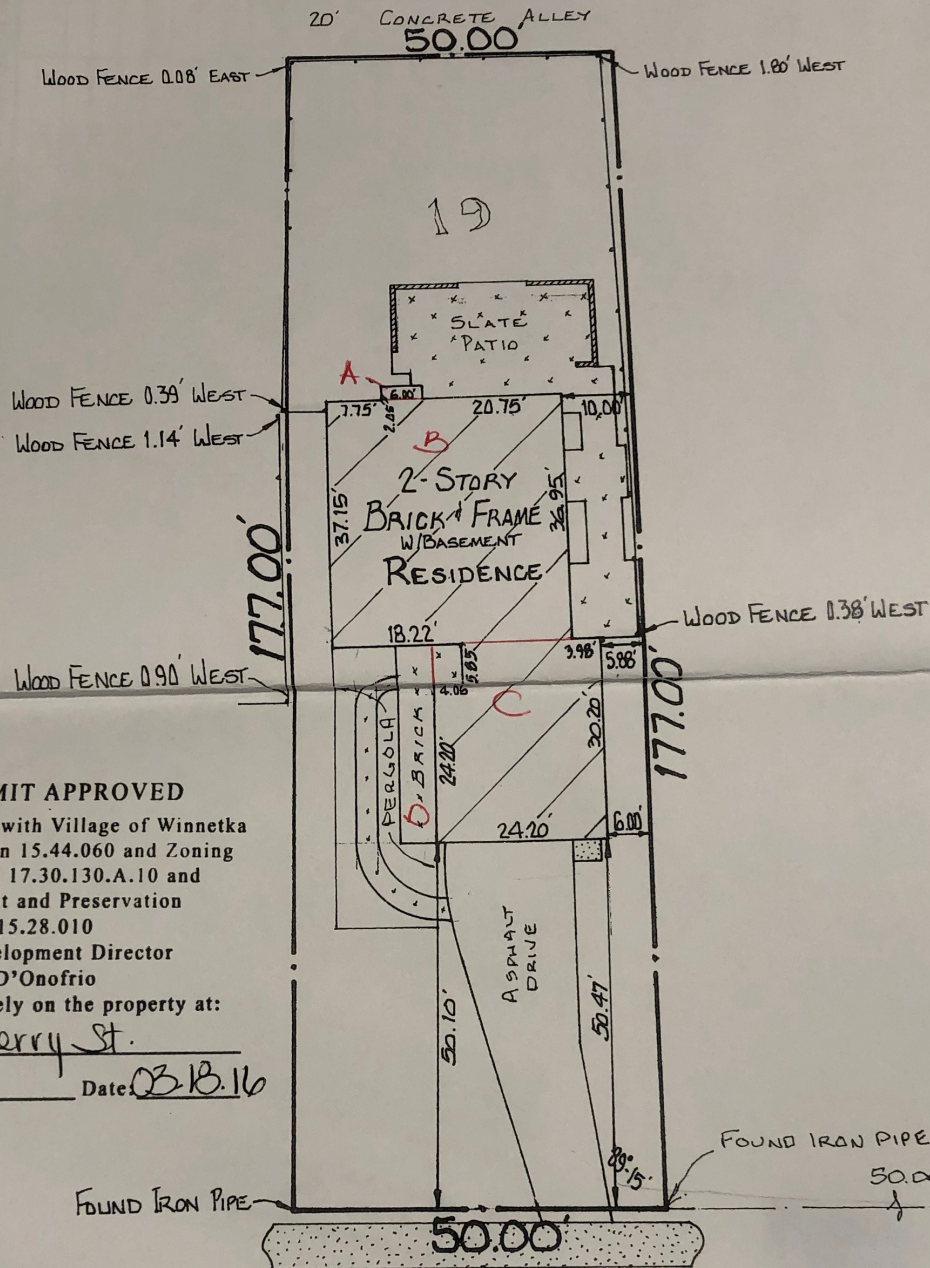
In conclusion, the intent is to develop an unfinished area of the house to maximize the available square footage without increasing the footprint of the home. By allowing a variance for the limited square footage above the GFA it will allow them to enhance the value of the property while continuing to maintain the essential character of the neighborhood.

PHONE (847) 699-0018

PLAT OF SURVEY

LOT 19 IN BLOCK 7 IN GROVELAND ADDITION TO WINNETKA, BEING A SUBDIVISION OF THE EAST 70 ACRES OF THE NORTHWEST QUARTER (1/4) OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

MORE COMMONLY KNOWN AS: 1067 CHERRY STREET, WINNETKA, ILLINOIS



FENCE PERMIT APPROVED

**Subject to Compliance with Village of Winnetka
Building Code, Section 15.44.060 and Zoning
Ordinance, Section 17.30.130.A.10 and
Tree Enhancement and Preservation
Section 15.28.010**

Community Development Director

Michael D'Onofrio

Must be located entirely on the property at:

1067 Cherry St.

Approved By: NC Date: 03.18.16

CHERRY STREET

This Professional Service Conforms
To the current Illinois minimum Standards
For a Boundary Survey

Scale: 1 Inch equals 20' feet
Ordered by DAVID NAJARIAN, Atty.
Order number 13-1232

State of Illinois)
County of Cook) S.S.

I, Ronald W. Stanley, hereby certify that the above described property has been surveyed under my supervision and that the plat hereon drawn is a correct representation of said survey.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

ZBA Agenda Packet - 1067 Cherry - Page 10
Des Plaines, Illinois JUNE 28, 2013

Note:
Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO ALL APPLICABLE LOCAL AND NATIONAL CODES.

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE
2016 STATE OF ILLINOIS ENERGY CONSERVATION CODE

EACH CONTRACTOR SHALL REVIEW AND VERIFY THE PLANS AND FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE GENERAL CONTRACTOR. ALL DISCREPANCIES SHALL BE RESOLVED BEFORE THE START OF CONSTRUCTION.

ALL CONTRACTORS SHALL COORDINATE WITH ALL OTHER CONTRACTORS PRIOR TO AND DURING CONSTRUCTION.

DO NOT SCALE DRAWINGS.

ALL MATERIALS, EQUIPMENT, STRUCTURAL ELEMENTS, FINISHES, WINDOWS, DOORS, ETC., WHETHER PRE-MANUFACTURED OR SITE BUILT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

THE CONTRACTOR SHALL NOT ALLOW DEBRIS TO ACCUMULATE ON SITE DURING CONSTRUCTION AND SHALL LEAVE THE WORK AREA "BROOM CLEAN" DAILY. REMOVE WASTE BUILDING MATERIAL WEEKLY.

THE ARCHITECT IS NOT ENGAGED FOR SUPERVISION AND ASSUMES NO SUCH RESPONSIBILITY.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, TECHNIQUES, PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

THE OWNER / CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE PERMITS AND INSURANCE FOR CONSTRUCTION AND OCCUPANCY.

THE OWNER / GENERAL CONTRACTOR TO CHOOSE FIXTURES, APPLIANCES, FINISHES (PAINT, WALL COVERINGS, TILE, LAMINATES, CABINETRY COLORS, HARDWARE, FURNITURE ETC., UNLESS NOTED OTHERWISE. SUB - CONTRACTORS TO SUPPLY SAMPLES TO THE OWNER/ GENERAL CONTRACTOR FOR FINAL APPROVAL PRIOR TO START OF CONSTRUCTION.

ALL SURFACES AND CONSTRUCTION SHALL BE ADEQUATELY BRACED AND PROTECTED.

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

WHERE THE TERM "APPROVED EQUAL" IS USED IN THE DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND HIS AGENTS FOR AND AGAINST ALL SUITS, CLAIMS OR LIABILITY ON ACCOUNT OF PERSONAL INJURIES OR PROPERTY DAMAGES ARISING OUT OF NEGLIGENCE OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.

SITE WORK

(AS APPLICABLE)

THE CONTRACTOR SHALL VERIFY SITE AND EXISTING CONSTRUCTION CONDITIONS ESPECIALLY UNDERGROUND AND OVERHEAD UTILITY SERVICES.

THE FOOTINGS AND FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL WITH A MINIMUM BEARING CAPACITY OF 3000 P.S.F.

IF THE EXISTING UNDISTURBED SOIL CONDITIONS ARE DETERMINED, BY THE GENERAL CONTRACTOR OR OWNER'S AGENT, TO BE OF INADEQUATE BEARING CAPACITY AT THE DESIGN DEPTH AT THE TIME OF EXCAVATION, THEN AN ILLINOIS LICENSED GEOTECHNICAL ENGINEER SHALL REVIEW THE EXISTING CONDITIONS AND PREPARE A WRITTEN REPORT TO BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT. THE REPORT SHALL INCLUDE THE DEPTH AND CAPACITY OF THE EXISTING SOIL BEARING CONDITIONS AND INCLUDE RECOMMENDATIONS FOR FOOTING DESIGN. THE REPORT SHALL BE SUBMITTED TO THE ARCHITECT AND BUILDING DEPARTMENT PRIOR TO THE START OF FOOTING FORM WORK.

THE FOUNDATION WALL HAS BEEN DESIGNED BASED ON SOIL CLASSIFICATIONS SC.ML-CL AND INORGANIC CL AND A LATERAL SOIL DESIGN LOAD OF 60 PSF PER FOOT OF DEPTH PER THE INTERNATIONAL RESIDENTIAL CODE.

ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 3'-6" BELOW THE FINISHED FINAL GRADE.

VERIFY FOOTING STEPS WITH FINAL APPROVED FINISH GRADE.

PORCH AND STOOP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL.

THE PORCH FOOTING ADJACENT TO THE BASEMENT FOUNDATION ON OVER EXCAVATED AREA SHALL BE INSTALLED ON EITHER COMPACTED ENGINEERED FILL OR STEPPED FOOTING SHALL BE PROVIDED.

CONCRETE WORK

(AS APPLICABLE)

ALL CONCRETE WORK SHALL CONFORM TO ACI 318 OF THE AMERICAN CONCRETE INSTITUTE FOR UNREINFORCED CONCRETE.

ALL CONCRETE WORK SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS.

ALL CONCRETE WORK SHALL COMPLY TO THE ACI STANDARDS FOR HOT AND COLD WEATHER CONCRETING.

METALS

(AS APPLICABLE)

ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM WITH THE APPROPRIATE ASTM SPECIFICATIONS AND STANDARDS AS FOLLOWS: ASTM A36, ASTM A58, ASTM A501, ASTM A307, AND ASTM A422 FOR BEAMS.

ALL STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED.

STEEL CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH STANDARD AISC CONNECTIONS (BOLTED OR WELDED, UNLESS OTHERWISE NOTED ON THE DRAWINGS) BY THE STEEL CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR REVIEW.

MASONRY

(AS APPLICABLE)

ALL NON ARCHED MASONRY OPENINGS SPANNING 6'-0" OR LESS SHALL HAVE AN 1 3 1/2" X 3 1/2" X 3/8" STEEL LINTEL UNLESS NOTED OTHERWISE.

ALL NON ARCHED MASONRY OPENINGS SPANNING 4'-0" OR LESS SHALL HAVE AN 1 5" X 3 1/2" X 3/8" STEEL LINTEL UNLESS NOTED OTHERWISE.

DOORS AND WINDOWS

(AS APPLICABLE)

ALL SAFETY GLAZING SHALL BE IN ACCORDANCE WITH THE CODE.

A MINIMUM OF ONE WINDOW PER SLEEPING AREA SHALL COMPLY WITH THE FOLLOWING MINIMUM EGRESS REQUIREMENTS:

MINIMUM OPENING AREA 5.7 SQ. FT. (5.0 SQ. FT. FOR WINDOWS AT GRADE LEVEL)
MINIMUM OPENING WIDTH 20" CLEAR
MINIMUM OPENING HEIGHT 24" CLEAR

THE OPENING OF AN OPERABLE WINDOW LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENINGS OF THE WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISH FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, OR THE WINDOW SHALL BE PROVIDED WITH A FIXED WINDOW, HAVE AN OPENING THROUGH WHICH A 4" DIAMETER SPHERE CAN NOT PASS, OR HAVE AN APPROVED FALL PREVENTION DEVICE.

GENERAL NOTES

CARPENTRY NOTES

(AS APPLICABLE)

ALL INTERIOR PARTITIONS ARE BASED ON 3 1/2" UNLESS OTHERWISE NOTED.

ALL UNSUPPORTED FRAME WALLS 12'-0" OR TALLER SHALL BE FRAMED WITH 2x6 STUDS AT 16" ON CENTER UNLESS NOTED OTHERWISE.

PROVIDE 2x6 STUDS IN LIEU OF 2x4 FOR FOR FRAME WALLS DRILLED FOR PLUMBING PIPES .

ALL CANTILEVERS TO BE A MINIMUM 2:1 RATIO PER THE CURRENT CODE.

PROVIDE CROSS BRIDGINGS FOR ALL FLOOR JOISTS SPANNING 15'-0" OR GREATER. MINIMUM 8'-0" ON CENTER OR PER ENGINEERED JOIST MANUFACTURER'S SPECIFICATIONS.

ALL LOAD BEARING HEADERS SHALL BE (2) 2x12 WITH 1/2" PLYWOOD SPACER UNLESS OTHER WISE NOTED. INSTALL DOUBLE CRIPPLES EACH SIDE FOR ALL SPANS OVER 6'-0" OR AS OTHERWISE NOTED ON THE PLANS.

SEE FIREBLOCKING NOTES FOR ALL FIREBLOCKING MATERIALS AND LOCATIONS.

INSTALL SQUASH BLOCKING AT ALL JOIST BAYS BELOW CONCENTRATED BEAM AND POST LOADS.

PROVIDE SOLID WOOD BLOCKING IN WALLS FOR ANCHORAGE FOR ALL SHELVING, CABINETRY AND TOILET ACCESSORIES. VERIFY LOCATIONS WITH OWNER.

ALL FLOOR JOISTS FRAMED TO FLUSH HEADERS SHALL BE CONNECTED WITH APPROPRIATE METAL JOIST HANGERS.

ALL ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE SHALL BE PROTECTED WITH MINIMUM 1/2" DRYWALL.

ALL EXTERIOR DECK FRAMING, DECKING MATERIAL, RAILS, TREADS, ETC., SHALL BE APPROVED PRESSURE PRESERVATIVE TREATED.

ALL METAL CONNECTORS, HANGERS, BRACKETS, NAILS, SCREWS, ETC., IN CONTACT WITH TREATED LUMBER SHALL BE APPROVED TO BE COMPATIBLE WITH THE TREATED LUMBER AND/OR SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER, AND COMPLY WITH THE CODE.

PROVIDE CONCEALED GALVANIZED OR ALUMINUM SHEET METAL FLASHING AT ALL WALL/ ROOF JUNCTIONS AND AS REQUIRED FOR WATERPROOF CONSTRUCTION.

MECHANICAL

(AS APPLICABLE)

THE MECHANICAL CONTRACTOR IS TO VERIFY ALL EQUIPMENT LOCATIONS AND DUCTWORK LAYOUT WITH THE GENERAL CONTRACTOR PRIOR TO START OF INSTALLATION.

PROVIDE AND INSTALL ALL NECESSARY MECHANICAL EQUIPMENT AND DUCTWORK PER CHAPTER 15 OF THE INTERNATIONAL RESIDENTIAL CODE AND /OR THE INTERNATIONAL MECHANICAL CODE.

ALL MECHANICAL SYSTEMS, THEIR ASSOCIATED DUCTS AND PIPING INSULATION SHALL BE INSTALLED IN COMPLIANCE WITH THE CODE.

ALL DUCT WORK, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.

PROVIDE 90% EFFICIENT DIRECT VENT FURNACES(S) WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE EXTERIOR OF THE BUILDING PER THE CODE AND THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.

THE HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE PER THE INTERNATIONAL RESIDENTIAL CODE.

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACQA MANUAL 5 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACQA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

PROVIDE MINIMUM ONE PROGRAMMABLE THERMOSTAT THAT IS CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.

PROVIDE AN APPROVED WHOLE HOUSE VENTILATION SYSTEM (EXHAUST ONLY) PER THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE SECTION R402.6, SECTION M1502 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE 2018 STATE OF ILLINOIS ENERGY CONSERVATION CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH AN OTHER APPROVED MEANS OF VENTILATION. CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE MINIMUM OUTDOOR AIRFLOW OF NOT LESS THAN 120 CFM PER TABLE M507.1), OR PROVIDE INTERMITTENT OUTDOOR AIR FLOW PER TABLE M507.3.2) OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.

NOTE:THE REQUIRED DRAWINGS DETAILING THE WHOLE HOUSE MECHANICAL VENTILATION EXHAUST AND/OR AIR INTAKE LOCATION(S) AND THEIR CONNECTIONS TO THE AIR HANDLING SYSTEM(S) SHALL BE SUBMITTED TO THE VILLAGE OF NORTHEROOK PRIOR TO THE REQUEST FOR AN HVAC ROUGH INSPECTION.

PROVIDE ADEQUATE COMBUSTION AIR TO THE MECHANICAL ROOM FOR ALL GAS FIRED APPLIANCES INSTALLED IN THE SPACE PER THE CODE OR THE MANUFACTURER'S SPECIFICATIONS FOR HI-EFFICIENT UNITS.

VENT ALL BATHROOM EXHAUST FANS, KITCHEN RANGE HOOD EXHAUST FAN, AND DRYER VENTS TO THE EXTERIOR WITH A DAMPER. ALL AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3'-0" FROM PROPERTY LINES, 3'-0" FROM OPERABLE AND NON OPERABLE OPENINGS INTO THE BUILDING, INCLUDING SOFFIT ATTIC VENTS AND 10'-0" FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3'-0" ABOVE THE AIR INTAKE.

KITCHEN RANGE HOOD EXHAUST FANS IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. THE MAKE UP AIR SYSTEM SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM PER IRC M1503.4.

ALL AIR EXHAUST OPENINGS SHALL HAVE A SELF CLOSING DAMPER.

SUPPLY PROPER MAKEUP AIR IN THE LAUNDRY ROOM PER THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ALL CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND SECTION M1502 OF THE INTERNATIONAL RESIDENTIAL CODE.

ALL OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

CLASS B VENTS TO HAVE A MINIMUM 1" CLEARANCE TO ALL COMBUSTIBLES AND TO BE FIRE STOPPED AT FLOORS.

ALL DUCT WORK INSTALLED IN UNCONDITIONED SPACE SHALL BE SEALED WITH APPROVED TAPES OR SEALANT. ALL DUCT WORK INSTALLED IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCT WORK SHALL BE INSULATED TO A MINIMUM OF R-6.

THE DUCT TIGHTNESS SHALL BE TESTED FOR AIR LEAKAGE FOR ALL DUCTS AND AIR HANDLERS BY AN APPROVED TEST METHOD, PER THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

ELECTRICAL

(AS APPLICABLE)

SEE ELECTRICAL PLANS AND ELECTRICAL NOTES.

GENERAL NOTES

PLUMBING

(AS APPLICABLE)

PROVIDE AND INSTALL ALL SANITARY, SUPPLY AND PIPING AS REQUIRED PER THE 2014 STATE OF ILLINOIS PLUMBING CODE.

ALL UNDERGROUND WATER PIPING SHALL BE PER THE PLUMBING CODE.

ALL WATER METERS SHALL BE INSTALLED WITH SHUT OFF VALVES ON BOTH THE INLET AND ON THE DISCHARGE SIDES OF THE METER.

PROVIDE 12" AIR CHAMBERS AT ALL FIXTURES.

PROVIDE 24" AIR CHAMBERS AT ALL RISERS.

ALL INTERIOR WASTE SHALL BE INSTALLED WITH A MINIMUM 1/4" PER FOOT PITCH.

ALL SHOWER VALVES SHALL BE NON SCALD TYPE.

ALL HOSE BIBS SHALL BE FROST PROOF WITH VACUUM BREAKERS.

PROVIDE A SEWER CLEAN OUT WITHIN 5'-0" OF THE EXTERIOR OF THE FOUNDATION WALL.

ALL UNDERGROUND WASTE AND VENT PIPING SHALL BE 6" PVC PER THE PLUMBING CODE.

PROVIDE A RETURN LINE ON THE HOT WATER SIDE FROM THE FURTHEST FIXTURE OF A BRANCH LINE TO THE WATER HEATER.

PLUMBING SUPPLY LINES SHALL NOT BE LOCATED OR INSTALLED IN EXTERIOR WALLS OR UNCONDITIONED SPACES.

THERMAL AND MOISTURE PROTECTION

(AS APPLICABLE)

REFER TO THE ENERGY CODE NOTES AND THE TYPICAL WALL SECTIONS FOR R-VALUES.

METAL VALLEY FLASHING TO CONFORM WITH ALL APPLICABLE CODES.

ALL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH APPROVED SEALANT, TAPE, GASKETS OR WEATHER STRIPPING TO PREVENT AIR LEAKAGE.

VAPOR RETARDERS WITH A PER RATING OF 1.0 OR LESS SHALL BE INSTALLED IN ALL FRAMED CEILINGS, WALLS, AND FLOORS.

PROVIDE CONCEALED GALVANIZED OR ALUMINUM SHEET METAL FLASHING AT ALL WALL/ROOF JUNCTIONS AND AS REQUIRED FOR WATERPROOF CONSTRUCTION.

ACCESS PANELS TO ATTICS SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

STRUCTURAL DESIGN CRITERIA

DESIGN LOADS		
FLOOR	40 P.S.F.-LL.	10 P.S.F.-D.L. LIVING SPACE
ATTIC	20 P.S.F.-LL.	10 P.S.F.-D.L. ATTIC STORAGE
ROOF	30 P.S.F.-LL.	10 P.S.F.-D.L. SNOW LOAD
CATHEDRAL CEILING	30 P.S.F.-LL.	15 P.S.F.-D.L. SNOW LOAD
DECKS	40 P.S.F.-LL.	10 P.S.F.-D.L.
WIND LOAD	40 P.S.F.	

ALL FLOOR AND CEILING JOISTS, ROOF RAFTERS, BEAMS AND HEADERS SHALL BE DOMESTIC HEM FIR #2 UNLESS OTHERWISE NOTED. MINIMUM E = 1300,000 P.S.I. AND MINIMUM BASE PD = 850 OR BETTER.

ALL STRUCTURAL WOOD POSTS SHALL BE S-P-F STRUCTURAL GRADE OR BETTER.

PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, BATHTUBS, WASHER, DRYER, AND OTHER STATIONARY APPLIANCES.

MINIMUM IN GRADE BASE VALUES FOR STUDS:

FIRST FLOOR EXTERIOR LOAD BEARING WALLS	E = 1,400,000	Fc = 825
FIRST FLOOR INTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR EXTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR INTERIOR LOAD BEARING WALLS	E = 1,000,000	Fc = 600
ALL NON LOAD BEARING WALLS	E = 1,000,000	Fc = 600

EXTERIOR DECK STRUCTURAL FRAMING LUMBER:

ALL DECK STRUCTURAL FRAMING HAS BEEN DESIGNED BASED UPON #2 SOUTHERN YELLOW PINE OF U.S. ORIGIN AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL.

Pd: 2x8 = 1380 P.S.I. / 2x10 = 1210 P.S.I. / 2x12 = 1120 P.S.I. / E = 1,600,000

ENGINEERED WOOD PRODUCTS:

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLAMBS AND PARALLAMS AS MANUFACTURED BY TRUSS-JOIST.

1.4 MICROLAMBS	Pd = 2,600 P.S.I.	E = 1,900,000 P.S.I.
2.0 PARALLAMS	Pd = 2,400 P.S.I.	E = 2,000,000 P.S.I.
1.5 TIMBERSTRAND	Pd = 2,250 P.S.I.	E = 1,500,000 P.S.I.

STRUCTURAL WOOD I-JOISTS:

MANUFACTURED STRUCTURAL WOOD I-JOISTS ARE BASED UPON I-JOIST AS MANUFACTURED BY INTERNATIONAL BEAM OR APPROVED EQUAL. ALL SUBSTITUTIONS SHALL BE REVIEWED BY THE ARCHITECT. I JOISTS SHALL BE INSTALLED AS PER THE MANUFACTURERS ALLOWABLE FLOOR SPAN CHART (LIVE LOAD = 17480), INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.

FIREBLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL.
- 2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.,
- 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RIM.
- 4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON COMBUSTIBLE MATERIALS.
- 5) ALL FURRINS, PARTITIONS, EXTERIOR WALLS AT EACH FLOOR AND CEILING LEVEL, AND AT THE JUNCTURE OF THE ROOF RAFTERS AND WALL.
- 6) ALL OPEN SOFFIT AREAS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1/2" DRYWALL.

EXCEPT AS PROVIDED IN ITEMS 4 AND 6 ABOVE, FIREBLOCKING SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32 INCH O.S.B. WITH JOINTS BACKED BY 23/32 INCH O.S.B., OR ONE THICKNESS OF 3/4 INCH TYPE 2-H PARTICLE BOARD WITH JOINTS BACKED BY 3/4 INCH TYPE 2-H PARTICLE BOARD, OR OTHER APPROVED MATERIALS.

THE INTEGRITY OF ALL FIRE STOPS SHALL BE MAINTAINED.

NOTES:
ALL FIREBLOCKINGS AND DRAFT STOPPINGS SHALL MEET REQUIREMENTS OF IRC R602.8 AND RELATED SECTIONS AND TABLES AND IRC R502.12 AND RELATED SECTIONS.

PROVIDE 5/8" FIRECODE DRYWALL TO UNDERSIDE OF ALL I JOIST FLOOR CONSTRUCTION AND PROVIDE APPROVED DRAFTSTOPPING FOR EVERY 1000 SQ. FT. OF FLOOR AREA

ADDITION/ REMODEL PROJECT:
WILLIAMSON RESIDENCE

1067 CHERRY STREET
WINNETKA, IL 60093
COOK COUNTY

BUILDING AREAS

1). EXISTING FIRST FLOOR SQUARE FEET	=	1,397.87
2). EXISTING SECOND FLOOR SQUARE FEET	=	1,170.65
3). EXISTING TOTAL SQUARE FEET	=	2,568.52

ADDITION/ REMODEL DESIGN CRITERIA

- 1). REMOVE EXISTING GARAGE ROOF AND ATTIC CONSTRUCTION.
- 2). REMODEL EXISTING SECOND FLOOR PER PLANS.
- 3). PROPOSED NEW MASTER BEDROOM AND BATHROOM SUITE ABOVE EXISTING FRAMED GARAGE.
- 4). LANDSCAPE DESIGN (BY OTHERS).
- 5). INTERIOR DESIGN (BY OTHERS).
- 6). CIVIL ENGINEERING (BY OTHERS).
- 7). STRUCTURAL ENGINEERING (BY OTHERS).

SHEET INDEX

NO.	SHEET	DESCRIPTION
1).	A 01	TITLE SHEET AND GENERAL NOTES
2).	A 02	SITE PLAN AND TYPICAL WALL SECTIONS
3).	A 03	DEMOLITION EXISTING EXTERIOR ELEVATIONS
4).	A 04	DEMOLITION EXISTING EXTERIOR ELEVATIONS
5).	A 05	DEMOLITION EXISTING FOUNDATION AND EXISTING FINISHED BASEMENT PLANS
6).	A 06	DEMOLITION EXISTING FIRST FLOOR PLAN
7).	A 07	DEMOLITION EXISTING SECOND FLOOR PLAN AND ROOF PLAN
8).	A 08	PROPOSED EXTERIOR ELEVATIONS
9).	A 09	PROPOSED EXTERIOR ELEVATIONS
10).	A 10	PROPOSED FOUNDATION PLAN
11).	A 11	PROPOSED FIRST FLOOR PLAN
12).	A 12	PROPOSED SECOND FLOOR PLAN AND ROOF PLAN
13).	A 13	PROPOSED BUILDING SECTIONS
14).	A 14	TYPICAL SECTIONS AND DETAILS
15).	A 15	TYPICAL SECTIONS AND DETAILS
16).	A16	PROPOSED ELECTRICAL PLANS AND ELECTRICAL NOTES

LEGEND

EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL	
NEW FRAME WALL, WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED	
EXISTING CONCRETE FOUNDATION WALL TO REMAIN		PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING	
		SHORE UP EXISTING CONSTRUCTION AS REQUIRED	

REMODELING NOTES

VERIFY ALL EXISTING CONDITIONS AND COMPARE TO THE PLANS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES.

DISCONNECT AND CAP OFF ALL PLUMBING AND GAS PIPING, ELECTRICAL WIRING AND DEVICES, LOW VOLTAGE WIRING, MECHANICAL DUCT WORK AS REQUIRED FOR NEW CONSTRUCTION.

ALL DEMOLITION OF EXISTING PLUMBING PIPING, FIXTURES AND EQUIPMENT ETC SHALL BE PERFORMED BY AN ILLINOIS LICENSED PLUMBER.

SHORE UP ALL EXISTING STRUCTURE AS REQUIRED FOR ALL NEW CONSTRUCTION

CONNECT NEW ELECTRICAL CIRCUITS TO EXISTING PANEL. VERIFY PANEL SIZE AND AVAILABLE CIRCUITS. SUPPLY AND INSTALL AN ADDITIONAL SUB PANEL IF REQUIRED.

ALL EXPOSED CEILINGS, WALL AND FLOOR CAVITIES SHALL BE FILLED WITH INSULATION. VERIFY R-VALUE WITH BUILDING INSPECTOR.

REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING

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WILLIAMSON RESIDENCE

ADDITION /REMODEL
1067 CHERRY STREET
WINNETKA, IL 60093

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10/30/2020
11/03/2020
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PROJECT # AD20182
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1067 CHERRY STREET
TITLE SHEET &

ENERGY CODE

THE NEW CONSTRUCTION HAS BEEN DESIGNED TO COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS FOLLOWS:

WALLS:
ATTIC:
FLOORS:
SLOPED CEILING:
BASEMENT WALLS:
CONCRETE SLAB ON GRADE:

R-20 BATT INSULATION
R-49 BATT INSULATION WITH VAPOR BARRIER
R-30 BATT INSULATION WITH VAPOR BARRIER
R-49 CLOSED CELL SPRAY FOAM OR RIGID INSULATION
R-19 BATT INSULATION CAVITY WALL INSULATION
R-10 RIGID FOAM INSULATION AND MIN 2'-0" DEEP AT FOUNDATION WALLS

WINDOWS:
DOORS:
GARAGE OVERHEAD DOORS:

U-0.30 (MAXIMUM)
U-0.30 (MAXIMUM)
U-0.35 (MAXIMUM)

HVAC DUCTS INSTALLED IN UNCONDITIONED SPACE. (ATTICS ETC.)

R-8

MAXIMUM ALLOWABLE AIR LEAKAGE PER SECTION R402.4.3:
WINDOWS 0.3 CFM PER SQ. FT.
SWING DOORS 0.5 CFM PER SQ. FT.

ALL EXPOSED RIGID OR SPRAY FOAM INSULATION INSTALLED IN THE ATTIC SHALL BE COMPLETELY ENCLOSED OR PROVIDED WITH AN APPROVED THERMAL BARRIER

ALL AIR BARRIERS AND INSULATION SHALL BE INSTALLED IN COMPLIANCE WITH TABLE R402.4.1.1 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

ALL FOUNDATION WALLS SHALL BE INSULATED FROM THE TOP OF THE WALL TO THE TOP OF THE BASEMENT FLOOR BELOW.

THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE SHALL BE APPLIED TO THE ENTIRE PROJECT USING CLIMATE ZONE 5.

THE DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT TO EXCEED 4 AIR CHANGES PER HOUR, IN ACCORDANCE WITH ASTM E 119 OR ASTM E 1821. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE BUILDER OR REGISTERED DESIGN PROFESSIONAL SHALL COMPLETE THE CERTIFICATE. THE CERTIFICATE SHALL LIST ALL PREDOMINANT R-VALUES, PENETRATION U-FACTORS AND THE SOLAR HEAT GAIN COEFFICIENTS. THIS CERTIFICATE SHALL ALSO LIST THE TYPE AND EFFICIENCY RATINGS OF THE HEATING, COOLING AND WATER HEATING EQUIPMENT.

THE MAINTENANCE INSTRUCTIONS AND EQUIPMENT MANUALS SHALL BE FURNISHED WITH ALL MECHANICAL EQUIPMENT OUTLINING REQUIRED REGULAR PREVENTATIVE MAINTENANCE.

NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH THE 2018 IECC.

ALL FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND OUTSIDE AIR INTAKE.

PROVIDE MINIMUM R-12 RIGID FOAM OR SPRAY FOAM INSULATION BETWEEN THE EXTERIOR WALL SHEATHING AND ALL ELECTRICAL PIPES, BOXES, DEVICES ETC AND ALL PLUMBING PIPES LOCATED IN EXTERIOR WALLS.

REMODELING NOTES

VERIFY ALL EXISTING CONDITIONS AND COMPARE TO THE PLANS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES.

DISCONNECT AND CAP OFF ALL PLUMBING AND GAS PIPING, ELECTRICAL WIRING AND DEVICES, LOW VOLTAGE WIRING, MECHANICAL DUCT WORK AS REQUIRED FOR NEW CONSTRUCTION.

ALL DEMOLITION OF EXISTING PLUMBING PIPING, FIXTURES AND EQUIPMENT ETC SHALL BE PERFORMED BY AN ILLINOIS LICENSED PLUMBER.

SHORE UP ALL EXISTING STRUCTURE AS REQUIRED FOR ALL NEW CONSTRUCTION

CONNECT NEW ELECTRICAL CIRCUITS TO EXISTING PANEL. VERIFY PANEL SIZE AND AVAILABLE CIRCUITS. SUPPLY AND INSTALL AN ADDITIONAL SUB PANEL IF REQUIRED.

ALL EXPOSED CEILING, WALL AND FLOOR CAVITIES SHALL BE FILLED WITH INSULATION. VERIFY R-VALUE WITH BUILDING INSPECTOR.

REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING

LEGEND

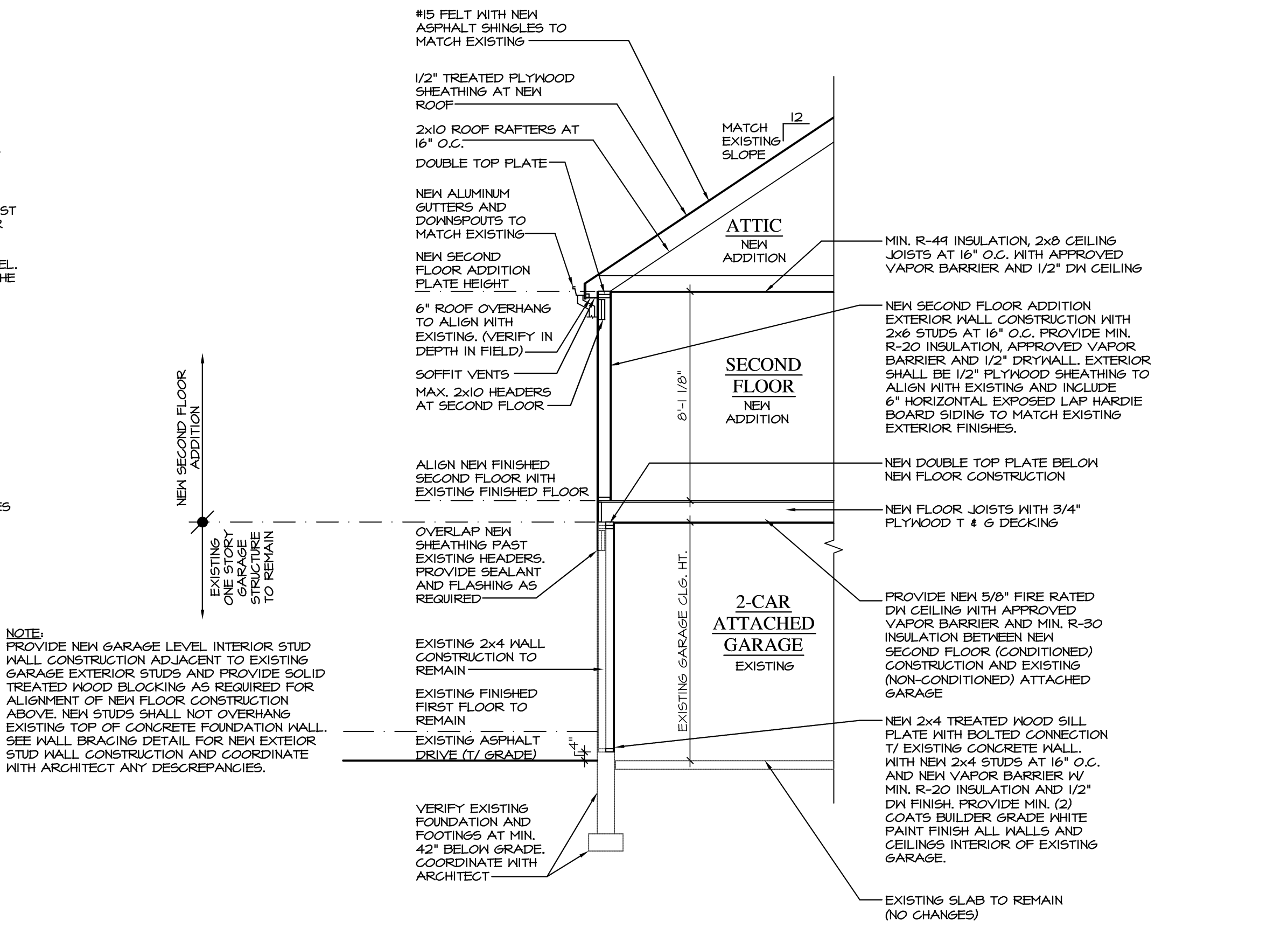
EXISTING WALL TO REMAIN

NEW FRAME WALL
WOOD STUDS AT 16" O.C.
1/2" DRYWALL EACH SIDE

EXISTING CONCRETE
FOUNDATION WALL TO REMAIN

NEW CONCRETE
FOUNDATION WALL

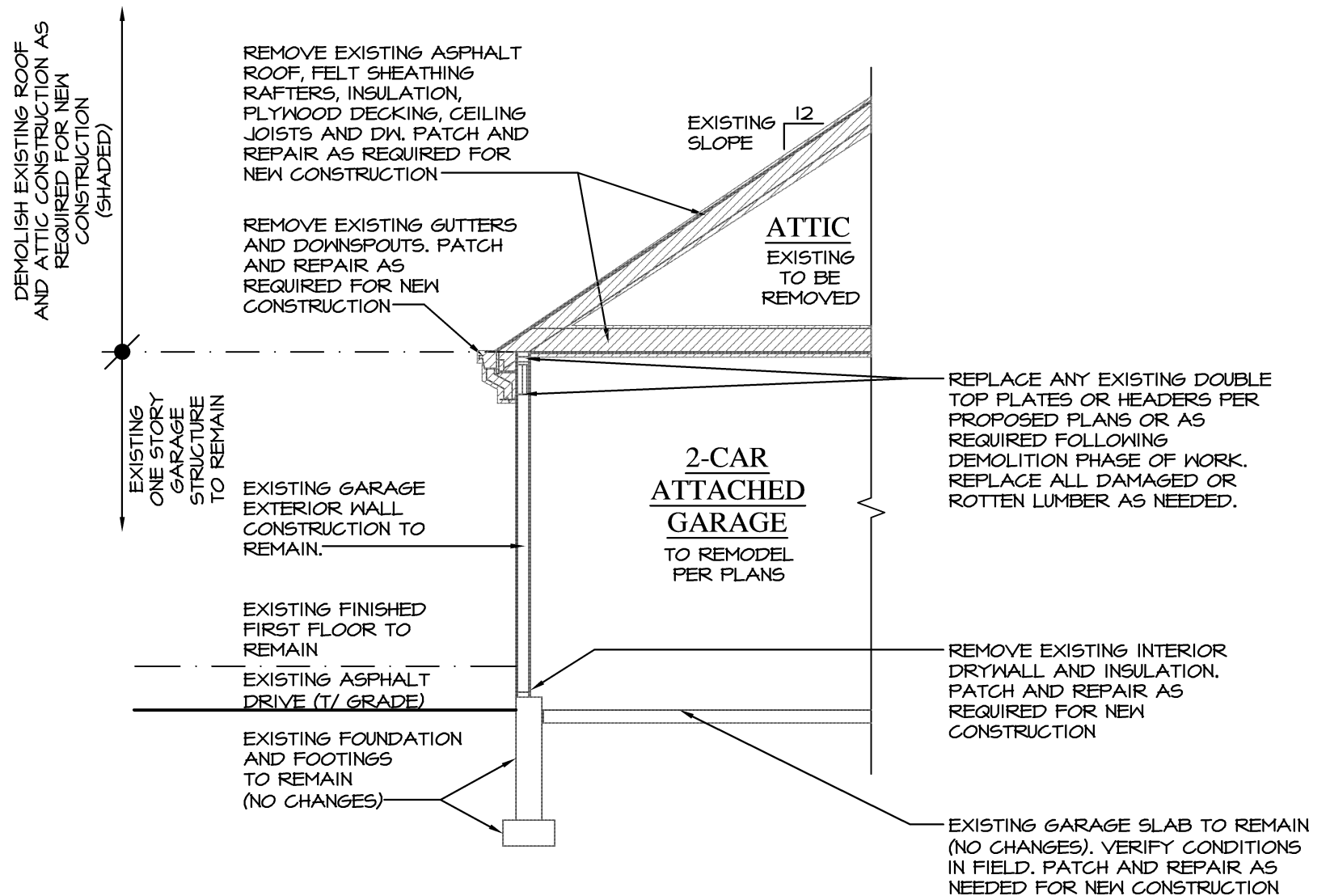
EXISTING WALL AND ASSOCIATED
ELEMENTS TO BE REMOVED
PATCH AND REPAIR AS REQUIRED
TO MATCH EXISTING
SHORE UP EXISTING
CONSTRUCTION AS REQUIRED



EXTERIOR WALL SECTION
FIRST FLOOR EXISTING WITH
NEW SECOND FLOOR ADDITION ABOVE

SCALE: 1/4" = 1'-0"

3
A 02

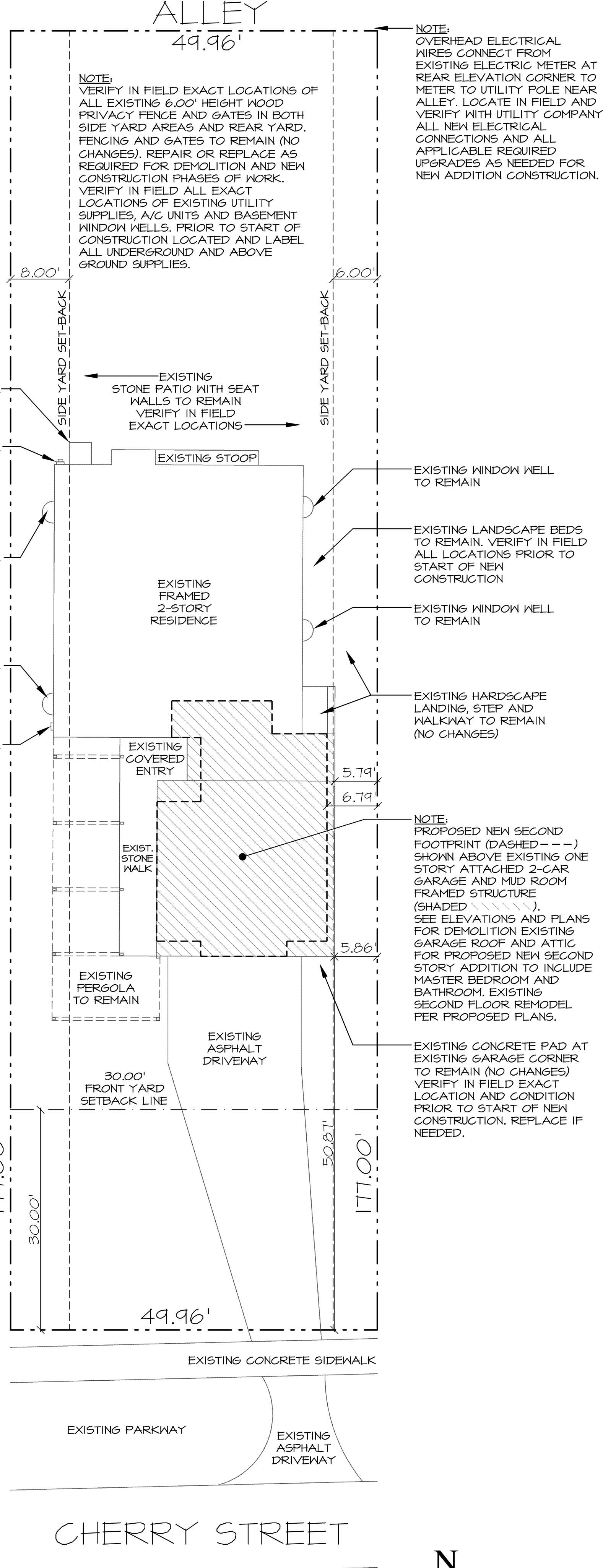


EXISTING GARAGE
WALL SECTION

DEMOLITION

SCALE: 1/4" = 1'-0"

2
A 02



SITE PLAN

EXISTING (SHADED)
PROPOSED SECOND FLOOR ADDITION (DASHED LINES)

SCALE: 1" = 10'-0"

1
A 02

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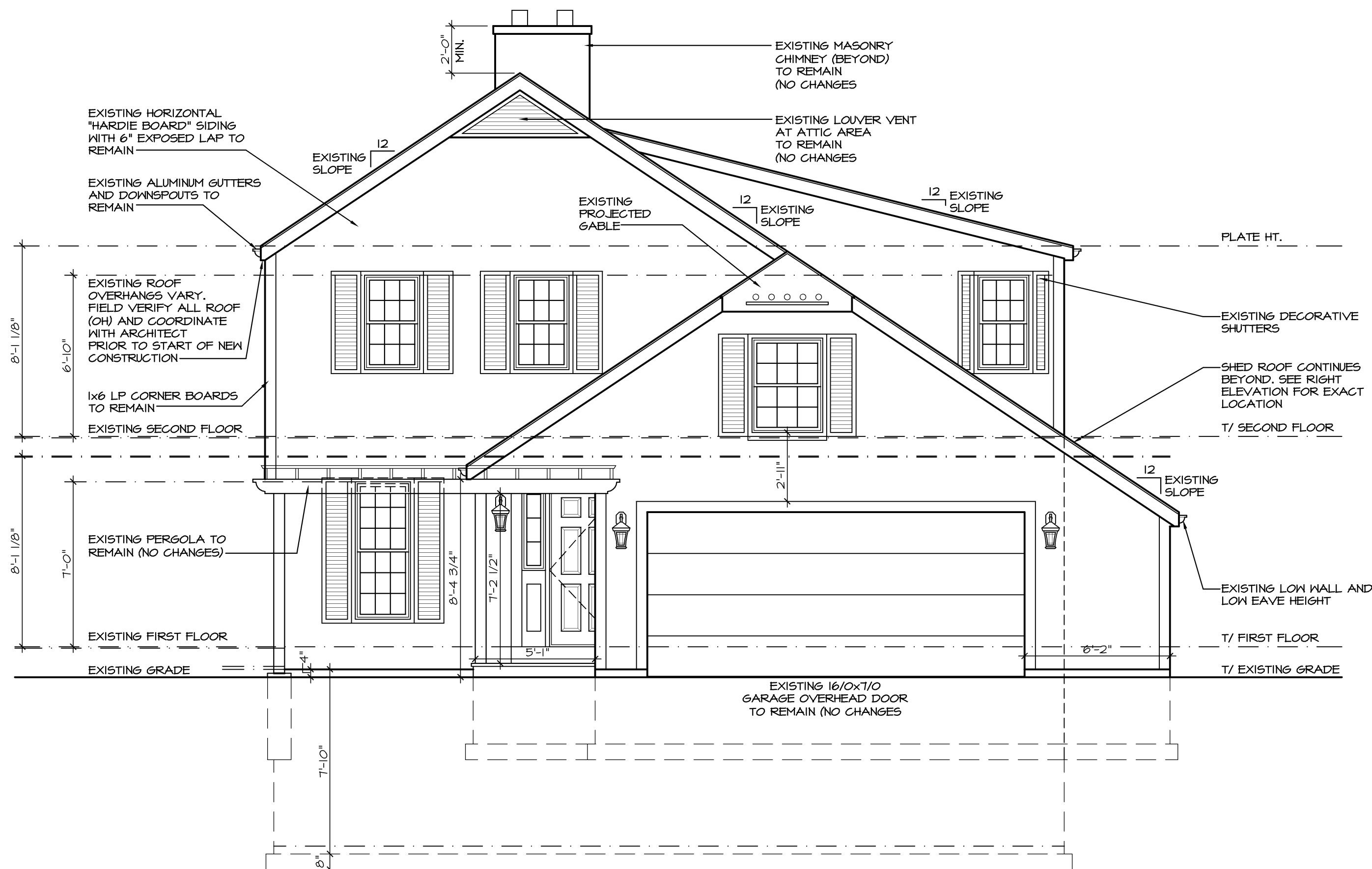
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SITE PLAN
A 02
2 OF x TOTAL SHEETS



2 LEFT ELEVATION
A 03 DEMOLITION

(WEST)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A 03 DEMOLITION
(STREET VIEW)

(SOUTH)
SCALE: 1/4" = 1'-0"

LEGEND			
EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL	
NEW FRAME WALL, WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED	
EXISTING CONCRETE FOUNDATION WALL TO REMAIN		PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING	
		SHORE UP EXISTING CONSTRUCTION AS REQUIRED	

REMODELING NOTES	
VERIFY ALL EXISTING CONDITIONS AND COMPARE TO THE PLANS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES.	
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REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING	

REVIEW ONLY-NOT FOR CONSTRUCTION

WILLIAMSON
RESIDENCE

ADDITION / REMODEL
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WINNETKA, IL 60093

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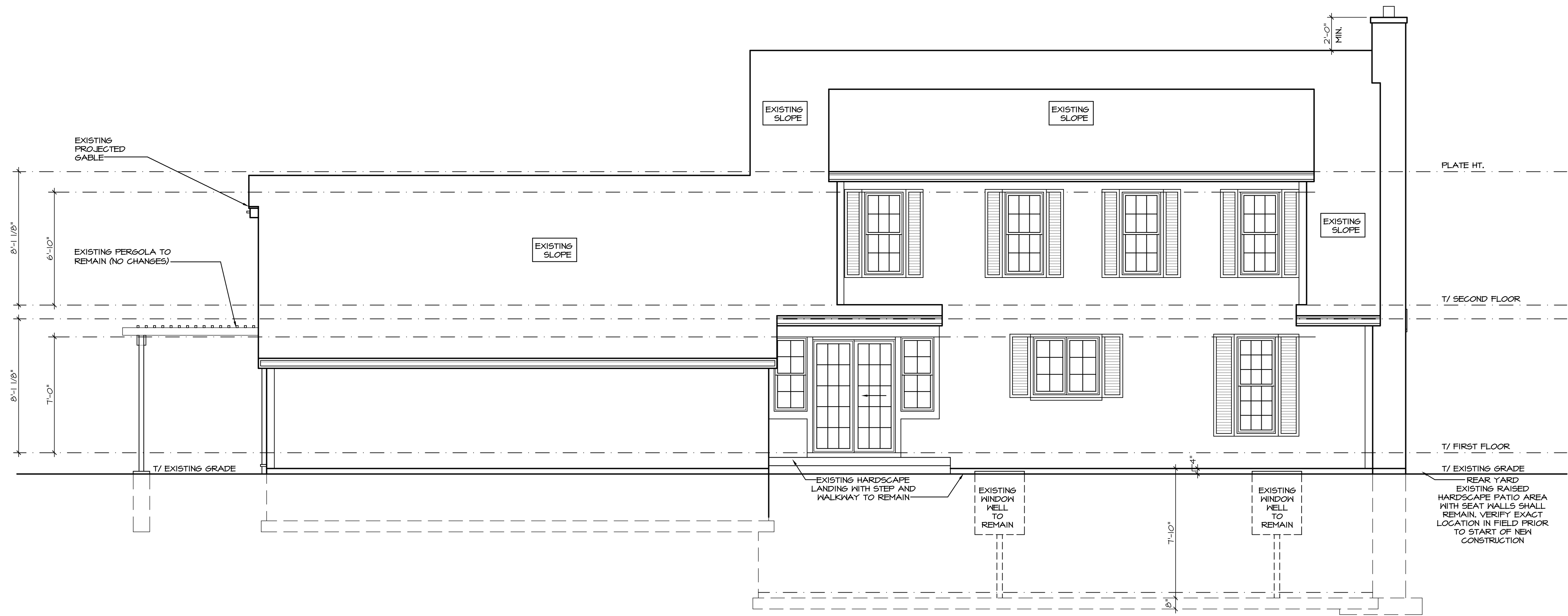
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1067 CHERRY STREET EXTERIOR ELEVATIONS	
A 03	
# 3 OF x TOTAL SHEETS	

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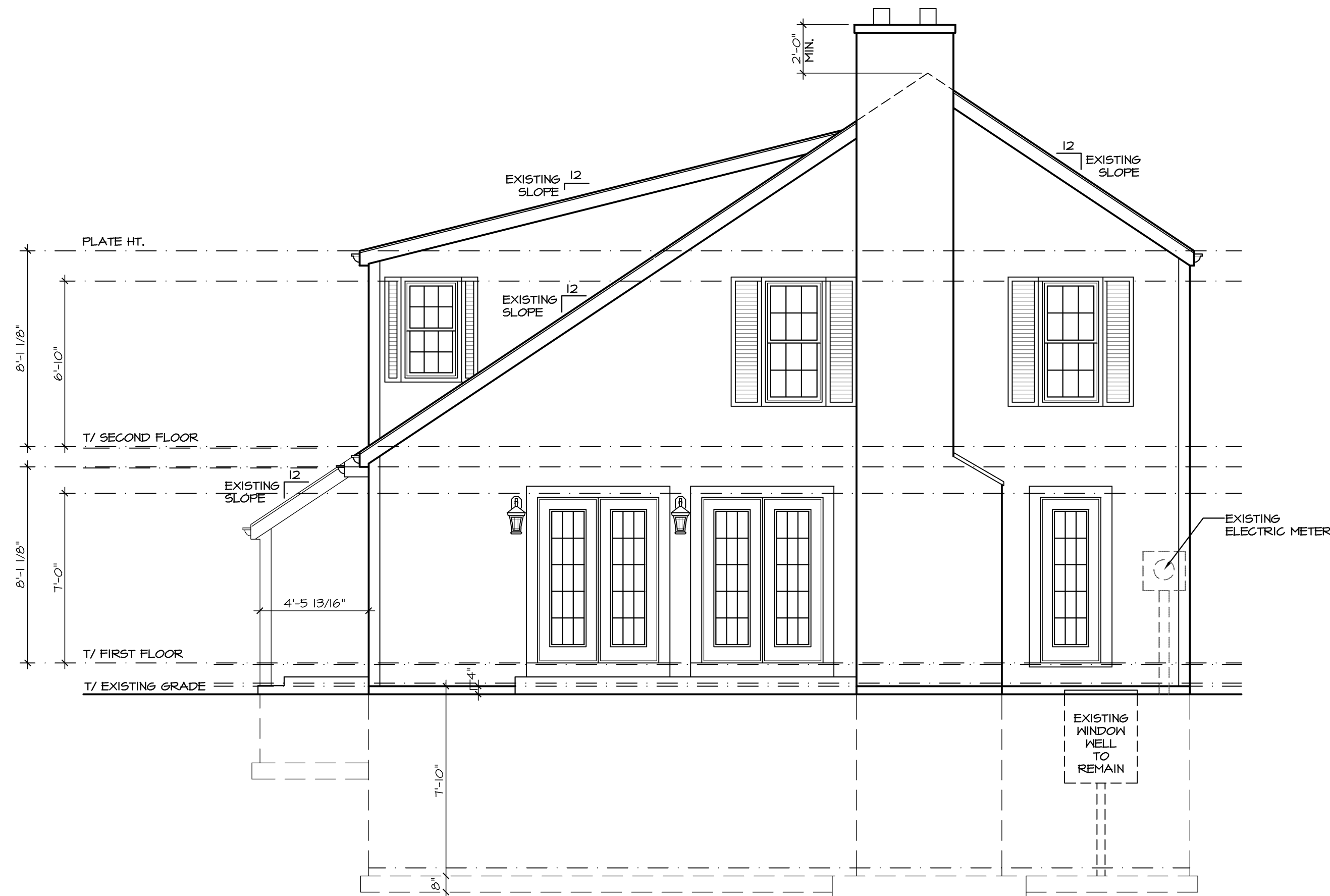
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2 RIGHT ELEVATION
A 04 DEMOLITION

(EAST)

SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
A 04 DEMOLITION

(NORTH)

SCALE: 1/4" = 1'-0"

LEGEND

EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL	
NEW FRAME WALL WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED	
EXISTING CONCRETE FOUNDATION WALL TO REMAIN		PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING	
		SHORE UP EXISTING CONSTRUCTION AS REQUIRED	

REMODELING NOTES

VERIFY ALL EXISTING CONDITIONS AND COMPARE TO THE PLANS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES.

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REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING

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ZBA Agenda Packet - 1067 Cherry - Page 14

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WILLIAMSON
RESIDENCE

ADDITION / REMODEL
1067 CHERRY STREET
WINNETKA, IL 60093

REVIEW	10/28/2020
REVIEW	10/30/2020
REVIEW	11/03/2020
ZONING REVIEW	11/09/2020

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PROJECT #	AD20182
DRAWN BY:	COM/NH

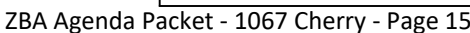
1067 CHERRY STREET
DEMO. ELEVATIONS

A 04

4 OF x TOTAL SHEETS

REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING

EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL	
NEW FRAME WALL WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING SHORE UP EXISTING CONSTRUCTION AS REQUIRED	
EXISTING CONCRETE FOUNDATION WALL TO REMAIN			



5 OF x TOTAL SHEETS

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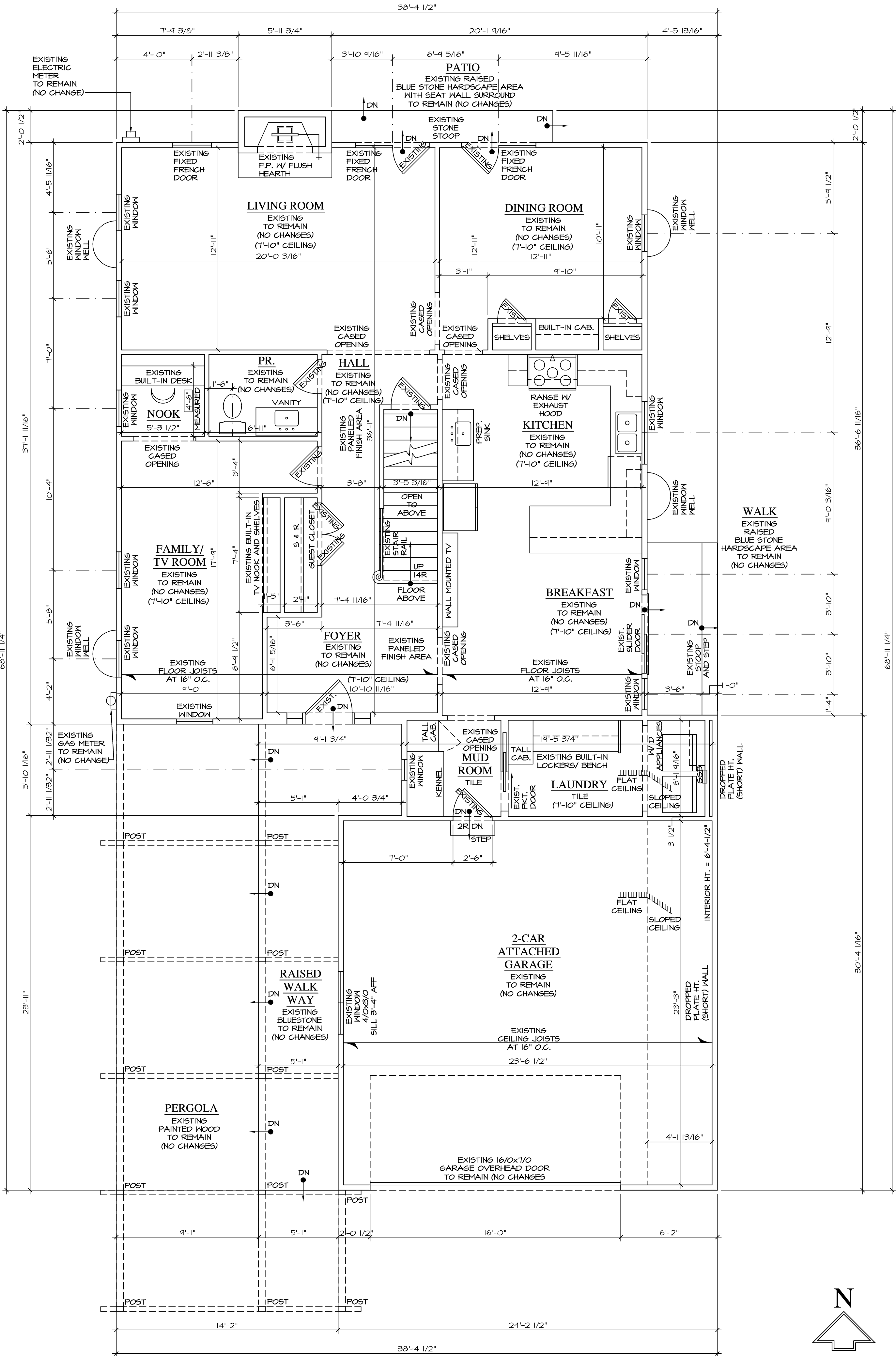
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WOOD STUDS AT 16" O.C.
1/2" DRYWALL EACH SIDE
EXISTING CONCRETE
FOUNDATION WALL TO REMAIN

NEW CONCRETE
FOUNDATION WALL
EXISTING WALL AND ASSOCIATED
ELEMENTS TO BE REMOVED
PATCH AND REPAIR AS REQUIRED
TO MATCH EXISTING
SHORE UP EXISTING
CONSTRUCTION AS REQUIRED



1 EXISTING FIRST FLOOR PLAN
A 06 DEMOLITION

SCALE: 1/4" = 1'-0"

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REVIEW	10/28/2020
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REVIEW	11/03/2020
ZONING REVIEW	11/09/2020

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1067 CHERRY STREET
DEMO. 1st FLR. PLAN

A 06

6 OF x TOTAL SHEETS

REMODELING NOTES

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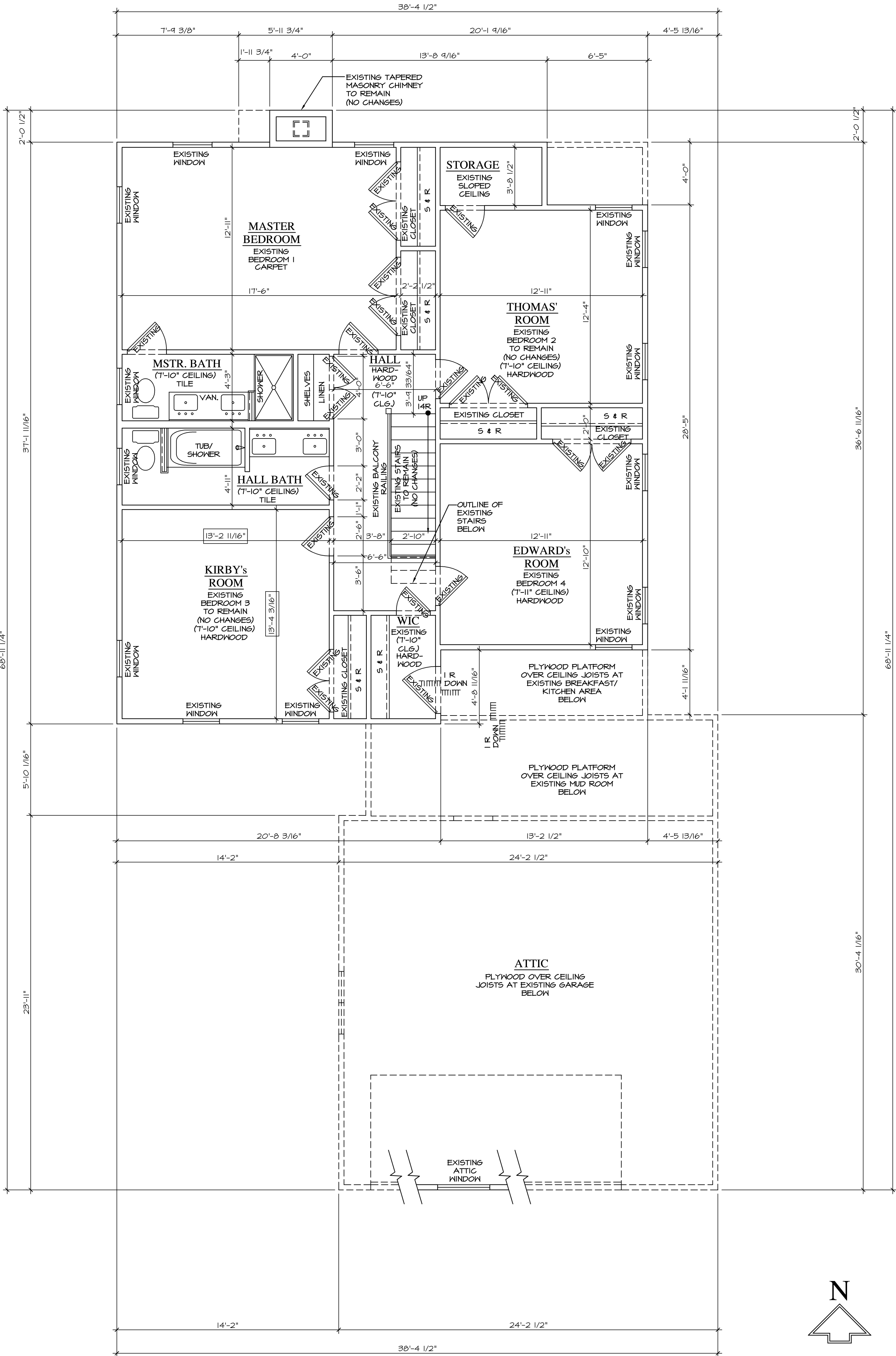
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EXISTING CONCRETE
FOUNDATION WALL TO REMAIN

NEW CONCRETE
FOUNDATION WALL
EXISTING WALL AND ASSOCIATED
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PATCH AND REPAIR AS REQUIRED
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SHORE UP EXISTING
CONSTRUCTION AS REQUIRED

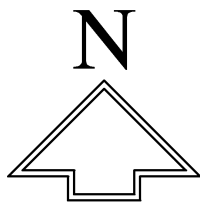


1
A 07

EXISTING SECOND FLOOR PLAN

DEMOLITION

SCALE: 1/4" = 1'-0"



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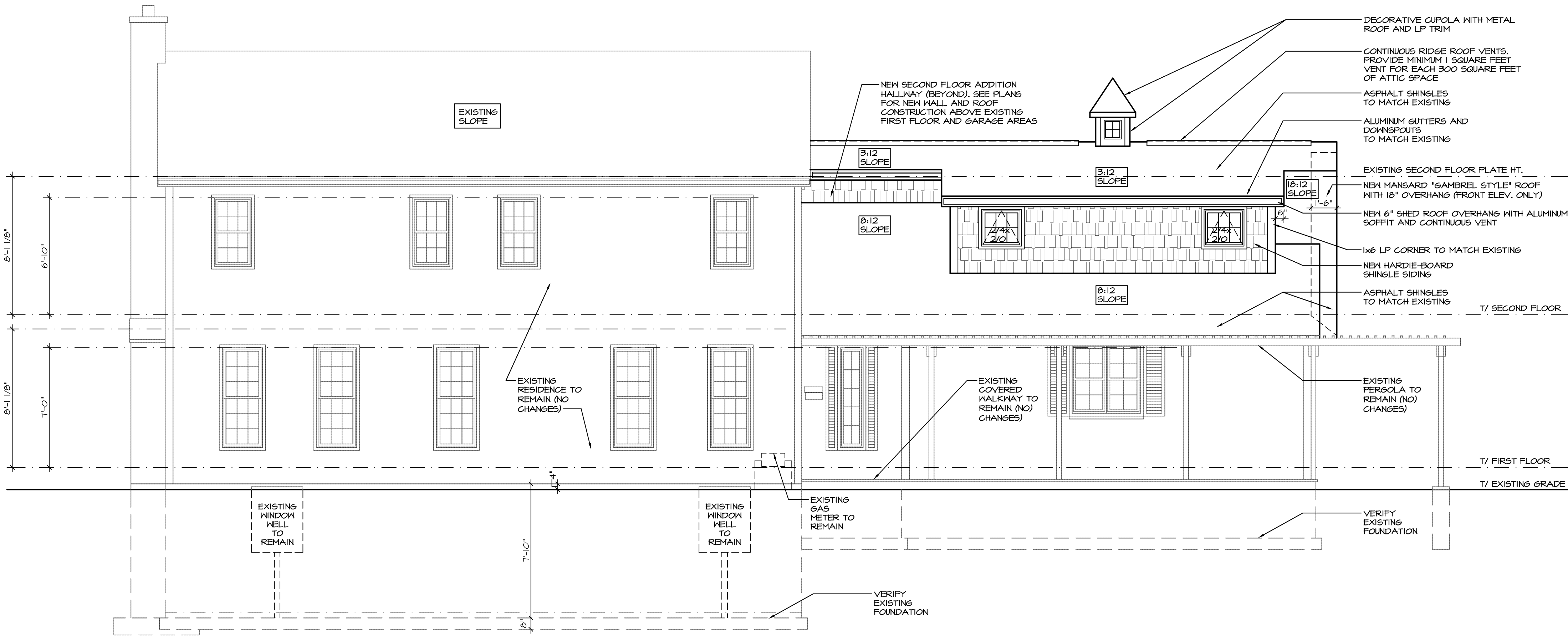
ADDITION / REMODEL
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WINNETKA, IL 60093

REVIEW	10/28/2020
REVIEW	10/30/2020
REVIEW	11/03/2020
ZONING REVIEW	11/09/2020

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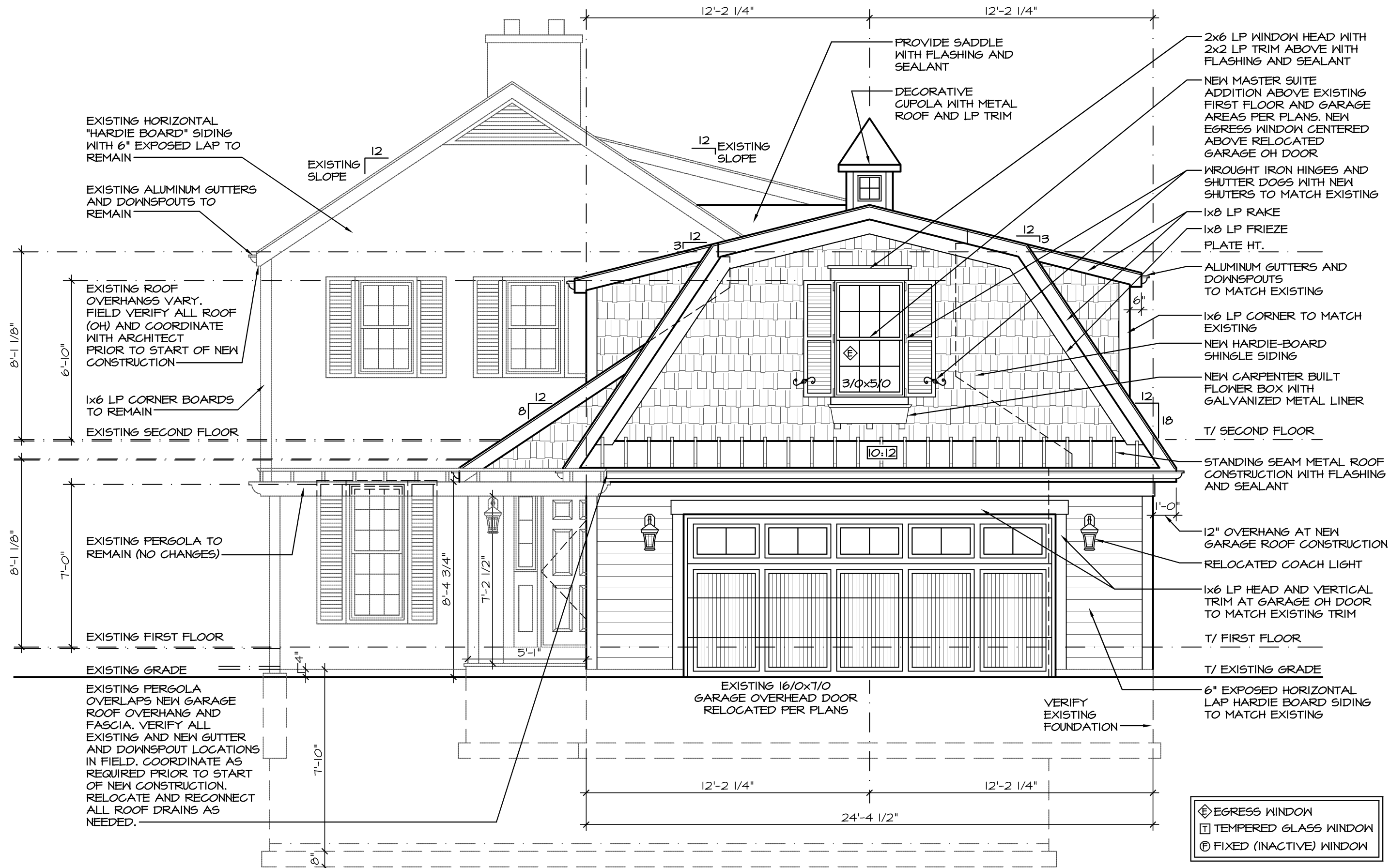
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PROJECT #	AD20182
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1067 CHERRY STREET DEMO, 2nd FLR. PLAN	
A 07	
# 7 OF x TOTAL SHEETS	



2 LEFT ELEVATION
A 08 PROPOSED

(WEST)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A 08 PROPOSED
(STREET VIEW)

(SOUTH)
SCALE: 1/4" = 1'-0"

LEGEND		
EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL
NEW FRAME WALL, WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED
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RESIDENCE

ADDITION / REMODEL
1067 CHERRY STREET
WINNETKA, IL 60093

10/28/2020
REVIEW

10/30/2020
REVIEW

11/03/2020
REVIEW

11/09/2020
ZONING REVIEW

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PROJECT # AD20182

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1067 CHERRY STREET
EXTERIOR ELEVATIONS

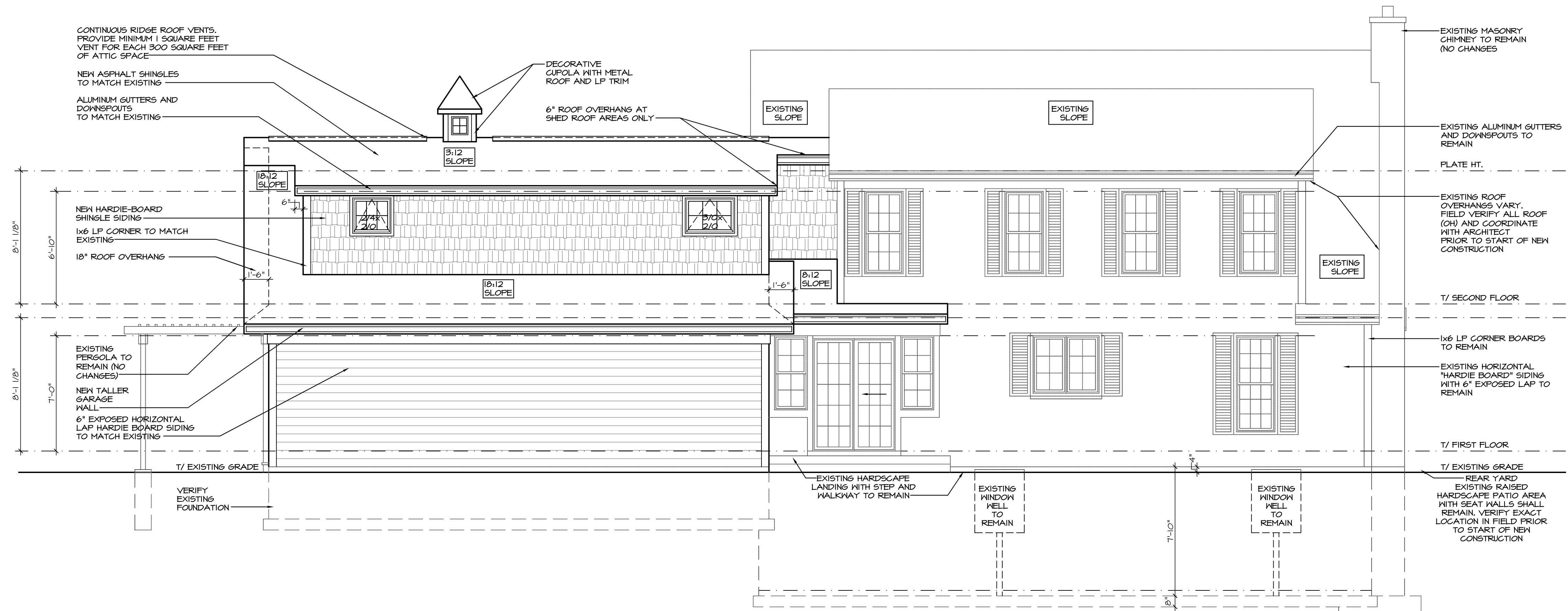
A 08

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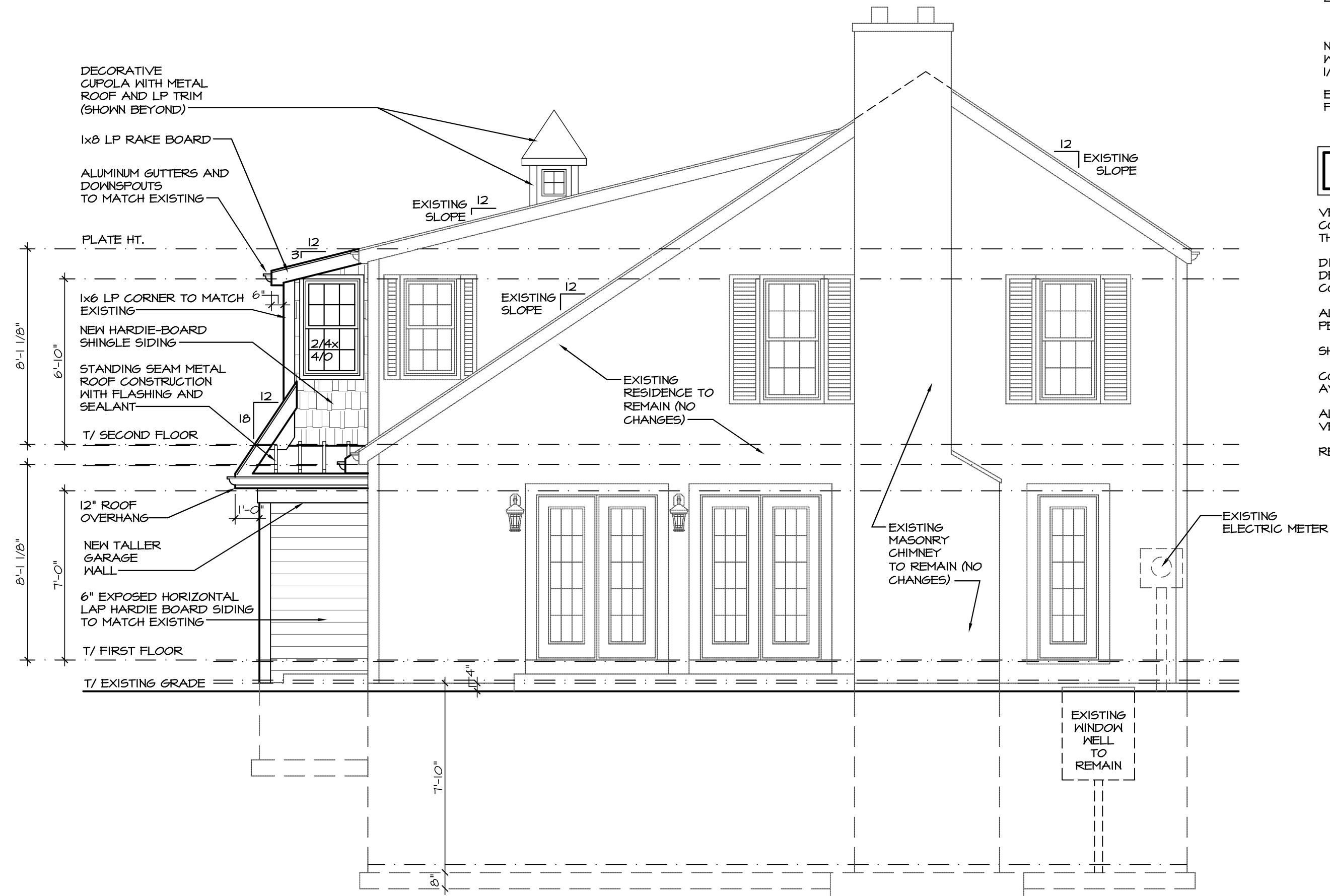
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ZBA Agenda Packet - 1067 Cherry - Page 18



2 RIGHT ELEVATION
A 09 PROPOSED

(EAST)
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
A 09 PROPOSED

(NORTH)
SCALE: 1/4" = 1'-0"

LEGEND

EXISTING WALL TO REMAIN	NEW CONCRETE FOUNDATION WALL
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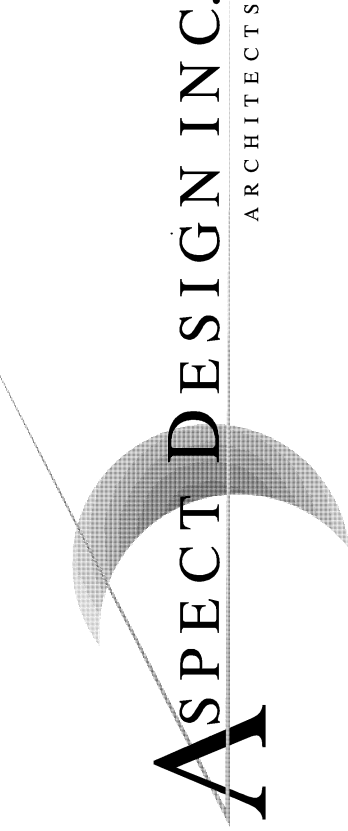
ZBA Agenda Packet - 1067 Cherry - Page 19

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WINNETKA, IL 60093

REVIEW	10/28/2020
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REVIEW	11/03/2020
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1067 CHERRY STREET
EXTERIOR ELEVATIONS

A 09

9 OF x TOTAL SHEETS

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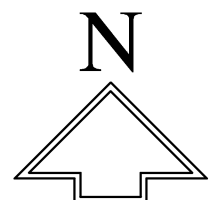
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$$\frac{1}{A \cdot 10}$$

PROPOSED
OUTLINE FOR REFERENCE
EXISTING FINISHED BASEMENT AREAS SHOWN (DASHED)

SCALE: 1/4" = 1'-0"

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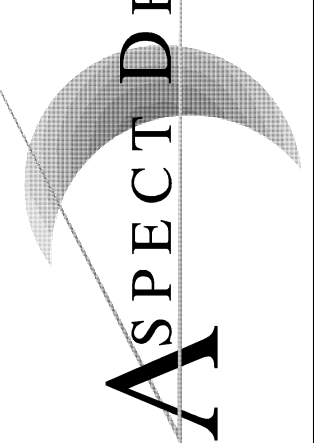
ZBA Agenda Packet - 1067 Cherry - Page 20

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ADDITION / REMODEL
1067 CHERRY STREET
WINNETKA, IL 60093

REVIEW	10/28/2020
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PROJECT # AD20182

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1067 CHERRY STREET
FOUNDATION PLAN

A 10

10 OF x TOTAL SHEET

REMODELING NOTES

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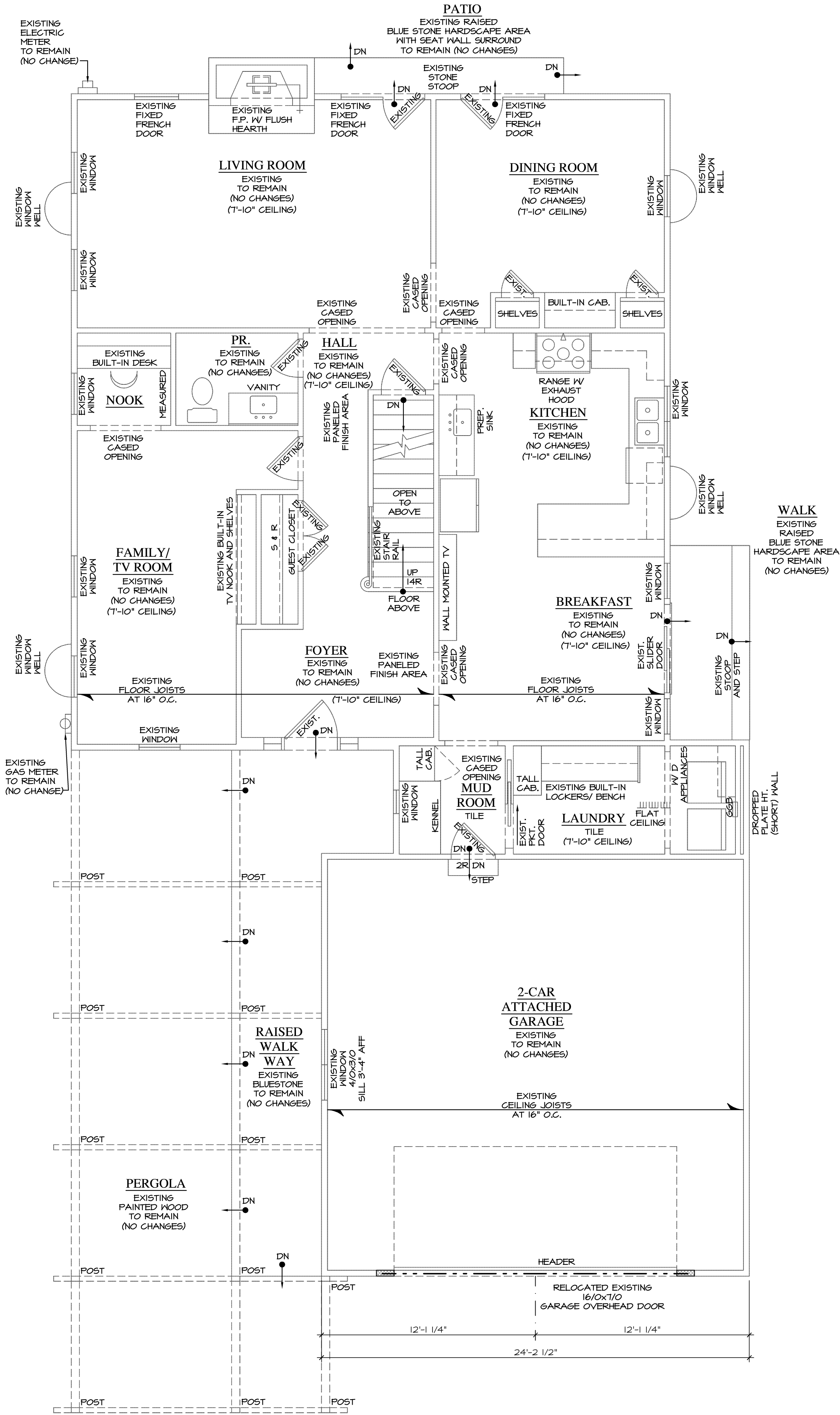
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EXISTING CONCRETE
FOUNDATION WALL TO REMAIN

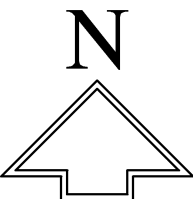
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FOUNDATION WALL

EXISTING WALL AND ASSOCIATED
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SHORE UP EXISTING
CONSTRUCTION AS REQUIRED



1 FIRST FLOOR PLAN
A 11 PROPOSED

SCALE: 1/4" = 1'-0"



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PROJECT #	AD20182
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1067 CHERRY STREET PROP. 1st FLR. PLAN	
A 11	
# 11 OF x TOTAL SHEETS	

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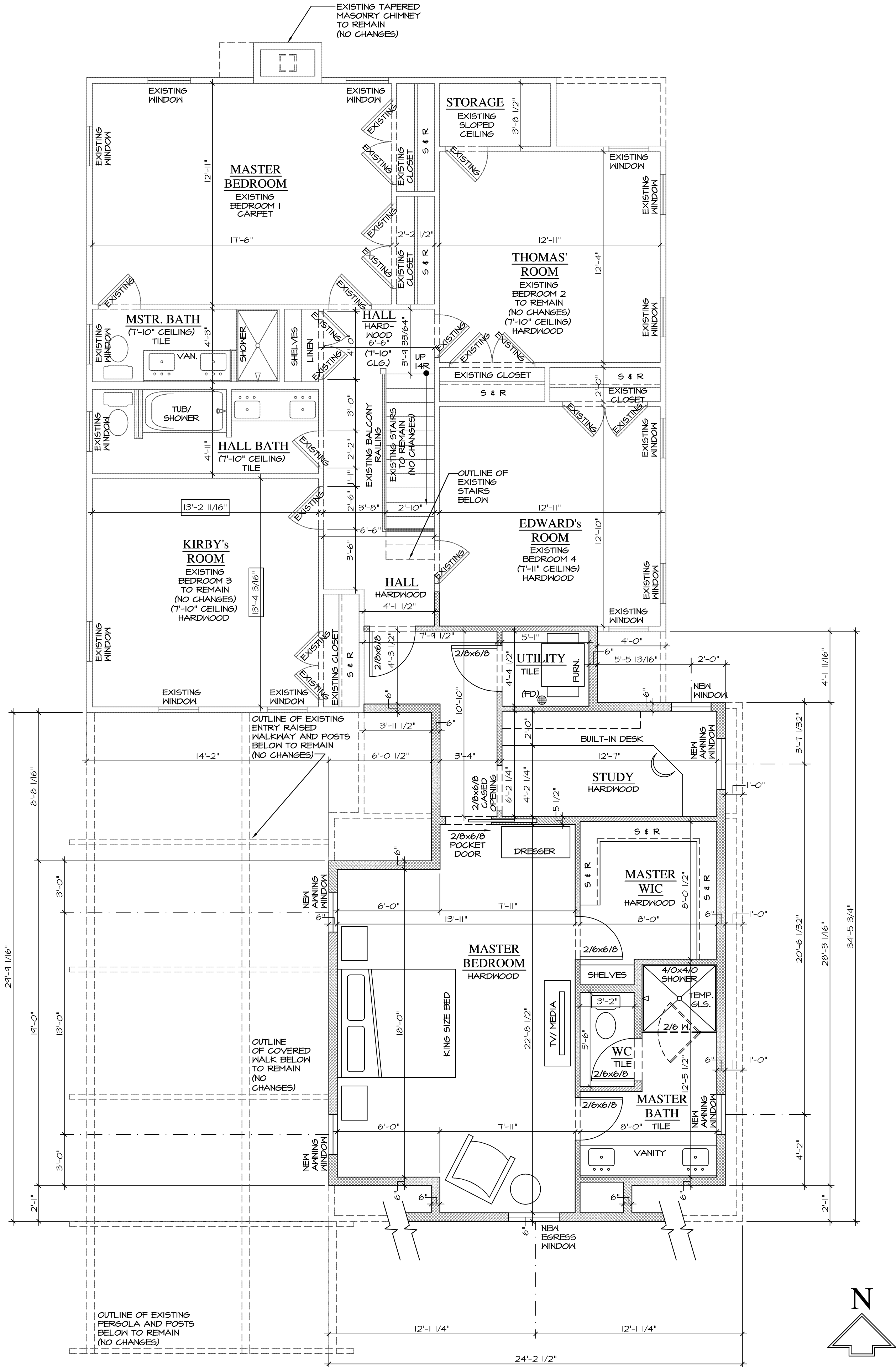
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FOUNDATION WALL
EXISTING WALL AND ASSOCIATED
ELEMENTS TO BE REMOVED
PATCH AND REPAIR AS REQUIRED
TO MATCH EXISTING
SHORE UP EXISTING
CONSTRUCTION AS REQUIRED



1 SECOND FLOOR PLAN
A 12 PROPOSED

PROPOSED NEW ADDITION SQ. FT. = + 664.43
SCALE: 1/4" = 1'-0"

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REVIEW	10/28/2020
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PROJECT #	AD20182
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1067 CHERRY STREET PROPOSED 2nd FLR. PLAN	
A 12	
# 12 OF x TOTAL SHEETS	

**ATTACHMENT C
RESOLUTION NO. ZBA-10-2020**

**VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS**

APPROVAL OF ZBA CASE NO. 20-37-V – 1067 CHERRY STREET

WHEREAS, Brett and Margaret Williamson, (collectively, the “Applicants”) are the owners of the property commonly known as 1067 Cherry Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (**“Subject Property”**); and

WHEREAS, the Subject Property is located in the R-5 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence with an attached garage (**“Building”**); and

WHEREAS, the Applicants desire to construct a second floor addition to the Building on the Subject Property in excess of the maximum permitted gross floor area (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.040 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is permitted a maximum gross floor area of 3,540 square feet square feet; and

WHEREAS, the Applicants desire to construct the Proposed Improvement on the Subject Property with a gross floor area that exceeds the maximum permitted 3,540 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicants filed an application for a variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a gross floor area of 3,847.35 square feet (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on November 26, 2020 in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, in accordance with social distancing requirements, Governor Pritzker’s Executive Order 2020-71 and Senate Bill 2135, a virtual public hearing was held by the Winnetka Zoning Board of Appeals during a virtual meeting held on December 14, 2020 for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on December 14, 2020; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicants, dated November 10, 2020, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation does satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals has determined that it will serve and be in the best interest of the Village and its residents to grant the application for the gross floor area variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. APPROVAL OF VARIATION. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested gross floor area variation from Section 17.30.040 of the Zoning Ordinance to permit the construction of the proposed second floor addition on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Zoning Ordinance or any other rights the Applicants may have, the approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon compliance with each and all of the following conditions:

- A. Compliance with Plans. Except for minor changes and site work approved by the Director of Community Development in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Subject Property, shall comply with those certain plans attached hereto as **Exhibit B**.
- B. Compliance with Regulations. The construction, development, use, operation, and maintenance of the Proposed Improvement and the Subject Property must comply with all applicable Village codes and ordinances, as the same may be amended from time to time, except to the extent specifically provided otherwise in this Resolution.

SECTION 4. RECORDING; BINDING EFFECT. A copy of this Resolution will be recorded in the office of the Cook County Recorder of Deeds. This Resolution and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon, the Applicants and its respective heirs, personal representatives, successors and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicants to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution unless it first provides the Applicants with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Zoning Board of Appeals. In the event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, the gross floor area requirement set forth in Section 17.30.040 of the Winnetka Zoning Ordinance. 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 amendments to the Requested Variation granted in Section Two of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Winnetka Zoning Ordinance.

SECTION 7. EFFECTIVE DATE.

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

1. Passage by the Zoning Board of Appeals in the manner required by law; and
2. The filing by the Applicants 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 Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.

B. In the event that the Applicants do not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.A.2 of this Resolution, within 30 days after the date of final passage of this Resolution by the Zoning Board of Appeals, the Zoning Board of Appeals will have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

ADOPTED this 14th day of December, 2020, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 19 in Block 7 in Groveland Addition to Winnetka, being a subdivision of the East 70 Acres of the Northwest Quarter of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1067 Cherry Street, Winnetka, Illinois.

Parcel Index Number: 05-20-113-017-0000

EXHIBIT B

PLAN

(SEE ATTACHED EXHIBIT B)

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO ALL APPLICABLE LOCAL AND NATIONAL CODES.

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2014 STATE OF ILLINOIS PLUMBING CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL FIRE CODE
- 2016 STATE OF ILLINOIS ENERGY CONSERVATION CODE

EACH CONTRACTOR SHALL REVIEW AND VERIFY THE PLANS AND FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE GENERAL CONTRACTOR. ALL DISCREPANCIES SHALL BE RESOLVED BEFORE THE START OF CONSTRUCTION.

ALL CONTRACTORS SHALL COORDINATE WITH ALL OTHER CONTRACTORS PRIOR TO AND DURING CONSTRUCTION.

DO NOT SCALE DRAWINGS.

ALL MATERIALS, EQUIPMENT, STRUCTURAL ELEMENTS, FINISHES, WINDOWS, DOORS, ETC., WHETHER PRE-MANUFACTURED OR SITE BUILT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

THE CONTRACTOR SHALL NOT ALLOW DEBRIS TO ACCUMULATE ON SITE DURING CONSTRUCTION AND SHALL LEAVE THE WORK AREA "BROOM CLEAN" DAILY. REMOVE WASTE BUILDING MATERIAL WEEKLY.

THE ARCHITECT IS NOT ENGAGED FOR SUPERVISION AND ASSUMES NO SUCH RESPONSIBILITY.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, TECHNIQUES, PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

THE OWNER / CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE PERMITS AND INSURANCE FOR CONSTRUCTION AND OCCUPANCY.

THE OWNER / GENERAL CONTRACTOR TO CHOOSE FIXTURES, APPLIANCES, FINISHES (PAINT, WALL COVERINGS, TILE, LAMINATES, CABINETRY COLORS, HARDWARE, FURNITURE ETC., UNLESS NOTED OTHERWISE. SUB - CONTRACTORS TO SUPPLY SAMPLES TO THE OWNER/ GENERAL CONTRACTOR FOR FINAL APPROVAL PRIOR TO START OF CONSTRUCTION.

ALL SURFACES AND CONSTRUCTION SHALL BE ADEQUATELY BRACED AND PROTECTED.

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

WHERE THE TERM "APPROVED EQUAL" IS USED IN THE DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND HIS AGENTS FOR AND AGAINST ALL SUITS, CLAIMS OR LIABILITY ON ACCOUNT OF PERSONAL INJURIES OR PROPERTY DAMAGES ARISING OUT OF NEGLIGENCE OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.

SITE WORK

(AS APPLICABLE)

THE CONTRACTOR SHALL VERIFY SITE AND EXISTING CONSTRUCTION CONDITIONS ESPECIALLY UNDERGROUND AND OVERHEAD UTILITY SERVICES.

THE FOOTINGS AND FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL WITH A MINIMUM BEARING CAPACITY OF 3000 P.S.F.

IF THE EXISTING UNDISTURBED SOIL CONDITIONS ARE DETERMINED, BY THE GENERAL CONTRACTOR OR OWNER'S AGENT, TO BE OF INADEQUATE BEARING CAPACITY AT THE DESIGN DEPTH AT THE TIME OF EXCAVATION, THEN AN ILLINOIS LICENSED GEOTECHNICAL ENGINEER SHALL REVIEW THE EXISTING CONDITIONS AND PREPARE A WRITTEN REPORT TO BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT. THE REPORT SHALL INCLUDE THE DEPTH AND CAPACITY OF THE EXISTING SOIL BEARING CONDITIONS AND INCLUDE RECOMMENDATIONS FOR FOOTING DESIGN. THE REPORT SHALL BE SUBMITTED TO THE ARCHITECT AND BUILDING DEPARTMENT PRIOR TO THE START OF FOOTING FORM WORK.

THE FOUNDATION WALL HAS BEEN DESIGNED BASED ON SOIL CLASSIFICATIONS SC.ML-CL AND INORGANIC CL AND A LATERAL SOIL DESIGN LOAD OF 60 PSF PER FOOT OF DEPTH PER THE INTERNATIONAL RESIDENTIAL CODE.

ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 3'-6" BELOW THE FINISHED FINAL GRADE.

VERIFY FOOTING STEPS WITH FINAL APPROVED FINISH GRADE.

PORCH AND STOOP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL.

THE PORCH FOOTINGS ADJACENT TO THE BASEMENT FOUNDATION ON OVER EXCAVATED AREA SHALL BE INSTALLED ON EITHER COMPACTED ENGINEERED FILL OR STEPPED FOOTING SHALL BE PROVIDED.

CONCRETE WORK

(AS APPLICABLE)

ALL CONCRETE WORK SHALL CONFORM TO ACI 318 OF THE AMERICAN CONCRETE INSTITUTE FOR UNREINFORCED CONCRETE.

ALL CONCRETE WORK SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS.

ALL CONCRETE WORK SHALL COMPLY TO THE ACI STANDARDS FOR HOT AND COLD WEATHER CONCRETING.

METALS

(AS APPLICABLE)

ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM WITH THE APPROPRIATE ASTM SPECIFICATIONS AND STANDARDS AS FOLLOWS: ASTM A36, ASTM A58, ASTM A501, ASTM A307, AND ASTM A422 FOR BEAMS.

ALL STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED.

STEEL CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH STANDARD AISC CONNECTIONS (BOLTED OR WELDED, UNLESS OTHERWISE NOTED ON THE DRAWINGS) BY THE STEEL CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR REVIEW.

MASONRY

(AS APPLICABLE)

ALL NON ARCHED MASONRY OPENINGS SPANNING 6'-0" OR LESS SHALL HAVE AN 1 3 1/2" X 3 1/2" X 3/8" STEEL LINTEL UNLESS NOTED OTHERWISE.

ALL NON ARCHED MASONRY OPENINGS SPANNING 4'-0" OR LESS SHALL HAVE AN 1 5" X 3 1/2" X 3/8" STEEL LINTEL UNLESS NOTED OTHERWISE.

DOORS AND WINDOWS

(AS APPLICABLE)

ALL SAFETY GLAZING SHALL BE IN ACCORDANCE WITH THE CODE.

A MINIMUM OF ONE WINDOW PER SLEEPING AREA SHALL COMPLY WITH THE FOLLOWING MINIMUM EGRESS REQUIREMENTS:

MINIMUM OPENING AREA	5.7 SQ. FT. (5.0 SQ. FT. FOR WINDOWS AT GRADE LEVEL)
MINIMUM OPENING WIDTH	20" CLEAR
MINIMUM OPENING HEIGHT	24" CLEAR

THE OPENING OF AN OPERABLE WINDOW LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENINGS OF THE WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, OR THE WINDOW SHALL BE PROVIDED WITH A FIXED WINDOW, HAVE AN OPENING THROUGH WHICH A 4" DIAMETER SPHERE CAN NOT PASS, OR HAVE AN APPROVED FALL PREVENTION DEVICE.

GENERAL NOTES

CARPENTRY NOTES

(AS APPLICABLE)

ALL INTERIOR PARTITIONS ARE BASED ON 3 1/2" UNLESS OTHERWISE NOTED.

ALL UNSUPPORTED FRAME WALLS 12'-0" OR TALLER SHALL BE FRAMED WITH 2x6 STUDS AT 16" ON CENTER UNLESS NOTED OTHERWISE.

PROVIDE 2x6 STUDS IN LIEU OF 2x4 FOR FOR FRAME WALLS DRILLED FOR PLUMBING PIPES .

ALL CANTILEVERS TO BE A MINIMUM 2:1 RATIO PER THE CURRENT CODE.

PROVIDE CROSS BRIDGINGS FOR ALL FLOOR JOISTS SPANNING 15'-0" OR GREATER. MINIMUM 8'-0" ON CENTER OR PER ENGINEERED JOIST MANUFACTURER'S SPECIFICATIONS.

ALL LOAD BEARING HEADERS SHALL BE (2) 2x12 WITH 1/2" PLYWOOD SPACER UNLESS OTHER WISE NOTED. INSTALL DOUBLE CRIPPLES EACH SIDE FOR ALL SPANS OVER 6'-0" OR AS OTHERWISE NOTED ON THE PLANS.

SEE FIREBLOCKING NOTES FOR ALL FIREBLOCKING MATERIALS AND LOCATIONS.

INSTALL SQUASH BLOCKING AT ALL JOIST BAYS BELOW CONCENTRATED BEAM AND POST LOADS.

PROVIDE SOLID WOOD BLOCKING IN WALLS FOR ANCHORAGE FOR ALL SHELVING, CABINETRY AND TOILET ACCESSORIES. VERIFY LOCATIONS WITH OWNER.

ALL FLOOR JOISTS FRAMED TO FLUSH HEADERS SHALL BE CONNECTED WITH APPROPRIATE METAL JOIST HANGERS.

ALL ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE SHALL BE PROTECTED WITH MINIMUM 1/2" DRYWALL.

ALL EXTERIOR DECK FRAMING, DECKING MATERIAL, RAILS, TREADS, ETC., SHALL BE APPROVED PRESSURE PRESERVATIVE TREATED.

ALL METAL CONNECTORS, HANGERS, BRACKETS, NAILS, SCREWS, ETC., IN CONTACT WITH TREATED LUMBER SHALL BE APPROVED TO BE COMPATIBLE WITH THE TREATED LUMBER AND/OR SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER, AND COMPLY WITH THE CODE.

PROVIDE CONCEALED GALVANIZED OR ALUMINUM SHEET METAL FLASHING AT ALL WALL/ ROOF JUNCTIONS AND AS REQUIRED FOR WATERPROOF CONSTRUCTION.

MECHANICAL

(AS APPLICABLE)

THE MECHANICAL CONTRACTOR IS TO VERIFY ALL EQUIPMENT LOCATIONS AND DUCTWORK LAYOUT WITH THE GENERAL CONTRACTOR PRIOR TO START OF INSTALLATION.

PROVIDE AND INSTALL ALL NECESSARY MECHANICAL EQUIPMENT AND DUCTWORK PER CHAPTER 19 OF THE INTERNATIONAL RESIDENTIAL CODE AND /OR THE INTERNATIONAL MECHANICAL CODE.

ALL MECHANICAL SYSTEMS, THEIR ASSOCIATED DUCTS AND PIPING INSULATION SHALL BE INSTALLED IN COMPLIANCE WITH THE CODE.

ALL DUCT WORK, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.

PROVIDE 90% EFFICIENT DIRECT VENT FURNACES(S) WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE EXTERIOR OF THE BUILDING PER THE CODE AND THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.

THE HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE PER THE INTERNATIONAL RESIDENTIAL CODE.

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACQA MANUAL 5 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACQA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

PROVIDE MINIMUM ONE PROGRAMMABLE THERMOSTAT THAT IS CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.

PROVIDE AN APPROVED WHOLE HOUSE VENTILATION SYSTEM (EXHAUST ONLY) PER THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE SECTION R402.6, SECTION M1502 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE 2018 STATE OF ILLINOIS ENERGY CONSERVATION CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH AN OTHER APPROVED MEANS OF VENTILATION. CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE MINIMUM OUTDOOR AIRFLOW OF NOT LESS THAN 120 CFM PER TABLE M507.1), OR PROVIDE INTERMITTENT OUTDOOR AIR FLOW PER TABLE M507.3.(2) OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.

NOTE:THE REQUIRED DRAWINGS DETAILING THE WHOLE HOUSE MECHANICAL VENTILATION EXHAUST AND/OR AIR INTAKE LOCATION(S) AND THEIR CONNECTIONS TO THE AIR HANDLING SYSTEM(S) SHALL BE SUBMITTED TO THE VILLAGE OF NORTHEROOK PRIOR TO THE REQUEST FOR AN HVAC ROUGH INSPECTION.

PROVIDE ADEQUATE COMBUSTION AIR TO THE MECHANICAL ROOM FOR ALL GAS FIRED APPLIANCES INSTALLED IN THE SPACE PER THE CODE OR THE MANUFACTURER'S SPECIFICATIONS FOR HI-EFFICIENT UNITS.

VENT ALL BATHROOM EXHAUST FANS, KITCHEN RANGE HOOD EXHAUST FAN, AND DRYER VENTS TO THE EXTERIOR WITH A DAMPER. ALL AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3'-0" FROM PROPERTY LINES, 3'-0" FROM OPERABLE AND NON OPERABLE OPENINGS INTO THE BUILDING, INCLUDING SOFFIT ATTIC VENTS AND 10'-0" FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3'-0" ABOVE THE AIR INTAKE.

KITCHEN RANGE HOOD EXHAUST FANS IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. THE MAKE UP AIR SYSTEM SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM PER IRC M503.4.

ALL AIR EXHAUST OPENINGS SHALL HAVE A SELF CLOSING DAMPER.

SUPPLY PROPER MAKEUP AIR IN THE LAUNDRY ROOM PER THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ALL CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND SECTION M1502 OF THE INTERNATIONAL RESIDENTIAL CODE.

ALL OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

CLASS B VENTS TO HAVE A MINIMUM 1" CLEARANCE TO ALL COMBUSTIBLES AND TO BE FIRE STOPPED AT FLOORS.

ALL DUCT WORK INSTALLED IN UNCONDITIONED SPACE SHALL BE SEALED WITH APPROVED TAPES OR SEALANT. ALL DUCT WORK INSTALLED IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCT WORK SHALL BE INSULATED TO A MINIMUM OF R-6.

THE DUCT TIGHTNESS SHALL BE TESTED FOR AIR LEAKAGE FOR ALL DUCTS AND AIR HANDLERS BY AN APPROVED TEST METHOD, PER THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

ELECTRICAL

(AS APPLICABLE)

SEE ELECTRICAL PLANS AND ELECTRICAL NOTES.

GENERAL NOTES

PLUMBING

(AS APPLICABLE)

PROVIDE AND INSTALL ALL SANITARY, SUPPLY AND PIPING AS REQUIRED PER THE 2014 STATE OF ILLINOIS PLUMBING CODE.

ALL UNDERGROUND WATER PIPING SHALL BE PER THE PLUMBING CODE.

ALL WATER METERS SHALL BE INSTALLED WITH SHUT OFF VALVES ON BOTH THE INLET AND ON THE DISCHARGE SIDES OF THE METER.

PROVIDE 12" AIR CHAMBERS AT ALL FIXTURES.

PROVIDE 24" AIR CHAMBERS AT ALL RISERS.

ALL INTERIOR WASTE SHALL BE INSTALLED WITH A MINIMUM 1/4" PER FOOT PITCH.

ALL SHOWER VALVES SHALL BE NON SCALD TYPE.

ALL HOSE BIBS SHALL BE FROST PROOF WITH VACUUM BREAKERS.

PROVIDE A SEWER CLEAN OUT WITHIN 5'-0" OF THE EXTERIOR OF THE FOUNDATION WALL.

ALL UNDERGROUND WASTE AND VENT PIPING SHALL BE 6" PVC PER THE PLUMBING CODE.

PROVIDE A RETURN LINE ON THE HOT WATER SIDE FROM THE FURTHEST FIXTURE OF A BRANCH LINE TO THE WATER HEATER.

PLUMBING SUPPLY LINES SHALL NOT BE LOCATED OR INSTALLED IN EXTERIOR WALLS OR UNCONDITIONED SPACES.

THERMAL AND MOISTURE PROTECTION

(AS APPLICABLE)

REFER TO THE ENERGY CODE NOTES AND THE TYPICAL WALL SECTIONS FOR R-VALUES.

METAL VALLEY FLASHING TO CONFORM WITH ALL APPLICABLE CODES.

ALL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH APPROVED SEALANT, TAPE, GASKETS OR WEATHER STRIPPING TO PREVENT AIR LEAKAGE.

VAPOR RETARDERS WITH A PER RATING OF 1.0 OR LESS SHALL BE INSTALLED IN ALL FRAMED CEILINGS, WALLS, AND FLOORS.

PROVIDE CONCEALED GALVANIZED OR ALUMINUM SHEET METAL FLASHING AT ALL WALL/ROOF JUNCTIONS AND AS REQUIRED FOR WATERPROOF CONSTRUCTION.

ACCESS PANELS TO ATTICS SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

STRUCTURAL DESIGN CRITERIA

DESIGN LOADS		
FLOOR	40 P.S.F.-LL.	10 P.S.F.-D.L. LIVING SPACE
ATTIC	20 P.S.F.-LL.	10 P.S.F.-D.L. ATTIC STORAGE
ROOF	30 P.S.F.-LL.	10 P.S.F.-D.L. SNOW LOAD
CATHEDRAL CEILING	30 P.S.F.-LL.	15 P.S.F.-D.L. SNOW LOAD
DECKS	40 P.S.F.-LL.	10 P.S.F.-D.L.
WIND LOAD	40 P.S.F.	

ALL FLOOR AND CEILING JOISTS, ROOF RAFTERS, BEAMS AND HEADERS SHALL BE DOMESTIC HEM FIR #2 UNLESS OTHERWISE NOTED. MINIMUM E = 1300,000 P.S.I. AND MINIMUM BASE PD = 850 OR BETTER.

ALL STRUCTURAL WOOD POSTS SHALL BE S-P-F STRUCTURAL GRADE OR BETTER. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, BATHTUBS, WASHER, DRYER, AND OTHER STATIONARY APPLIANCES.

MINIMUM IN GRADE BASE VALUES FOR STUDS:

FIRST FLOOR EXTERIOR LOAD BEARING WALLS	E = 1,400,000	Fc = 825
FIRST FLOOR INTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR EXTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR INTERIOR LOAD BEARING WALLS	E = 1,000,000	Fc = 600
ALL NON LOAD BEARING WALLS	E = 1,000,000	Fc = 600

EXTERIOR DECK STRUCTURAL FRAMING LUMBER:

ALL DECK STRUCTURAL FRAMING HAS BEEN DESIGNED BASED UPON #2 SOUTHERN YELLOW PINE OF U.S. ORIGIN AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL.

Pd: 2x8 = 1380 P.S.I. / 2x10 = 1210 P.S.I. / 2x12 = 1120 P.S.I. / E = 1,600,000

ENGINEERED WOOD PRODUCTS:

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLAMBS AND PARALLAMS AS MANUFACTURED BY TRUSS-JOIST.

1.4 MICROLAMBS	Pd = 2,600 P.S.I.	E = 1,900,000 P.S.I.
2.0 PARALLAMS	Pd = 2,400 P.S.I.	E = 2,000,000 P.S.I.
1.5 TIMBERSTRAND	Pd = 2,250 P.S.I.	E = 1,500,000 P.S.I.

STRUCTURAL WOOD I-JOISTS:

MANUFACTURED STRUCTURAL WOOD I-JOISTS ARE BASED UPON I-JOIST AS MANUFACTURED BY INTERNATIONAL BEAM OR APPROVED EQUAL. ALL SUBSTITUTIONS SHALL BE REVIEWED BY THE ARCHITECT. I JOISTS SHALL BE INSTALLED AS PER THE MANUFACTURERS ALLOWABLE FLOOR SPAN CHART (LIVE LOAD = 1/480), INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.

FIREBLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL.
- 2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC..
- 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RIM.
- 4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON COMBUSTIBLE MATERIALS.
- 5) ALL FURRINS, PARTITIONS, EXTERIOR WALLS AT EACH FLOOR AND CEILING LEVEL, AND AT THE JUNCTURE OF THE ROOF RAFTERS AND WALL.
- 6) ALL OPEN SOFFIT AREAS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1/2" DRYWALL.

EXCEPT AS PROVIDED IN ITEMS 4 AND 6 ABOVE, FIREBLOCKING SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32 INCH O.S.B. WITH JOINTS BACKED BY 23/32 INCH O.S.B., OR ONE THICKNESS OF 3/4 INCH TYPE 2-H PARTICLE BOARD WITH JOINTS BACKED BY 3/4 INCH TYPE 2-H PARTICLE BOARD, OR OTHER APPROVED MATERIALS.

THE INTEGRITY OF ALL FIRE STOPS SHALL BE MAINTAINED.

NOTES:
ALL FIREBLOCKINGS AND DRAFT STOPPINGS SHALL MEET REQUIREMENTS OF IRC R602.8 AND RELATED SECTIONS AND TABLES AND IRC R502.12 AND RELATED SECTIONS.

PROVIDE 5/8" FIRECODE DRYWALL TO UNDERSIDE OF ALL 1 JOIST FLOOR CONSTRUCTION AND PROVIDE APPROVED DRAFTSTOPPING FOR EVERY 1000 SQ. FT. OF FLOOR AREA

ADDITION/ REMODEL PROJECT:
WILLIAMSON RESIDENCE

1067 CHERRY STREET
WINNETKA, IL 60093
COOK COUNTY

BUILDING AREAS

1). EXISTING FIRST FLOOR SQUARE FEET	=	1,347.87
2). EXISTING SECOND FLOOR SQUARE FEET	=	1,170.65
3). EXISTING TOTAL SQUARE FEET	=	2,568.52

ADDITION/ REMODEL DESIGN CRITERIA

- 1). REMOVE EXISTING GARAGE ROOF AND ATTIC CONSTRUCTION.
- 2). REMODEL EXISTING SECOND FLOOR PER PLANS.
- 3). PROPOSED NEW MASTER BEDROOM AND BATHROOM SUITE ABOVE EXISTING FRAMED GARAGE.
- 4). LANDSCAPE DESIGN (BY OTHERS).
- 5). INTERIOR DESIGN (BY OTHERS).
- 6). CIVIL ENGINEERING (BY OTHERS).
- 7). STRUCTURAL ENGINEERING (BY OTHERS).

SHEET INDEX

NO.	SHEET	DESCRIPTION
1).	A 01	TITLE SHEET AND GENERAL NOTES
2).	A 02	SITE PLAN AND TYPICAL WALL SECTIONS
3).	A 03	DEMOLITION EXISTING EXTERIOR ELEVATIONS
4).	A 04	DEMOLITION EXISTING EXTERIOR ELEVATIONS
5).	A 05	DEMOLITION EXISTING FOUNDATION AND EXISTING FINISHED BASEMENT PLANS
6).	A 06	DEMOLITION EXISTING FIRST FLOOR PLAN
7).	A 07	DEMOLITION EXISTING SECOND FLOOR PLAN AND ROOF PLAN
8).	A 08	PROPOSED EXTERIOR ELEVATIONS
9).	A 09	PROPOSED EXTERIOR ELEVATIONS
10).	A 10	PROPOSED FOUNDATION PLAN
11).	A 11	PROPOSED FIRST FLOOR PLAN
12).	A 12	PROPOSED SECOND FLOOR PLAN AND ROOF PLAN
13).	A 13	PROPOSED BUILDING SECTIONS
14).	A 14	TYPICAL SECTIONS AND DETAILS
15).	A 15	TYPICAL SECTIONS AND DETAILS
16).	A16	PROPOSED ELECTRICAL PLANS AND ELECTRICAL NOTES

LEGEND

EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL	
NEW FRAME WALL, WOOD STUDS AT 16" o.c., 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED	
EXISTING CONCRETE FOUNDATION WALL TO REMAIN		PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING	
		SHORE UP EXISTING CONSTRUCTION AS REQUIRED	

REMODELING NOTES

VERIFY ALL EXISTING CONDITIONS AND COMPARE TO THE PLANS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES.

DISCONNECT AND CAP OFF ALL PLUMBING AND GAS PIPING, ELECTRICAL WIRING AND DEVICES, LOW VOLTAGE WIRING, MECHANICAL DUCT WORK AS REQUIRED FOR NEW CONSTRUCTION.

ALL DEMOLITION OF EXISTING PLUMBING PIPING, FIXTURES AND EQUIPMENT ETC SHALL BE PERFORMED BY AN ILLINOIS LICENSED PLUMBER.

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REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING

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ADDITION /REMODEL
1067 CHERRY STREET
WINNETKA, IL 60093

10/28/2020
10/30/2020
11/03/2020
11/09/2020
REVIEW
REVIEW
REVIEW
ZONING REVIEW

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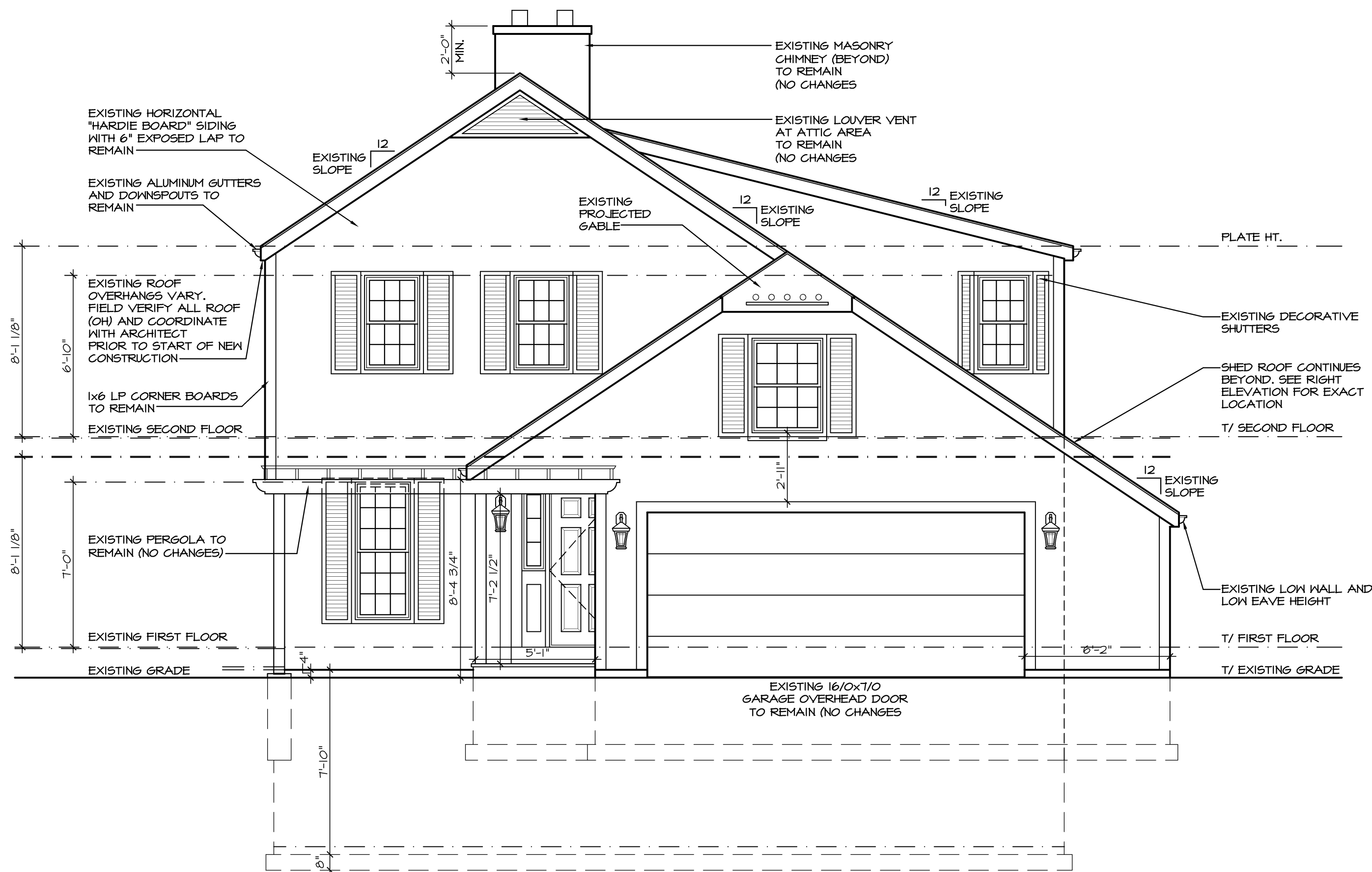
PROJECT # AD20182
DRAWN BY: COM/NH
1067 CHERRY STREET
TITLE SHEET & GEN. NOTES

A 01
1 OF x TOTAL SHEETS



2 LEFT ELEVATION
A 03 DEMOLITION

(WEST)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A 03 DEMOLITION
(STREET VIEW)

(SOUTH)
SCALE: 1/4" = 1'-0"

LEGEND			
EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL	
NEW FRAME WALL, WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED	
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10/30/2020	REVIEW
11/03/2020	REVIEW
11/09/2020	ZONING REVIEW

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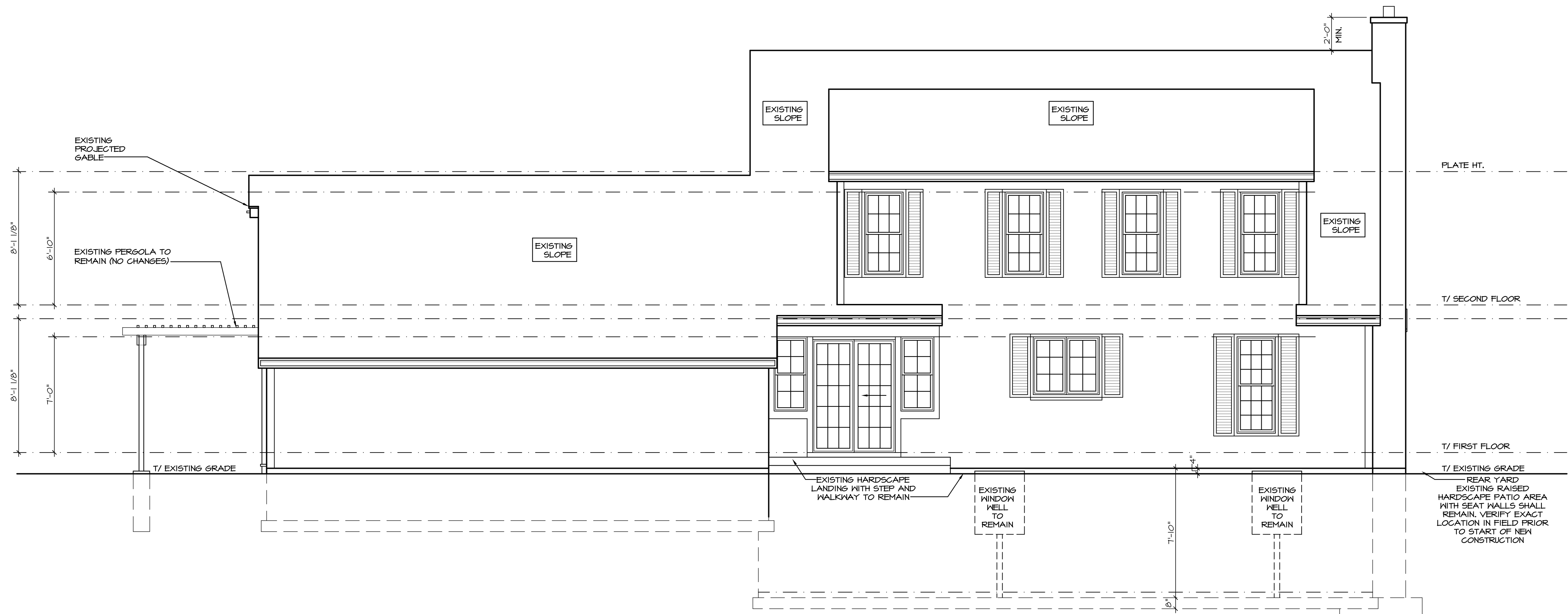
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1067 CHERRY STREET EXTERIOR ELEVATIONS	
A 03	
# 3 OF x TOTAL SHEETS	

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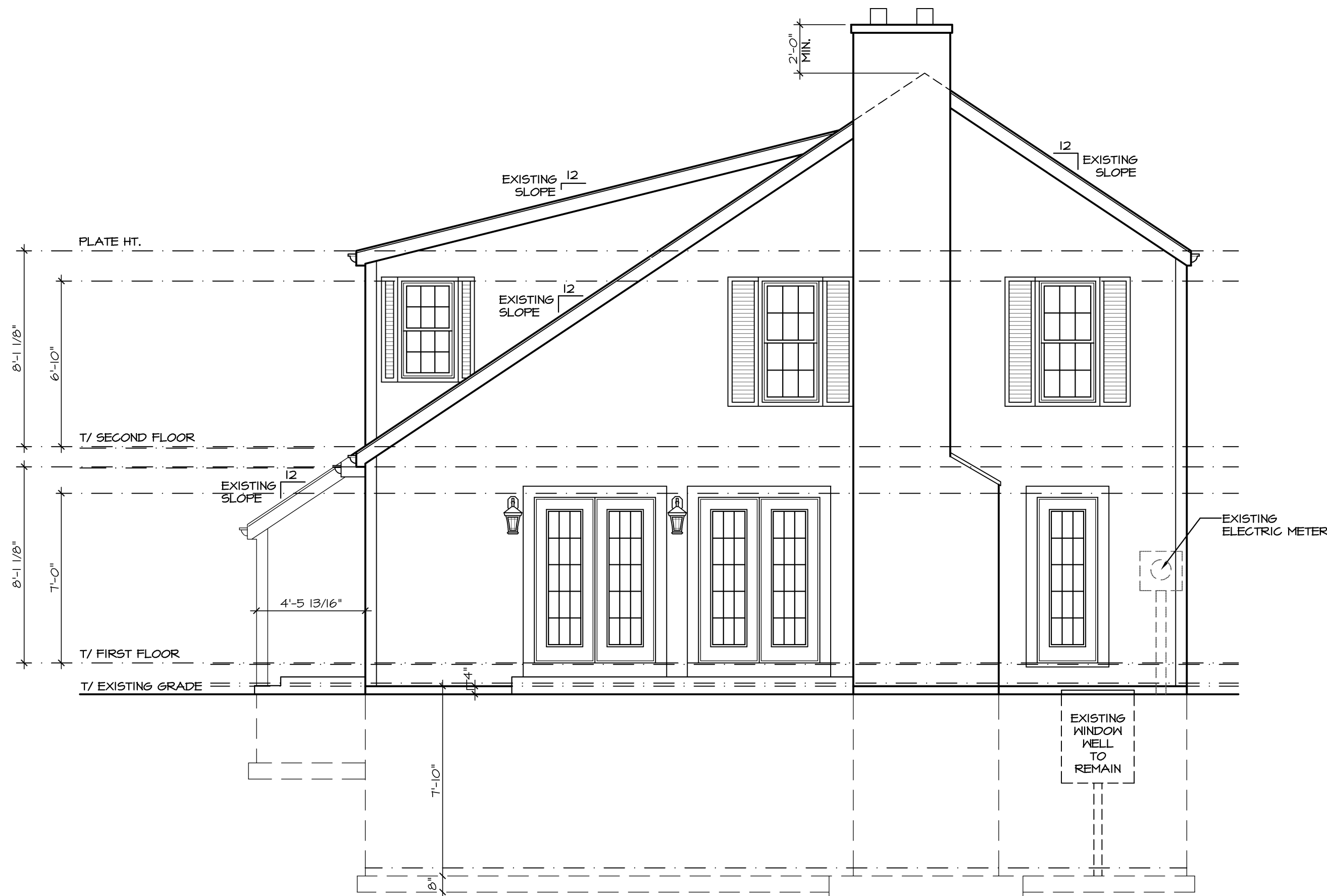
ZBA Agenda Packet - 1067 Cherry - Page 30



2 RIGHT ELEVATION
A 04 DEMOLITION

(EAST)

SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
A 04 DEMOLITION

(NORTH)

SCALE: 1/4" = 1'-0"

LEGEND

EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL	
NEW FRAME WALL WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING	
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REVIEW	11/03/2020
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1067 CHERRY STREET
DEMO. ELEVATIONS

A 04

4 OF x TOTAL SHEETS

VERIFY ALL EXISTING CONDITIONS AND COMPARE TO THE PLANS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES.

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EXISTING CONCRETE FOUNDATION WALL TO REMAIN		SHORE UP EXISTING CONSTRUCTION AS REQUIRED	



SCALE: 1/4" = 1'-0"

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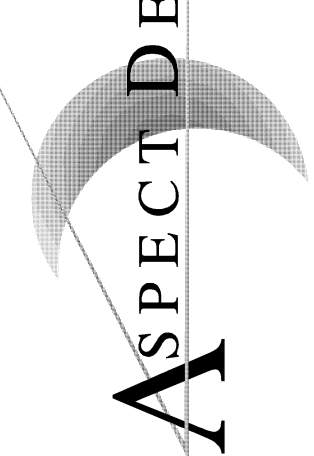
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REVIEW	10/30/2020
REVIEW	11/03/2020
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DEMO. FOUNDATION PLAN	

A 05

5 OF x TOTAL SHEETS

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REMODELING NOTES

VERIFY ALL EXISTING CONDITIONS AND COMPARE TO THE PLANS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES.

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LEGEND

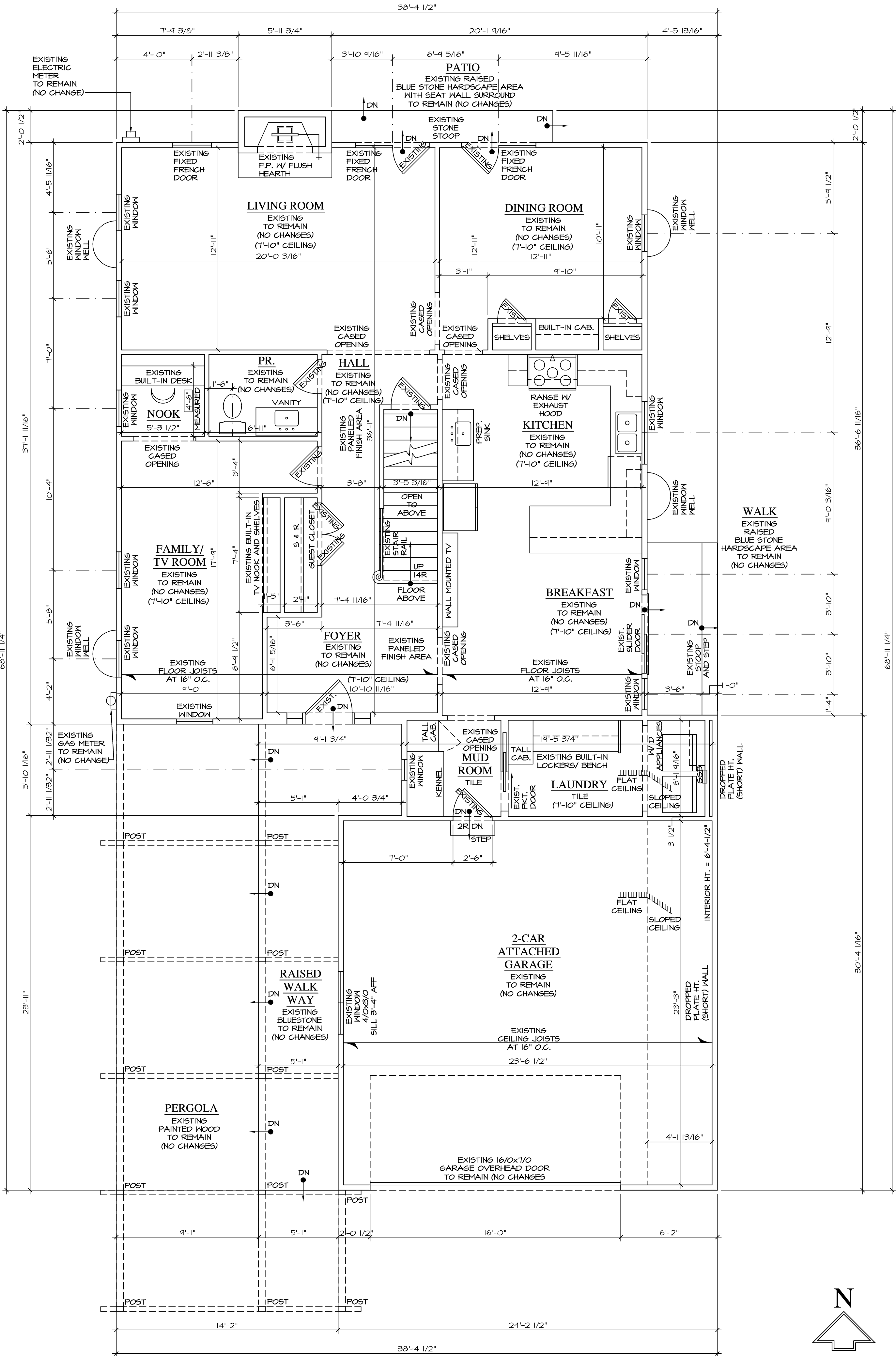
EXISTING WALL TO REMAIN

NEW CONCRETE FOUNDATION WALL

NEW FRAME WALL
WOOD STUDS AT 16" O.C.
1/2" DRYWALL EACH SIDE

EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED
PATCH AND REPAIR AS REQUIRED
TO MATCH EXISTING
CONSTRUCTION AS REQUIRED

EXISTING CONCRETE FOUNDATION WALL TO REMAIN



1 EXISTING FIRST FLOOR PLAN
A 06 DEMOLITION

SCALE: 1/4" = 1'-0"

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REVIEW	10/28/2020
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REVIEW	11/03/2020
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1067 CHERRY STREET DEMO. 1st FLR. PLAN	
A 06	
# 6 OF x TOTAL SHEETS	

REMODELING NOTES

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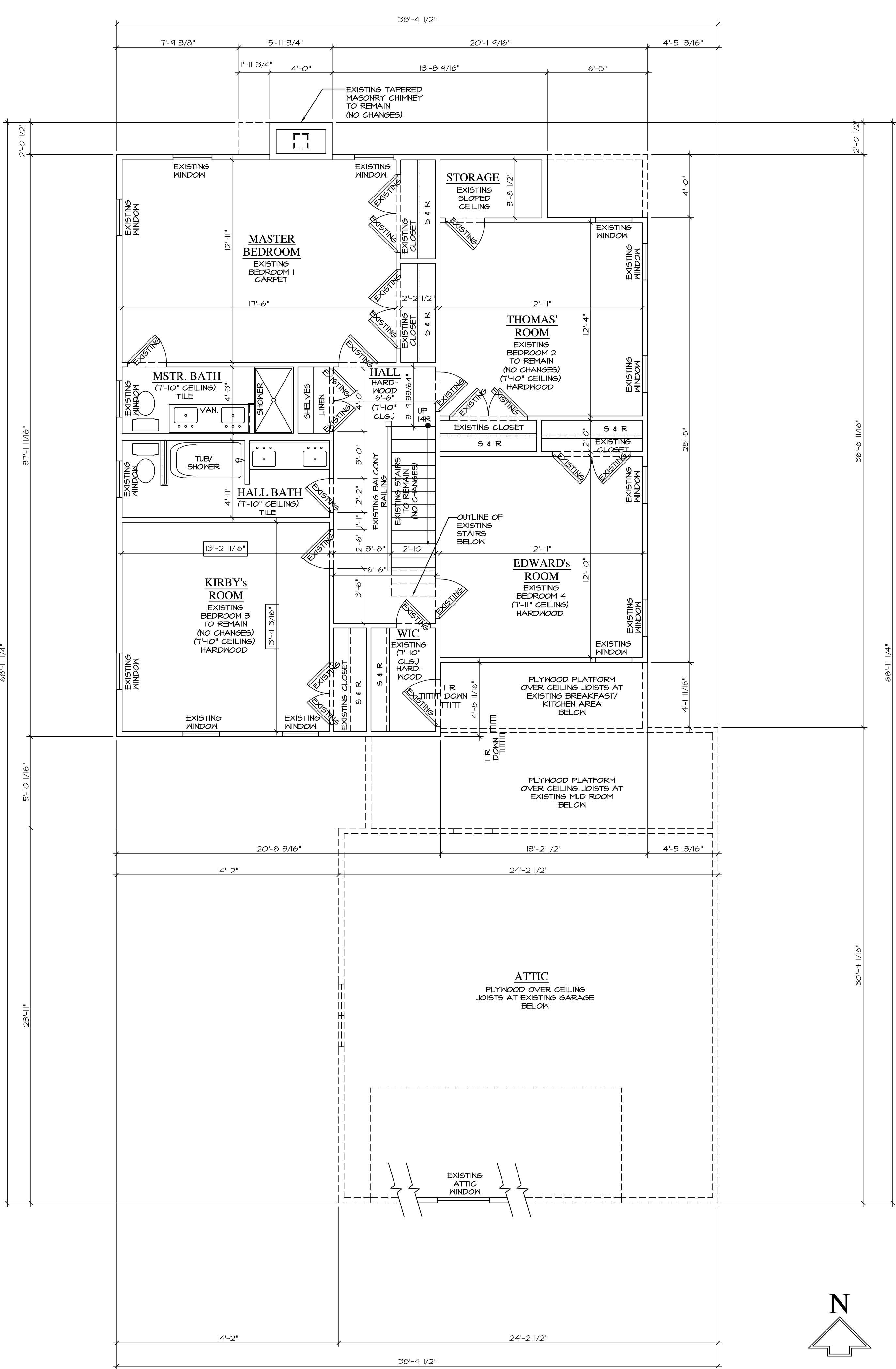
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REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING

LEGEND

EXISTING WALL TO REMAIN
NEW FRAME WALL
WOOD STUDS AT 16" O.C.
1/2" DRYWALL EACH SIDE
EXISTING CONCRETE
FOUNDATION WALL TO REMAIN

NEW CONCRETE
FOUNDATION WALL
EXISTING WALL AND ASSOCIATED
ELEMENTS TO BE REMOVED
PATCH AND REPAIR AS REQUIRED
TO MATCH EXISTING
SHORE UP EXISTING
CONSTRUCTION AS REQUIRED

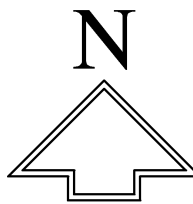


1
A 07

EXISTING SECOND FLOOR PLAN

DEMOLITION

SCALE: 1/4" = 1'-0"



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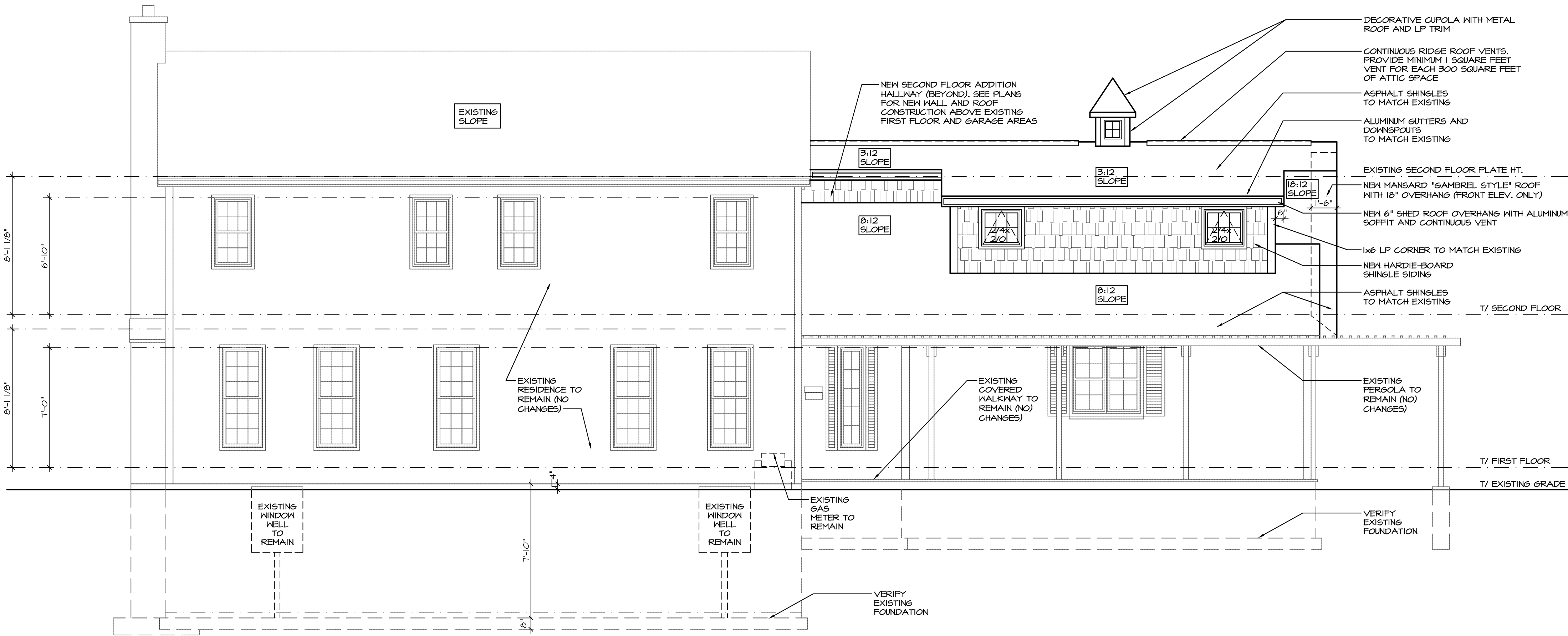
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1067 CHERRY STREET DEMO, 2nd FLR. PLAN	

A 07

7 OF x TOTAL SHEETS

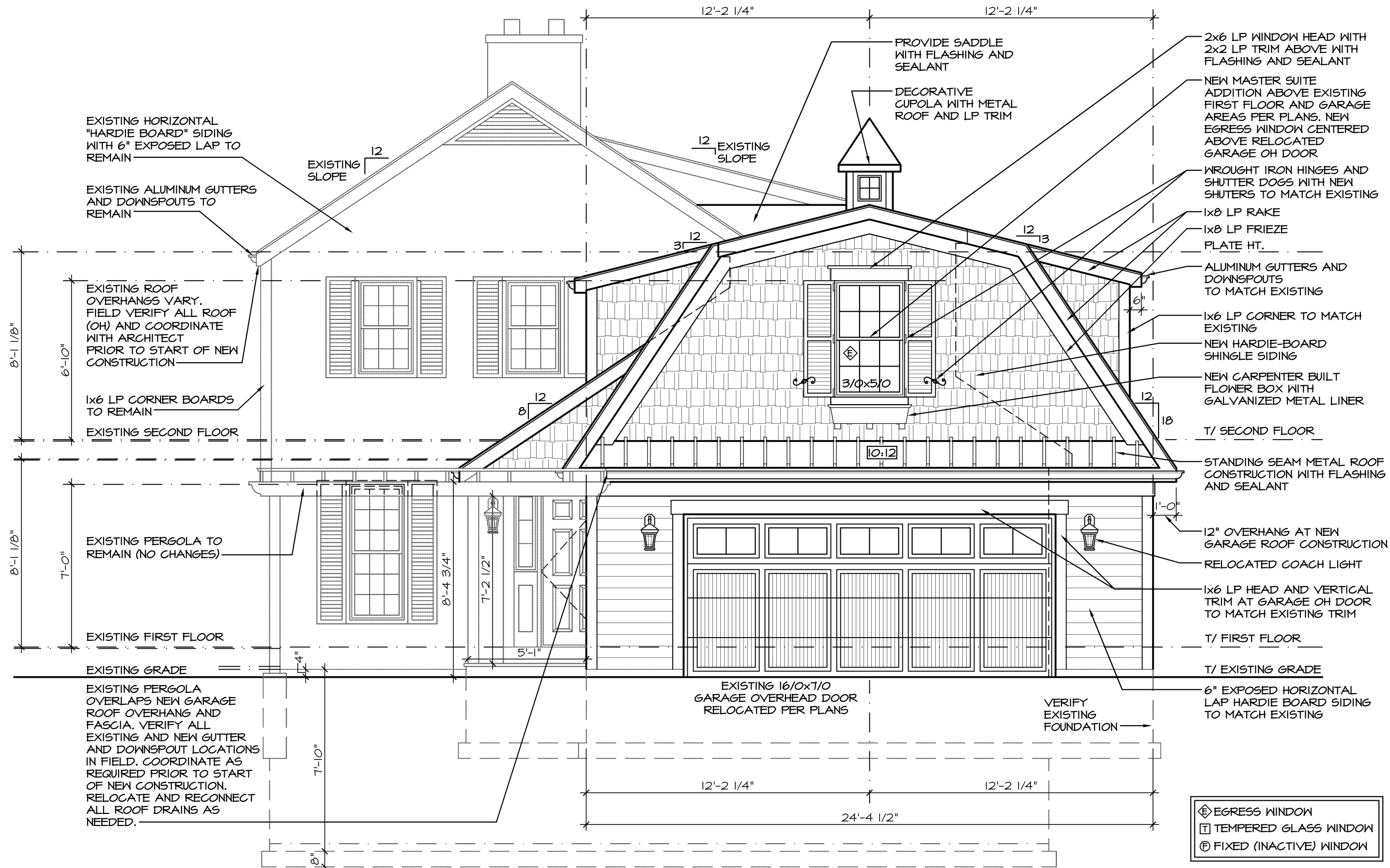
7 OF x TOTAL SHEETS

ZBA Agenda Packet - 1067 Cherry - Page 34



2 LEFT ELEVATION
A 08 PROPOSED

(WEST)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A 08 PROPOSED
(STREET VIEW)

(SOUTH)
SCALE: 1/4" = 1'-0"

LEGEND		
EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL
NEW FRAME WALL, WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED
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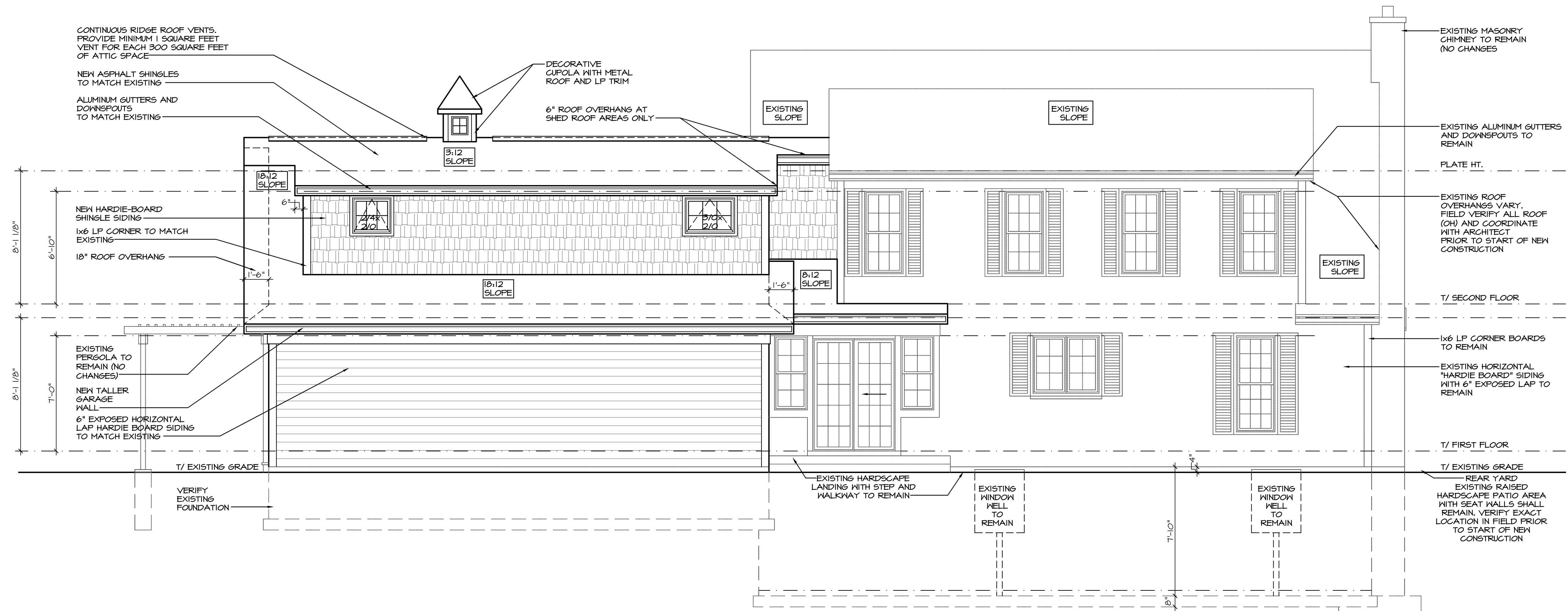
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1067 CHERRY STREET EXTERIOR ELEVATIONS	

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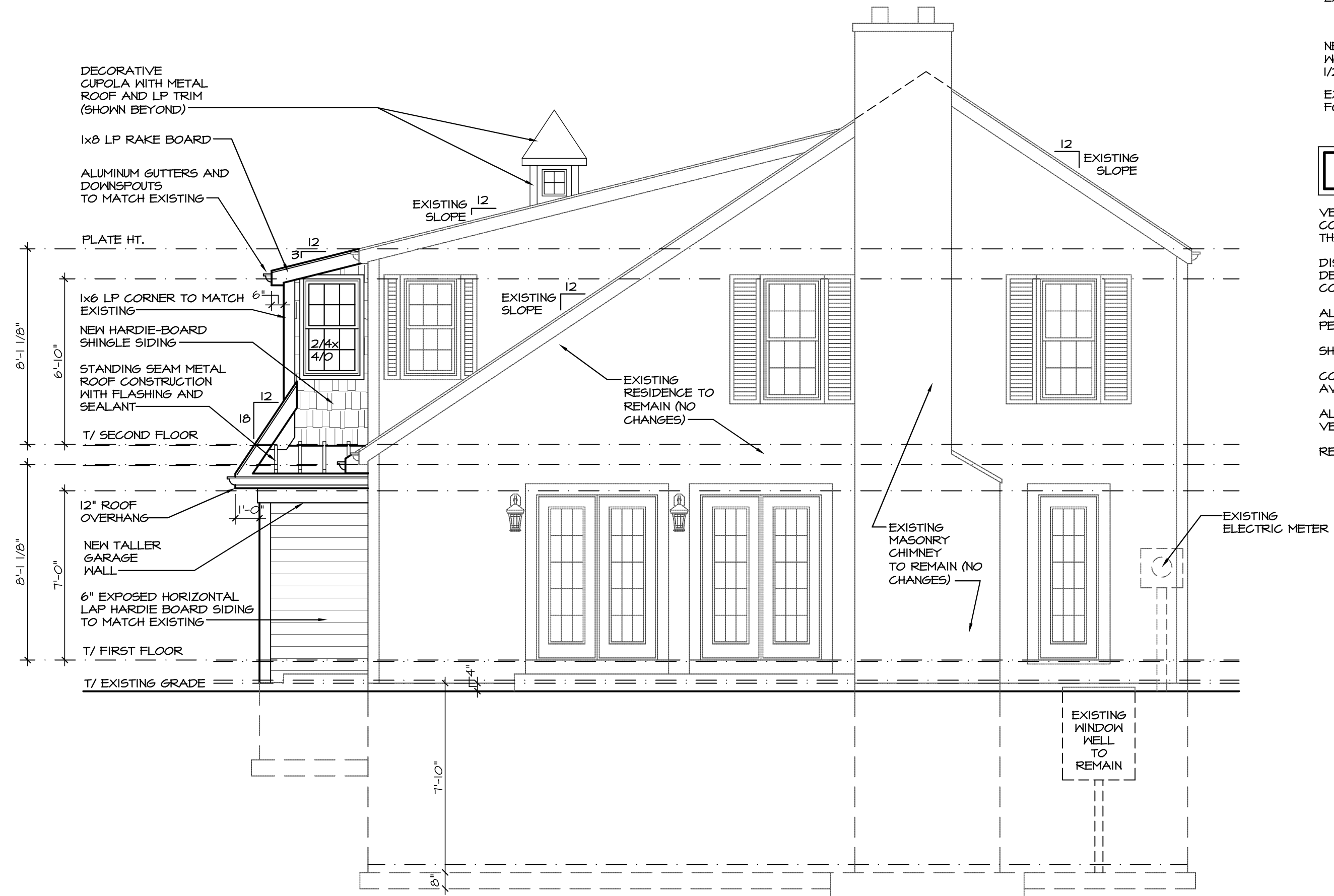
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2 RIGHT ELEVATION
A 09 PROPOSED

(EAST)

SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
A 09 PROPOSED

(NORTH)

SCALE: 1/4" = 1'-0"

LEGEND

EXISTING WALL TO REMAIN		NEW CONCRETE FOUNDATION WALL	
NEW FRAME WALL WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING MALL AND ASSOCIATED ELEMENTS TO BE REMOVED	
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1067 CHERRY STREET
EXTERIOR ELEVATIONS

A 09

9 OF x TOTAL SHEETS

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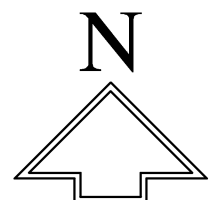
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NEW FRAME WALL WOOD STUDS AT 16" O.C. 1/2" DRYWALL EACH SIDE		EXISTING WALL AND ASSOCIATED ELEMENTS TO BE REMOVED PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING	
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$$\frac{1}{A \cdot 10}$$

PROPOSED
OUTLINE FOR REFERENCE
EXISTING FINISHED BASEMENT AREAS SHOWN (DASHED)

SCALE: 1/4" = 1'-0"

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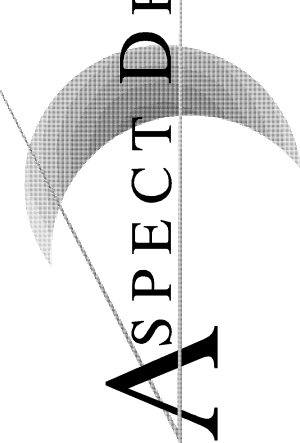
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1067 CHERRY STREET
FOUNDATION PLAN

A 10

10 OF x TOTAL SHEETS

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REMODELING NOTES

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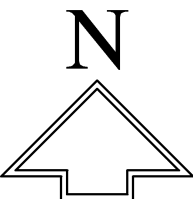
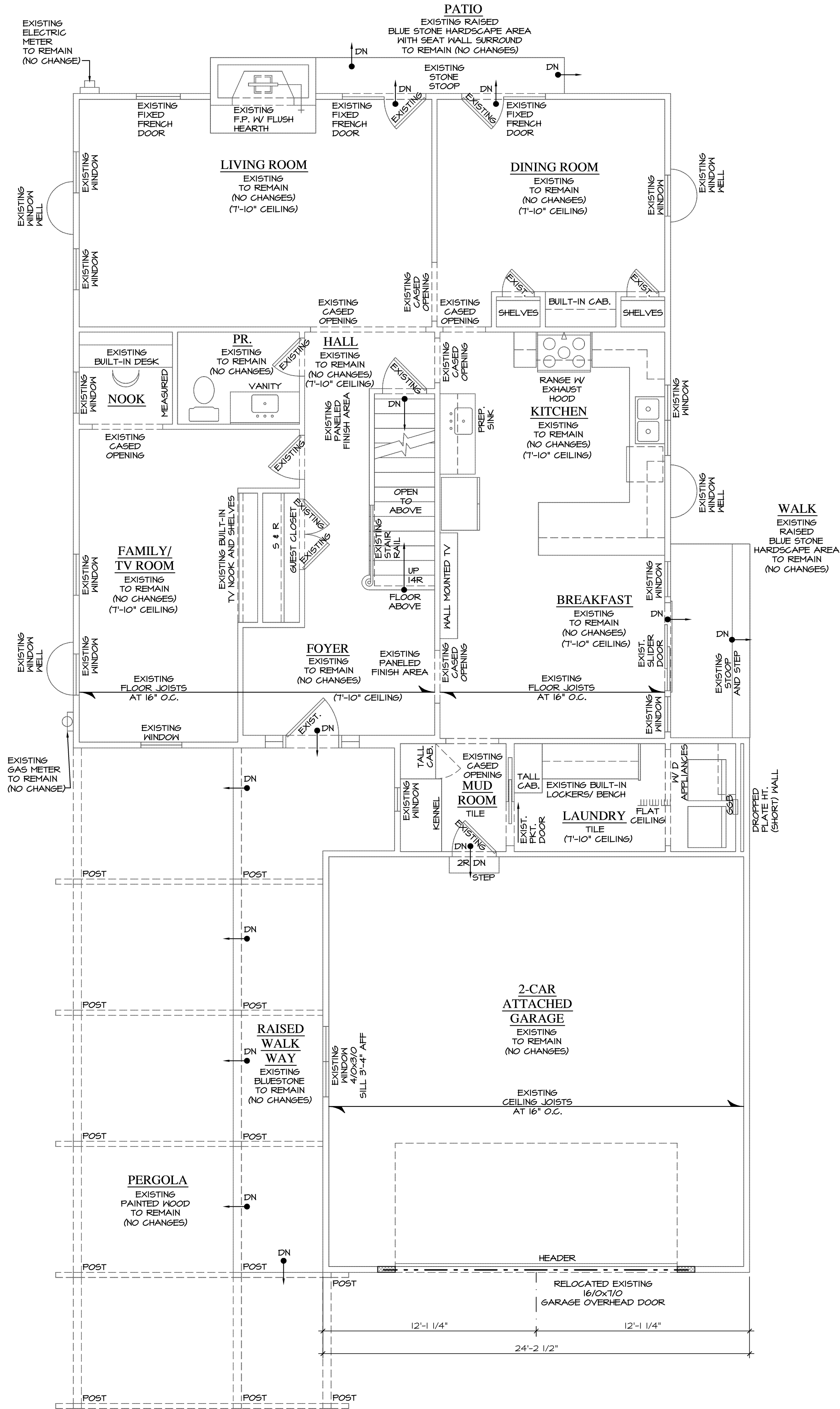
CONNECT NEW ELECTRICAL CIRCUITS TO EXISTING PANEL. VERIFY PANEL SIZE AND AVAILABLE CIRCUITS. SUPPLY AND INSTALL AN ADDITIONAL SUB PANEL IF REQUIRED.

ALL EXPOSED CEILING, WALL AND FLOOR CAVITIES SHALL BE FILLED WITH INSULATION. VERIFY R-VALUE WITH BUILDING INSPECTOR.

REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING

LEGEND

EXISTING WALL TO REMAIN
NEW FRAME WALL
WOOD STUDS AT 16" O.C.
1/2" DRYWALL EACH SIDE
EXISTING CONCRETE
FOUNDATION WALL TO REMAIN
NEW CONCRETE
FOUNDATION WALL
EXISTING WALL AND ASSOCIATED
ELEMENTS TO BE REMOVED
PATCH AND REPAIR AS REQUIRED
TO MATCH EXISTING
SHORE UP EXISTING
CONSTRUCTION AS REQUIRED



1
A 11

FIRST FLOOR PLAN

PROPOSED

SCALE: 1/4" = 1'-0"

NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER, (ARCH-D)

© COPYRIGHT MMXX

WILLIAMSON
RESIDENCE

ADDITION / REMODEL
1067 CHERRY STREET
WINNETKA, IL 60093

REVIEW	10/28/2020
REVIEW	10/30/2020
REVIEW	11/03/2020
ZONING REVIEW	11/09/2020

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LICENSE #184-00434

ASPECT DESIGN INC.
ARCHITECTS

PROJECT #	AD20182
DRAWN BY:	COM/NH
1067 CHERRY STREET PROP. 1st FLR. PLAN	
A 11	
# 11 OF x TOTAL SHEETS	

REMODELING NOTES

VERIFY ALL EXISTING CONDITIONS AND COMPARE TO THE PLANS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES.

DISCONNECT AND CAP OFF ALL PLUMBING AND GAS PIPING, ELECTRICAL WIRING AND DEVICES, LOW VOLTAGE WIRING, MECHANICAL DUCT WORK AS REQUIRED FOR NEW CONSTRUCTION.

ALL DEMOLITION OF EXISTING PLUMBING PIPING, FIXTURES AND EQUIPMENT ETC SHALL BE PERFORMED BY AN ILLINOIS LICENSED PLUMBER.

SHORE UP ALL EXISTING STRUCTURE AS REQUIRED FOR ALL NEW CONSTRUCTION

CONNECT NEW ELECTRICAL CIRCUITS TO EXISTING PANEL. VERIFY PANEL SIZE AND AVAILABLE CIRCUITS. SUPPLY AND INSTALL AN ADDITIONAL SUB PANEL IF REQUIRED.

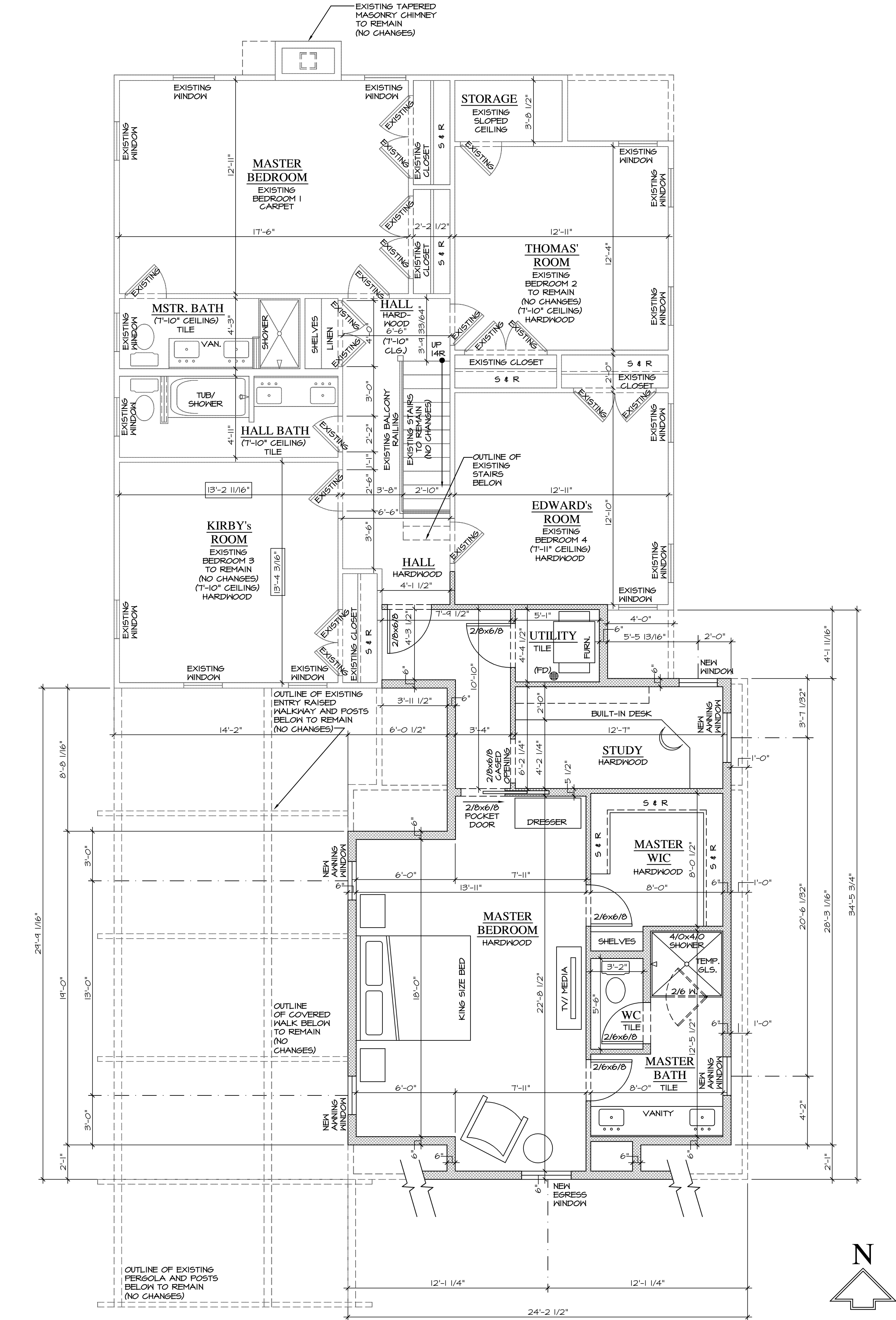
ALL EXPOSED CEILING, WALL AND FLOOR CAVITIES SHALL BE FILLED WITH INSULATION. VERIFY R-VALUE WITH BUILDING INSPECTOR.

REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING

LEGEND

EXISTING WALL TO REMAIN
NEW FRAME WALL
WOOD STUDS AT 16" O.C.
1/2" DRYWALL EACH SIDE
EXISTING CONCRETE
FOUNDATION WALL TO REMAIN

NEW CONCRETE
FOUNDATION WALL
EXISTING WALL AND ASSOCIATED
ELEMENTS TO BE REMOVED
PATCH AND REPAIR AS REQUIRED
TO MATCH EXISTING
SHORE UP EXISTING
CONSTRUCTION AS REQUIRED



1 SECOND FLOOR PLAN
A 12 PROPOSED

PROPOSED NEW ADDITION SQ. FT. = + 664.43
SCALE: 1/4" = 1'-0"

NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER, (ARCH-D)

WILLIAMSON
RESIDENCE

ADDITION / REMODEL
1067 CHERRY STREET
WINNETKA, IL 60093

REVIEW	10/28/2020
REVIEW	10/30/2020
REVIEW	11/03/2020
ZONING REVIEW	11/09/2020

26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
IL LICENSE #184-00434

ASPECT DESIGN INC.
ARCHITECTS

PROJECT #	AD20182
DRAWN BY:	COM/NH
1067 CHERRY STREET PROPOSED 2nd FLR. PLAN	
A 12	
# 12 OF x TOTAL SHEETS	

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Brett and Margaret Williamson (collectively, "**Owners**") are the owners of record of that certain real property located at 1067 Cherry Street, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-10-2020, adopted by the Winnetka Zoning Board of Appeals on December 14, 2020 ("**Resolution**"), grants a variation to construct a second floor addition on the Subject Property; and

WHEREAS, Section 7.A.2 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Owners have filed, within 30 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

NOW, THEREFORE, the Owners do hereby agree and covenant as follows:

1. The Owners hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The Owners acknowledge that public notices and virtual public hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owners 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 granting of the variation, and that the Village's approval of the variation does not, and will not, in any way, be deemed to insure the Owners against damage or injury of any kind and at any time.
4. The Owners 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 Resolution granting the variation for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2020.

ATTEST

By: _____

Name: _____

OWNERS

By: _____

Brett Williamson

By: _____

Margaret Williamson

RESOLUTION NO. ZBA-10-2020
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 20-37-V – 1067 CHERRY STREET

WHEREAS, Brett and Margaret Williamson, (collectively, the “Applicants”) are the owners of the property commonly known as 1067 Cherry Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (**“Subject Property”**); and

WHEREAS, the Subject Property is located in the R-5 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence with an attached garage (**“Building”**); and

WHEREAS, the Applicants desire to construct a second floor addition to the Building on the Subject Property in excess of the maximum permitted gross floor area (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.040 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is permitted a maximum gross floor area of 3,540 square feet; and

WHEREAS, the Applicants desire to construct the Proposed Improvement on the Subject Property with a gross floor area that exceeds the maximum permitted 3,540 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicants filed an application for a variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a gross floor area of 3,847.35 square feet (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on November 26, 2020 in the “Winnetka Talk” and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, in accordance with social distancing requirements, Governor Pritzker’s Executive Order 2020-71 and Senate Bill 2135, a virtual public hearing was held by the Winnetka Zoning Board of Appeals during a virtual meeting held on December 14, 2020 for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on December 14, 2020; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicants, dated November 10, 2020, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variations.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation **does not** satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance because (i) the Requested Variation is not in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; (ii) the Subject Property can yield a reasonable return if it is permitted to be used only under the conditions allowed for the R-5 Single Family Residential District; and (iii) the plight of the Applicants is not due to unique circumstances; and

WHEREAS, the Zoning Board of Appeals has determined that it will not serve and be in the best interest of the Village and its residents to approve the Requested Variation;

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. DENIAL OF VARIATION. In accordance with and pursuant to Chapter 17.60 of the Winnetka Zoning Ordinance and the home rule powers of the Village, the Zoning Board of Appeals denies the Requested Variation for the Subject Property.

SECTION 3. EFFECTIVE DATE. This Resolution will be effective upon passage by the Zoning Board of Appeals in the manner required by law.

ADOPTED this 14th day of December, 2020, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 19 in Block 7 in Groveland Addition to Winnetka, being a subdivision of the East 70 Acres of the Northwest Quarter of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1067 Cherry Street, Winnetka, Illinois.

Parcel Index Number: 05-20-113-017-0000



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.

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:

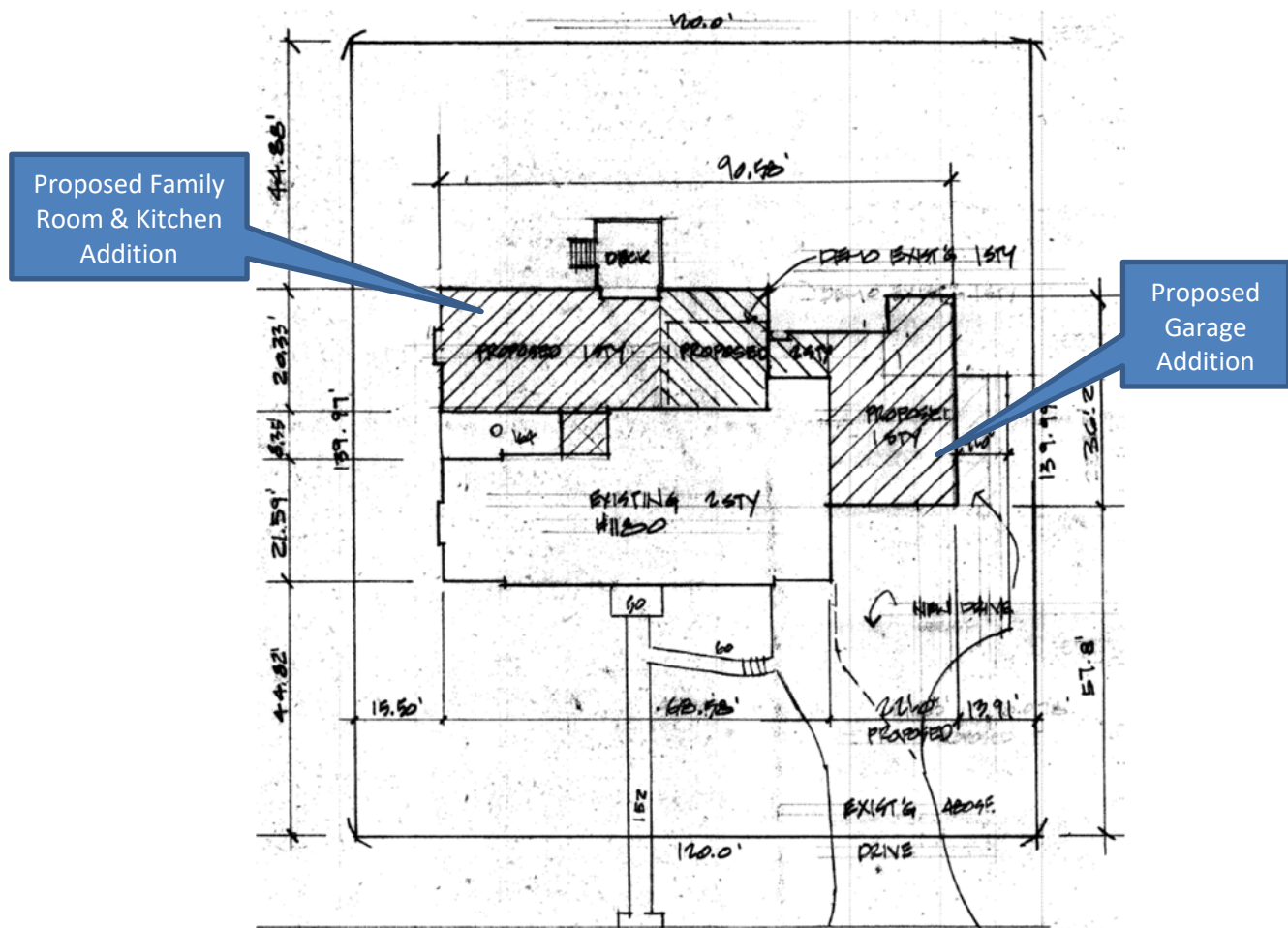
First Floor:

- 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.



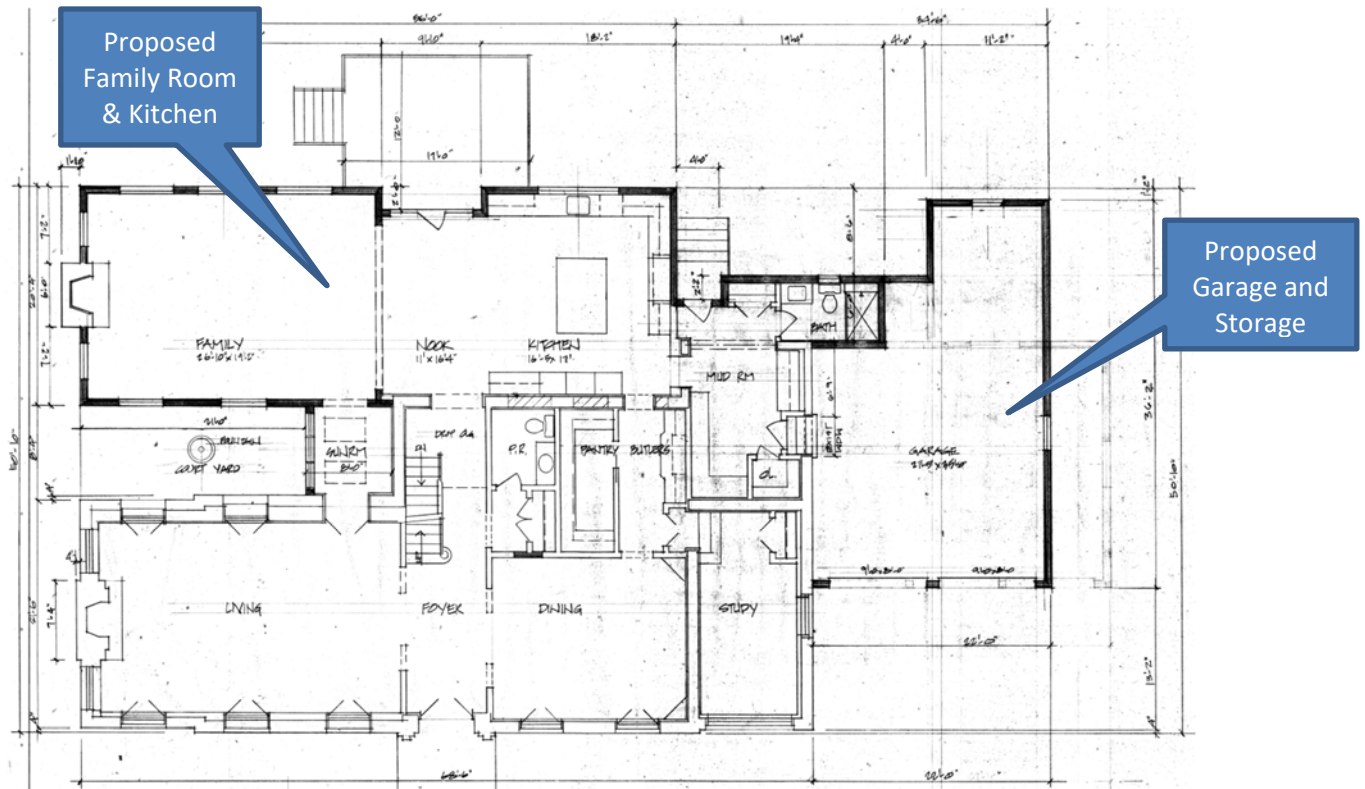


Figure 4 – Proposed First Floor Plan

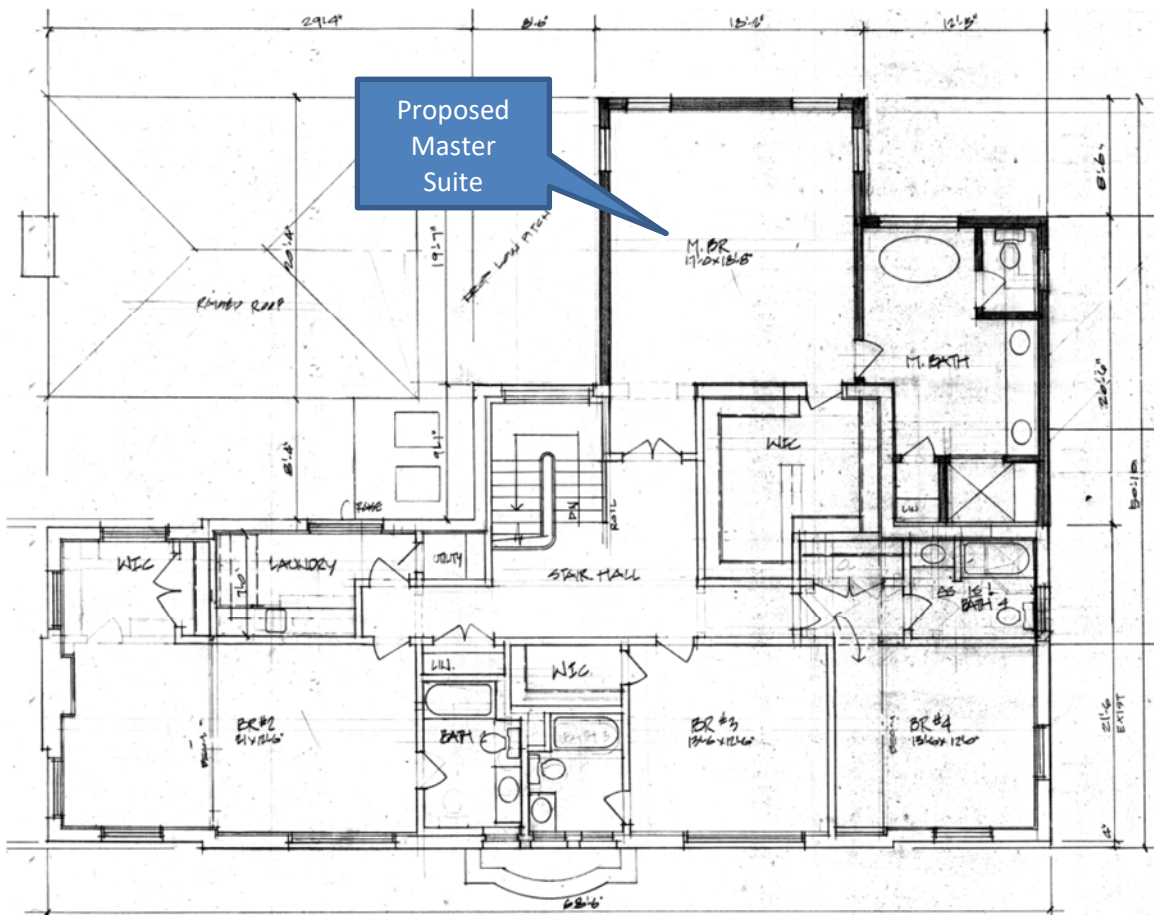


Figure 5 – Proposed Second Floor Plan



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.

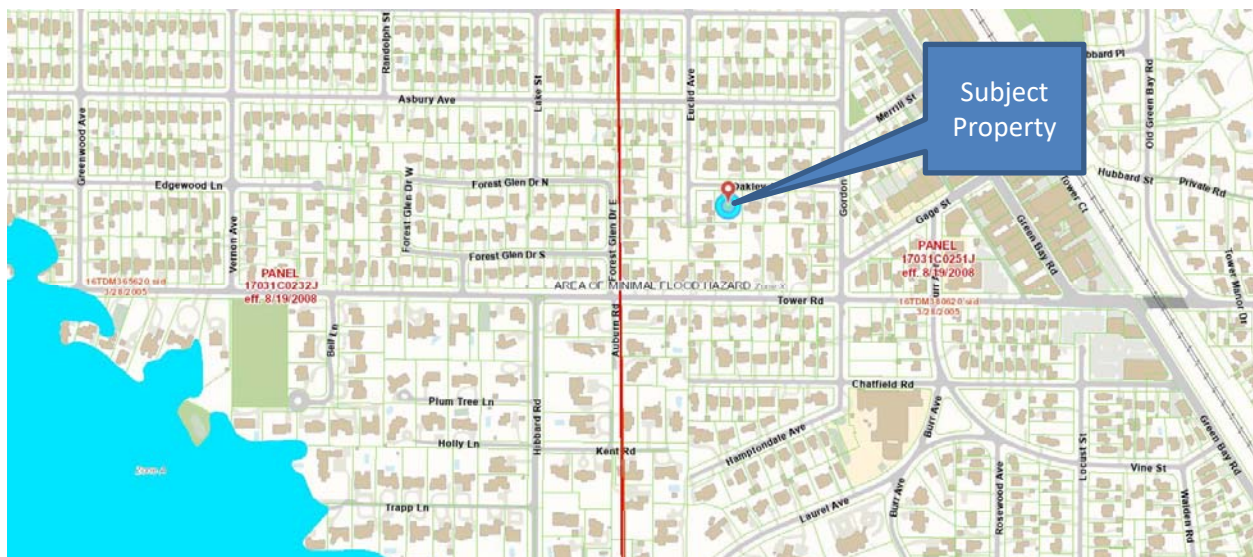


Figure 7 - GIS Floodplain Map

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.)	<i>Applies to 1180 Oakley Avenue</i> <i>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.</i>

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

Address: [REDACTED]

City, State, ZIP: Chicago, IL 60657

Email: [REDACTED]

Primary Contact: Krzysztof Marzec

Phone No. [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: [REDACTED]

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

Nature of any restrictions on property: [REDACTED]

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

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 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.

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, safety, comfort, morals, and welfare of the inhabitants of the Village will not be otherwise impaired should variation be approved.

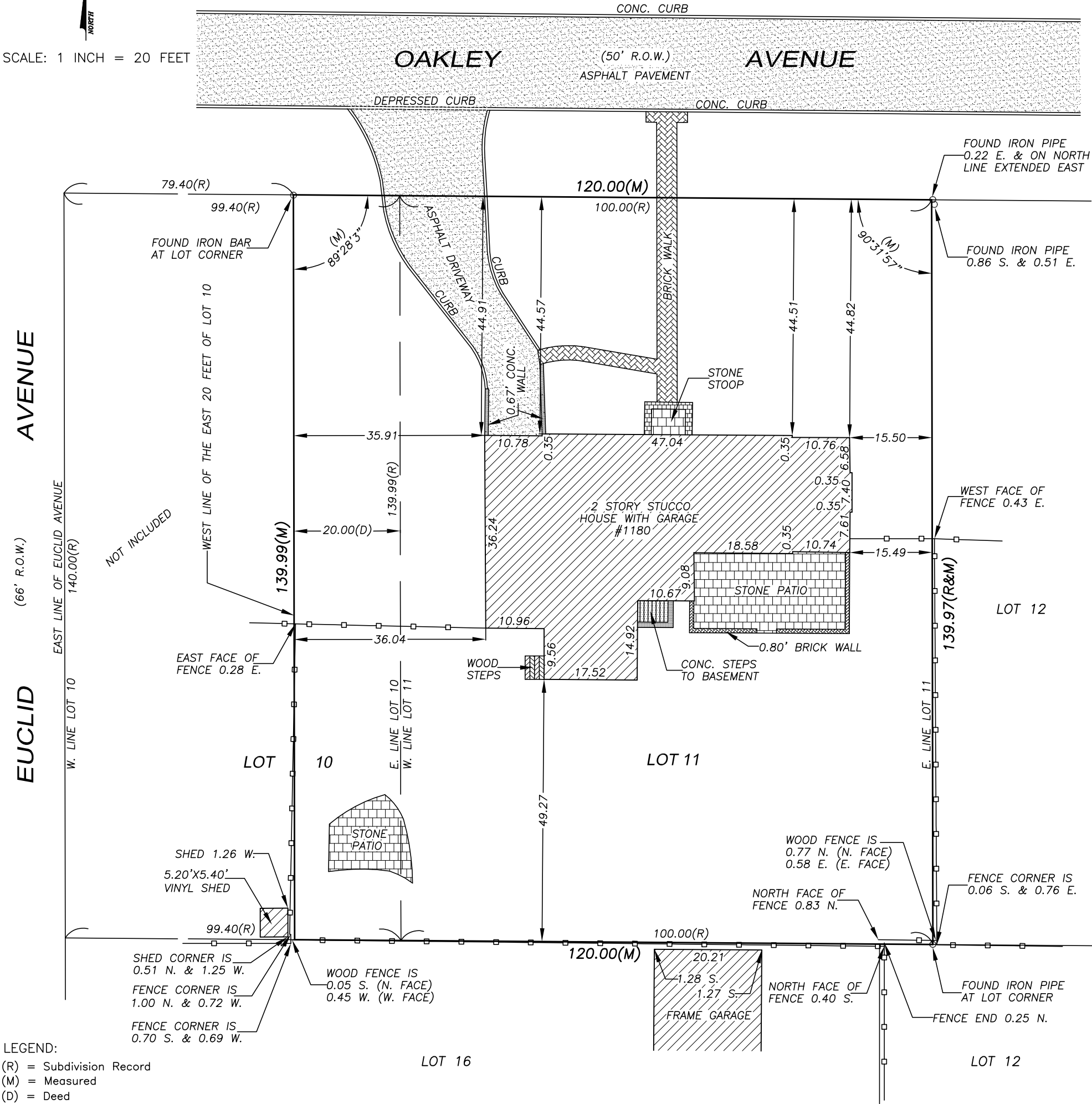
PLAT OF SURVEY
OF

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

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 —x—x—
Iron Fence —○—○—

ORDER NO.: 20-123
ORDERED BY: ORCHARD GLEN HOMES, LLC

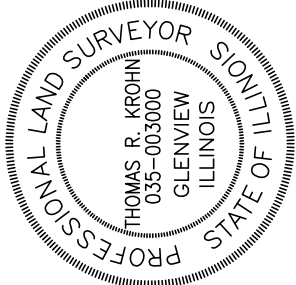
PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com

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.

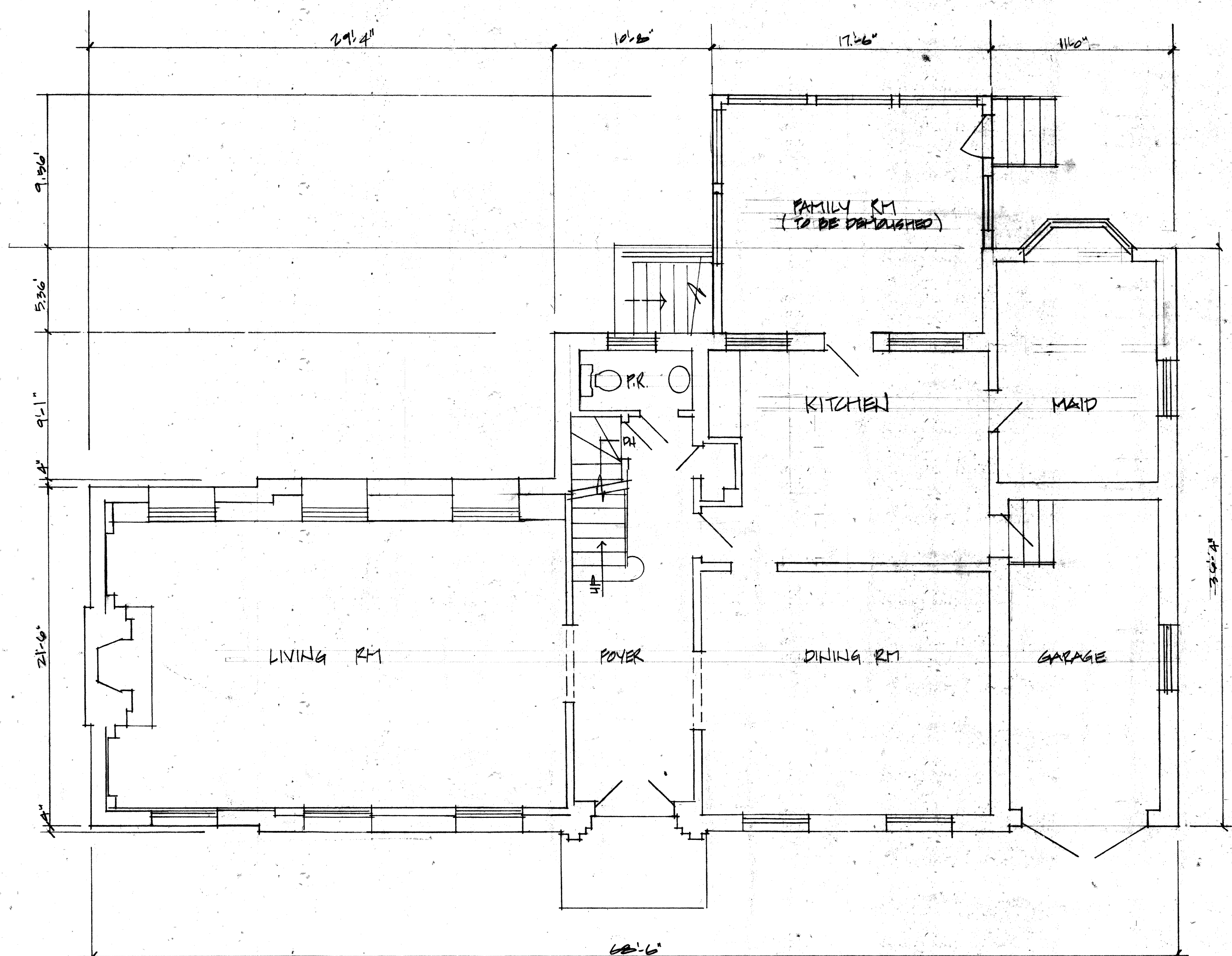
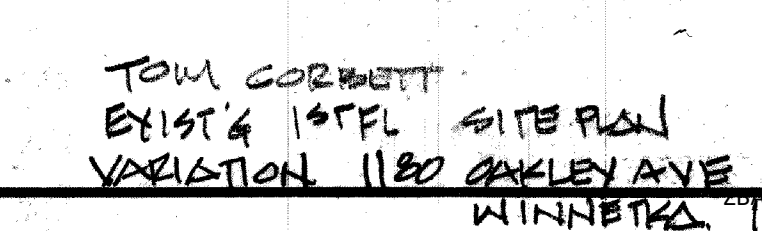
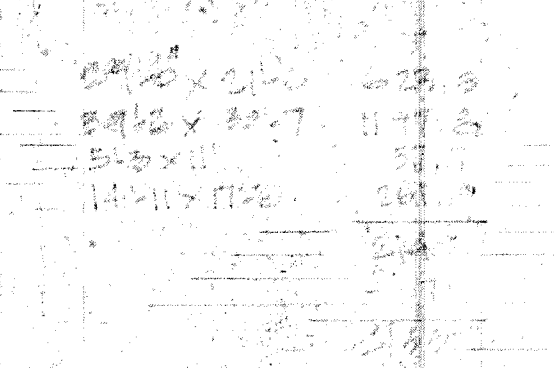
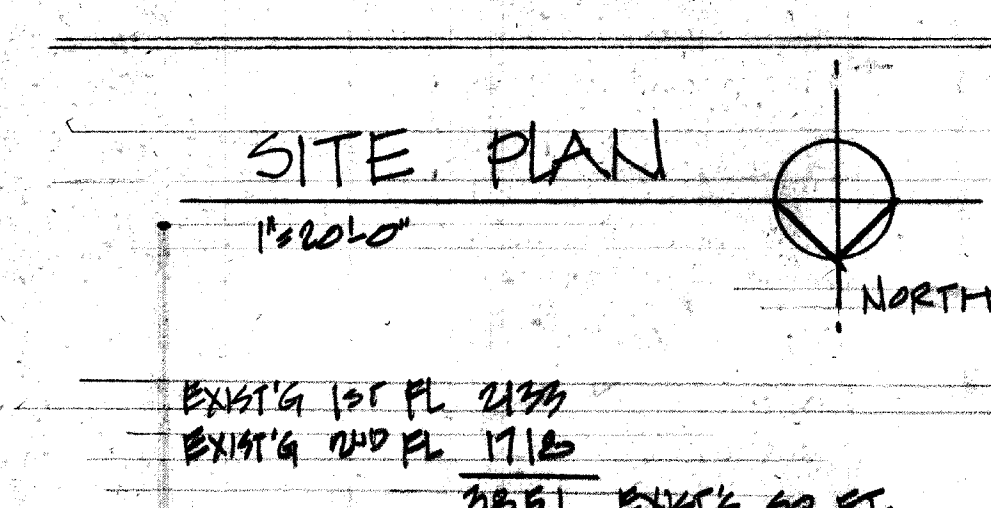
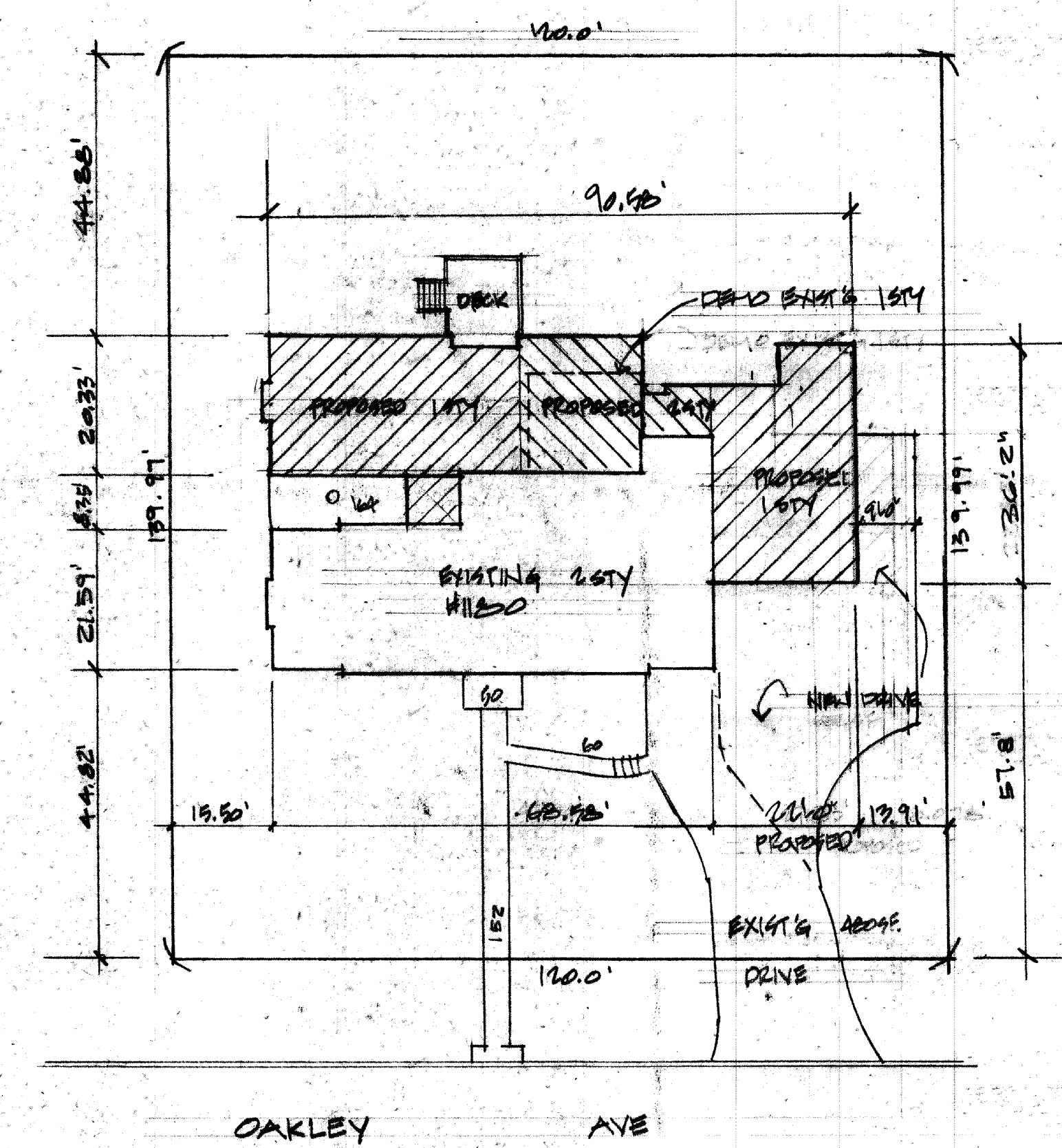
FIELD WORK COMPLETED: JUNE 10, 2020
DATED THIS 11th DAY OF JUNE, 2020.

BY *Thomas R. Krohn*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
ZBA Agenda Packet 1180 Oakley - Page 14



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	Z 1
Of	7
Sheets	



EXISTING 1ST FLOOR PLAN

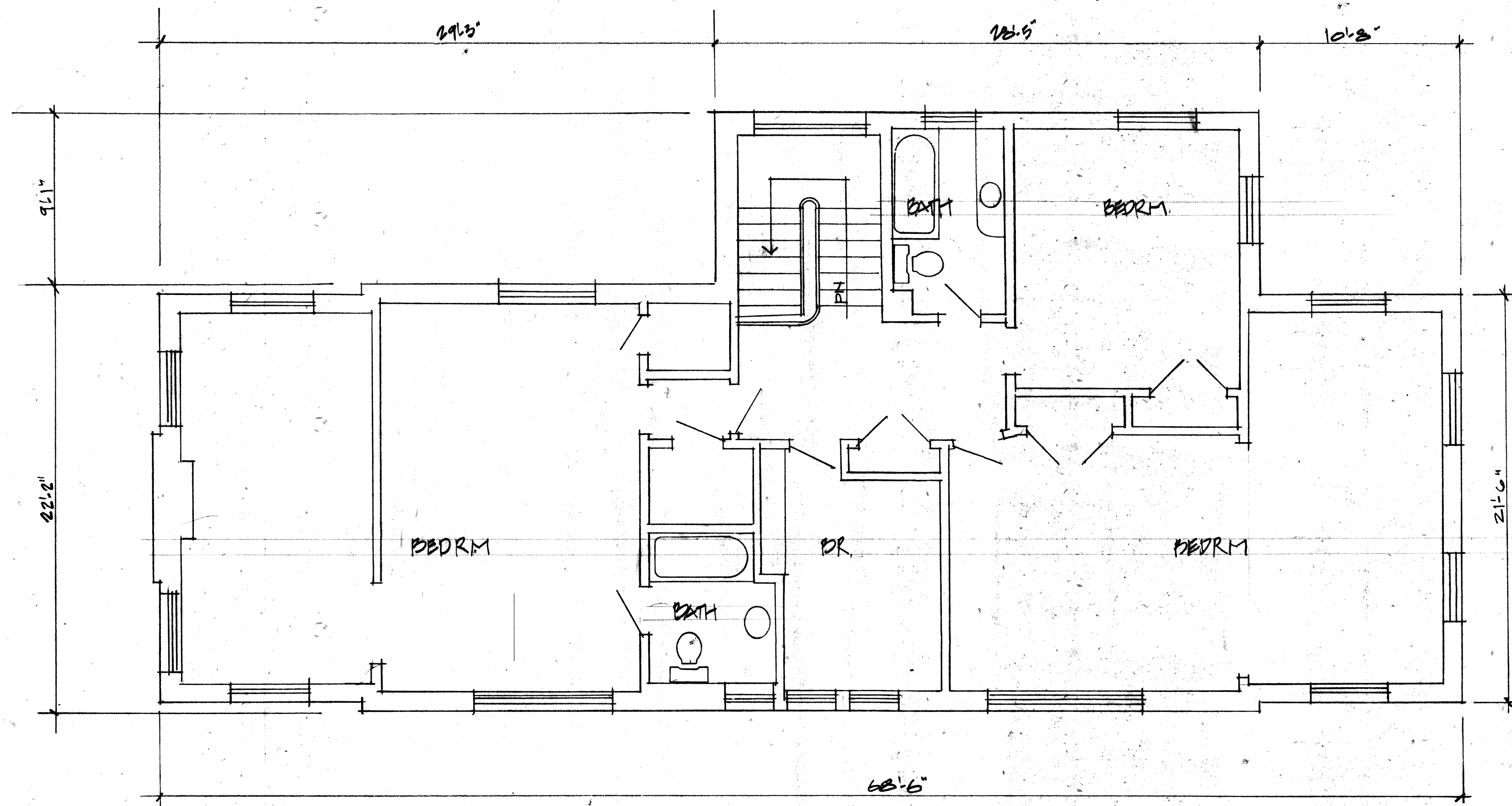
1923.3 SQ FT
261 DEMO'D
2184.3 ACTUAL

REVISIONS	BY

RESIDENCE REMODELING & ADDITION FOR
1100 OAKLEY AVE
WINNETKA, IL.

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

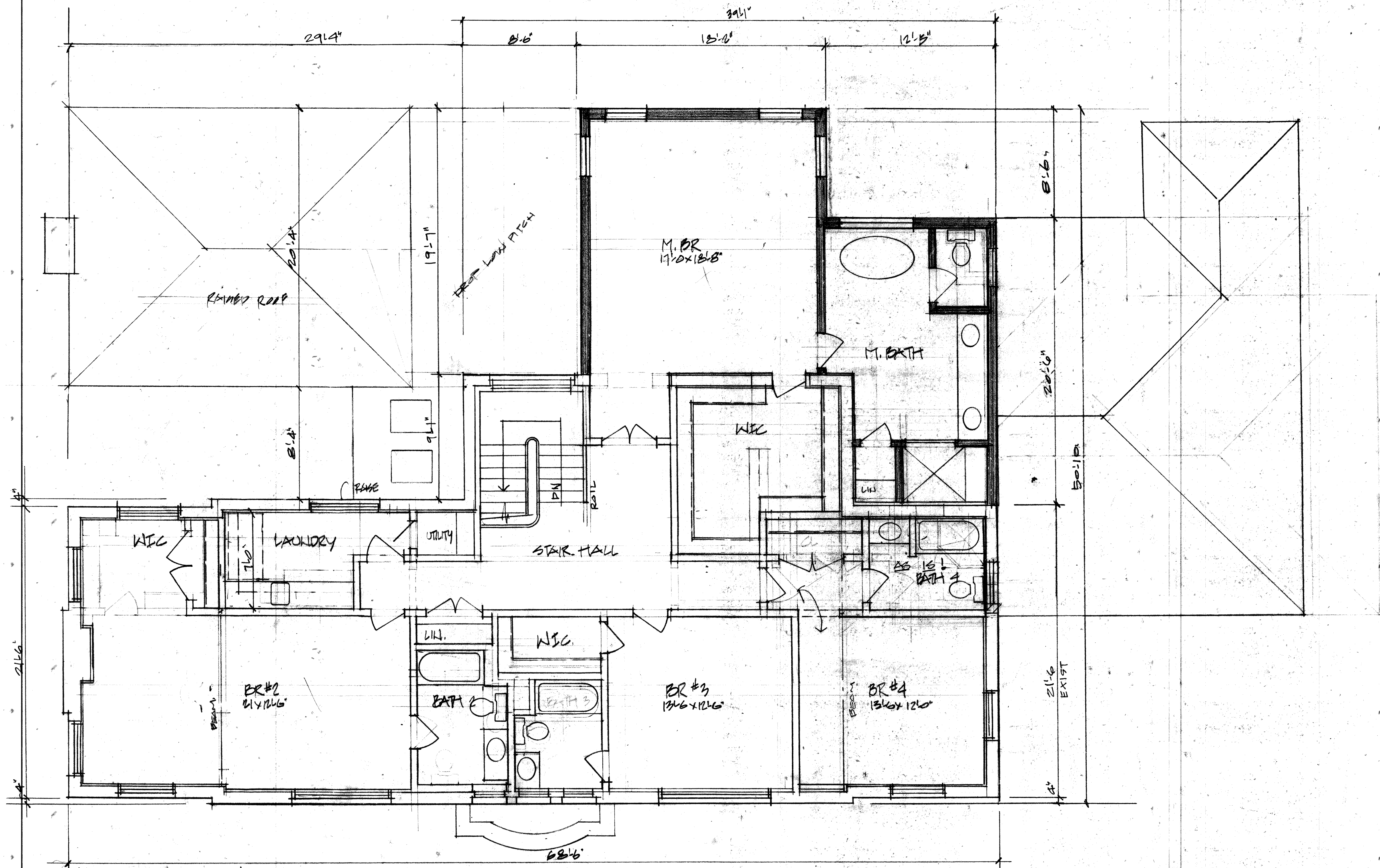
Date 11/14/20
Scale NTD
Drawn JH
Job 20
Sheet 22
Of 7 Sheets



EXISTING 2ND FLOOR PLAN 17629 SQ FT
1/4" = 1'-0"

68'-6" x 21'-2" 1518.4 } 173.2
91'-1" x 20'-6" 1886.1 }
(4 x 10'-7 1/2") x 4 (14.3)
1762.9

EXIST'G 2ND FL
VARIATION 1100 OAKLEY AVE, WINNETKA, IL



2ND FLOOR PLAN NEW CONSTRUCTION
1/4" = 1'-0"

EXIST'G 1762.9
NEW 592.8
2355.7

19'17" x 18'12" 355.7
12'5" x 11'10" 146.9
10'5" x 8'8" 90.2
592.8

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 11/1/00
Scale NTD
Drawn JH
Job 100-
Sheet 24
Of 7 Sheets



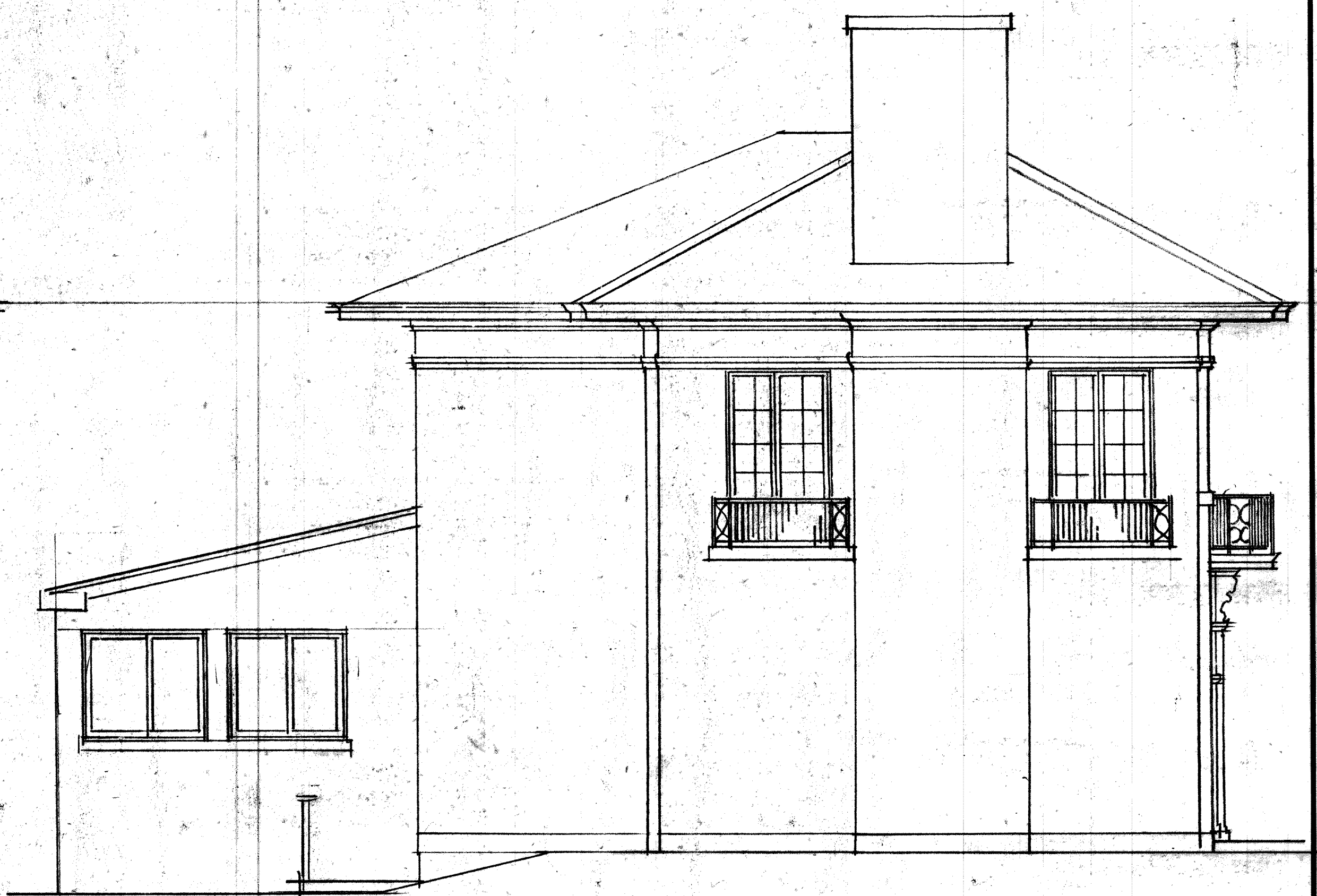
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EXISTING ELEVATIONS

1/4"=1'-0"

REVISIONS	BY

REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL.

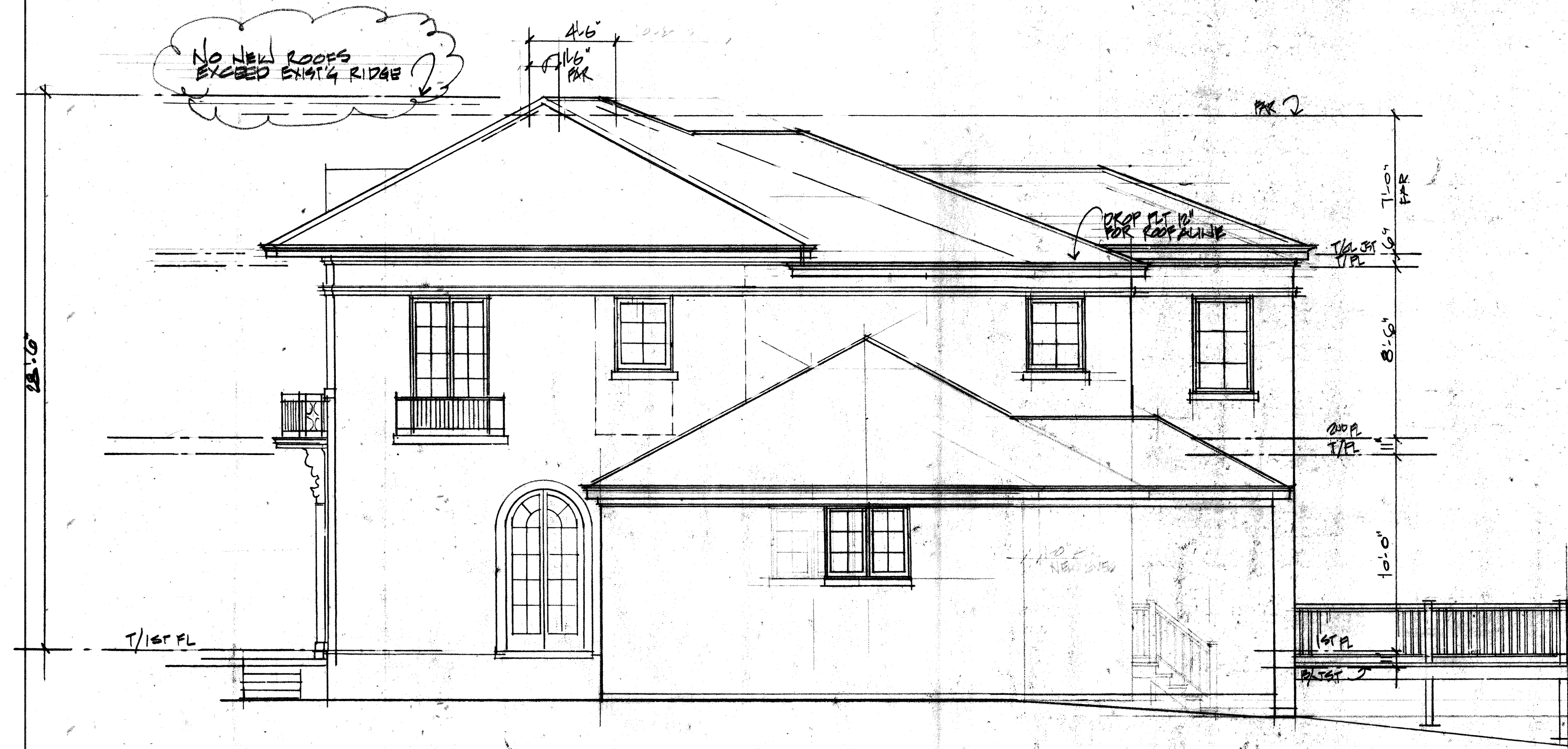
Jeffery J. Heaney
Architect A.I.A.
610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date	11/14/20
Scale	NTD
Drawn	JH
Job	20
Sheet	25
Of 7 Sheets	

EXISTING ELEV.
1180 OAKLEY AVE, WINNETKA, IL



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



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

REVISIONS	BY

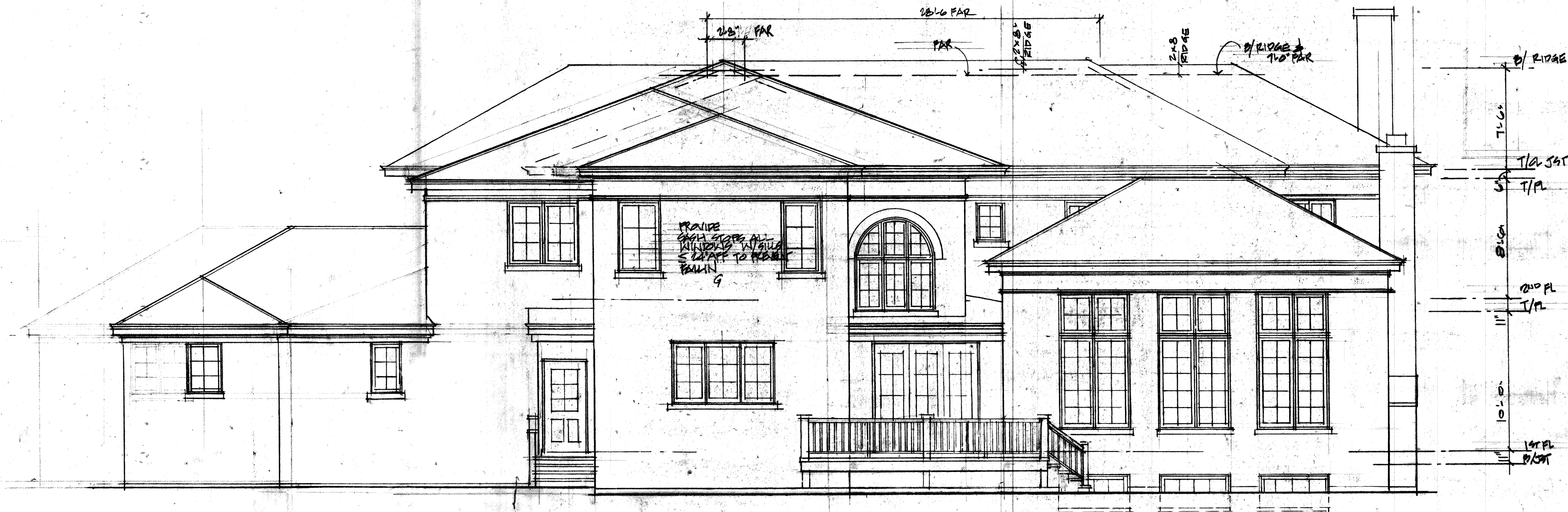
REMODELING & ADDITION FOR
1180 OAKLEY AVE
WINNETKA, IL.

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



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



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

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

NEW E&S ELEVATIONS
VARIATION 1120 OAKLEY, WINNETKA, IL.



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 <i>Winnetka Talk</i> 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 Avenue¹

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 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
undated photograph
ancestry.com, public member photos

Leroy Baumgartl was born to this affluent family on January 21, 1887.⁵ He attended the Frances E. Willard public school in Chicago⁶ 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.

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

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 1911¹⁵ 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

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.



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

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.

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

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.

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

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 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.

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



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

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 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



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

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.

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

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 scone 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 nevertheless 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 May 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.

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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 in 1923 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.

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Haggerty Chevrolet
6731 S. Western Avenue, Chicago
Kocher & Larson, 1929
Chicago Historic Resources Survey



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 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.

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.

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ATTACHMENT B.

EXTERIOR PHOTOS OF 1180 OAKLEY AVENUE



Front (North) Façade, looking south



Front entry



Detail, front entry

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



Detail, front entry



West elevation, looking east



West elevation of addition,
looking east

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



South elevation, looking north

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



South elevation, looking west
Zillow.com, accessed August 13, 2020



View from back terrace to yard, looking south

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



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

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



Back hall, facing south



Back hall, basement stairs
Looking southeast



Back hall powder room, looking south



Detail, front stairs

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



Dining room, looking west



Dining room, looking south



Dining room, looking northwest



Detail of dining room crown molding

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



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

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



View from hall to kitchen, looking southwest
Zillow.com, accessed August 12, 2020

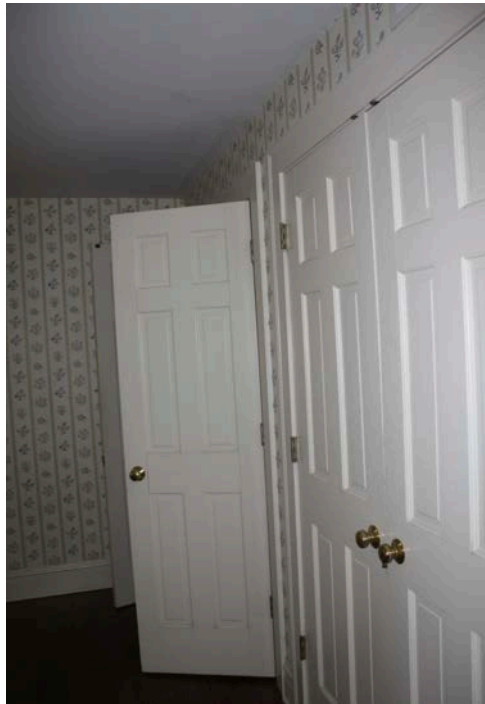


View from kitchen toward dining room and hall looking northeast
Zillow.com, accessed August 12, 2020

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



Maid's room off kitchen, looking southwest



Maid's room off kitchen, looking west

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



View from kitchen to family room addition, looking south



Family room addition, looking southeast

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



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

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



View from master bedroom to
master study, looking east



Master study, looking southeast



Master study, looking east



Master study, looking north

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



Bedroom #2, looking northwest



Bedroom #2, looking north



Bedroom #2 sitting room, looking west



Bedroom #2, looking south



Second floor hall closet, looking north

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



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

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



Bedroom #3 sitting room, looking southwest



Bedroom #3, looking north

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



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

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 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

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



642 Ash Street



1323 Asbury Avenue



1278 Scott Avenue

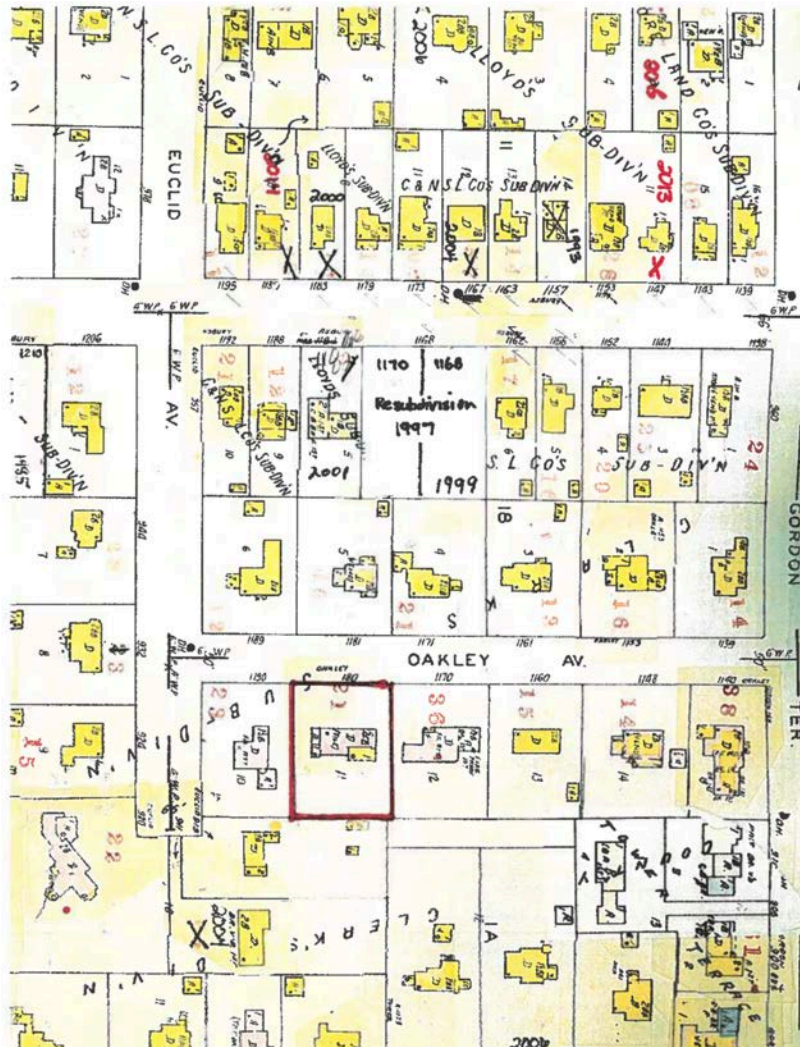


1015 Pine Street

ATTACHMENT G.

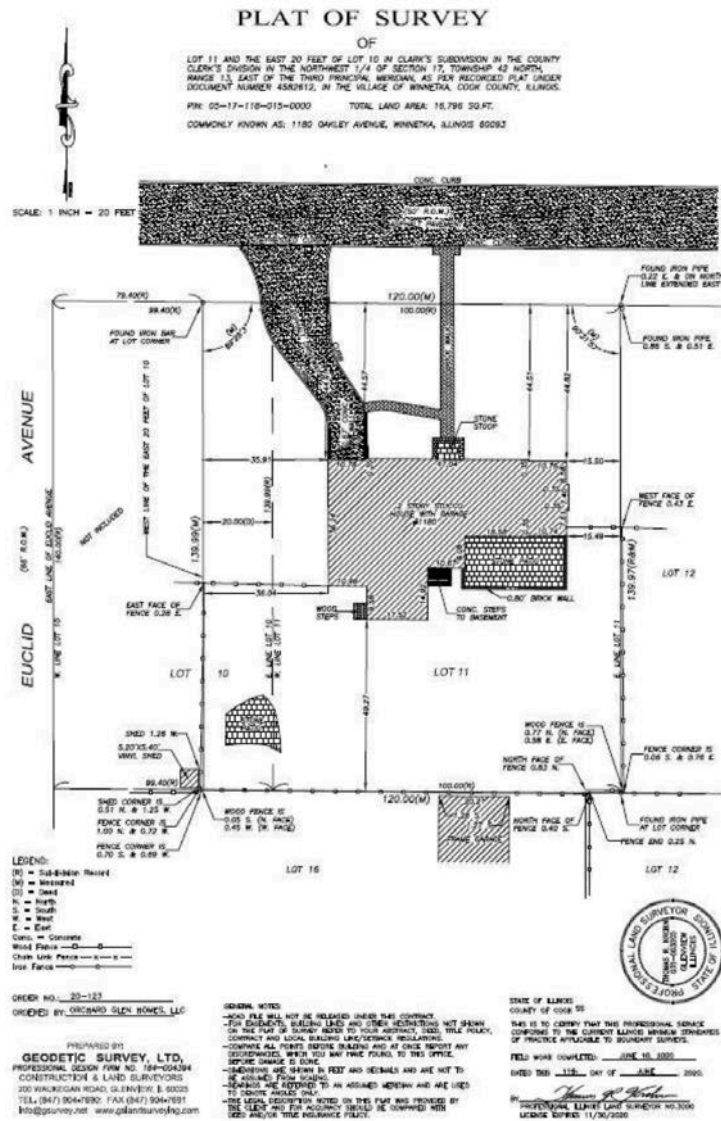
SELECT RESEARCH

1. 1938 Sanborn Map



Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

2. Plat of Survey, 2020



3. Real Estate Listing



ad. Agents	Address of House 1180 Oakley, Winnetka	Size of Lot 120x140	Rooms 7-4	Baths 3 1/2	Purchase SUN	Price 89,600 31,500
Continuation of Listing Confirmed 3/30/44 7/10/44 9/21/44	Situated between How house may be seen Garage State exactly how we come 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 Torando Construction Heating Remarks	Living quarters <i>See Winn. Excl</i> <i>Don't show</i> <i>Sold</i> <i>Rate</i> <i>Rate</i> <i>Hot water</i> <i>Rock wool insulation</i>	Fronts ft. alley at When available How heated Date 1/26/44 Listed by Office Address Ph: Res. Winn 1989 Address Ph: Res. Lease expires Taxes Special Assesments Maturity Maturity Architect Lighting	Rest Use Height Area Zoning Hardwood Floors	Stories	
Sign Privileges	Basement 1st floor Living rm 30x20 Dining-rm, kit, powder rm maid's rm and bath 2nd floor 3 bedrms, dressing rm 2 baths 3rd floor large open porch overlooking garden					

Real Estate Listing, 1944, Winnetka Historical Society

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

North Shore Board of Realtors Listing Form

City: Winnetka	Rms. 4	Bed. 4+	Baths 2 1/2 + 1	Heat Oil HW	Cost Braun
Constr: Cement on hollow tile	Taxes \$1037	Porches Terrace	Garage Att. 1-car	Elect: 220V-110V	Contract:
Style: C-630	Basmt: Full, always warm and dry. Excellent storage, including "cold room"				Room Sizes:
Roof: A.S.	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.				LR
Built:	2nd-Master suite with library and private bath; 2nd suite of 2 rooms, plus large bedroom and small bedroom, and bath off hall.				DR
School: Grade: Hubbard Woods & S.H. JHS; Skokie HS; New Trier				Other:	
Transp: RR. 3 blks-Northwestern Bus:				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 of buyer's check					
Owner:	Bus. Phone:	Res. Phone:	Possession: To be arranged		
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.			Reason for Sale: Want smaller quarters.		
Code: 3/258			Title Form C.T. & T.		
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 dared 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

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

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

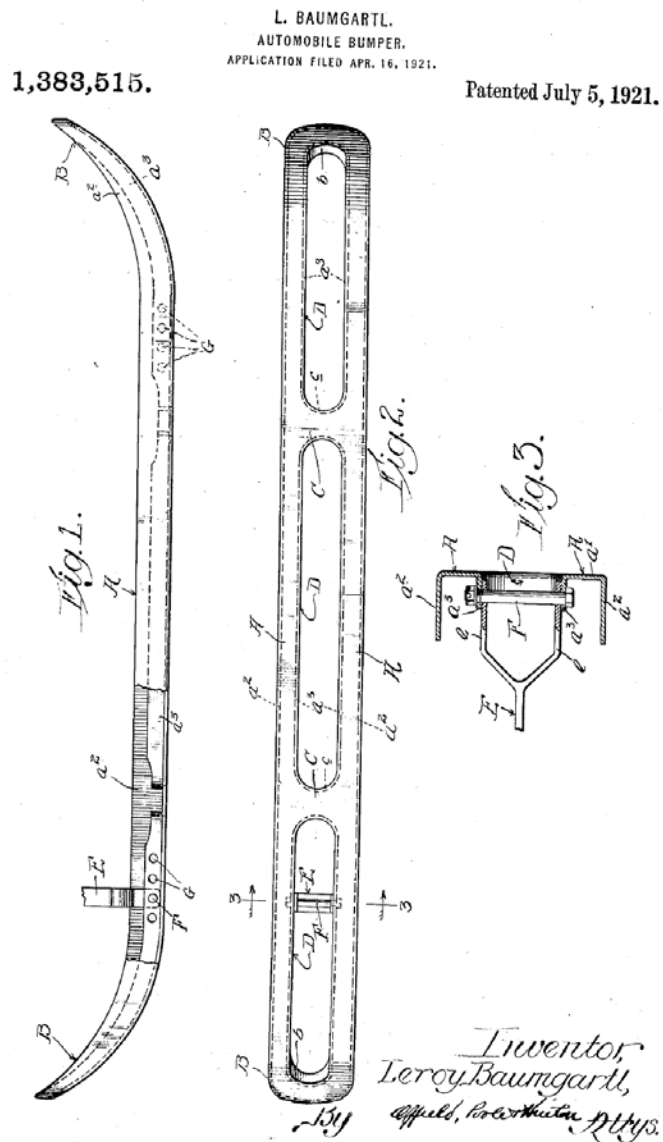
Henry R. Levy, president of the Studebaker Sales company of Chicago, announced yesterday the election of Leroy Baumgartl as executive vice president of the company. R. H. Keeling was elected vice president in charge of sales and J. S. Deutsch named general sales manager.

Chicago Tribune, November 20, 1927

REGISTRATION CARD—(Men born on or after April 28, 1897 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 35 DATE OF BIRTH Jan 21 1897 (Month) (Day) (Year)	6. PLACE OF BIRTH Chicago (Town or village) (County) (State)
7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs. L. Baumgartl 230 E. Delaware Pl (Name) (Address) (City) (State) (Zip)		
8. EMPLOYER'S NAME AND ADDRESS Brasco Mfg. Co. (Name) (Address) (City) (State) (Zip)		
9. PLACE OF EMPLOYMENT OR BUSINESS Harvey Illinois (Number and street or P. O. Number) (Town) (County) (State)		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE		
D. B. B. FORM 1 (Revised 4-1-42)	(1942)	16-51500-2 Leroy Baumgartl (Registrant's signature)

Leroy Baumbartl, Draft WW2 Registration Card, 1942
Ancestry.com



Drawing, Leroy Baumgartl
United States Patent Office, Automobile Bumper
Patent, July 5, 1921

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

Walter F. Straub and Anna Wieboldt Straub

Serial No. *173* Registration No. *109*

1 Name in full *Walter Fred Straub* (Last name first)

2 Home address *613 Arlington St. Chicago, Ill.* (No.) (Street) (City or town) (State)

3 Date of birth *May 11, 1897* (Month) (Day) (Year)

4 Where were you born? *Chicago, Ill.* (City or town) (State) (Country)

5 I am ☒ A native of the United States, ☐ A naturalized citizen, ☐ A denaturalized citizen, ☐ A person who has been deported, ☐ A person who has been deported and is now in the United States. (Strike out words not applicable)

6 If not a citizen, what nation are you a citizen of? *Germany* (Country)

7 Father's birthplace *Germany (All place)* (City or town) (State or province) (Country)

8 Name of employer *Appellate Laboratory* (Name)

9 Place of employment *453 Parkwood St. Chicago, Ill.* (No.) (Street) (City or town) (State)

10 Name of nearest relative *Mrs. Barbara Straub* (Name)

11 Address of nearest relative *613 Arlington St. Chicago, Ill.* (No.) (Street) (City or town) (State) (Country)

12 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. 2-272

REGISTRAR'S REPORT

1 T.O. *Medium* (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 disabled (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:

D. M. Krown
(Signature of Registrar)

May 24, 1918
(Date of Registration)

Local Board for Mailing No. 51
LINCOLN SCHOOL
Kemper Pl. and Larrabee St.
Chicago, Ill.
(Stamp of Local Board)

World War I Draft Registration Card, May 27, 1918
Ancestry.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 (OEI).

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 war-time 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. Hofer, 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**

W. F. Straub, 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

Historic and Architectural Impact Study (HAIS)

Village of Winnetka: 1180 Oakley Avenue

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



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.

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

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Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

Edwin and Helene Kirschbraun



Kirschbraun & Sons Creamery, Inc.
901 Dodge Street
Douglas County, Nebraska
National Register of Historic Places
January 22, 1998

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

Michael E. Fox was nominated for reelection 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. The election 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 re-elected 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 reelected 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 re-elected. 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

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

Form 1 REGISTRATION CARD 1834 18

1 Name in full *Edwin Kirschbraun Omaha 37*

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 Druggist*

8 By whom employed? *Kirschbraun & Sons.*
Where employed? *1209 - 1211 Howard St.*

9 Have you a father, mother, wife, child under 12, or a sister or brother under 12, totally 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 Cadet.*
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 Kirschbraun
(Signature of registrant)

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* Build? *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:

John S. Kirsch
(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, 1897 and on or before February 16, 1897)

SERIAL NUMBER 1 NAME (Print) ORDER NUMBER

U 521 EDWIN KIRSCHBRAUN

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

5. AGE IN YEARS
51
DATE OF BIRTH
OCT 26 - 1896
(Mo.) (Day) (Yr.)

6. PLACE OF BIRTH
OMAHA
NEB
(Town or county) (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 D SCHRIEBER 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.

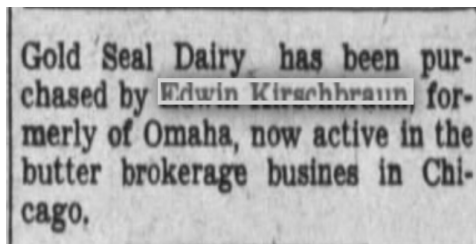
Edwin Kirschbraun
(Signature of registrant)

D. S. R. FORM 1
(Revised 4-1-40) (over) 10-51000-9

World War II Draft Registration Card,
ancestry.com



The Lincoln Star, March 20, 1929.



Nebraska State Journal
March 29, 1933

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

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 Atkinson Sizer (First) (Middle) (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	5. AGE IN YEARS 58 DATE OF BIRTH AUG 17 1883 (Month) (Day) (Year)	6. PLACE OF BIRTH LINCOLN NEBRASKA (Town or county) (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 CHICAGO COOK ILL (Number and street or R. F. D. number) (Town) (County) (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.

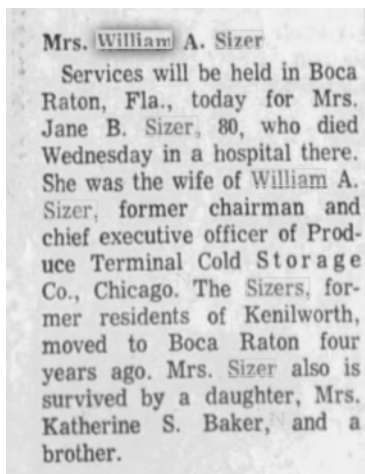
Chicago Tribune, January 27, 1962



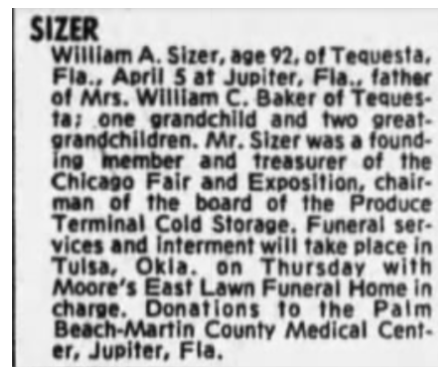
Chicago Tribune, March 23, 1958



Chicago Tribune, May 2, 1958



Chicago Tribune, November 12, 1971



Chicago Tribune, April 7, 1976

Frederic C. and Helene 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 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 garland 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 Haecel-Berge Trio, consisting of piano, violin and cello. Directly preceding the wedding march, Miss Emily Kaemeyer, soloist, rendered a selection from Handel's Largo "Hoe 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 Miss Agatha Zimmerman of Brooklyn, New York, who carried a tiny old-fashioned bouquet of multi-colored flowers in the center of which a lily held the ring.

The bridesmaid and maid of honor, both of the same height were adorably gowned in crepe 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 kitten's 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 Kaemeyer 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 "Netherland" 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 costume will consist of three piece suit fashioned of tan bark colored charmene with trimmings of grey squirrel. The chic hat of contrasting shade with its 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 Kaemeyer, Mr. and Mrs. Gustav Zimmermann and the Misses Victoria, Agatha and Florence Zimmermann, Mrs. Ellen Jordan, Mrs. Jules Evard, Harry Royner, the Misses Anita, Aurelia and Erna Matthis, Russel Grimshaw, Miss Ethel Horke, Howard Carlson, 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 8:30 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.

To 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 se-

**“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 Tatin, 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. Tatin 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 ~~take~~ 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.



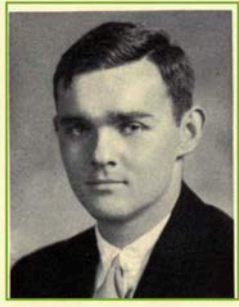
Decorating this French bombe chest in elaborate *decoupage* designs took Mrs. Strodel dozens of hours, but it's now the highlight of her home. The chest, purchased for \$250, has been valued at \$1,000 since its decoration.

Chicago Tribune, April 21, 1963

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

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 Wither-spoon, 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) JOHN ROGERS LANAHAN		4. ADDRESS NUMBER 2189
2. ADDRESS (Print) 6723 PAXTON AVE. CHICAGO COOK ILL.			
3. TELEPHONE Midway 5270	4. AGE IN YEARS 26	5. PLACE OF BIRTH Trenton New Jersey	6. COUNTRY OF CITIZENSHIP United States
7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs. Virginia Lanahan			
8. RELATIONSHIP OF THAT PERSON wife			
9. ADDRESS OF THAT PERSON 6723 Paxton Ave. Chicago Cook Ill.			
10. EMPLOYER'S NAME Deland Steel Co.			
11. PLACE OF EMPLOYMENT OR BUSINESS Block and Wathing Avenues, Indiana Harbor Ind.			
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.			
REGISTRATION CARD D. S. S. FORM 1 John R. Lanahan (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.

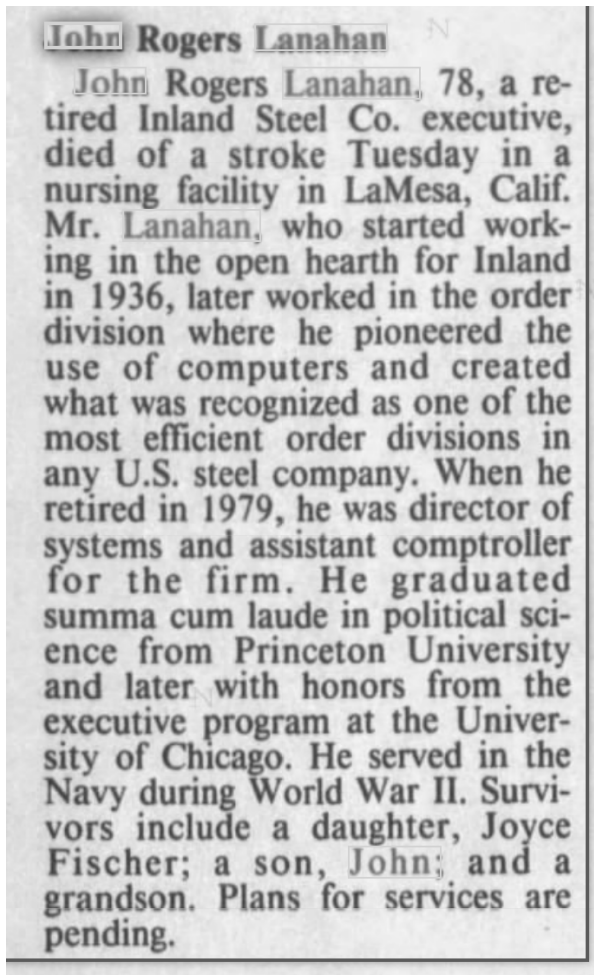


Dr. Grant

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



Chicago Tribune, April 9, 1993

ARCHITECT

Jacques J. Kocher



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 daughter of the late Dr. William A. Hendricks and Nell Hendricks of Chicago. Mr. Kocher is a native of Alsace, 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

Historic and Architectural Impact Study (HAIS) Village of Winnetka: 1180 Oakley Avenue

CHICAGO SUNDAY TRIBUNE, JANUARY 25, 1925. PART 11—PAGE 5

THE KENROSE HOTEL

6417 Kenwood Avenue, Chicago



The Lobby



The Kenrose



Dining Room

Location

The Kenrose Hotel is a distinctive modern, detached hotel of three stories and English features, completely modernized and fully beautiful. It was built on the corner of Kenwood Avenue and 64th Street, a few minutes' ride from the city center, and is one of the most beautiful and convenient hotels in the city.

Transportation

The Kenrose Hotel is on the Kenwood Avenue, and is one of the most convenient hotels in the city. It is within easy reach of the city center, and is one of the most beautiful and convenient hotels in the city.

Rooms

The Kenrose Hotel has a large and comfortable lobby, and a large and comfortable dining room. It has a large and comfortable lobby, and a large and comfortable dining room. It has a large and comfortable lobby, and a large and comfortable 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 great social center, the Kenrose is convenient to theatres, amusement centers, smart shops, churches and the great Woodlawn business district.

Transportation facilities are unusually excellent. Elevated, street 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 a splendidly prepared lunch 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. Rooms may be had as low as \$10.00 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 Beds



Guest Room with Shower



Guest Room with Bath

Management

The Kenrose Hotel is under the personal supervision of the Straus Brothers, who are well known in the hotel industry. They have a large and efficient corps of attendants, and they are well known in the hotel industry.

Entertainment

The Kenrose Hotel has a large and comfortable lobby, and a large and comfortable dining room. It has a large and comfortable lobby, and a large and comfortable dining room. It has a large and comfortable lobby, and a large and comfortable dining room.

Prices

The Kenrose Hotel has a large and comfortable lobby, and a large and comfortable dining room. It has a large and comfortable lobby, and a large and comfortable dining room. It has a large and comfortable lobby, and a large and comfortable dining room.

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

Incorporated in Illinois

Chicago Tribune, January 25, 1925

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue



Kenrose Hotel, 6417 S. Kenwood, Chicago, 1983
Flickr Photos,
[flickr.com/photos/29821940@NOO/7761223636](https://www.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, ~~Thomas Koehner~~, 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 cooperation 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

Historic and Architectural Impact Study (HAIS)
Village of Winnetka: 1180 Oakley Avenue

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 1 story
and Basement Porch - Single Family Dwelling
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION - LOT 11 Block 1A
Subdivision County clerk Division clerk

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 (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 _____

2 Copies

B.P. = \$281.00
(35)

4246.0

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
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—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 _____

EST. CONST. COST	KIND of MATERIAL	PHONE NO.
<u>32,500</u>		
OWNER <u>Mr. & Mrs. Howard Chandler</u>	Address <u>1180 Oakley, Winn</u>	<u>446-6716</u>
ARCHITECT _____	Address _____	
BUILDER <u>W. Tod Egan Co.</u>	Address <u>892 Oak St, Winn</u>	<u>446-2482</u>
CARPENTER <u>Kevin Lillis</u>	Address <u>3535 N. Oleander, Chic</u>	<u>237-5756</u>
MASON <u>Gaspare Fontana & Sons</u>	Address <u>338 Euclid, Hickwood</u>	<u>432-4880</u>
SEWER BUILDER _____	Address _____	
PLUMBER <u>Glennbrook Plumbing</u>	Address <u>1739 Chestnut, Glenview</u>	<u>724-2344</u>
ELECTRICIAN <u>Great American Elec</u>	Address <u>21st Finch Ct.</u>	<u>255-9332</u>
REMARKS		
<u>Remove old cabinets</u>		
<u>Install new cabinets</u>		
<u>Re-use all appliances</u>		
Date Job Completed _____		

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

We hereby certify that we are the legal owner(s) 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 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 hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued 8/12/93 by 10

Building Permit Number 13350

Occupancy Permit Number 9405

C. B. No. A930949

Rev. Sept. 68

SIGNED W. Tod Egan (for H. & K. Chandler)

ADDRESS 1180 Oakley
Winnetka

PHONE NO. 446-6716 (owners)

0003 R-3
05 17 18 015 44 8003 R2
871

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 WOODEN ELECTRIC INC

Address 402 EASTWOOD City MT. PROSPECT Zip 60052

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. Schior

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¢.

45 Total of 42 Outlets @ 50¢ 21.00

FIXTURE INSTALLATIONS 13 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

Permit # 9308-250 OFFICE USE ONLY

Rough Inspection _____ Date Issued 8/24/93 By KA
Final Inspection _____ Date Approved _____ By _____
Notes: 2/18/94 E2 PA1 3/24/94 PA1 DISCUSSION WITH JOHN JR.

COMPLETED 8/26/93

Rec'd 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. Meschance Phone 446-2402
Owner's Address 1180 Oakley
Start Date 9-1-93 Completion Date 1-1-94
Electrical Contractor Custom Heating & Cooling
Address 3430 Florida 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]

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 \$2650

Permit # 93-12-366 OFFICE USE ONLY
Rough Inspection _____ Date Issued 12/9/93 By [Signature]
Final Inspection _____ Date Approved _____ By _____
Notes: _____ Date Approved 7/6/94 By [Signature]

COMPLETED
7/6/94

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 Contractor Name: The Rustic Man
Owner Name: K.V. Chandler Contractor Address: P.O. Box 170 Glenview
Owner phone number: 446-6716 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-970379
Date Submitted 11-3-97
Address 1180 Oakley
Approved 11/4/97 / 4
Date 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. CHANOLER Day Time Phone (no pagers) 446-6716
Full Address 1180 OAKLEY AVE, WINNETKA, IL 60093

ELECTRICAL CONTRACTOR INFORMATION - Please Print

Supervising Electrical Contractor J. LAUER Phone (no pagers) 446-7744
Company Name KORDICK ELECTRIC FAX 446-7758
Full Address 415 CENTRAL AVE, NORTHFIELD, IL 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 METAL ENCL & RISER - STORM DAMAGE

Commercial _____ Residential ☒ Other _____ Service Size: Existing _____ New _____
Supervising Electrical Contractor Signature John T. Lauer Date 11-3-97 Village Approval 104 / 4/15/97
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
Receipt # _____					

Electrical Permit
Page 1 of 2

April 28, 1997

CPD ax
11-5

TOTAL DUE
\$ 290.00

COMPLETED
999

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 residence (single family)
(work to be performed)

PROPERTY DESCRIPTION— Single Fam. residence

REAL ESTATE INDEX NUMBER			
05	17	118	015 00 00
Vol.		ITEM	

STREET and NUMBER 1180 Oakley Ave.
(addition)

DIMENSIONS of BUILDING—Front 17'-8" feet. Depth 15' feet. Height 13'-6" feet.

NUMBER of ROOMS one

EST. CONST. COST 20,250 KIND of MATERIAL Frame; stucco PHONE NO.

OWNER Howard Chandler Address 1180 Oakley Ave, Winn. 446 6716

ARCHITECT Antonio Fanizza Address 109 N. Greenwood, Pk. Ridge 823 5664

BUILDER W. Tod Egan Co. Address 892 Oak St., Winn 446-2482

CARPENTER Libra Const. Address 4607 N. Kedvale, Chic. 60630 773-4811321

MASON na Address -

SEWER BUILDER na Address -

PLUMBER na Address -

ELECTRICIAN Gilbert Electric (Waukegan registration E109) Address 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 completion of the building.

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

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

Permit Issued _____ by _____ SIGNED X Howard A. Chandler

Building Permit Number R97-4999 ADDRESS 1180 Oakley Ave., W

Occupancy Permit Number _____

PHONE NO. _____

Finance Department

Rev. Sept. 68

3/10/99

PHYSICAL FEATURES

5. 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 wt 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 18 ft. French door, 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- 6/8 windows w/ stucco sills. shallow

26. Other: Ornamental wrought iron balcony around 2nd fl 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 st. Drive leads to glassed opening that looks like a sun porch (a garage?)

ATTACHMENT B



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,

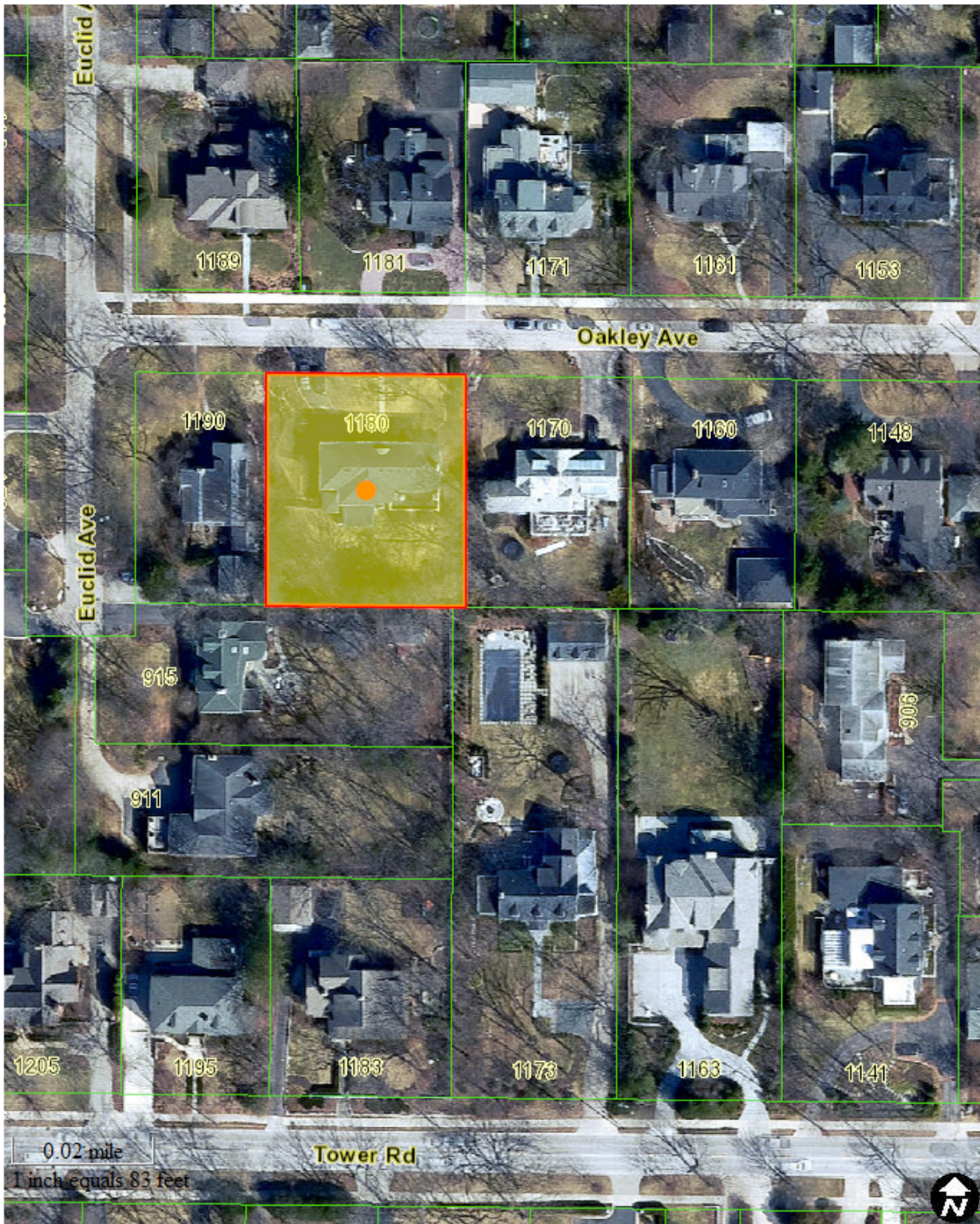
I have reviewed the HAIS for 1180 Oakley Street in Winnetka its entirety and find it to be complete. I am in agreement that the house has historical significance because of its association with many distinguished owners, and it has architectural significance due to the fact that it is such an excellent and unaltered example of Mediterranean Revival architecture.

Sincerely,



Mary Trieschmann
Executive Director

ATTACHMENT C



Map created on July 14, 2020.
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 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 confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: 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

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
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



1180 Oakley – July 13 2020





WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET**ADDRESS: 1180 Oakley****CONSTRUCTION DETAILS**

ORIGINAL 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, powdr 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 in excellent taste. QUINLAN & TYSON, INC. 584 Lincoln Ave., Winn. Winnetka 177

39,500

Ad. Agents

Address of House

1180 Oakley, Winnetka

Size of Lot

120x140

Rooms

7-4

Baths

3 1/2

Porches

sun
slp

Price

~~\$39,500~~

37,500

33,500

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

Basement

1st floor

2nd floor

3rd floor

Living rm 30x20 Dining-rm, kit, powder rm maid's rm and bath
3 bedrms, dressing rm 2 baths large open porch overlooking garden

Fronts

ft. alley at

When available

Date 1/26/44

How heated

Listed by

Office

Address

Ph: Res.

Address

Ph: Res.

Lease expires

Taxes

Special Assessments

Rate

Maturity

Rate

Maturity

Roof

Hot water

Lighting

Architect

Use

Zoning

Height

Area

Hardwood
Floors

Stories

Continuance
of Listing
Confirmed

3/30/44
5/10/44
9/21/44

Sign
Privileges

Winn 1949

Winn. Excl

RCR
A.H.P.
J.W.
J.W.P.
J.W.P.

Rock wool insulation

1 Block N of Tower Rd. between Gordon Ter. and Euclid

Address: 1180 Oakley		Lot Size 120 x 140 --wooded		\$ 52,500		
City: Winnetka		Rms.	Bed.		Baths	Heat Oil HW
Constr: Cement on hollow tile			4+		2 1/2 + 1	Cost Braun
Style: C-630		Taxes			Porches	Garage
Roof: A.S.		1037		Terrace	Att. 1-car	
Built:				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 Transp: RR. 3 blks--Northwestern Mortgage: Existing 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 wishes					HS: New Trier Other: Possession: To be arranged Reason for Sale: Want smaller quarters. Title Form C.T. & T.	
Owner:		Bus. Phone:		Res. Phone: 49500		

This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.

Code:

Realtor Office: BAIRD & WARNER -Glenview
Sales Person: Sam O'Connell

Phone: GL 4-1855
Home Phone: GL 4-6121

3/258

North Shore Board of Realtors Listing Form

ADDRESS 1180 Oakley

HISTORIC NAME

TARGET AREA DTI

OTHER SURVEYS 155

COMMON NAME

DATE 4/30/90

LOCAL CRITERIA 6, 10

SURVEYOR SB



(Building Outline Map)

Roll # 14 Photographer SB
Frame # 85 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 1920 Source: SB
14. Comments on Significance: Elegant detailing around front door + handsome window treatment displayed 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 wt Material Asphalt Original? N
Pitch hip on side wing Color black
LOW
20. Dormers? No., Location, Material: 1 eyebrow dormer in center of front
21. Chimneys? No., Location, Material: 1 stucco chimney on E.W. side
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 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 st. Drive leads to glesse 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

2 BABCOCK—BLAKE

Babcock Wm F r 566 Ash.....Winnetka-2043
 Bachrach Arthur C r 1085 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
 Bagdaley 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 1453 Asbury 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 r 811 Blackthorn 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 427 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

*Designates Private Branch Exchange

Baumgarten Clarence C r 715 Foxdale 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-1154
 Bechtelheimer Albert E r 565 Orchard lane.....Winnetka-951
 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 Wldand 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 O 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

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 Book

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**REAL ESTATE
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814 Chestnut Court

996

(1929) R. L. POLK & CO.'S

MT PLEASANT—From 300
Ridge av west to Hibbard
rd
767 Ostigan J Frank
808 Burnham Fredk
815 Wallace Walter F
830 Elting Victor
909 Clark Edwin H

MYRTLE—From 500 Hill rd
north to Willow
173 Maddock Thos E
178 Anderson Chas E
182 Bryson Arth E
188 Cusey 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 Sameitt 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 shtmtlwr
806 Conley Motor Co
808 Lindwall Henry G uphol
809 Noe Virginia hemstitch-
ing
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 Kiewik John G

842 McDougall Arch B
846 Stordeur Chas T
851 Anderson Employment
Agency
Johnson Thos M ptr
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 Bekstrom Caroline T
892 Lazear Davies
893 Erickson Syvert
899 Ramsey Ronald W
900 Nathan Maurice A
903 Rumsey Wallace D
908 Fox Orville E
906 Childs Ralph S
907 Morrison Edw A
910 Replegle 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
949 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 Kloefer 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 Harshorne Wm
1026 Anderson Lars
1031 Dally Norman E
1033 Hansen Paul
1036 Krenn Franz
1040 Duncan Francis W
Emerson Ida Mrs
Berg Martha Mrs
rear Johnson Marie Mrs
1041 Wolsehon Jos A
1050 Kucera Jeremiah
1063 Haber 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

1088 Anderson Henry W
1087 Murdock Max
1092 Hindrum John A
1096 Sherman Oliver D
1097 Meloney Robt C
1102 Orpet Edw O
1107 Trapp Aug
1108 Olson Oscar W
1111 Trovbrug Edw G
1138 Reynolds Frank D
1143 Under construction
1146 Vacant

Glendale av intersects
1218 Bailey Thos H
1238 Cohn Franklin E
1252 Vacant
1253 Under construction
1260 Dollimore Benj

OAKLEY AV—From Gordon
Terrace west to Euclid, I
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 Webb Albin 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, I 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 F
560 Hall Louis W
561 Koman John
565 Bechtelheimer Albert
570 Erickson Mario Mrs
Erickson Olafena C
mlnr
571 Smith Philip S
574 Fager Eug P
575 Laing Jas

Walnut intersects
580 Sherry Edw
585 Hallsteln Geo A
599 Gaffney John L
607 Coale Wm F
611 Slamin Henry A
615 Caldwell Basil D

PARK AV—From Maple av
west to Prospect av, I
north of Pine

WINNETKA

PELHAM RD—From Rose-
wood av west, I 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 Kinkery Robt
C & N W R E intersects
Center intersects

844 LeCompte John P
845 Ilg Henry florist
850 Helm Harry B
856 Koller Mary Mrs
857 Ilg Henry
860 Cazal 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 gdms
886 McKendry Geo W
Providence rd intersects
902 Reader Rudolph R
920 Mallen Philip T
921 Hoffman Richd Y
923 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 Sanford
1034 Longini Leon
1035 Brown Francis C
1039 Maynard Edwin T
1040 Well 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

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1223 Oak A

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380

OAK—Contd
644 Crawford Perry O
Cedar intersects
Village Common
Maple av intersects

705 Vacant
715 Hansen & Dahl
blksmith

733 Carlson Building
Giers 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 shtmtlkr
806 Hofmeister & Rahn
auto repr

808 Lindwall Henry G uphol
809 Rose Corinne drmk
Johnson Victor tailor
Larson Anselm

812 Braun Bros Oil Co
818 Heating Service Co
819 Smith Delleatessen
Schultz John

828 Phillips Paul F contr
Chestnut intersects
sw cor Horace Mann Sch

834 Paulson John L
836 Kiewit John G
842 McDougall Arch B

846 Stordeur Chas T
851 Anderson Employment
Agency

Johnson Thos M
Madsen Olaf M
852 Royal Jos S

856 Conley Michl T
861 Andrusen 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 Eekstrom Caroline T

892 Lazear Davies
893 Erickson Syvert
899 Ramsey Ronald W

900 Frankel Hiram D
902 Rumsey Wallace D
902 Fox Orville E

904 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 Welsner Albert J

946 Haas Cecely F Mrs
947 Marsh Hildegard L
Provident av intersects

875 Cohn Franklin E
878 Tilroe Albert E
879 Loomis Arth H

885 Luger Chas O
888 Olsen Geo E
892 Madison Gino M

895 Hahn Emanuel H
Riddle Jos B
Locust intersects

1004 Kloepper Albert P
contr
1005 Ingram Willard E

1010 Noble Wm H
1011 Ranney 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

1035 Kell Chas M
1036 Krenn Francis W
1040 Duncan Ida Mrs

Emerson Ida Mrs
rear Johnson Marie Mrs
1041 Wolsehon 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 Lattanzl Domenico

1086 Anderson Henry W
1087 Murdoch Max
1092 Hindrum John A M

1096 Reid Herbert W
1097 Meloney Robt C
1102 Ornet 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, I
south of Ashbury av
1135 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, I 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 Sturtovant Wm M
520 Hinman Gildred
525 Riley Maynard H

535 Weeks Arnold
Poplar intersects
548 Bell Wm H

554 Irish Roland E
557 Farnham Frank A
560 Hall Louis W

561 Komen John
565 Bechtelheimer Albert E
570 Erickson Alf

571 Smith Philip S
574 Pager Eug P
575 Laling 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, I
north of Pine

707 Erlandson Ellen
PELHAM RD — From Rose-
wood av west, I north of
Pine

1075 Reed Wm P
1089 Coolidge John E
1099 Conrad Nicholas J

1100 Copeland Fredk J
1175 Dwyer Lawrence J
PINE — From 620 Sherman

rd west to limits
640 Tenney Horace E
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 Gilles H Harry
797 Dewar John G

803 Larsen Anna M Mrs
809 Klingery Robt
C & N W R R intersects

Center intersects
844 LeCompte John P
845 Ilg Henry Boris

850 Hein Harry E
856 Koller Mary Mrs
857 Ilg Henry Jr

860 Cazal Wm D
Birch intersects
865 McOlvern Josephine A

Mrs
869 Treadwell Geo L
Walden rd intersects

WINN

872 Carlson Lesh
876 Benz Philip
882 Sullivan Michl

Winnetka La
landscape
886 Livingston J

Providence r
902 Reeder Rudd
920 Mallen Phil

921 Hoffman Ric
928 Watson Guy
934 Nordquist G

938 Holton Thos
942 Busscher Jc
952 Minor Chas

958 Fairclough
962 Moon Victo
968 VanderVrie

972 McDonald J
975 McNitt Wm
982 Mess Harry

992 Massman
dentist
Locust

1004 Moran Jas
1010 Hill Harol
1014 Anderson

1015 Howard E
1020 Johnson J
1025 Eckhart H

1026 Behan Ro
1034 Longini I
1035 Brown F

1039 Maynard
1040 Weil Dav
1045 Starrett J

1072 Wagner C
1076 Reinsner I
1082 Vacant

1083 Talbot C
1094 Mellor C
1095 Golding

Rosewood
1100 Parks C
1110 Koch R

1124 Warfield
1133 Selfridge
1153 Dole Jo

1154 Condon
1161 Moulton
Berkeley

1180 Baerem
Hibbs
PINE LANE

North o
Glendale
Butler

614 Sutcliff
644 McPhe
POPLAR —

north to
west of I
214 Whitla

220 Starr
228 Faxon
238 Barne

250 Schae
255 Bloth
265 Salin

271 Johns
272 Andre
277 Barri

Hawt
300 Burd
305 Suth

315 Man
320 Smi
331 Mac
465 Wes
466 Seel

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901

Pettit Edwin A
Prouty Richd
Lippincott Lincoln H
Stacy Jonas R
Kane Anne M Mrs
Damberg Ruth
Adams Roma H Mrs
1097A Stromberg John M
Smith Russell F
1099 Blumenstock Emanuel
Davis Chas H osteo
Zimmerman Austin M
1101A Stevens Harvey B
1108A Nohle Margt
1110A Carey Mary Mrs
1111A Brueckner Walter C
1114A Carr Walter K
1117 Clappitt John H
1120 Martin Geo I
1121A Roberts Wm G
1124A Pollock Richd M

MT PLEASANT—From 300
Ridge av west to Hibbard
rd
767A Oetigan J Frank
809A Burnham Fredk
815A Wallace Walter F
836A McDonald Geo
Birch intersects
900A Halls Wm B
909A Griessler Hans
Locust rd intersects
1055A Washburn Carleton W

MYRTLE—From 500 Hill rd
north to Willow
172A Maddock Thos E
178A Morris Claude W
382A Bryson Arth E
188A Bennett John L
196 Hertel Carl W
Sunset rd intersects
216A Burrows Richd J
220A Blum Leo A
228A Stoker Dee A
Elder la intersects
232A Samett Camille Mrs
Hawthorne la intersects
310A Tukey Edwin C
Orchard la intersects

OAK—From 500 Sheridan rd
west to Glendale
514 Wales Ellis Mrs
520 Maellen Philip H
562 Barnum Harry H
575 Murray Martin J
Poplar intersects
545A Greeley Paul W
549 Vacant
559 McCordie Jane L Mrs
568 Lowrey Forest R
576 Barber John E
577 Smith Albert
Walnut intersects
596 Darrow Esther Mrs
597 Christiansen Harold E
607 Mills Matthew
611 Towle Julius C
622 Butz Robt C
625 Zepp Carl W
Cedar intersects
644 Horburt Fredk L
ns Village Common
Maple av intersects

705A Kemper Malcolm
715 Vacant
723 Carlton Building
723-25A Geier's Service Sta
Green Bay rd intersects
CNS&MRR intersects
CANWRR intersects
se cor Winnetka Free Public
Library

Linden intersects
734A Illinois Bell Telephone
Co
803A Johnson Lillian W Mrs
sheet metal wks
Brady Mary W Mrs
804A Moy Wm C Indry
Diebold Mabel Mrs
806A Winnetka Auto Service
Co
808A Lindwall Henry G
uphol
Williams Harry
809 Gleuner Fredk W
Johnson Victor tailor
812A Braun Bros Oil Co
Heating Service Co oil
burners
817 Vacant
818A Winnetka Libertyville
Dairy Inc
819A Heating Service Co
Baker Volney M pnt
Klement Paula Mrs
Falasco Jos J
828A Phillips Paul C pistr
contr

Chestnut intersects
nw cor Horace Mann Sch
834A Paulson John L
836A Kiewit John G
832A McDougall Arch B
846A Stordeur Chas T
851A Anderson Employment
Agency
Johnson Thos M
Torkelson Thos
852A Royal Jos S
853A Conley Michl T
860 Evangelical Mission
Church
861A Wheat Andrew
Ostrand John
Anderson Axel W
Zinnack Harold
872A Schramm Lawrence M

Birch intersects
873A Martin Wm A
878A DeLay Harold S
879A Smith Jacob
882A Mathias Henry R
883A Carey Wm J
887A Madison Harry J
888A Ekstorm Caroline T
892A Lazear Davies
893A Johnson Lillian W Mrs
894A Winterbotham Jos E
900A Kitcher Eug F
902A Rumsey Wallace D
903A Fell Abr L
906A Childs Mary T Mrs
907A Stoesslein John G
910A Replogle Jacob E
913A Hadley Wm A
916A Drew Geo E Rev
922A Anderson John C
923A Nelson Eric
926A Sewell Geo B
927A Hansen Harry J
931A Jones Max H
932A Zimmerman Arnold
941A Price Edw
943A Williams Richd K
946A Hayward Oscar C
947A Marsh Hildegard L
Mrs
Provident av intersects
975A Cohn Franklin E
978A Wallach Theo

979A Loomis Arth H
985A Luger Chas O
988A Olson Geo E
982A Matteoni Gino M
985A VanWolf Adolph F
Locust intersects
1004A Muther Ellis F
1005A Clark Coleman
1010A Noble Wm H
1011A Bengstrom Sigrid A
Mrs

1014A Patchen Melissa R
Patchen Gordon F
1015A Bridges Albert F
1020A Lindwall Henry G
Carlson Charlotte
1025A Hartshorne Wm
1026A Anderson Louis A
1030 Clarke Edw G
1031A Oakley Arth G
1035A Hansen Paul A
pnt

1036A Krann Franz
1040A Duncan Francis W
Emerson Ida Mrs
rear 4A Struve Theo F
1041A Wolschon Jos A
1050A Kucera Jeremiah
landscape gdnr
Rosewood av intersects

1063A Haberer Albert A
1068A Stephenson Jos C
1067A Wallace Robt E
1072A Walgren Albin E
1073A Dahlin Chas A
1076A Husar Frank J
contr

1082 Vincent Leland G
carp contr
1073A Lattanzi Domenico
1086A Anderson Henry W
pnt

1087A Murdoch Max
1082A Lindberg Folke
1094A Reid Herbert W
1097A Meloney Robt C
1102A Meadows Minnie D
1107A Trapp Aug M
1108A Olson Oscar W
1111A Trowbridge Edw G
Glendale av intersects

1125 Wuom Henry W
1136A Reynolds Frank D
cons eng
1142A Jenison Garold C
1152A Weinstein Earl L
Aberglund Albert O
1170A Gershman Isaac
1176A Coulter Glenn G
Berkeley av intersects

1298A Myers Irwin
1212A Bailey Thos H
1238A Cummings Wm G
1244A Kristof Bessie Mrs
1248A Shoresman Allen M
1252 Mehren Robt J
Joyce Jan K
1260 Worthington Leslie B

OAKLEY AV—From Gordon
Terrace west to Euclid, I
south of Asbury av
1139A Weston Stewart J
1148 Gillies Jas P
1153A Notz John K
1180A Aldrich L Sherman
1161A Soukup Rudolph H
1170 Michel Anthony L
1171A Webbe Albion S
1180 Kirschbraun Edwin P
1181A Farwell Stanley P
1189A Belnap Nuel D
1190 Pirie John T

ORCHARD LANE (Formerly
Fir)—From Fairview av
west to RR, I south of
Willow
476A Hoerger Chas W
475 Wilson Harold G
479A Keith Elbridge
480A Fitch Jos E
481A Nelson Ivar N
485A Fowler Wm R
490A Wright Allen A
491A Pollen C Frank
Myrtle intersects

503A O'Brien Franklin P
507A Lindberg Wm A
512A Wolff Burton L
516A Holt Penick S
519A Sturtevant Wm M
520A Richardson Ingram H
525A Riley Manard H
526A Goodhue Cordilia Mrs

535A Wymond Glibert
Paplar intersects
548A Hilton Janice Mrs
554A Bruce John R
557A Bayard Geo R
560A Heizer Edgar F
561A Komen John
565A Bechtelheimer Albert E
570A Erickson Olafena C
Mrs

571A Smith Philip S
574A Frazer Eug P
575A Leing Jas C contr
580A Matthiessen Theo D
Walnut intersects
595A Hallstein Geo A
598A Taylor Richd N
Tuttle Harriet E Mrs
607A Conle Wm F
611A Slamin Henry A
615A Caldwell Basil D

PARK AV—From Maple av
west to Prospect av, I
north of Pine

PELHAM RD—From Rose-
wood av west, I north of
Pine

1075A Nielsen Arth C
1080A Coolidge John K
1089A Conrad Nicholas J
1100A Copeland Fredk W
1120 Vacant
Ardley rd intersects
1175 Vacant

PINE—From 620 Sheridan
rd west to Limits

640 Vacant
648A Cheney Fredk
660A Blesius Matt O
Maple av intersects
684A Hammond Chas H
Arbor Vitae rd intersects
725 Win Congregational
Church
742 Keehn LeRoy D
747 Jupp Harry M
803 Larsen E Evans
809 Klingery Robt
813 Hellman Axel H
C&NWR crosses
844 LeComte John F
LeComte Elsie M Mrs
Hironimus Paul
Green Bay rd intersects
845A Qlig Henry C florist
850A Hein Harry B
856A Koller Mary Mrs
Akel Chas M
857A Qlig Henry J
860A Olson Helmer
Birch intersects

ORHAM

IES—NOVELTIES

VE.

CHICAGO

Almer Coe & Company

OPTICIANS

STILL and MOVIE CAMERAS

SPECTACLES and EYEGLASSES

Binoculars, Microscopes, Telescopes, Barometers, Developing and Printing

EVANSTON

1645 Orrington Avenue

University 6804

(1939) R. L. POLK & CO.'S

OAK—Contd

8990 Winterbotham Jos E @
 9060 Baldwin Jos L
 9020 Runsey Wallace @
 9030 Pell Abr L @
 9050 Childs Mary T Mrs @
 9070 Stoesslein John G @
 9100 Replogle Jacob E @
 9130 Hadley Wm A @
 9160 Behrendt Albert L
 9220 Anderson Jack C
 9230 Nelson Eric @
 924 Vacant
 9270 Hansen Harry J
 9310 Jones Max H
 9320 Anderson Henry C @
 9410 Price Edw S
 9430 Clarke Harry P
 9460 Hayward Oscar C
 9470 Murphy Richd L

Provident av intersects

9750 Berkovitz Wm G
 978 Vacant
 9790 Leomis Arth H @
 9850 Lager Chas O @
 9880 Olsen Geo E @
 9920 Mattioni Gino M @
 9950 VanWolf Adolph F

Locust intersects

10040 Muther Ellis F @
 10050 Clark Coleman
 10100 Noble Wm H @
 10110 Bengstrom Sigrid A
 Mrs
 10140 Patchen Melissa B @
 10150 Bridges Albert F @
 10200 Lindvall Henry G @
 2 Howard Walter
 10250 Hartshorne Wm @
 10280 Anderson Louis A @
 1030 Clarke Edw G @
 10310 Malone Frank J
 10350 Hansen Paul A @

Rosewood av intersects

10360 Krenn Franz @
 landscape gdnr
 10400 Duncan Francis W @
 Emerson Anna
 retrd Struve Theo F
 10410 Wolschon Jos A @
 10500 Kucera Jeremiah @
 landscape gdnr

Rosewood av intersects

10630 Haberer Albert A @
 10660 Stephenson Jos C
 1067 Vacant
 10730 Walgren Albin E @
 10730 Deblin Chas A @
 10760 Husar Frank J @ carp
 contr

1082 Vincent Leland G @

10860 Lattanzi Domenico @

10860 Anderson Gerda Mrs

10870 Mardock Max @

10920 Lindberg Folke @

10930 Reid Herbert W @

10970 Meloney Robt C @

11020 Meadows Minnie D

Mrs

11070 Trapp Aug M @

11080 Olson Oscar W @

11110 Trowbridge Edw G @

Glendale av intersects

11390 Reynolds Frahn D @

cons eng

11420 Weston Arth P @

11520 Weinstein Earl L @

11700 Gershanan Isaac @

11760 Coultter Glenn G @

Berkley av intersects

12080 Myers Irvin @

12180 Bailey Thos H @

12380 Cummings Wm G

1244 Kucera Jas

12180 Shoresman Allen M @

12320 Sherman L B Jr

12600 Hochuli Walter

Hibbard rd intersects

City limits

OAKLEY AV—From Gordon

Terrace west to Euclid av.

1 north of Tower rd

11390 Weston Stewart J @

11400 Mackenzie Wallace D

11480 Walter Pierre @

11530 Notz John K @

11660 Aldrich L Sherman @

11610 Soukup Rudolph H

1170 Michel Anthony L

11710 Webb Albin S @

11820 Mizer Wm A @

11810 Farwell Stanley T @

11830 Helnap Nuel D

1190 Piele John T

Euclid av intersects

ORCHARD LANE (Formerly

Fir)—From 310 Fairview

av west to Wilson

4700 Hoerger Chas W @

4750 Wilson Harold G @

4790 Keith Elbridge @

4800 Pich Jos E @

4840 Nelson Ivan N @

4850 Fowler Wm R Jr @

4900 Wright Allen A @

4910 Pollen C Frank @

Myrtle intersects

5020 O'Brien Franklin P @

5070 Lindberg Wm A @

5120 Wolff Burton L @

514 Vacant

5190 Stortevant Wm M

5200 Richardson Ingram H

5250 Riley Menard H @

5260 Goodhue Cordelia Mrs

5350 Cooper Henry N

Pontiac intersects

5480 Hilton Janice Mrs

5540 Bruce John R

5570 Farahan Frank @

5600 Reiser Edgar F

5610 Komen John @

5630 Bechtelheimer Albert

E @

5700 Erickson Olatena C

Mrs @

5710 Smith Philip S @

5740 Foster Eug F @

5760 Laling Edz Mrs @

5800 Matthiessen Theo D

Walnut intersects

5950 Hallstein Geo A @

5990 Erwin Chas W

6070 Coale Wm F @

6110 Slamin Henry A @

6150 Caldwell Bush 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 Rose-

wood av west 2 blocks 1

north of Pine

Prospect av intersects

10710 Reed Lila Mrs @

10800 Coolidge John R @

10990 Conrad Nicholas J @

11000 Copeland Fredk W @

11260 Embree Henry S @

Ardley rd intersects

11750 Mason Geo A Jr @

PINE—From opp 627 Sheri-

dan road west to Forest

way

Cedar ends

6400 Sherman Stuart

6180 Cheney F Goldard @

6900 Blesius Matt O @

Maple intersects

6810 Hammond Chas H @

Arbor Vitae rd ends

725 Wm Congregational

Church

7420 Keehn LeRoy D @

Prospect av begins

Lincoln av intersects

797 Jupp Harry M

803 Larsen E Evans

809 Kingery Robt

813 Fjellman Axel H

CNSMRR crosses

GANNTRY crosses

Green Bay rd intersects

8440 LeComte Elsie M Mrs

Birch ends

8650 McGivern Josephine A

Mrs @

8690 Naylor Otto G @

8720 Graham Adele G Mrs

2 Taylor Olive J

879 Benz Philip J @

8820 Fischer Richd

8860 Falk Ralph W

8910 Cooley Saml E @

Walden rd begins

9020 Arnold Jos K @

Provident rd ends

9200 Gundlach Waldo L @

9210 Hoffman Fay Mrs @

9280 Watson Guy A @

9340 Ekstedt Oscar E @

9380 Holton Thos H @

9420 Welles Jos N

Blackthorn rd begins

9520 Minor Chas S @

9530 Scott Morris A @

9620 Moon Victor C @

Shaw Gordon

9650 VanderVries Bernice

Mrs @

9750 McNitt Louise R Mrs

carp contr

9820 Mess Harry M @

9920 Earhart David B @

Locust intersects

10040 Burch Robt L

10100 MacKusick Byron L

10140 Anderson Arth S @

10150 Howard Eug A @

10160 Backlin Torsten

10200 Johnson John E @

4 Torgersen Neldina

10250 Eckhart Harold @

10260 Belike Ray P

10310 Dietrich Geo J

10330 Brown Francis C @

10390 Droege Mueller Arth C

@

10400 Donovan Jas A

10450 Starratt Lucy Mrs @

10460 Ambrose Elmer

Rosewood av intersects

10660 Prohnsen Harold J

10720 Wagner Frank @

10760 Humrich Edw R @

rear 8 Sprague Jennie Mrs

EVANSTON MI

Interior Trim—Stays
 2125 Dewey Avenue

WINNETKA DEPT

10820 Dean Arth R
 1083 Vacant
 10840 Miller Clarence L @
 10850 Dawson John F @
 10860 Parks Chas G @
 1100 Sinclair Gordon D
 Glendale av ends
 Ardley rd begins
 11510 Warrick Wm S III @
 11520 Seifridge Paula F @
 11530 Clayton J Paul @
 11540 Choele Thos J
 Berkley av intersects
 11610 Monahan Wm B @
 Pine to Maple
 11800 Riley Geo W
 Forest way intersects
 (Not paid)

PINE LANE (Private Road)
 —From 1181 Pine north
 to 1182 Pine north
 1140 Blackett H H @
 1141 Short Jaffrey R @
 1142 McPherson Donald J @

POPLAR—From intersection
 of Wilson and road north
 to Sheridan road
 214 Vacant
 2150 Peltier Herbert H
 2151 Lewis Mackay
 2152 Jones Joe H @
 Elder to intersection
 2140 Scherer A Edward @
 2141 Robinson Wm L
 2142 Pater Edw L @
 2143 Peltier Edwin H
 2144 Scherer Edward A @
 2145 Scherer Arth A

Maple to intersection
 2146 Scherer Arth A
 2147 Scherer Arth A
 2148 Scherer Arth A
 2149 Scherer Arth A
 2150 Scherer Arth A
 2151 Scherer Arth A
 2152 Scherer Arth A
 2153 Scherer Arth A
 2154 Scherer Arth A
 2155 Scherer Arth A
 2156 Scherer Arth A
 2157 Scherer Arth A
 2158 Scherer Arth A
 2159 Scherer Arth A
 2160 Scherer Arth A

Walden rd ends
 2161 Scherer Arth A
 2162 Scherer Arth A
 2163 Scherer Arth A
 2164 Scherer Arth A
 2165 Scherer Arth A
 2166 Scherer Arth A
 2167 Scherer Arth A
 2168 Scherer Arth A
 2169 Scherer Arth A
 2170 Scherer Arth A
 2171 Scherer Arth A
 2172 Scherer Arth A
 2173 Scherer Arth A
 2174 Scherer Arth A
 2175 Scherer Arth A
 2176 Scherer Arth A
 2177 Scherer Arth A
 2178 Scherer Arth A
 2179 Scherer Arth A
 2180 Scherer Arth A

Blackthorn rd ends
 2181 Scherer Arth A
 2182 Scherer Arth A
 2183 Scherer Arth A
 2184 Scherer Arth A
 2185 Scherer Arth A
 2186 Scherer Arth A
 2187 Scherer Arth A
 2188 Scherer Arth A
 2189 Scherer Arth A
 2190 Scherer Arth A
 2191 Scherer Arth A
 2192 Scherer Arth A
 2193 Scherer Arth A
 2194 Scherer Arth A
 2195 Scherer Arth A
 2196 Scherer Arth A
 2197 Scherer Arth A
 2198 Scherer Arth A
 2199 Scherer Arth A
 2200 Scherer Arth A

Locust intersects
 2201 Scherer Arth A
 2202 Scherer Arth A
 2203 Scherer Arth A
 2204 Scherer Arth A
 2205 Scherer Arth A
 2206 Scherer Arth A
 2207 Scherer Arth A
 2208 Scherer Arth A
 2209 Scherer Arth A
 2210 Scherer Arth A
 2211 Scherer Arth A
 2212 Scherer Arth A
 2213 Scherer Arth A
 2214 Scherer Arth A
 2215 Scherer Arth A
 2216 Scherer Arth A
 2217 Scherer Arth A
 2218 Scherer Arth A
 2219 Scherer Arth A
 2220 Scherer Arth A

Walden rd intersects
 2221 Scherer Arth A
 2222 Scherer Arth A
 2223 Scherer Arth A
 2224 Scherer Arth A
 2225 Scherer Arth A
 2226 Scherer Arth A
 2227 Scherer Arth A
 2228 Scherer Arth A
 2229 Scherer Arth A
 2230 Scherer Arth A
 2231 Scherer Arth A
 2232 Scherer Arth A
 2233 Scherer Arth A
 2234 Scherer Arth A
 2235 Scherer Arth A
 2236 Scherer Arth A
 2237 Scherer Arth A
 2238 Scherer Arth A
 2239 Scherer Arth A
 2240 Scherer Arth A

Winnetka-4068
Glencoe-1433
Winnetka-3400
Glencoe-1300
Winnetka-184
Glencoe-2000
Winnetka-43
Winnetka-608
Winnetka-3485
Winnetka-6661
Winnetka-6372
Winnetka-1713
Winnetka-2735
Winnetka-3390
Winnetka-4116
Winnetka-1985
Winnetka-5729
Glencoe-725
Winnetka-5984
Winnetka-2966
Glencoe-658
Winnetka-2792
Winnetka-3856
Glencoe-239
Winnetka-3657
Winnetka-4737
Winnetka-4660
Glencoe-1059
Winnetka-1191
Winnetka-885
Winnetka-24
Glencoe-473
Winnetka-5130
Winnetka-592
Winnetka-5256
Winnetka-166
Glencoe-318
Winnetka-1438
Winnetka-2698
Glencoe-584
Winnetka-5044
Glencoe-1385
Glencoe-950
Glencoe-301
Glencoe-2175
Winnetka-662
Winnetka-3443
Winnetka-6108
Winnetka-1954
Glencoe-1790
Winnetka-2199
Winnetka-3504
Winnetka-4682
Winnetka-2190
Winnetka-3879

Sims Wm W r 1427 Tower rd Winnetka-2522
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 Greenl, Evnstn (Winnetka & 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 Winnetka-620
Singleton Thos B r 365 Greenwd av Glencoe-732
Sinks H W r 25 Crescent pl Winnetka-2003
Sinks Wm R r 25 Crescent pl Winnetka-2003
Sinsabaugh F Wright r 1229 Richmond ln Winnetka-1513
Sinsheimer Ralph E r 935 Spruce Winnetka-1516
Sippy Harold MD r 1820 Westmoor rd Winnetka-657
Sister Mary Margaret r 192 Ridge av Winnetka-30
Sisters of Christian Charity
Maria Immaculate Convent
1041 Ridge rd Winnetka-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 Winnetka-4919
Skillin Percy Mrs r 1019, 6th Winnetka-3450
Skinkie Harry T r 408 Wdawn av Glencoe-1060
Skinner Guy B, DDS r 118 Bway av Winnetka-211
Skinner Paul r 746 Elm Winnetka-4541
Skjold Walter O r
587 Woodlnd ln Northfld Winnetka-4217
Skodacek Sam E r
1856 Harding rd Northfld Winnetka-2742
Skokie Clnrs & Dyers 825 Ridge rd Winnetka-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
8840 Lake Winnetka-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 Winnetka-4012
Skolnik I r 703 Park av Winnetka-4288
Skolnik Louis decor 4947 N Troy Chgo. Keyston-5076
Skolnik Louis r 1300 Ashlnd av Winnetka-3503
Skolnik Melvin r 1411 Elmud av Winnetka-3413

Smith A J H electl repr serv 845 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 82 Green Bay rd
Smith C G, DDS ofc 1159 Winnetka 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 Elmud 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 flrs 266 Oxford rd
r 266 Oxford rd
Smith Donald Fredk r 1028 Greenl 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 348 Mary
Smith Earl J r 208 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 FA 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 Elmud 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 883 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 Ashbury av

1944
Phone
book

1958 Phone Book

CRstwd 2-3114	Strobel Sigmund S 836Greenlf Glenco---	GLadstn 3-3556	Strole Alge
pgs-CHstnt 6-1979	Strobel Thos F 4318Grand WstrnSpgs---	CHstnt 6-1723	Stroley Geo
---FAClty 3-2049	Strobel Walter P 1319EMayfair ArlHts---	CLerbrk 5-4518	Strom A B
---Fletwd 2-5333	Strobel Wm O 425 Edson Av-----	Lombrd-1278	Strom A R
---WOODlnd 8-9406	Stroben Albert R 2522 Jackson Evnstn---	Davis 8-8230	Strom Alice
e-WOODlnd 8-5858	Stroben Donald R 30 7th LaGrng-----	Fletwd 2-7819	Strom Allar
---FILmor 4-9072	Stroberg Cedric P 717 Center-----	Geneva-2638	Strom Allar
ontrsvlHAzl 6-7744	Stroberg&Cook contrs GetzelmanTrAlgonqn-	OLivr 8-7552	Strom Andr
---ORchrd 4-6867	Stroberg H Fred 504 S Lincln LnArlHts-	CLearbrk 3-5954	Strom Arvid
---SHerwd 1-9314	Stroberg Marshall 338Hiltm Adsn-----	TERace 3-9183	Strom Augu
---Euclid 6-8604	Stroberg Paul S 1353Mandel Wstchstr--	FILmor 4-3931	Strom Barba
ie-ORchrd 3-0592	Stroberg Severt GetzelmanTr Algonqn---	OLivr 8-7552	Strom Billie
---LkBluf-2896	Strobert Harley E 822Hammd -----	Aurora 2-5645	Strom Carl 1
---Mundelein 6-6316	Strobert Lester E 390Calif -----	Aurora 2-9296	Strom Carl 1
Villa-ELiot 6-5169	Strobl Arthur R 1135ClevlndLaGrngPk -	Fletwd 2-2731	Strom Carl 1
---GRnlf 5-1180	Strobl Beatrice 2302Gundersn Brwyn---	STanly 8-8540	Strom Chas 1
rst-TERace 4-5328	Strobl Frank J&Sons		Strom Christ
---MUndleln 6-6872	beer 6644, 26th Brwyn-----	GUndrsn 4-6505	Strom Cliffol
nstn-GRnlf 5-4249	Strobl Fred P 1621SFairvw PkRdg-----	TAIcot 3-4893	Strom Conra
---LkBluf-4598	Strobl Frederic J 6946 Fargo Av-----	NIles 7-9461	Strom Ed 1:
Pk-Vilage 8-0531	Strobl Jos 8330Newlnd -----	NIles 7-7040	Strom Edw G
---SHerwd 2-0843	Strobl Karl J 4008NPark Wstmt-----	WOODlnd 9-0337	Strom Geo 1
tn-Univrsty 4-3266	Strobot Robt GalushaRd Warnvl-----	EXbrk 3-5112	Strom Geo A
---Lk-JUstce 7-3061	Strocchia Lorenzo 420SHumphreyOakPk --	EUclid 3-2630	Strom Geo L
---Glenvw 4-2731	Strock Louis D 166SGrace Elmhrst-----	TERace 2-9471	Strom Geo R
---Glenvw 4-5848	Strock Paul C 233Williams -----	Aurora 6-3430	Strom Hans 7
	Strock Paul J 664 Woodlwn Av-----	Aurora 6-2184	Strom Harold
ka-HILcrst 6-2659	Strode Chas E 457Hinman -----	Aurora 7-2629	Strom Harry 1
---GlenElyn-943-R	Strode Gilbert P 2610EastwdEvnstn ----	DAvis 8-0904	Strom Henry
v-VAndrblt 7-1352	Strodel Fredk C 1180 Oakly Winetka---	HILcrst 6-4062	Strom Henry
---RIVrsd 7-0625	Stroder Geo D 2N122Clarendon -----	Lombrd-5178	Strom Hermar
---FAClty 3-6635	Strodt A 1500TouhyPkRidg -----	TAIcot 3-7378	Strom Hyman
nit--GLobe 8-5646	Strodtman Edwin L 624NHumphrey OakPkVilage	8-1397	Strom Jack L
---TOWnhal 3-6353	Strodtz Howard L 501Circle ForPk-----	FORest 6-2457	Strom John A
---TOWnhal 3-8734	Strodtz Norman H 4061RoseWstrnSpgs -	CHstnt 6-2231	Strom John D
---Ontario 2-6682	Stroedecke Heinz R MonroeSt LklnHills---	OLivr 8-7473	Strom John E
---ONTario 2-7143	Stroehel Clarence W 915Dundee Elgn---	SHerwd 2-7473	Strom John L
---ONTario 2-5794	Stroehle Helen 726 S Grove Oak Pk-----	EUclid 6-5036	Strom Karl R
---LkForest-1541	Stroemer Arthur G 17W065NorthStBensnvl-	POrtr 6-5478	Strom Karl M
---Ontario 2-4466	Stroemer H O 1036Cherokee Wilmet-----	ALpin 1-3068	Strom Kenneth
---MAjestic 3-3426	Stroening Paul 167DeerpathRd Bensnvl-	POrtr 6-4867	Strom Leslie
inahLAWrnc 9-6735	Stroessler Hans M 125 W Lincln-----	Librtyvl 2-1162	1075
---Lombrd-3236-J	Stroff Chas 906 Lyman Av Oak Pk-----	Vilage 8-0335	Strom Leslie L
---Lombrd-1263	Stroh Ben 2634Elm RvrGrv-----	GLadstn 3-3154	Strom Lester
---Naprvl-2884	Stroh Ben 416NPrinctn VilPk-----	TERace 2-5745	Strom Louis A
---GUndrsn 4-5255	Stroh Chas P 915 Woodlnd Dr-----	Glenvw 4-3233	Strom Marjorie
---GUndrsn 4-6575	Stroh Hattie 348Custr Evnstn-----	UNvrsty 4-6784	Strom Maurice
sPk FILmor 5-8976	Stroh Herbert V Rev		DDS res 70
Grv-ORchrd 3-7983	607NElmhrst PrspctHts-CLerbrk 5-0221		Strom Norman
j-----LEhi 7-1334	Stroh Herman 229EVallette Elmhrst---	TERace 2-3962	
gn-MAjestic 3-2455	Stroh Laurene K 432 S Maple Oak Pk---	Vilage 8-7586	Strom Oscar E
---DEXtr 6-1704	Stroh Robt H Grove Av Cary-----	MERCry 9-7451	Strom Paul M
---ELiot 6-6383	Stroh Walter J 403SLakeShoreDr TowrLk-	JAks 6-3185	Strom R F 330

172 Lakeshore—Lang

LAKESHORE HEATING CO

1705Midnd HighPk-IDWd-2-6838

LAKESIDE AUTO REPR SERV

2146GreenBayRd HighWd-IDWd-2-7000

LAKESIDE CAR RENTAL SERV

214 Green Bay HighWd-ID-2-7000

Lakeside Congrn Rm Reform Judaism

622RogerWilliams HighPk-IDWd-2-7990

LAKESIDE GLASS & PAINT CO

1914, 1st HighPk-IDWd-2-7211

Lakeside Refrgrn Co

603Provident Winetka-Hilcrst-6-0550

Lakeview Enterprises 2646 Pauline Glenwv-PA-4-7476

LAKEVIEW HOMES 2640 PaulineAvGlenwv-YO-2-5550

Lakey Ruth Mrs 257 E MtSq Lk Forest-CE-4-1409

Lakin Nathan 1816Rosemary HighPk-IDWd-2-4142

Lakin Oertel L 2231 Swainwv Glenwv-PA-4-6614

Lakin Oscar 751 Woodruff Glenco-VE-5-1751

Laking Jon M 4 Happ Nfld-HI-6-6586

Lakoske Raymond 232 CottndNorthbrk-CrStw-2-1944

Lakowski Walter R 7325 Green Niles-PA-4-5487

Lakso&Svenson Bldrs

2772 Skokie Vally Rd HighPk-IDWd-2-6770

Lalashis Albert 3131 Hartzel Evnstr-UN-4-2473

Lalia Jos S 3901 Linneman Glenwv-PA-4-6349

L'Allier Donald 8318AKeating Skokie-ORchrd-4-7449

Lally Edw F 3316Hamm Evnstr-GRnlf-5-0361

Lally Pat 1330 E Rand Rd Des Pl-VA-7-6873

Lally Roy J 2000 Lincoln Evnstr-GRnlf-5-7071

Lally Thos D 610 Lee Des Pl-VA-4-3640

LaLoggia Angelo J 7027 Birchwd-Niles-7-7086

LaLond Alex J 315Rout PkRdg-TAlcot-3-1544

LaLonde Thomas K 800Prairie Glenco-VERnon-5-0234

Lalor Bruce M Mayind Villa Rd Half Day-Newtn-4-3259

Laloshi Raymond 8928 Austin Mtn Grv-VO-5-0988

Lama Howard W Jr 339 Cumbeind Des Pl-VA-4-0218

Laman Thos G 817 Jeannette Des Plains-VA-4-7769

LaManna Errol 4923 Sherwin Skokie-ORchrd-5-2974

LaManna Jos 7444Kildare Skokie-ORchrd-5-1688

LaManna Mike 348Prairie HighWd-IDWd-2-2520

LaMantia Anthony 8559 Osceola Niles-VO-6-2927

LaMantia Aug 2135 Halsey Dr Des Pl-VA-7-2087

LaMantia Frank 523 Pinehst Des Pl-VAndrbit-7-5054

LaMantia Isadore 4908ACarol Skokie-ORchrd-4-3281

LAMAR CLNRS 2500 Ridge Rd Evnstr-UN-4-7666

LaMarche Adrian V 1909SNewtn PkRdg-TAlcot-3-0733

LaMarche Aug Long Grove III-Newtn-4-3373

LaMarche Julio A 1157 Lincoln Glenwv-PA-4-8484

Lamarz Mary Ann 8461 Oleandr Niles-VO-6-6241

Lamb Andrew T Mrs 2646Ewing Evnstr-UNvsty-4-4956

Lamb Chas G 1445WTeuhy PkRdg-TAlcot-5-2645

Lamb Chas P 1308 Campbell Des Pl-VAndrbit-4-7126

Lamb Geo G 1856 Sherman Evnstr-UN-9-2772

Lamb Hershel A 2144 Greenwld Wilmst-AL-4-1869

Lamb Irene 3900Jerome Skokie-ORchrd-3-8513

Lamb John J 1200 Isabella Wilmst-AL-1-1045

Lamb Kenneth R 147 N Warrngtn Des Pl-VA-4-0762

Lamb Leland W 1726ChancellorEvnstr-GRnlf-5-0956

Lamb Mary 1725 Orrngtn Evnstr-UN-9-2193

Lamb Maurine 801Simpson Evnstr-GRnlf-5-6198

Lamb Robt R 719BrommelEvnstr-GRnlf-5-5148

Lamb Robt R 760 Fairhope Glenwv-PA-4-6694

Lamb Vernon E MD 1110Dobson Evnstr-Davis-8-2440

Lamb Wray P 8957 Lamson Skokie-ORchrd-5-6358

Lambert Eric C 6708Blackthrn Wlnetka-Hilcrst-6-2595

Lambert Eugene Algonquin Rd Pk Rdg-TA-3-8930

LAMBDA CHI ALPHA N U Campus Evnstr-GR-5-9591

Lambe C M 2139Thayer Evnstr-GRnlf-5-6640

Lambel Lee M 234 Graylwn Dr Mt Prspct-VA-4-5127

Lambel Reinhold 8049ElmoreAv Niles-TAlcot-3-1866

Lambert Alex 1907Maple Evnstr-Davis-8-2975

Lambert Otto J 1939 Linneman Glenwv-PA-4-1896

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Lambert Albert L 1609 Lake Av Wilmst-AL-1-5031

Lambert Alfred P Jr 737 DundeeRdNorthbrk-CR-2-5940

Lambert Arthur W 266 Latrobe Nfld-Hilcrst-6-3119

Lambert Elmer 168 N Wildw Lk Forest-CE-4-1525

Lambert F Franklin 8211NWIsler Niles-TAlcot-3-9527

Lambert Geo R 1319 Oak Evnstr-GRnlf-5-2772

Lambert Howard W 2088DavidDrDesPl-VAndrbit-4-5661

Lambert J H 1942 Lee Des Pl-VAndrbit-4-4020

Lambert J H 486Pleasant HighPk-IDWd-2-4868

Lambert John J 1355Westwld Northbrk-CRstwd-2-1305

Lambert Julian M 9339Ridgevly Skokie-ORchrd-4-0166

Lambert June Elliott 601 Locust Wilmst-AL-1-0304

Lambert Kenneth 421-Adodge Evnstr-Davis-8-4353

Lambert L F 508 Hazelw Lk Glenwv-PA-4-5582

Lambert Leonard 8028Floral Skokie-ORchrd-5-1434

Lambert Leonard L 7923 Kenneth Skokie-OR-5-2975

Lambert M Jos 27 Parkwv Glenwv-PA-4-2505

Lambert Mary Mrs 7903 Neva-Niles-7-9069

Lambert Milton H res 6418 Kolmar Lincwv-OR-6-3828

daughter's teleph 6418 Kolmar Lincwv-OR-6-3423

Lambert Motor Sales Inc 5806 W 63 Chgo-P0-7-3121

Lambert Nicholas 227 Warrngtn Des Plains-VA-4-1534

Lambert Nicholas M 601 Locust Wilmst-AL-1-0304

Lambert Norman 6435ChristianaLncwv-ORchrd-5-5625

Lambert P E 1050 N Griffith Lk Forest-CE-4-1708

Lambert Palmer F 9003 Bronx Skokie-OR-5-5032

Lambert Preston 2115 Oaktn Av Pk Rdg-TA-5-1404

Lambert Ray W 804Pearson DesPl-VAndrbit-4-2974

Lambert Richard D 3823Estes Lincwv-ORchrd-3-5529

Lambert Richard P 308 N Telegraph Lk Bluf-CE-4-4147

Lambert Robt J 375Golf DesPlains-VAndrbit-4-3559

Lambert&Stielow Idscapp 8028Floral Skokie-OR-5-1434

Lambert Thos 1008 Main Evnstr-UN-4-9236

Lambert Walter C 612 S Delphia Pk Rdg-TA-2-2428

Lambert Walter J 1015 Pfingsten Glenwv-PA-4-6255

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 Evnstr-DA-8-4161

Lamberts Judy 1725 Orrngtn Evnstr-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 Wilmst-AL-1-1732

Lambos Jas E 7850Niles Skokie-ORchrd-4-7008

Lambrecht Al 580 Lincoln Evnstr-UN-9-2879

Lambrecht Jos G N River Rd Des Plains-VA-4-8209

Lambrecht Robt G 600Goodwin PkRdg-TAlcot-3-9292

Lambrecht Wm H 1817 S Ashlnd Pk Rdg-TA-3-4674

Lambrechts Herbert W 1774 Ash Des Pl-VA-4-3318

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1131Centrl Wilmst-AL-1-3284

Lambros S Peter 52 Park Ln Golf-PA-4-5948

Lambroschi Fred res 1030 Centrl Glenwv-PA-4-0599

LaMendola Mario 330 E Old Elm Lk Forest-CE-4-1116

Lamer Wm B 52 Williamsbrk Rd Skokie-OR-3-2562

LaMere Raymond M 52 S Centrl HighWd-ID-3-2423

Lamermyer Richard N DDS

450GreenBay Kenlwrth-AL-1-0270

res 7061 Kedzie Niles-VO-6-6090

Lamey Robt 4622 Grove Skokie-OR-4-2431

Lamey Wm L 206 Lincoln Glenwv-PA-4-0883

Lamie Edw B 2419Woodwtn Northbrk-CRstwd-2-2624

Lamie Thos H 6536KnoxLincwv-ORchrd-5-3073

LaMin Beauty Shoppe 1615Simpson Evnstr-Davis-8-5223

Lamitz Irving 327 E Lake Glenwv-PA-4-9245

Lamka John F 6804 Lexington-Niles-7-7408

Lamka Mitchell J 711 Oriole PkRdg-TAlcot-5-1442

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Lamm Alvin J 1701Seward Evnstr-GRnlf-5-8679

Lamm Arnold B res 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 Milwaukee-Niles-7-7836

Lamme R A 327 Nottrngtn Glenwv-PA-4-2524

Lammers Elmer W 1776Evergrn PkRdg-TAlcot-5-3782

Lammers F J 2815Blackhawk Wilmst-AL-1-5871

Lammersfeld Jos L 7412 Wign-Niles-7-6684

Lalmon John C 2359 Oak Tree Ln PkRdg-TAlcot-3-1568

Lamond Barry D 7307 Lyons Mtn Grv-VO-5-3188

Lamonda Louis 8028 Kolmar Skokie-ORchrd-3-6254

LaMonica Albert 1543 Kaywv Glenwv-PA-4-6692

LaMonica John A 6912Seward-Niles-7-9838

LAMONT also see LEMONT

Lamont Clarence 501PineCrk Wilmst-AL-1-7517

Lamoureux Helen 101 Dewey Evnstr-UN-4-2953

LaMoreaux Paul C 1616Highlnd Wilmst-AL-1-1134

Lamoth Leo 905 Jenkins Lk Bluf-CE-4-4628

LaMotte Lila 860 Hinman Evnstr-UNvsty-4-4154

LaMotte Robt H 1367AsburyAv Wlnetka-Hilcrst-6-1568

Lamoureux Leo W 855 Rockford Dr- Windsor-5-3018

Lamp City Inc 6047 Dempst Mtn Grv-VO-5-3830

Lamp Lloyd S 7856Karlov Skokie-ORchrd-5-0690

Lampe Ben J 516 Dodge Av Evnstr-UNvsty-4-6703

Lampe John B 796 E Deeparth Av Lk Forest-CE-4-5306

Lampe R G 2232 Grandwv Glenwv-PA-4-2964

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 Wilmst-AL-1-8312

Lampert Frank S 1002WarrngtnRdDerfld-Windr-5-3456

Lampert Gerald B 8627 Oriole Niles-VO-5-2457

Lampert Jeff 4913 Church Skokie-OR-3-2863

Lampert Nelson N 8307 Kibbourn Av Skokie-OR-7-7807

Lampert Sam 7436Karlov Skokie-ORchrd-4-8092

Lampert Stephen 1211 Dewey Evnstr-UNvsty-9-9041

Lampert Steven 4500 Church Skokie-OR-4-7396

Lampert Vernon H 1032 N Vernon Pk Rdg-TA-2-8888

Lampert Vincent L 123 Hawth Lk Bluf-CE-4-0985

Lampert's Phar 1011 N NW Hwy Pk Rdg-TA-5-5544

Lamphear Jessie 1010 Austin Evnstr-UN-9-0114

Lampi Bonita 700 Blackthrn Wlnetka-Hilcrst-6-4577

Lampi Jos 1607Grove HighPk-IDWd-2-5887

Lamping J C Jr 922Prairie PkRdg-TAlcot-3-3671

Lamping John Robt Indn CrkRdHalfDay-Newtn-4-3194

Lamping Richard Wallace

7026 Emerson Mtn Grv-VO-5-2463

Lampman H H 820AppleTree HighPk-IDWd-3-0261

Lamprecht Alfons Realty

2659Eisenhower DesPl-VAndrbit-7-3600

Lamsey Al 7320 Arcadia Mtn Grv-VO-5-5012

Lamson A Edw 1336LndnAv HighPk-IDWd-2-3397

Lamson A T 9035Lackwv Skokie-ORchrd-3-3155

Lamson Geo S 1400 Hinman Evnstr-UN-9-1646

Lamson John R 1525 Dee Pk Rdg-TA-5-2304

Lamson Leonore R Mrs 1158GlencoHighPk-ID-2-8330

Lamson Phil D 4957KirkSkokie-ORchrd-5-2835

Lamson R W 2326Thornwld Wilmst-AL-1-5367

Lamy Jos C 2030Bennett Evnstr-GRnlf-5-8314

Lamy Raymond P 875Heather Wlnetka-Hilcrst-6-0102

Lanahan Jas E 118 Centrl HighWd-ID-2-3944

Lanahan John 7155DelphiaAvPkRdg-TAlcot-3-3677

Lanahan John R 1180 Oakly Wlnetka-Hilcrst-6-0240

Lanaski Bernard M 135 Julie Glenwv-PA-4-3160

Lanaway Norman C 4242Main Skokie-ORchrd-5-6394

Lancaster A Pope Jr 210 N Sheridan LkForest-CE-4-2252

Lancaster Burt&Associates

4631 Laurel Av Glenwv-VA-4-3918

Lancaster P Mrs 6SalemCrk Skokie-ORchrd-4-8539

Lance O C 700 Wesley Evnstr-GR-5-4292

Lance W J 1382 Centrl Des Plains-VA-4-1706

Lanchautin C E 511 Judon Evnstr-UN-4-5443

Lanchi Humbert C 421Cust Evnstr-GRnlf-5-0135

Lanciloti Michael 3008NSchoenbeck ArHts-LE-7-1289

Lancioni Benny 278Latrobe Nfld-Hilcrst-6-4603

Lancioni Edo J 226Latrobe Nfld-Hilcrst-6-5631

Lancioni Frank 331Burchell HighWd-IDWd-2-5804

Lancioni Joe 387Provident Wlnetka-Hilcrst-6-1918

Lancioff C J 1489 Perry Des Plains-VA-4-2554

Lancot Cecilia M 1081 Prospect Ln Des Pl-VA-4-8654

Lancot Edw E 1104 S Lincoln Av PkRdg-TAlcot-3-4782

Lancot Howard 1383Prospect DesPl-VAndrbit

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40

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 LaCombe Robt 1728 Washngtn Av Wilmet 251-5223
 LaCrosse Robt H 473 Adams Av Glenco 835-0636
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 Lad & Lassie Shop child's wr
 1115 Centrl Av Wilmet 251-7570
 Ladd Steven 2901 Wilmet Av Wilmet 256-7291
 Laddish Co Fitting Div 456 Frontg Rd Nfld 446-9530
 Ladon Richard J 465 Woodlwn Av Glenco 835-0819
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 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 Kenilwrth 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
 Lahari F Vern 1162 Hamptrd Rd Winetka 446-3610
 Lahay Gerald F 150 Abingdon Kenilwrth 251-7861
 Lahey Jane Y 150 Abingdn Av Kenilwrth 251-7881
 Lahey John Edward
 1341 Elmwood 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 Kenilwrth 251-7507
 Laidlaw G Leslie 429 Sheridn Rd Kenilwrth 256-1154
 Lair Erle W 1168 Cherry Winetka 446-5721
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CENTRE INC 700 Jenkins Av Lk Bluff 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 Hubrd 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 Cntrs
 See Wayne's Lake Shore Cntrs
 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 448-3033
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 340 Frontg Rd Nfld 446-1345
 Lam Shiu M 822-B Skokie Bl Wilmet 251-7698
 Lamb Kevin 541 Skokie Bl Wilmet 256-4549
 Lamb 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 Hill 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

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 1131 Centrl Av Wilmet 251-3284
 Lamer Mayer Richard N DDS ofc
 450-A Green Bay Rd Kenilwrth 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 Heather 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 wms
 appar 1625 A Sheridn Wilmet 256-5134
 Lamson R W 2236 Thornwd Av Wilmet 251-5367
 Lamsvelt Gjs 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 Laurel 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 Sheridn 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 1571 Kenilwrth Av Kenilwrth 256-2975
 Lane John Wallace
 821 Westfld Dr Wilmet 251-6627
 Lane Joseph C 414 Warwck Rd Kenilwrth 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 Prospect 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 Abingd Rd Kenilwrth 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 Elmwood Av Wilmet 256-2047
 Lang Fred F 2130 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 Rd 446-7417
 Langfitt J Porter
 171 Apple Tree Rd Winetka 446-3149
 Langham Jon A
 2008-1/2 Schlr 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 Kenilwrth 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 Dickens 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 Pebld 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 Evnstrn 869-3300
 If No Answer
 LaPata 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
 Lapor Chas W 1618 Walnut Av Wilmet 251-9213
 Lapp Donald P 1729 Centrl Av Wilmet 251-6311
 Lapp Kenneth C 1712 Elmwood Av Wilmet 251-1531
 Lapp Robt 414 Linden Av Winetka 446-0576
 Lapp Robert E PhD 414 Linden Winetka 441-5480
 Lapperre E D 622 Kenilwrth Av Kenilwrth 251-5838
 Lapping Irwin 316 Vista Dr Wilmet 251-0308
 Larker David F 356 Isabella Winetka 251-6056
 Lardner Wm M 515 Greenl 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 Washington 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 Westfld Dr Wilmet 251-1191
 Larsen L R 1627 Forest Av Wilmet 251-7788
 Larsen Robt M 809 Elmwood 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 Rd Nfld 441-7997
 Larson John A 2361 Winetka
 Glenvw Winetka 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 Winetka 256-3485
 Larson Roy V 2020 Washington 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 Rolling 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 Dickens Rd Nfld 446-2893
 LaScala Bootery 3252 Lake Av Wilmet 251-2170
 Laser Harold 565 Jackson Av Glenco 835-2559
 565 Jackson Av Glenco 835-0278
 Laser Richard B 710 La Cross Winetka 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 Elmwood 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
 Lassar Arthur H 343 Lamn Av Wilmet 256-4306
 Lassarman Dan L DDS
 1328 Hackberry Ln Winetka 441-5783
 Lassus Adolph 115 Avon Av Nfld 446-0484
LAST ACT LTD THE 739 Main Evnstrn 475-8670
LAST ACT RESALE SHOP
 809-1/2 Main Evnstrn 328-8888
 Later G Phillip 933 Centrl Av Wilmet 256-0933
 Later Ursula A 1135 Wilmet Av Wilmet 251-3409
 ZBA Agency Parklet 180 Oakdl 441-6833
 Latnrop Leon 1079 Gage Winetka 446-7624

Latimer John C 460 Poplar Wine
 Latta John O 1631 Spencer Av W
 Lattan Victor J 2452 Cardin Ln
 Lattanzi Battista 1936 Highland
 Lattanner Percy L 1118 Greenl
 Laubach Jos 2923 Glenview Rd V
 Laubenheimer Merritt R
 119 Woody Rd Winetka 446-1933
 Lauer Alfred J Jr 2223 Schlr Av
 Lauer Chas S 551 Rosewd Av W
 Lauer Construction Company
 350 Circle Wilmet 446-3135
 Lauer ME 931 Oak Winetka 446-1933
 Lauerman L 1099 Merrill Winetka
 Laufman Herbert S
 110 Knollwood Ln Glenco 446-1933
 Laufman Jas 110 Knollwood Ln
 Laughing Igana The wms app
 1515 Sheridn Rd Wilmet 446-1933
 Laughlin David W 789 Vernon Av
 Laun M R 1257 Richmnd Ln Wiln
 Laundry Clock Shop The
 566 Chestnut Winetka 446-1933
 Laurel R H DDS Ltd 446 Centrl A
 Lauren Robt Scott DDS
 850 Valley Rd Glenco 446-1933
 Lauritsen Stan 937 Vernon Av G
 Lautens Morley C 1415 Ashlnd A
 Lavacek's Flowers
 See Hlavacek Victor Florists
 Lavelle Francis A 241 Wentwrt
 Lavezzorio Nicholas J 245 Forest
 Lavezzorio Wm J 320 Woody R
 LaVigne Jas J Jr 229 16th Wilr
 Lavin John M 1717 Highland Av
 Lavin Robt L 740 Leamngtn Av
 Law Cathy M 345 Sunrise Cir Gl
 Law Chas E 2033 Thornwd Av W
 2033 Thornwood Av Wilmet 446-1933
 Law Milton S 345 Sunrise Cir Gl
 Law Richard C 941 Tower Rd W
 Law Steve B 932 Elmwood Av W
 Lawall R M 711 Greenl Av Wilm
 Lawler G T 2406 Greenwd Av W
 Lawler Traugott 1003 Vine St W
 Lawler Wm R 3106 Lake Av Wil
 Lawless Paul F 110 Linden Av G
 Lawlor Dan J 2034 Greenwd Av
 Lawlor John D 471 Hill Rd Winet
 Lawlor Wm J 1630 Sheridn Rd V
 Lawrence Arthur & Associates
 343 Park Av Glenco 446-1933
 Lawrence Eileen MD
 912 Pawnee Rd Wilmet 446-1933
 Lawrence G M 2025 Lake Av W
 Lawrence Machinery Co Inc
 540 Frontg Rd Nfld 446-1933
 Lawrence Richard B decor
 147 Prairie Av Wilmet 446-1933
 Lawrence Richard Marston
 321 Graemere Nfld 446-1933
 Lawrence Wm G 417 Ridge Rd K
 Lawrie Henry 1138 Scott Av W
 Lawrie Henry Jr 455 Sunset Rd
 Lawrie John & Sons Incorporated
 1138 Scott Av Winetka 446-1933
 Lawson Fredk W 1206 Carol Ln
 Child's Teleph 1206 Carol Ln
 Lawson Jas A ins 263 Rivrsd Dr
 Res 263 Rivrsd Dr Nfld 446-1933
 Lawson Lawrence J Jr MD SC
 723 Elm Winetka 446-1933
 Res 329 Raleigh Rd Kenilwrth
 Lawson Lawrence J Mrs
 1630 Sheridn Rd Wilmet 446-1933
 Lawson Pollinating Bags Inc
 480 Centrl Av Nfld 446-1933
 Lawson Rodney H
 2327 Chestnut Av Wilmet 446-1933
 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 446-1933
 Lazar Jos N 3533 Forest Av W
 Child's Teleph 3533 Forest Av
 Lazar Zachary D 1703 Lake Av
 Lazzari M 631 La Crosse Av W
 Lazarus Steven 620 Country Lr
 Lazear Wm H DDS 545 Lincn A
 Lazer Richard 910 9th Wilmet
 Lea Wm S Rev 700 Oak Winetka
 Leach A F 911 Sunset Rd Wine
 Leach David C 1417 Forest Av
 Leach David C Jr 524 A Poplar
 Leach Jamie 70 Brentwd Dr Glen
 Leach Martin S 70 Brentwd Dr G
 219630 Illinois E

Chambers C R 525 Pinecrest Ln Wilmet.....	256-5541	Chen Shautsyh 809 LeClaire	
Chambers Jerry G 33 Meadowvw Dr Nfld.....	446-5834	Cheng Chen Ko 1152-1/2 Cen	
Champagne L G DC 800 Oak Winetka.....	441-7880	Cheris Albert B 740 Sheridan	
Champe Robt G 1429 Gregory Av Wilmet.....	251-5254	Chernoff Michael G atty 744 E	
Chan Danl H M 620 Laramie Av Wilmet.....	251-7368	744 Elder Ct Glenco.....	
Chan Paul D 2222 Wilmet Av Wilmet.....	251-2224	Cheronis Dion 15 The Landma	
Chanan Donald 525 Koerper Ct Wilmet.....	256-6993	15 The Landmark Nfld.....	
Chance Michael W 1891 Willow Hil Ct Nfld.....	446-6841	Cherry Walter 848 Tower Rd	
Chance Michael W 578 Woodland Lane North Nfld.....	441-5215	Chertack Melvin M MD	
Chandler Fred C 1095 Fisher Ln Winetka.....	446-7192	440 Whittier Ln Nfld.....	
Chandler G Donald & Michele 720 Greenlf Av Glenco....	835-5127	440 Whittier Ln Nfld.....	
Chandler Howard A 1180 Oakley Av Winetka.....	446-6716	Chertkow Glenn 425 Sandy Ln	
Chandler Howard C 3127 Country Ln Wilmet.....	251-8384	Chertkow Susan 1215 Washin	
Chandler J L 353 Ingram Nfld.....	446-7281	Cherubini F Thomas 478 Suns	
Chang E 2510 Laurel Ln Wilmet.....	256-3670	Chervak Gregory 342 Skokie	
Chang Ju School Of Judo Karate & Self Defense		Cherveny John 2358 Hedge R	
1417 Lake Av Wilmet.....	251-0455	Cherveny John 2358 Hedge R	
Chang Kwang-Poo 70 Brier Winetka.....	446-7837	Cheryl's Secretarial 108 Glen	
Chang Moo 508 Skokie Bl Wilmet.....	251-2878	Cheskin Howard 893 Valley R	
Chang Shi-Kuo 410 Greenlf Av Glenco.....	835-1426	Chesley Faris F 84 Woodly R	
Chang Shi-Kuo & Judy 410 Greenlf Av Glenco.....	835-2105	Cheslow Ernest 1154 Carol Ln	
Chang Shi P 2700 Hawthorne Ln Wilmet.....	256-3269	Chessin Steven 610 Earl Dr N	
Channer Wm S 678 Greenlf Av Glenco.....	835-4678	Chester Douglas C 1380 Scott	
Chapin C L 307-A Ridge Rd Wilmet.....	251-5723	Chester G K 1033 Green Bay	
Chapin John A 766 Walden Rd Winetka.....	446-3003	Chester Steven & Tracy 1417	
Chapin John N Jr 3040 Indianwood Rd Wilmet.....	251-6296	Chestler J 681 Valley Rd Glen	
Chapin Paul W 265 Wentwrth Av Glenco.....	835-0310	Chestnut Court Book Shop Inc	
Chapman Christopher S 1448 Wilmet Av Wilmet.....	251-2046	Chestnut John W 211 Abingdn	
Chapman Douglas 525 Sheridan Rd Kentwrth.....	251-3484	Cheung Wayne 217 Thelin Ct	
Chapman Douglas K 525 Sheridan Rd Kentwrth.....	251-3484	Chez Edw B 600 Longwd Av G	
Chapman Douglas L 325 Washingt Av Glenco.....	835-0068	Chez Julie 2615 Blackhwk Rd	
Chapman Harris L 2816 Birchwd Av Wilmet.....	256-6201	Chez St Aubin Barber Shop 51	
Chapman Howard S 2816 Birchwd Av Wilmet.....	256-4358	Chi Kyung Wha 3312 Wilmet A	
Chapman Jack 511 Maple Av Wilmet.....	251-5781	Chiang Chiu-Pin 800 Lawler Av	
Chapman Jack I 3100 Old Glenview Rd Wilmet.....	446-0676	Chiappe Raymond B 428 Ches	
Chapman Joan 2 Woodly Rd Winetka.....	251-3024	Chiappe S Z 911-1/2 Linden A	
Chapman John S 900 Elmwd Av Wilmet.....	835-2292	Chiaro William 2721 Iroquois R	
Chapman Lorenzo 750 Glencoe Dr Glenco.....	835-4643	Chgo Botanic Garden Lake Co	
Chapman Marvin S 190 Linden Av Glenco.....		Chgo Eye Institute 575 Lincln A	
Chapman Travel Service Inc		Chgo Eye Institute 575 Lincln A	
600 Green Bay Rd Winetka.....	446-1300	Chgo Forest Products 480 Cen	
Chapman Wheeler E Jr 1101 Fisher Ln Winetka.....	441-5594	Chgo Fresh Sales 550 Frontg F	
Chapman Wm 732 7th Nfld.....	729-7915	Chicago Horticultural Society-B	
Cherut Jos F 1004 Lake Av Wilmet.....	256-0429	Lake Cook Rd Glenco.....	
	256-3451	Chgo & Northwestern Transport	
		Stations	

2013
Phone
Book

0000	Chao Jasmine DO 1308 Woodgreen Rd	Winnetka	847 55
0001	CHAPLEY James T 3025 Milwaukee Dr	Glennview	847 23
0002	CHAPMAN Andrew H 190 Linden Av	Glencro	847 83
0003	Ellen 1334 Ridgewood Dr	Northbrook	847 56
0004	12 Woodley Rd	Winnetka	847 82
0005	Jack	Glennview	847 98
0006	Laurie 1934 Palmyra Dr	Glennview	847 73
0007	Paul 3505 Allison Ct	Glennview	847 72
0008	Paul 3505 Allison Ct	Glennview	847 72
0009	Susan 3029 Applegate Ln	Glennview	847 72
0010	Susan 2500 Indigo Ln	Glennview	847 65
0011	CHAPPIED Nivedita	Glennview	847 40
0012	2316 Indian Ridge Dr	Glennview	847 40
0013	Nivedita 2316 Indian Ridge Dr	Glennview	847 40
0014	CHAPPLE N	Winnetka	847 2
0015	Nicole	Winnetka	847 2
0016	CHARAK Irene 4132 Florence Wy	Glennview	847 76
0017	Norman fax 4132 Florence Wy	Glennview	847 76
0018	CHARAT Barbara 1714 Birch Rd	Northbrook	847 4
0019	CHARATZ JERRY A 532 Foxdale Av	Winnetka	847 4
0020	SARAH E Erin 7 Bristol Rd	Nfld	847 4
0021	CHAREN Andrew	Winnetka	847 4
0022	CHARHUT Frank 139 Riverside Dr	Nfld	847 7
0023	CHARLES H E 1513 Hawthorne Ln	Winnetka	847 7
0024	Ron 925 Columbus St	Winnetka	847 7
0025	5787 Prospect Ave	Glencro	847 7
0026	5444 Waukegan Rd	Winnetka	847 7
0027	CHARLETON-PERRIN G	Winnetka	847 7
0028	CHARLTON G W	Nfld	847 7
0029	CHART M 1440 Sheridan Rd	Winnetka	847 7
0030	CHASE Bruce	Winnetka	847 7
0031	Ken Mr	Winnetka	847 7
0032	Michael H 320 Linden Av	Winnetka	847 7
0033	Peter 165 Miller Ln	Winnetka	847 7
0034	CHASSMAN Mark	Northbrook	847 7
0035	3472 Whitway Ave	Winnetka	847 7
0036	CHASTAIN Chad 1428 Wabash	Winnetka	847 7
0037	CHATEL ANNE MARI 630	Glennview	847 7
0038	8 Fairhope Ln	Nfld	847 7
0039	CHATTERTON T 312 Sunset Ridge Rd	Nfld	847 7
0040	CHAZOT Robert & Sandra	Glennview	847 7
0041	2700 Summit Dr	Northbrook	847 7
0042	CHAUHER Frank B 1029 Ideale Dr	Glennview	847 7
0043	CHAVAN Sanehar 1033 Cornell Ct	Glennview	847 7
0044	CHAVAN Sanehar	Glennview	847 7
0045	CHAVEZ LOPEZ Jesus	Glennview	847 7
0046	CHAVIN Gary S DO 3200 Old Mill Rd	Northbrook	847 7
0047	CHAVON Maureen	Northbrook	847 7
0048	613 Glenage Ln	Glennview	847 7
0049	CHAWA Jag DDS MS 2640 Golf Rd	Winnetka	847 7
0050	CHAWLA J	Deer Park	847 7
0051	CHAWY C 408 Bramble Ln	Glennview	847 7
0052	CHBOTAR Genletha 3700 Capri Ct	Glennview	847 7
0053	Chee Jonathan aty	Niles Des Plaines Tel No	847 7
0054	8951 N Milwaukee Ave	Glennview	847 7
0055	CHENB Eric L DO 2401 Ravine Way	Northbrook	847 7
0056	CHENIERE J 153 Pointe Dr	Winnetka	847 7
0057	CHIELLI Ann	Winnetka	847 7
0058	CHIMERS Jeanne 2500 Indigo Ln	Northbrook	847 7
0059	CHEN Barbara 3286 Highland Rd	Northbrook	847 7
0060	Chen Belinda MD	Derid Deerfield Tel No	847 7
0061	49 S Waukegan Rd	Northbrook	226
0062	CHEN Charles 781 Tudor Ln	Glennview	847 7
0063	Charles 1820 Harrison	Northbrook	847 7
0064	Chi Yao 4110 Phyllis Rd	Northbrook	847 7
0065	Chi Yao 4110 Phyllis Rd	Northbrook	847 7
0066	CHEN Edward C OD 4171 Cornell Rd	Northbrook	847 7
0067	CHEN E-Kwan 3700 Waukegan Rd	Northbrook	847 7
0068	Chen J Sandy Ln	Winnetka	847 7
0069	Henry	Glennview	847 7
0070	Jim 3114 Greenbriar Dr	Glennview	847 7
0071	Jim Hao 261 Lockwood Ave	Nfld	847 7
0072	Jing 414 Brook Ln	Winnetka	847 7
0073	Lina Linda Slane 1440 Laramie Av	Northbrook	226
0074	Melinda Ann Pamela Ln	Northbrook	226
0075	Patrick 2756 Independence Av	Glennview	847 7
0076	Qianjun 3051 Knollwood Ln	Glennview	847 7
0077	Sandy 3140 Walden Ln	Glennview	847 7
0078	Susan 3755 Timbers Edge Ln	Glennview	847 7
0079	T	Glennview	847 7
0080	W 4560 Concord Ln	Northbrook	847 7
0081	Wei 638 Badi	Winnetka	847 7
0082	Wei 1500 Sheridan Rd	Winnetka	847 7
0083	XU	Winnetka	847 7
0084	Yong Pu	Winnetka	847 7
0085	Yi 528 Hunter Dr	Nfld	847 7
0086	YOUNG LEE Lilian 171 Lagoon Dr	Winnetka	847 7
0087	CHENG CHINSUK Stanley	Winnetka	847 7
0088	Stanley	Winnetka	847 7
0089	CHENG Ansheng 2504 Old Glenview Rd	Winnetka	847 7
0090	Chen Ko 418 Wilshte Drive East	Winnetka	847 7
0091	Herbert 3504 Illinois Rd	Winnetka	847 7
0092	CHENSON Gary	Winnetka	847 7

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.

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.



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 Diversy 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.

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: _____

City, State, Zip: Lake Forest, IL 60045 _____

Phone No. _____

Email: _____

Date owner acquired property: _____

Applicant Information

Legal Name: Krzysztof Marzec _____

Primary Contact: Krzysztof Marzec _____

Address: _____

City, State, Zip: Chicago, IL. 60657 _____

Phone No. _____

Email: _____

Applicant's relationship to current property owner: _____*(If contract purchaser, attach copy of executed purchase agreement)***Contractor Information** *(If known, otherwise indicate "not known")*

Legal Name: 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: Howard 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

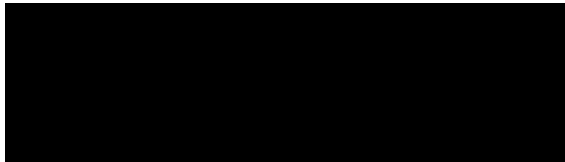
Re: 1180 Oakley—Construction Schedule

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,

A large black rectangular redaction box covering the signature and name of the sender.A black rectangular redaction box covering contact information, likely a phone number or email address.

PLAT OF SURVEY

OF

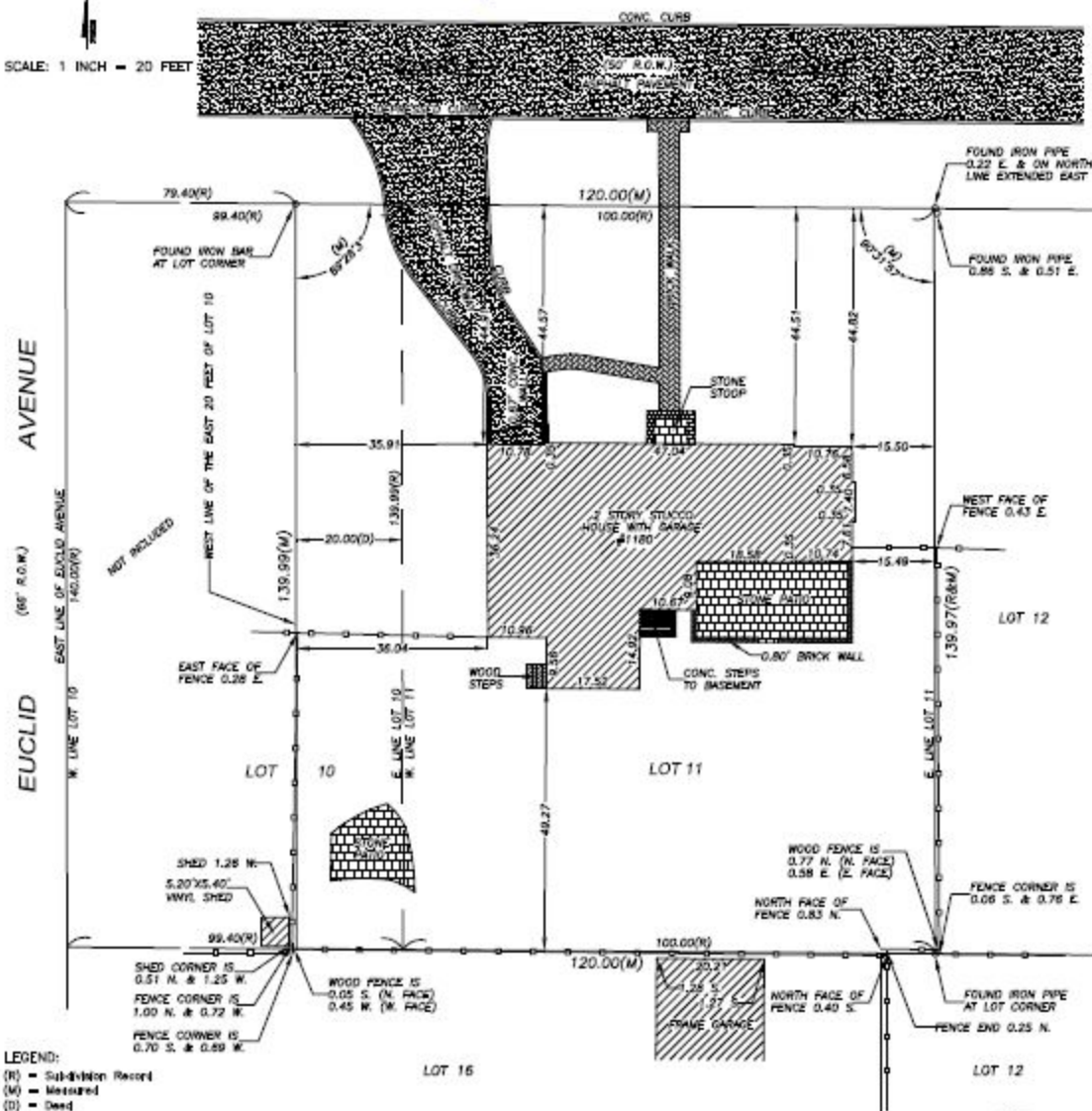
LOT 11 AND THE EAST 20 FEET OF LOT 10 IN CLARK'S SUBDIVISION IN THE COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER RECORDED PLAT UNDER DOCUMENT NUMBER 4582612, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

PIN: 05-17-118-015-0000

TOTAL LAND AREA: 16,796 SQ.FT.

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

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 = —x—
 Iron Fence = —●—

ORDER NO.: 20-123
 ORDERED BY: ORCHARD GLEN HOMES, LLC

PREPARED BY:
GEODETIC SURVEY, LTD.
 PROFESSIONAL DESIGN FIRM NO. 186-004394
 CONSTRUCTION & LAND SURVEYORS
 200 WALKER ROAD, GLENVIEW, IL 60025
 TEL. (847) 904-7690; FAX (847) 904-7691
 info@gsurvey.net www.gsurvey.net

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 AS ASSUMED BEING TRUE AND ARE TO BE CORRECTED 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.
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
 LICENSE EXPIRES 11/30/2020



ATTACHMENT G

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, although 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 descended 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

ATTACHMENT E1

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

1 Assessment Freeze, which would result in considerable property tax savings for the homeowners, while preserving
2 the unaltered historic character of the house.”
3

4 Chairperson Holland asked if there were any comments or questions for Susan Benjamin and Jeanne Sylvester.
5 Several members asked the consultants about details of the report and the house.
6

7 Mr. Stuart commented that it is a beautiful historic street with a very special feeling because all the homes look
8 original to the design of the block. He also said the block has good proportions. He pointed out there isn't a single
9 teardown on the street and he knows people that have restored their homes while leaving the exteriors intact. He
10 said to Mr. Marzec that the Subject Property is one with very special rounded windows all in a row. He said he
11 walks down the street occasionally and noted that 1160 Oakley was recently restored. He noted it as a Seyfarth
12 designed home. He reiterated that he hoped Mr. Marzec would consider restoring the home.
13

14 The applicant and owner of the property, Mr. Krzysztof Marzec, was given a chance to speak. Mr. Marzec
15 explained he was looking forward to settling into the neighborhood and was strongly considering a major
16 renovation rather than full demolition. Laura Good asked if had given strong consideration to the neighborhood
17 context and how the fits with the surrounding environment. She also brought up the prospect of a future
18 preservation award if Mr. Marzec were to preserve the house.
19

20 Ms. Good commented on the significance of the home to the block and the Village as well as the benefits of having
21 a landmarked home. Ms. Good asked Mr. Marzec to consider the property rights of the other homeowners on that
22 block to preserve the character of the block. Mr. Marzec stated he understood how aware the Commission is on
23 both sides of the issue.
24

25 Chairperson Holland stated the Village would send to Mr. Marzec the catalog of the Village's landmarks to show
26 the efforts made to maintain significant homes. Mr. Marx noted several comments were included as Attachment G
27 of the agenda report and no other additional comments were received since then. Mr. Schoon confirmed there are
28 five people in attendance. Ms. Kazenas allowed Jackie McLaughlin into the meeting who had no comment. She
29 allowed Paul and Meg Sullivan, 1160 Oakley, into the meeting.
30

31 Paul Sullivan stated they submitted an email of their comments. Mr. Marx confirmed they did not receive his
32 email. Mr. Sullivan stated his comments echoed the comments made in terms of what drew them to move to the
33 neighborhood which related to the vintage homes and charm of the street. He stated they chose to restore their
34 home as opposed to building new construction and asked Mr. Marzec to consider restoration which would help
35 retain the character and aesthetic of the street. Ms. Kazenas allowed Claudine Gerbel, 1181 Oakley, into the
36 meeting. Ms. Gerbel agreed with the comments made and agreed it is what drew them to the neighborhood. She
37 noted their home was built in 1916 and they restored their home which was important for the block's integrity.
38 Ms. Kazenas allowed Kathryn M. into the meeting. Kathryn M., 1189 Oakley, thanked the applicant for producing
39 the HAIS and agreed with the comments made. She noted their home was built in 1910 and the previous owners
40 restored the home to today's standards. Kathryn also stated she would appreciate the effort to keep the home.
41 Ms. Kazenas allowed Peter Eck, 957 Euclid, into the meeting. Peter Eck stated he echoed the comments made and
42 noted they are in the process of renovating their 99 year old home. He agreed it is a beautiful property and
43 appreciated the thoughtful discussion regarding it. Ms. Kazenas confirmed there are no other callers in attendance.
44

45 Chairperson Holland stated the Commission now has to vote on approval of the demolition application or to issue
46 a delay after deliberation. She asked if there were any other comments. No comments were made at this time.
47 Chairperson Holland then read the findings the Commission is to consider. She stated the Commission agreed the
48 HAIS is very complete. Chairperson Holland then asked for a motion that the HAIS is complete and the building or
49 structure is considered to be historically or architecturally significant and referred to the standards on page 3 of
50 the agenda report.
51

52 Ms. Good moved that the Commission found the HAIS to be complete and it met several of the criteria specifically
53 noting the structure exhibits a high quality of architectural design along with criteria nos. 2 and 3 with the last

1 criteria being not applicable. She then stated based upon these findings, the demolition must be delayed for a
2 period of 60 days in order to explore alternatives to demolition. Ms. Good commented she hoped alternatives
3 would be accomplished during the delay and a thoughtful final decision would be made. She also referred to a
4 neighbor who submitted a letter asking for a delay in connection with construction. Ms. Papoutsis seconded the
5 motion. A vote was taken and the motion unanimously passed:

6 AYES: Enck, Good, Holland, Papoutsis, Stuart, Weaver

7 NAYS: None

8 NON-VOTING: Coladarci

9 ***
10

ATTACHMENT F1



BENJAMIN
HISTORIC CERTIFICATIONS

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