



DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA

THURSDAY, AUGUST 20, 2020 - 7:00 PM

In accordance with social distancing requirements, Governor Pritzker's Executive Orders 2020-43 and 2020-44, and Senate Bill 2135, the **Winnetka Design Review Board/Sign Board of Appeals meeting on Thursday, August 20, 2020 will be held virtually. The meeting will be livestreamed via the Cisco WebEx platform. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall, and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location.** Pursuant to Executive Orders 2020-43 and 2020-44 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options for **virtually observing and participating during this virtual Design Review Board/Sign 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: 408-418-9388; when prompted enter the Meeting ID – 126 063 1793 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed).** Download the Cisco WebEx meetings app to your smart phone, tablet, or computer, and then join Meeting ID – 126 063 1793 Event Password – DRB08202020

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 by 6:00 PM the day of the meeting will be read at the meeting by staff. Written 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 847-716-3587.

510 Green Bay Road, Winnetka, Illinois 60093
847-501-6000 • www.villageofwinnetka.org

**DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS REGULAR VIRTUAL MEETING AGENDA
THURSDAY, AUGUST 20, 2020 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of June 18, 2020 meeting minutes.
4. Approval of July 16, 2020 meeting minutes.
5. **Continued from the July 16, 2020 meeting - Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review:** Certificate of Appropriateness to allow the construction of a new six-unit multi-family building as part of a planned development.
6. Other Business.
 - a. September 17, 2020 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).

510 Green Bay Road, Winnetka, Illinois 60093
847-501-6000 • www.villageofwinnetka.org

Winnetka Design Review Board/Sign Board of Appeals
June 18, 2020

Members Present:

Kirk Albinson, Chairman
Paul Konstant
Brad McLane
Maggie Meiners

Members Absent:

Brooke Kelly
Michael Klaskin
Michael Ritter

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community
Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Oral Declaration Regarding In-Person Meetings

Chairman Albinson stated pursuant to recently adopted amendments to the Illinois Open Meetings Act including Public Act 101-06-40, public bodies in certain circumstances may hold public meetings without a quorum physically present in any one location. He then stated on March 17, 2020, President Rintz issued a Declaration of Emergency pursuant to the authority granted by the Village code, the Illinois Municipal Code and the Illinois Emergency Management Agency Act to address the health threat posed by the COVID-19 pandemic. Chairman Albinson stated on May 29, 2020, Governor Pritzker issued a disaster proclamation that declared in-person attendance at public meetings of more than 10 people at their regular public meeting location infeasible in accordance with the Open Meetings Act as mandated by Public 101-06-40. He stated on June 16, 2020, President Rintz executed a written determination that given the ongoing association with the COVID-19 pandemic, in-person meetings of the Village and Village Council are approved at this time until further notice. Chairman Albinson stated in accordance with the Governor's disaster proclamation, the Village President's Declaration of Emergency and determination regarding meetings of the Village Council, he as Chair of the DRB, hereby determine that in-person meetings of the DRB are not practical or prudent at this time and until further notice.

Call to Order & Roll Call:

Chairman Albinson called the meeting to order at 7:02 p.m.

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Albinson referred to the legal authority to conduct a virtual meeting. He then informed everyone the Village offered multiple opportunities for the public to participate in tonight's hearing with opportunities provided prior to the meeting consisting of email, letter or voicemail that would be transcribed as part of the meeting. Chairman Albinson then stated attendees can participate by telephone or the WebEx platform.

Chairman Albinson stated with regard to the rules for tonight's meeting, no person shall speak unless first recognized by him as Chair and should identify themselves before speaking. He then stated all procedural votes would be taken by roll call and for any speaker to refer to documents or plans referenced to include clear reference to the title, page number, document, or plan. Chairman Albinson

1 stated the Village staff will provide an overview of the application, followed by the petitioner's
2 presentation and questioning of the petitioner by the Board. He stated they would then open up the
3 meeting to public comment followed by the Board's deliberation and vote on the recommendation.
4

5 Mr. Marx then took a roll call of the Board Members present.
6

7 **Approval of May 21, 2020 meeting minutes.**

8 Chairman Albinson asked if there were any comments or corrections to be made to the May 21, 2020
9 meeting minutes or a motion to approve. Mr. McLane moved to approve the May 21, 2020 meeting
10 minutes. The motion was seconded by Mr. Konstant. A vote was taken and the motion unanimously
11 passed.

12 AYES: Albinson, Konstant, McLane, Meiners

13 NAYS: None
14

15 **Case No. 19-03-TX: 410 Green Bay Road – Verizon Wireless – New Cellular Antenna: Certificate of**
16 **Appropriateness to allow the installation of six panel antennas on the existing monopole, along with**
17 **related ground mounted equipment and screening at the Village Public Safety Building.**

18 Mr. Marx stated the request is for a Certificate of Appropriateness to approve the installation of cellular
19 antennas and ground equipment to an existing monopole at the Public Safety Building housing the Fire
20 Department and Police Department at 410 Green Bay Road. He stated the property currently has a
21 monopole located at the southeast corner of the property which has equipment from another cellular
22 provider installed in 1995. Mr. Marx stated the Village Council adopted an ordinance afterward which
23 established the Wireless Telecommunications Services Facility Overlay District which established a
24 process for the evaluation and location of wireless communication facilities with changes being made to
25 the antennas and equipment in 2009, 2011, 2013 and 2016.
26

27 Mr. Marx stated the applicant, on behalf of Verizon Wireless, is asking to add additional antennas to be
28 co-located on the existing monopole. He referred to the photos of the subject property which are views
29 of the property looking northwest, the parking lot of the Public Safety Building and the view directly
30 north of the monopole concealed by Arbor Vitae trees and shrubbery. Mr. Marx stated additional
31 photos are of views looking directly west of the monopole and a photo along Green Bay Road and Ash
32 Street. He informed the Board the applicant would like to add six additional panel antennas to the
33 existing monopole at the 60 foot level. Mr. Marx noted the antennas would be accompanied by ground
34 equipment installed on a 120 square foot area at the pole's base. He then stated the antennas would be
35 green and have the same color as the existing canopy and would be similar in color and appearance to
36 the existing equipment. Mr. Marx also stated the request included the installation of a 6 foot fence at
37 the east and southern edges of the equipment as well as 10 additional Arbor Vitae trees to provide
38 additional screening and concealment similar to what is there now.
39

40 Mr. Marx stated the next slides show a spec of the fence and equipment as well as an elevation showing
41 the proposed antenna additions at 60 feet up on the tower which would be 100 feet in height. He stated
42 the next slide showed the proposed co-location of the antenna co-location, equipment installation,
43 fencing and landscaping as desired by the Design Guidelines and which would need a text amendment
44 to the code and building permit from the Community Development Department. Mr. Marx then
45 introduced Chris Barton, a representative of Verizon Wireless.
46

47 Chairman Albinson asked Mr. Barton to confirm his consent to proceed with the virtual meeting. Mr.
48 Barton confirmed his consent.

1 Mr. Barton stated the purpose of the installation is to improve the customer experience of residents and
2 visitors within a mile radius of the facility. He stated with regard to the project details, they proposed a
3 design which they hoped would receive the Village's blessing. Mr. Barton stated the footprint was
4 shrunk into a 10x12 foot area when normally it would be three times that size for a similar macro site.
5 He stated the fence was also proposed with Arbor Vitae on the perimeter and is open to the Board's
6 feedback in order to make the visual impact as minimal as possible. Mr. Barton then asked if there were
7 any questions.

8
9 Chairman Albinson asked for confirmation as to whether there were any new evidentiary materials Mr.
10 Barton wanted to present to the Board. Mr. Barton confirmed the packet is complete. Chairman
11 Albinson also asked Mr. Barton to confirm there were no technical difficulties which impacted his ability
12 to present to the Board. Mr. Barton confirmed there were not.

13
14 Chairman Albinson then asked the Board if they had any questions. Mr. Konstant stated it appeared as if
15 the antenna would run around the pole and referred to the elevations. He asked if that is the visual
16 extent of the equipment. It was confirmed that is correct. No additional questions from the Board were
17 raised at this time.

18
19 Chairman Albinson then asked the Village staff to ask if there were any public comments. Mr. Norkus
20 stated four members of the public are present. He asked User No. 5 if there were any comments. The
21 caller stated she had no comments. Mr. Norkus asked User Daniel for comments. The caller stated he
22 had no comments. Mr. Norkus then asked User Terry Dason for her comment. Ms. Dason stated she had
23 no comment. Mr. Schoon confirmed that is the last public member to comment.

24
25 Chairman Albinson then asked the Board for their comments. Mr. McLane and Mr. Konstant stated they
26 are fine with the proposal. Ms. Meiners had no comment. Chairman Albinson then asked for a motion.
27 Mr. McLane moved to issue a Certificate of Appropriateness to approve the request as presented. Mr.
28 Konstant seconded the motion. A vote was taken and the motion unanimously passed.

29 AYES: Albinson, Konstant, McLane, Meiners

30 NAYS: None

31
32 **Case No. 20-12-SU: 930 Green Bay Road – Engel & Völkers – Exterior Alterations to Façade:**
33 **Certificate of Appropriateness to allow exterior alterations to the existing building.**

34 Mr. Marx stated the application is for a Certificate of Appropriateness to allow façade changes for the
35 storefront at 930 and 928 Green Bay Road in the Hubbard Woods business district. He stated the
36 building is located on the west side of the street and has a Tudor-esc store frontage with accompanying
37 aesthetics. Mr. Marx stated the applicant wants to open a real estate office within the storefront space
38 which will require a special use permit approved by the Village Council. He informed the Board they
39 would like to paint the storefront completely white as shown in the illustration. Mr. Marx then referred
40 to photo views of the property. He stated the brickwork would be painted white and noted the
41 ornamental band and roof would remain with the window frames to remain black. Mr. Marx also stated
42 the door on the left would have a white frame and the door to the right would have a black frame.

43
44 Mr. Marx then referred to an elevation and photographic rendering. He stated they are proposing to use
45 pin mounted wall signage which they would apply for at a later date. He stated if the Board approved
46 the Certificate of Appropriateness, a special use permit would be needed by the Village Council and any
47 signage would need to be considered by the Board at a later date. Mr. Marx then stated the applicant
48 can make their presentation.

1 Mr. Norkus allowed Hal Franke, Elizabeth Kivland, Meg Boyle, Paul Lazarre and Michael Katz to join the
2 meeting. Chairman Albinson asked for the applicants to introduce themselves and asked if they are
3 introducing any new evidentiary materials, as well as to confirm their consent to the virtual meeting.
4

5 Hal Franke of Meltzer, Purtill & Steele introduced himself as an attorney. He agreed with their consent
6 to the virtual meeting and stated there are no technical difficulties with tonight's meeting. Mr. Francke
7 stated he is representing Live & Play Chicago North Shore, LLC which is the property's contract
8 purchaser. He also introduced Paul Lazarre of Engel & Völkers, Michael Schatz who is an advisor to the
9 office. He then introduced Elizabeth Kivland, the architectural design manager for the project as well as
10 Meg Boyle, a principal with Chipman Design Architecture. Mr. Francke noted they submitted additional
11 materials to the Village staff which have been incorporated into the PowerPoint. He agreed the use
12 would require special use permit approval for its use as a real estate office in the Commercial Overlay
13 District which would be presented to the Plan Commission next week. Mr. Francke also stated they have
14 not applied for any signage approvals at this time. He then turned the presentation over to Paul Lazarre
15 who would address the extensive interior and exterior renovations planned for the property.
16

17 Paul Lazarre began by stating Engel & Völkers was founded in Europe 40 years ago and came to the U.S.
18 10 years ago specializing in premium real estate, commercial real estate, yachts, and aircraft. He stated
19 they have a distinctive brand and referred to images of their different locations such as Sun Valley,
20 Idaho and Aspen, etc. Mr. Lazarre stated Ms. Kivland would discuss the design elements.
21

22 Elizabeth Kivland stated with regard to the existing building, they want to keep the timber, stucco and
23 slate roof which is key to defining the building style. She also stated the brick and limestone are key in
24 terms of maintaining the building's aesthetic which would not be changed. Ms. Kivland stated they want
25 to customize the sign band with white by bringing in Engel & Völker's brand and which she described as
26 a white storefront, black signage with a red ampersand. She also stated the storefront glazing would be
27 kept as is and the interior would be completed with a variety of white to make it crisp and clean. Ms.
28 Kivland stated Engel & Völkers is committed to the community and understands the value of beautiful
29 properties and wants to become an active member of the community they are in. She stated having a
30 white storefront would allow them to have the pop and presence which would be a good fit for the
31 community and location.
32

33 Ms. Kivland then stated the two key questions relating to the property is why white which is their brand
34 image. She stated in order to keep with the design parameters, they identified different examples of
35 where white is used in the community and identified Image No. 47 showing a building similar to theirs.
36 Ms. Kivland then identified Jos. A. Bank on Green Bay Road and stated the white sign band would set off
37 the property from their neighbor. She also identified a view on Green Bay Road of Michael's Shoe Repair
38 with a white storefront which made it pop between the larger Tudor buildings on either side. Ms.
39 Kivland then identified a building north of their property showing the examples of black and white Tudor
40 being brought down to the sidewalk and eyelevel to break up the visual image. She then referred to a
41 building on the 700 block of Elm Street which is cream in color. Ms. Kivland referred to an historic image
42 showing the white color and Tudor style showcasing ways the different buildings keep the style. She
43 described the small differentiations as a help to the building.
44

45 Ms. Kivland then stated with regard to the question of why white paint, she stated since this is a
46 departure from the Design Guidelines, they felt it was a good choice for the building and adding the
47 brand of the applicant. She also stated they do not want to damage the existing storefront materials
48 where paint could be removed later. Ms. Kivland also stated the other reason they do not want to add

1 material to the building related to the transition materials they do want to keep such as the Tudor and it
2 would allow them to keep the existing details prominent. She stated paint coatings have evolved in
3 terms of painting brick and they realize maintenance would be done as needed. Ms. Kivland asked if
4 there were any questions.

5
6 Chairman Albinson also asked if there were any questions. He asked if they considered brick on either
7 ends of the building where the rusticated accents are located. Ms. Kivland responded they do not want
8 them painted since they are important in terms of keeping the Tudor style intact and sets off the
9 bookends of the building. Chairman Albinson then asked with regard to the horizontal band where the
10 logo is proposed, he asked if paint would be applied to the existing brick. Ms. Kivland confirmed that is
11 correct. Mr. McLane stated he had no questions. Mr. Konstant asked if the water table and vertical
12 column in the middle is dark marble. Ms. Kivland responded it is green granite and they would paint
13 over that after cleaning and scuffing it. She confirmed they are working with their Sherman Williams
14 representative for the best solution. Ms. Meiners asked for clarification in terms of the sign being a
15 separate presentation. She described the request as jarring and with regard to the architectural details
16 of the two side columns, she commented they appear to be forgotten. Ms. Meiners asked if they
17 considered painting the brick in that area. Ms. Kivland agreed they could consider that. Mr. Konstant
18 commented the white could anchor the two ends as opposed to the use of a third material. Ms. Meiners
19 asked if there would be variations requested for the signage when it is presented. Mr. Lazarre asked if
20 Ms. Meiners is questioning size, material, etc. Ms. Meiners commented it appeared to be too much and
21 asked if it could be subtler. She then stated in their presentations of other buildings, they appear to be
22 variations on their branding and asked if they are considering other options. Mr. Lazarre referred to the
23 historical district in Seattle and the use of an interior sign. He agreed they are open to working with
24 them on that.

25
26 Chairman Albinson then asked if there were any public comments. Mr. Norkus asked the first caller if
27 there were any comments. The caller stated she had no comments. Mr. Norkus asked caller Arnold
28 Newman if there were any comments. Mr. Newman stated he had no comments. Mr. Norkus asked the
29 next caller if there were any comments. No comments were made at this time. Mr. Norkus asked caller
30 Matt if there were any comments. No comments were made at this time. Mr. Norkus confirmed that is
31 all of the public in terms of public comment.

32
33 Chairman Albinson then called the matter in for deliberation. He began by referring to comments made
34 with regard to the exposed unpainted brick on the piers on either end, because the brick would be
35 painted and visible above the storefront, he suggested the use of one or the other but not both and
36 recommended asking the applicant to paint the brick only and not the cast stone or limestone. Mr.
37 Konstant agreed with Chairman Albinson's suggestion. Mr. McLane referred to the maintenance on
38 painting brick white and commented he liked the look and it would be a great addition to the
39 streetscape. Chairman Albinson asked if there were any other comments.

40
41 Mr. Norkus asked Ms. Dason for her comment. Ms. Dason commented she liked that the applicant
42 showed them other white buildings throughout the Village which helped her since she was concerned.
43 She agreed it would be attractive.

44
45 Chairman Albinson stated there appeared to be a consensus to move to approve the request with the
46 condition that the brick on the piers be painted to match the painted brick above the storefront. He
47 then asked for a motion. Mr. Konstant moved to issue a Certificate of Appropriateness to approve the

request as stated by Chairman Albinson. The motion was seconded by Mr. McLane. A vote was taken and the motion unanimously passed.

AYES: Albinson, Konstant, McLane, Meiners

NAYS: None

Case No. 20-14-V2: 700 Elm Street – Hadley Institute for the Blind and Visually Impaired: Certificate of Appropriateness to allow the construction of new front walkways.

Ms. Klaassen stated the Hadley Institute is seeking a Certificate of Appropriateness to allow the construction of new front walkways and landscaping at 700 Elm Street. She stated the subject property is located on the south side of Elm Street and referred to an illustration. Ms. Klaassen stated the property is improved with a two story institutional building. She stated in November 2019, the applicant completed the construction of two second story additions and noted landscaping improvements were not part of the proposal. Ms. Klaassen stated the applicant wanted to see what type of landscaping would survive construction and now that it is complete, they are seeking approval of the proposed landscape improvements.

Ms. Klaassen stated the improvements include a walkway across the front lawn area and landscaping themes for each section of the property representing different Illinois regions. She identified the locations circled in the illustration and stated they would include a woodland walk in the northeast corner, a bluff garden in the northwest area, a pollinator garden at the rear of the property and a bird and butterfly garden in the courtyard in the eastern portion of the property. Ms. Klaassen stated all of the garden areas would be focused on native and woody plants while maintaining an open front lawn area along the Elm Street sidewalk. She noted low native berms or perennials are proposed under the existing birch tree in the front and a similar front shrub border along the front foundation of the building. Ms. Klaassen stated small native ornamental trees are proposed for the northwest area along Elm Street to represent a bluff-like setting and low native perennials and a few dwarf ornamental conifers are also proposed for this area. She stated the proposed walkway would run east from the parking lot to the main concrete entrance walk to the building and the walkway would continue east along the front of the site and extend south along the east property line to connect with the existing walk. Ms. Klaassen informed the Board the proposed walkway would be constructed of a crushed stone, bluestone, or granite. She noted the walkway from the parking lot to the main entrance walk would measure approximately 130 square feet and the walk continuing east in the front lawn which would measure 415 square feet.

Ms. Klaassen stated the proposed plan also included adding approximately 300 square feet of stone outcroppings she identified in the photo for the Board between the parking lot and the existing walk to the main entrance. She informed the Board the additional impermeable lot coverage required approval of a zoning variation considered by the ZBA on June 8, 2020. Ms. Klaassen also stated the existing improvements on the site are nonconforming with regard to the maximum permitted impermeable lot coverage and the additional lot coverage required approval of the variation. She informed the Board the ZBA recommended approval of the variation and that the Village Council has final jurisdiction in terms of zoning relief.

Ms. Klaassen stated the applicant requests the Board finds the request appropriate and compatible with the Design Guidelines and approve the Certificate of Appropriateness as proposed. She stated should the Board approve the request; the applicant would first need to receive approval from the Village Council for the zoning variation and a building permit from the Community Development Department. Ms. Klaassen noted no public comment was received on the application unless there were callers now

1 present at the meeting. She then asked if there were any questions. No questions were raised at this
2 time.

3
4 Chairman Albinson asked the petitioner to make their presentation. Mr. Norkus introduced Julie Tye,
5 Mary Nelson, and John Eskandari. Chairman Albinson asked the applicant if there were any new
6 materials to be presented and for their consent to the virtual meeting.

7
8 Ms. Nelson began by stating this is the last phase of their building renovation and they designed the
9 building for their low vision clients. She stated their hope with the garden is for those to have the same
10 independence outside and inside. Mr. Eskandari informed the Board what they attempted to achieve
11 with the design is to represent regions of Illinois by having a bluff location at the northwest quadrant
12 near the sign. He stated the reason for requesting a pathway cutting from the parking lot to the main
13 front walkway and on to the rear garden, there is a tendency to take the shortest path which included
14 walking across the front lawn. Mr. Eskandari stated the use of crushed stone is a trigger mechanism for
15 those visually impaired whereas a concrete space may be more regimented. Mr. Eskandari stated he
16 also considered the existing long term landscaping and to maintain neighborhood consistency with the
17 change not being too radical. He referred to the former hawthorn tree which deteriorated during
18 construction and putting other trees in that space would be similar to what was there before.

19
20 Mr. Eskandari stated in incorporating outcropping stones, smaller donors like to contribute small
21 amounts of money or planting material to an organization and these stones at the building front would
22 represent a nice donation to Hadley. He then stated the lawn would remain large which is important to
23 the neighborhood. Mr. Eskandari also stated the existing birch tree is old and they want to maintain its
24 health by under-planting it with woodland plants to minimize traffic beneath the tree and which would
25 echo the neighbor's planting to the east. He noted the back courtyard garden was done via a donation
26 and it would remain unchanged as well as to see what landscaping would survive construction.

27
28 Mr. Eskandari then stated in reviewing the plant material Winnetka liked people to work with, there are
29 two large black walnut trees which limit their choices but they would work within that range. He also
30 stated with regard to the pollinator garden, the Garden Guild dealt with habitat restoration and they
31 wanted to consider a component of their initiators. Mr. Eskandari stated placing by it at the far end of
32 the property, it would be located far enough away from visitors. He stated his business focused on the
33 use of as many sustainable plants as possible and which are tolerant and wanted to ensure they do not
34 redirect water in any other direction. Mr. Eskandari then asked if there were any questions.

35
36 Chairman Albinson also asked if there were any questions for the applicant. He then asked if they
37 discussed the proposal with the east neighbors. Ms. Nelson responded they have not yet shared plans
38 with the neighbors and were in communication with them during the entire construction but would be
39 willing to do that. Ms. Tye stated the immediate east neighbor is a new family and agreed they would
40 speak with them. Chairman Albinson asked if there were any questions.

41
42 Mr. McLane questioned the impermeable surface locations and asked why stones are considered
43 impermeable. Ms. Klaassen responded any surface which is not grass is included as impermeable lot
44 coverage and in order to receive the 25% allowance, there would have to be a subsurface drainage
45 system installed and it would still be included at 75%. Mr. Konstant commented Hadley did a nice job
46 with the building improvements. Ms. Meiners agreed with Mr. Konstant's comments.

47

1 Chairman Albinson asked if there were any public comments. Mr. Norkus asked the caller if there were
2 any comments. The caller had no comments. Mr. Norkus asked Ms. Dason for her comments. Ms. Dason
3 commented the Hadley garden is beautiful and she supported the request. Mr. Norkus asked caller Paul
4 for any comments. No comments were made at this time. Mr. Norkus confirmed there were no
5 additional callers.

6
7 Chairman Albinson stated the Board would now deliberate and asked the Board for their comments. He
8 stated he had no comments and is in full support of the application. Mr. Konstant moved to issue a
9 Certificate of Appropriateness to approve the request as presented. Ms. Meiners seconded the motion.
10 A vote was taken and the motion unanimously passed.

11 AYES: Albinson, Konstant, McLane, Meiners

12 NAYS: None
13

14 **Case No. 19-39-DR: Display Case Signs. Discussion of amendments to sign regulations to allow display**
15 **case signs on the exterior of a building.**

16 Mr. Schoon stated a request was received from the owner of Good Grapes for the Village to allow
17 display case signs typically found on the side of a restaurant in a cabinet displaying a menu. He stated
18 the owner would like a similar display case on the side of her building and made the request at a Village
19 Council meeting. The Council was open to the idea and referred the request to the Board to set
20 parameters to allow such a sign. Mr. Schoon stated the Village staff provided the Board with excerpts
21 from the sign regulations noting a display case sign is a changeable copy sign, and currently changeable
22 copy signs are only allowed in certain circumstances such as for a commercial use for gasoline signs,
23 incidental signs and portable menu signs with changeable copy.

24
25 Mr. Schoon stated they looked at other communities in considering the amendment and discovered that
26 many of communities have changeable copy sign regulations which can be electronic message boards
27 and signs where the lettering is changed manually for commercial and institutional uses. He noted they
28 were not a lot of examples of where they got specific regarding display case signs. Mr. Schoon noted
29 Wilmette does have a regulation calling it restaurant menu signs and Naperville calls their signs
30 pedestrian wall signs. He also stated Park Ridge has pricing signs and noted that Barrington was the
31 most comprehensive in terms of defining what it is and how it can be used and called their similar sign
32 type - exterior display cases.

33
34 Mr. Schoon then stated elements that these communities looked at specifically in terms of a display case
35 sign was its size, ranging from 4 to 6 square feet in area, and one limited their a height to no more than
36 6 feet from grade. He noted some communities regulated the number of them restricting them to one
37 sign per property and others allowing one per building. Mr. Schoon stated they also regulate how far
38 they can project from the wall given that they are at the pedestrian level. He stated they defined
39 whether it can be illuminated as well as what types of businesses can use them, such as Wilmette
40 limiting them to restaurant menus, while other communities allowing all commercial use to have that
41 type of sign. Mr. Schoon stated some limit what can be posted on the sign such events, services, or
42 schedules. He then stated given it is a changeable copy sign, there will be a limit on how often the copy
43 can be changed and there are more specifics with regard to electronic signs. Mr. Schoon also stated a
44 display case sign is generally a printed sign and may change throughout the day in connection with the
45 menus. He stated given that this would go on the wall of the buildings, communities often have a
46 maximum amount of signage allowed on a building façade which they do have in the Village.

47

1 Mr. Schoon also stated a table was provided in the staff report including typical paper sizes on someone
2 may have something printed. He then stated they looked at different configurations as to whether there
3 was one of each paper size or a couple or four, how large would they have to be if they were all put
4 together including the space needed for the border edge to come up with the area for those signs. Mr.
5 Schoon stated that information was provided so that if a restaurant used a paper size that can easily be
6 printed and copied, what amount of area would be needed to be used for menus, events, etc. in order
7 for the Board to consider how large of a display case sign would be appropriate.
8

9 Mr. Schoon stated a proposal was put together by the Village staff which is very comprehensive and
10 they are looking for direction from the Board in terms of what businesses should be allowed to have
11 display case signs and what should be the allowed sign dimensions and characteristics. Regarding the
12 size of signs, staff listed 6 feet as that is what the owner of Good Grapes had suggested. Mr. Schoon
13 stated they thought it was appropriate to limit the sign height on the building wall to 6 feet from grade
14 and no more than 4 inches from the building face since it is to be a pedestrian focused sign. He stated an
15 enclosed case is also a typical feature as well as to allow external illumination. Mr. Schoon stated they
16 included language relating to not interfering with the building's architecture or windows and the color
17 needed to match the exterior storefront or for it be compatible in terms of its colors. He informed the
18 Board a lot of communities allowed the sign without a permit or design review process.
19

20 Mr. Schoon stated the proposal would only allow food and beverage uses to have display case signs. He
21 stated they thought it would be appropriate for each business to have no more than one and referred to
22 the multi-tenant buildings in the Village. Mr. Schoon stated given the size of the sign, would be excluded
23 from the maximum amount of signage allowed on walls, windows, and awnings. He stated they felt it
24 should be limited in terms of what it could say such as menus, specials, or an event at the establishment.
25 Mr. Schoon stated the last suggestion was to include a limit on how often the sign message could
26 change and suggested two days or it could be left up to the business. He then asked if there were any
27 questions.
28

29 Chairman Albinson proposed that the Board first solicit public comment. Mr. Schoon asked Ms. Dason
30 for comment. Ms. Dason stated she liked the idea and for the business to not have to go through several
31 hoops to be allowed to do it. She also stated she liked the idea of restaurants and for the location be set.
32 Ms. Dason stated it would also help with business advertisement after hours and she would be in
33 support. Mr. Schoon asked the next caller for comment. Theresa Lucas introduced herself as the owner
34 who submitted the request to the Village Council on February 4, 2020. She stated she did not specifically
35 request it to be 6 square feet and suggested that it not be limited to only restaurants. Ms. Lucas stated it
36 would be an inexpensive means of advertisement that could be used year-round. She informed the
37 Board she tried the floor display sign, and there was an immediate jump in business by raising it to be
38 easier to read. Ms. Lucas stated a floor display sign was designed for indoor use and it also blew over.
39 She stated they want to coordinate and joint advertise the stores and restaurants in a manner which is
40 economical, reasonable and would be a better fit for Winnetka since it is more professional looking. Mr.
41 Schoon asked Mr. Lazarre if he had comment. Mr. Lazarre had no comment.
42

43 Chairman Albinson then opened the matter up for deliberation. Mr. McLane commented they have
44 done a good job and liked the fact the Village staff considered what other villages are doing. He stated
45 he also appreciated the framework being laid out for the Board. Mr. McLane then referred to the glass
46 case covering and asked about the digital limit. Schoon responded the code does not currently allow
47 electronic message board signs, but the Board could consider that if it wishes. Mr. McLane then

1 suggested that the signs be allowed to be digital with a limit on the number of times the message could
2 change.

3
4 Ms. Meiners stated she did not like the digital idea and asked if there is a standard display with a paper
5 menu, why would they care how many times it changed. Mr. Schoon stated there did not have to be a
6 limit and the idea is for there to be some level of it being static. Ms. Meiners commented the display
7 cases bother her when they are old looking and she would not comment on a digital display until she
8 saw examples. She also stated while she would be in favor of a display case, it should be allowed on a
9 case by case business relating to the building. Ms. Meiners agreed they can suggest guidelines in terms
10 of maximum area but the other aspects should be considered individually as well as the consideration of
11 example suggestions.

12
13 Mr. Konstant stated there should be strict guidelines on digital signs and internally lit signs would be out
14 of character with the Village. He agreed with having suggestions of four alternatives to be considered
15 and having guidelines which required them to be maintained. Chairman Albinson stated he would be in
16 support of allow display case signs and for review to be at the Village staff level with the use of
17 guidelines as opposed to having an applicant come before the Board. He stated the request represented
18 an opportunity along with their review of the design guidelines and together with the pandemic, it
19 would be an opportunity to help the retail businesses. Chairman Albinson stated with the pandemic
20 potential being here for a period of time, they should build a way to promote businesses and open it up
21 to all businesses to keep communication open with pedestrians. He agreed with the concerns relating to
22 digital signs and thinking in terms of what lies ahead for the world, to explore a provisional, digital
23 amendment and have a trial period. Chairman Albinson suggested they come up with guidelines where
24 in a shutdown, a business can still adjust to the requirements. He then encouraged the Board explore
25 the most cost effective and flexibility options for retail businesses. Chairman Albinson also agreed that
26 display cases need to be maintained.

27
28 Chairman Albinson suggested the Board expedite the recommendations for a traditional display case
29 and ask the Village to draft language to make an amendment to allow for digital signs with a trial period
30 for evaluation. Mr. Schoon stated the Village staff is still working on the internally illuminated sign item
31 and referred to televisions in businesses, which are a form of animated signs, that are not far enough
32 away from the window to meet current regulations. He stated they would be considering that as part of
33 the illuminated sign discussion. Chairman Albinson asked if the Village staff looking for the Board's
34 decision on this item. Mr. Schoon responded they are looking for the Board to make a recommendation
35 to the Village Council at this meeting or a future meeting. Chairman Albinson stated if they can make a
36 recommendation to expedite an amendment to the sign code for display cases, he would be in favor of
37 that. He then referred to page 5 which included the nine points. Mr. Schoon stated points of discussion
38 for the Board related to allow such signs are: (a) how often the sign message can change, (b) whether it
39 should be limited to food and beverage establishments or all businesses should be allowed to have
40 them, (c) to expand what could be displayed in the case, and (d) the sign size. Ms. Meiners commented
41 the recommendations are good to begin with and questioned why businesses other than restaurants
42 would use it. Mr. Schoon suggested it could be used by a bookstore to promote author talks or a salon
43 to list services provided. Chairman Albinson described his experience with J.C. Licht where they could
44 have had such a sign and that it would be applicable for non-food establishments. He stated he would
45 not be concerned with the number of changes a day as long as it is not digital and agreed with Mr.
46 McLane that they should not be narrow in terms of their definition. Ms. Meiners stated the Board is in
47 agreement that it could expand beyond food and beverage, there did not need to be a limit on the

1 number of messages per day and there is interest in exploring digital options in the future. She stated
2 she would be in favor of these two suggestions without the digital aspect.

3
4 Ms. Meiners moved to approve the proposal with the changes of not limiting it to food and beverage
5 and no limit on the number of sign messages per day. Mr. McLane seconded the motion. A vote was
6 taken and the motion unanimously passed.

7 AYES: Albinson, Konstant, McLane, Meiners

8 NAYS: None
9

10 **Other Business.**

11 a. **July 16, 2020 Meeting - Quorum check**

12 The Board discussed their availability for the July 16, 2020 meeting.
13

14 **Public Comment.**

15 Ms. Dason thanked the Board for moving forward on the signs and she would communicate to the group
16 the Board's concern for businesses during the pandemic.
17

18 **Adjournment:**

19 The meeting was adjourned at 9:07 p.m.
20

21 Respectfully submitted,

22
23 Antionette Johnson
24 Recording Secretary

**Winnetka Design Review Board/Sign Board of Appeals
July 16, 2020**

Members Present:

Kirk Albinson, Chairman
Brooke Kelly
Michael Klaskin
Brad McLane
Maggie Meiners
Michael Ritter

Members Absent:

Paul Konstant

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Albinson stated pursuant to recently adopted amendments to the Illinois Open Meetings Act included in Public Act 101-0640, public bodies may, in certain circumstances, hold virtual public meetings without a quorum physically present in any one location. He then stated on March 17, 2020, President Rintz issued a Declaration of Emergency pursuant to the authority granted by the Village Code, the Illinois Municipal Code, and the Illinois Emergency Management Agency Act to address the health threat posed by the Covid-19 pandemic. Chairman Albinson stated on May 29, 2020, Governor Pritzker issued a Disaster Proclamation that declared in-person attendance at public meetings of more than 10 people at their regular public meeting location infeasible in accordance with the Open Meetings Act as mandated by Public 101-0640. He stated on June 16, 2020, President Rintz executed a written determination that given the on-going emergency associated with the Covid-19 pandemic, in-person meetings of the Village's Village Council are not practical or prudent at this time until further notice. Chairman Albinson stated in accordance with the Governor's Disaster Proclamation and the Village President's Declaration of Emergency and determination regarding meetings of the Village Council, he as Chair of the DRB, hereby determine that in-person meetings of the DRB are not practical or prudent at this time and until further notice.

Call to Order:

Chairman Albinson called the meeting to order at 7:01 p.m.

Chairman Albinson asked Village staff if they want ask for public comment not related to the agenda items now so as not to make them wait until the end of the meeting. Mr. Schoon stated they must ask for a motion to change the agenda order. Chairman Albinson then asked for the Board Members' opinion to change the agenda order or a motion. A motion was made by Mr. McLane to move agenda item #7 for public comment on items not on the agenda to be the next agenda item. Mr. Ritter seconded the motion. A vote was taken and the motion unanimously passed.

AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

NAYS: None

1 Chairman Albinson stated first with regard to the procedural rules, the opportunity for the public to
2 make comment was extended to include email, letters, voicemail or via the WebEx platform. He stated
3 no one would be allowed to speak unless first recognized by himself as Chair and speakers must identify
4 themselves. Chairman Albinson stated all votes would be done via roll call.

5
6 Mr. Norkus asked Caller Nos. 2, 3, 4 and John Madden, Jr. for any comments on items not on the
7 agenda. No comments were made at this time. Mr. Norkus then asked registered callers Roger Levine
8 and Monica Carroll if there were any comments to items not on the agenda. No comments were made
9 at this time.

10
11 Chairman Albinson then outlined the order of how the meeting would take place.

12
13 **Case No. 20-08-DR: 1003-5 Green Bay Road – Guanajuato Restaurant Awning and Sign Permit: Awning**
14 **Permit and Sign Permit to allow the installation of two storefront awnings and signage listing on an**
15 **existing directory sign on the Subject Property.**

16 Mr. Marx stated the application of Guanajuato Restaurant and Tequila Bar is for a restaurant in a
17 previously existing restaurant space on the east side of Green Bay Road in a commercial building with
18 several commercial tenants located next to Domino's. He then identified the vacant storefront on the
19 right and stated the applicant would like to install awnings designed to match the existing awnings on
20 the rest of the building which would be similar in height and dimensions. Mr. Marx also stated they
21 would be set back on private property in the courtyard and not protruding into the public right-of-way
22 which did not require them to have a clearance height of 8 feet. He stated it would have 6 inch text
23 which read "Guanajuato Contemporary Mexican and Tequila Bar" over a tapered ribbon valance going
24 across the awning. He noted there would be two awnings installed over each window panel noting the
25 restaurant space takes up two storefronts.

26
27 Mr. Marx stated the next request is for the installation of signage on an existing directory sign which
28 would also read "Guanajuato Contemporary Mexican and Tequila Bar." He noted the applicant stated
29 the name is their d/b/a name and the sign would take up each panel measuring 2.7 square feet similar
30 to that of the previous restaurant tenant. Mr. Marx referred to images showing the sign's location and a
31 rendering showing the view north and south on Green Bay Road.

32
33 Mr. Marx then stated if the Board approved the sign permit application and directory sign request, the
34 following action would be the issuance of building permits by the Community Development
35 Department. He then asked if there were any questions.

36
37 Chairman Albinson asked if they could first do a straw poll and if there were no concerns or questions
38 from the Board, he would ask for a motion to approve the request. Mr. McLane moved to approve the
39 request as presented noting it is completely conforming and would be a wonderful addition. Mr. Klaskin
40 seconded the motion. Chairman Albinson noted no presentation from the applicant was necessary. A
41 vote was taken and the motion unanimously passed.

42 AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

43 NAYS: None

44
45 Chairman Albinson then asked if there was any public comment for this agenda item. Mr. Schoon
46 referred to Caller No. 6. Mr. Norkus asked Caller No. 6 if there was any comment on this agenda item.
47 No comment was made at this time. Mr. Schoon confirmed the remaining callers were here for the last
48 agenda item.

Case No. 20-09-DR: 903 Green Bay Road – Engel & Völkers Awning Permit: Awning Permit to allow the installation of an awning at the entrance of the building.

Mr. Marx stated the request is from Engel & Völkers which previously submitted an application at the June 2020 meeting for a different property for a Certificate of Appropriateness to permit façade changes. He noted the applicant is still waiting on consideration of a special use permit for that property and are in transition in terms of moving into that location and are still occupying the property at 903 Green Bay Road on the second floor. Mr. Marx stated they are requesting approval of an awning permit and referred to the existing green awning at the entrance which they want to replace with a white canvas material and 6 inch black vinyl applied letters which read “Engel & Völkers” with a red ampersand. He stated the proposed awning would have an 8 foot clearance and would project 4 feet from the building. Mr. Marx stated the request would be for a short term approval until they receive approval for their permanent office. He stated the real estate sign shown in the rendering is a temporary sign and is not part of their application.

Mr. Marx stated if the request for the awning permit as proposed is approved by the Board, the applicant would have to receive issuance of an awning permit from the Community Development Department and noted any additional signage would have to be granted through a sign permit application. He then asked there were any questions from the Board before the applicant makes their presentation.

Chairman Albinson asked if there were any comments or questions or if they would like to proceed with the petitioner’s presentation. He also asked if there was any public comment. Mr. Schoon confirmed no members of the public are present making public comment. Chairman Albinson then asked for a motion. Mr. McLane moved to approve the request as presented. The motion was seconded by Ms. Kelly. A vote was taken and the motion unanimously passed.

AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

NAYS: None

Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review: Certificate of Appropriateness to allow the construction of a new six-unit multi-family building as part of a planned development.

Mr. Schoon informed the Board there were 7-8 members of the public and 6 members of the applicant’s team present. He reminded the Board and the public of the new planned development process established by the Village which consists of a concept plan review by the Village Council followed by a preliminary plan review phase and then a final plan review phase. Mr. Schoon noted the Village Council held their concept plan review to provide the applicant the opportunity to hear initial thoughts from the Village Council regarding the proposal which provided individual member comments which are not binding. He stated the Village Council was generally favorably inclined to the proposed project but asked that the advisory bodies keep in mind the homes immediately to the west, the impact of the proposed building height, installation of adequate storm water management, parking and driveway access and the siting of trash. He stated the applicant then submitted the preliminary application which was reviewed by Village staff for compliance with zoning requirements, tree preservation regulations and engineering requirements including storm water requirements and concluded at this stage the application can move forward. Mr. Schoon noted the Board is the first review body and is asked to make a recommendation on the project in terms of the building design and landscaping. He stated the Planned Development Commission would review the request as far as any zoning relief being requested followed by going to the Village Council for approval.

1 Mr. Schoon stated in the final plan stage, as long as the project comes back as consistent with what was
2 presented at the preliminary plan stage, it would only need to be reviewed by Village staff and approved
3 by the Village Council. He stated if the Village Council determined the final plan is not consistent with
4 the preliminary plan, they could refer it back to the Board and/or the Planned Development
5 Commission.

6
7 Mr. Schoon then reviewed the location of the property and its zoning. He noted the zoning of the
8 property, B-1 multi-family, allows the number of units proposed by the applicant but would require
9 zoning relief in terms of building size and height. He also stated the property has B-1 multi-family to the
10 north and B-2 multi-family to the south with R-2 single family residential to the west and railroad tracks
11 across the street. Mr. Schoon then referred to photos of the subject property as well as photos of the
12 surrounding properties. He noted there is a multi-family building to the south and another multi-family
13 building south of that which is The Mews. Mr. Schoon also stated there are two single family residences
14 to the west.

15
16 Mr. Schoon then stated the proposed plan is similar to what was presented to the Village Council at the
17 concept plan review stage and identified the proposed landscape plan. He stated the first level is
18 proposed to be parking in the structure on the lowest level with three levels of condo units and on the
19 top level a community room, storage, and an outdoor area. Mr. Schoon stated the property has been
20 reviewed by the Engineering Department for compliance with storm water requirements and as
21 designed, the onsite storm water management would be provided by a storm water system with all of
22 the surface storm water going toward an underground storm water vault located under the driveway.
23 He stated it would then drain into a storm water main on Green Bay Road and the applicant would still
24 need approval from the IDOT since Green Bay Road is a state highway.

25
26 Mr. Schoon stated in terms of the building design, it is fairly similar to what was presented at the
27 concept plan stage which the applicant can speak to. He then stated as indicated in the Village staff
28 report, the project needs zoning relief and planned development approval as well as exceptions to
29 requirements dealing with GFA, maximum building height, impermeable lot coverage, façade
30 articulation of the north wall as well as the principal roof form since they do not allow predominately
31 flat roofs in the multi-family district. Mr. Schoon stated since those items would impact the design, they
32 wanted to make sure the Board was aware they are being requested.

33
34 Mr. Schoon stated the Board was provided with the factors to consider in reviewing these kinds of
35 projects which are that the Board is to look at the external architectural features and site improvements
36 and consider how appropriate and compatible they are in terms of the neighborhood and how it would
37 affect the immediate neighborhood including both urban design and site arrangement considerations.
38 He stated if they are consistent and applicable with the design guidelines and such standards and
39 criteria as adopted by the Board, the Village staff included excerpts from the design guidelines which
40 were predominately designed for more commercial areas and the Board can use them as a guide as they
41 consider the project. He then stated the Board is also to consider the probable effect of the proposed
42 external architectural features on the integrity of the immediate area.

43
44 Mr. Schoon stated in terms of the next steps at the end of the meeting, the Board can then either
45 continue the meeting and discussion if they need additional information or questions to be answered or
46 adopt a motion recommending approval or recommending denial which are included on page 10 of the
47 agenda report. He then asked if there were any questions which would be followed by the applicant's
48 presentation.

1 Chairman Albinson stated regarding the new planned development review process, it is important for
2 the Board to be as clear as they can in connection with their recommendation. He also stated they do
3 not want the Village Council or the Planned Development Commission to have to interpret the Board's
4 comments without there being specific information from the applicant to back up what the Board's
5 recommendations are.

6
7 Mr. Schoon then allowed the applicant, Rick Swanson, and Eric Mancke, into the virtual meeting.
8

9 Rick Swanson stated one of the key comments and concerns raised by the neighbors when they met
10 with them was drainage issues although it is not within this Board's purview. He stated with regard to
11 the project overview, the proposed project is the result of discussions with experienced real estate
12 professionals all over the North Shore and particularly Winnetka. Mr. Swanson stated the overwhelming
13 consensus was the need for smaller, high quality residential dwelling units that provided living space on
14 one floor. He stated the consumer trend is to downsize into a new home that offers the same level of
15 quality and amenities the buyer is used to and expects. Mr. Swanson stated their focus was on designing
16 a building that met all of those requirements while embracing the architectural charm of the Winnetka
17 community and listening to those most directly affected by the development of this infill site. He
18 informed the Board they appeared before the Village Council last year for an informal concept plan
19 review and the project was graciously received with encouragement from Village Council members to
20 consider the following as they continued their process: (a) impact on homes to the west; (b) impact of
21 height of the proposed building to adjacent properties; (c) adequate storm water control; (d) parking
22 and driveway access; and (e) siting of trash enclosure. He stated they were also encouraged to meet
23 with the neighbors and listen to their concerns which they did last year.
24

25 Mr. Swanson noted approximately 12 neighbors participated in that meeting to review the proposed
26 project and offered comment. He stated the discussion was respectful, sincere, and productive with an
27 opportunity to get information about the proposed project and offer feedback. Mr. Swanson then stated
28 much of the comments echoed those of the Village Council members and included: (a) drainage of
29 storm water and how current issues could be addressed; (b) the height of the building and potential
30 impact on existing views and exposure to sunlight; (c) traffic impact and safe access to and from the
31 proposed driveway; and (d) possible damage to existing foundations as a result of excavation and
32 proposed storm water vaults. Mr. Swanson stated they did not believe these concerns were
33 unreasonable and they deserved careful consideration. He then stated each of these issues has been
34 reviewed by their consultants and addressed to the best of their ability. Mr. Swanson stated this is not
35 to suggest there might be other questions raised in the process and they feel there has been a
36 transparent dialog and they remain committed to proactively working with the Village and the neighbors
37 toward acceptable solutions.
38

39 Mr. Swanson then stated their design process included: (a) careful review of the Village's Design
40 Guidelines and how the proposed building relates to existing structures; (b) a relevant design that was
41 harmonious in composition on all four elevations and historically consistent with the architectural style;
42 (c) exterior materials and colors that are of high quality and appropriate for the style; and (d)
43 intentionally putting the garage door on the rear elevation and out of view from the street or
44 neighboring properties. He noted they planned to locate the trash enclosure inside the building.
45

46 Mr. Swanson then referred the Board to photos of the existing homes to the right and left of the site. He
47 also identified a view to the west and stated they would work with the neighbor to include additional
48 fencing and screening on that side. Mr. Swanson identified a view looking to the north and a view of the

1 building to the south. He also identified street views and a photo of the existing driveway which is the
2 same location of the driveway on their site. Mr. Swanson then identified several street views from the
3 site.
4

5 Mr. Swanson also identified the proposed site plan and landscape plan showing the project. He stated
6 the plan included the removal of the existing vacant structure and there would be a single access point
7 to Green Bay Road with a paver brick apron. Mr. Swanson noted the storm water vault would be buried
8 under the proposed driveway. He also stated there would be two guest parking spaces in the back with
9 garage access in the rear of the building. Mr. Swanson then stated there would be enhancement of
10 landscaping on the north, south and west property line boundaries and the building footprint would be
11 all within the required setbacks. He stated they communicated with the Fire Marshall and have
12 addressed all of the access concerns. Mr. Swanson referred the Board to the site development plan for
13 the property which showed the same information. He reiterated the project would meet all drainage
14 requirements.
15

16 Mr. Swanson then stated they are asking for design related exceptions and would be requesting relief on
17 the maximum GFA allowed. He noted the total GFA for the proposed building is 17,915 square feet and
18 the allowable amount is 12,000 square feet. Mr. Swanson stated their objective was to develop a design
19 that was relevant to market trends which included as a key program requirement, no less than 2,000
20 square foot units. He stated in addition, the ability to have onsite storage was of vital importance as
21 downsizing came with baggage. Mr. Swanson stated while they could develop a building within the
22 allowable FAR, it would force a significant reduction in quality and design content. He stated from a
23 design perspective, they do not believe the aesthetic character or physical composition of the Green Bay
24 Road corridor is compromised by these exceptions.
25

26 Mr. Swanson stated they would also be requesting relief from the maximum permitted building height
27 of 35 feet measured from the first floor to the highest point of the roof. He stated the building as viewed
28 from most perspectives is dominated by a parapet with a pitched roof element to frame the
29 composition on each corner and decorative parapet gables centered on the north and south elevations.
30 Mr. Swanson noted the height of each of these elements is as follows: (a) decorative parapet gables
31 with a height of 48.6 feet at the highest point; (b) fourth story lounge and storage roof at 44.95 feet; (c)
32 four corner tower elements at 44.2 feet; and (d) stone parapet at 36.7 feet. He informed the Board since
33 meeting with the neighbors and the Village Council, they reduced the height by 4 feet. Mr. Swanson
34 stated this involved modifying floor structure depth on each floor. He stated it is also extremely
35 important that they maintain 10 foot ceiling heights to meet market expectations. Mr. Swanson stated
36 this ceiling height also allows the ability to provide fenestration that is more proportionate to the
37 historic character of the Tudor style.
38

39 Mr. Swanson then stated they are requesting an impermeable lot coverage variation to accommodate
40 the placement of the proposed garage access to the rear of the structure. He stated it has always been
41 their intent to provide the most aesthetically pleasing result on Green Bay Road. Mr. Swanson stated
42 that included the placement of necessary but more attractive utilitarian elements like garage doors. He
43 stated they would comply if the driveway was reduced or limited to just the front half of the site. Mr.
44 Swanson stated unfortunately, that would create a significant increase in impervious surface area on
45 Green Bay Road and thereby reducing the amount of landscaping. He stated in addition, they would
46 have a 16 foot wide overhead door dominating the façade.
47

1 Mr. Swanson informed the Board they are also asking for a principal roof form variation and are
2 requesting relief on the language within the ordinance that prohibits certain roof forms including flat
3 roofs. He stated the ordinance language suggests that flat roofs are inconsistent with the English Tudor
4 vernacular, which is the prevalent style in the historic downtown business district. Mr. Swanson stated
5 the Design Guidelines for the Village are meant to provide: "a framework within which good design can
6 flourish in context and enhance the existing Village character." Mr. Swanson stated the primary
7 objective is ensuring good design that is in rhythm with the neighborhood and the community. He also
8 stated they are fronting on Green Bay Road which is comprised of numerous flat roofed structures
9 including the building to the south. Mr. Swanson stated their design process was careful to respect the
10 existing character of the streetscape and not upstage or deviate from the aesthetic of this entrance
11 corridor to Winnetka.

12
13 Mr. Swanson then stated they are requesting a façade articulation variation to allow one appendage on
14 the north side of the proposed structure to be less than the required 4 feet to avoid encroachment into
15 the side yard setback. He stated the appendage is benign and will not enhance the design by adding
16 another 2 feet. Mr. Swanson then stated in the unlikely event it is perceived to do so, they are already
17 planning more landscaping on the north side of the property as a means to increase privacy between
18 properties. He stated furthermore, this appendage is on a wall plane that will for the most part not be
19 visible to public view.

20
21 Mr. Swanson referred the Board to artist perspective renderings of the view from Green Bay Road. He
22 noted they are proposing balconies, casement divided light windows and the use of reddish brick. Mr.
23 Swanson also identified the roof tile elements they planned to use. Mr. Swanson then identified an
24 aerial view of the how the building would relate to adjacent structures and which showed the fourth
25 story element including the storage area and stair wells as well as a rooftop garden. He then identified
26 the street view of the building entrance on the south. Mr. Swanson stated the brick color selection was
27 done after consideration of that used in the downtown area. He then referred to an illustration of the
28 rooftop garden. He also identified the first floor east elevation showing its relation to the building to the
29 south. Mr. Swanson noted the fourth floor areas would not be visible from the street. He also identified
30 the south elevation for the Board and noted the fourth story element would not be visible.

31
32 Mr. Swanson stated with regard to the south elevation, he read the letters they received and referred to
33 the garage door equipment not being noisy. He also stated in terms of lighting, they are required to
34 provide a photometric plan and noted they plan to use fixtures which shine down. Mr. Swanson then
35 referred to the north elevation which would be screened and planted by trees. He added they planned
36 to work with the property owners to the north. Mr. Swanson then identified a cross section of the
37 building by floor and noted the drop in the height of the building by 4 feet. He also referred the Board to
38 a line of sight study for the property. Mr. Swanson also stated they planned to work with the west
39 neighbor on the fencing on that side of the property.

40
41 Mr. Swanson then identified the proposed exterior materials including the brick, lighting fixtures, stone,
42 slate roof, etc. He noted they left samples at the Village Hall for the Board's review. Mr. Swanson then
43 referred to illustrations of the shadow study done at different times during the day in March and an
44 animation. He then asked if there were any questions.

45
46 Chairman Albinson stated before the public is allowed to comment, he referred to the PowerPoint slide
47 which outlined the Board's responsibilities. He referred to the variances being requested in connection
48 with the application and although they may be related to its design, he reminded the Board they are not

1 a technical body in that it is not their responsibility. Chairman Albinson then stated although specific
2 drainage concerns are not within the Board's purview, it might be relevant to specific aesthetic features
3 within the site. He informed the public the Board's purview is limited to the external and design
4 elements of the building and to make sure they are being consistent with the Village's Design
5 Guidelines. Chairman Albinson then asked that the applicant and Board Members not respond to
6 specific public comments and to wait until the public comment portion of the meeting is over. He also
7 asked that comments be limited to three minutes.

8
9 Mr. Norkus asked Rudd Coster for his comments. Mr. Coster introduced himself and his wife to the
10 Board and stated they have lived in Winnetka for 36 years and at 696 Green Bay Road since June 2004.
11 He stated a group of neighbors next to the proposed development are concerned how the development
12 would affect their properties. Mr. Coster stated on behalf of the group, he would like to address the
13 zoning exception, the height and articulation on the north side. He stated another group member would
14 address drainage and construction damage issues.

15
16 Mr. Coster stated during the August Village Council meeting with the developer, the developer was
17 given the opportunity to present a flavor of what the neighboring property might look like subject to
18 Village approval. He stated the neighbors were not invited to that presentation but saw a video of the
19 meeting afterwards. Mr. Coster then stated the two important issues are influencing developments and
20 zoning approvals in Winnetka, the first of which is the One Winnetka project. He stated since the Village
21 Council and others felt the amount of time it took to get One Winnetka through the process, which was
22 slow, bureaucratic, and costly, they had to change the image with developers. Mr. Coster stated the
23 second issue related to property values and high real estate taxes. He stated they assume the developer
24 is trying to recoup losses through zoning variations and would appreciate a quick approval of zoning
25 exceptions. Mr. Coster stated a possible consequence of those two issues is the Village might feel
26 inclined to approve the plans for 688 and 694 Green Bay Road quickly. He asked that the plans not be
27 approved too quickly and without reasonable input from the neighbors and the community. Mr. Coster
28 then stated the pressures from the One Winnetka approval process and financial interests of the lenders
29 in the Village are now put squarely on the shoulders of the neighbors and may result in declining
30 property values and extra costs to the neighbors.

31
32 Mr. Coster then stated they generally like the design and the architecture of the proposed building and
33 they raised three issues relating to the development at last year's meeting. He stated in the latest
34 documentation, they did not see resolutions to those issues, the first of which relate to building height.
35 He then stated in reviewing the building's diagram and elevation, the height would be 55 feet above the
36 existing grade at Walden Road and is unacceptable to them since it would obstruct their view and loss of
37 sunlight for most hours of the day. Mr. Coster stated the loss of sunlight would decrease the quality of
38 life and value of the impacted properties. He then stated if the Village approved the building height
39 variance, the subject property would set a precedent for future height and other exemptions for
40 similarly zoned lots along Green Bay Road. Mr. Norkus noted Mr. Coster has been speaking for five
41 minutes.

42
43 Mr. Norkus asked Monica Carroll for any comment. Ms. Carroll stated she had no comment. Mr. Norkus
44 asked John Madden, Jr. for his comment. Mr. Madden stated he represents the 680 Green Bay Road
45 Condo Association and their president emailed the association's comments. He stated he appreciated
46 the effort made to make the building attractive. Mr. Madden stated the bottom line is that it is too
47 massive and too high at 55 feet. He also stated they are concerned because of the considerable

1 excavation; they want to confirm their association is named as an additional insured against any
2 potential contractor work on the project.

3
4 Mr. Norkus asked Caller No. 2 for any comment. Claudia Montgomery stated she lives directly to the
5 west of the property and submitted written comments to the Board. She commented Mr. Coster did an
6 outstanding job representing the neighbors adjacent to the property and her biggest issue is that the
7 structure would be so large and referred to its effect on the aesthetics of the surrounding homes. Ms.
8 Montgomery stated the building would loom over her backyard and given the size of the lot; the overall
9 massiveness would create additional storm water issues although the project would contain storm
10 water mitigation. She stated they have seen other buildings where storm water remediation is not
11 effective. Ms. Montgomery also stated other neighbors who are located lower in grade in terms of
12 proximity invested in significant drainage prevention systems and they are concerned this massive
13 structure would result in water issues. She then stated why should 25 year residents sacrifice their
14 property values so their neighbors can have 10 foot ceilings and the developer can realize a profit at
15 their expense.

16
17 Mr. Norkus asked Caller No. 3 for comment. Mary Elizabeth Stanfield, 680 Green Bay Road, stated her
18 minor comments she wanted to make meant nothing and she could hear very little of any of the
19 developer's presentation. She asked why they are making such an important decision during the
20 pandemic and questioned how the developer planned to work with the neighbors when they are not
21 allowed to meet publicly. Ms. Stanfield stated she needed to see the presentation and hear the
22 designer. She referred to the image of a turquoise building she received from the Village. Ms. Stanfield
23 then stated important decisions such as these cannot be made via virtual meetings and commented she
24 is appalled by the presentation although she was able to hear the Board and everyone else's comments
25 which she agreed with.

26
27 Mr. Norkus asked Caller No. 4 for comment. John Frank, 693 Walden, stated he agreed with the
28 comments made. He stated they have had to make improvements to their property with regard to water
29 due to their low location. Mr. Frank then questioned whether they would have to make additional
30 investments to mitigate water with the large building going in. He also stated the aesthetic appeal of the
31 tall building is why they moved from the city to Winnetka and are questioning the justification for relief
32 from height since the property is already located on higher ground and would be taller from their
33 vantage point. Mr. Frank concluded he is concerned with water issues and the aesthetic effect it would
34 have on their property.

35
36 Mr. Norkus asked Caller No. 7 for comment. Gordon Montgomery stated he had no comment. Mr.
37 Norkus asked Caller No. 8 for comment. No comments were made at this time. Mr. Norkus noted that
38 concluded public comment.

39
40 Mr. Schoon asked if the invited individuals from the applicant team had any comment. Mr. Swanson
41 stated those attendees had no comment but he would like to address the comments relating to water.
42 Chairman Albinson informed Mr. Swanson his presentation was difficult to hear. Mr. Schoon stated they
43 first need to read the public comments into the record and Mr. Swanson can then respond to water
44 comments.

45
46 Ms. Klaassen read a transcribed voicemail received July 9, 2020 from Mary Elizabeth Stanfield, 680
47 Green Bay Road, into the record. She read an email received on July 13, 2020 from Mary Minogue,
48 President of the 680 Green Bay Road Condominium Association, into the record. Ms. Klaassen then read

1 an email received on July 15, 2020 from Jeffrey Liss into the record. She then read a transcribed
2 voicemail message received on July 16, 2020 from James Bushell, 677 Walden Road, into the record. Ms.
3 Klaassen then read a letter to the Board from Gordon and Claudia Montgomery into the record. She
4 informed the Board that concluded the additional public comment.

5
6 Chairman Albinson confirmed it was difficult to hear the applicant's presentation and asked that
7 minutes of the meeting be made available to the public. He stated the Board would have to review the
8 minutes first. Mr. Schoon added if any Board members felt there was an issue hearing any part of the
9 applicant's presentation, to ask questions about that part of the presentation.

10
11 Chairman Albinson offered Mr. Swanson the opportunity to respond to the comments made. Mr.
12 Swanson stated it would be more productive to address the issues raised directly and referred to the
13 comment made that the building is higher than it actually is. He confirmed the building height was
14 reduced by 4 feet and is a different building than was presented a year ago. Mr. Swanson also stated
15 they have gone through a tremendous amount of work and effort with Village staff and the neighbors to
16 address each of the comments. He stated it would be the final decision of the Village as to whether they
17 want this project or not. Mr. Swanson then stated they would not compromise the quality of the
18 building by reducing the room heights. He also stated the parapet is lower than the building to the
19 south. Mr. Swanson referred to the tall commercial buildings on Green Bay Road and they incorporated
20 methods to reduce the impact. He then stated a comment was made with regard to damage caused by
21 construction. Mr. Swanson confirmed they are responsible for it regardless and would go over it with
22 their insurance carrier and if they can add additional insureds when it is justified, they would consider
23 that. He then referred to the comment made in connection with the lighting and stated they performed
24 a photometrics plan and the lighting selected would not have an effect on the adjacent properties. Mr.
25 Swanson also stated the garage doors would be on the south side of the building and out of site to those
26 adjacent to the property. He informed the Board they are not the owners of the property and are not
27 approved unless they get this done. Mr. Swanson then stated there are lots of less desirable things that
28 can be done with the property in accordance with the ordinance and they are not asking the Board for a
29 height variance but to approve the design in that it meets the aesthetic and quality of the community
30 and the Village's Design Guidelines. He stated there would be plenty of opportunity for people to raise
31 the issues of height and water and for them to work through the process. He added that for those
32 speaking at tonight's meeting, for them to give him a call to discuss the issues.

33
34 Chairman Albinson asked the Board for any questions. Mr. McLane stated with regard to the landscape
35 plan, he referred to plans for fencing and Arbor Vitae to the west and tree scape to the north and a
36 small strip to the south. He asked if there was any opportunity for natural screening to the south. Mr.
37 Swanson responded there is a 3-foot space there which could support Arbor Vitae. He noted there is an
38 existing chain link fence and they could install decorative fencing as additional screening. Mr. Swanson
39 stated they could work with that property owner to screen that side of the property.

40
41 Ms. Meiners asked with regard to the design aesthetic and building entrance on the south as opposed to
42 the front, some of the neighbors' issues relating to the garage could be significantly decreased if the
43 entrance was on Green Bay Road. Mr. Swanson responded it provided a more seamless approach to
44 parking at the back of the building as opposed to on the street. He then stated the building's guests
45 would park on the street. Mr. Swanson stated they initially designed the building differently and it
46 worked much better with the entrance on the side which allowed them to push the building further
47 from the lot line on that side.

1 Chairman Albinson asked if there were any other questions. No additional questions were raised at this
2 time. He stated the Board would now discuss the matter. Mr. Klaskin stated with regard to the design,
3 the plan is close to what was originally planned for Elm Street which was well received and the project
4 failed for financial reasons. He also stated The Mews has garage access on the back which would make
5 this building consistent with The Mews.

6
7 Chairman Albinson stated aesthetically in terms of the design and materials, that was not an issue at all
8 and he commented the design was well thought through and well designed. He stated it would fit in
9 overall with the architecture and aesthetic they would expect in the community. Chairman Albinson
10 then stated his primary concern related to the scale and how it fits in the context of the neighboring
11 property. He noted while they are not approving variances, in connection with how the building would
12 relate to those to the north and south, he also referred to the west properties on Walden. Chairman
13 Albinson then stated while he understood the plan to support the aesthetic and the goal to achieve the
14 goal in terms of marketability of the development, he stated on the fourth floor, any visible portion of
15 that from the street, he is concerned with the massing element overshadowing the context from the
16 street to the north. He stated his comment would be to ask the applicant to reconsider the fourth floor
17 design and perform additional elevation or perspective studies so that the fourth floor is not visible from
18 any vantage point.

19
20 Mr. Ritter agreed the building is well designed and attractive and stated the parapet wall height is the
21 same as the building to the south. He stated if there is some way to minimize the effect of the fourth
22 floor mass, the height of the building is not offensive or out of character given the height of the building
23 to the south as well as The Mews. Mr. Ritter also stated while he understood the neighbors' concerns, it
24 is not within the Board's purview to consider drainage matters.

25
26 Chairman Albinson stated in the Village staff's memo, there are a couple of things that are design
27 related and if there is a wall greater than 50 feet in length, it would require articulation or a setback of 4
28 feet or greater, he commented he did not see a lot of relevance in that guideline. He also stated with
29 regard to the guidelines addressing flat and shed roofs versus pitched roofs, he commented that
30 guideline would be irrelevant in today's era.

31
32 Mr. McLane stated with regard to the future for commercial buildings in Winnetka, there is going to be a
33 push for more height. He commented the design is attractive and flowed well in addition to how the
34 gabled structures disguised what is going on behind it. Mr. McLane stated they do not want a squashed,
35 deformed multi-family building which has happened in other communities. He then stated with regard
36 to impermeable lot coverage, although not within the Board's purview, there are a lot of older buildings
37 on Green Bay Road which had the aesthetic of parking lot, garage, and something else in front of it
38 which he commented is unattractive. Mr. McLane stated they do not want that again and the proposal
39 would contribute to the elegant streetscape and there are ways to mitigate storm water management.
40 He concluded he liked the elegance of the height, the impermeable lot coverage and effect of moving
41 everything down behind the building and referred to Chairman Albinson's and Mr. Ritter's comments
42 relating to the self-storage unit on top of the building which they should address so that it does not have
43 a warehouse quality appearance.

44
45 Chairman Albinson asked Mr. Schoon to provide the illustration of the aerial view showing the
46 surrounding properties. He then stated with regard to the parapet wall in comparison to that to the
47 south, he asked the developer to reconsider the north side of the fourth floor design. Chairman Albinson

1 also stated it would be helpful to have multiple street level views to see if the fourth floor views are
2 visible from Walden and Green Bay Road.

3
4 Ms. Kelly stated she agreed with the Board Members' comments and her major concern is the height
5 and part of the fourth floor issue from the south and north sides which she suggested be set back. She
6 then stated with regard to 10 foot ceiling heights, the rooms in the building are not large and suggested
7 the ceiling height be 9 feet instead since the rooms appear to be 12x15 feet. She commented everything
8 else looked nice.

9
10 Chairman Albinson stated he appreciated the application and although they want to support it, they do
11 not want to sacrifice anything that the Board Members treat as important or critical to maintain in the
12 Village. He encouraged the applicant to reconsider the suggestions raised and come back to the Board
13 with potential modifications to the design and for the Board to take action at the next meeting. He
14 asked the Board Members for their comments.

15
16 Mr. Klaskin noted the two buildings to the south also have flat roofs. He then stated with regard to the
17 roof treatment, he liked the deck feature on the fourth floor and the representations would be a
18 positive attribute and the amount of use would be negligible in the long term. Mr. Klaskin stated this
19 would not represent any more of a nuisance compared to a single family home being built there with a
20 family entertaining in the backyard. He commented he liked the look shown from the renderings and for
21 the Board to be aware of the fact the two buildings immediately to the south have just as big and flat
22 roofs before the Board made a decision in terms of the proposed roof line.

23
24 Chairman Albinson stated he had no concern about the flat roof and the Design Guidelines may be out
25 of place in dictating different roof lines. He agreed with Mr. Klaskin's comments and his only issue
26 preventing him from making a recommendation to approve the application is understanding the
27 vantage points and what can be seen in terms of the fourth floor element which is the north side of it as
28 well as the views from Walden and Green Bay Road of the fourth floor. Mr. McLane referred to the
29 elevator shaft and stairs on the north side of the fourth floor and asked for the developer to consider
30 how they can be pulled back and otherwise, the Board would be in agreement to move forward.

31
32 Chairman Albinson asked if there were any comments. He suggested a straw poll be taken to ask the
33 applicant to provide different perspective views in terms of massing on Green Bay Road and the
34 southeast view of the fourth floor forms as well as from Walden. Mr. Swanson stated they are able to do
35 modeling to show how the sun affected the building to the north. He stated in doing a study of the views
36 the Board is asking for, it is a matter of perception versus reality. Mr. Swanson stated they can provide
37 vantage points for those neighbors who spoke tonight. Mr. Swanson then stated with regard to the
38 stairway, there is a way to mitigate and work the stair element more against the gable and come up with
39 a solution to present at the next meeting. He stated they will make the effort and they will reconsider
40 some areas.

41
42 Chairman Albinson stated a lack of commentary from the Board is a positive and they are not asking
43 them to make drastic changes but the issue is context and how it fits in with its environment. He agreed
44 the need to consider what the market is demanding but they have to consider Green Bay Road and his
45 concern is setting precedent and the attempt to maintain the scale and context along Green Bay Road.
46 Chairman Albinson then stated as aging buildings on Green Bay Road are replaced, there is a great
47 opportunity to create a nice multi-family residential district. He then asked Mr. Schoon if there was any
48 specific action the Board would need to take to defer the matter to the next meeting. Mr. Schoon

1 responded a motion is needed to continue the matter to the next meeting date of August 20, 2020 and
2 asked the applicant if he would be available. Mr. Swanson confirmed he would be available and asked if
3 the next meeting would be virtual. Mr. Schoon assumed the next meeting would be a virtual meeting.
4

5 Mr. McLane moved to continue the matter to the August 20, 2020 meeting. Mr. Klaskin seconded the
6 motion. A vote was taken and the motion unanimously passed.

7 AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

8 NAYS: None
9

10 **Other Business:**

11 The Board Members discussed their availability for the next meeting.
12

13 **Adjournment:**

14 Mr. Klaskin made a motion to adjourn the meeting. Ms. Kelly seconded the motion. A vote was taken
15 and the motion unanimously passed.

16 AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

17 NAYS: None
18

19 The meeting was adjourned at 9:34 p.m.
20

21 Respectfully submitted,
22

23 Antionette Johnson
24 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER
DATE: AUGUST 13, 2020
SUBJECT: 688 & 694 GREEN BAY ROAD - THE WALDEN RESIDENCES
- PRELIMINARY PLANNED DEVELOPMENT REVIEW (CASE 2019-15-PD)

INTRODUCTION

On August 20, 2020, the Design Review Board is scheduled to continue a virtual public meeting, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Walden Winnetka, LLC (the "Applicant") as contract purchaser of the property located at 688 and 694 Green Bay Road (the "Subject Property"), which is owned by CCF Winnetka, LLC (the "Owner") to allow the construction of a new six-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, and a preliminary planned development plan with zoning exceptions.

At the August 20 meeting, the Design Review Board will continue its review of the design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new six-unit multi-family building on the Subject Property.

As of the date of this memo, the Village has received one written public comment regarding the proposed project since the July 16 meeting (Attachment B).

JULY 16 DESIGN REVIEW BOARD MEETING

On July 16, 2020, the Design Review Board held its first review of design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new six-unit multi-family building on the Subject Property. (Staff report for the July 16 meeting can be found in Attachment C, and a copy of the plan documents submitted by the Applicant for consideration at that meeting can be found in Attachment D) A full copy of the materials for that meeting can be found on the following weblink - <https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/07162020-166.pdf#page=23>.

After hearing presentations by Village Staff and the Applicant, the Design Review Board heard comments from the public. Five nearby residents addressed the Board, and Village staff read written comments and transcribed voicemail messages from five members of the public. Though many residents expressed the opinion that the proposed design of the building was attractive, residents expressed a variety of concerns regarding the project, including: (a) the project being too tall and too

massive, (b) additional impermeable surface will have stormwater impacts on adjacent properties, (c) potential impacts of construction excavation on neighboring properties, and (d) potential impacts of the proposed driveway and garage door activity on adjacent properties (e.g. lighting impacts, need for additional screening, etc.).

After hearing from the public, the Board discussed the proposed building and landscaping designs. In general, Board members found the proposed building to be well thought-through and well-designed. Regarding a couple of the Village's zoning standards the Applicant has requested relief from, which are more related to building design elements (e.g. prohibition of flat roofs and the need to provide specific building wall articulation), Board members found that even though the proposed building did not meet the technical requirements, the building design was of such a high quality those standards did not seem appropriate in this situation. However, the Board asked for additional information regarding the height of the building, in particular the fourth story element, which consists of a community room and storage areas. The Board asked the Applicant to provide the multiple street level views of the fourth story element from Green Bay Road, Walden Road, and the property to the north. Board members also expressed an interest with the Applicant eliminating or minimizing the ability to see any of the fourth story building from these views.

APPLICANT RESPONSE TO DRB COMMENTS

The Applicant has submitted the following information (see Attachment A):

- A letter responding to the Board members' comments from the July 16 DRB meeting.
- A bird's eye perspective of the fourth story to provide better context of it and the roof elements.
- Perspective views as requested by the Design Review Board.
- Building elevation and floor plan showing minor change made to the height of the fourth story element along the north side of the building.
- Reference area photographs.

At the August 20 meeting, the Applicant will review this information with the Board and explain his design decisions in response to the Board's comments.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the Design Review Board is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

- (1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;
- (2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations (Note: Please refer to the "Property Description" section of the July 16 staff report, found on page 4 of Attachment C, in which the project consistency with the Comprehensive Plan is summarized);
- (3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and

- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

The Board will need to determine if the proposed multi-family building and its associated hardscape and landscape comply with the above standards.

An excerpt of the *Village Design Guidelines* is included (Attachment E), highlighting standards which apply to multi-family residential buildings. It should be noted that these guidelines for multi-family residential buildings were generally designed for the Village's three core business districts – Elm Street, Hubbard Woods, and Indian Hill. However, the Board may find all or some of them applicable to the proposed project.

PLANNED DEVELOPMENT COMMISSION CONSIDERATION

At the writing of this staff report, the date of the Planned Development Commission's consideration has yet to be firmly set, as that Commission's review is scheduled to occur after the Design Review Board makes its recommendation.

RECOMMENDATION

At the August 20, 2020 Design Review Board meeting, the Board is scheduled to continue its consideration of the design of the Applicant's proposed building, hardscape, and landscaping.

After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

- 1) Continue further review of the application to a date specific to provide the Applicant and/or staff additional time to address questions and comments from the Board.
- 2) Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed building, hardscape, and landscaping designs.

If the Board wishes to adopt a motion recommending approval or denial, a Board member will want to make a motion such as the following:

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, hardscape, and landscape for the proposed six-unit multi-family building on the Subject Property**, subject to the following conditions:*

- A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***

The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
- (2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*
- (3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted*

by the Board; and

- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*

Staff and the Applicant will be present at the August 20 meeting to present a summary of the Applicant's response and to answer any questions.

ATTACHMENTS

Attachment A: Applicant's Response to July 16, 2020 DRB Discussion

Attachment B: Public Comments Since July 16, 2020 DRB Meeting

Attachment C: Staff Report for July 16, 2020 DRB Meeting

Attachment D: Design plans submitted by the Applicant for the July 16, 2020 DRB meeting

Attachment E: Excerpts of Village Design Guidelines

Attachment A
Applicant Response Submittal



11418 E Mission Ln
Scottsdale, AZ 85259
(847) 757-3975
rick@rmswanson.com

August 11, 2020

David Schoon
Community Development
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: Design Review Board Follow-up

Mr. Schoon,

We appreciated the opportunity to present our proposed Walden project to the Design Review Board on July 16th and hear comments from both the public and DRB members. Our team took careful notes and have been working in earnest to prepare a cogent response to each of the questions and or concerns relevant to the DRB's process.

We were particularly pleased to hear the proactive comments about the building design and overall quality of proposed materials. It was also clear that the board members recognized the aesthetic significance of the taller design elements and our effort to limit exposure of this mass to adjacent properties.

The primary concern seemed to be with the perceived visual impact of the 4th floor from directly adjacent properties, particularly the property owners to our north and the key properties on Walden Lane. Chairman Albinson echoed fellow members who suggested we revisit the 4th floor roof structure and determine if there might be some way that we could mitigate the appearance of mass as viewed from the most potentially impacted properties. We have done so and are pleased to report that a portion of the stair egress shed roof on the north side was already shifted inward approximately 2'-0" from the back side of the steep gable parapet. While that was reflected on the original submittal packet, it was difficult to comprehend with 2D elevations and how it engages the steep pitch roof mass stretching from the north gable to the south gable. One could easily draw the conclusion that this shed roof is flush with the outside wall, which is not the case. It should also be noted that we were able to shift that shed wall another 1'-2" to 3'-2" from the back of that gable parapet design element. Perception and reality

often, are not the same thing, therefore, it was important that we provide information that helped better understand the reality.

As you know, modern CAD programs provide the ability to create accurate view perspectives from any vantage point. In this case, we were asked to provide updated models offering direct views from various locations on our north and west neighbor's respective properties. These are attached with this memo for your review. They include both winter and summer perspectives with existing and proposed trees in each. If you feel there may be benefit in providing further perspectives, please let us know. As you can see from these exhibits, the visual impact is either screened by the decorative gable elements or parapet walls. In addition, there is a significant amount of existing deciduous and coniferous trees that will be further supplemented by the additional trees we propose to plant. We felt it appropriate to provide both summer and winter views with all proposed plant material.

Lastly, I wish to again point out that we reduced the building height by 4'-0" since and because of comments made in our meeting with the neighbors last summer. A number of those from the public who spoke referenced building element heights that no longer applied. Although I clarified that in our presentation, many continued to reference older data in their public comments. We do not believe this was an intentional oversight but still felt it important to recognize as it was a request by our neighbors that was previously addressed and was not dismissed on our part.

We appreciate this opportunity to revisit our proposed design and please let us know if there is any further information the DRB might need in advance of the August 20th meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line.

Rick Swanson AIA, NCARB
Managing Member



View Perspective of how the shed
roof engages the main steep pitch
parapet gable roof



Perspective view from north neighbor's driveway entrance





Direct view perspective from the north neighbor's driveway





View Perspective from the north neighbor looking to the SE





View perspective from the public sidewalk looking NW at the propose project's entrance point





View to subject property at proposed entrance point



View Perspective from Walden lane looking between the 2-adjacent properties to the subject property





View from Walden Ln looking east between the two immediate neighbors



View perspective from direct Walden neighbor's patio area to subject property





View perspective from between the 2-adjacent Walden properties looking to the subject property





View looking west from property to
Walden neighbor



View looking west from subject property



View looking south to existing
condominium building



View from subject property looking south at public sidewalk



EAST ELEVATION

1/8" = 1'-0"

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES

688 GREEN BAY ROAD
WINNETKA, ILLINOIS

R.M. SWANSON
ARCHITECTS

DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:

DATE:

COMMENT:

PLAN NO: 1809

SHEET A3 OF 12

The Walden - Page A24



WEST ELEVATION

$$\frac{1}{4}'' = 1'-0''$$

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THE WALDEN RESIDENCES

0088 GREEN BAY ROAD
WINNETKA, ILLINOIS

SWANSON
ARCHITECTS
1930 AMBERLEY CT OFFICE: 847.757.3
APT. 1001, CHICAGO, IL 60641

SIGNED BY:
RICHARD M. SWANSON, AL
LILIO A. VEGA

PREPARED BY:

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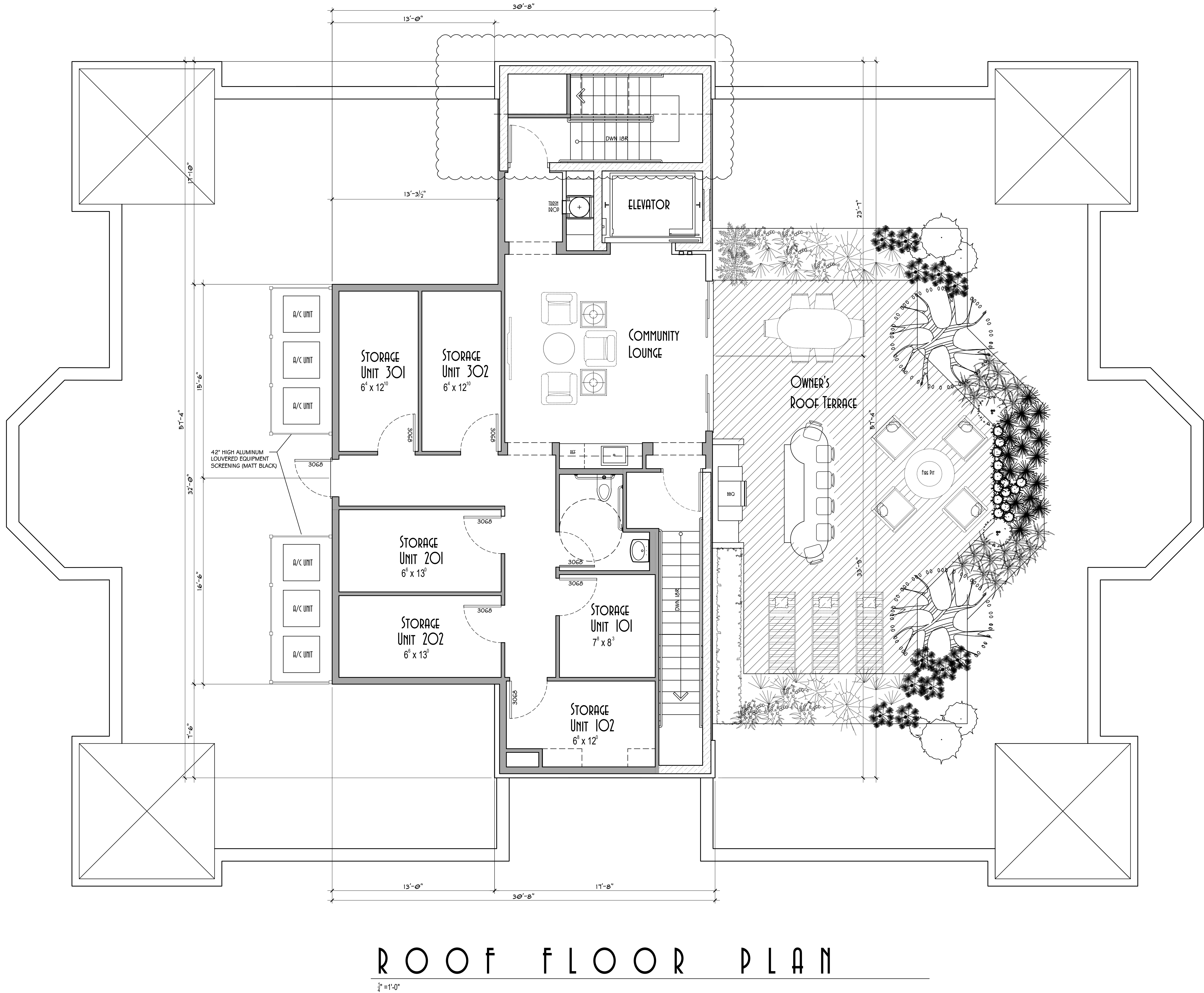
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SHEET OF

A4 || 12

Page 105

the Walden - Page A25



ROOF FLOOR PLAN

3/4" = 1'-0"

GENERAL NOTES FOR THIS SHEET

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PROFESSIONAL DESIGN FIRM #184-003936
THE WALDEN RESIDENCES
688 GREEN BAY ROAD
WINNETKA, ILLINOIS

R.M. SWANSON ARCHITECTS
1930 AMBERLEY CT
LAKE FOREST, IL 60045
OFFICE: 847.757.3975
rsc@rmswanson.com

DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT

PLAN NO:
1809

SHEET
A11
OF
12

Attachment B
Public Comments Received Since July 16, 2020 DRB Meeting

Ann Klaassen

From: Ruud Coster <[REDACTED]>
Sent: Saturday, August 1, 2020 9:13 PM
To: Ann Klaassen
Cc: Brian Norkus
Subject: Upcoming meeting august 20 about development 688/694 Green Bay Road

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.....

I am not sure if we are allowed to speak during the meeting, but just in case we cannot, here are a couple of observations from the last meeting:

- Mr Swanson presented the buildings to the North of the development as Condominiums. They are not!. They are Townhomes joined by our garages and without a homeowners association. Each residence owns the land under the buildings and their respective patios. Just for the record!
- The chairman of the meeting mentioned that there was no real design consequence to the changing of the required minimum articulation on the north side of the building from the minimum of 4 feet to 2 feet. I would agree with the design aspects of less articulation of the north wall, however in practice 2 feet less articulation means that the whole of the building moves 2 feet further to the north, creating a negative influence on the light and living enjoyment of our 696 and 698 Green Bay buildings. It also will make the building look even larger than already designed to be at the moment.

Please add these comments to the files for the Design and the Review and the Planned Development Commissions.

Ruud Coster
[REDACTED]

--

With kind regards/met vriendelijke groeten

Ruud
[REDACTED]



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER

DATE: JULY 10, 2020

SUBJECT: 688 & 694 GREEN BAY ROAD - THE WALDEN RESIDENCES
- PRELIMINARY PLANNED DEVELOPMENT REVIEW (CASE 2019-15-PD)

INTRODUCTION

On July 16, 2020, the Design Review Board is scheduled to hold a virtual public meeting, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Walden Winnetka, LLC (the "Applicant") as contract purchaser of the property located at 688 and 694 Green Bay Road (the "Subject Property"), which is owned by CCF Winnetka, LLC (the "Owner") to allow the construction of a new six-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, a preliminary planned development plan with zoning exceptions.

At the July 16 meeting, the Design Review Board will review the design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new six-unit multi-family building on the Subject Property. The application materials are included in Attachment A. **It should be noted that given the meeting will be held virtually, Board members are encouraged to schedule a time prior to the meeting with staff to review the material samples at the Village Hall.**

The Planned Development Commission will be holding a separate public hearing on approvals for the plat of consolidation, the preliminary planned development plan and associated zoning exceptions. The date of that meeting will be set once the Design Review Board has completed its review.

Property owners within 250 feet of the Subject Property have been notified of the Design Review Board meeting by mail notice. As of the date of this memo, the Village has received written public comments regarding the proposed project (Attachment B).

PLANNED DEVELOPMENT PROCESS

On April 25, 2019, the Village Council adopted amendments to the Village's planned development regulations. Given this is the first proposed planned development to be reviewed under the new regulations, staff thought it would be helpful if we review the process with the Board.

The new process consists of the following major steps:

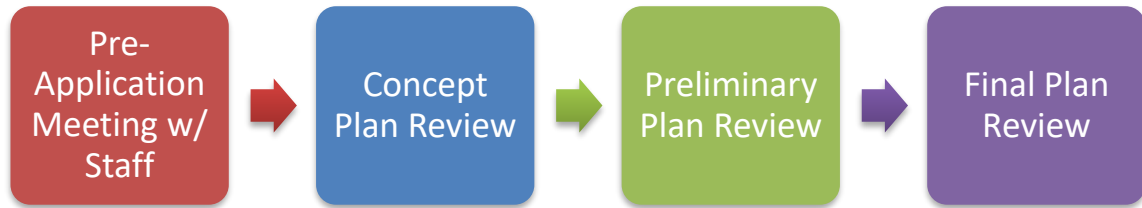


Figure 1 – Concept Plan Review

Concept Plan Review. The concept plan review step is conducted by the Village Council. The purpose of the Village Council’s review of the concept plan application is to broadly acquaint the Council with the Applicant’s proposal. This step also provides the Applicant with any preliminary concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application. After hearing the comments and suggestions from the Village Council, the Applicant decides whether or not to proceed with the project. If they do proceed, the Applicant then must submit a preliminary planned development application with all the required documents for review and recommendation by the Planned Development Commission and the Design Review Board.

On July 16, 2019, the Village Council conducted the concept plan review of the proposed six-unit multi-family project. The current preliminary proposal is fairly similar in design as the July 16, 2019 concept plan. Copies of a couple images from the concept plan review are below.

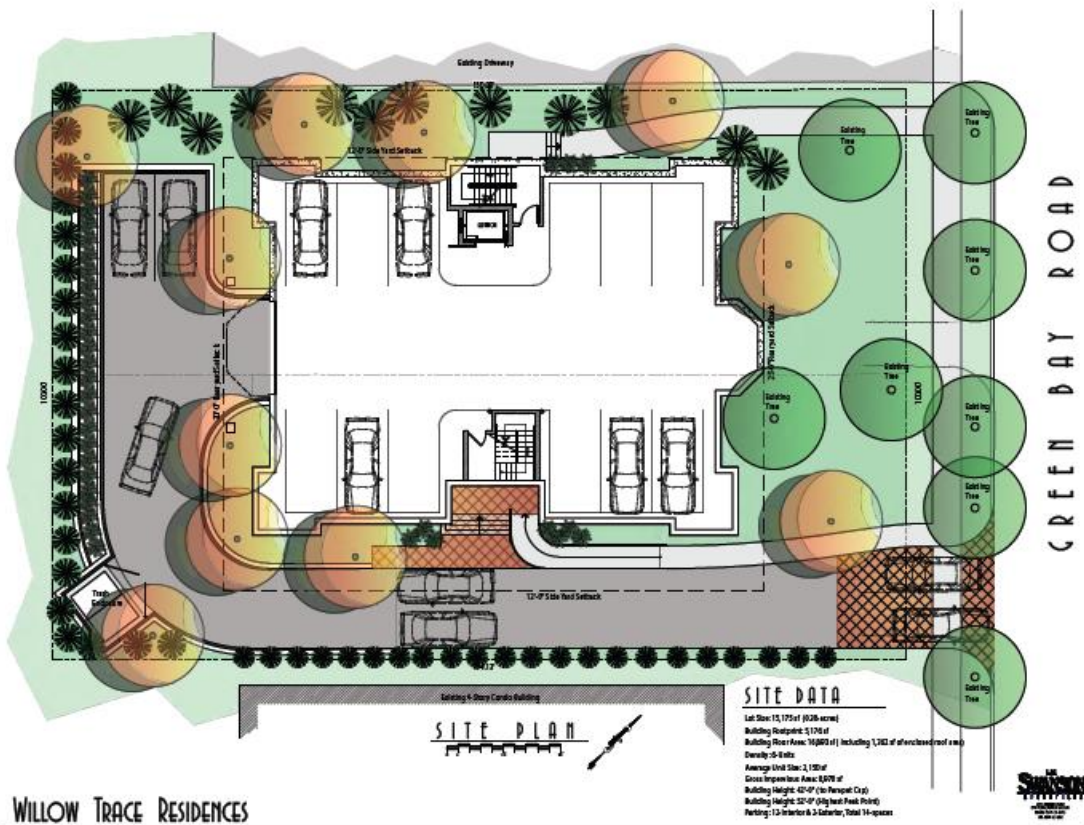


Figure 2 - Concept Plan - Site Plan Presented to Council on July 16, 2019



Figure 3 - Concept Plan - East Building Elevation Presented to Council on July 16, 2019

During the concept plan review, Council members expressed that they were generally open to the proposed development and the design of the building, but individual Council members stated that the following issues should be carefully considered during the preliminary planned development process:

- a) The impact on the homes immediately to the west of the development;
- b) The height of the building and its impact on adjacent properties;
- c) Ensure the installation of adequate stormwater control;
- d) Parking and driveway access; and
- e) Access and siting of the trash enclosure.

Council members also asked the Applicant to communicate with the neighbors to hear their concerns regarding the proposed development. A copy of the staff report for the Council's July 16, 2019 meeting as well as copy of meeting minutes are attached as Attachment C.

Preliminary Plan Review. As previously stated, the Applicant has submitted an application for preliminary planned development approval. Preliminary plan review includes the following steps:



Figure 4 – Preliminary Plan Review

The Design Review Board's role is to provide a recommendation to the Village Council regarding the design of buildings, structures, signage, and landscaping that are part of a proposed planned development in the context of the requested zoning relief.

The Planned Development Commission's role is to provide a recommendation to the Village Council regarding proposed subdivision and zoning relief. Though not the purview of the Design Review Board, the additional zoning relief is summarized later in this report.

Final Plan Review. The final plan review step of the planned development process is to ensure the plan to be constructed is consistent with the approved preliminary planned development plan. Final plan review consists of the following steps:



Figure 5 – Final Plan Review

During the final plan review process, the Council may return the final application to the Planned Development Commission and/or the Design Review Board for further consideration and recommendations to the Village Council.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.35 acres (15,000 square feet) in size, is located on the west side of Green Bay Road between Pine Street and Westmoor Road. Currently, there is a vacant single family residence on the 688 Green Bay Road parcel and the 694 Green Bay Road parcel is vacant. Figures 6 through 8 on the following pages identify the Subject Property.



Figure 6 – Subject Property (688 Green Bay Road)



Figure 7 – Subject Property (694 Green Bay Road - looking southwest from Green Bay Road)



Figure 8 – Aerial Map

The Land Use Plan Map of the 2020 Comprehensive Plan designates the Subject Property as appropriate for “Townhouse Residential” development, which is generally a lower-density transitional area between commercial districts and single family neighborhoods (See Figure 9). The Land Use Plan Map designates the property to the south along Green Bay Road as appropriate for “Multi-Family Residential” and to the north as appropriate for “Townhouse Residential”.



Figure 9 – Comprehensive Plan Land Use Map

The property is zoned B-1 Multifamily Residential, and it is bordered by B-1 Multifamily Residential to the north, B-2 Multifamily Residential to the south, and R-3 Single Family Residential to the west (represented in Figure 10 below). Along Green Bay Road to the south there are multi-family structures and to the north are a duplex building, a townhouse development, and a multi-family building. Immediately to the west are two single family homes (see Attachment D for photographs). The B1 District allows multi-family structures at a density no greater than 18 units per acre, which for the Subject Property would be 6 units.



Figure 10 – Zoning Map

Given the Subject Property is on the boundary of two Comprehensive Plan land use designations, the Applicant's proposed use of the Subject Property as a multi-family residential development is generally consistent with the Comprehensive Plan land use designation and the B-1 zoning district.

PROPERTY HISTORY

The Subject Property was the subject of a code enforcement complaint regarding the condition of the former residence located at 694 Green Bay Road dating back to 2016. The department handled the nuisance violation with the Village Prosecutor through the court system, which culminated in the demolition of the single-family residence on the 694 Green Bay Road parcel last year.

PROPOSED PLAN

The proposed development of the Subject Property, referred to as The Walden residences, consists of six (6) luxury flats, each measuring approximately 2,200 to 2,400 square feet, in three stories with 12 enclosed below grade parking spaces. The plan also includes a fourth story that would consist of owner storage space and a common indoor lounge area as well as a roof deck and garden. Vehicular access to the site would be provided by one driveway that runs along the southerly property line of the property. In addition to providing 12 enclosed parking spaces for owners, two guest parking spaces would be provided at the rear of the property, with additional street parking available on Green Bay Road.



Figure 11 - Current Landscaping Plan



Figure 12 - Current Plan - East Building Elevation

The Applicant describes the proposed architectural design of the development as English Country Manor style. As described in the attached narrative provided by the Applicant and included in this report as Attachment A, the exterior materials would include reddish/brown face brick and limestone trim with a fieldstone water table on all four elevations. The window frames would be black with simulated divided lite muntins. The units would also include private balconies that would be faced with wood trim and include black wrought iron rails, balustrades and spindles. The pitched roof elements would be DaVinci artificial slate shingles with copper decorative finials, gutters and downspouts.

On-site stormwater management would be provided by a stormwater system that drains all surface stormwater run-off towards an underground stormwater vault located under that portion of the driveway that runs along the southerly property line. The stormwater within the vault would then drain into a stormwater main under Green Bay Road. It should be noted that given Green Bay Road is a State highway, the Applicant will need to secure Illinois Department of Transportation approval to tie its proposed stormwater system to the main in the Green Bay Road right-of-way.

STAFF REVIEW

Staff has reviewed the proposed preliminary plan and has determined that the application is ready for consideration by the advisory bodies and the Village Council. Given that this is preliminary plan approval, staff has identified technical issues which the applicant will need to address at time of final plan approval or building permit approval.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the Design Review Board is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

- (1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;

- (2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations (Note: Please refer to the early section “Property Description” in which the project consistency with the Comprehensive Plan is summarized).
- (3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

The Board will need to determine if the proposed multi-family building and its associated hardscape and landscape comply with the above standards.

An excerpt of the *Village Design Guidelines* is included (Attachment E), highlighting standards which apply to multi-family residential buildings. It should be noted that these guidelines for multi-family residential buildings were generally designed for the Village’s three core business districts – Elm Street, Hubbard Woods, and Indian Hill. However, the Board may find all or some of them applicable to the proposed project.

PLANNED DEVELOPMENT COMMISSION CONSIDERATION

At the writing of this staff report, the date of the Planned Development Commission’s consideration has yet to be firmly set, as that Commission’s review is scheduled to occur after the Design Review Board makes its recommendation. For the Board’s information, the Commission will be considering the following zoning and subdivision relief:

- A. Plat of Consolidation – 688 Green Bay Road and 694 Green Bay Road will need to be consolidated into one single lot of record.
- B. Maximum Building Size Variation – The consolidated lot area of 15,000 square feet allows a maximum gross floor area (GFA) of 12,000 square feet (or what is also called a maximum floor area ratio of 0.80). As proposed, the building consists of approximately 17,915.9 square feet of gross floor area, requiring a variation of 5,915.9 square feet (49.30%).
- C. Maximum Building Height Variation – The proposed building height is 48.6 feet and four (4) stories, whereas the maximum permitted building height is 35 feet and 2½-stories. The dimension of 48.6 feet is measured from the first floor to the highest point of the decorative gable at the center of the building. The height to the top of the flat roof of the enclosed storage and lounge area on the fourth floor would be 44.95 feet. The proposed design also includes four corner tower roof elements that would be 44.2 feet in height with a parapet between the four corners that would be 36.7 feet in height. It is relevant to note that the proposed units include 10-foot ceiling heights for each floor level, which according to the Applicant is a standard design requirement for north shore residences in this market.
- D. Impermeable Lot Coverage – The proposed impermeable lot coverage (ILC) (building footprint and paved surfaces) is 11,168.7 square feet, whereas a maximum ILC of 9,000 square feet is allowed. As proposed, the proposed ILC exceeds the amount allowed by 2,168.7 square feet, or 24.1%.
- E. Principal Roof Form Variation – The proposed design incorporates pitched roof gables at the four corners of the building as well as the center, however, the primary roof design is that of a

flat roof. The Zoning Ordinance prohibits flat roofs, shed roofs, mansard roofs, butterfly roofs, domed roofs and the like.

- F. Façade Articulation Variation - The façade articulation requirement is intended to assure that the apparent scale of the building is compatible with the scale of near-by single family development by requiring no exterior wall be unarticulated for a distance greater than 50 feet. The Zoning Ordinance requires the separation distance in the plane of the walls be at least four (4) feet. The north wall of the proposed building does not comply with this requirement as the proposed separation distance in the plane of the walls is only two feet.

Though the zoning and subdivision relief is not the purview of the Design Review Board, we are providing you with this information so you are aware of the relief the Planned Development Commission will be considering.

RECOMMENDATION

At the July 16, 2020 Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed building, hardscape, and landscaping.

After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

- 1) Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board.
- 2) Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed building, hardscape, and landscaping designs.

If the Board wishes to adopt a motion recommending approval or denial, a Board member will want to make a motion such as the following:

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, hardscape, and landscape for the proposed six-unit multi-family building on the Subject Property**, subject to the following conditions:*

- A. [If the Commission chooses to place conditions as part of its recommendation, it will want to include the conditions here.]**

The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
- (2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*
- (3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and*
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*

Staff and the Applicant will be present at the July 16 meeting to present a summary of the application and to answer any questions.

[REDACTED]





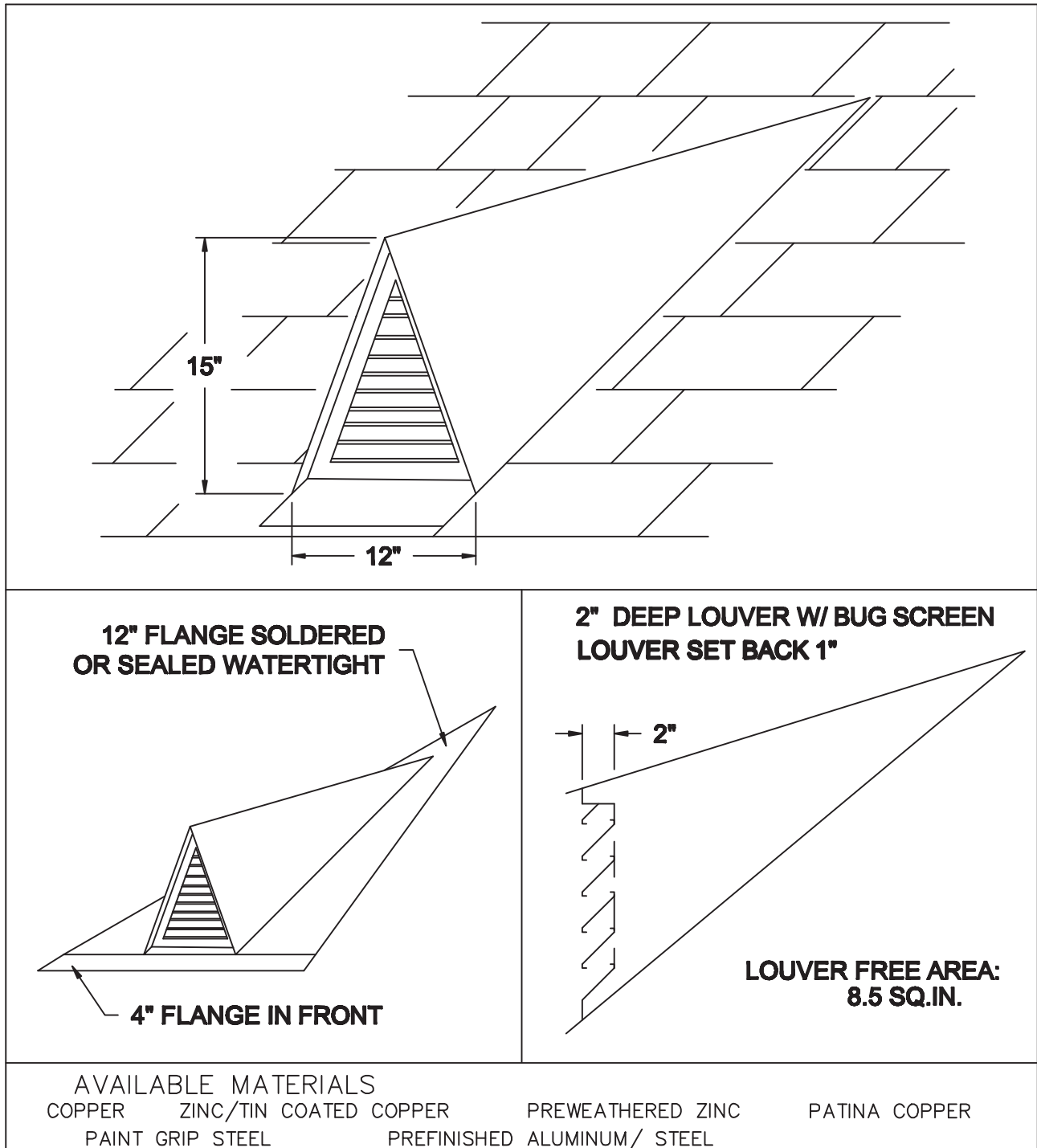








LOUVER DORMER BUTTERFLY



REV. 7/14

INSTALLATION:

MARK OPENING IN ROOF DECK ON DESIRED COURSE. CUT OPENING IN DECK. POSITION DORMER OVER OPENING AND FASTEN TO DECK.

OTHER INFORMATION:

SPECIFY EXACT ROOF PITCH.

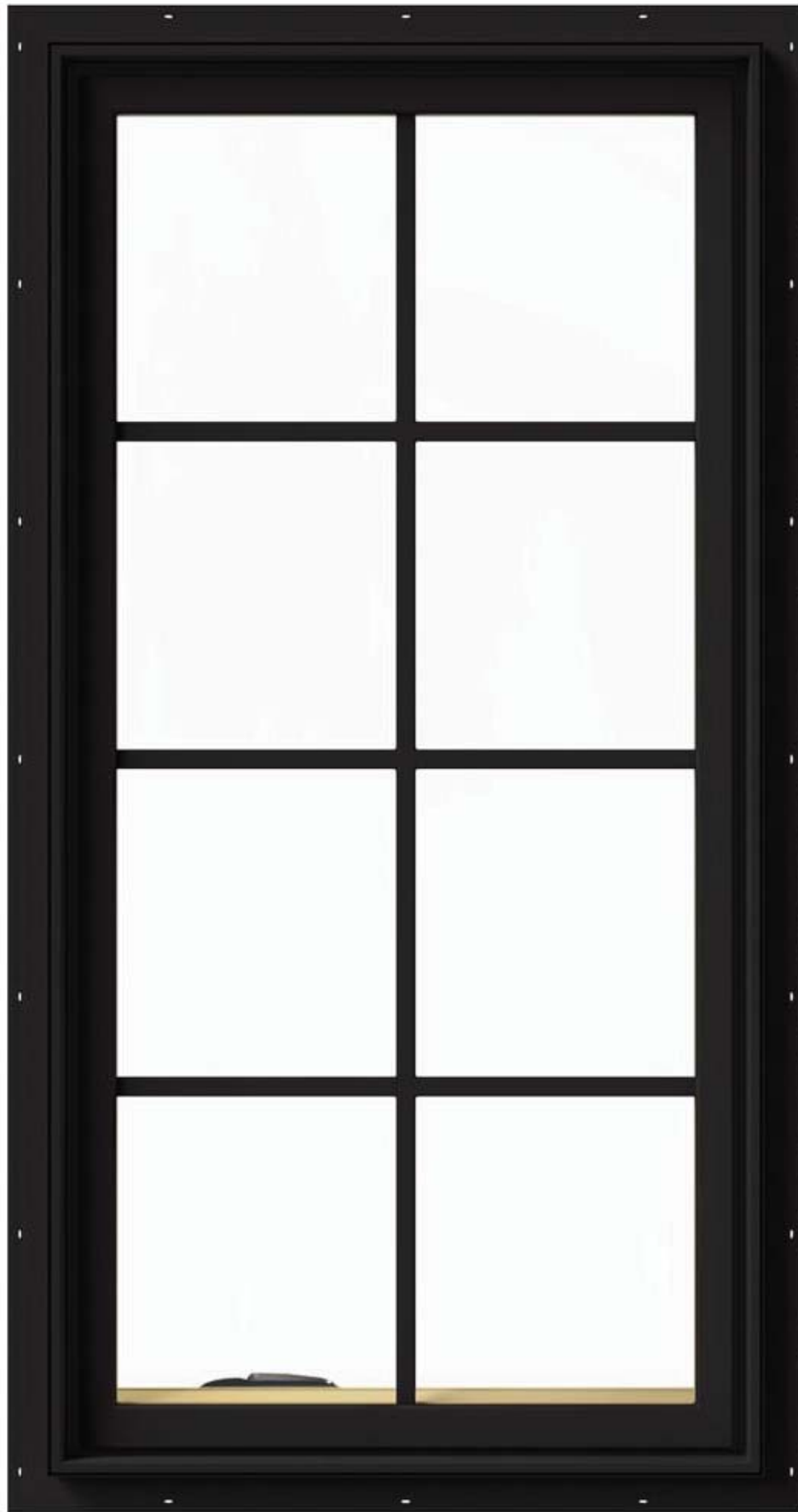
OTHER:

INCLUDES INSECT SCREEN OF COMPATIBLE MATERIAL.

COPPER CRAFT

A EURAMAX COMPANY

6-03



Proposed Casement Window: Simulated Divided Lite
Clad (black frame) Double Glazed Insulated



Manufacturer: Da Vinci Roofscapes Inc

Product: Synthetic Slate Roof

Color: Slate Gray

Size: 6", 9" & 12" random widths with 8" exposure



Supplier: Swake Stone

Product Name: Garret's Blend

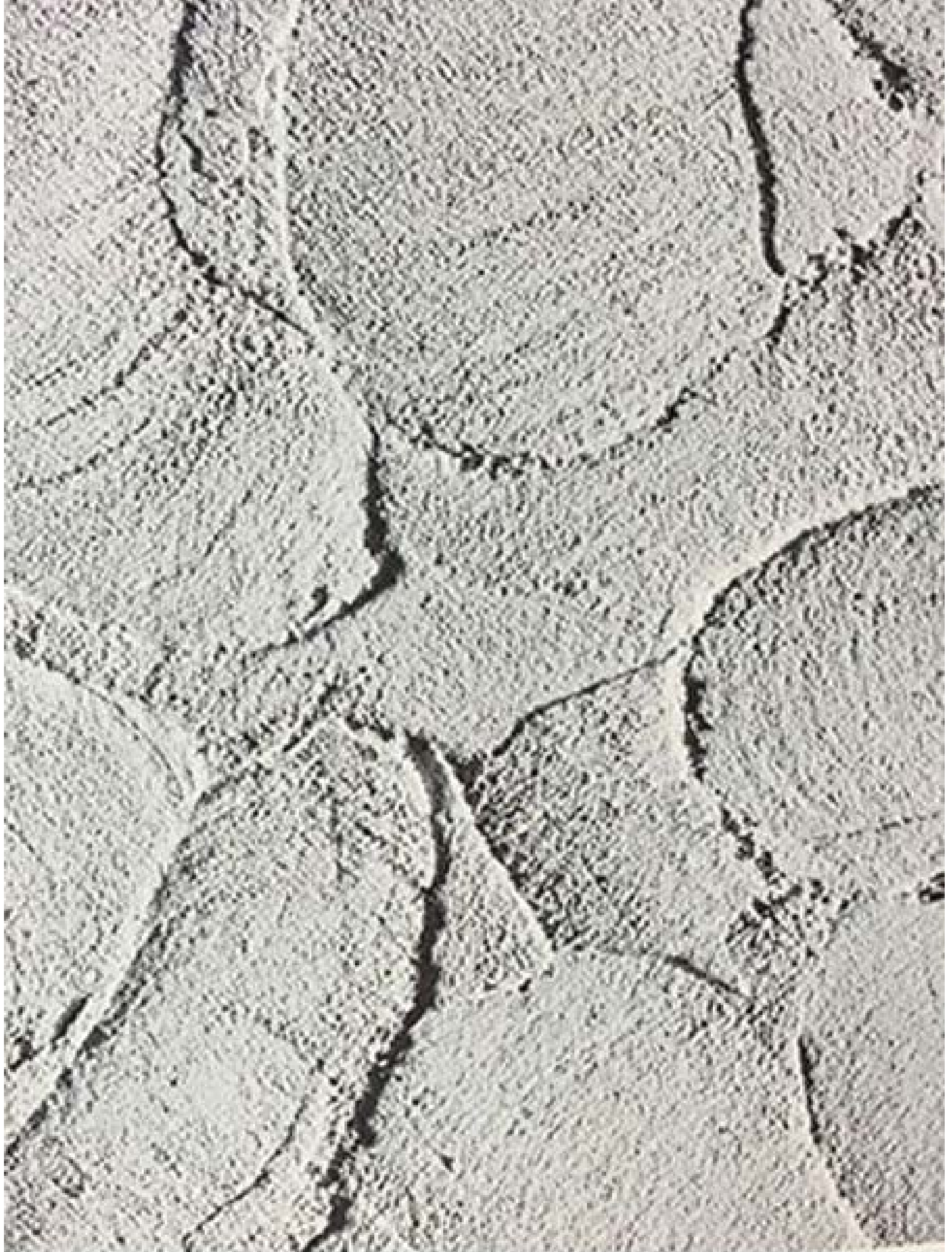
Pattern: Ashlar with regular mortar (bag finish)



East Coast Weathervane 36" tall Finial "The Alexander"



PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"



Proposed Stucco Color & Finish

The Walden - Page D13



The proposed wrought iron rail will be similar in color and design including meeting all requirements for height and structural support

FOUNDRY CLASSIC

10231TK

SMALL GOOSENECK BARN LIGHT

Decidedly industrious, Foundry is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces while offering mix and match options that customize the look.

DETAILS	
FINISH:	Textured Black
MATERIAL:	Aluminum

DIMENSIONS	
WIDTH:	9.5"
HEIGHT:	9.1"
WEIGHT:	5 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	16"
CARTON WIDTH:	16"
CARTON HEIGHT:	16"
CARTON WEIGHT:	8 lbs.



PRODUCT DETAILS:

- Mounting hardware is hidden on the backplate to ensure a clean silhouette.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- 2 year finish warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design



RALEY

1602MB-LL

LARGE HANGING LANTERN

Raley's regal appearance features cast aluminum construction, a bold Museum Black finish, flourishing details and clear water glass panels for a dignified style statement.

DETAILS	
FINISH:	Museum Black
MATERIAL:	Cast Aluminum
GLASS:	Clear Water Glass Panels

DIMENSIONS	
WIDTH:	11.8"
HEIGHT:	27.5"
WEIGHT:	14 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp Included
LED NAME:	E12LED-5
WATTAGE:	4-5w Cand. LED *Included
VOLTAGE:	120v
COLOR TEMP:	2700.0000k
LUMENS:	1400
CRI:	80
INCANDESCENT EQUIVALENCY:	4-40w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.

MOUNTING	
CANOPY:	5.5" Dia.
LEAD WIRE:	72"

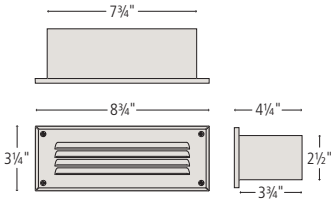
SHIPPING	
CARTON LENGTH:	15"
CARTON WIDTH:	15"
CARTON HEIGHT:	26"
CARTON WEIGHT:	20 lbs.

PRODUCT DETAILS:

- This chain or cable hung fixture may be installed on any sloped ceiling.
- Suitable for use in damp (interior moist and outdoor no direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- LED Lamps carry a 3-year limited warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design



1594 BZ
1594 BZ-LED
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D



1594 MZ
1594 MZ-LED
HARDY ISLAND™
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D

LED ITEM	LED ENGINE (INCLUDED)	LED WATTAGE/ VOLT AMPS	INCANDESCENT EQUIVALENCY	ITEM	LAMP (INCLUDED)	WATTAGE	LED LAMP (NOT INCLUDED)	FINISH	CONSTRUCTION	GLASS LENS
1594 BZ-LED	NX3	3.8w / 5.7VA	25w	1594 BZ	912	12w	T5 LED	Bronze	Galvanized Steel Housing Cast Aluminum Faceplate	Clear
1594 MZ-LED	NX3	3.8w / 5.7VA	25w	1594 MZ	912	12w	T5 LED	Matte Bronze	Galvanized Steel Housing Solid Brass Faceplate	Clear

See pages 82-83 for LED conversion lamps. A wiring kit is supplied. For accessories, see pages 78-79. For transformers, see pages 76-77.

PHOTOMETRICS (BASED ON VARIOUS MOUNTING HEIGHTS)

DISTANCE FROM LIGHT		LED ITEM	1'	2'	3'	4'	5'	6'	7'	8'	ITEM	1'	2'	3'	4'	5'	6'	7'
FOOT CANDLES	6" Mounting	1594 BZ-LED	37.1	11.83	3.06	1.55	1.07	0.85	0.71	0.6	1594 BZ	0.90	0.50	0.23	0.03			
	18" Mounting		0.58	1.19	4.1	2.03	2	1.46	0.87	0.49		0.99	0.73	0.55	0.37	0.17	0.08	
	30" Mounting		0.11	0.27	0.45	0.97	1.55	0.84	0.74	0.74		0.52	0.43	0.36	0.28	0.20	0.16	0.10
	6" Mounting	1594 MZ-LED	3.07	0.74							1594 MZ	2.19	0.53					
	18" Mounting		1.40	0.32	0.25	0.20						1.00	0.21	0.18	0.14			
	30" Mounting		0.97	0.45	0.42	0.22	0.07					0.69	0.32	0.31	0.05	0.14		



5" IC NEW CONSTRUCTION HOUSING IC20 LEDT24

COMPATIBLE WITH
5RLD SERIES



Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

IC Air-Loc® New Construction Housing for use with Juno retrofit LED trim modules • Energy efficient, sealed housing • Can be completely covered with insulation • Fully sealed housing stops exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets.

PRODUCT SPECIFICATIONS

Electrical Connections Features non-screw base 120V plug-in connector • Compatible with Juno retrofit LED trim modules

Labels U.L. listed for U.S. and Canada for through-branch wiring and damp locations • Meets high efficacy requirements of California T24

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Specifications subject to change without notice.

INSTALLATION

Real Nail 3 Bar Hangers Telescoping Real Nail® 3 system covered under US Patent D552,969 permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Integral T-bar notch and clip secures housing in suspended ceiling grid – no accessory clips required • 24" expansion stop allows quick placement of fixture in standard grid spacing • Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Bars captive to mounting frame • Edge-mounted for extra strength • Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for fixture relocation • Quick-Loc slot (location identified on the mounting frame) and oversized locking set screw lock fixture in position • Bar hanger foot contoured to align to bottom of construction joist • Alternate mounting holes included.

Junction Box Pre-wired junction box provided with (5) 1/2" and (1) 3/4" knockouts, (4) Non-metallic sheathed cable connectors and ground wire, U.L. listed/CSA certified for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pryout slots.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation • Sight lines embossed on mounting frame to allow for easy viewing when aligning fixtures.

Housing IC housing, .032" aluminum sealed for Air-Loc Compliance • Housing is vertically adjustable to accommodate up to a 1" ceiling thickness.

PRODUCT CODES

Catalog Number	Input Voltage
IC20 LEDT24 5" Incandescent New Construction IC Housing, 4" Quick Connect Housing	120V

Housing and trim can be ordered together or separate, but will always ship separately.

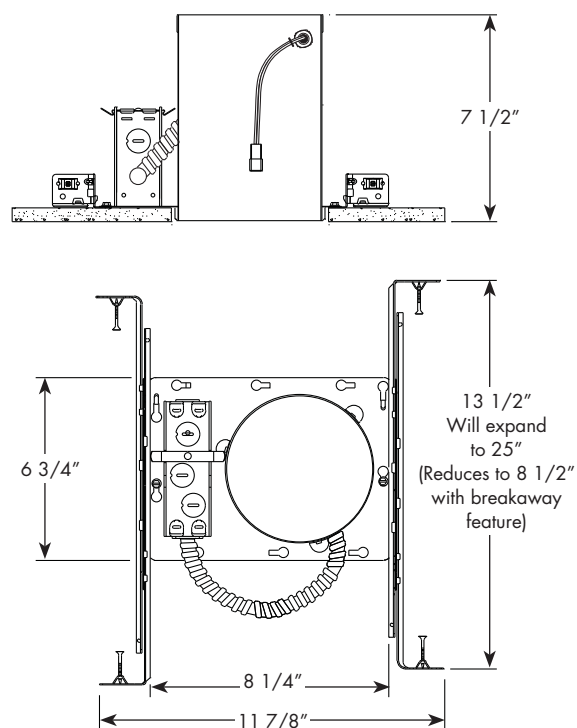
COMPATIBLE LED MODULES

Catalog Number	
5RLD G2 06LM 27K 90CRI 120 FRPC WWH	5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 2700K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring
5RLD G2 06LM 30K 90CRI 120 FRPC WWH	5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 3000K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring

Housing and trim can be ordered together or separate, but will always ship separately.



DIMENSIONS



5 5/8" CEILING CUTOUT



In-ground Stainless Steel Pathway Light (3W)

MODEL: AL-IG-PW-A21

DESCRIPTION

aspectLED's landscape LED lights are bright, energy efficient, and attractively styled, making them perfect for virtually any outdoor application. Ideal for installation along pathways, driveways, sidewalks, landscape edging, and other landscape/architectural features.

A favorite of our golf course, resort and public park customers, these stainless steel pathway lights features an ultra-bright 3W LED and their compact size make for easy installation in virtually any locations. These are designed to be installed with their top trim piece flush with your finished surface (grass, mulch, asphalt, etc.). Perfect for gardens, patios, landscaping, garden walls, building entrances, pathways, decks, gazebos, public parks, docks, and marine environments.

This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Withstands standard motor vehicle traffic (golf carts, cars, 3/4 ton pickup trucks). See photos for more details about cut-out options.

PHYSICAL DIMENSIONS + SPECIFICATIONS

	12VDC	24VDC	12VAC
Light Fixture Dimensions	3.5" Diameter 3.75" Deep 2.5" Cut out hole	3.5" Diameter 3.75" Deep 2.5" Cut out hole	3.5" Diameter 3.75" Deep 2.5" Cut out hole
LED Driver Input Voltage	12VDC	24VDC	12VAC
Dimmable	No	No	No
Nominal Power Consumption	3 Watts	3 Watts	3 Watts
Max Luminous Flux of LED Array	300 Lumens	300 Lumens	300 Lumens
LED Type	SMD LED Chips	SMD LED Chips	SMD LED Chips
LED Quantity	3 - High Power 1 Watt LEDs	3 - High Power 1 Watt LEDs	3 - High Power 1 Watt LEDs
Fixture Material	Stainless Steel	Stainless Steel	Stainless Steel
Lens	Optical, >85% efficient	Optical, >85% efficient	Optical, >85% efficient
Glass	Step-tempered glass	Step-tempered glass	Step-tempered glass
Waterproof Seal	Silicone Seal	Silicone Seal	Silicone Seal
IP Rating	IP65	IP65	IP65
Load Rating	1,760 psi	1,760 psi	1,760 psi
Fixture Weight	1.6 lbs	1.6 lbs	1.6 lbs
Estimated Lifespan	Up to 50,000 hours	Up to 50,000 hours	Up to 50,000 hours
Warranty	1 Year	1 Year	1 Year
Suitable Uses	Indoor/Outdoor, Dry, Damp or Wet Locations	Indoor/Outdoor, Dry, Damp or Wet Locations	Indoor/Outdoor, Dry, Damp or Wet Locations
Certifications	RoHS	RoHS	RoHS

CERTIFICATIONS



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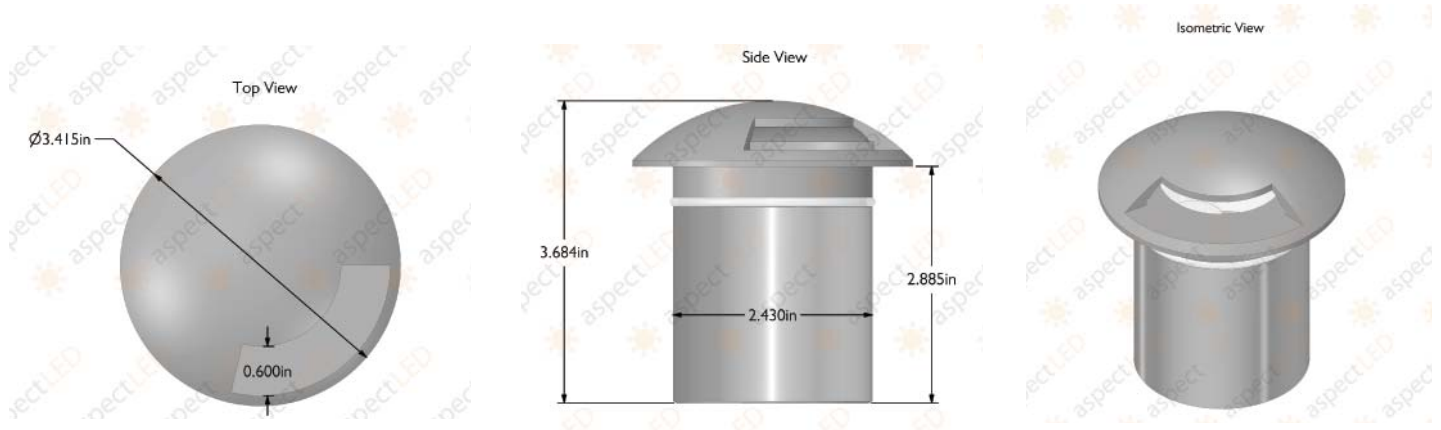
The Walden - Page D19

www.aspectled.com

In-ground Stainless Steel Pathway Light (3W)

MODEL: AL-IG-PW-A21

DIMENSIONS



SKU BUILDER

Model Number

AL-IG-PW-A21

LED Color

Warm White - WW
Cool White - CW
DayWhite - DW
Blue - B
Green - G
Red - R
Yellow/Amber - Y
RGB - RGB

Voltage

12VDC
24VDC
12VAC

Wire Lead Length

2 Feet - 2FT
25 Feet - 25FT
50 Feet - 50FT
100 Feet - 100FT

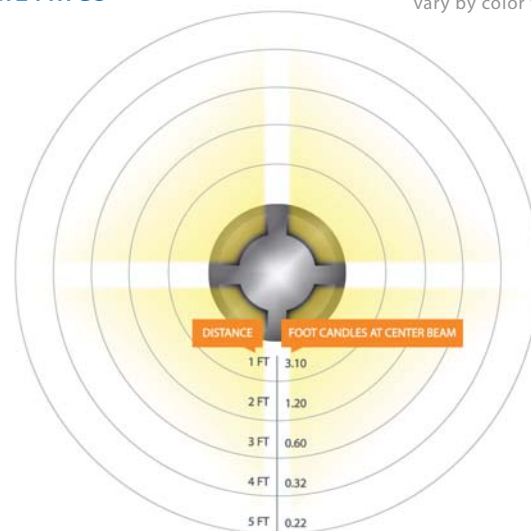
*This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Please specify cut-out choice when ordering fixture.

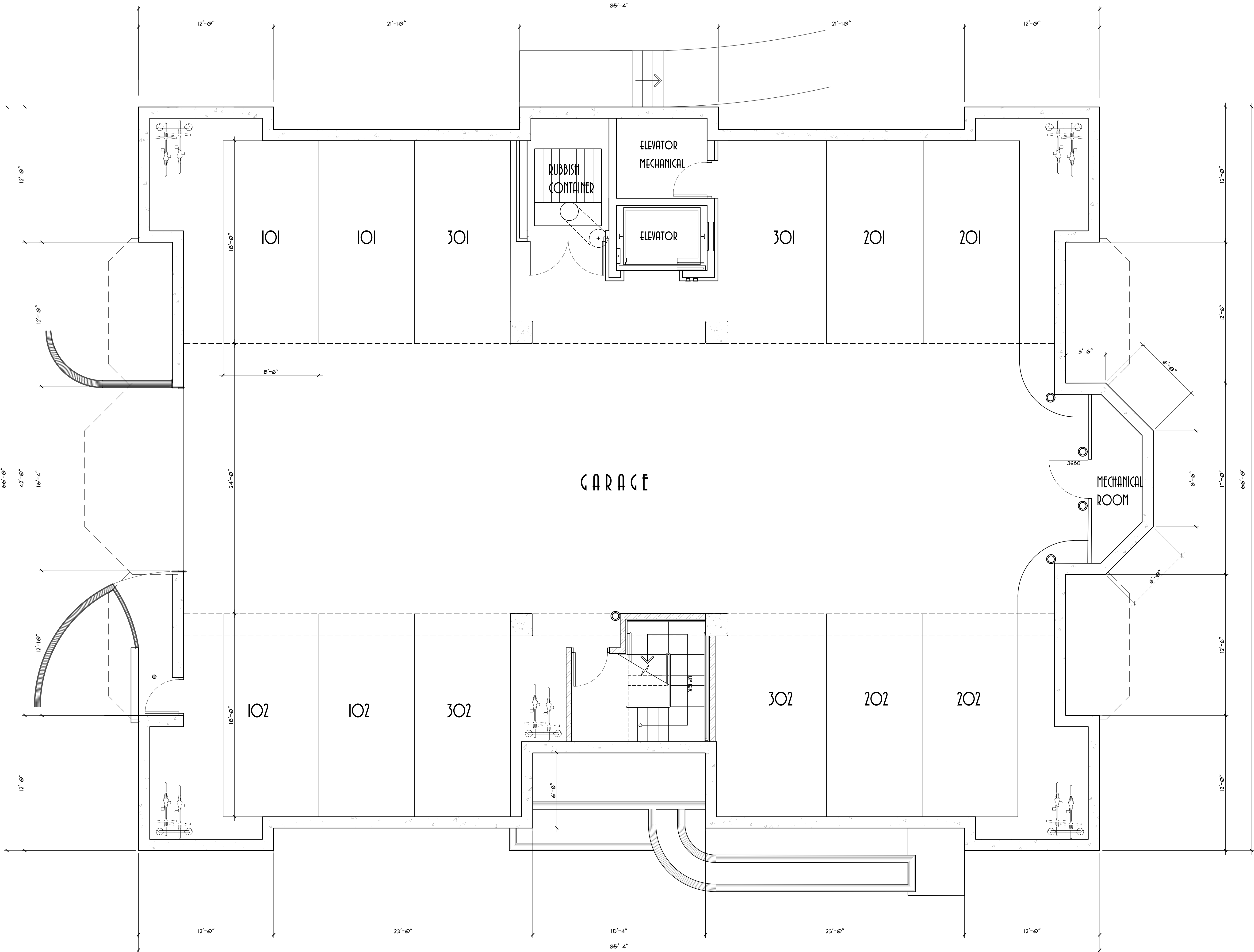
ACCESSORIES

- ☐ **30 Watt LED Power Supply**
SKU: AL-PS-W-30
Price: \$16.99
- ☐ **60 Watt LED Power Supply**
SKU : AL-PS-W-60
Price: \$25.99
- ☐ **100 Watt LED Power Supply**
SKU : AL-PS-W-100
Price: \$37.99
- ☐ **Mounting Sleeve for AL-IG-A21**
SKU: AL-IG-A21-MS
Price: \$3.51

PHOTOMETRICS

*Cool white tested. Light output may vary by color temperature.





GARAGE FLOOR PLAN

1/4" = 1'-0"

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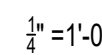
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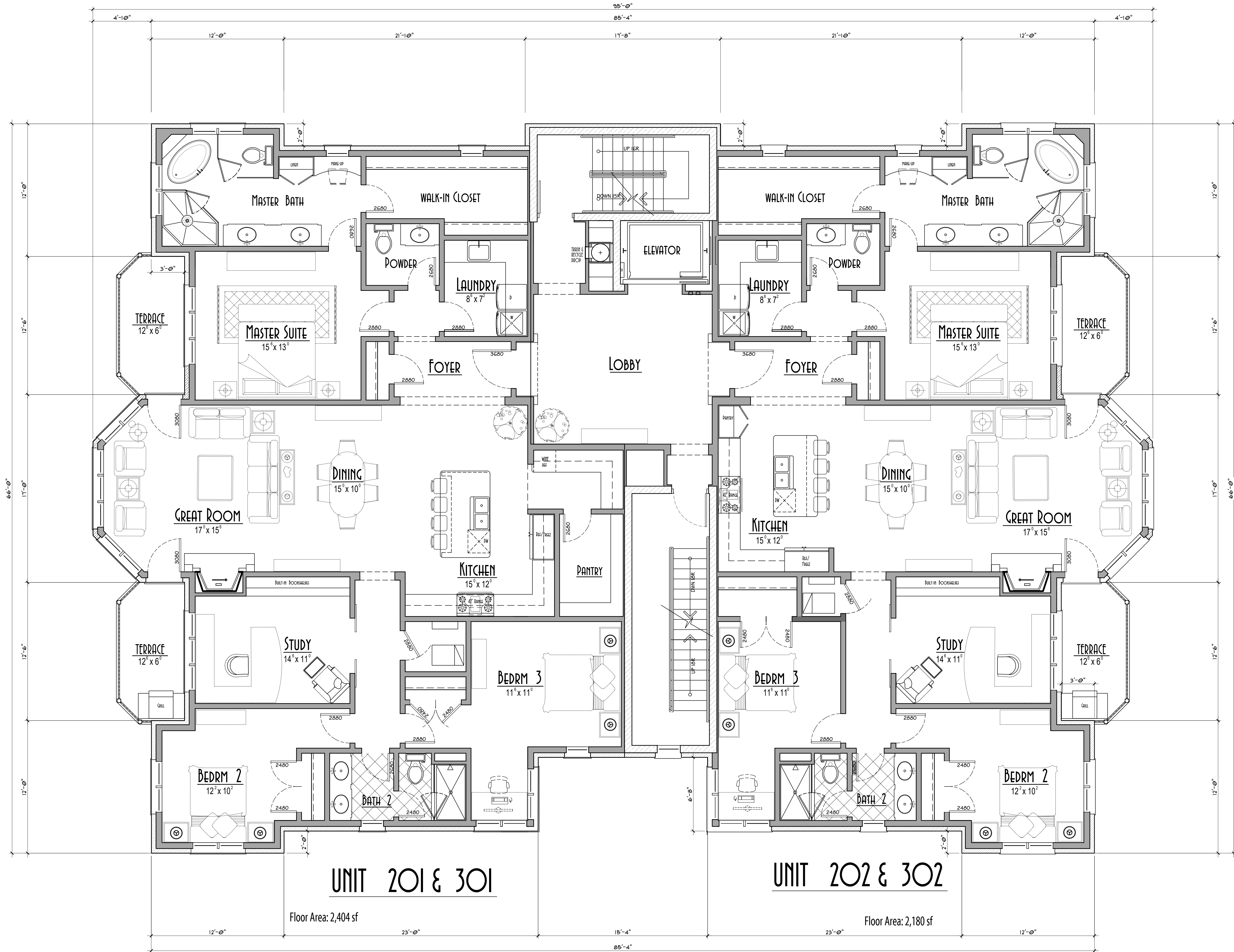
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RICHARD M. SWANSON, AIA
JULIO A. VEGA
PREPARED BY:

DATE: COMMENT

PLAN NO:
1809
SHEET
A7
OF
12



SHEET A8	OF 12
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SECOND FLOOR PLAN

3/8"=1'-0"

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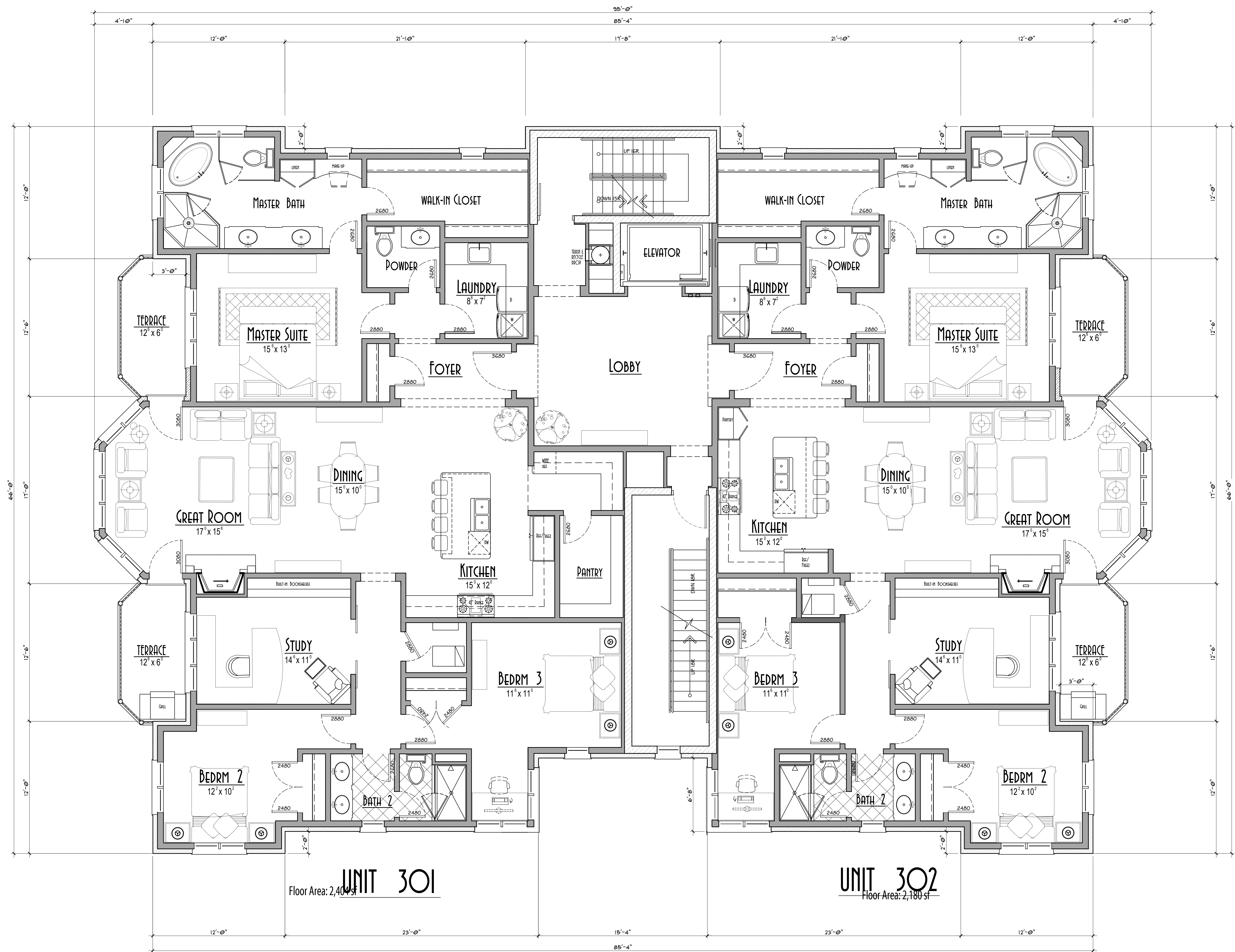
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THIRD FLOOR PLAN

1/4" = 1'-0"

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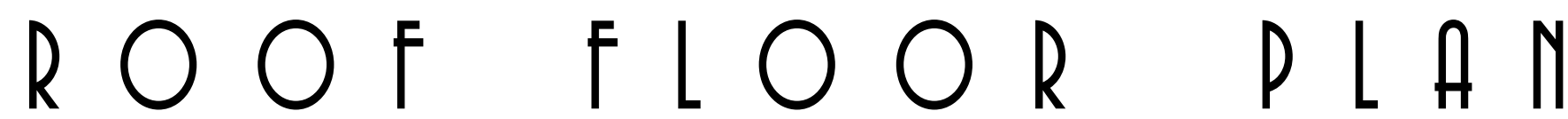
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688 GREENBAY RD

698

EAST ELEVATION

1/8" = 1'-0"

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WEST ELEVATION

1/4" = 1'-0"

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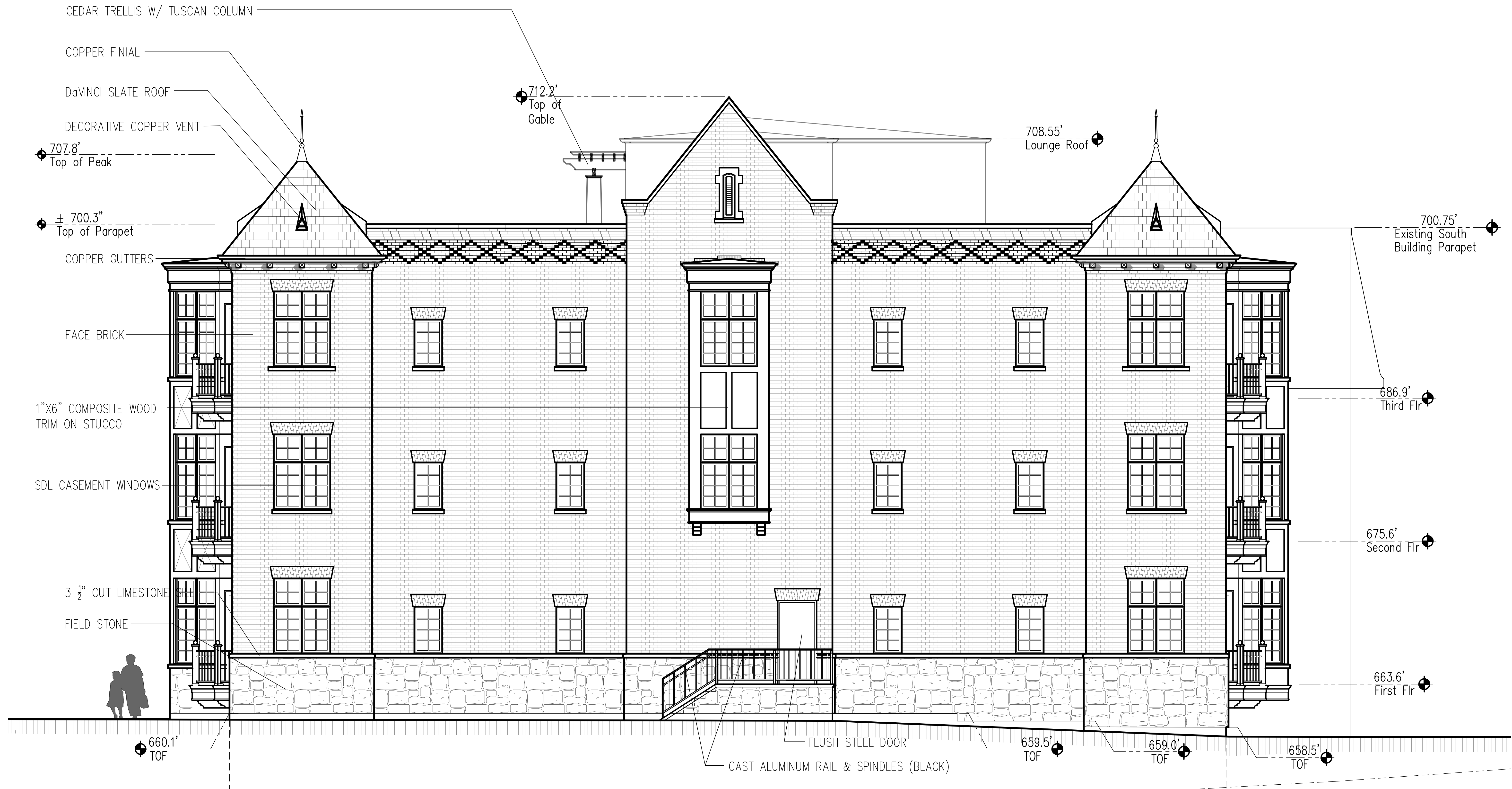
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SHEET	OF
A4	12



NORTH ELEVATION

1/4" = 1'-0"

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SOUTH ELEVATION

1/4" = 1'-0"

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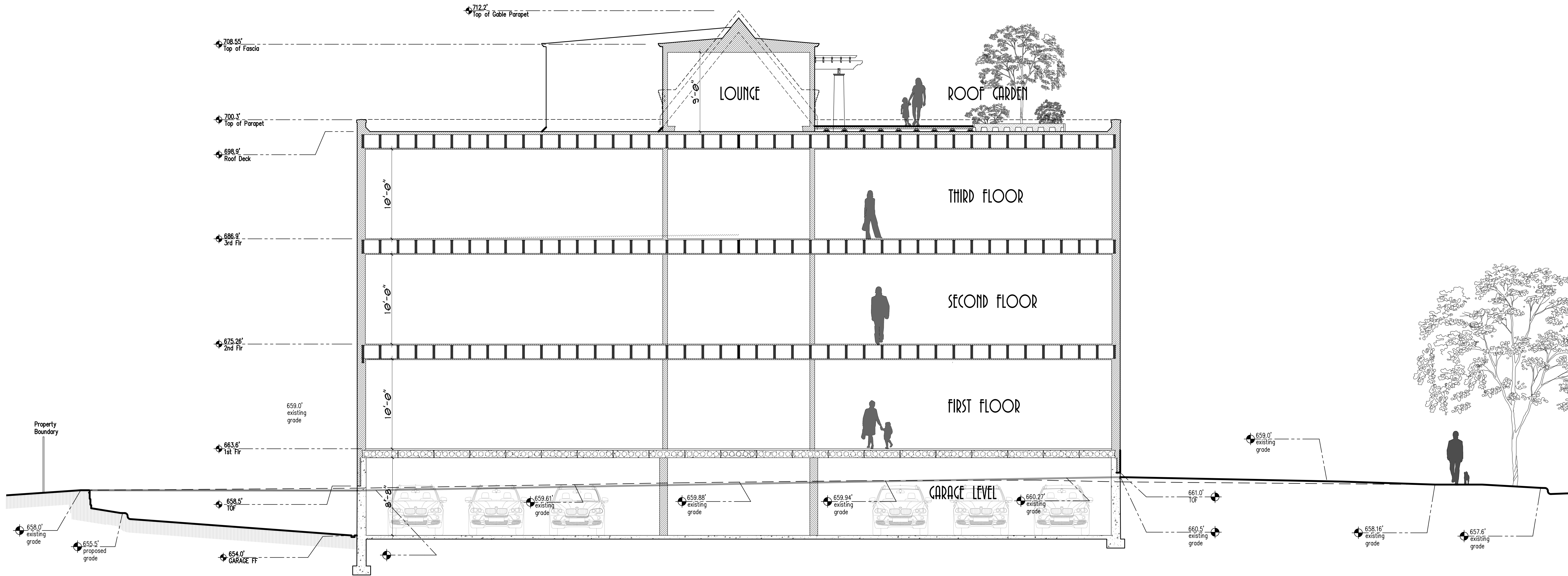
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PLAN NO: 1809

SHEET A6 OF 12



CROSS SECTION BUILDING & SITE

WEST TO EAST

$\frac{3}{16}'' = 1'-0''$

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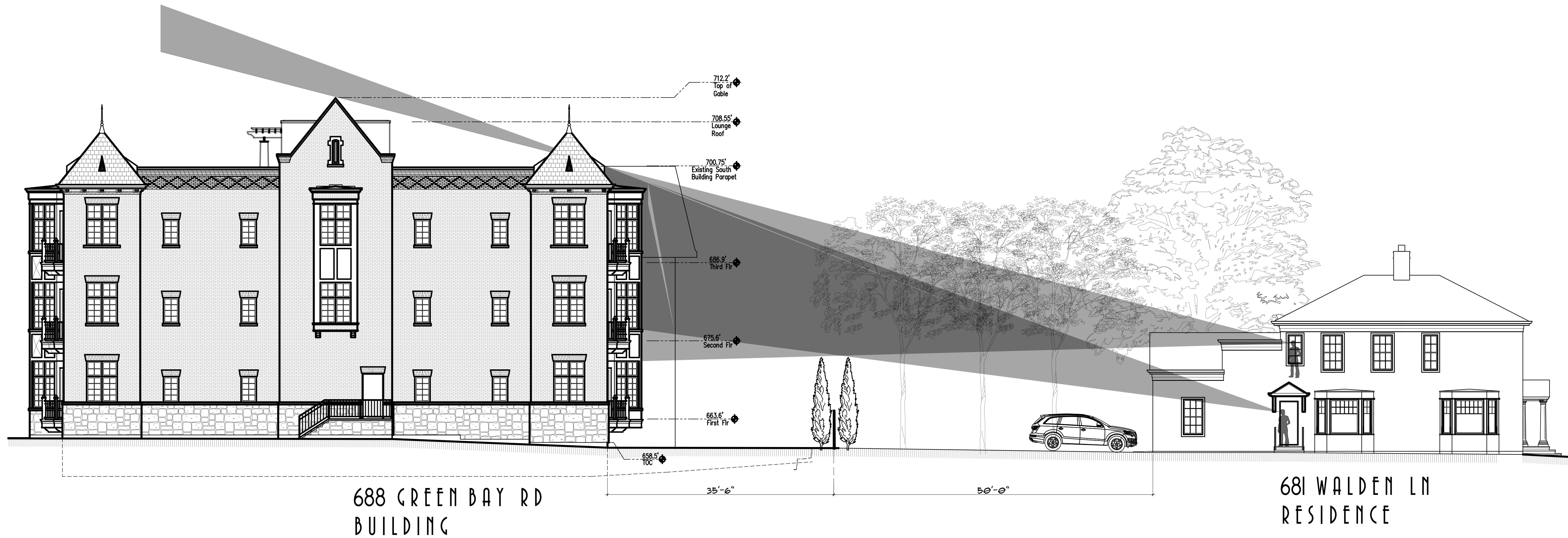
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A12

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12



LINE OF SIGHT STUDY

$\frac{1}{8}" = 1'-0"$

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SHEET
SV1

OF
1

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* Village Forestry Department to perform removal of tree and replacement from approved tree plant list
Cost of removal & replacement shall be at Applicant's expense

1. ONE TREE-ONE INCH CALIPER TREE WILL BE PLANTED ON THE VILLAGE PARKWAY. THE REMAINING INCHES (28) MUST BE ACCOUNTED FOR THROUGH TREE PLANTING ON THE APPLICANT PROPERTY
2. TREE REPLACEMENT IS REQUIRED AND IS BASED ON THE SPECIES AND CONDITION OF TREES TO BE REMOVED. REQUIRED REPLACEMENT SHALL BE AS FOLLOWS:
 - a. REMOVAL INCHES: 114"
 - b. REQUIRED REPLACEMENT DEPOSIT: \$7,750.00

1. PROTECTIVE TREE FENCING WILL BE REQUIRED AT EDGE OF CRITICAL ROOT ZONES FOR ALL TREES TO REMAIN. PROTECTIVE FENCING MUST BE 6'-0" CHAIN LINK OR SIMILAR MATERIAL, DRIVEN POSTS.
2. GRADE CHANGES WITHIN THE TREE PROTECTION ZONES OF ANY PROTECTED TREE ARE PROHIBITED
3. NO STOCKPILING OF ANY MATERIAL FOR ANY PERIOD OF TIME WITHIN TREE PROTECTION ZONES
4. NO HEAVY MACHINERY MAY OPERATE WITHIN TREE PROTECTION ZONE DURING ANY PHASE OF CONSTRUCTION PROJECT, INCLUDING AFTER PROTECTIVE TREE FENCING HAS BEEN REMOVED. OPERATING HEAVY MACHINERY WITHIN TREE PROTECTION ZONE WILL RESULT IN A STOP WORK ORDER.



MANUFACTURER NOTES:

1. EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2'5" TO 4" FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS.
2. USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3'-4' APART. PLACE THE CAP'S TOP LIP/FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

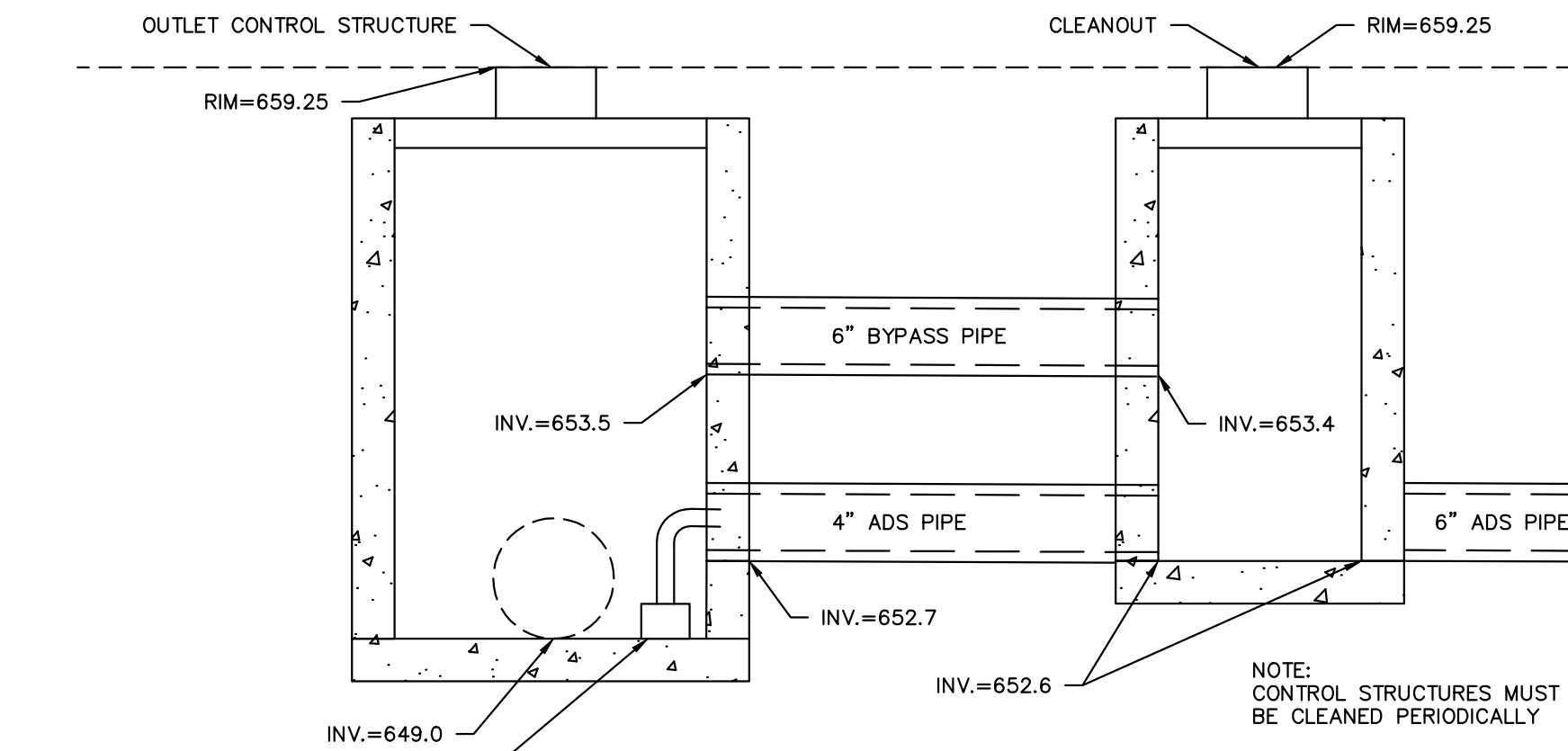
NO SCALE



MANUFACTURER NOTES:
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NO SCALE

Resource One
Landscape Architects
Hillside Drive Barrington, IL 60010
Tel: 847 942-2727 Wilsonwdw@aol.com



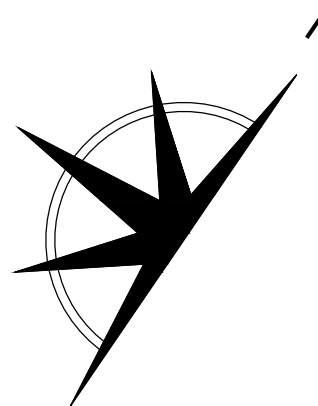
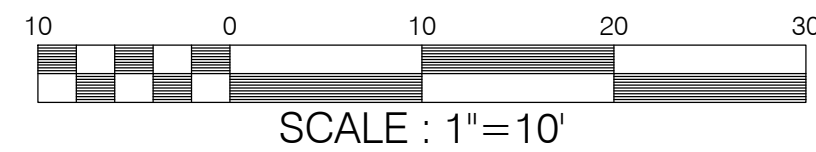
DETENTION SUMMARY

REQUIRED VOLUME = 0.082 AC.-FT (MWRD MODIFIED RATIONAL METHOD)
 PROVIDED VOLUME = 0.10 AC.-FT.
 - UNDERGROUND STORAGE = 0.10 AC.-FT.
 ALLOWABLE RELEASE RATE = $Q = 0.15 \times 3.6 \text{ IN/HR} \times 0.34 \text{ AC.} = 0.18 \text{ CFS}$
 HIGH WATER LEVEL = $649.15 + 3.75 = 652.9$ (GARAGE FLOOR = 654.0)

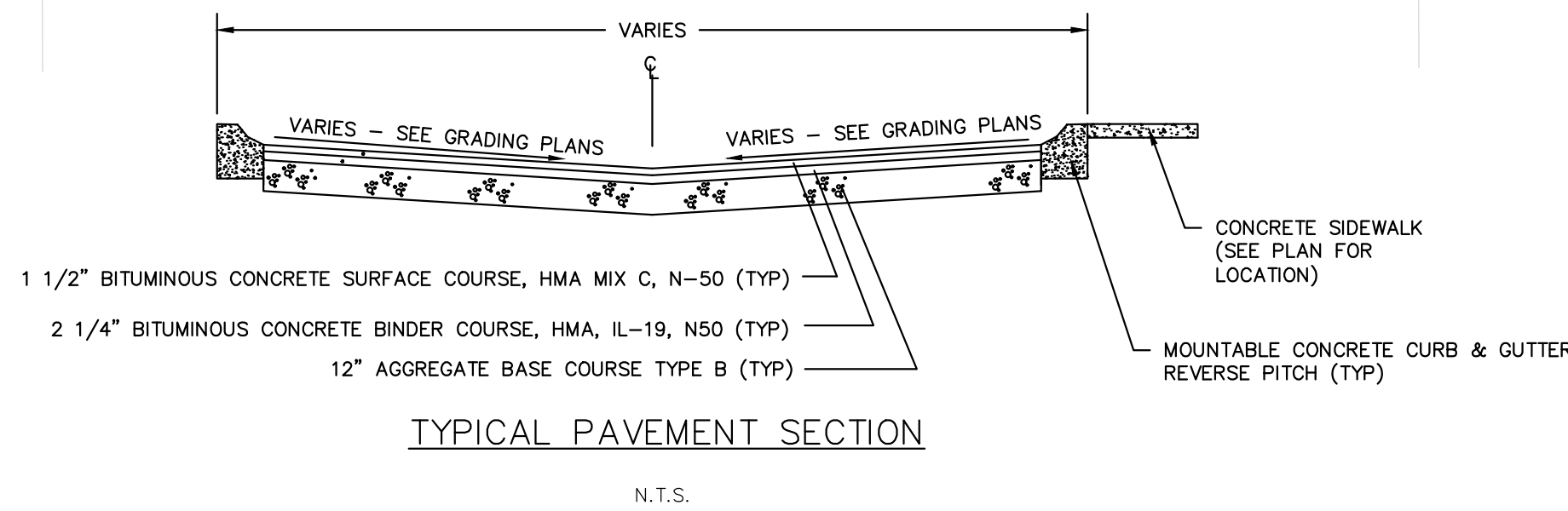
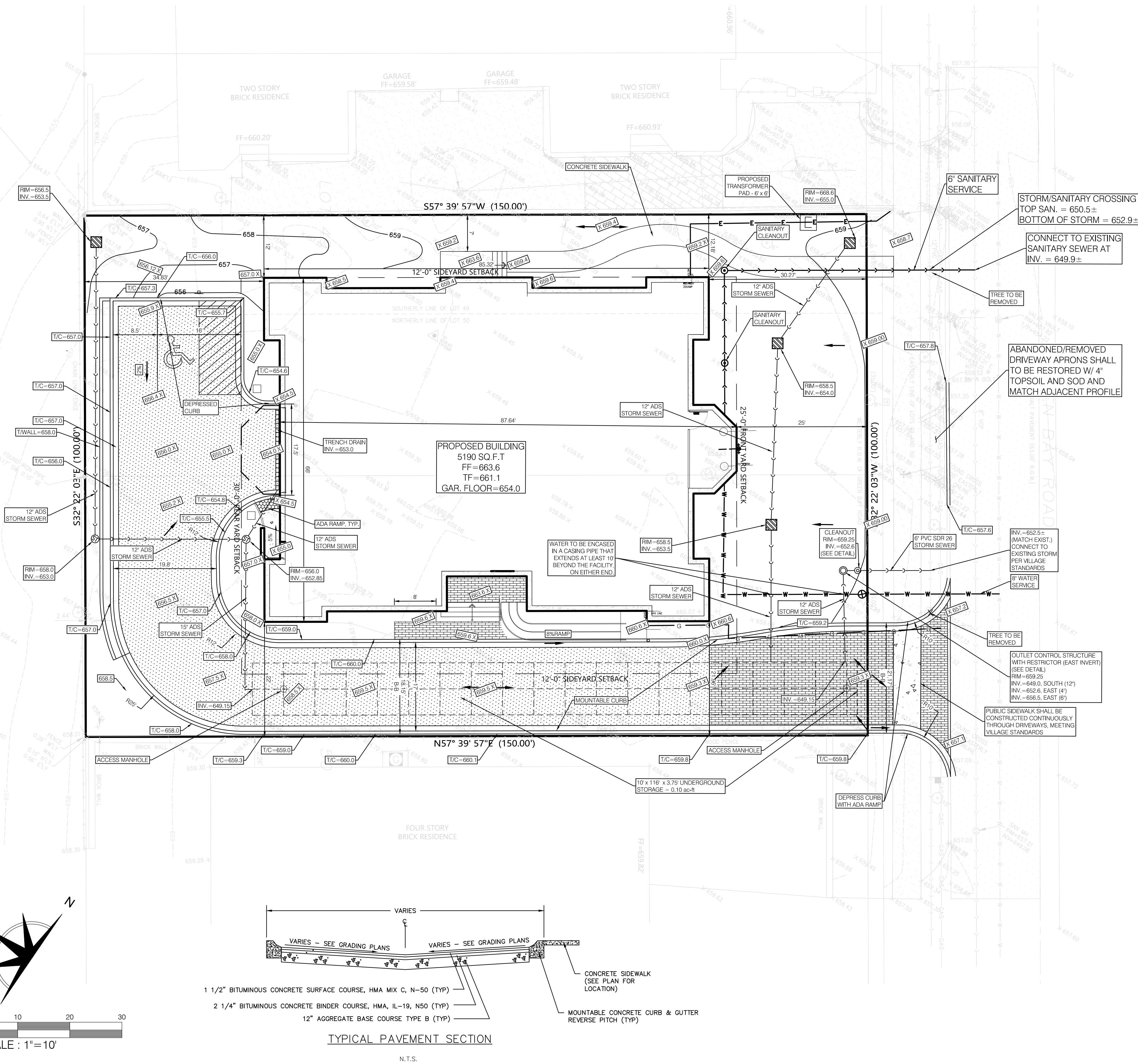
BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON BASED ON
 ILLINOIS STATE PLANE COORDINATES,
 ZONE EAST, N.A.D. 1983

- LEGEND**
- SIGN
 - BOLLARD
 - AC UNIT
 - ELECTRIC METER
 - GAS METER
 - CLEANOUT
 - POWERPOLE
 - STORM INLET
 - STORM MANHOLE
 - STORM CATCH BASIN
 - MANHOLE
 - SANITARY MANHOLE
 - WATER B BOX
 - FIRE HYDRANT
 - WATER VALVE
 - WATER VALVE VAULT
 - ELECTRIC PEDESTAL
 - TELEPHONE PEDESTAL
 - LIGHT POLE
 - ELECTRIC TRANSFORMER
 - DECIDUOUS TREE
 - CONIFEROUS
 - BUSH
 - PROPERTY LINE
 - OHW — OHW
 - EXISTING SANITARY LINE
 - EXISTING STORM LINE
 - W — W — W
 - EXISTING WATERMAIN
 - EXISTING CONTOUR
 - CENTERLINE ROAD
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - EXISTING TREE LINE
 - EXISTING BUILDING
 - EXISTING CONCRETE
 - EXISTING PAVEMENT

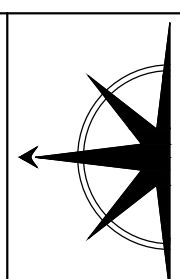
BENCHMARK:
 SITE BENCHMARK NUMBER 401
 NORTH FLANGE BOLT AT 694 N. GREEN BAY ROAD.
 ELEVATION=659.52' NAVD88



SCALE : 1"=10'



PREPARED FOR:
REVEST PARTNERS LLC
 745 CONSTANCE LANE
 DEERFIELD, IL 60015

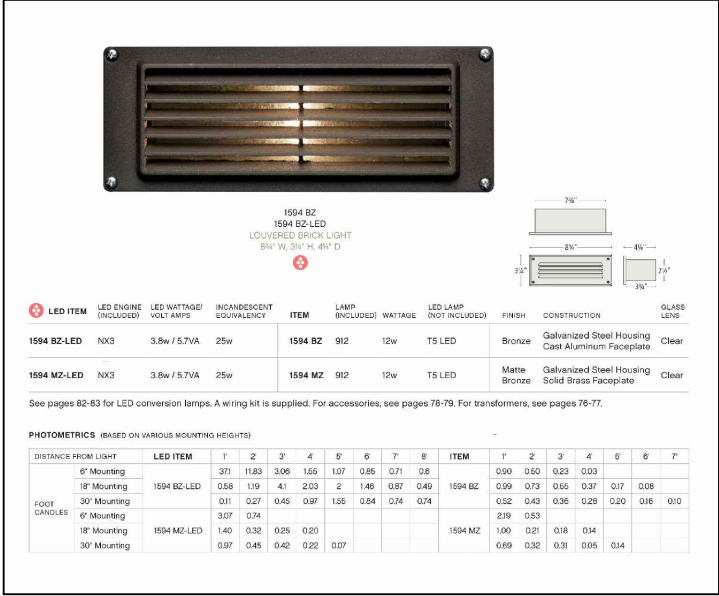


PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Entitlement - Project Feasibility
 4320 Winfield Drive - Suite 200 Warrenville Illinois 60555
 o: 630-300-0933 c: 630-624-0520

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	01-20-20	CHANGES MADE PER ARCH. COMMENTS			
2	01-23-20	REVISED PER VILLAGE LETTER DATED 01-06-20			
3	02-19-20	REVISED PER VILLAGE LETTER DATED 02-07-20			
4	03-11-20	REVISED PER VILLAGE REVIEW			

PRELIMINARY ENGINEERING PLAN
THE WALDEN - 688 GREEN BAY ROAD

FILE NAME: LAYOUT PLAN	DSGN. BY: ESM	JOB NO:	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: TWA	DATE: 10-29-19	SCALE: 1"=10'	C1 of C2



LUMINARIES SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	TYPE	LLF	DESCRIPTION
	1	A	40	LED	0.900	HINKLEY "RALEY" PENDENT #1602MB-LL (BLACK)
	23	A-1	5.9	LED	0.900	ASPECT MODEL AL-1G-PW-A121 PATHWAY LIGHT (STAINLESS)
	2	A-2	14	LED	1.000	JUNO 1C20LEDT24 5"
	2	A-3	19.373	LED	0.900	HINKLEY 10231TK "FOUNDRY CLASSIC" (BLACK)
	9	A-4	6	LED	0.900	LOUVERED BRICK LIGHT #1594 BZ-LED (BRONZE)

PHOTOMETRICS PLAN

1"=10'-0"

1"=10'-0"

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES

688 GREEN BAY ROAD
WINNETKA, ILLINOIS

RM
SWANSON

1930 AMBERLEY CT OFFICE: 847.234.6655
LAKE FOREST, IL. 60045 FAX: 847.615-8851

DESIGNED BY:
R. SWANSON

PREPARED BY:

DATE:	COMMENT:
-------	----------

PLAN NO:

SHEE

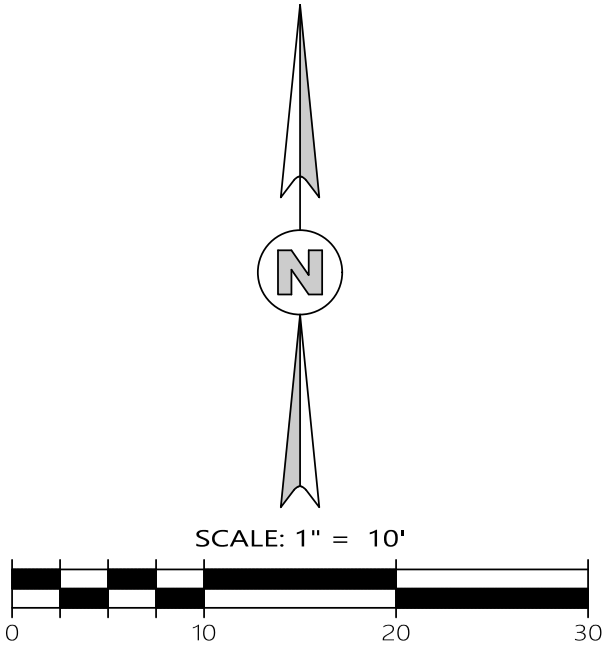
OF

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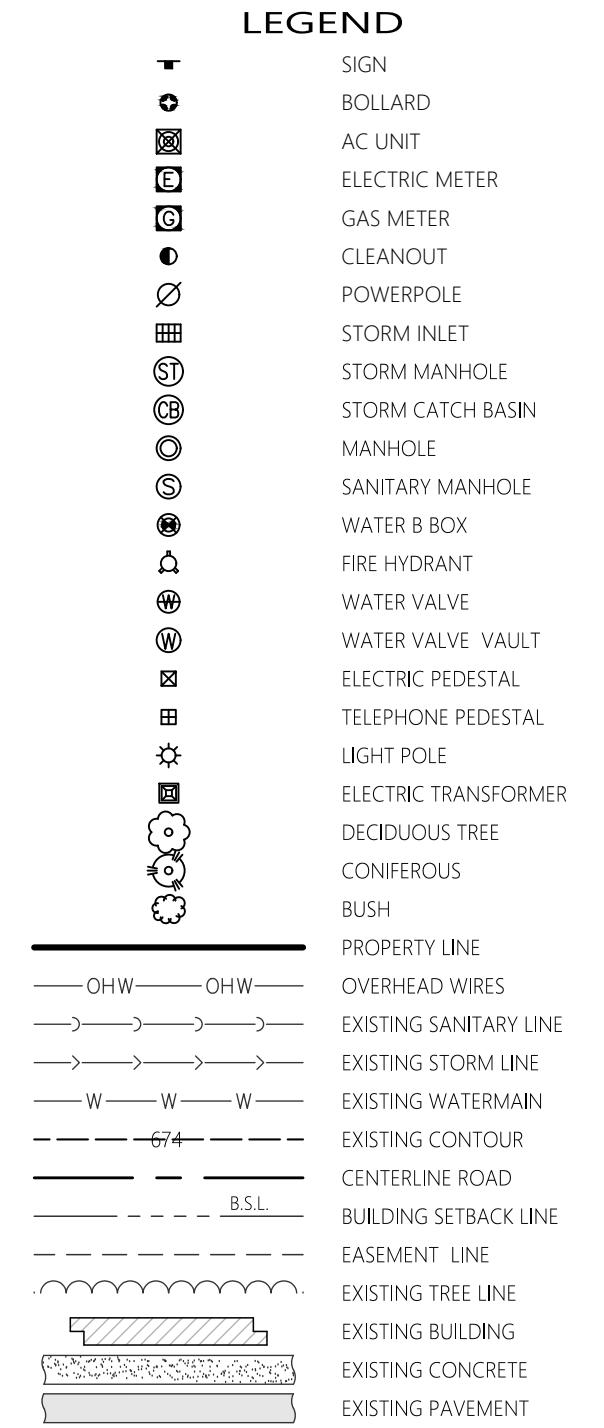
BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS. AND THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983



BENCHMARK:
SITE BENCHMARK NUMBER 401
NORTH FLANGE BOLT AT 694 N. GREEN BAY ROAD.
ELEVATION=659.52' NAVD88

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



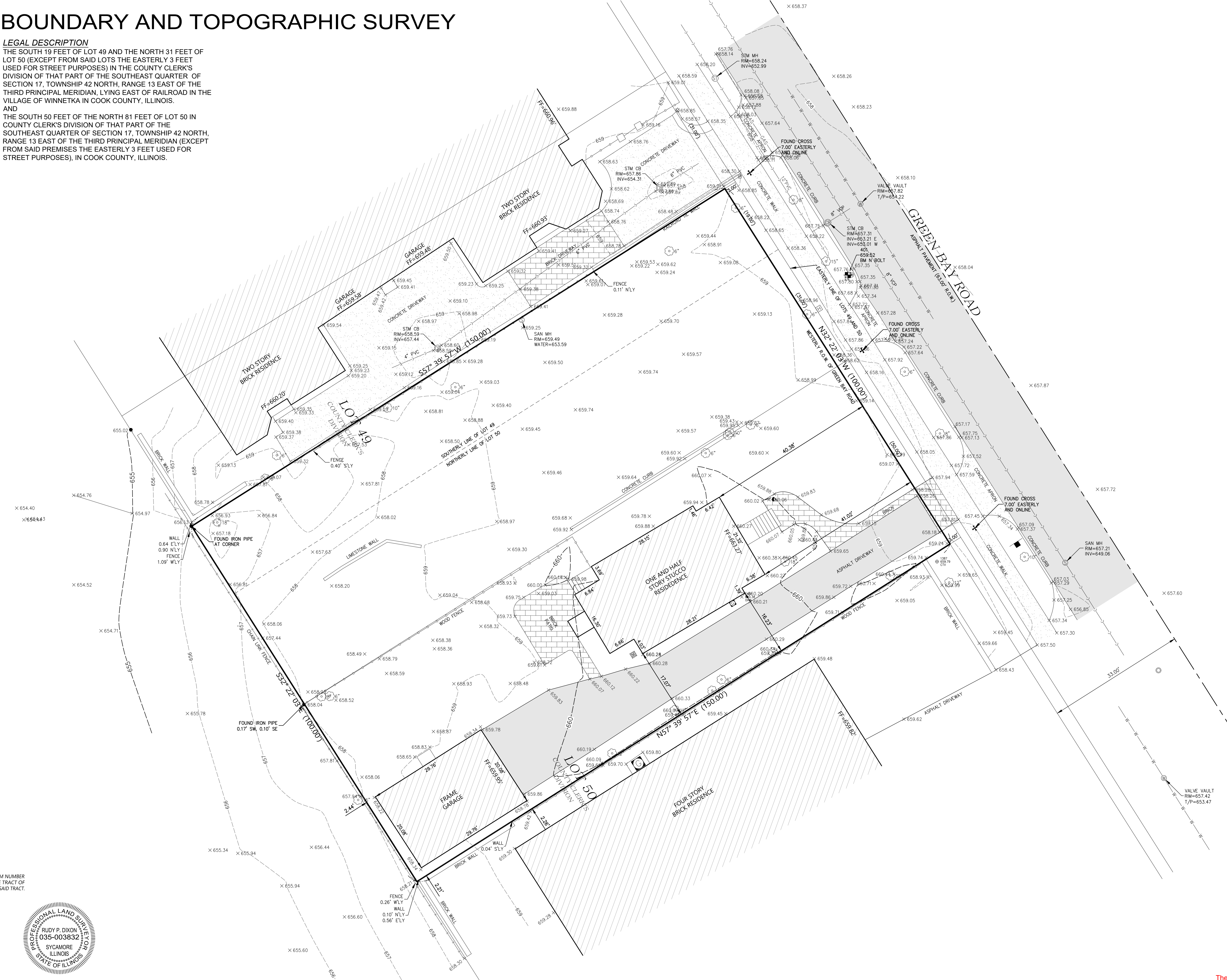
Know what's below.
Call before you dig. (OUTSIDE CHICAGO AREA)
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123



JULIE
Call before you dig. (OUTSIDE CHICAGO AREA)
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123

STATE OF ILLINOIS }
COUNTY OF DEKALB }
WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.
GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF OCTOBER, A.D. 2019, AT SYCAMORE, ILLINOIS.

RUDY P. DIXON ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003832
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PROJECT NUMBER: 19-0181
DATE: 2019-10-15
SHEET: 1 OF 1
DRAWING NUMBER:

PROJECT ADDRESS: 694 N GREEN BAY ROAD
WINNETKA, IL

REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

ENGINEER:
ESM CIVIL SOLUTIONS, LLC
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY
4320 WINFIELD ROAD - SUITE 200 WINDFIELD, IL 60555
O: 630-300-0933 C: 630-624-0520

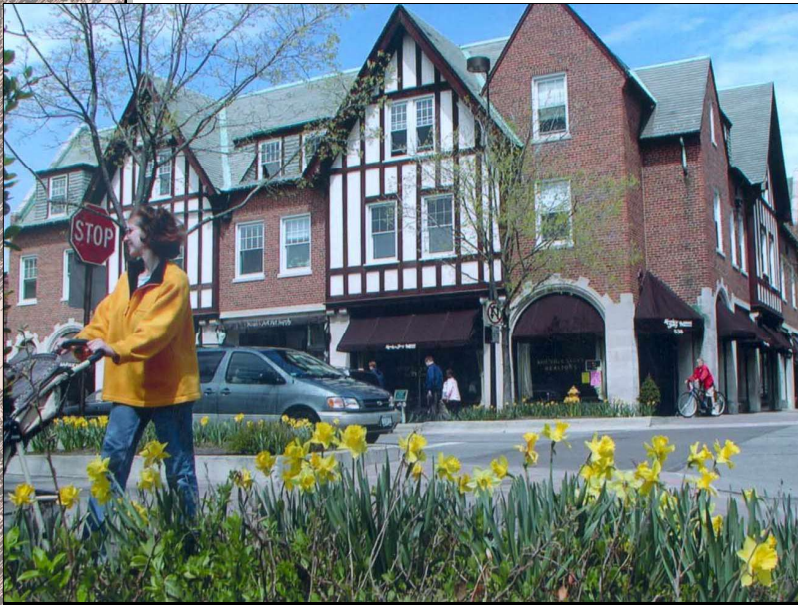
SURVEYOR'S NOTES:
1) PARTS THEREOF ARE GIVEN IN FEET AND DECIMALS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF THE PROJECT, THE SURVEYOR SHOULD BE CONSULTED TO DETERMINE THE EXACT LOCATION OF THE PROJECT AND THE EXISTING UTILITIES.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN THIS PLAT ARE BASED ON THE SURVEYOR'S FIELD MEASUREMENTS AND/OR BEARINGS.
5) DOCUMENT DIMENSIONS AND/OR BEARINGS.

PUBLIC UTILITY FACILITIES:
P.U. & S.U. PUBLIC UTILITY FACILITIES SHOWN ARE BASED ON FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

The Village of

Winnetka

Design Guidelines



Village of Winnetka, Illinois

Design Guidelines

Building and Architecture

I. Contextual Design

Commercial, mixed-use, institutional and multiple-family development projects should reflect an understanding of the immediate site surroundings and the village-wide character. Contextual design reflects existing features including massing, height, setbacks, proportions, scale, roof forms, materials, articulation, lighting, signs and awnings while creating appropriate architectural design.

The prevalence of the English Tudor style throughout the Village dictates smaller structural bays and massing, limited building heights, variety in roof forms, mix of materials and special attention to detailing and fenestration proportions and patterns. It is not the intent of these guidelines to recreate traditional architectural styles that do not allow for contemporary architectural designs or materials, but to provide a framework within which good design can flourish in context and enhance the existing Village character.

II. Uses

The three districts have a mix of uses that includes commercial, mixed-use, institutional and multiple-family facilities.

Exclusively commercial buildings make up a small percentage of the structures within the districts. They are typically single-story buildings that house a single retailer with on street frontage and a large expanse of storefront. These buildings are strongly horizontal with large sign bands and varying stylistic detailing.

Most buildings in the commercial districts are mixed-use. The architectural designs are based on a traditional two-part structure with retail on the ground floor and offices or residences above. The facades clearly separate the two uses through changes in materials and wall plane as well as changes in fenestration, with large glass storefronts on the street level and punched windows above creating a hierarchy of public versus private spaces. In select locations, where large or awkward site geometry suggest, alternatives to the existing mixed-uses may encourage the use of first floor courtyards or pedestrian ways instead of uninterrupted commercial space.

Institutional buildings include a wide variety of building types and uses such as civic buildings (Village Hall), schools, libraries, churches, recreational facilities and utilitarian public works facilities. Most institutional structures located within the Elm Street District are designed in the Classical Revival, Contemporary or Georgian styles. Most schools and churches are located within residential neighborhoods. Typically, institutional structures are freestanding and larger in scale as they represent unique aspects of community life: governmental, religious and educational. The design of institutional buildings, whether new or an alteration to an existing building, should reflect the context of their immediate surroundings and respect the existing neighborhood while identifying their function.

Design Guidelines

Multiple-family buildings are structures limited to residential use only including condominiums, townhomes and apartment buildings.

III. Historic Buildings & Building Elements

Although the Village of Winnetka developed from a plat recorded by Charles E. Peck in the 1850's, many of the commercial structures in the main shopping districts were built during the 1920's. Future project designs should reinforce the established character, massing and scale. New developments and alterations are encouraged to incorporate historic building elements and forms from adjacent structures in order to maintain a cohesive district. (See figures 9, 10, 11, 12, 13)



Figure 9



Figure 10



Figure 11



Figure 12



Figure 13

Village of Winnetka, Illinois

IV. Style(s)

In Winnetka, a variety of architectural styles has flourished, the most common of these are:

- a. **English Tudor.** The most prominent Winnetka architectural style is characterized by a mixture of materials, medieval detailing, human scale and proportion. A typical commercial building has a heavy masonry base with the upper floors articulated by timber and stucco bays and punched windows. Most of the Tudor buildings range from 1-½ to 2 -½ stories in height. The top story is usually concealed under a steeply pitched roof interrupted by cross gables and dormers. (See figures 14 & 15)
- b. **Georgian.** Several prominent institutional buildings reflect the Georgian style, which is characterized by a symmetrical facade, hipped roof with gabled entry, classical detailing and the use of quoins to articulate the corners. Georgian buildings are generally constructed of brick with limestone detailing. The fenestration pattern on Georgian buildings is typically small stacked punched openings with double-hung, divided-light windows. (See figure 16)
- c. **Art Deco.** Art Deco is a style of decoration consisting largely of low-relief geometrical designs of straight lines, zigzags, chevrons and stylized floral motifs. The style is a conscious expression of modernity and the machine age. Exterior architectural materials vary from smooth faced concrete and stone to metal, terra cotta and glass. Predominant Midwest Art Deco buildings, as exemplified in Winnetka, are built of dressed limestone and are generally horizontal, most often single story commercial structures with low-relief stylized designs at the sign band. (See figure 17)



Figure 14 English Tudor



Figure 15 English Tudor



Figure 16 Georgian

d. **Dutch Colonial.** Dutch Colonial shares some common elements with English Tudor most notably the roofline. Most colonial buildings range from 1 ½ to 2 stories and have a steeply pitch roof with a gable or dormer interrupting the roofline. Dutch Colonial buildings are usually constructed of brick with simple abstract detailing. (See figure 18)

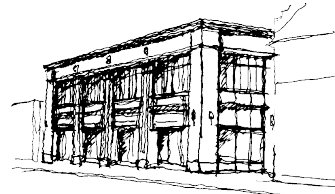


Figure 17 Art Deco

e. **Contemporary.** Contemporary architectural styles include buildings that were built within the past forty years and vary greatly in design, materials and detailing. They range in height from 2-½ to 4 stories. Many have not reflected Winnetka's character in terms of scale or design. The more recent contemporary buildings incorporate historic elements into facade articulation. (See figure 19)



Figure 18 Dutch Colonial

V. Building Mass

Massing of a building should acknowledge the size of adjacent structures. Any changes in massing should relate to the primary and secondary building facades, the structural bay rhythms and the hierarchy of the use of the building. Massing of additions should respect the existing building volumes and contribute to the identity and hierarchy of the original building.



Figure 19 Contemporary

a. **Setbacks:** Setbacks are defined as the relationship of the facade to the property line. Upper level setbacks on the primary and secondary street fronts are not allowed except as indicated below.

Commercial and Mixed Use: A continuous "streetwall" along primary commercial thoroughfares should be provided and building facades should be located to create this uniform setback. While commercial zoning standards provide for front setbacks of up to 3 feet, new developments should align with adjacent buildings along the property line. In the Indian Hill Business District, restricted sidewalk widths may warrant a setback of 1 to 3 feet, to be evaluated on a case by case basis. Setbacks should be provided where appropriate to enhance landscaped areas and/or widen restricted sidewalks to provide appropriate widths. The main facade should be orientated to the primary commercial thoroughfare.

Upper level setbacks, which create continuous open terraces, are not allowed on the primary facades. Small setbacks (such as 10'-0" maximum), no greater than one bay width (maximum 20'-0") with a continuous roof eave line, will be considered on upper floors only. The ratio of upper level setbacks must be considered with regard to the building's proportions and scale. No continuous upper level setbacks or corner setbacks will be considered.

Roof gables should be in the same plane as the primary building facade except for the 6"-12" projections allowed under Section VI.c, Articulation. Roof eaves should meet and project beyond the primary facade to create horizontal rhythm. (See figure 20) Buildings located on corner sites should hold the property line or "streetwall" at the intersections of both thoroughfares. Slightly rounded or angled building corners at intersections are acceptable to enhance the pedestrian flow and visibility.

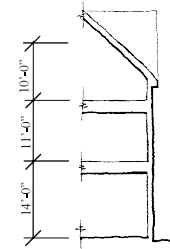


Figure 20

Institutional: Institutional buildings are located throughout the village in various zoning districts and are most often freestanding structures. They frequently function as a transitional element between zoning districts. If an institutional building is located within a commercial district, the mass of the building is encouraged to break from the "streetwall", creating open public space, establishing the hierarchy of the building within its context and creating both a focal point and a visual relief within the commercial district. Additions to existing institutional structures should respect the established setbacks of the original building and should be sensitive to the context of the surrounding zoning area, particularly residential neighborhoods.

Multiple-family Residential: Multiple-family residential buildings are generally located along Green Bay Road, creating a transition between a commercial thoroughfare and single-family residential zones. The B-1 and B-2 multiple-family residential zoning districts call for a 25'-0" front yard setback whereas multiple-family buildings within the C-1 and C-2 zones require a 1'-0" to 3'-0" setback. New multiple-family developments occurring at the edge of the C-1 and C-2 districts should have a front yard setback of 1'-0" to 6'-0" to create a transition between the commercial and residential districts. The primary facade should be located on the main thoroughfare for all zoning districts.

b. **Height:** Existing building heights in the commercial districts vary between single-story commercial buildings to 3-story mixed-use and institutional structures.

Commercial and Mixed Use: The existing building heights are consistent at 2-3 stories within the heart of the commercial district. Buildings of this height are appropriately located within dense pedestrian districts and along Green Bay Road whereas buildings of 1 and 2 stories function well as transitions to single-family residential areas. Single-story buildings are appropriately located along the automobile-oriented south end of Green Bay Road at Indian Hill. Based on existing building heights, new buildings or building additions should have transitional elements or bays such that the new building height will not vary more than ½ story lower than the immediate adjacent buildings while complying with the requirements of the zoning ordinance. (See figure 21) The current zoning restricts all building heights to 2 ½ stories within the B and C zoning districts.

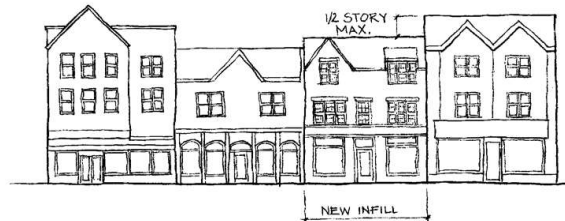


Figure 21

Institutional: The height of institutional buildings will vary depending on the use and location of the structure. Institutional buildings located within the commercial zoning districts (C-1 and C-2) are typically more monumental in scale and massing, and the minimum height to the eave line or parapet should not be less than 30% of the length of the primary facade or 25 feet, whichever is greater. The maximum height must conform to the existing zoning requirements. The height of institutional buildings located in the multiple-family (B-1 and B-2) or single family (R-1 through R-5) zones should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions to existing facilities should respect the existing heights and not differ from the established eave line by more than ½ story. Additions and alterations should be sensitive to the context of the surrounding zoning area.

Multiple-family Residential: Many of the older multiple-family residential buildings are built to the outdated zoning standard height of four stories, whereas the height of recent and new multiple-family developments is limited to 35 feet and 2 ½ stories.

- c. **Roof Forms:** Roof forms contribute to the massing, scale and proportions of all buildings. Manipulation of the form can help distinguish between residential, commercial and institutional structures. Sloped roof systems, while containing the commercial ½ story defined by the zoning ordinance, should have eave lines that extend to the perimeter of the building eliminating upper story setbacks at the primary elevation. The continuous length of any roof on a primary facade should be limited to

20'0", without a break in plane using dormers, gables or hip roofs. These should be designed in conjunction with the Vertical Rhythm, Section VIIb.

Commercial and Mixed Use, Multiple-family Residential: The predominant roof form within the districts is a pitched shingle roof with cross gables, projecting eave line and brackets reflecting the structural bay rhythm of the building. Variations of the gable and roof pitch contribute to the general breakdown of the building mass and contribute to the steady streetwall rhythm. No roof pitch is to be greater than 60 degrees (21:12) or less than 35 degrees (8:12). (See figures 22 & 23)

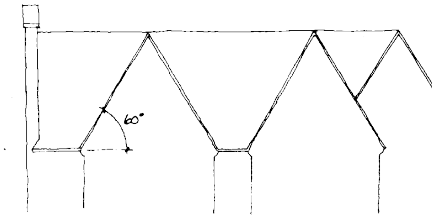


Figure 22

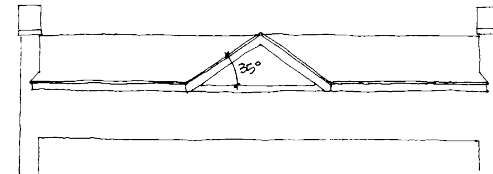


Figure 23

Institutional: The roofs of the institutional buildings should have shallower sloped roofs than the commercial structures and be composed of basic gable, hipped or flat roofs. The pitch of sloped roof systems should range between 25 degrees (6:12) and 45 degrees (12:12). Contextual sloped and gabled roofs are preferred. Flat roof systems must be concealed from view by a decorative parapet. The roof structures should not break up the mass of the structure, but emphasize overall volume through a uniform ridge, eave or parapet line. A cross or open gable can be introduced to provide hierarchy to the facade and identify the entry or wings. Additions to institutional structures should respect the existing roof form and slope, however, the height of the ridge, eave and parapet line can vary per the height restrictions outlined in Section V.b. (See figures 24 & 25)



Figure 24

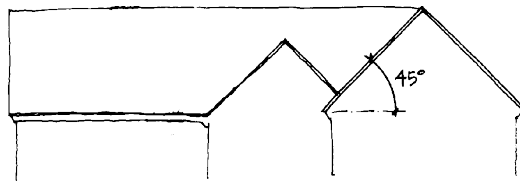


Figure 25

VI. Proportion/Scale

Winnetka's original 1920's comprehensive plan was designed before the prevalence of the automobile and therefore was pedestrian oriented. Although the automobile dominates life in the 21st century, it is the intent of the Village to retain a positive pedestrian experience within the Village commercial centers. The character of the Village requires that a pedestrian balance be retained and encouraged. Unless noted otherwise, any alteration to the commercial districts must be designed to fulfill this goal.

- a. **Horizontal Rhythm:** The breakdown of the building facade into horizontal bands provides human scale and proportion to the facade. The relationship of horizontal banding among buildings can unify the street elevation.

Commercial and Mixed Use: The commercial district must convey the hierarchy of the pedestrian experience through the development of horizontal rhythms. The height of the street level elevations (floor to floor) should be 20% greater than the upper floor to floor dimensions. A building base, middle and top should be strongly articulated through materials, details and changes in the plane of the wall. The retail storefront facade should be differentiated from the facade of the upper stories. (See figure 26) The street and storefront facade should be horizontal, contiguous and harmonious with the adjacent and facing structures. Storefront systems, awnings, and entrance doors should be selected to be harmonious and similar to the adjacent buildings' scale and proportion.



Figure 26

Institutional: Institutional structures such as civic buildings and churches convey hierarchy through larger massing, scale and proportion. The base of the building should be articulated separately from the upper floors to give the building weight and an appearance of solidity, reliability and endurance. The height of the first floor should be a minimum 20% greater than the height of the upper floors. To add to the formality of an institutional structure, an elevated first floor should be considered while complying with Federal and State ADA requirements (refer to Section VII.f). Additions to existing structures should respect the existing horizontal rhythms in order to maintain and enhance the original scale and proportion of the structure.

- b. **Vertical Rhythms:** The breakdown of the building facades into vertical bays creates a sense of progression and scale to the streetwall as well as individual buildings. Vertical rhythms break down the length of a building while unifying the floors from grade to eave. Fenestration patterns will emphasize the vertical rhythms, see Section VI.d.

Commercial, Mixed Use, Multi Family Residential: Facades are to be articulated to express a vertical rhythm that is directly related to the structural columns and bays. Structural bays should not exceed 20 feet in width.

Structural elements and bays should be architecturally articulated on the facade to add interest, scale, proportion and detail. Structural bays should be recessed and/or projected approximately 6"– 12" to provide a variety of changes of plane, interest in light and shadow and to establish a hierarchy with the architectural elements. Some variation of facade materials from bay to bay is encouraged. No building facade that faces a street or pedestrian open space may have a blank uninterrupted length greater than 20 feet.

Institutional: The scale and proportion of institutional buildings should be appropriate to the function and use of the building. The scale of prominent civic buildings such as a village hall or central library would differ from a recreation

center. The facades of prominent civic buildings are to be articulated so as to distinguish them from their context. Emphasis of the vertical rhythms and structural bays should be minimized to provide a larger building mass to establish the hierarchy of the building. Vertical rhythms should reinforce the importance of the structure with 1 to 10 foot projections restricted to larger building masses that span 40-60 feet. The large-scale change in mass will establish hierarchy within the building facade. (See figure 27) Educational, recreational and public works facilities located near or adjacent to a residential district, should provide a contextual design sensitive to the neighborhood.

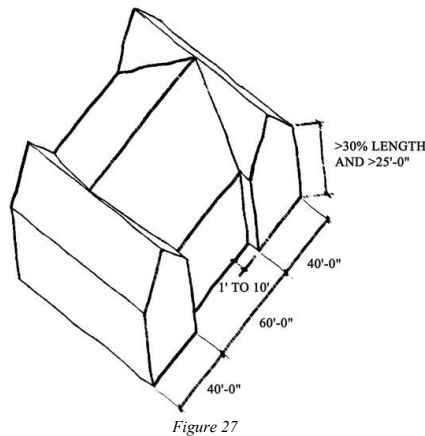


Figure 27

- c. **Facade Articulation:** Articulation is achieved through the combination of materials, introduction of detailing and changes in plane of the facade.

Commercial, Mixed Use and Multiple-Family Residential: Facade elements should be recessed and/or projected to provide a variety of changes of plane, interest in light and shadow and to establish a hierarchy with the architectural elements. Building facades are to be proportioned to respect human scale and the existing prevalent scale of the Village's architecture. No building facade that faces a street or pedestrian open space should have a blank uninterrupted length of wall greater than 20 feet. In addition, the proportion of the fenestration should comply with Section VI.d.

Commercial and Mixed Use: Ground floor /storefronts that face public streets, adjacent development or pedestrian open space should be subdivided using fenestration along no less than 60% of the facade.

Institutional: Civic and religious institutional buildings tend to be larger and the facade articulation should be restrained so that the massing is emphasized. Vertical rhythm should be created by the articulation of stacked windows and doors.

- d. **Fenestration:** The pattern of wall penetrations is created by window and door openings.

Primary facades are defined as facades facing a street or pedestrian open space.

Secondary facades are defined as facades facing pedestrian parking areas or alleys.

Windows should be recessed back from the overall plane of the building facade at the window head and sill to create additional articulation and shadow.

Strip windows are not allowed.

Commercial and Mixed Use: In order to provide a desired proportion of fenestration the following guidelines should be met:

Primary facade: At least 60% of the first floor facade is to be windows/storefront or entrances. (See figure 28) At least 25% but no more than 40% of the upper floors are to be windows or doors. (See figures 29 & 30) Note: Percentage is based on the total facade square footage, which is calculated from the top of the first or ground floor to the top of second floor.



Figure 28



Figure 29



Figure 30

Secondary facades: At least 25% of the first floor facade is to be windows/storefront or entries. At least 25% of the upper floors are to be windows or doors. Note: Percentage is based on the total facade square footage, which is calculated from the top of the second floor to the underside of roof eave.

Institutional: Since most institutional buildings are freestanding and larger in scale, the fenestration pattern does not vary much between the primary and secondary facades. To provide a desired proportion of fenestration and to promote an appearance of solidity:

Ground floor facade: Windows or doors should interrupt 25% but not more the 50% of the wall area. Uninterrupted wall area should not extend for more than 20 feet without the introduction of blind niches or windows. Note: Percentage is based on the total facade square footage, which is calculated from the top of the first or ground floor to the top of second floor. (See figure 31)



Figure 31

Upper floor facades: At least 20% but not more the 50% of the upper floor's wall area should be interrupted by windows. Uninterrupted wall area should not extend for more than 20 feet. Note: Percentage is based on the total facade square footage, which is calculated from the top of second floor to the underside of roof eave. (See figure 31)

Multiple-family Residential: In order to provide a desired proportion of fenestration the following guidelines should be met:

Ground and upper floor facades: At least 35% but no more the 60% of the facade should be windows or doors.

- e. **Hierarchy:** The prioritization of certain building masses, components or elements over others.

Commercial and Mixed Use: The hierarchy of public over private spaces should be conveyed by the facade. Public or retail spaces should be open and inviting through the introduction of storefronts with doors integral to the system. Private or office/residential spaces should have a separate entrance articulated independently from the storefront. (See figure 32)

Village of Winnetka, Illinois

Institutional: The primary facade should have a distinct public main entrance.

Multiple-family Residential: Multiple-family residences should have a distinct and articulated common entrance on the main facade(s). Town homes should have individually articulated entrances.



Figure 32

VII. Articulation

- a. **Entries:** Proportion, scale, location and details should be used to differentiate public entrances from private or semi-private entrances at all uses.

1. Hierarchy

Commercial, Mixed Use and Institutional: The identity of the public entrance should be evident from the public way and differentiated from the semi-public and private entrances. Public entries should have a large-scale approach and be open and inviting whereas semi-public and private entries are integral to the adjacent building facade and more opaque.

Multiple-family Residential: Proportion, scale, location and details should be used to differentiate common entrances from private entrances.

2. Location

Commercial and Mixed Use: Public entrances should be located along the main thoroughfares and at corners. Private or semi-private entrances should be located either to the side of a single bay building or centrally for a multiple bay building.

Institutional: Public entrances, both main and secondary, should be located in a central location on the main facade or along major access routes or vistas. Services entrances should be remotely located from the open public space and not visible from the main public approach.

Multiple-Family Residential: Common entries will be oriented toward the main street or thoroughfare. Garage entrances should be oriented toward a secondary street, alley or away from the pedestrian way.

3. Detail

Commercial and Mixed Use: Typically, private or semi-private entrances should have a predominately solid door and be set in a masonry opening nearly flush to the building facade whereas the public or storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers. Building entrances can be further defined by using subtle streetscape improvements such as pavers. Residential entrances should be clearly identified and dignified.

Institutional: Generally the public entrances are detailed to stand out on a facade through the use of articulation and location. In order to be open and inviting, public entrances should incorporate larger expanses of glass than secondary entrances.

b. Window and Door Fenestration:

Commercial, Mixed Use, Institutional and Multiple-family Residential: Punched single or ganged windows are required at upper floors but not allowed at street level on primary facades in commercial buildings. A combination of ganged and single units within the punched opening is encouraged to provide hierarchy to the facade. It is encouraged that the sill height of upper level windows align with adjacent buildings but should not be higher than 30" above finish floor elevation. See Section VI.d. Mullion and muntin divisions are required to maintain the scale of the districts and reduce large expanses of glass at the upper floors. (See figure 33) Strip windows are not allowed.



Figure 33



Figure 34

Commercial and Mixed Use: Storefront windows are required in commercial buildings on the primary facade at street level. Storefront windowsill heights cannot exceed 18". Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary. (See figure 34)

Mixed Use and Multiple-Family Residential: Bay windows are allowed on upper stories of mixed-use buildings if the upper floors are designated residential and on upper stories of multiple-family residential buildings. Bay windows are to project a maximum of 12". (See figure 35)



Figure 35

c. Building Lighting

Commercial, Mixed Use, Institutional, Multiple-Family Residential:

1. Exterior Uses and Types: Exterior building lighting should be carefully designed. Incandescent and low voltage lighting may be allowed. Fixtures should be contextual with the building and adjacent building design. Building lighting should focus on providing light on building signs and enhancing architectural details on the facade. All lighting shall be located and shielded from direct visibility from any dwelling or public street per the Winnetka Village Code. Wall lanterns and architectural highlighting should be considered. Sodium and fluorescent lighting is not allowed. (See figures 36 & 37)
2. Sign Illumination: Signs located within 100 feet of the boundary of any residential zoning district may not be illuminated, per the Village Code.
3. Interior: Fluorescent lighting with exposed fluorescent lamps is discouraged in street-level interiors where visible from the public way.



Figure 36



Figure 37

d. Building Signage

Commercial signs should reflect the character of the building style, while expressing each store's individuality. There are several prominent sign styles that are appropriate to Winnetka: surface mounted, pin-mounted, interior, decal and projecting blade signs. Sign materials are limited to painted wood, canvas, architectural glass and metal. Sign color must harmonize with the building upon which it is mounted and adjacent structures. Background colors for the body of the sign are limited to earth tones and primary colors, whereas pastels, neon and secondary colors are not allowed. Lettering color can be unique to the image of the retailer/user. Metal sign and plaque material such as brushed bronze, antique bronze, aluminum, stainless steel and painted cast iron or similarly appearing materials are preferred. Highly reflective metallic signs are not allowed. Signs should be lit by marquee or spot lighting; neon lighting is not permitted. Spot lighting should be minimal and unobtrusive and, per the Village Code, the source of illumination shall not be visible from any street, sidewalk or dwelling. Simplified industrial light fixtures are not permitted. Contextual solutions are recommended. The majority of the signs will be mounted within the building's sign band, defined as the wall area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" above grade and a maximum of 15'-0" above grade.

Signs must comply with the general provisions of the Winnetka Sign Ordinance as well as design provisions contained within these Design Guidelines.

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.
2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)



Figure 38

3. Interior signs floating independently are set behind the glass either at the transom or at the sill of the storefront and are lit from a separate source. This sign must adhere to the size limitations of the decal signs. (See figure 39)
4. Decal Signs are defined as painted or vinyl transfer letters and numbers. Decal signs can be mounted within the transom and at the lower section of the storefront window area so as not to interfere with the merchandising. The decal sign area at the lower section of the window can occupy up to 10% of the glass area of a single pane. Decals mounted at the transom are restricted to 50% of the area of the transom. Decals located at the lower section of the main display area are to be limited to 6" in height unless they contain store operation hours, which are restricted to 2". (See figure 40)
5. Projecting blade commercial signs can be round, square or vertical, mounted from the face of the building at the second floor level between the windows or at the head of the storefront and are oriented to pedestrian scale. The signs are to be mounted on fixed hardware; no swinging or chain-mounted signs are allowed. The dimensions of the sign are not to exceed 6 square feet (36" high and 24" deep) (See figure 41). If illuminated, the signs should be lit with an unobtrusive light source.
6. Incidental wall signs such as building management identification and directory signs should be integrated into a single sign and be constructed of brushed bronze, antique bronze or painted cast iron. Such signs should not be placed on the prominent street front facade and should be directed to public residential entries.

Figure 39



Figure 40



Figure 41

e. Awnings and Banners

Awning scale and proportions are to be appropriate for the building on which they are mounted as well as the adjacent structures. It is highly recommended that awnings be uniform in size, shape (except for arched openings, see “Forms” below) and color in order to unify multiple storefronts within a single building. The length of the awning is to be restricted to the length of the storefront opening; awnings must not continue over masonry piers. The vertical and horizontal dimension should be proportional to the overall projection of the awning. (See figure 42)



Figure 42

Awning projection is preferred at 36 inches, but awnings will be considered which range from a minimum of 24 inches to a maximum of 36 inches. Projection depth should match the existing adjacent awnings provided they comply with the acceptable minimum and maximum projection. Awnings should be placed at a minimum height of 8 feet above the sidewalk. If awnings are lit it should be from an outside source; no backlit awnings are allowed.

Forms: Awning forms are to conform to the general shape of the opening. Arched openings are to receive ½-round domed awnings, whereas rectangular openings are to receive rectangular, gently sloping; planar forms with closed ends. Valances may be fixed or loose.

Mounting: Awnings may be fixed or retractable. Retractable awnings must be kept either in the fully projected position or the fully closed position. Fixed awnings are to have concealed rigid metal frames. Retractable awnings should have a canopy cover and automatic retractable rollers mounted to the building. Underpanels are not desired. Frames should be painted to match or compliment the color of the awning cover material or its underside.

Materials: The awning material should be taut, not relaxed. Awning materials may include matte finish painted army duck, vinyl-coated cotton, acrylic-coated polyester, and vinyl-coated polyester or cotton and solution-dyed acrylic. All materials should receive silkscreen, painted, cutout lettering, heat color-transfer, pressure sensitive vinyl films or sewn appliqué signs. Awning signs and logos are limited to a height of six inches, and may be placed on the valance only.

Colors: Awning and banner colors must take into account the color selection of the surrounding materials, buildings, signs, awnings, and image of the retailer/user and district. All awnings located on the same building must be the same color. Colors should enhance and compliment the building and are restricted to earthtones and primary and secondary colors. Final color selection is contingent on approval by the Design Review Board and compliance with the Village awning ordinance.

Banners should be considered as identification of commercial districts. Banners may be location, event, holiday or sponsor specific and can create a unifying thread between the independent districts. Banners are to be mounted on existing poles by fixed brackets and hardware. The Design Review Board must approve the final design.

All new or replacement Awnings and Banners must comply with Village Ordinances and the Design Guidelines.

f. ADA Compliance:

Federal and State regulations require all public spaces to be accessible. Accessibility alterations shall allow access from either the primary or the secondary facade; additions of elevators or ramps should be designed as an integral element of the building.

Entrances: Commercial and mixed-use facilities should provide first floor access from the primary or secondary facade.

Elevators: Where possible, elevators should be incorporated into the existing building envelope. If physically impossible, the elevator and stair core can be located on the exterior of the building but should be located so as not visible from the main public way.

Ramps: Where required, the slope of the ramp should be as gradual as possible to eliminate the need for handrails. Although a 1:12 slope is permitted, 1:20 is encouraged. A ramp should be an integral design element, reflecting the design of the building it serves and surrounding site. This can be accomplished by concealing the ramp behind a low screen wall.

g. Mechanical Equipment

1. Location

Mechanical Equipment must not be visible from pedestrian view. Roof top equipment should be located either in the center of the roof or in one corner away from the street elevation so as not to be visible from the primary or secondary approach.

2. Screening

For at-grade equipment screening, see Sections IX.a (p.26), X.c.9 (p. 33), and XI.d.5 (p.57).

Mechanical equipment located at grade should be screened from view with a fence or wall that is constructed of the same materials as the adjacent building. Rooftop equipment that cannot be located out of view should be screened by walls constructed of materials sympathetic to those of the primary facade.

VIII. Materials

Building materials throughout the districts consist primarily of masonry and stucco. The existing buildings currently have a good palette of colors, textures and material mixes from which new materials should be selected. The masonry palette consists of wirecut, smooth and textured modular brick and rough-face and dressed limestone veneer. Rough-faced limestone should be limited to accent or base pieces only. The brick color palette should be restricted to those present in the district but can vary in color from reds to yellows and have varying levels of iron spotting. Pink or orange brick is not allowed.

English Tudor buildings obtain some of their character from the mix of materials used in the upper floors. Creative use of material combinations is encouraged to break up the massing. The number of facade colors should be minimized to maintain unified districts – white and cream stucco with reds and browns, emphasizing earth tones and eliminating saturated colors.

Commercial and Mixed Use: Acceptable materials include modular brick, rough-faced or dressed limestone and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Institutional: Institutional buildings are encouraged to have monochromatic material selection such as modular brick, or rough-faced or dressed stone. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split-face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher on secondary facades only and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Multiple-Family Residential: Acceptable material for multiple-family structures includes modular brick, limited areas of dressed limestone, and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades on upper floors only. Aluminum or vinyl siding, metals, rough/ random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of

Village of Winnetka, Illinois

the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Limestone (Limited to partial first floor only. Limestone is to be integrated with brick for multiple-family residential) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade stucco with wood trim (See figure 45)
Wood siding (Multi family Residential only)



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Modular common brick
Dressed limestone (Limited to first floor only) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade Stucco with wood trim (See figure 45)
EIFS (upper floors only, troweled texture to resemble stucco) (See figure 46)

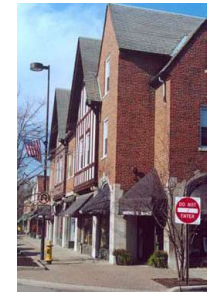


Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional

Clay Tiles (See figure 47)
Cement Tiles and Shingles
Ceramic Tiles that simulate natural materials.



Figure 45

Architectural Series of Asphalt Shingles (3 ply) (See figure 49)
 Wood Shingles (Fire treated)
 Slate (See figure 48)
 Real Copper (No other metal roofs are allowed)



Figure 46

Institutional only

Flat roofs must be hidden by parapet on primary / secondary facades.

Commercial and Multiple-Family

Flat roof must not be visible from street, pedestrian, or open spaces.

d. Door and Window Materials:

Commercial, Mixed Use, Institutional, Multiple-Family Residential: Entry doors should be wood or aluminum stile and rail with varying degrees of glass. Public entry doors should be fully glazed whereas private and semi-private entries should be primarily solid panel doors. Storefront window units should be either paneled aluminum or brass. Many original storefronts, some with transom windows, remain in the districts. Efforts should be taken to repair and renovate these systems where feasible. Window frames should be wood, steel or aluminum. Vinyl windows are not acceptable. Muntin divisions should be real divided glass or simulated with spacer bars. Snap-in muntins are not acceptable. Color selection should be sympathetic with the overall building color palette and take into account the adjacent building materials within the structure, immediately adjacent structures, structures within the same block and structures across the street.

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware design and finish is to be appropriate with facade articulation, color palette and district character. Glazing should be clear glass without tint or film.



Figure 47



Figure 48



Figure 49

Garage doors should be designed to replicate stile and rail paneled doors if they are in view of the public or pedestrian way. The doors can be constructed of wood. Overhead rolling doors are allowed.

IX. Service, Secondary Facades and Parking Structures

- a. **Service Areas:** Service areas allow for loading zones and dumpster placement. Commercial, Mixed Use, Institutional, and Multiple-Family Residential: Service areas are to be located off secondary streets or alleys out of public view. If a service area is visible from the public view, the service area is to be treated with screening approximately 6'-8' tall to match adjacent building elevations.
- b. **Secondary Facade(s):** Fenestration of secondary facades should comply with Section VI.d. When a secondary public entrance is located off a parking area or alley, the alley is to be treated as an extension of the public walkway, and the building entrance is to be articulated to differentiate it from private or semi-private entrances.
- c. **Parking Structures:** As new developments occur within the business districts, multiple-family residential and institutional areas, parking structures may be incorporated into their designs in order to meet parking needs. Parking structures should be located remotely from primary streets and should not be visible from the public way. All parking structures should provide a safe and pleasant pedestrian entrance and exit from the structure. Parking structures servicing the commercial districts should integrate into the surrounding architectural fabric. Structures serving residential buildings should relate to the architectural fabric.

Parking structures at a commercial development should be incorporated into the design of the development so that they blend into the building's architecture, scale, and surrounding streetscape context. Integrated parking structures should provide a seamless and non-evident appearance of parking. Their scale and mass should be compatible with the standards set forth in these design guidelines. Building materials, details, and articulation should be consistent with that of the overall development and surrounding context when visible from the public way.

Adequate vehicular and pedestrian access into the structure, ADA compatibility, safety, lighting, and ventilation issues must be addressed.

Please see Vehicular Zone Landscape in Section XI.d for information on parking structure landscape requirements.

1. Massing: The parking structure should comply with the general commercial and mixed-use building massing guidelines (Section V) with the following exceptions. The parking structure should contribute to the continuous "streetwall" along the primary thoroughfares and respect the adjacent setbacks of existing buildings. Heights of the parking structure are delineated in this guideline under Parking Lot Standards. Freestanding residential parking structures should be adequately screened from view.

2. Proportions and Rhythms: Parking structures are to conform to the general commercial and mixed-use proportions and scale guidelines as outlined in Section VI.

The horizontal and vertical rhythms of the structure should enforce the rhythms established by the immediately adjacent and facing structures in order to unify the streetwall. Structures abutting a primary or secondary way should maintain a screen wall with a maximum of 20% openings and a maximum frontage at grade of 30 feet. Parking structures with street frontage that exceeds 30 feet should incorporate sales tax generating uses at the ground level so that the streetwall continues to offer the pedestrian shopping experience. The storefront at the sales tax generating use should comply with the General Commercial and Mixed-Use Guidelines. Off the primary and secondary streets, the parking structure expansion is limited by the current zoning ordinance. Parking structures serving residential units should also contain a screen wall and conform to the general **multiple-family design guidelines**. Freestanding parking structures should not exceed 14 feet in height above adjacent average grade or top of curb to the upper parking deck.

3. Articulation: The pedestrian entrance should be clearly articulated independent of the adjacent screen wall. The first floor screen wall should display the proportions and rhythms as indicated above while incorporating appropriate articulation. Shallow blind niches and recesses as well as expressed columns are encouraged to break down the screen wall and provide scale. Integral way-finding signs, street furniture, trash receptacles, newspaper corrals, drinking fountains and public art are encouraged as design elements at the screen wall.

4. Materials: The parking structure must be clad in the materials palette identified in Section VIII. Monochromatic or limited material combination is encouraged to downplay the hierarchy of the structure. Exposed concrete facades are not permitted, although cast stone accent and cladding materials units are acceptable. Parking structures serving residential units must apply creative material selection per the general **multiple-family design guidelines**. Material selection may be limited to less expensive material when not visible from the public way.

Public Spaces/Streetscapes

GENERAL GUIDELINES

X. Pedestrian Zones and Pedestrian Circulation

As part of Winnetka's Business Districts, **Multiple Family Residential** and Institutional areas, the pedestrian-friendly character of the streetscape lends to the charm and ambience of these districts. Elements that are characteristic of a pedestrian-oriented street include narrow rights-of-way, numerous storefronts with display windows and a high volume of pedestrian traffic. Care should be taken to maintain and enhance these elements within Winnetka.

Attention should be paid to all existing streetscape/pedestrian zones and to ensure that those created, altered and amended by future developments continue to enhance Winnetka's pedestrian-friendly character. Special consideration must be given to enhancing and providing safe, efficient movement for these districts' users.

While the streetscape/pedestrian zone character differs in each district based on spatial and roadway limitations, these general guidelines should apply consistently to Winnetka's Business Districts, **Multiple-Family Residential** and Institutional areas.

a. Minimum Sidewalk Width Standards.

Where possible, the paved pedestrian zone must be next to retail store frontages and away from street edges or curb lines. This may not be possible in some multiple family/institutional areas where a landscaped parkway area separates the building from the sidewalk. A minimum 6 foot wide unobstructed pedestrian clear zone must be maintained in all districts. (See Figures 50 and 52)



Figure 50

When landscape elements are incorporated into pedestrian zones a paved 18-inch wide carriage walk must be provided between the back of curb and raised landscaping.

b. Minimum Sidewalk Material Standard.

The Village's sidewalk materials and pattern palette should be kept to a minimum of materials/designs. Decorative paver treatments should be used as described in the Streetscape Design Family of Elements.

c. Streetscape Elements.

An overall unified streetscape design that addresses pedestrian and vehicular zones should be established for the Village Business Districts, **Multiple Family Residential** and Institutional areas. Areas using streetscape elements, especially the Village's Business Districts, may have minor style variations in order to underscore that District's unique character.

Overall, a common streetscape theme, even with minor style variations, will promote a cohesive Village identity easily recognizable between the Business Districts, **Multiple Family Residential** and Institutional areas within the Village. This theme is expressed in the selected streetscape family, or palette, which is used in public, semi-public and private streetscape and open space areas.

The Village's streetscape elements (Table 1) should be placed in high traffic areas and grouped to provide the greatest public benefit (See Elements below). They should be coordinated and consistent along the street for a minimum of one block. All elements should be high quality.

Streetscape design for all development sites should be coordinated with the overall streetscape design of the districts or adjacent streets to reinforce a coordinated physical

character for the area. (See Appendix D: Action Items) For example, lighting for a new development's pedestrian plaza should be similar to the Village streetlights installed on adjacent district streets. Model names, colors, and suggested manufacturers for streetscape elements are listed in Appendix A.

Table 1. Family of Streetscape Elements (See Appendix A for manufacturer information)

- | | |
|-------------------------------|--|
| • Benches/Seating | • Decorative Fencing |
| • Waste Receptacles | • Newspaper Corrals/Screening |
| • Decorative Paving/Sidewalks | • Public Art |
| • Decorative Street Lights | • Public Signs/Community Wayfinding |
| • Bicycle Racks | • Decorative Water Features/Drinking Fountains |
| • Bollards | |
| • Trash/Equipment Screening | |

1. Benches/Seating: New developments should find ways to include pedestrian seating into the overall site design and open space.

2. Benches: Benches should be placed in the parkway in unobtrusive locations and considered in private open spaces. They should be placed in higher intensity pedestrian traffic areas and/or to provide convenient seating opportunities. Benches with backs should be a 6-foot standard length and should conform to the Village Streetscape Elements Palette. (See Figure 51a) Benches should be incorporated into new multiple family and institutional use areas.



Standard Metal Bench



Standard Wood Bench
Figure 51a

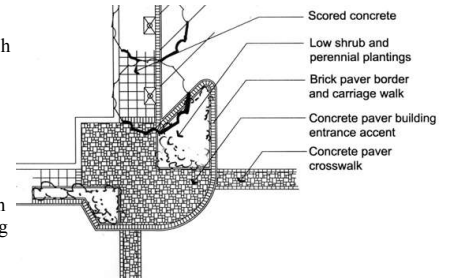
3. Waste Receptacles: Waste receptacles should typically be placed on each corner and possibly mid-block in high-pedestrian traffic areas within the business districts. Institutional uses should consider waste receptacles at discreet locations. Publicly accessible open spaces should provide the same model of waste receptacles. (See Figure 51b)



Standard Metal Trash Receptacle
Figure 51b

4. Decorative Paving: Decorative brick pavers should be used along sidewalks, at corners, and/or in plazas to enhance the attractiveness of an area and to define pedestrian activity areas. Pavers should also be set into streets/driveways to define pedestrian crosswalks or special pedestrian zones. Such treatments are intended to reduce traffic speeds, connect pedestrian walkways, and enhance a site's attractiveness and physical character. Where decorative pavers are not used, concrete walks and plazas should include tinted coloration, designed scoring, and finishes to improve the appearance of such areas.

In new developments in the Business Districts, decorative brick pavers should be placed as a banding in combination with the concrete sidewalk. The Village encourages the use of brick pavers in high impact streetscape spaces such as building entries, plazas, corner pocket bump-outs and pocket parks.



Typical paver treatment for parkways, cross-walk, and building entrances

Patterns of sidewalk materials and pavers should be consistent with the surrounding character or should establish a character if none exists. In the Hubbard Woods and Indian Hill Districts, a combination of tumbled concrete pavers or clay pavers should be used (See Figure 51c). In the Elm Street Business District, the existing paver pattern should be continued utilizing

concrete Hollandstone pavers or an approved equal. Color of pavers shall match the existing pavers as close as possible. (See Figure 51d)



New Paver combination for all areas other than East/West Elm Street Business District

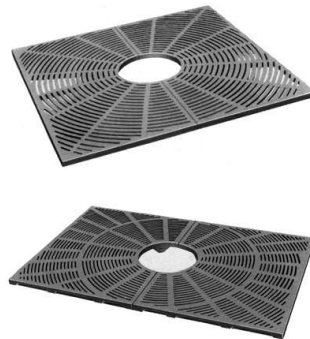


*All sidewalks/pedestrian areas shall be handicap accessible
Figure 51c*



*Typical concrete brick paver treatment in East/West Street Business District
Figure 51d*

5. Tree Grates: Tree grates should be used in parkway/pedestrian zones within the business districts where space limitations occur. (See Figure 51e and Pedestrian Zone Landscape Page 39)



*Standard (5' x 5') and Alternate (4' x 6') Tree Grate Sizes
Figure 51e*

6. Decorative Street Lights: A selected Village lighting fixture should be consistent among each Village Business District, **Multiple Family Residential** and Institutional areas, and **along the Green Bay Road Corridor**. The fixture selected for these areas (See Appendix D and Figure 51f), shall also be used on major arterial streets within the Village to achieve a consistent Village-wide appearance. New development should provide street lighting that conforms to a Village street lighting plan on public rights of way or parkways that border the property.



*Standard Decorative Pedestrian Street Light and Pole Combination
Figure 51f*

Lighting in the districts should be spaced equally at an appropriate distance to achieve desired light illumination levels set by a qualified lighting engineer. The current Village light fixture with the "Evanston" luminaire and decorative cast metal pole combination should be used. Mounting heights will vary in districts depending on final spacing and desired illuminant levels.. Pole mounting heights should generally be 12-14' tall. A color-corrected high-pressure sodium cut off horizontal luminaire system is specified. Sodium vapor and halogen lights are prohibited.

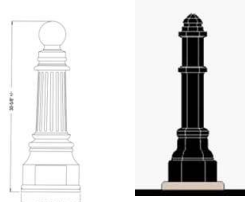
Lighting should enhance pedestrian areas with minimal glare onto adjacent properties/residential areas. Lighting should extend from the street into public, semi-public, and select private open space, vehicular use areas and publicly accessible alleys.

7. Bicycle Racks: Bicycle racks should be located in high bicycle traffic areas along pedestrian and vehicular zones. Racks should be sited so as to not impede on the pedestrian free zone or seating/gathering areas. Surface and structural parking lots should allocate spaces for bicycle parking. Publicly accessible open spaces should provide bicycle racks using the same or coordinating model style. (See Figure 51g)



Typical Bike Rack Figure 51g

8. Bollards: Decorative metal non-lit bollards should be incorporated at key locations to create a separation for safety between pedestrians and streets or driveways. (See Figure 51h)



Bollard design shall substantially conform with base of standard decorative street light Figure 51h

9. Trash/Equipment Screening: For all new developments and loading areas, dumpsters and outdoor utility equipment should be consolidated as much as possible and thoroughly screened with year round solid screening. (See Figures 77a&b for more information).

10. Decorative Fencing: Decorative metal and/or wood fencing should be used where appropriate to enhance and define open spaces, landscaped areas and building entrances. (See Figure 51i) Such fencing should not be more than four feet in height. Solid fencing should be avoided unless used for screening of service areas. Chain link fences are prohibited. Decorative metal fencing, using the Village standard, is encouraged along all public street frontages to obscure the view of surface parking areas.



Standard decorative metal fencing Figure 51i

11. Newspaper Corrals: Decorative newspaper corrals should be installed only at Metra stations to consolidate newspaper boxes and eliminate clutter. (See Figure 51j)



Example of a newspaper corral screen Figure 51j

12. Public Art: Public art can create a framework to organize open spaces, integrate building and landscape design or highlight a functional element such as a fountain. Where appropriate to new or existing developments in the Business Districts, Multiple Family Residential or Institutional areas, public art should be provided to enhance the Village's character and convey historical or social significance. (See Figure 51k)



13. Public Signs/Community Wayfinding. Consistent, well-designed and clearly interpreted community wayfinding signs should be installed throughout the business districts, multiple family, or institutional areas as needed. (See Village Signage)



Examples of Public Art/Sculptures Figure 51k

14. Decorative Water Features/Drinking Fountains. Drinking fountains should be considered for high pedestrian traffic areas or open spaces. The design should coordinate with the overall streetscape design theme and family of elements. (See Figure 51l) Decorative fountains that are proportionate to and appropriate with their surroundings are encouraged in open spaces. If used, fountain design should carefully consider maintenance and safety.



Standard drinking fountain Figure 51l

d. Pedestrian Zone Landscaping. Streetscapes within the Business Districts, **Multiple Family Residential** and Institutional areas should be designed to provide pedestrians with shade and visual interest. Providing adequate landscaping within the pedestrian zones is an essential element to maintaining and enhancing the Village's streetscape character. Irrigation and appropriate drainage are recommended for all landscaped areas, especially for raised planters. The following landscaping guidelines should serve as a continuation and supplement to the Village's on-going tree planting program in all public rights-of-way.

Existing and new developments should preserve existing trees and minimize disruptions through grade changes or installation of underground utilities and structures. Tree planting in the public way and/or on adjacent setbacks should extend and complement the existing street character or establish a character if none exists.

The existing landscape character in public parkway/streetscape varies with the Business Districts, **Multiple Family Residential** and Institutional areas. Overall, these characters should remain intact and be enhanced.

In general, the Business Districts' public parkway character is that of a paved streetscape pedestrian zone. Where widths of paved areas are wider than six feet, street trees are planted in either at-grade tree grates or raised curb planters. This condition should be continued in all new and existing developments within the Business Districts. The Village encourages the use of raised concrete planters with both street trees and understory plantings as outlined in these guidelines.

In general, **Multiple family Residential** and Institutional areas, public parkway character is that of a concrete walkway in conjunction with a planted parkway area. That parkway area width varies by location but is predominantly planted with street trees and a turf lawn area.

This condition should be continued with in all new **Multiple family Residential** and Institutional areas.

1. Plant Palette: An approved Village plant palette is included in these guidelines for reference. (See Appendix B) The Village encourages a variety of species, sizes, and types of plant materials that provide appropriate impact/coverages as well as seasonal interest. Plants selected by the Village on this list are chosen for their hardiness, disease resistance, ease of maintenance and character.

2. Parkway Widths: Within the Business Districts the sidewalk widths between the curb and building line range from five to as much as 15 feet. **Multiple Family Residential and** Institutional areas typically have five-foot wide sidewalks with associated green parkway areas. Along Green Bay Road, sidewalks currently range from five to six feet in width (See Appendix D).

Sidewalk areas in new developments should maintain a minimum pedestrian clear zone of 6 feet in combination with landscaping and streetscape amenities where space permits. The parkway width will determine the type of streetscape enhancements feasible in that area while maintaining the necessary six-foot wide pedestrian clear zone. (See Figure 52)

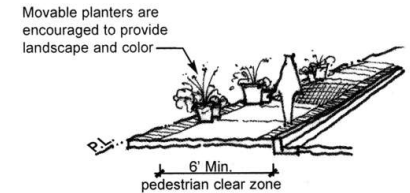
Typical Parkway Widths (see Figure 52):

6 feet – 9 feet. Where the parkway or pedestrian clear zone is less than nine feet wide, street trees are not suggested. Movable planters, decorative paving, or basket planters on light poles are preferred alternatives.

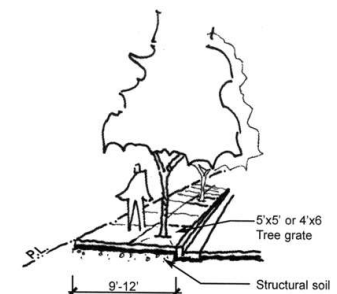
9 feet – 12 feet. Where parkways are greater than nine feet wide in commercial or **multiple family districts**, street trees should be planted within tree grates that are flush with the sidewalk or planted in a raised curb planter. The six-foot clear pedestrian zone should not be obstructed by streetscape elements.

If tree grates are required for maintaining minimum pedestrian clear zone clearances, the grate size should be five feet by five feet or four feet by six feet. The tree grates shall conform to the design standards and soil volume specifications of the Village.

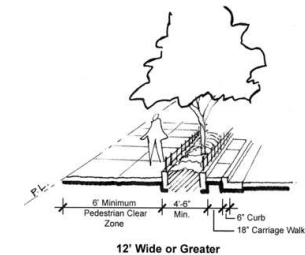
Greater than 12 feet. All pedestrian zones greater than 12 feet in width should contain street tree plantings in designed raised concrete curb planters. Where appropriate, seating areas and sidewalk cafes are encouraged. However, these improvements should not overwhelm the sidewalk nor impede on the 6-foot pedestrian clear zone.



6'-9' Wide



9'-12' Wide



12' Wide or Greater

3. Street Tree Selection and Spacing. Street trees selected for the Business District, **Multiple Family Residential** and Institutional area streets shall be large deciduous canopy trees tolerant of roadside conditions such as salt and air-borne pollutants. Tree varieties and locations shall coordinate with existing planting patterns. Grouped and linear plantings may be explored as part of an overall site development plan concept.

The minimum caliper size for single stem deciduous street tree plantings should be 4 inches. All shade trees shall have a minimum clear branch height of 6 feet above the root ball at time of planting. (See Figure 54) Street tree spacing should be a minimum of 20 feet and a maximum of 40 feet on center in the parkways and pedestrian zones. (See Figure 52)

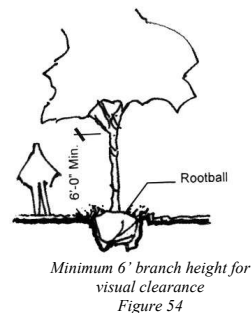
4. Street Tree Planting Standards. Street tree plantings in all new developments should be designed to meet the minimum standards as established by the Institute of Traffic Engineers (ITE) guidelines in order to ensure safe, efficient use of the pedestrian areas. These minimum standards are intended to provide ample sight triangles and clearances for motorists at intersections, alleys, commercial or **multifamily residential** driveways. The Village shall at its own discretion review and approve each parkway tree planting plan on a case-by-case basis.

In general, street trees should be planted in a straight row manner (on center) at the appropriate spacing and conformity with existing street trees adjacent to the development site.

Newly planted street trees should be no closer than 3 feet on center from the face of the curb. All trees should be planted in the center of raised or grade-level planter areas with tree grates.

All street trees in grassed parkway areas should be planted as true to the center of the parkway as possible due to utility, signs or other existing obstructions. No street trees should be planted in open grass/lawn parkways less than 4 feet in width as measured from the back of the curb. (See Appendix C)

5. Visual Clearance. Landscaping should not block views or pedestrian sidewalks at its mature size and should not create safety or maintenance problems. Minimum branch clearances at time of planting should be 6 feet in height. Shade trees should be an upright single stem spreading species. (See Figure 54)



Sight triangles at driveways and at parking and loading access points should not be less than 12 feet as measured along both intersecting rights of way lines. No plant material should be installed in the triangle exceeding a maintained growth height greater than 12 inches. (See Figure 55)

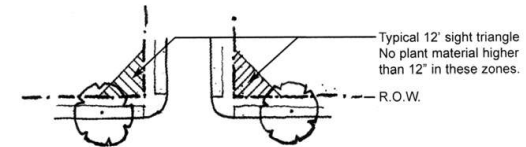
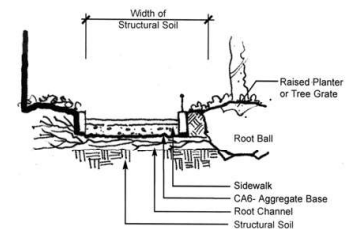


Figure 55

6. Structural Soil and Planting Soil

Depth. In instances when the parkway width is 4-5 feet, the use of structural soils and root channels should be considered in adjacent paved walks to link green areas. (See Figure 56) Structural soil at a depth of 2 1/2 feet should be used under all sidewalks where landscape plantings/street trees are located as well as between planter or grates to permit root growth in the parkway.



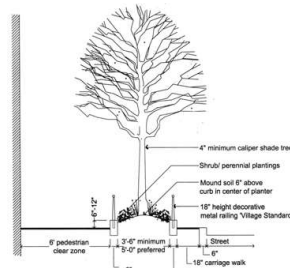
Structural Soils Detail
Figure 56

Along with structural soil, root paths should be considered as necessary sidewalk improvements to allow street trees to reach their maximum growth potential. For at-grade plantings of shade trees, minimum soil depth should be 3 feet; for shrubs, 18 inches, and 6 inches for grass and groundcovers. A minimum soil volume for street trees in sidewalk grates should be 125 cubic feet.

7. Raised planters. Where possible, street trees and multi-tiered planting in continuous raised planters is encouraged. Multi-tier means providing additional plant material below street trees, such as shrubs, perennials and groundcovers. These additional plantings should provide a variety of coordinated color and seasonal interest to the streetscape. Continuous raised sidewalk planters with expansive planting soil volumes are preferred. (See Figures 57, 58, and 59)

Raised curb planters should be approximately six inches in height and a minimum of 3 ½ feet wide (inside dimension); however, a 5-foot inside width dimension is preferred. The raised planters should also contain a continuous decorative 18-inch metal railing around the curb top and be of a style reflecting the Village standard or the proposed development plan (See Figure 59). The length of these planters should be designed to accommodate store entrances, signs and other streetscape elements.

Soil should be mounded to 6 inches above the top of the planter curb at the center of the planter. Mulch, groundcover, or other appropriate plantings in conjunction with the appropriate street trees should be provided. Where appropriate, adequate GFI electrical outlets should be provided for each individual street tree or combinations of trees in the Business Districts.



Minimum Streetscape/Parkway
Cross-section with raised planter
Figure 57



Typical Raised Planter/Railing Treatments
Figure 58



Typical Raised Planter/Railing Treatments
Figure 59

8. Movable Planters. Movable planters are encouraged for sidewalks and open spaces too narrow to accommodate raised curb planters. (See Figure 60 and Appendix A for more information).



Various styles of Movable Planters
Figure 60

9. Light Pole Planter Baskets. Light pole planter baskets are encouraged for sidewalks and open spaces unable to accommodate at-grade planters.

c. Special Pedestrian Zone/Streetscape Conditions

1. Outdoor Sidewalk Cafes. Dining establishments, coffeehouses or cafes are encouraged to provide adequately spaced outdoor seating. The Village encourages the use of these small outdoor spaces to help enliven the streetscape. Careful attention must be paid to maintaining a pedestrian clear zone. Tables, chairs, umbrellas, service equipment and planters should be kept out of the pedestrian clear zone. (See Figure 61)



Appropriate outdoor sidewalk
caféspace/alley enhancement
Figure 61

A temporary or seasonal designed barrier element is encouraged to ensure a clear demarcation of these spaces. The business or property owner should erect a simple decorative railing, fence, planters or similar element. The height of such a barrier should be no greater than 36 inches and constructed of a solid durable material easily anchored and removed in the paved space. The design of the barrier should reflect the architectural style of the building or coordinate with the Village streetscape elements. Maintenance and upkeep of the barrier is the sole responsibility of the business proprietor or building owner.

2. Corner Bump Outs. The Village encourages the use of bump-outs, or widened walkways, at street corners. These bump outs serve numerous functions: they slow traffic, highlight pedestrian crossings, encourage pedestrian gathering and allow for the incorporation of streetscape elements into the streetscape design. (See Figures 62a, and 62b)

Bump-outs should only be used in the business districts at key intersections where feasible. They may also be used at corners where transitions occur from multiple family or institutional uses, such as in the Indian Hill District

Bump-outs must be designed to meet the Engineering Design Specifications of the Village and, when applicable, of IDOT to provide a safe and proper turning radius for vehicular traffic along with appropriate sight lines and compliance with ADA standards.

3. Bus Stops. Bus stops currently exist at selected PACE locations throughout the Village. Where bus stops occur in the business districts and along the Green Bay



Typical paved crosswalk
Figure 62a



Corner bump out softens on-street parking
with landscape and streetscape elements
Figure 62b



Figure 63a

Village of Winnetka, Illinois

Road Corridor, a coordinated Village sign system should be developed. (See Appendix D)

The Village should consider new designs for attractive bus shelters that maintain the Village character. (See Figures 63a and 63b) All new bus shelters should incorporate Village sign elements.



Examples of decorative "character"
bus shelters
Figure 63b

XI. Vehicular Zone

- a. **Streets.** Vehicular zones include streets and roads; alleys, driveways and curb cuts, and parking and service areas. These guidelines place particular emphasis on parking and service areas. (See Figures 64a and 64b)



Typical paved crosswalk for visual
enhancement and safety
Figure 64a



Unattractive streetscape with expansive cross-section
Figure 64b

- b. **ADA Compliance.** All new vehicular use/parking areas shall be ADA compliant. The required number of handicap parking stalls at 16' wide x 19' deep shall be appropriately designed, marked and located closest to the main entry and/or handicap accessible entries to all new developments.

All sidewalks from the parking areas to the building should have the appropriate depressed curb, sidewalk width, slope and handrails as necessary to provide uninterrupted, barrier-free access.

c. **Parking and Service Areas.** In all Business, **Multi-family Residential**, and Institutional areas, parking is both an essential component and a scarce commodity, which is absolutely necessary to the vitality of the business districts. Currently parking occurs in the following locations:

- Private off-street surface parking
- Public off-street surface parking
- Public multi-level parking structure
- On-street parking

The primary locations for service and loading areas exist along alley and rear business entries.

For current and future developments, every effort must be made to save, enhance and/or expand both public and private parking areas. All new developments should meet the standards established by Village ordinance and should strive to meet the conditions listed in Table 2.

Table 2. Parking & Loading Area Conditions to be considered

- ☐ Location, Orientation and Access of Parking areas
- ☐ Location, Orientation and Access of Loading / Service areas
- ☐ Off-Street Parking Lot Standards
- ☐ On-Street Parking Standards
- ☐ Parking Lot Signs
- ☐ Vehicular Zone Landscape
- ☐ Off-street Parking Perimeter Screening
- ☐ Off-street Parking Internal Landscape Standards
- ☐ On-street Public Parking Landscaping
- ☐ Service / Loading Area Screening
- ☐ Lighting

1. Location/Orientation and Access for Parking Areas:

New parking should be located behind, within or underneath structures and buildings. (See Figures 65a and 65b) Off-street surface parking lots in front of new buildings and along street frontages are prohibited. Access to all parking and loading areas must be provided off secondary streets or existing alleys/service drives. Access to underground parking facilities should also be provided from an alley or service drive.

If appropriate and feasible, on street parking within the district should be provided within the public rights-of-way in front of new buildings.

Curb cuts and vehicular entrances should be minimized throughout the business districts. Building owners are encouraged to share access points to their parking lots. Each curb cut location should be safe, efficient and approved by the Village Engineer.

Access should be provided from mid-block alleys and secondary streets. Access should not be from main district streets unless deemed appropriate by the Village Engineer. These larger entrances should be defined with adequately designed and coordinated signs, landscaping or architectural elements that complement the design of the development and add visual interest to the street. (See Figure 65c and 65d)



*New surface parking opportunity located behind the building
Figure 65a*

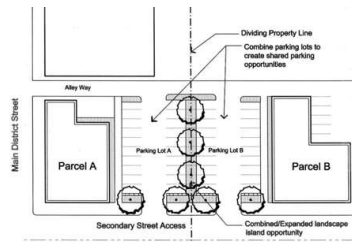


*Defined and articulated alley gateway in character with business district, leads to service and parking in rear
Figure 65b*

Shared parking should be provided, where possible, between adjacent land uses and businesses, especially on blocks that have varied parking needs. (See Figure 66) For example, a business with daytime employee and shopper parking may allow evening use of the same lot by apartment dwellers, shoppers or restaurant patrons. Shared parking should be considered if a public/semi-public parking structure is anticipated as part of future development in the districts.



Clear and visible, coordinated public signage element
Figure 65d



The Village Standard for parking stalls is 9'x18' as established by ITE (Institute of Traffic Engineers). A 9'x19' stall is encouraged for all new parking areas.



Mid-block alleyway with landscaping and signage enhancements
Figure 65c

2. Location/Orientation and Access for Loading Areas: All service areas should be located at the rear or side yard of new developments within the business districts. Access should be provided via mid-block alleys/driveways or from secondary streets.

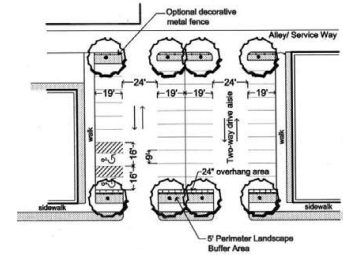
Exterior mechanical systems, loading/service, and trash storage areas should also be located out of sight from public roads. To the extent possible, these elements should be contained within the new building.

If these elements are located outside the building envelope, all efforts should be made to visually screen and buffer them with permanent year-round screening from street and sidewalk views (See section XId5 for more information on screening).

Service areas/trash storage areas should be clustered together between businesses wherever possible.

3. Off-Street Public Parking Lot

Standards: In all districts off-street parking lots shall be designed in accordance with Village code and appropriate traffic engineering design standards. Minimum parking ratios should be provided with each new use/development per Village Code. Parking stalls shall be designed at minimum 9 feet x 19 feet stall dimensions. A 24-foot wide two-way drive aisle dimension shall be utilized in full bay parking lot configuration. (See Figure 67)



The Village Standard for parking stalls is 9'x18' as established by ITE (Institute of Traffic Engineers). A 9'x19' stall is encouraged for all new parking areas

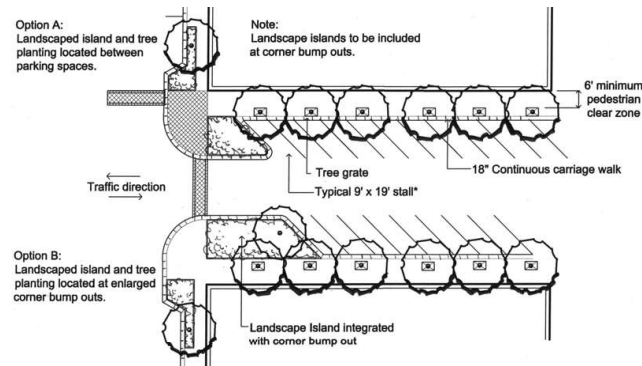
Figure 67

Other parking lot configurations (i.e. diagonal parking, one-way circulation, etc.) may be developed.

In order to avoid large expanses of pavement, which increase "urban heat" and are visually unappealing, landscaping should be provided within the parking lots. (See Off-street Parking Internal Landscape Standards, Page 68)

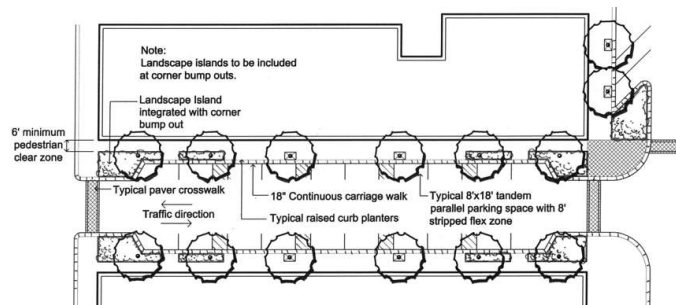
4. On-Street Public Parking Standards: The continued use of on-street parking is encouraged within the Business Districts, **Multiple Family Residential** and Institutional areas. Safety and driver visibility, along with appropriate traffic engineering design standards, as established by the Institute of Traffic Engineers (ITE) should be considered when using parallel or angled parking. (See Figures 68a and 68b) The Village acceptable minimum size stall widths and lengths should be followed:

- Parallel stall 8 feet wide x 18 feet long tandem space with 8 feet stripped flex zone
- Diagonal stall 9 feet wide x 18 feet long
- Perpendicular Stall 9 feet wide x 18 feet long



The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

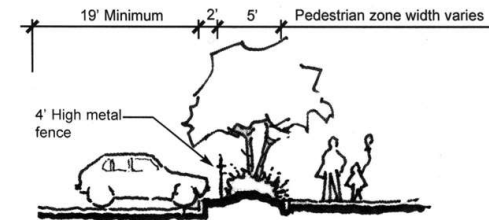
On-Street Diagonal Parking Standards
Figure 68a



On-Street Parallel Parking Standards
Figure 68b

The Village encourages the design of all new developments within the Business District, **Multiple Family Residential** and Institutional areas to incorporate 9 feet wide by 19 feet long stall sizes for all off-street parking areas.

Furthermore, ample vehicular overhang space or carriage walk areas should also be provided at a minimum width of 18 inches to back of curb for both on-street and off-street parking. (See Figure 69) This carriage walk area is in addition to the stall dimensions specified above.



Parking Cross-section with Streetscape
Figure 69

Where possible expanses of on-street parking should be softened by landscape islands or bump outs at the corners. (See On-street Public Parking Landscaping, Page 56, and Special Pedestrian Zone/Streetscape Conditions, Pages 40-42.)

5. Parking Lot Signs: All parking areas within the Village, both public and private, should contain appropriate and adequate directional and regulatory signs in an uncluttered, clear and concise manner and as deemed permissible by Village code. (See Figure 65d)

Village-owned surface, deck, and on-street parking should be consistent with the Village's signs and wayfinding system. Clear low-maintenance signs should be developed as shown in Figure 65d indicating direction and restrictions related to public parking areas.

Individual businesses should identify their property address and establishment name with a clear, concise sign program located adjacent to the service/loading areas.

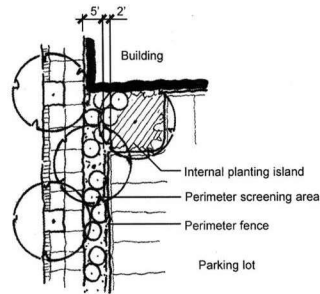
Lighting for all signs shall be at the discretion of the design review board. Alley service areas should be lit to minimize impact on residential apartments above storefront, yet provide a safe, secure environment.

See Village Signage Section, Page 62, for additional standards.

- d. **Vehicular Zone Landscape.** Vehicular parking areas require landscaping to minimize their visual and physical impacts upon the surrounding streetscape. The following are guidelines for off-street parking perimeter screening, off-street parking internal planting, on street parking planting, and parking structure landscaping. Irrigation and appropriate under-drainage are recommended for all landscaped areas.

1. Off-street Parking Perimeter Screening: A perimeter landscape area should be provided along all off-street parking areas on sides adjacent to public street/pedestrian zones and adjacent to transitional commercial or residential uses. (See Figures 70a and

70b) The goal of the buffer zone is to lessen the visual impact of parked cars and parking areas on the area streetscape and surrounding uses.



Parking lot/Vehicular Use Area Perimeter Screening Treatment
Figure 70a



Typical surface parking lot with ample perimeter landscape screening
Figure 70b

The minimum width of this landscape area should be 5 feet. An additional 24 inches of width is required where vehicular overhangs occur. The 24-inch wide overhang area should be of hardy plant material, solid permanent mulch or decorative paving. (See Figure 69)

Deciduous shade trees should be planted one per every 40 linear feet of frontage along the street. A continuous hedge planting should help block pedestrians' view into the parking lot. Clumps of ornamental trees may also be planted in lieu of or in coordination with shade trees for visual interest and screening. Perennials, grasses and groundcover under plantings should be incorporated to add additional seasonal color and appeal.

- **Shade Trees.** One shade tree at a 4-inch caliper minimum should be planted per 40 linear feet of the required perimeter screen area.
- **Shrubs/Hedges.** Continuous evergreen or deciduous hedges/shrubs should be installed at a 30-inch minimum height and maintained at a continuous 42 to 48-inch height.
- **Ornamental Trees.** Ornamental trees should be single or multi-stemmed at 8 to 10 feet in height or 2½ to 3 inch caliper, spaced in natural or formally designed groupings relative to the overall site plan.
- **Perennials/Ornamental Grasses/Groundcovers.** Perennials, ornamental grasses and groundcovers should be planted in front of shrubs and trees along the public street frontage or in the overhang area. Perennials/grasses should be installed in 1-gallon pots. Groundcovers should be planted from quart containers.

All landscape perimeter buffer areas should be fully irrigated and drained. Decorative metal fencing measuring (4) four feet in height is also encouraged along public rights-of-way or street frontages when feasible to provide both a physical and visual barrier into the parking lot. In tight areas where the desired landscape buffer zone minimum widths cannot be feasibly met through careful site design, coordinated Village decorative metal fencing (See Figure 71a) or a solid masonry screen wall may be substituted at a height of no more than 4 feet. (See Figure 71b)

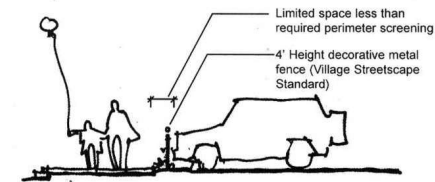
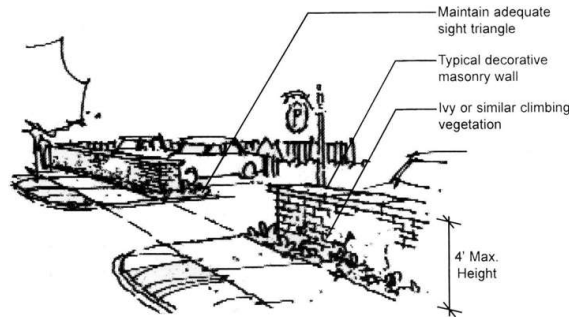


Figure 71a



Typical perimeter screening treatments for vehicular use areas with space constraints
Figure 71b

Where parking areas abut residential properties, a 6-8 foot solid screen fence or wall should be constructed. Appropriate materials include cedar, masonry (brick, stone, stucco) or evergreen plant material. The screen element should complement adjacent buildings and reflect the surrounding character.

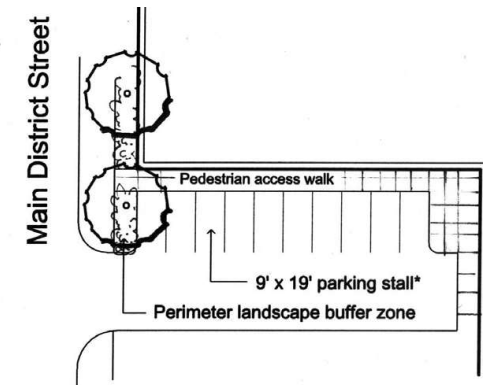
2. Off-Street Parking Internal Landscape Standards: In order to reduce the visual impact of surface parking on the streetscape, internal parking lot landscape guidelines should be employed. Landscape within the parking areas enhances the district character by:

- increasing “green space to pavement” ratio
- reducing storm water runoff
- creating shade and reducing the “heat island” effect
- softening the appearance for adjacent uses
- integrating the continuous streetscape character

Recognizing that some current and future parking lots may only contain nine or fewer parking spaces, these guidelines address the need for internal landscape plantings for paved vehicular use or parking areas larger than 3,000 square feet or approximately 10 parking spaces. These internal standards should be integrated and applied in addition to the perimeter parking lot landscape buffer zones.

For vehicular use/parking areas:

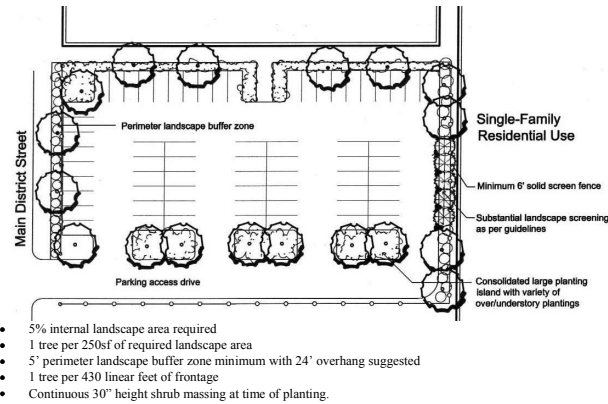
- 3,000 SF or less = no internal landscaping necessary (See Figure 72)
 - 3,000 SF to 30,000 SF = 5% landscaped area of total parking area (See Figure 73)
 - 30,000 SF or more = 7.5% landscaped area of total parking area (See Figures 74a and 74b)
- SF = square feet



- No internal landscape required
- 5' perimeter landscape buffer zone minimum with 24" overhand suggested.
- 1 tree per 430 linear feet of frontage
- continuous 30" height shrub massing at time of planting.

The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Parking lot or vehicular use area 3,000 sf or less
Figure 72



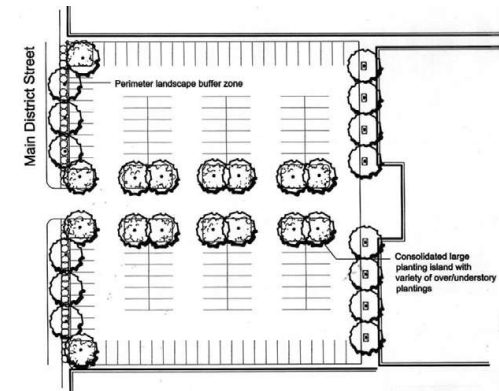
The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Parking lot or vehicular use area 3,000sf to 30,000sf
Figure 73

All landscape areas in the parking lot, excluding perimeter screening, are included in the parking lot internal planting guidelines. This may include planting islands, corner pocket parks or additional perimeter screening areas.

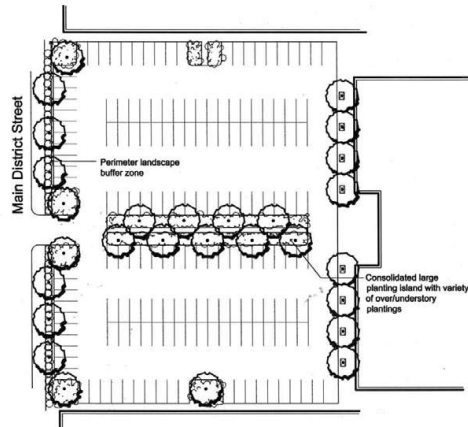
One shade tree should be provided for every 250 square feet of the required internal landscape area. The deciduous canopy (shade) tree with a spreading branching structure established at 6 feet in height at time of planting should have a minimum caliper of 4 inches. The acceptable species list is found in the Village Plant Palette in Appendix B.

Landscape planting islands should be a minimum eight feet wide back of curb to back of curb, mimicking a typical parking space's parallel and diagonal dimensions. These islands should be included at a rate of 1 island per 10 parking spaces. These islands can be set singularly but are encouraged to be grouped together in larger, more manageable planting pods at corners or corner bump-outs. (See Figure 74b.) These larger landscape islands provide a better growing opportunity for plantings, separate the parking lot into smaller "cells" and allow for better snow management techniques. (See Figure 75)



The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Option A - Parking lot or vehicular use area 30,000sf or greater
Figure 74a



- 7.5% internal landscape area required;
- 1 tree per 250sf of require landscape area
- 5' perimeter landscape buffer zone minimum with 24" overhand suggested
- 1 tree per 450 linear feet of frontage
- Continuous 30" height shrub massing at time of planting.

The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Option B – Parking lot or vehicular use area 30,000sf or greater
Figure 74b



Utilize larger, expanded planted islands in surface parking areas to create cells or parking pods
Figure 75

All islands should have mounded topsoil to a center height of 6-12 inches above top of curb height. New planting soil volumes in the island should be a minimum 250 cubic feet per tree.

Low shrub massing and groundcover plantings are encouraged under tree plantings in islands. (See Appendix B) Turf grasses and gravel mulches are discouraged.

Irrigation and appropriate under-drainage are recommended for all large planting islands. Exterior electrical outlet box stubs should be provided for any maintenance needs or seasonal lighting displays.

Landscape maintenance is the sole responsibility of the property owner. The owner must maintain all required landscape in good condition. Damaged or dead materials should be replaced promptly. This obligation is to be assumed by subsequent property owners. Maintenance should include but is not limited to weeding, mowing, trimming, pruning, edging, cultivation, seeding, fertilizing, watering and pest control.

3. On-Street Public Parking Landscaping: Where possible, expanses of on-street parking should be softened by landscape islands or bump-outs (see Page 59 for more information on corner bump-outs) (See Figures 68a and 68b)

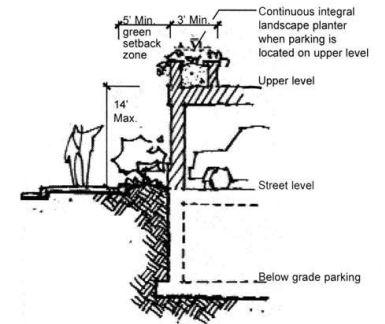
A raised curb planter no more than 6 inches in height should be provided around the landscaped island to protect the plantings in the island. Additional decorative metal fencing elements should be considered where feasible.

4. Parking Structure Landscaping:

A minimum five-foot landscape setback should be placed at the base of the parking structures, adjacent to the pedestrian areas in the public way. (See Figure 76) This setback should be planted with columnar canopy trees, ornamental trees, evergreens, shrubs, perennials and groundcovers.

Vines should be planted and staked at the base of the structure and encouraged to grow up the structure's walls.

Integral planters should be incorporated with cascading plant material. Planters are encouraged to be located along any openings within the parking structure that face a public right-of-way. Continuous and integral landscape planter is encouraged for upper level parking areas.



Parking Structure Landscaping
Figure 76

5. Service/Loading Area Screening: All service/loading areas should be screened from public view. Architecturally treated screen walls constructed of the same materials as the building or an opaque wooden fence are appropriate designs. Creative use of lattice screen walls and vine plantings are also an appropriate substitute. (See Figures 77a and 77b)

All trash storage/mechanical equipment screen enclosures should be secured and accessible through a locked gate(s).

The height of the screen wall should block views of said elements from pedestrians. In general, the height should be 6 to 8 feet.

- e. **Lighting in Vehicular Use/Parking Areas.** Appropriate pedestrian-scaled street lighting should be provided in all public and private surface parking and service areas. (See Figure 78)



Typical masonry wall and landscape screening of service area
Figure 77a



Solid year-round decorative wood fence/stone screening of utilities
Figure 77b



Decorative street light in vehicular use areas
Figure 78

While the amount of light (photometrics) should be determined by the size of the lot and the selected fixture, the following general standards shall be considered:

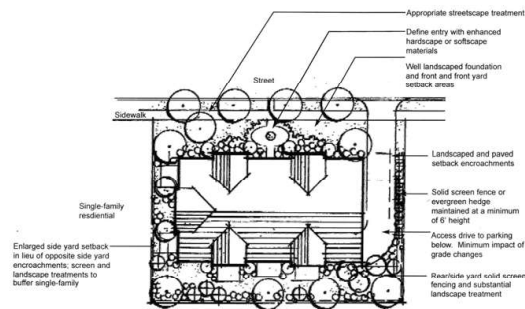
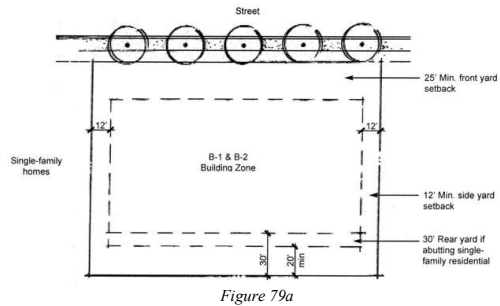
- Light fixture and pole should coordinate with building architectural style and with established Village standards.
 - Color of all light fixtures and poles should be consistent with Village business district standards and the development's architectural style.
 - The light pole and fixture height should be pedestrian scaled and should not exceed 15 feet, or the height established by the Village.
 - Photometric design of any Village light fixture (luminaries) used in public rights-of-way, off street parking and loading areas or private open space should minimize glare onto adjacent properties or residential units above stores. The luminaire should be of a "cut-off" or shielded nature, reflecting light away from adjacent properties, reducing glare, and directing the desired light levels to the parking/loading area.
 - No light spillage should occur at parking or loading area property lines.
 - A source should be developed for low illumination, low wattage street lighting that is deemed appropriate by the Village.
 - Lighting type must be consistent with other district lamps (color corrected, high-pressure sodium, metal halide to be selected).
- f. **Special Conditions.** Vehicular use areas such as parking and service areas may encounter and raise special conditions or concerns that should be treated on an individual basis by the design review board. Such issues may include but are not limited to:
- noise abatement
 - safety/security
 - maintenance
 - special adjacent land use

Each of these issues as they pertain to any new or existing developments in the Business Districts, **Multiple Family Residential** and Institutional areas should address the above or other special concerns as part of the development review process.

XII. Multiple Family Residential Use Areas

As discussed in the Village Comprehensive Plan, *Winnetka 2020*, “the purpose of **multiple-family zoning districts** is to buffer single-family neighborhoods from commercial areas and the traffic noise of Green Bay Road and the railroad. In theory, multiple-family development should provide a “transition” that is compatible with adjacent single-family use.”

a. Multiple family on Green Bay Road (B-1 & B-2 Zoning): The existing character of larger green, heavily landscaped setbacks is desired by the Village for all new Multiple Family Residential development in the Green Bay Road Corridor (B-1 & B-2 zoning). These enhanced landscape setbacks contribute to the Corridor’s existing landscape character and provide appropriate buffering and transition to adjacent single-family, institutional and open space uses. (See Figures 79a and 79b)



Multiple Family B-1 and B-2 Zone and Institutional Site Landscaping
Figure 79b

b. Multiple family Residential in Business Districts (B-2, C-1, & C-2 Zoning): As a freestanding element multiple family residential may take the form of an individual use (townhomes, duplexes or condominiums) or as a shared mixed-use (condominiums or apartments) with first floor commercial and residential units above.

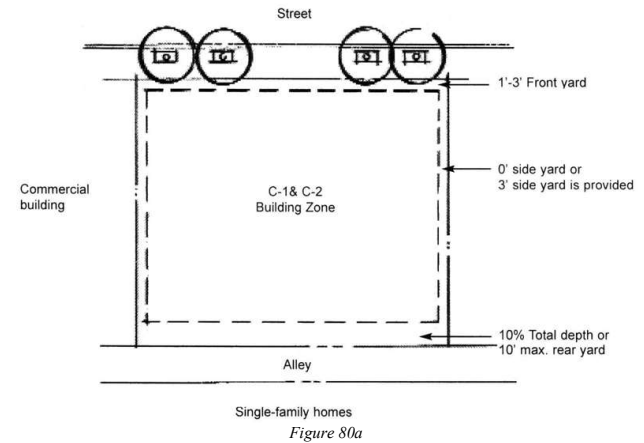


Figure 80a

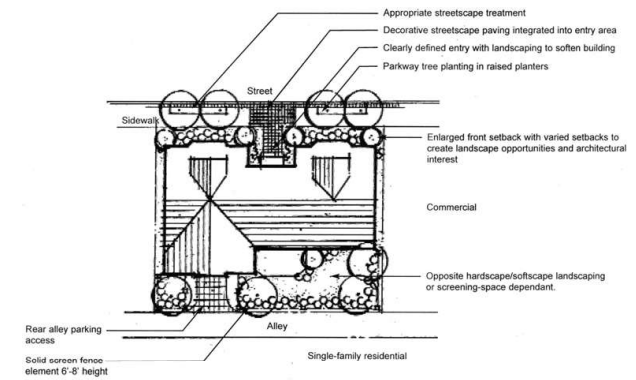


Figure 80b

When planned as an individual use in a business district or other areas of the community, significant front and side yard landscaped setbacks are encouraged to ensure compatibility and appropriate screening/transition from neighboring uses. (See Figures 80a and 80b)

While zoning setbacks in the C-1 and C-2 districts encourage compatibility of new multiple family and mixed-use within the existing commercial business district fabric, additional front, side and rear yard setbacks should be enlarged and addressed appropriate to adjacent zoning districts. If a new multiple family development in the district occurs on a transitional parcel (adjacent to a single-family, open space or institutional use) additional rear and side yard setbacks and appropriate landscaping are encouraged.

The guidelines are intended to ensure that new multiple family development is sympathetic and compatible to its surroundings.

Refer to the following guidelines pertaining to landscaping, parking lot landscaping, and streetscaping:

- Open Space Guidelines (See Page 61 below)
- Public Street Frontage (Streetscape) Guidelines (See Page 26)
- Parking Lot Landscaping Guidelines (See Pages 46-56)

XIII. Institutional Use Areas

Institutional Use Areas include the following:

- Streetscape/Pedestrian Zones
- Vehicular Use Area Standards
- Open Space
- Village Plant Palette
- Village Signs

The Village encourages the use of expanded/enlarged and enhanced setbacks where appropriate. The Village may require additional heavily landscaped yard setbacks, where new institutional development is adjacent to single-family residential, commercial or open space land uses.

The creation of additional public or semi-public open space is strongly encouraged in each plan submittal. The Village desires to increase and enhance its community open spaces and link them where possible in a unified open space plan.

- a. Site Landscaping.** For yard setbacks, building perimeter and foundation landscaping, the following elements should be considered (See Figure 79b for general example):

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- Preserve, protect and enhance to the greatest extent possible any mature vegetation on the site.
- Ensure coordinated, creative, and well-designed landscaping.
- Use similar or like planted material palette as established in the guidelines (See Appendix B).
- Provide for a variety of plant materials with seasonal interest.
- Provide adequate year-round screening in site and rear side yard setbacks when adjacent to single-family or transitional land uses. Use plant materials, especially evergreen, to provide a continuous 6-foot high year round screening from adjacent residential uses.
- Where limited space exists, a solid masonry screen wall or decorative cedar wood fence element may be employed at a size of no greater than 6 feet high.

XIV. Village Signage

A well-coordinated sign system within a community is one of the most effective ways of creating lasting identity and providing wayfinding clarity. The Village of Winnetka can benefit from a coordinated sign program at important locations within each business district along the Green Bay Road Corridor and at other major Village entries. (See Appendix D: Action Items) A sign family hierarchy that provides function without excessive design detail, should be established for the following elements:

- Village Gateway
- Business District Identity
- Roadway/Corridor Identity
- Roadway Directional
- Street Sign
- Site Directional
- Informational
- Regulatory
- Building/Business Identity

- a. Village Gateway Signs.** Signs that enhance the Village's image and identity at its jurisdictional or approximate edges should be located at both the northern and southern Village boundaries along the Green Bay Road Corridor and to the west along Willow and Tower Roads adjacent to the Forest Preserve. The Village gateway signs should reflect the Village's architectural character and be made of quality materials such as masonry, stone, wood, and/or metal.

These sign areas should incorporate both landscaping and possibly lighting elements and should set the tone for the remaining public signs in terms of color, materials, scale, and architectural style. (See Figure 81a) The Village's "tree" logo should be incorporated into any gateway sign elements. (See Figure 81b)



Example of a village gateway sign element with landscaping
Figure 81a



The Village's "tree" logo should be incorporated into gateway sign elements
Figure 81b

- b. Business District Ground Mounted Identity Signs.** Signs that identify the Hubbard Woods, East/West Elm Street, and Indian Hill Business Districts, as special places should be located at their entry points along Green Bay Road. Smaller in size and scale to the Village Gateway signs, these elements should be small monument signs constructed of similar style and materials as the gateways. Again, special landscaping and lighting may be incorporated. (See Figures 82a and 82b)



Figure 82a



Figure 82b

Examples of simple, elegant community gateway elements

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- c. Roadway Corridor Identity Signs.** Special identity signs placed along the Green Bay Road Corridor and along each business districts' major streets should be considered to enhance the unified identity for each of the business districts. These signs/ plaques/ banners could include colors, logos, or images linked to the design of the Village Gateway and Business District Identity signs. If determined to be feasible and desirable by the Village, such roadway signs may need to conform to specific IDOT Road Construction Standards. (See Figures 83a, 83b, and 83c)



Figure 83a

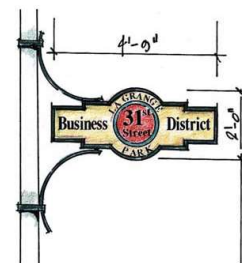


Figure 83b

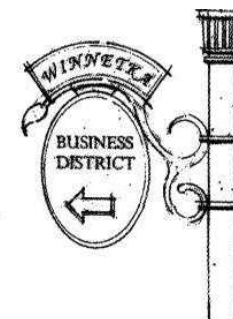


Figure 83c

Examples of coordinated roadway corridor identification sign.

- d. Roadway Directional Signs.** Specially designed signs should be placed along major streets to direct motorists, bicyclists, and pedestrians to key Village destinations, such as the Village Hall/Town Square, Metra Stations, and Hubbard Woods Park. (See Figure 84)



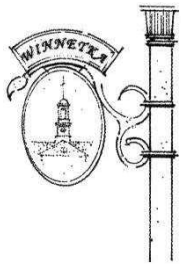
Coordinated public parking/wayfinding signage
Figure 84

- e. **Street Identity Signs.** New street signs could be designed with colors, logos, or images that contribute to a distinct identity for the business districts and/or Green Bay Road Corridor. (See Figure 85)



*Custom business district street identity signage
Figure 85*

- f. **Business District Directional Signs.** A limited number of strategically placed Business District directional signs should be installed along area arterial streets directing motorists and visitors to each business district. Directional signs in the business districts could be coordinated with street signs regarding color, logos, and images. (See Figures 86a and 86b)



*Examples of business district
directional signage
Figure 86a*



Figure 86b

- g. **Regulatory Signs.** Regulatory signs along streets and parking areas that address stop locations, speed limits, parking restrictions, and other requirements could be incorporated into a coordinated sign program by using posts or frames that are separate and distinct from the street lights and utility poles that they are currently attached to. A simple sign plan would help readability and significantly reduce the current sign clutter. (See Figure 87)
- h. **Informational Signs.** Information signs or district kiosks should be considered within each business district to guide pedestrians to buildings, points of interest, and parking lots. Scaled for both pedestrian and vehicular use, informational kiosks could offer district maps, event listings/locations and historical information. (See Figure 88)

Key locations for such signs may include the Metra Stations, Moffat Mall, the library, public safety building and essential district retail anchors and institutions. These signs could be installed along pedestrian walkways and corner bump-outs.



*Example of informational sign/kiosk
Figure 88*

XV. OPEN SPACE

A common element unifying Winnetka's Business Districts, **Multiple Family Residential** and Institutional Areas are the unique public and private open spaces they have been created over time. Many of these open spaces lend to Winnetka's sense of place, culture and history.

The Village's open spaces range in size and activity level from the large and active Hubbard Woods Park to the small and passive sculpture corner near Village Hall. The Village has expressed a desire to expand its open space system and link, where possible, these spaces together in a unified Village open space plan.

- a. **Purpose.** To ensure that current and future open spaces contribute to Winnetka's ambiance; public and vehicular streetscapes should link open spaces to create a unified, continuous landscape system with mature plantings and seasonal interest. By working as a system, the Village's open spaces intend to:

- physically and symbolically unify and enhance the Village's natural features and character;
- preserve significant areas and encourage new tree, shrub and perennial plantings on public and private properties to the greatest extent possible;
- encourage pedestrian and bicycle circulation throughout the Village, especially among the Business Districts;
- create gathering points for Village events and activities;
- provide educational opportunities about the natural environment; and
- enhance property values.

- b. **Location.** With this purpose in mind, new public and private developments within the Business Districts, **Multiple Family Residential** and Institutional areas should provide for ample, appropriately designed open space within the proposed site development plan. Recognizing the spatial limitations of each site, creative, relevant open space should strive to enhance the Village's natural character.

Public, semi-public, or private open space and landscaped buffers should be located between low and higher density areas and to serve as a transitional element between land uses.

Where new or existing developments abut adjacent planned or existing open spaces, every effort should be made to integrate open spaces and link them into a unified whole.

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- c. **Open Space Types.** There are a variety of active and passive open space types from which to select to create an optimal and appropriate open space amenity. Open space types include:

1. Active Open Space: (See Figures 89a-89h)

- Small park/playground
- Fountain garden
- Corner pocket park or plaza
- Mid-block walkways
- Entries or forecourts
- Courtyards
- Enhanced public parkway/pedestrian zone
- Bike path



Typical pocket park/playground
Figure 89a



A fountain element can be used as a focal point or
community landmark
Figure 89b



Figure 89c



A simple corner pocket park or plaza can help screen
vehicular areas
Figure 89d

Design Guidelines



Landscaped pedestrian mid-block walkways can activate otherwise unattractive areas
Figure 89e



Enhanced and articulate front yard setback in commercial, institutional or multiple-family residential areas
Figure 89 f



Prominent architectural articulation and streetscape elements at key building frontages help activate a streetscape
Figure 89g



Enhanced public parkway/pedestrian zone
Figure 89h

2. Passive Open Space: (See Figures 90a – 90d)

- Sculpture or art pockets
- Perennial gardens
- Enhanced or enlarged landscape transition buffer zones
- Passive garden areas
- Entries or forecourts
- Courtyards
- Corner gateway architecture treatments
- Enlarged front, side or rear yard landscape buffers



*Example of Art Pocket
Figure 90a*



*Enhanced or enlarged landscape transition buffer zone adjacent to vehicular use areas or single family residential.
Figure 90b*



*Enhanced private open space in yard setback
Figure 90c*



*Enhanced landscaping/streetscape setback from new development
Figure 90d*

- d. Components.** Regardless of the size of the open space or its active/passive character, a creative plan can integrate a variety of well-designed components from architectural and streetscape/pedestrian zone elements similar to those design standards set forth earlier in these guidelines. Both public and private open space design should incorporate architectural and streetscape/pedestrian zone elements.

- e. **Location-Oriented Open Space Guidelines.** Certain locations within Winnetka's Business District, **Multiple family Residential**, and Institutional areas have unique open space considerations either because of pending redevelopment or recommendations made in the 2020 Comprehensive Plan. These areas include, but are not limited to:

1. Indian Hill Business District: As the southern gateway to the Village, existing and new developments in this District should establish the Village's natural character with significant amounts of open space to soften the District's current vehicular character. The planting palette should provide a variety/scale of plant materials and seasonal interest along with appropriate and creative use of evergreen plantings. Village gateway sign elements should be incorporated adjacent to the Winnetka Avenue Green Bay Road intersection.

A major active open space to be considered in this district is a connected pedestrian walkway and landscape enhancements along the Metra Railroad ROW. Additional landscape and open space enhancements should be implemented at all corners of the Winnetka Avenue and Green Bay Road intersection.

2. Hubbard Woods Business District: As the northern gateway to the Village, existing and new developments in this District should establish the Village's natural character with significant amounts of open space where Village gateway signs and improved landscaping should be implemented at the Village's northern gateway on Green Bay Road. Landscape screening and enhancements should occur along adjacent uses at the Tower Road/Green Bay Road intersection.

3. Green Bay Road Corridor: Green Bay Road should appear as visually appealing as other "Winnetka Business District Streets". The Village, in its review of open space elements, will pay particular attention to landscaping along the Green Bay Road Corridor and at its intersections with key Village streets. Village signs, enhanced landscaping and pedestrian/bicycle access should be important components to any Green Bay Road open space design.

If appropriate, the Village should coordinate with future IDOT Green Bay Road improvements to implement median planters along Green Bay Road north and south of Winnetka Avenue and Elm Street. The plant palette should include mature shade trees and a variety of under story plantings. The planter design should reflect and complement historical architecture, be maintenance efficient and provide safe travel and sight lines.

4. Elm Street Business District: When redeveloped, the District's Post Office site should provide for a major public/semi-public open space element visually and symbolically linked to the Moffatt Mall/Village Hall axis as described in the 1921 Village Center Plan.

Coordinated landscape and road enhancements should occur at Chestnut and Spruce Streets and along the parking lot frontage extending from Pine Street to Spruce Street

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on the west side of Green Bay Road. Enhanced landscaping, parking lot perimeter screening, and signs should be installed to reduce the starkness of this Green Bay Road Corridor section. Small gateway park elements should be considered for the essential entry corners into the District at Winnetka Avenue.

5. Metra Stations: The appearance and function of the Village's three train stations and the railroad right-of-way should be improved along the entire corridor with particular attention at the three Business Districts. The railroad embankments should implement significant amounts of landscaping with emphasis on seasonal interest and evergreens from the Village Plant Palette. (See Appendix B)

XVI. Submission Requirements

Maintaining the character of the Village is of prime importance to the Design Review Board (DRB) and the Village residents. Therefore it is required that each submission to the DRB demonstrate sensitivity to context by providing the necessary street elevation(s) and cross sections along with current photos of the adjacent buildings within a 50 foot distance on each side of the proposed building and the elevations of the existing buildings located across the street. Additional submission requirements are indicated on the application for design review.

In order to retain the Village character, it is required that the dominant architectural forms, materials and style be incorporated into the proposed building/development. Please refer to the corresponding section for additional information.

Submissions should also include a detailed landscape plan and streetscape plan in accordance with these guidelines.

As with multiple family residential developments, a detailed site and landscape plan should be submitted to the Village for review. Critical to the plan is the need to enhance and articulate the architecture of the building and the site's landscaping.

The Village will review proposed open space elements by reviewing a detailed site plan/landscape plan. This plan must be submitted to the Village for review for all new developments in the Commercial Business Districts, Multiple Family Residential and Institutional areas.

Each plan must provide the required site landscaped parkway pedestrian zone, open space feature and vehicular use area landscape treatments.

The plan must provide for reasonable understanding, a statement describing the proposed open space element(s) and its public/private benefits. The Design Review Board (DRB) shall at its discretion review the open space element for its general compliance with the goals established in these guidelines and make a recommendation of its appropriateness.

Design Guidelines
