



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

January 19, 2023 at 7:00 PM
Winnetka Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. December 19, 2022, Special Meeting Minutes
4. **Continued Applications**
 - a. **Case No. 22-26-DR: 551-553 Chestnut Street - Evereve (Continued from the December 19, 2022, special meeting):** Amended applications for a Certificate of Appropriateness and a Sign Permit to allow exterior alterations to the storefront of the existing commercial building. The plans have been amended to reduce the size of the proposed wall sign and alternative exterior building materials have been provided for consideration.
5. **New Applications**
 - a. **Case No. 23-01-SU: 310 Green Bay Road - North Shore Country Day School:** Certificate of Appropriateness to allow renovation of the existing gymnasium and construction of an addition consisting of a new gymnasium and multi-purpose space on the school campus at 310 Green Bay Road.
 - b. **Case No. 23-01-DR: 24 Green Bay Road - Memorable, Inc.:** Sign Permit to allow the installation of a wall sign on storefront of the property located at 24 Green Bay Road.
6. **Other Business**
 - a. February 16, 2023, Meeting - Quorum Check
7. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that 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).

**Winnetka Design Review Board/Sign Board of Appeals Special Meeting Minutes
December 19, 2022**

Members Present:

Kirk Albinson, Chairman
Michael Klaskin
Paul Konstant
Maggie Meiners
Katie Moor
Heather Niehoff

Members Absent:

Michael Ritter

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Albinson called the meeting to order at 7:02 p.m. and took roll call of the Board Members present.

Public Comments:

No comments were made at this time.

Approval of Minutes:

Chairman Albinson asked if there were any comments or a motion to approve the November 17, 2022 meeting minutes. A motion to approve the November 17, 2022 minutes was made by Mr. Konstant and seconded by Ms. Niehoff. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Albinson, Klaskin, Konstant, Meiners, Moor, Niehoff

NAYS: None

New Applications:

a. **Case No. 22-26-DR - 551-553 Chestnut Street - Evereve: Certificate of Appropriateness and Sign Permit to allow exterior alterations to storefront of existing commercial building on the Subject Property.**

Mr. Marx identified the applicant and the property's location, zoning classification and size. He described the building's appearance and the overall proposal for the front façade to accommodate the business and provided a detailed description of the new window description, openings, materials, doorways, etc. Mr. Marx referred the Board to the proposed entrance's illustrations and described the marble tile on the exterior clad, anodized aluminum for the windows and parapet cap at the top of the façade and provided materials to the Board for their review. He then stated the request also included a proposed wall sign and described the lettering, size and lighting as well as a projecting sign. Mr. Marx also described the proposed decal for the bottom of the window noting the proposed windows are compliant with the sign code and design guidelines and would provide a contemporary look while providing for the applicant's branding. He then asked if there were any questions.

Chairman Albinson questioned the materials underneath the recessed door and Mr. Marx responded it would be black anodized trim. Kari Ihle introduced herself as the Director of Store Design and Maintenance for the applicant. She described the ceiling material, window trim and elongated textile flooring as well as its size which is code compliant. Mr. Marx referred the Board to page 24 which further illustrated the proposal. Ms. Ihle informed the Board they planned to begin construction in February 2023

1 and described the construction plans. Ms. Niehoff questioned the sign lighting which Mr. Marx clarified
2 for the Board.

3
4 Ms. Moor described the proposal as a huge departure from the existing streetscape. Mr. Konstant agreed
5 with Ms. Moor's comment and commented the applicant's Lake Forest location is more in keeping with
6 the street's character. Ms. Ihle explained the reasoning behind their Lake Forest location design. She
7 added the building height would not change and a more open to the storefront feel would be created.
8 Ms. Ihle also described the reasoning behind the material selection as well as the amount of the
9 storefront's damage which required curb replacement. Mr. Marx identified the height on page 18.

10
11 Ms. Niehoff commented while the national retailer applicant proposal is exciting for the Village, its
12 appearance is a departure from the neighboring buildings. Ms. Ihle informed the Board the proposal is
13 the first of its kind in terms of their national stores. Ms. Meiners described her dissatisfaction with the
14 window appearance and suggested the use of a different façade material with a more traditional finish.
15 Mr. Klaskin stated from a color palette standpoint, he described it as similar to that at Neapolitan. Ms.
16 Ihle referred to sample materials showing a natural color variation. Mr. Klaskin referred to previous
17 discussions regarding applicants which have certain branding. Ms. Ihle described the reasoning for the
18 window appearance in wanting the storefront view to be clear and inviting noting there would be mullions
19 and identified their locations.

20
21 Chairman Albinson commented he liked the proposed design which responded to the applicant's brand.
22 He then stated he would be inclined to recommend approval without conditions. Ms. Ihle further
23 explained the reasoning behind the request which is to be brand authentic and the need for the storefront
24 to be taken down due to its structural condition. The Board and applicant discussed the wall sconces. Ms.
25 Ihle informed the Board they considered the adjacent buildings when coming up with the proposed
26 design. Ms. Meiners asked if the sign proportion could match that of the Neapolitan sign. Ms. Ihle
27 responded they have a smaller sign alternative which would not be appropriate for the building's size and
28 suggested a size in between. The Board Members then discussed their sign size preferences. Mr. Klaskin
29 suggested more flexibility be given to the tenant which has a 10 year lease. The Board Members discussed
30 their preference for hone tile versus polished tile. Ms. Ihle agreed and informed the Board it would have
31 to be polished in order for it to properly weather. The Board Members discussed alternative window
32 options.

33
34 Chairman Albinson then stated he would be in favor of the proposal with the recommendation of a sign
35 size reduction. Mr. Klaskin agreed with Chairman Albinson's recommendation. Ms. Moor commented it
36 still felt like it is trying too hard and is very loud. Ms. Meiners suggested adding an awning and Ms. Ihle
37 explained her reasoning for not agreeing with that suggestion. Ms. Moor stated the storefront would
38 appear very different than other stores on the block. Ms. Ihle responded it would be nice to have variation
39 in the building fronts and not be carbon copies of each other. Mr. Konstant stated he also had a problem
40 with the overall feel. The Board Members and applicant discussed how the proposed material may date
41 itself over time. Ms. Ihle informed the Board other material options were considered and explained how
42 they were not appropriate.

43
44 Chairman Albinson then asked for a motion to approve the request with two conditions, the first of which
45 is reduce the sign width to be the same as the horizontal width of the assembly below and for the applicant
46 to propose alternate selections for the field material.

1 A motion was made by Ms. Meiners to approve the application with two conditions: (i) the wall sign is to
2 be reduced in size so that the horizontal width is no wider than the doorway entrance opening directly
3 below it; and (ii) approval of the marble tile finish material is withheld until the applicant can come back
4 to a future meeting with some alternate selections. Mr. Klaskin seconded the motion. A vote was taken
5 and the motion unanimously passed, 6 to 0:

6 AYES: Albinson, Klaskin, Konstant, Meiners, Moor, Niehoff

7 NAYS: None

8
9 **Other Business.**

10 a. January 19, 2023 Meeting – Quorum Check.

11 The Board Members discussed their availability.
12

13 **Adjournment:**

14 A motion to adjourn was made by Mr. Klaskin and seconded by Ms. Niehoff. A vote was taken and the
15 motion unanimously passed, 6 to 0:

16 AYES: Albinson, Klaskin, Konstant, Meiners, Moor, Niehoff

17 NAYS: None

18 The meeting was adjourned at 8:16 p.m.
19

20 Respectfully submitted,

21
22 Antionette Johnson

23 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 13, 2023
SUBJECT: 551-553 CHESTNUT STREET - EVEREVE - CERTIFICATE OF APPROPRIATENESS (AMENDED CASE NO. 22-26-DR)

INTRODUCTION

On January 19, 2023, the Design Review Board (DRB) is scheduled to continue its consideration of an amended application for a Certificate of Appropriateness and Sign Permit submitted by Evereve (the "Applicant"), as the lessee of the commercial space located at 551-553 Chestnut Street. The Applicant is seeking approval to allow exterior alterations to the existing building and new signage for a new retail store at 551-553 Chestnut Street (the "Subject Property").

DECEMBER 19, 2022, DESIGN REVIEW BOARD MEETING

On December 19, 2022, the DRB held its initial review of the applications as originally proposed by the Applicant. The Board provided comments concerning the modern look of the proposed storefront in contrast with the more traditional aesthetic of the Village's commercial districts. The Board members also voiced concerns of the size of the proposed wall sign. The Certificate of Appropriateness was approved with a condition that the Applicant return to a future DRB meeting with alternative options for the façade cladding material. The Sign Permit was approved with a condition that the Applicant also return to a future meeting with a revised sign proposal that reduces the sign width to match that of the main entryway. For reference, the December 12 staff report and attachments are provided as Attachment B1. Also, a copy of the draft December 19 meeting minutes is included in the January 19 agenda packet for the DRB's approval.

AMENDED PROPOSED PLAN

In response to the comments at the December 19 DRB meeting, the Applicant has provided the attached revised plans (see Attachment A1). The primary changes to the plans include: (a) an adjustment to the size of the pin-mounted lettering wall sign; and (b) three alternative options for the storefront surface material. At the January 19 meeting, the Applicant will present and discuss the revised plans with the Board.

The proposed sign has been reduced in size from 28.06 square feet in area and 13.49 feet in width to 16.19 square feet and 10.25 feet in width. The proposed sign complies with the Sign Code. The change was made to accommodate a sign that was more horizontally aligned with the main entrance opening. Figures 1 and 1B on the following page compare the previous and revised elevation renderings of the storefront to illustrate the changes to the wall sign.



Figure 1 – Rendering of Proposed Storefront (December 19 Meeting)



Figure 1B – Amended Rendering of Proposed Wall Sign

The Applicant has also provided revised design specifications for three different types of cladding for the storefront surface. The original proposed tile, Daltile Presario, is illustrated above in Figure 1. Figures 2, 2B, and 2C below, and on the following page, identify the three different alternative tile types of Presario Lumen White, Ann Sacks Athens Silver Cream, and Waves 3D Rose Aurora, respectively. All three tile products are a honed marble material. Physical material samples will be available at the meeting.



Figure 2 – Rendering of Proposed Storefront - Option 1 - Presario Lumen White Tile



Figure 2B – Rendering of Proposed Storefront - Option 2 - Ann Sacks Athens Silver Cream Tile



Figure 2C – Rendering of Proposed Storefront - Option 3 - Waves 3D Rose Aurora Tile

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;”

“(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 proposed alterations are intended to reshape the storefront appearance for the retailer’s brand and likeness while updating and improving its overall condition with a look that addresses the DRB’s initial comments.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide guidance on the appearance of exterior facades and signs for commercial buildings.

- Building materials should consist primarily of masonry or stucco that might include modular brick or limestone. The proposed marble tile exterior would be more modern looking than traditional limestone, but match with the natural materials preference of the Guidelines. The marble tile alternatives would provide options for the more subtle look that the DRB desired.
- Wall signs consisting of pin-mounted lettering should be mounted above the storefront in the sign band or suspended in front of the storefront at the transom or recessed entry, with lettering that does not exceed 75% of the height of the sign band or 14 inches, whichever is less. Any illumination of signs should be minimal and unobtrusive spot lighting. The proposed wall sign would be less than 75% of the height of the sign band, however the sign would be 19 inches in height, while being fabricated from black metal letters. The halo lighting is considered external in source and concealed within the scope of the sign letters.

The proposed building alterations are designed to provide a modern look for the new retailer and create

a distinctively branded storefront that is unique but familiar, like the store's other locations.

SUMMARY

The Applicant requests that the DRB find the revised exterior alterations and sign proposal as appropriate and compatible with the Design Guidelines and approve the applications as proposed. Should the DRB find the proposed changes appropriate, the Applicant would first need to receive an approved building permit from the Community Development Department prior to construction and sign installation.

ATTACHMENTS

Attachment A1: Applicant's Revised Plans

Attachment B1: December 12, 2022, DRB Staff Report and Attachments

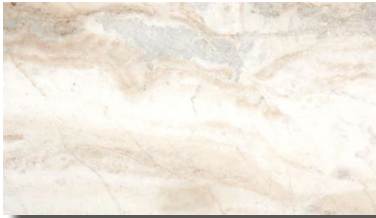
EVEREVE

Winnetka, IL





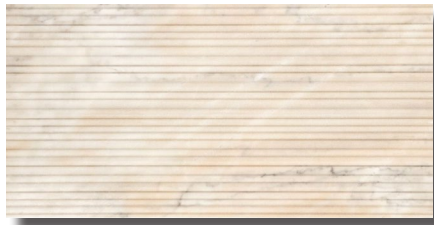
EVEREVE



Tile Option 1



Tile Option 2



Tile Option 3



Finishes





EVEREVE





12" x 24" Install Photo





Finishes





EVEREVE





2" x 8" Install Photo



2" x 8" Install Photo



12 x 24 Tile Variation



12"x24"

Ann Sacks
Athens Silver Cream
12" x 24", Honed Marble

A neutral stone that is anything but plain. This attractive light cream marble is characterized by a threadlike striated patterning that is delicate, yet distinguishing





Finishes





EVEREVE





Install Photo



Texture Detail



Texture Detail

Waves 3D
Rosa Aurora
12" x 24", Honed Marble

Features a warm cream surface with a pink tint and faded veining, carved in a dimensional linear fluted texture. Highly curated to provide a consistent and precise visual.



Thank You!

14" OPTION

17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@landmarkarchitecturalsigns.com
landmarkarchitecturalsigns.com

APPROVAL OF THIS DRAWING

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EVEREVE

553 Chestnut St
Winnetka, IL

PROJECT TYPE:

STOREFRONT
BLADE SIGN
WINDOW GRAPHICS

CUSTOMER APPROVAL:

NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 11.30.22 CK

REVISION 2: 12.08.22 CK

REVISION 3: 12.21.22 CK

REVISION 4:

SALES: MP

DESIGN: CK

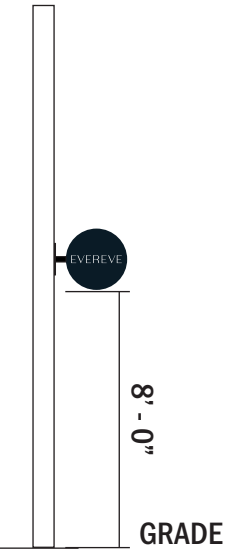
DATE: 11.14.22

DWG: EVEREVE

WINNETKA, IL

PROPOSED CONDITIONS - MOUNTED TO WALL WITH 1" STANDOFFS

62'



BLADE SIGN
SIDE VIEW
MUST BE 8'
FROM GRADE

BLADE SIGN DETAIL P.3
3.36SF

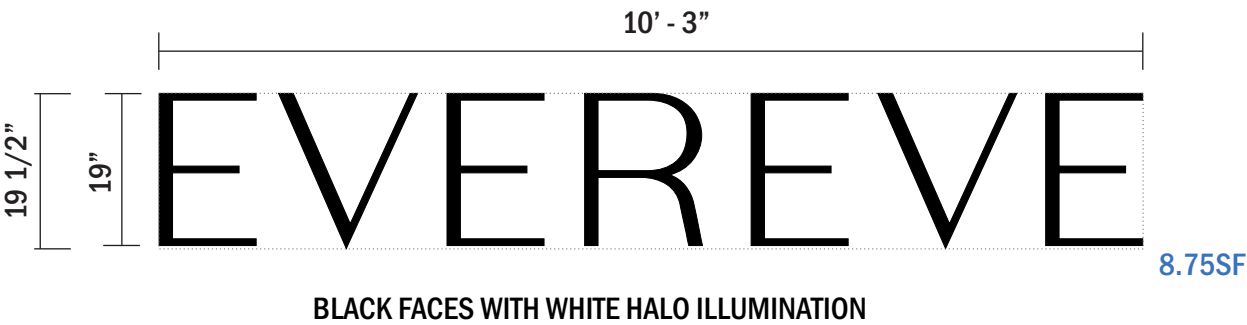
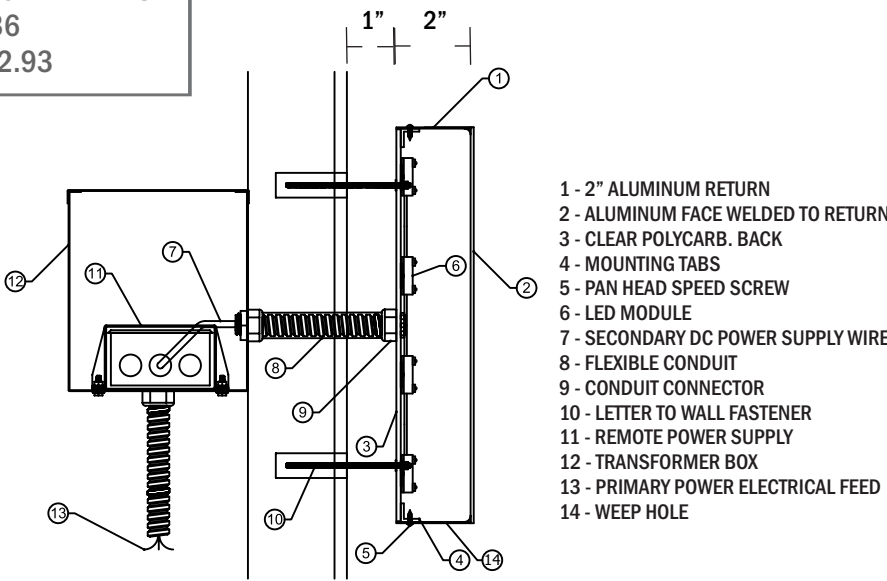
WINDOW GRAPHIC DETAIL P.4
.8 SF

SIGNAGE CRITERIA
TOTAL STOREFRONT = 1054SF
TOTAL SIGNAGE ALLOWED IS 15% = 158.1SF

6500K LEDs 0.6W
102 LUMENS/WATT EFFICIENCY PER MODULE
173 LUMENS/WATT PER FOOT

SF CALCULATIONS
14.25 = 7' - 6" = 8.75SF
3.06 X 19.399 = .4 X 2 = .82
22 x 22 = 3.36
TOTAL SF = 12.93

SECTION DRAWING - NTS
TRIMLESS HALO-ILLUMINATED REVERSE CHANNEL LETTERS



1 ELEVATION
1 SCALE: 1' = 6'

2 DETAIL: 2" DEEP HALO ILLUMINATED REVERSE CHANNEL LETTERS
1 QTY. 1

SCALE: 1' = 2' - 0"

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EVEREVE

553 Chestnut St
Winnetka, IL

PROJECT TYPE:

**STOREFRONT
BLADE SIGN
WINDOW GRAPHICS**

CUSTOMER APPROVAL:

NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 11.30.22 CK

REVISION 2: 12.08.22 CK

REVISION 3: 12.21.22 CK

REVISION 4:

SALES: MP

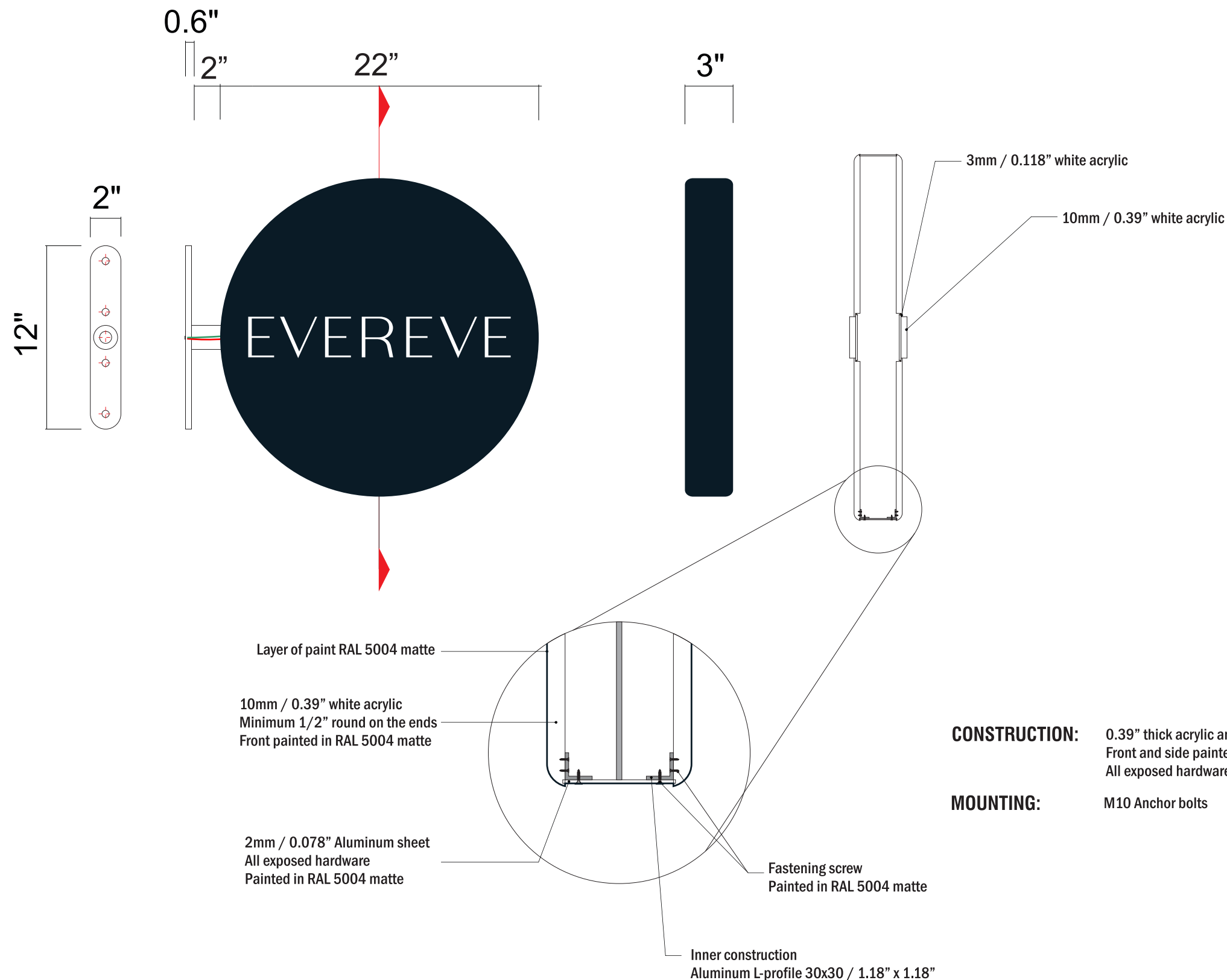
DESIGN: CK

DATE: 11.14.22

DWG: **EVEREVE**

WINNETKA, IL

PAGE: 2



CONSTRUCTION: 0.39" thick acrylic and inner construction
Front and side painted in RAL 5004 matte
All exposed hardware painted to match sign

MOUNTING: M10 Anchor bolts

VERIFY INSTALL LOCATION

1	DETAIL: NON-ILLUMINATED BLADE SIGN
2	QTY. 1

NOT TO SCALE

17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@landmarkarchitecturalsigns.com
landmarkarchitecturalsigns.com

APPROVAL OF THIS DRAWING
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OF THE SIGN(S) WITHIN THIS
DOCUMENT. THE RECIPIENT
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SPECIFICATIONS AND ELEVATIONS
LISTED IN THIS DRAWING ARE
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MADE TO THIS DRAWING AFTER
PRODUCTION HAS BEGUN WILL
RESULT IN ADDITIONAL CHARGES.

EVEREVE
553 Chestnut St
Winnetka, IL

PROJECT TYPE:
STOREFRONT
BLADE SIGN
WINDOW GRAPHICS

CUSTOMER APPROVAL:

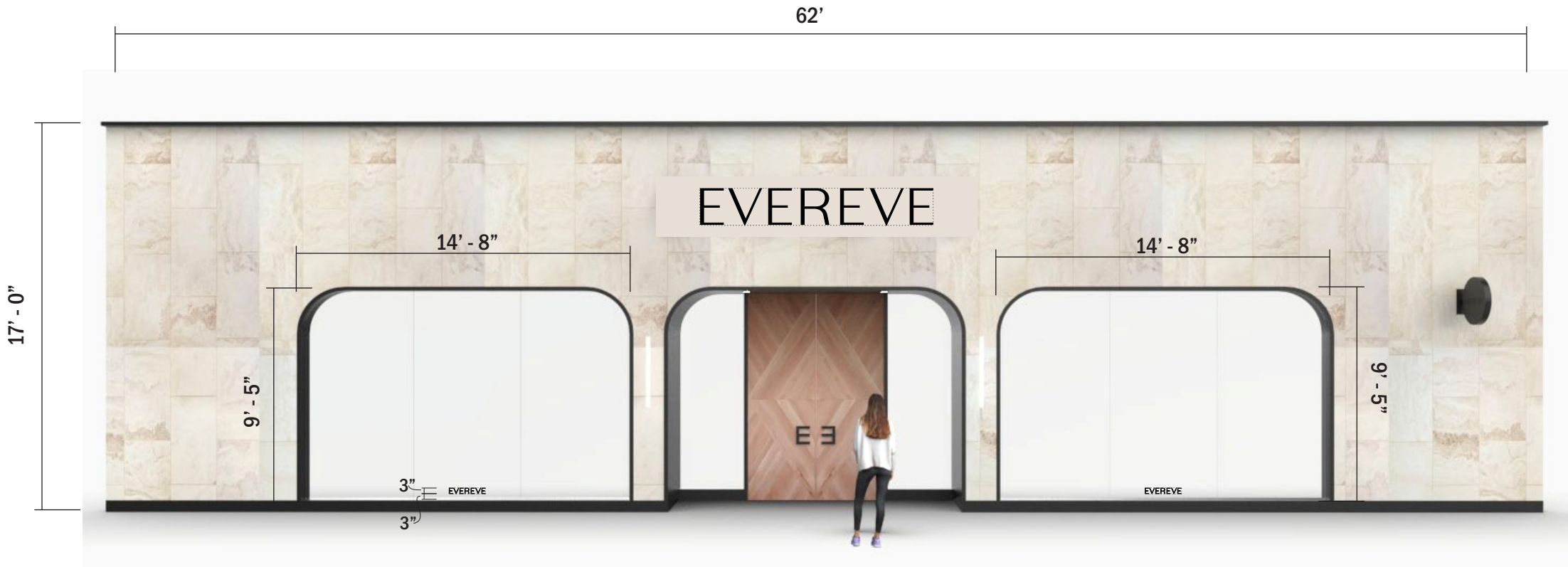
NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 11.30.22 CK
REVISION 2: 12.08.22 CK
REVISION 3: 12.21.22 CK
REVISION 4:

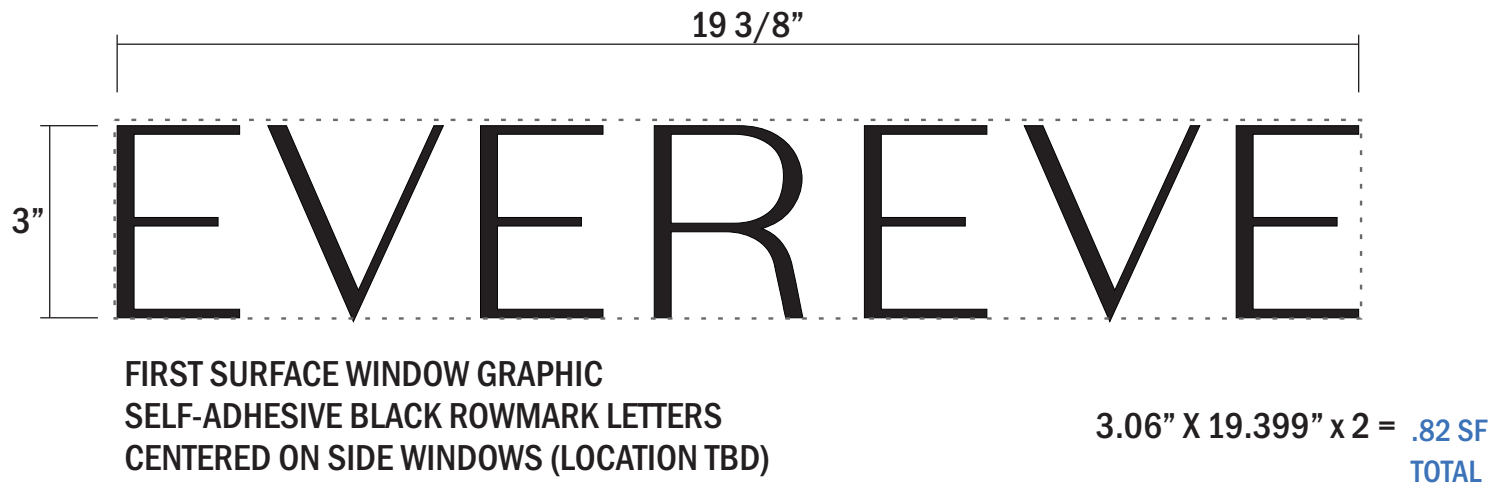
SALES: MP
DESIGN: CK
DATE: 11.14.22
DWG: EVEREVE
WINNETKA, IL



WINDOW GRAPHIC DETAIL

SIGNAGE CRITERIA
A WINDOW SIGN MAY NOT EXCEED 10% OF
A WINDOW OPENING
9' 5" X 14' 8" = 138.11 SF 10% = 13.81 PER WINDOW

1
3 ELEVATION
SCALE: 1" = 6'



FIRST SURFACE WINDOW GRAPHIC
SELF-ADHESIVE BLACK ROWMARK LETTERS
CENTERED ON SIDE WINDOWS (LOCATION TBD)

3.06" X 19.399" x 2 = .82 SF
TOTAL

2
3 DETAIL: WINDOW VINYL IN PROPOSED LOCATION (TBD)
QTY. 2 (SHOWN)

SCALE: 1" = 3"

Architectural Signs

17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@landmarkarchitecturalsigns.com
landmarkarchitecturalsigns.com

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EVEREVE
553 Chestnut St
Winnetka, IL

PROJECT TYPE:
STOREFRONT
BLADE SIGN
WINDOW GRAPHICS

CUSTOMER APPROVAL:

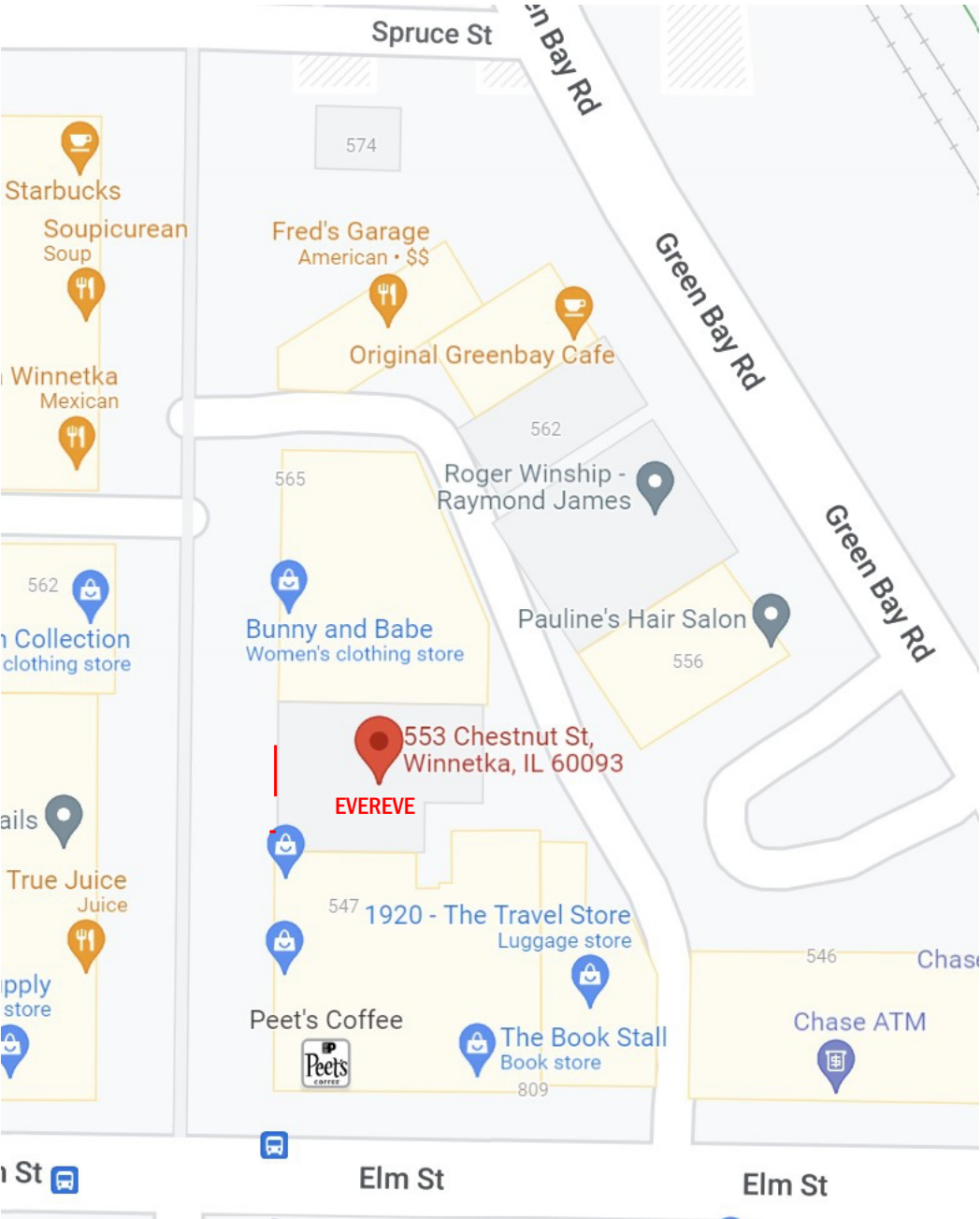
NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 11.30.22 CK
REVISION 2: 12.08.22 CK
REVISION 3: 12.21.22 CK
REVISION 4: _____

SALES: MP
DESIGN: CK
DATE: 11.14.22
DWG: EVEREVE
WINNETKA, IL



PROPOSED SIGN LOCATIONS



17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@landmarkarchitecturalsigns.com
landmarkarchitecturalsigns.com

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EVEREVE
553 Chestnut St
Winnetka, IL

PROJECT TYPE:
STOREFRONT
BLADE SIGN
WINDOW GRAPHICS

CUSTOMER APPROVAL:

NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 11.30.22 CK
REVISION 2: 12.08.22 CK
REVISION 3: 12.21.22 CK
REVISION 4:

SALES: MP
DESIGN: CK
DATE: 11.14.22
DWG: EVEREVE
WINNETKA, IL



PROPOSED SIGN TYPE - NIGHTTIME ILLUMINATION



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: DECEMBER 12, 2022
SUBJECT: 551-553 CHESTNUT STREET – EVEREVE – CERTIFICATE OF APPROPRIATENESS (CASE NO. 22-26-DR)

INTRODUCTION

On December 19, 2022, the Design Review Board (DRB) is scheduled to consider an application for a Certificate of Appropriateness and Sign Permit submitted by Evereve (the “Applicant”), as the lessee of the commercial space located at 551-553 Chestnut Street. The Applicant is seeking approval to allow exterior alterations to the existing building and new signage for a new retail store at 551-553 Chestnut Street (the “Subject Property”).

In compliance with the Village Code, a mailed notice was sent to property owners within 250 feet of the Subject Property informing them of the public hearing on Thursday, December 15, 2022. Subsequent to the notice being mailed, Village staff learned that the DRB would not have a quorum on December 15, and a special meeting was scheduled for the DRB to consider this application on December 19. A notice informing the public that the meeting was cancelled and the DRB’s consideration of this item would be held on December 19 was posted on the Village’s website and on the doors of Village Hall. As of the date of this memo, staff has not received any written comment from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is generally located on the east side of Chestnut Street between Elm and Spruce Streets, is zoned C-2 General Retail Commercial, and contains a vacant one-story building that was previously occupied by *Kaehler World Traveler*. The Subject Property is a one-story commercial building with a basic appearance of wide-reaching storefront windows with wood vertical siding above the windows. Figure 1 below identifies the Subject Property. Figures 2 and 3 at the end of this report further identify the Subject Property.



Figure 1 – Subject Property – Street frontage of building along Chestnut Street

CURRENT REQUEST

The Applicant intends to convert the existing building on the Subject Property into a new retail space for the Winnetka location of a national clothing boutique. Almost all the elements of the existing storefront facade would be removed including the windows, doorways, awning frames, exterior cladding, and gooseneck lighting. The Applicant is seeking a Certificate of Appropriateness, in addition to a Sign Permit, for the following alterations:

Exterior Building Alterations:

1. The fenestration and glazing would be replaced with a curved rectangular doorway that is bookended by two identically sized storefront windows with similar curvatures. The two main windows and doorway entrance openings would each have a black anodized aluminum trim around the edges.
2. The main doorway entrance would recess several feet inward and have a polished black marble mosaic tile on the entrance floor. The doorway would have two opposite-opening doors made of solid oak with a distinctive grain pattern and satin finish. Each door would have two customized handles made of black anodized aluminum that each resemble the letter "E." The doors would be bookended by two windows with similar glazing styles as the storefront windows.
3. The doorway will have two vertical lighting sconces on each end that are aluminum and white in appearance. The recessed entrance would have two small fixtures on the top that face directly down.
4. The entire façade wall would have an installation of a Daltile Presario marble tile in a color described as Lumen White. The top of the façade would have a black anodized aluminum parapet cap.

Signage:

1. A wall sign would be installed in the center of the upper sign band which would say "EVEREVE" in a contemporary font on pin-mounted black aluminum letters that would have halo-lighting illumination which would cast upon the building wall.
2. A circular projecting blade sign made of black acrylic materials would also be installed on the right side of the storefront façade that also says "EVEREVE" in the same contemporary font.
3. Two identical black window decals would be installed at the bottom of the storefront windows that are each 3 inches in height and say "EVEREVE" in the same contemporary font.

The Applicant has provided elevation renderings, mock-up drawings, material descriptions, and design specifications for the proposed alterations which are included in the submitted application materials in Attachment A. The Applicant states that they will have material samples available for viewing at the meeting.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes standards for wall signs, window signs, and projecting signs in the commercial districts:

- Window signs are limited to 10% of the overall window area; the proposed window decals would comply with each having a window coverage of 0.29%.
- Wall signs may only contain the business name, a three-word generic description of the types of products or services, and the occupant's logo or trademark. The area of a wall sign shall not exceed 70 square feet. The proposed sign would be 28.06 square feet and only contain the

business name.

- Total area of all wall signs, window signs, and awning signs other than exempt signs, and permitted directional and incidental signs may not exceed 15% of the total area of street exposure. The proposed wall sign and window signs would comply with a combined area of 2.74%. A staff analysis of sign area with calculations is included as Attachment B.
- Projecting signs may extend over a public sidewalk, provided that the sign extends no more than 2 feet from the wall of the building and is no more than 3 feet high, and provided that the clearance between the bottom of the sign and the sidewalk is at least 8 feet. The proposed projecting sign would comply with Sign Code requirements.

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;”

“(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 proposed alterations are intended to reshape the storefront appearance for the retailer’s brand and likeness while updating and improving its overall condition.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide guidance on the appearance of exterior facades and signs for commercial buildings.

- Building materials should consist primarily of masonry or stucco that might include modular brick or limestone. The proposed marble tile exterior would be more modern looking than traditional limestone, but match with the natural materials preference of the Guidelines.
- Main entrances for the public should be along the street frontage and be recessed from the façade with solid doors if possible. The Guidelines also state that storefront entry doors should be wood or aluminum style with glazing and a weather resistant finish. The proposed entrance would be recessed approximately 3 feet with solid wood doors that have a protective finish and no windows.
- Storefronts should have prominent windows on the ground floor with low window sills that take up at least 60% of the first floor façade. They also state that windows should have wood or metal framing with divisions and colors that are sympathetic to the overall building color palette. The proposed windows would take up a sizeable amount of the front façade while being single panes with framing that matches the contemporary look of the store.
- Building lighting should be carefully considered and focused on providing light to building signs and enhancing architectural details while being contextual with the building and surrounding

design. The proposed lighting would be focused on the upper wall sign and main entrance features of the storefront.

- Signs should reflect the character of the building style while expressing each store's individuality. Sign materials should be limited to painted wood, canvas, architectural glass, and metal. The sign color should harmonize with its building while being limited to earth tones and primary colors.
- Wall signs consisting of pin-mounted lettering should be mounted above the storefront in the sign band or suspended in front of the storefront at the transom or recessed entry, with lettering that does not exceed 75% of the height of the sign band or 14 inches, whichever is less. Any illumination of signs should be minimal and unobtrusive spot lighting. The proposed wall sign would be less than 75% of the height of the sign band, however the sign would be 25 inches in height, while being fabricated from black metal letters. The halo lighting is considered external in source and concealed within the scope of the sign letters.
- Window signs should be located towards the lower half of the window and not exceed 6 inches in height. The proposed window decals would be 3 inches in height and located towards the bottom of the window in a dark black color.
- Projecting blade signs should be mounted on fixed hardware; no swinging or chain-mounted signs and not exceed 6 square feet. The proposed projecting sign would generally be consistent with the Design Guidelines, except that acrylic materials are currently not listed as one of the preferred sign materials (painted wood, canvas, architectural glass and metal).

The proposed building alterations are designed to provide a modern look for the new retailer and replicate its distinctively branded storefront as seen in other locations. Excerpts of the Design Guidelines that are pertinent to the Applicant's proposal are included as Attachment C.

SUMMARY

The Applicant requests that the DRB find the proposed exterior alterations and signs as appropriate and compatible with the Design Guidelines and approve the applications as proposed. Should the DRB find the proposed changes appropriate, the Applicant would first need to receive an approved building permit from the Community Development Department prior to construction and sign installation.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Sign Code Analysis

Attachment C: Design Guidelines Excerpt



Figure 2 – Subject Property – Storefront facade along Chestnut Street



Figure 3 – Chestnut Street - Main building façade along east side of 500 block of Chestnut Street

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 551 Chestnut Street

Name of Business(es): Evereve

Application is hereby made for the following work (please check all that apply):

- ☒ Sign Sign Permit Application attached? ☐
☐ Awning Awning Permit Application attached? ☐
☒ Other (general description) Storefront Alterations/Design

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Due to storefront water intursion issues, we are recommending that the storefront be replaced in its entirety. We propose a unique storefront design for this location, than any other store in our company, due to the historic nature of the street, using natural stone materials detailed further in attached.

I/We hereby certify that as Lessee (Lessee/Owner) of the property located at 551 Chestnut Street (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED Kari Ihle
PRINTED NAME(S) Kari Ihle
ADDRESS 6800 France Ave S, Edina MN
PHONE NO. 612-281-5759
EMAIL kari.ihle@evereve.com

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	<u>OPN Architects</u>
CONTACT NAME	<u>Annamarie Snider</u>
ADDRESS	<u>100 Court Ave. Suite 100</u> <u>Des Moines, IA 50309</u>
PHONE NO.	<u>515-309-6888</u>
EMAIL	<u>asnider@opnarchitects.com</u>

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business EVEREVE	Primary contact name Kari Ihle	Phone No. 952-426-0050, #130
Street Address 553 Chestnut Street		
City Winnetka	State IL	Zip Code 60093
Email Kari.Ihle@EVEREVE.COM		

Sign Company

Name of Sign Company Integrity Sign Co.	Primary contact name Keith Hlad	Phone No. 708-478-2700, x213
Street Address 18770 S. 88th Ave.		
City Mokena	State IL	Zip Code 60448
Email Keith@integritysigncompany.com		

Property Owner

Name of Company	Primary contact name	Phone No.
Street Address:		
City	State	Zip Code
Email		

Sign type(s):
(check all that apply)

☒ window graphics ☐ wall-mounted sign ☐ ground-mounted sign
☐ projecting sign ☐ other _____

Additional description of sign type and materials small vinyl window lettering
along the bottom of two storefront windows. copy is
name of business "EVEREVE"

OFFICE USE ONLY: PERMIT FEE (\$60/\$195 per sign) _____

CONDITIONS OF APPROVAL: _____

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business <i>EVEREVE</i>	Primary contact name <i>Kari Ihle</i>	Phone No. <i>952-426-0050, #130</i>
Street Address <i>553 Chestnut Street</i>		
City <i>Winnetka</i>	State <i>IL</i>	Zip Code <i>60093</i>
Email <i>Kari.Ihle@EVEREVE.COM</i>		

Sign Company

Name of Sign Company <i>Integrify Sign Co.</i>	Primary contact name <i>Keith Hlad</i>	Phone No. <i>708-478-2700, x213</i>
Street Address <i>18770 S. 88th Ave.</i>		
City <i>Mokena</i>	State <i>IL</i>	Zip Code <i>60448</i>
Email <i>Keith@integrifysigncompany.com</i>		

Property Owner

Name of Company	Primary contact name	Phone No.
Street Address:		
City	State	Zip Code
Email		

Sign type(s):
(check all that apply)

☐ window graphics ☒ wall-mounted sign ☐ ground-mounted sign
☐ projecting sign ☐ other _____

Additional description of sign type and materials *Indless, Face lit channel lettering,
Black during daylight. Illuminates white at night.*

OFFICE USE ONLY: PERMIT FEE (\$60/\$195 per sign) _____

CONDITIONS OF APPROVAL: _____

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business <i>EVEREVE</i>	Primary contact name <i>Kari Hle</i>	Phone No. <i>952-426-0050, #130</i>
Street Address <i>553 Chestnut Street</i>		
City <i>Winnetka</i>	State <i>IL</i>	Zip Code <i>60093</i>
Email <i>Kari.Hle@EVEREVE.COM</i>		

Sign Company

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Email <i>Keith@integritysigncompany.com</i>		

Property Owner

Name of Company	Primary contact name	Phone No.
Street Address:		
City	State	Zip Code
Email		

Sign type(s):
(check all that apply)

☐ window graphics ☐ wall-mounted sign ☐ ground-mounted sign

☒ projecting sign ☐ other _____

Additional description of sign type and materials *Projecting blade sign with tenant name. Internally illuminated. 24" diameter circular sign and mounting bracket are opaque black. copy illuminates white. 22" diameter, 3.36 s.f.*

OFFICE USE ONLY: PERMIT FEE (\$60/\$195 per sign) _____

CONDITIONS OF APPROVAL: _____

Chestnut Street| Existing Condition



OBSERVATIONS

The existing storefront with the heavy retractable awning, color scheme, material and general design does not reflect or enhance the surrounding architecture. The existing storefront is in poor condition with water entering the aluminum frame. The recessed entries are sloped toward the building. There is evidence of bulk water intrusion on the first level and basement. Existing transition in to the building are not smooth. The existing storefront is sitting on a limestone base we assume was original and partially removed in the past. The limestone is deteriorated and being a porous stone also offers another opportunity for water intrusion. Additionally, over time salts, freeze thaw cycle will continue deteriorate the stone.



New Storefront Design | Precedent



Evereve in Oak Brook Center, Illinois

DESIGN CONCEPT

The new storefront concept was taken and modified from design concepts from Evereve locations in Oak Brook Center, Illinois and Frontenac Shopping Center, Missouri. The utilization of curved edges creates a soft and more inviting storefront, The glazing provides ample vies into the retail space while providing natural light into the store. The use of natural materials, stone and wood, connect to the surrounding Historic architecture in the village while reinvigorating the building by extending its life for many decades to come.



Evereve in Frontenac Shopping Center, Missouri

New Storefront Design | Rendering



New Storefront Design | Rendering in Context



New Storefront Design | Signage

EVEREVE

MAIN ID

LANDMARK

Architectural Signs

17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@landmarkarchitecturalsigns.com
landmarkarchitecturalsigns.com

APPROVAL OF THIS DRAWING

HEREBY GIVES PERMISSION TO LANDMARK ARCHITECTURAL SIGNS TO BEGIN PRODUCTION OF THE SIGN(S) WITHIN THIS DOCUMENT. THE RECIPIENT AGREES THAT ALL THE COLORS, SPECIFICATIONS AND ELEVATIONS LISTED IN THIS DRAWING ARE CORRECT AND APPROVED. CHANGES MADE TO THIS DRAWING AFTER PRODUCTION HAS BEGUN WILL RESULT IN ADDITIONAL CHARGES.

EVEREVE
553 Chestnut St
Winnetka, IL

PROJECT TYPE:
STOREFRONT
BLADE SIGN
WINDOW GRAPHICS

CUSTOMER APPROVAL:

NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 11.30.22 CK

REVISION 2:

REVISION 3:

REVISION 4:

SALES: MP

DESIGN: CK

DATE: 11.14.22

DWG: EVEREVE
WINNETKA, IL

PAGE: 1

PROPOSED CONDITIONS - MOUNTED TO WALL WITH 1" STANDOFFS

62'

WINDOW GRAPHIC DETAIL P.3
.8 SF

BLADE SIGN DETAIL P.2
3.36SF

SIGNAGE CRITERIA
TOTAL STOREFRONT = 1054SF
TOTAL SIGNAGE ALLOWED IS 15% = 158.1SF

1 ELEVATION
1 SCALE: 1' = 6'

6500K LEDs 0.6W
102 LUMENS/WATT EFFICIENCY PER MODULE
173 LUMENS/WATT PER FOOT

13' - 5 7/8"

BLACK FACES WITH WHITE ILLUMINATION

SF CALCULATIONS
25.531 X 161.833 = 28.69
3.06 X 19.399 = .4 X2 = .82
22 x 22 = 3.36
TOTAL SF = 32.87

28.69SF

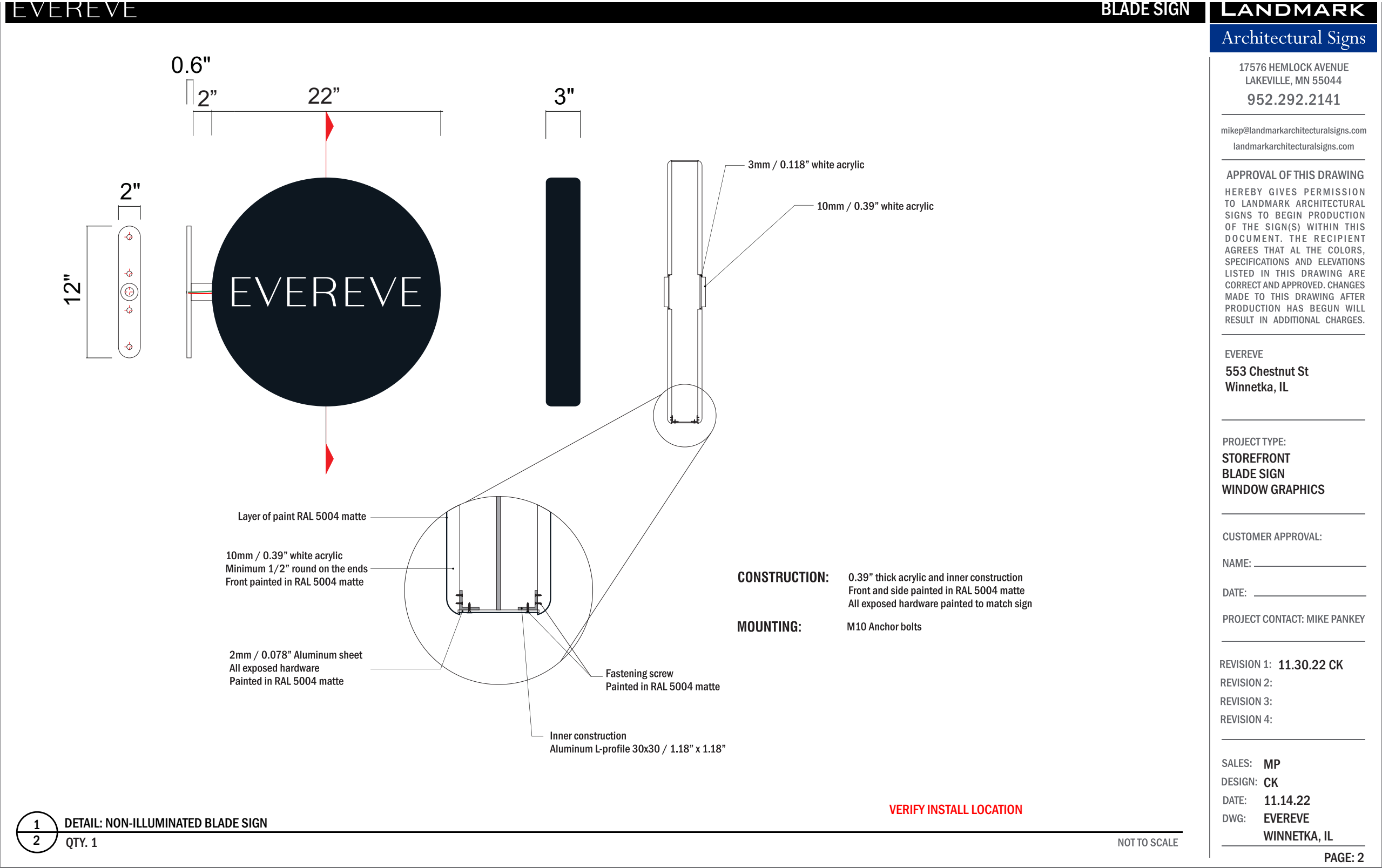
SECTION DRAWING - NTS
TRIMLESS HALO-ILLUMINATED REVERSE CHANNEL LETTERS

- 1 - 2" ALUMINUM RETURN
- 2 - ALUMINUM FACE WELDED TO RETURN
- 3 - CLEAR POLYCARB. BACK
- 4 - MOUNTING TABS
- 5 - PAN HEAD SPEED SCREW
- 6 - LED MODULE
- 7 - SECONDARY DC POWER SUPPLY WIRE
- 8 - FLEXIBLE CONDUIT
- 9 - CONDUIT CONNECTOR
- 10 - LETTER TO WALL FASTENER
- 11 - REMOTE POWER SUPPLY
- 12 - TRANSFORMER BOX
- 13 - PRIMARY POWER ELECTRICAL FEED
- 14 - WEEP HOLE

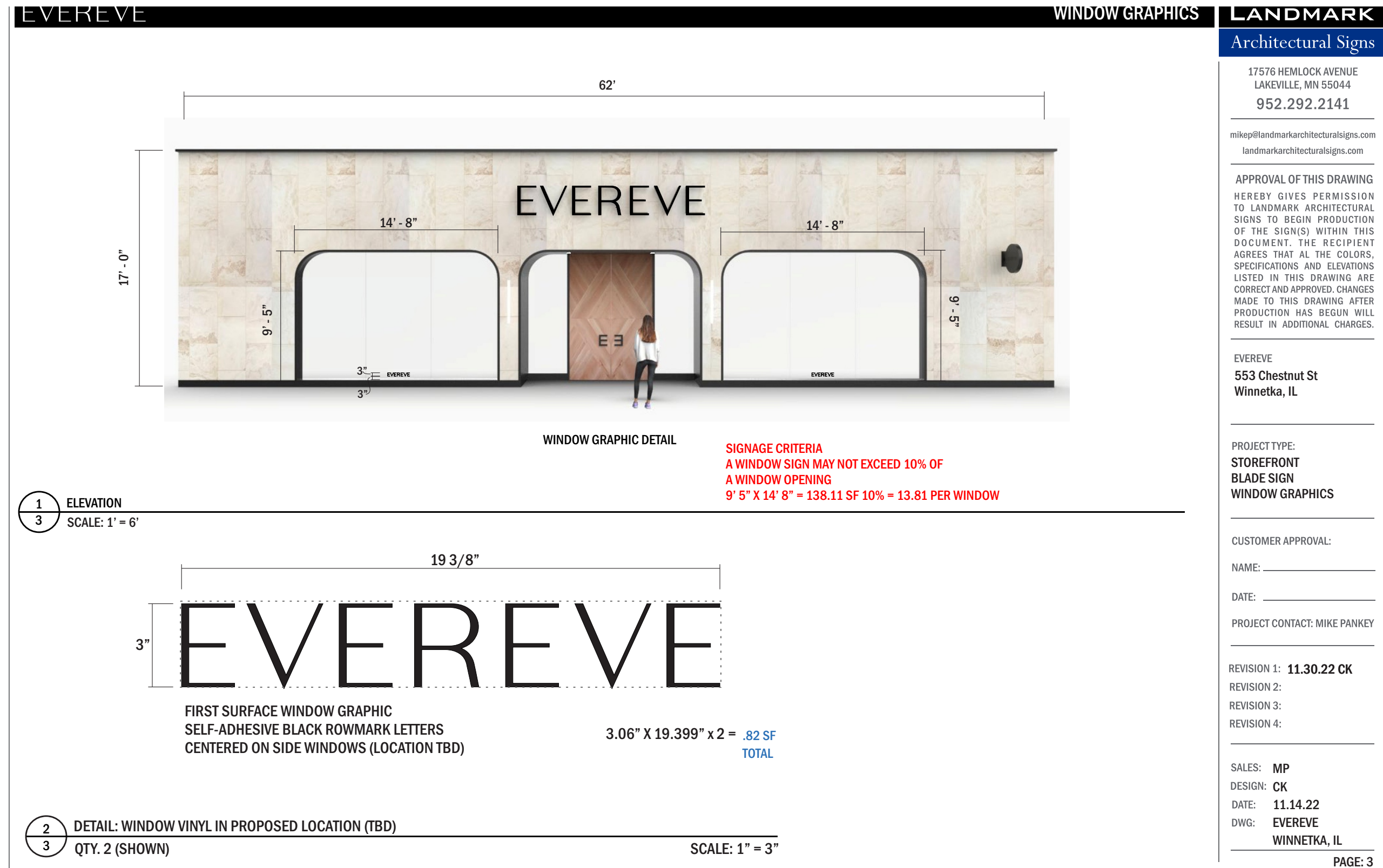
SCALE: 1' = 2' - 0"

2 DETAIL: 2" DEEP HALO ILLUMINATED REVERSE CHANNEL LETTERS
1 QTY. 1

New Storefront Design | Signage



New Storefront Design | Signage



New Storefront Design | Signage

EVEREVE		PROPOSED CONDITIONS	LANDMARK
		Architectural Signs	
		17576 HEMLOCK AVENUE LAKEVILLE, MN 55044 952.292.2141	
		mikep@landmarkarchitecturalsigns.com landmarkarchitecturalsigns.com	
		APPROVAL OF THIS DRAWING HEREBY GIVES PERMISSION TO LANDMARK ARCHITECTURAL SIGNS TO BEGIN PRODUCTION OF THE SIGN(S) WITHIN THIS DOCUMENT. THE RECIPIENT AGREES THAT ALL THE COLORS, SPECIFICATIONS AND ELEVATIONS LISTED IN THIS DRAWING ARE CORRECT AND APPROVED. CHANGES MADE TO THIS DRAWING AFTER PRODUCTION HAS BEGUN WILL RESULT IN ADDITIONAL CHARGES.	
		EVEREVE 553 Chestnut St Winnetka, IL	
PROPOSED SIGN TYPE - NIGHTTIME ILLUMINATION		PROJECT TYPE: STOREFRONT BLADE SIGN WINDOW GRAPHICS	
		CUSTOMER APPROVAL: NAME: _____ DATE: _____ PROJECT CONTACT: MIKE PANKEY	
		REVISION 1: 11.30.22 CK REVISION 2: REVISION 3: REVISION 4:	
		SALES: MP DESIGN: CK DATE: 11.14.22 DWG: EVEREVE WINNETKA, IL	
		PAGE: 5	

1
5

HALO ILLUMINATED LETTERS

New Storefront Design | Finish Board



MANUFACTURER: Daltile (American)

PRODUCT NAME: Presario 12" X 24"

FINISH: Honed M024 Lumen White SKU# m02412241U

INSTALLATION: Vertical stacked bond. Grout - Mapei #01 alabaster, Flexcolor



MANUFACTURER: Tubelite

PRODUCT NAME: TU24650 Aluminum Storefront

FINISH: Anodized Aluminum, Black

INSTALLATION: 2"x6.5" storefront system with transom glass. Please refer to elevation for configuration.

<https://tubeliteinc.com/products/storefront/24650-series-storefront-framing/>



MANUFACTURER: Vitro Architectural Glass

PRODUCT NAME: Solarban 60 Insulated Glazing Unit, Clear

INSTALLATION: Please refer to elevation for configuration.

<https://www.vitroglazings.com/products/low-e-glass/solarban-60-glass/>



MANUFACTURER: First Impressions (hardware)

GLW (wood doors)

FINISH: Custom 'Kissing E' Door handles (designed and manufactured for Evereve stores only)

White Oak, satin finish

PRODUCT NAME: Anodized Aluminum, Black

INSTALLATION: Paired at main entry door, through bolt connection at wood doors.



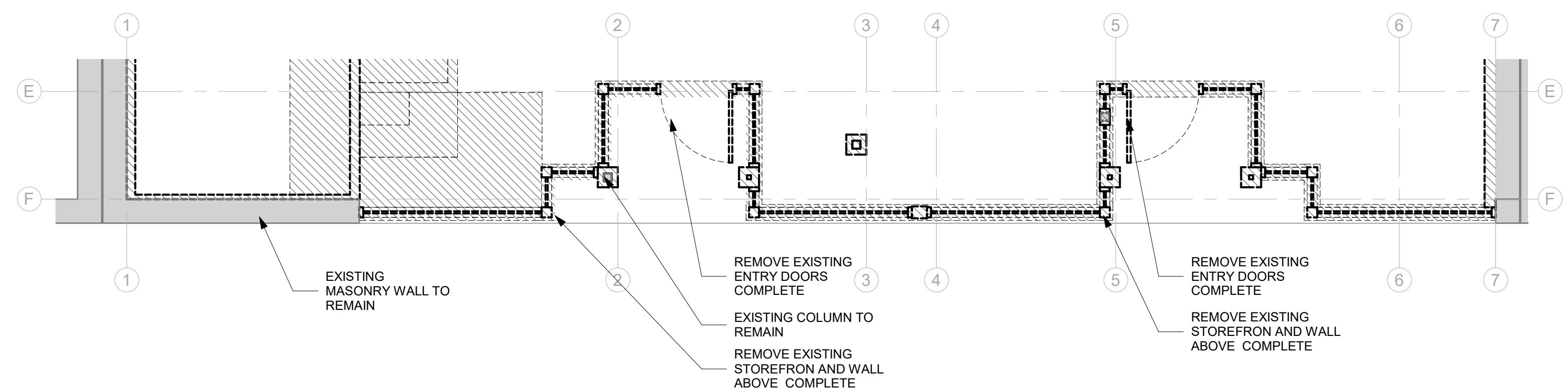
PRODUCT NAME: Nero Marquina Black Marble

SIZE: 1-1/4" X 3" Elongated Hexagon Mosaic Tile

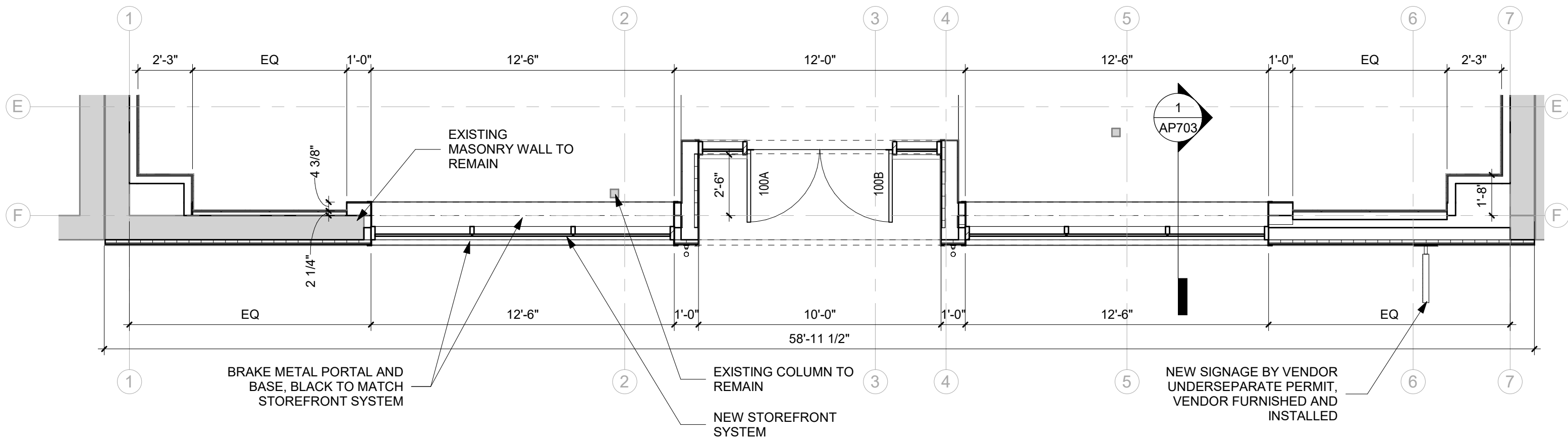
FINISH: Polished

INSTALLATION: At main entry door threshold

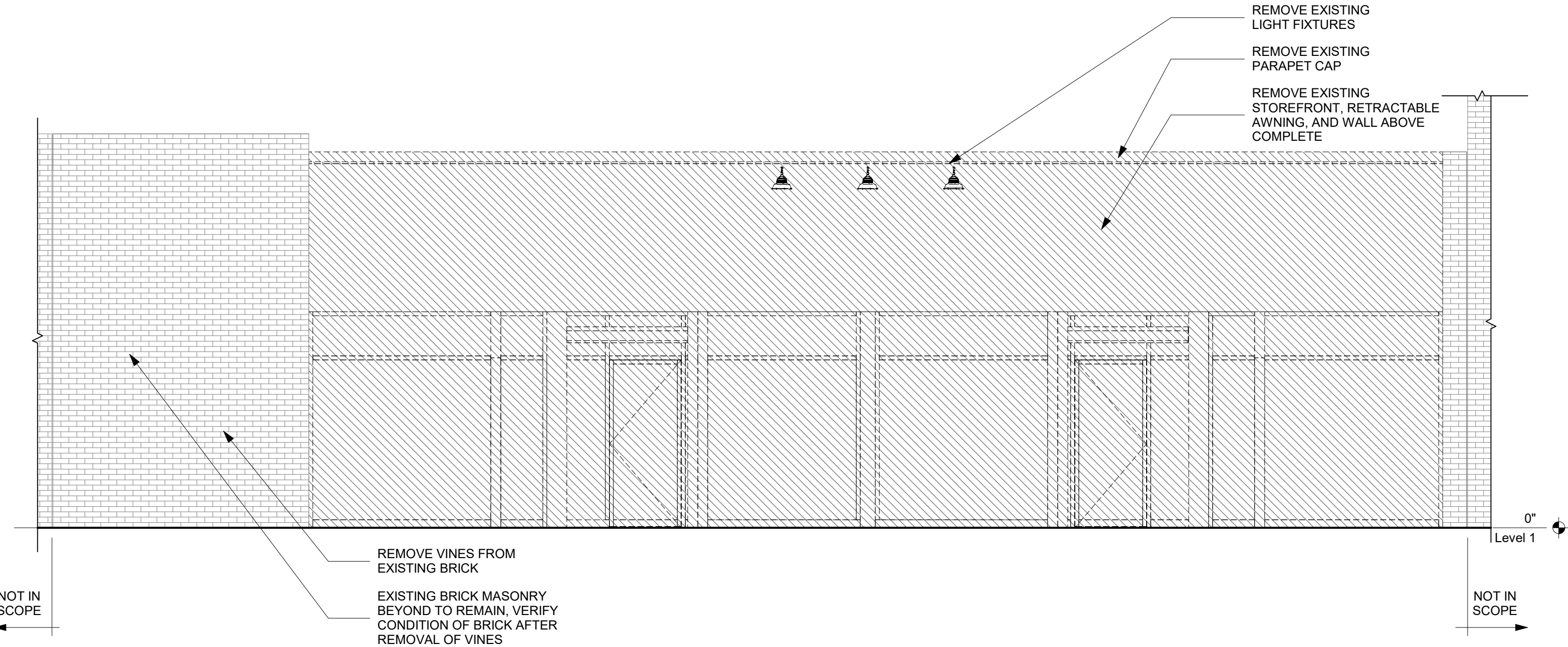
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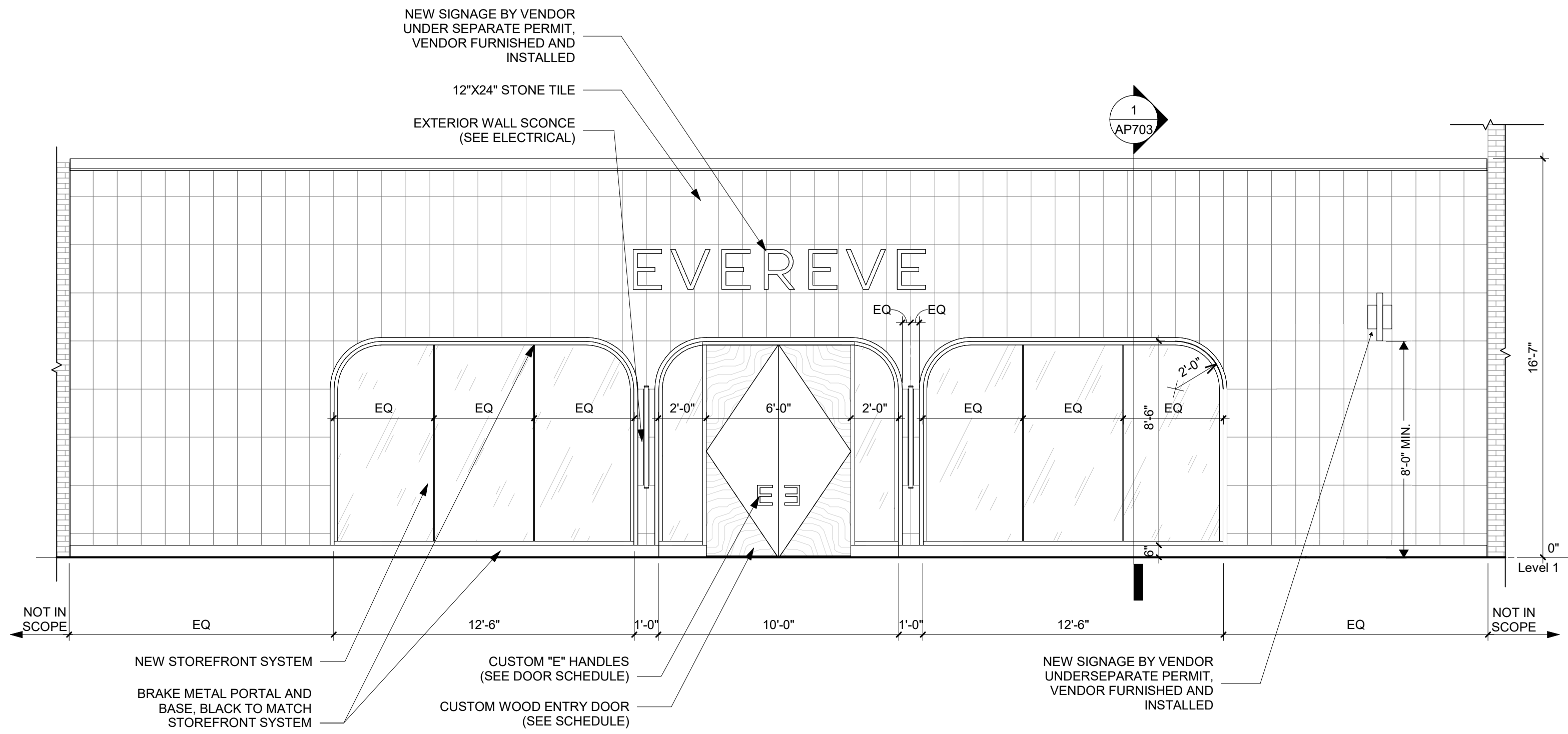
New Storefront Design | New Plan



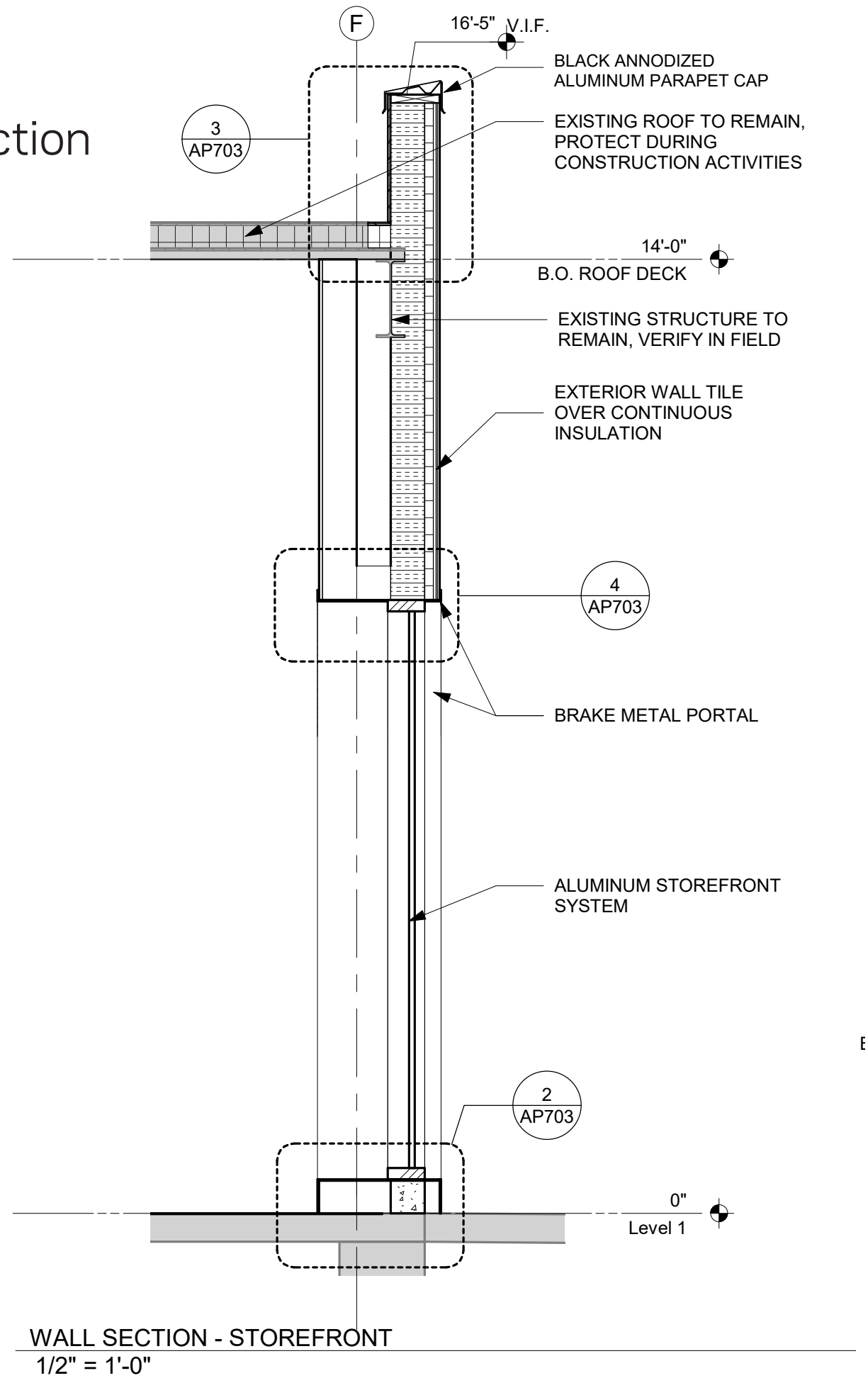
New Storefront Design | Demolition Elevation



New Storefront Design | New Elevation

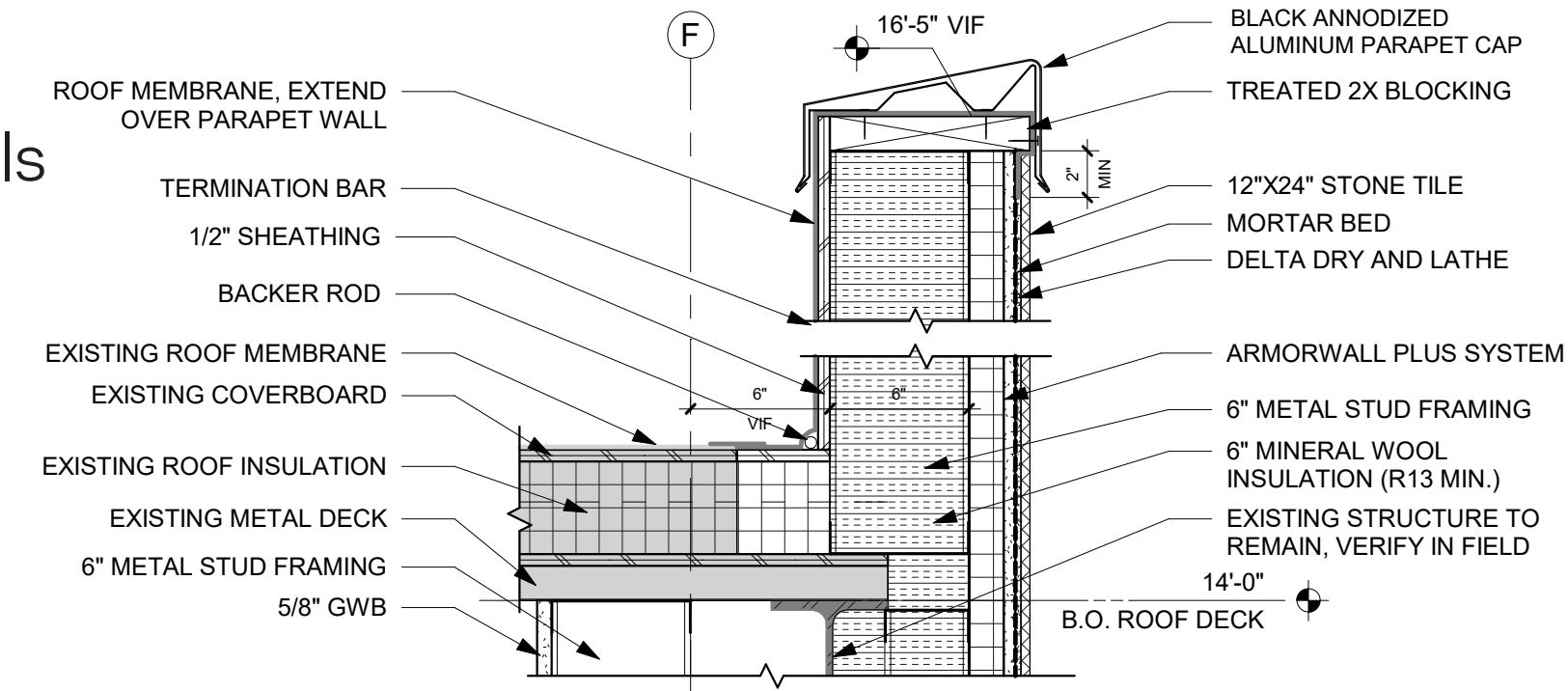


New Storefront Design | Wall Section

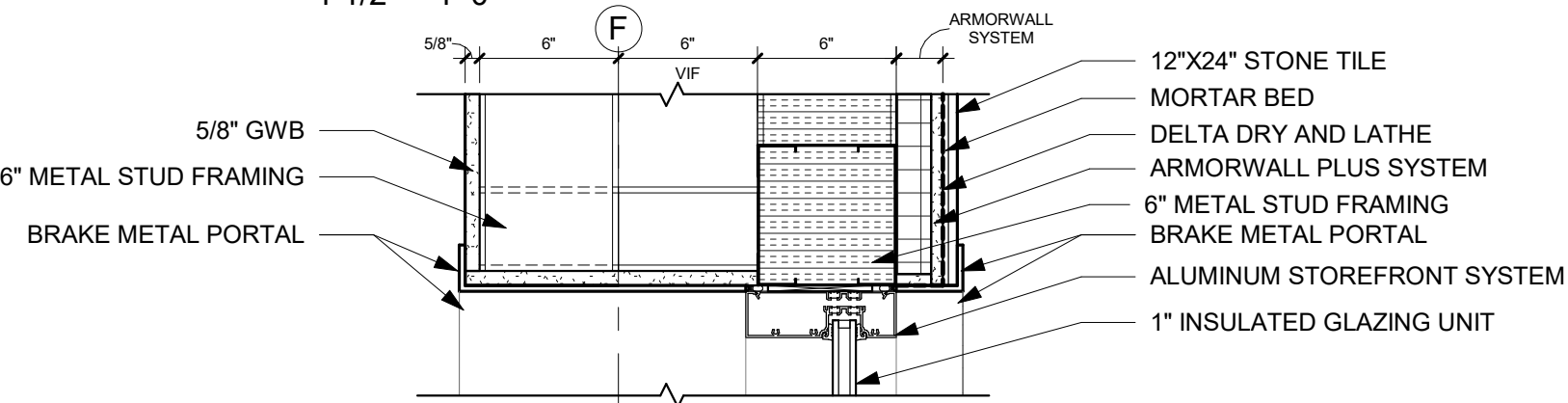


WALL SECTION - STOREFRONT
1/2" = 1'-0"

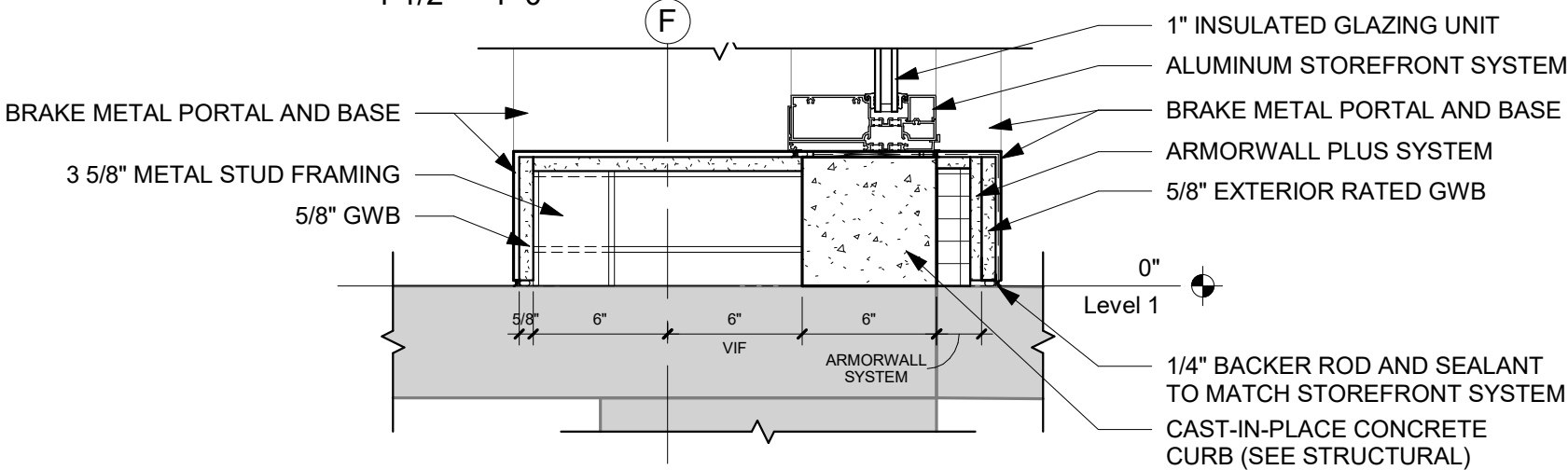
New Storefront Design | Details



SECTION DETAIL - PARAPET
1 1/2" = 1'-0"



SECTION DETAIL - STOREFRONT HEAD
1 1/2" = 1'-0"



SECTION DETAIL - STOREFRONT BASE
1 1/2" = 1'-0"

Appendix

NOTES



INTERIOR PERSPECTIVE VIEW

EXTERIOR PERSPECTIVE VIEW

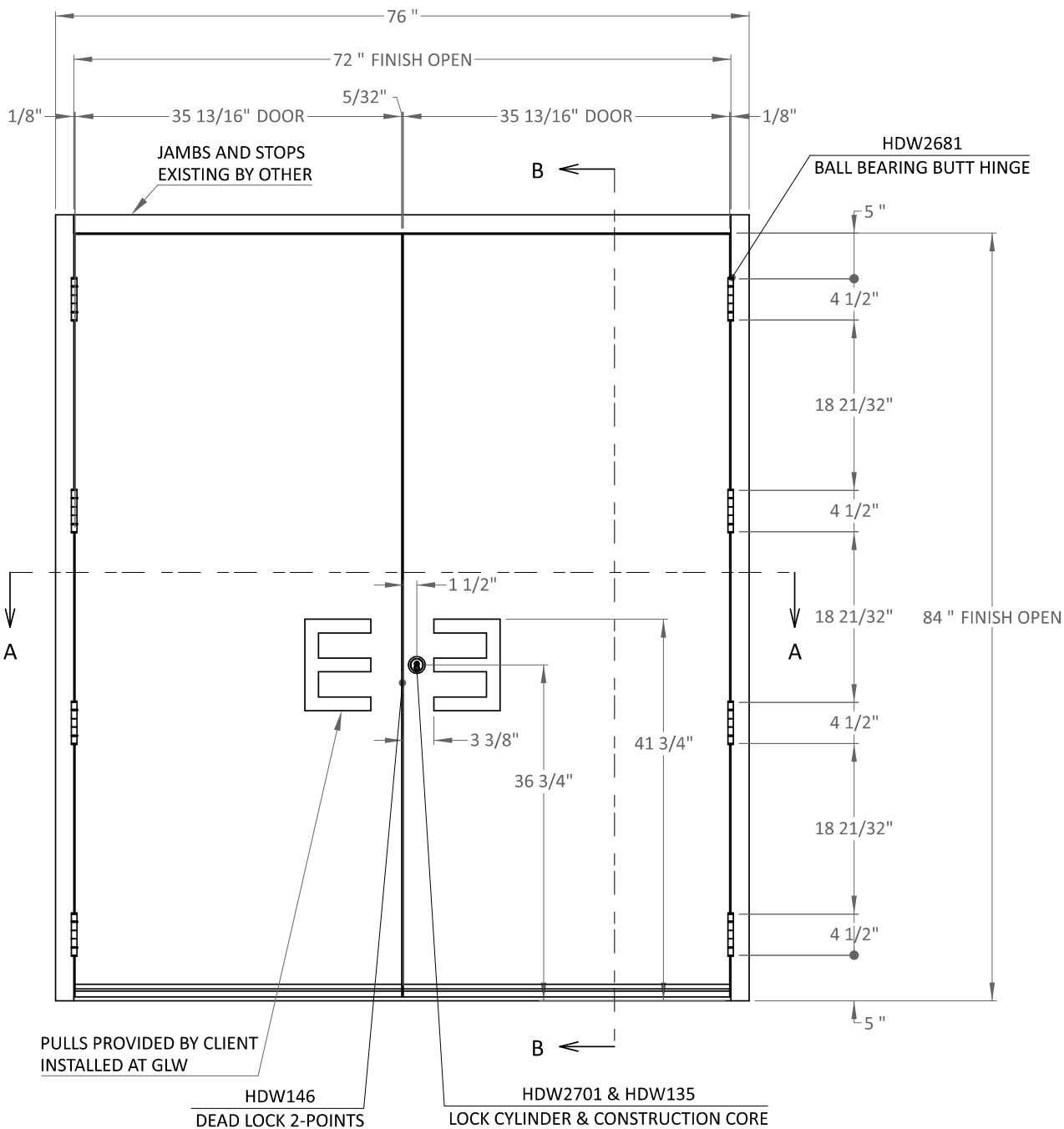
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ID	FINISH	
DATE	DRAWN BY	ISSUED FOR
X	X	X
X	X	X
X	X	X
X	X	X
01-10-22	MT	APPROVAL
PROJECT		
EVEREVE		
DESCRIPTION		
DOUBLE DOOR ENTRY WOODBURY LAKES, MN		
FIXTURE		
EV-SFD-21112		
SHEET #		
1 / 5		
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NOTES

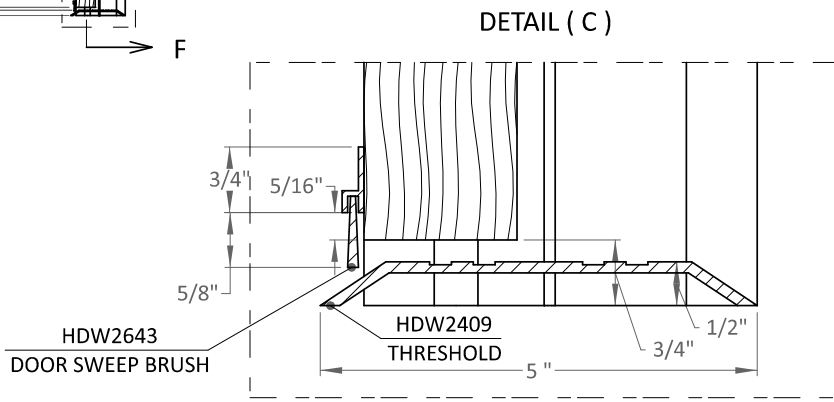
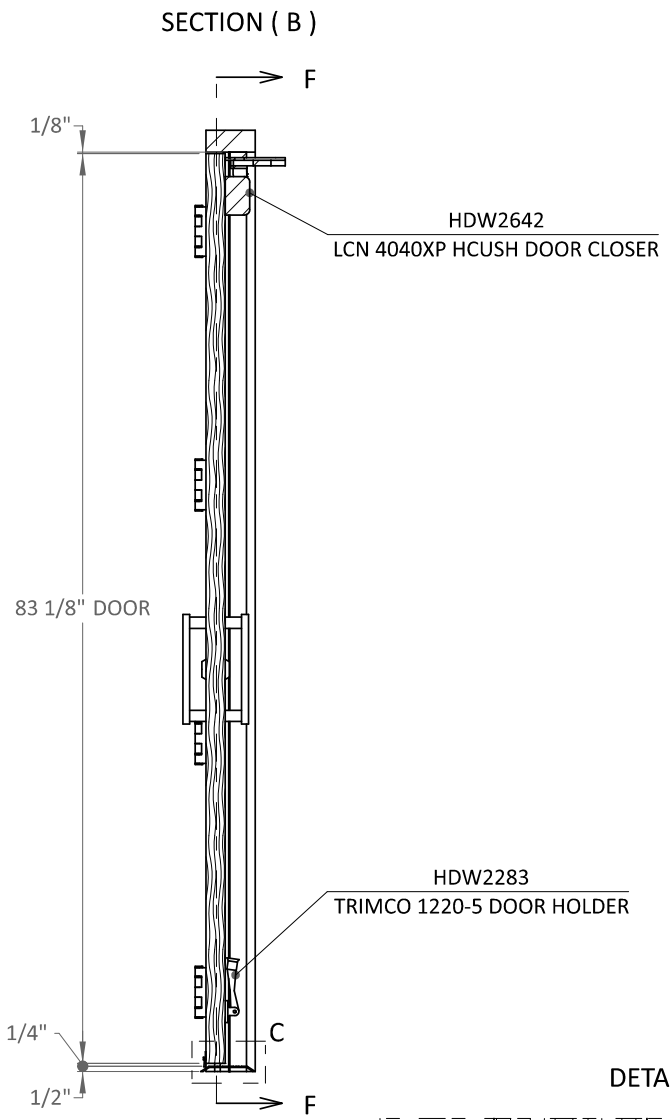
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X	X	X
X	X	X
01-10-22	MT	APPROVAL

PROJECT	EVEREVE
DESCRIPTION	DOUBLE DOOR ENTRY WOODBURY LAKES, MN
FIGURE	EV-SFD-21112
SHEET #	2/5

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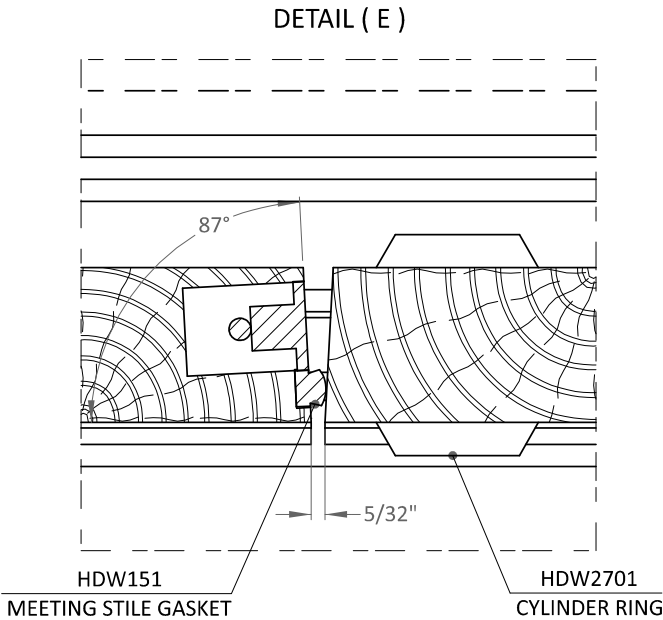
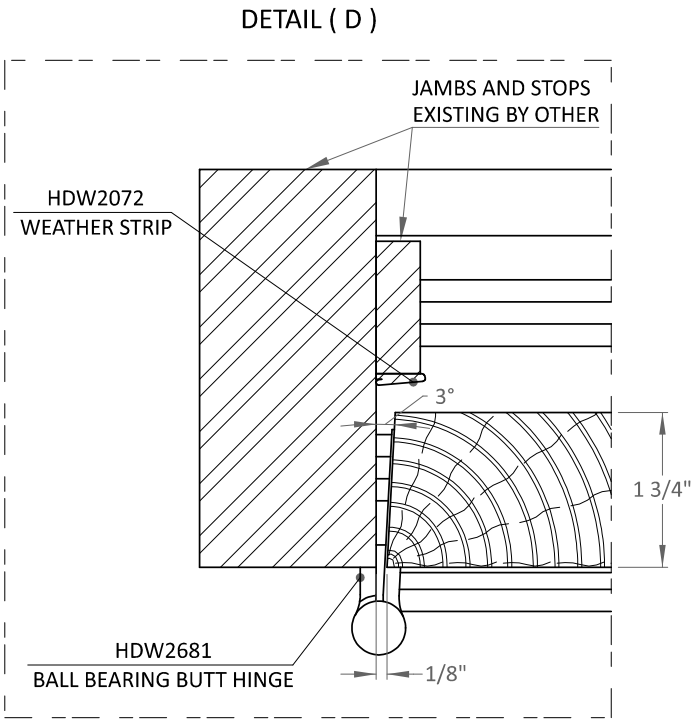
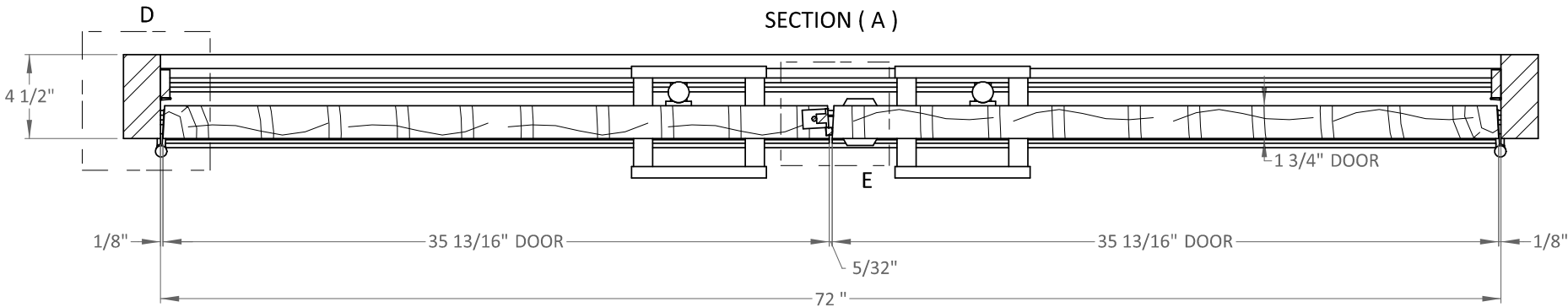


EXTERIOR ELEVATION



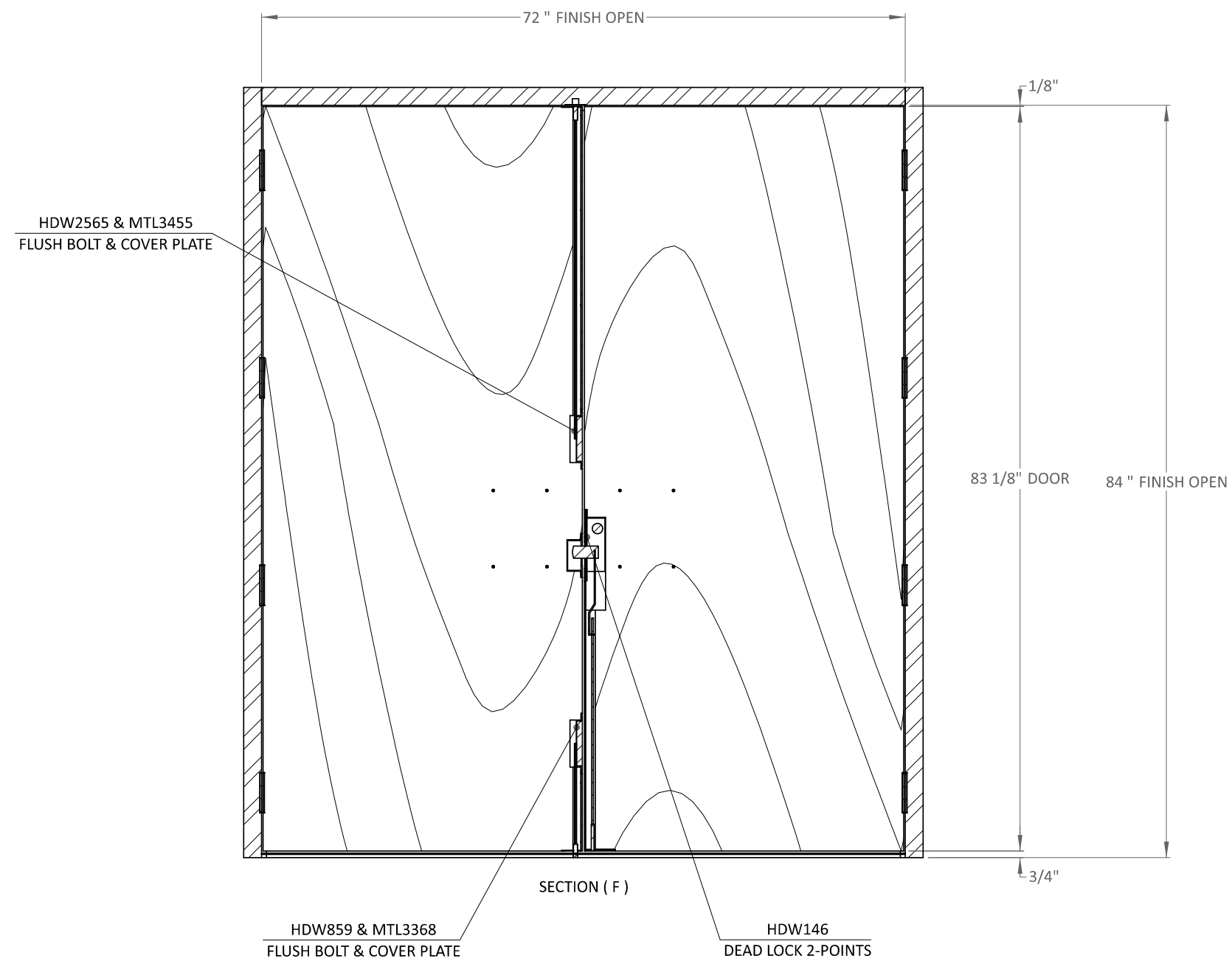
DETAIL (C)

NOTES



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X	X	X
X	X	X
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PROJECT		
EVEREVE		
DESCRIPTION		
DOUBLE DOOR ENTRY WOODBURY LAKES, MN		
FIGURE		
EV-SFD-21112		
SHEET #		
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X	X	X
X	X	X
X	X	X
01-10-22	MT	APPROVAL

PROJECT

EVEREVE

DESCRIPTION

DOUBLE DOOR ENTRY
WOODBURY LAKES, MN

PICTURE

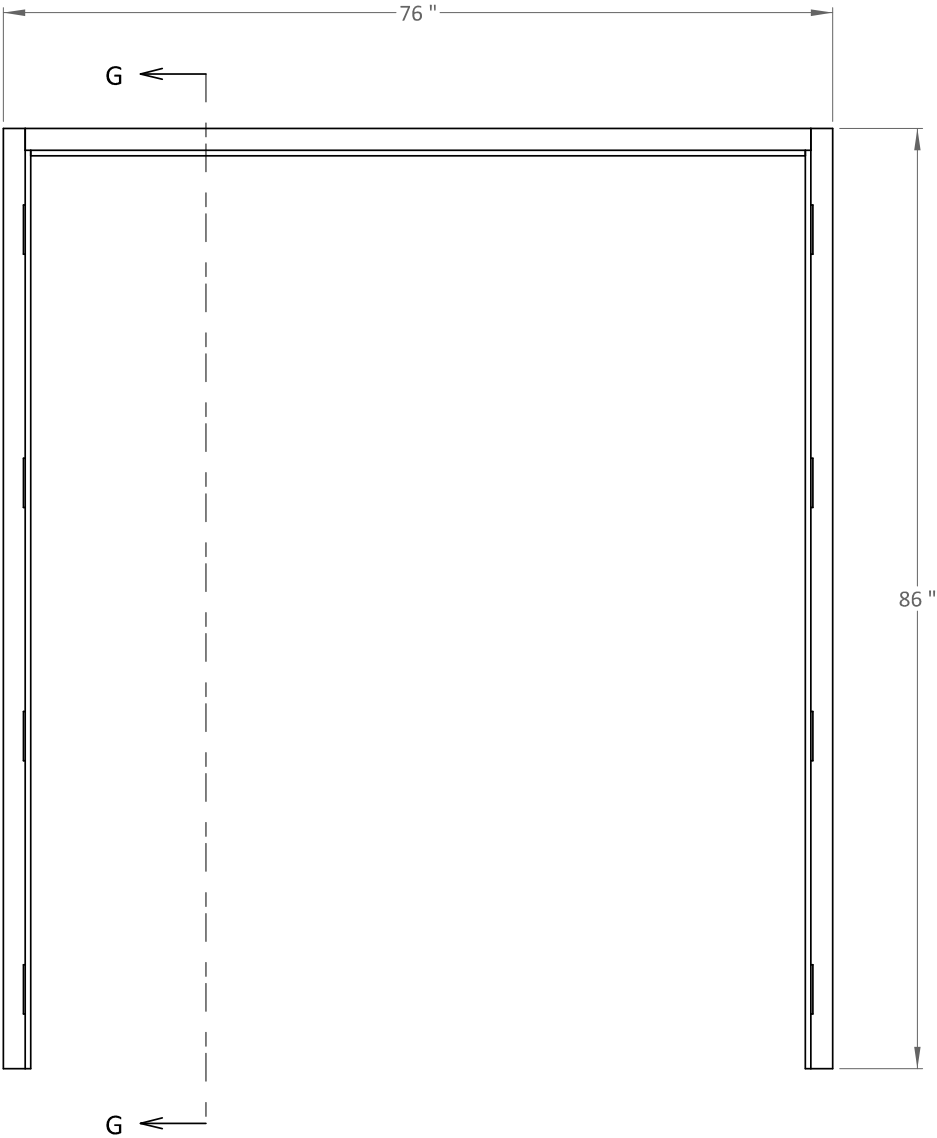
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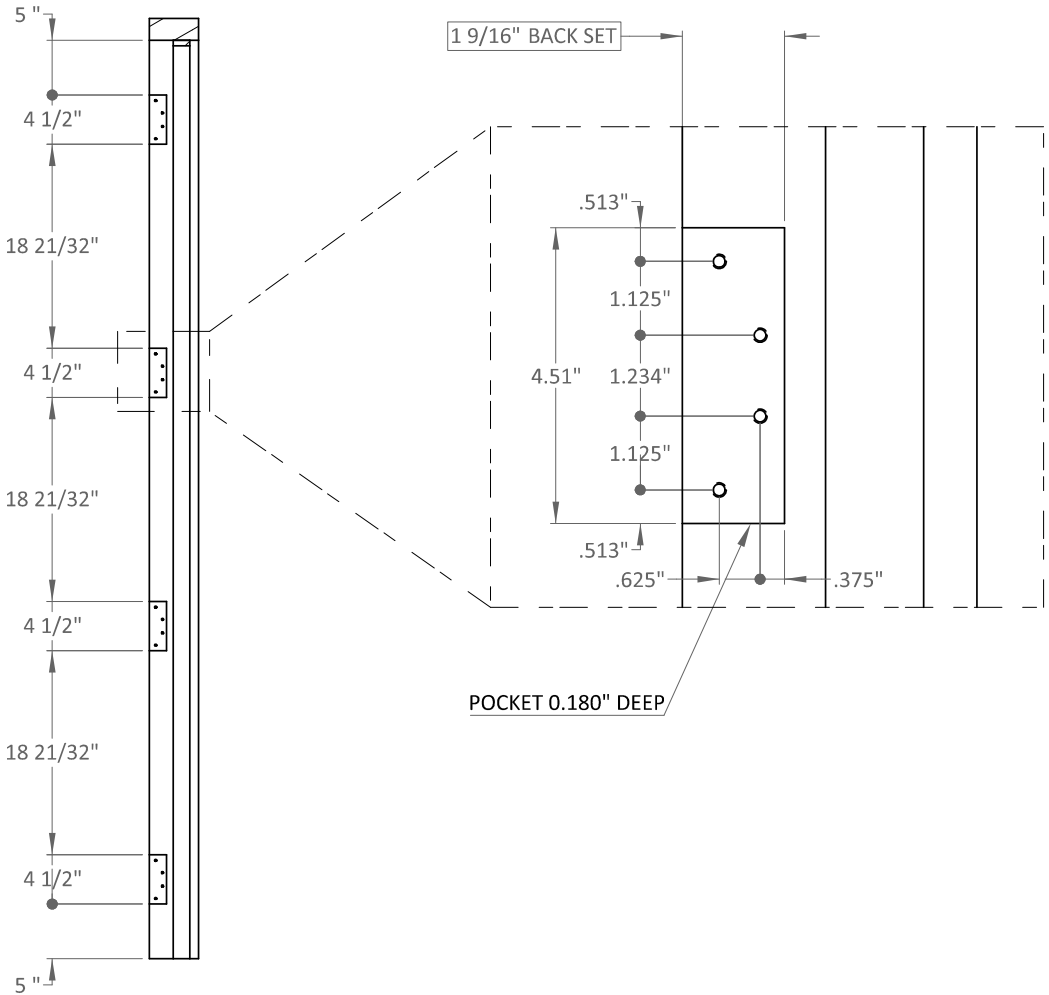
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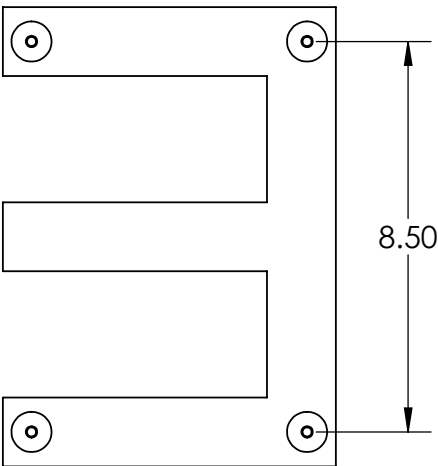
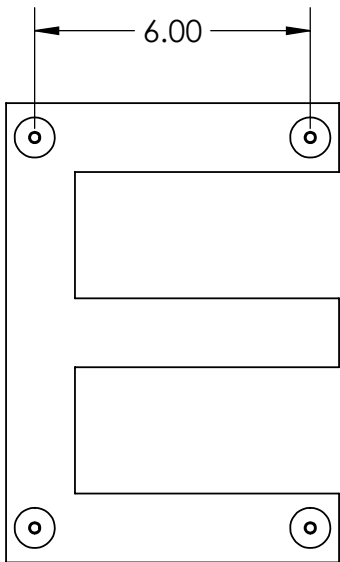
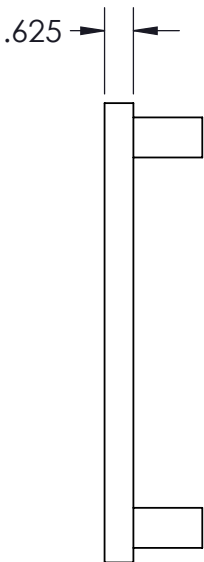
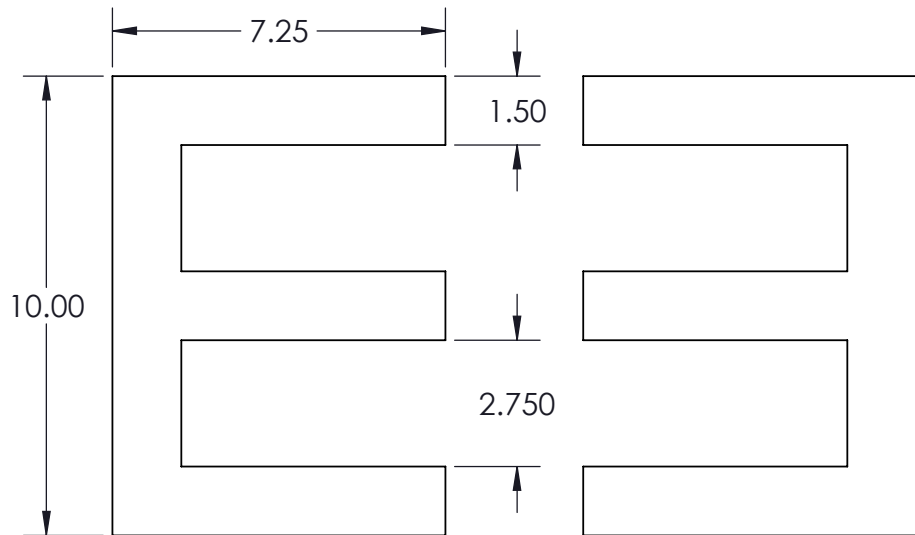
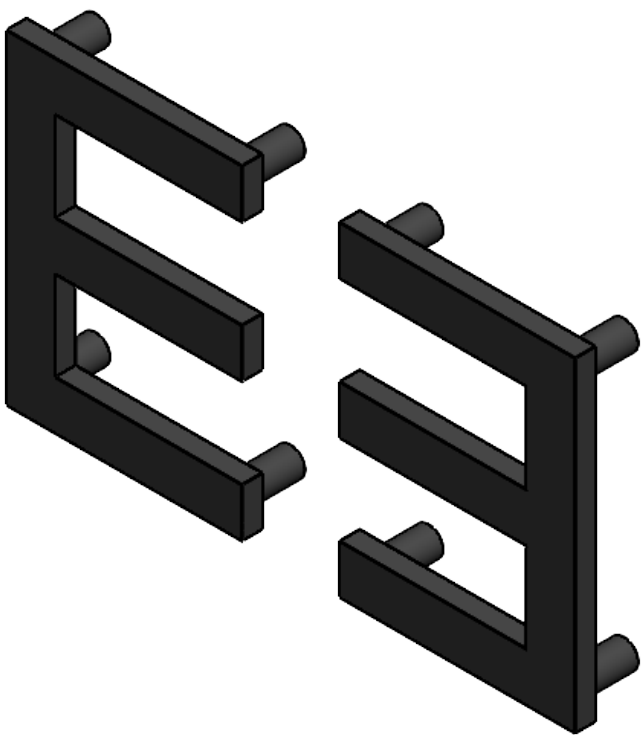
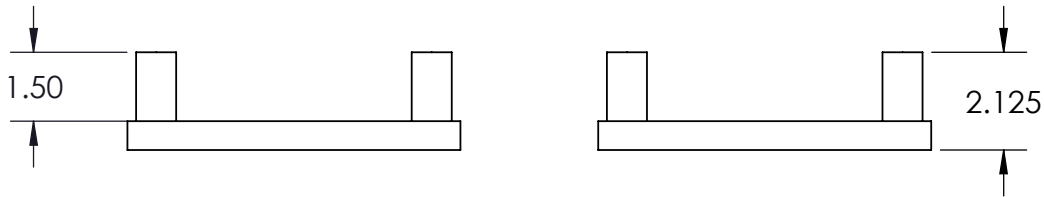


VIEW OF JAMB ONLY



SECTION (G)

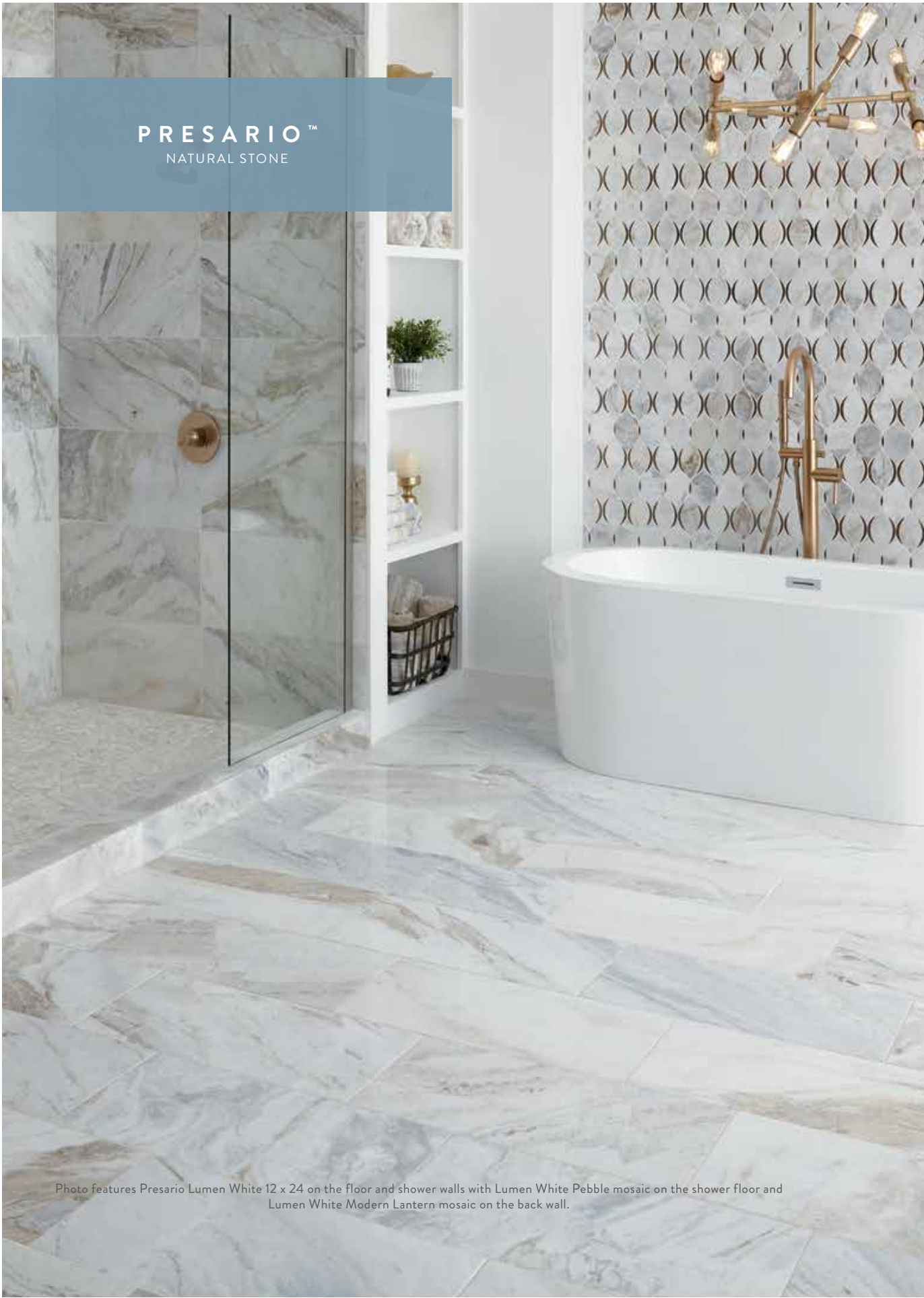
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X	X	X
X	X	X
CH-10-22	MT	APPROVAL
PROJECT		
EVEREVE		
DESCRIPTION		
DOUBLE DOOR ENTRY WOODBURY LAKES, MN		
FIXTURE		
EV-SFD-21112		
SHEET #		
5 / 5		
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APPROVED BY: _____
TITLE: _____ DATE: _____

B		001.2		 FIRST IMPRESSIONS INTERNATIONAL		First Impressions International 692-B Military Tr. Deerfield Beach, FL 33442 O: 954.419.9918 F: 954.419.9353 firstimpressionsint.com		Evereve Custom "E" Pull MATERIAL: Aluminum FINISH: Matte Black Powder Coat		REVISIONS			
								1		12/13/2019		INITIAL RELEASE	
								2		04/09/2021		Customer Change	
										Scale: 1:4		WEIGHT: 5.75 lbs	



PRESARIO™
NATURAL STONE

Photo features Presario Lumen White 12 x 24 on the floor and shower walls with Lumen White Pebble mosaic on the shower floor and Lumen White Modern Lantern mosaic on the back wall.

PRESARIO™ MARBLE

Natural marble stone in three cosmopolitan colors joins modern and classic into one with Presario. Captivating mix of color movement, distinguishing lines, and varied finishes in trendsetter 12x24 tile and newcomer 3x9 tile are the foundation of the collection. Create elegant designs with a Moroccan-inspired modern lantern mosaic, natural pebble mosaic, hexagon mosaic, and random linear mosaic.

MARBLE FLOOR TILE



LUMEN WHITE M024
12" x 24", 3" x 9" – Polished & Honed

MARBLE MOSAICS



LUMEN WHITE BLEND MARBLE & PORCELAIN DE52*
Modern Lantern Mosaic – Polished
* 4 sheets shown



LUMEN WHITE M024
Random Linear Mosaic – Split Face, Bush Hammered, & Honed

MARBLE TRIM



LUMEN WHITE M024
3/8" x 12" Thin Pencil Rail – Honed



LUMEN WHITE M024
2" Hexagon Mosaic – Honed



LUMEN WHITE M024
Pebble Mosaic – Tumbled

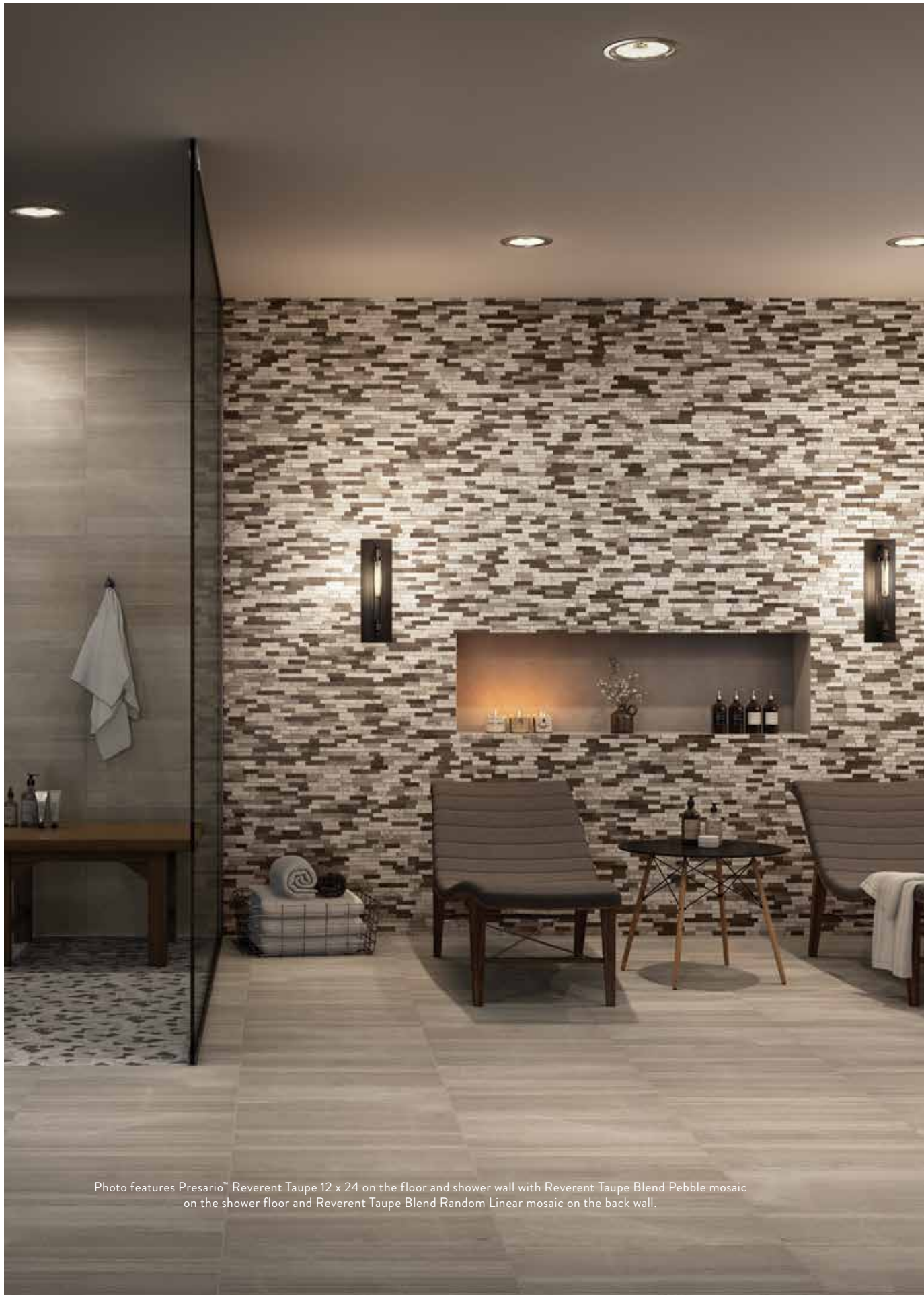


Photo features Presario™ Reverent Taupe 12 x 24 on the floor and shower wall with Reverent Taupe Blend Pebble mosaic on the shower floor and Reverent Taupe Blend Random Linear mosaic on the back wall.

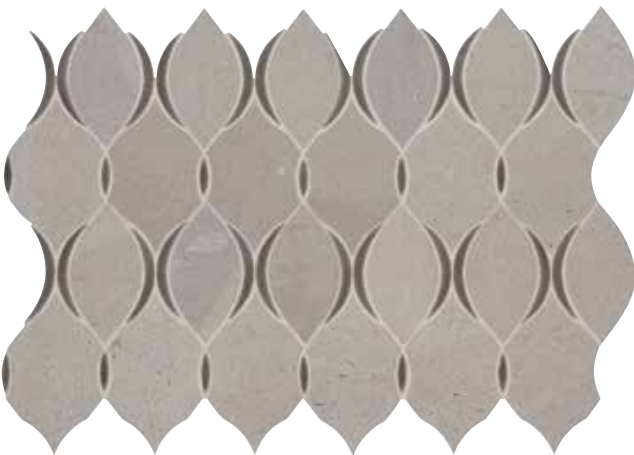
PRESARIO™ MARBLE

MARBLE FLOOR TILE



META SILVER BLEND M023
12" x 24", 3" x 9" – Polished & Honed

MARBLE MOSAICS



META SILVER BLEND MARBLE & PORCELAIN DESI*
Modern Lantern Mosaic – Polished

* 4 sheets shown



META SILVER M023
Random Linear Mosaic – Split Face, Bush Hammered, & Honed

MARBLE TRIM



META SILVER M023
1/2" x 12" Petit Pencil Rail – Honed



META SILVER M023
2" Hexagon Mosaic – Honed



META SILVER M023
Pebble Mosaic – Tumbled

MARBLE FLOOR TILE



REVERENT TAUPE M022
12" x 24", 3" x 9" – Polished & Honed

MARBLE MOSAICS



REVERENT TAUPE BLEND MARBLE & PORCELAIN DE50*
Modern Lantern Mosaic – Polished

* 4 sheets shown



REVERENT TAUPE BLEND DE53

MARBLE TRIM



REVERENT TAUPE M022
3/8" x 12" Thin Pencil Rail – Honed



REVERENT TAUPE M022
2" Hexagon Mosaic – Honed



REVERENT TAUPE BLEND DE54

SIZES

			THICKNESS	SQ. FT./ CARTON	PIECES/ CARTON
	12 x 24 Floor/Wall Tile	12" x 24" (30.48 cm x 60.96 cm)	5/9" (M023) 3/8"	10.00 (M022 & M023) 12.00 (M024)	5 (M022 & M023) 6 (M024)
	3 x 9 Floor/Wall Tile	3" x 9" (10.16 cm x 30.48 cm)	5/9" (M023) 3/8"	5.06 (M022) 2.70 (M023) 5.70 (M024)	27 (M022) 15 (M023) 30 (M024)
	Modern Lantern Mosaic	11 1/8" x 7 1/4" x 3/8" (28.26 cm x 18.42 cm x 9.65 mm)	3/8"	5.58	10
	2" Hexagon Mosaic	11 3/4" x 11 3/4" x 3/8" (29.85 cm x 29.85 cm x 9.65 mm)	5/9" (M023) 3/8"	9.60 (M022 & M024) 9.00 (M023)	10 (M022 & M024) 9 (M023)
	Random Linear Mosaic	12 1/8" x 11 7/8" x 3/8" (30.8 cm x 30.16 cm x 9.65 mm)	3/8"	10.00 (M022 & M023) 9.80 (M024)	10
	Pebble Mosaic	Irregular Shape Sheet (1 SF per Sheet)	3/8"	9.90 (DE54) 9.00 (M023) 10.00 (M024)	10 (DE54 & M024) 9 (M023)

TRIM

			NUMBER	PIECES/ CARTON
	Petit Pencil Rail	1/2" x 12"	M0231/212PPR1U	110 (M023)W
	Thin Pencil Rail	3/8" x 12"	M0221/212PPR1U M0241/212PPR1U	36 (M022) 40 (M024)

NOTES

Since there are variations in all fired ceramic and natural products, tile and trim supplied for your particular installation may not match samples. Final confirmation should be made from actual tiles and trim prior to installation. Manufactured in accordance with ANSI A137.1 standards.

Not for use on ramps. Water, oil, grease, improper drainage and certain footwear can create slippery conditions. Floor applications expected to be exposed to these conditions require extra caution in product selection.

For additional information refer to "Factors to Consider" at: americanolean.com/Factors.

Special consideration needs to be given when installing tiles greater than 15 inches. Please refer to americanolean.com/LargeTiles for more information.



DuPont™ ArmorWall™ Plus Fire-Rated Structural Insulated Sheathing

5-in-1 Composite Panel for Commercial Wall Systems

FEATURES/BENEFITS

Description
DuPont™ ArmorWall™ Plus Fire-Rated (FR) Structural Insulated Sheathing (SIS) is an ICC listed, high strength, fire-resistant exterior wall sheathing product. **ArmorWall™ Plus FR SIS** offers a factory-applied, high quality air and water-resistive barrier. Once seams and fasteners have been sealed the enclosure may be considered “dried-in”, allowing interior construction to commence regardless of final exterior finish status.

ArmorWall™ Plus FR SIS incorporates five traditional building enclosure elements into a single panel product: structural sheathing, fire-resistance, air barrier, water-resistive barrier, and a high-performance continuous insulation layer. The five-in-one system of **ArmorWall™ Plus FR SIS** can replace several traditional individual components that, on their own, add cost, labor and complexity to a project.



- Applications**
ArmorWall™ Plus FR SIS is an ideal solution for the following building types:
- Institutional Buildings
 - Medical Buildings
 - High Rise Buildings
 - Public Municipal Buildings
 - Mixed-Use and Retail Buildings
 - Multifamily Buildings

- Product Benefits:**
- Top of the line fire-resistance, durability, and strength
 - Industry-leading exterior adhesion performance and compatibility with tapes, sealants, and other materials
 - Cladding no longer requires attachment back to the stud frame assembly or other substrates
 - Meets continuous insulation (ci) requirements, building codes, and construction schedules faster and cost effectively.

Panel Sizing and Insulation Factors

Panel Coverage	Total Panel Thickness	Sheathing Thickness	Insulation Thickness	R-Value	Weight ¹	SKU#
48" x 96" (32 sqft/ sheet)	2"	1/2"	1 1/2"	R10	103 lbs	APL200096
48" x 96" (32 sqft/ sheet)	2 3/4"	1/2"	2 1/4"	R15	110 lbs	APL234096
48" x 96" (32 sqft/ sheet)	3 3/4"	1/2"	3 1/4"	R21	115 lbs	APL334096

¹ Average panel weight may vary based upon environmental conditions.

PROPERTIES

Typical Physical Properties for DuPont™ ArmorWall™ Plus FR SIS

Property	Test Method	Value
Air Leakage Resistance	ASTM E2357	Pass
Air Infiltration at 75 Pa	ASTM E283	0.01 cfm/ft² (0.1 L/s/m²)
Air Infiltration at 300 Pa	ASTM E283	0.04 cfm/ft² (0.2L/s/m²)
Water Penetration at 6.27 psf (300 Pa)	ASTM 331¹	Pass
Mold and Mildew	ASTM C1338	Pass
Fastener Sealability²	ASTM D1970	Pass
Fire Resistance	NFPA 285³	Pass
Vapor Permeance (of 2" panel)	ASTM E96 (Procedure A)	0.5 Perms (grains/hr in Hg ft²)
Flame Spread/Smoke Developed Index (facer)	ASTM E84	0 / 0
Flame Spread/Smoke Developed Index (insulation)	ASTM E84	10 / 250
Thermal Resistance	ASTM C518	6.5 per inch
Foam Compression Range	ASTM D1621	30 psi
Cladding Attachment Figures		
Fastener Withdrawal Capacity	ASTM D1761⁴⁵	284 lbs
Fastener Pull Through	ASTM D1761⁴⁵	505.2 lbs
Fastener Shear in Sheathing Only	ASTM D1761⁴⁵	519 lbs

¹ Total test duration two continuous hours.

² ArmorWall™ Plus FR SIS is self-sealing around cladding attachment fasteners.

³ ArmorWall™ Plus FR SIS passes NFPA 285 attached directly to the stud framing allowing most cladding installed to its exterior as inclusive to the NFPA 285 approved assembly.

⁴ Average ultimate value after thermal cycling (10 cycles) provided.

⁵ Fastener data reflects attachment to the panel not attachment to structure.

SHEAR PROPERTIES¹²

Fastener Type	Min. Fastener Penetration into Framing	Panel Applied Direct to Framing (Fastener Spacing at Panel Edges in Inches)			Panel Applied Direct to Framing w/ 1/2" Gypsum on Opposite Face (Fastener Spacing at Panel Edges in Inches)
		Shear (lbs/ft) w/ Framing of Douglas - Fir - Larch or Southern Pine w/blocked perimeters			
		12"	6"	4"	6"
#14-13	1"	301 lbf (RNV)	437.5 lbf (RNV)	537.5 lbf (RNV)	570 lbf (RNV)
		150 lbf (ASD)	218.75 lbf (ASD)	268.75 lbf (ASD)	285 lbf (ASD)
		240 lbf (LFRD)	350 lbf (LFRD)	430 lbf (LFRD)	456 lbf (LFRD)

¹ Per ASTM E72 and comparable to table 2306.2 (1) of the 2015 IBC.

² Data presented is RNV (Reference Nominal Value), ASD (Allowable Stress Design), and LRFD (Load and Resistance Factor Design) as tested.

DEFLECTION PROPERTIES

	Test Method¹	Stud Thickness³	Span	Results
L/240	TAS 202-94	18 ga	86"	+113/-95 psf (+5400/-4560 Pa)
L/360	TAS 202-94	18 ga	86"	+113/-75 psf (+5400/-3600 Pa)
L/240	TAS 202-94	20 ga	86"	+60/-40 psf (+2880/-1920 Pa)
L/360	TAS 202-94	20 ga	86"	+60/-25 psf (+2880/-1200 Pa)
	TAS203-94²	18 ga		+113/-95 psf (+5400/-4560 Pa)
	TAS203-94²	20 ga		+60/-40 psf (+2880/-1920 Pa)

¹ Impact and Non-impact Resistance Building Envelope Components Using Uniform Static Air Pressure per Florida Building Code 6 Edition (2017) Section 1604.

² Criteria for Testing Products Subject to Cyclic Wind Pressure Loading per Florida Building Code 6 Edition (2017) Section 1604.

³ Studs Tested at 16" O.C.

TESTING

Applicable Standards

DuPont™ ArmorWall™ Plus FR SIS, when used as an approved DuPont commercial wall system, meets various ASTM Testing Standards. Applicable standards include:

- **ASTM C518** - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus
- **ASTM C1338** - Standard Test Method for Determining Fungi Resistance of Insulation Materials and Facings
- **ASTM D1970** - Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection
- **ASTM E72** - Standard Test Methods of Conducting Strength Tests of Panels for Building Construction
- **ASTM E84** - Standard Test Method for Surface Burning Characteristics of Building Materials
- **ASTM E90** - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements
- **ASTM E96** - Standard Test Methods for Water Vapor Transmission of Materials

- **ASTM E119 / UL 263** - Standard Test Methods for Fire Tests of Building Construction and Materials
- **ASTM E283** - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
- **ASTM E330** - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference
- **ASTM E331** - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference
- **ASTM E2357** - Standard Test Method for Determining Air Leakage Rate of Air Barrier Assemblies

Contact your DuPont sales representative or local authorities for state and local building code requirements and related acceptances.

Notice

DuPont™ ArmorWall™ Plus FR SIS complies with the following codes:

- **NFPA 285** - Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Wall Assemblies Containing Combustible Components
- **1 and 2-Hour Fire-Rated Assemblies** are located within the ArmorWall™ Structural Insulated Sheathing Rated Assemblies Handbook, with additional sound-rated assemblies
- **ICC Listed** - ICC-ES ESL-1306
- **ASHRAE 90.1-2013** - Energy Standard for Buildings Except Low-Rise Residential Buildings
- **Testing Application Standard (TAS) 202-94** - Impact & Nonimpact Resistance Building Envelope Components using Uniform Static Air Pressure”.
- **Testing Application Standard (TAS) 203-94** - Criteria for Testing Products Subject to Cyclic Wind Pressure Loading

Warranty

Ten-year limited warranty may be applicable when used as a component in the DuPont™ ArmorWall™ System. Visit www.ArmorWall.DuPont.com or contact your DuPont representative for details.

HANDLING

WARNING: For Professional Use Only – Read and follow the entire Handling section and the Safety Data Sheets carefully before use. The information below is designed to protect the user and allow for safe use and handling of DuPont™ ArmorWall™ Brand products. Follow all applicable federal, state, local and employer regulations.

Handling and Use

- **ArmorWall™ Plus FR SIS** can be cut and installed using standard jobsite hand tools.
- When being cut to size, avoid breathing dust and minimize contact with eyes.
- **ArmorWall™ Plus FR SIS** should be stored off the ground in original shipment condition until ready for installation.
- Avoid ground contact or continuous exposure to moisture and direct sunlight.
- Some skinning and direct coloration of the insulation edges is normal if exposed to UV light prior to installation; however, it does not affect the performance of the panel.
- Some cupping of the panel is expected during shipment and can be rectified during installation by beginning installation from the center of the panel and working outward per the fastener standard of the designed application.

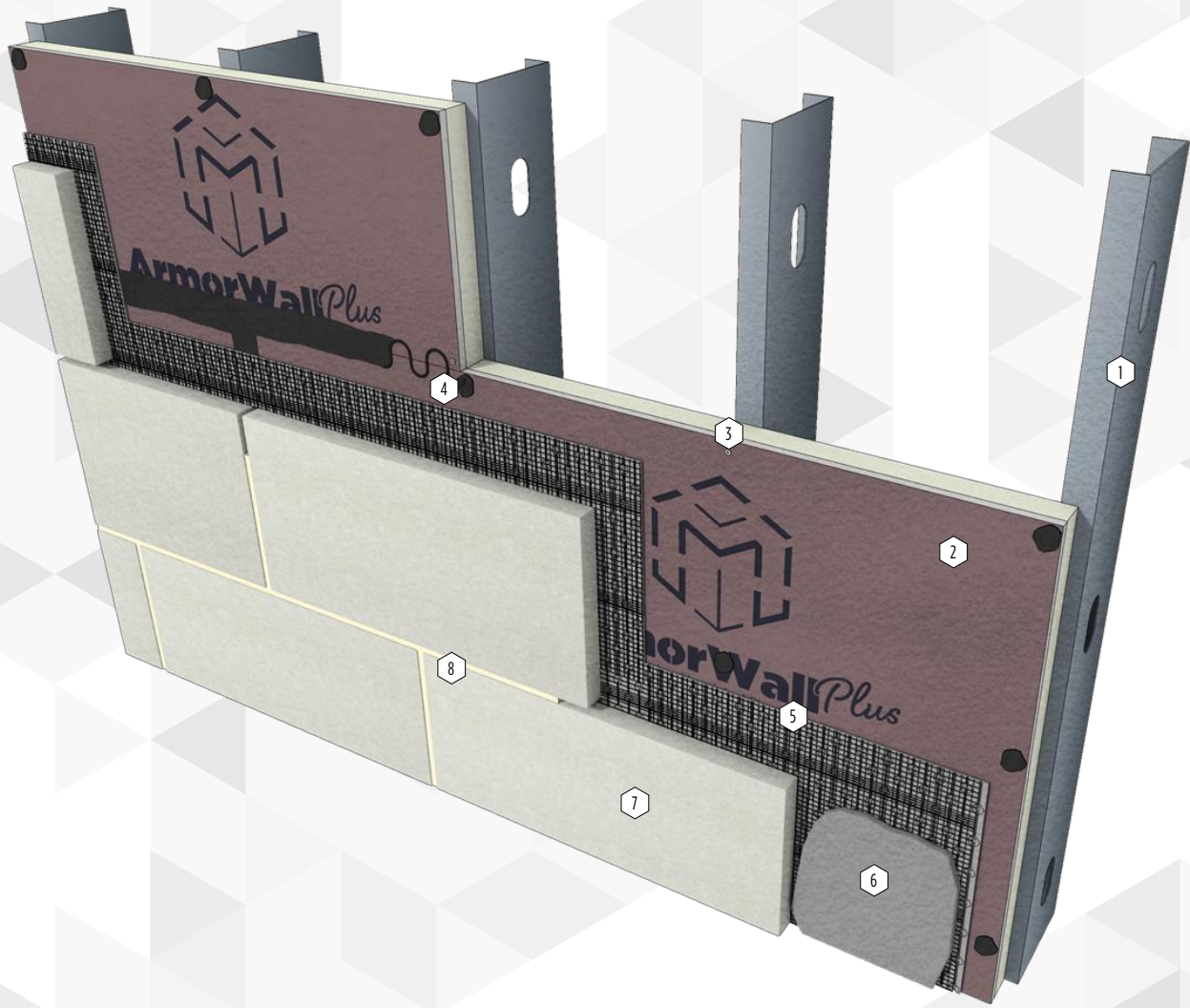
Product Limitations

- Do not install **ArmorWall™ Plus FR SIS** below grade.
- Direct applied mortar/base/bond coat stucco applications require utilization of a slip sheet or drainage plane for capillary break.
- Do **NOT** use an impact drill to fasten cladding or attachments to the panel. Maximum stud spacing is 24" O.C. Fasteners shall be placed 12" O.C. in the field. Parallel seams to studs must fall on studs and blocking is not required.
- **ArmorWall™ Plus FR SIS** can remain uncovered once installed on the wall assembly for a period not to exceed 180 days. When implemented behind open joint rainscreen systems, **ArmorWall™ Plus FR SIS** has a maximum gap allowance of 3/8". Contact Customer Services for exposure longer than 180 days or for gaps greater than 3/8".



For more information visit us at armorwall.dupont.com or call 1-800-448-9835

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1: Metal Stud Frame
2: ArmorWall Plus Structural Insulated Sheathing (R10, R15, or R21 Standard)
3: #14-13 Self Tapping Screw
4: ArmorSeal Sealant (Gunnable Grade) at all Seams and Fasteners
5: Delta Dry and Lath Attached with #10-9 Gimlet Point Self Tapping Screw
6: Veneer Mortar
7: Adhered Stone Tile
8: Standard Pointing Mortar



1-844-MAX4YOU
(1-844-629-4968)
www.maxlifeindustries.com

Mail To:
MaxLife Industries
P.O. Box 2128
Salisbury, NC 28145

Ship To:
4995 South Main Street
Salisbury, North Carolina 28147

DETAIL TITLE:
ADHERED STONE TILE ON ARMORWALL PLUS TO
METAL STUD FRAME FIELD OF WALL

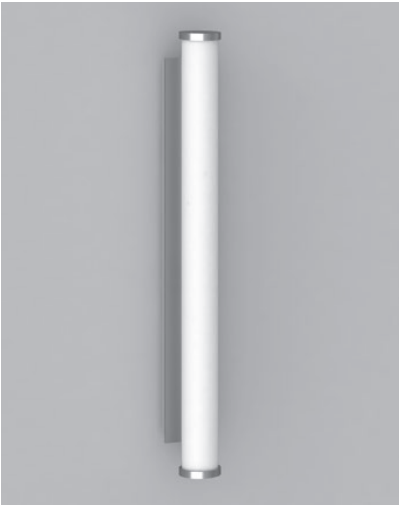
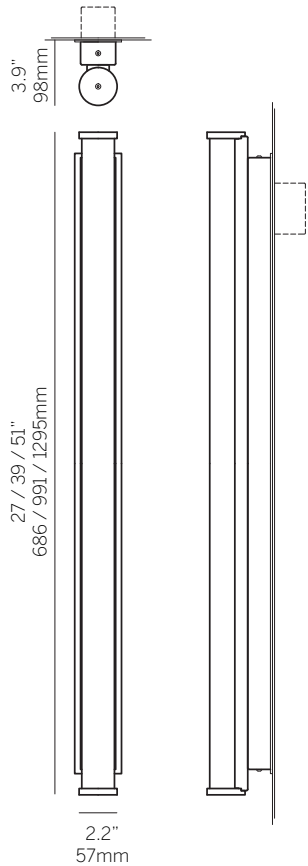
DETAIL NO.:
SCALE:
NTS

REVISION:
01

NOTES:
- ALWAYS FOLLOW ADHERED STONE MASONRY INSTALLATION GUIDELINES.

Sigma

Wall sconce with formed aluminum housing and machined end caps. Diffuser is Clear Satin Acrylic. The fixture can be arranged vertically or horizontally.



Notes
¹Nominal lumens
²82 CRI standard / 90 CRI available
³For wet location all controls are remote
For up to date technical information, refer to inter-lux.com/alm

inter•lux

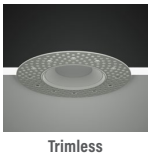
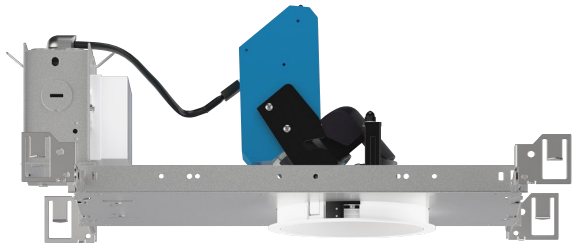
Model 1740		1740
Type		
W	Wall	W
Size		
27"	27"	
39"	39"	
51"	51"	
Custom		
Wattage ¹		
27"		
L	6W (800lm)	
M	12W (1486lm)	
H	20W (2348lm)	
39"		
L	9W (1200lm)	
M	18W (2229lm)	
H	30W (3522lm)	
51"		
L	12W (1600lm)	
M	24W (2972lm)	
H	40W (4696lm)	
Wet location		
27"		
M	10W (750lm)	
39"		
M	14W (1125lm)	
51"		
M	19W (1500lm)	
Color Temp ²		
827	2700	
830	3000	
835	3500	
840	4000	
Voltage		
U	120/277	
I	120VAC only	
Control (24V) ³		
S	Non-dim (Integral)	
D010	0-10V 10% (Integral)	
DFPN	Lutron Forward Phase 1% 120VAC (Integral)	
L3DAE	Lutron Hi-lume 1% EcoSystem (Integral)	
L3D0E	Lutron Hi-lume Premier 0.1% EcoSystem (Remote)	
Diffuser		
SA	Satin clear acrylic	SA
Finish ³		
19	Painted anodized aluminum - RAL 9006 matte	
21	Painted white - RAL 9010 matte	
22	Painted custom color	
Options		
EC	Chrome end caps	
WL	Wet location	



inter-lux.com/alm

NU4

Round Adjustable Standard White



FEATURES

- True 40° Tilt with <5% beam disruption (clipping)
- Zero ceiling line obstruction at Full Tilt
- Concentric Tilt Tracking ensures minimal light loss
- 9° - 55° optical beam control
- UGR <5
- Multiple mounting, glare control options, trims, and finishes available

LED

- 90 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: L₇₀ > 66,000 hrs
- 80 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: L₇₀ > 66,000 hrs

DIMMING AND CONTROLS

- eldoLED flicker free 0-10V dimming to 0% and 1%
- eldoLED flicker free DALI dimming to 0% and 1%
- DMX dim to zero
- Lutron Hi-lumen 2-Wire (Triac and Eco System) dimming to 0.1% and 1%
- Leading & trailing edge (Triac/ELV) dimming to 1%
- Casambi bluetooth dimming to 0.1%
- nLight control interface dimming to 0%

LISTING

- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- Made in the USA - meets the requirements of the Buy American provision within the ARRA
- NSF/ANSI-2 with lens
- 5 Year Limited warranty

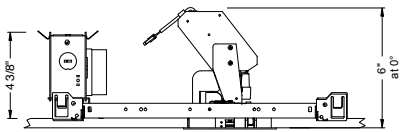
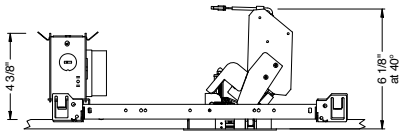
CONSTRUCTION

- Shatter proof acrylic bezel lens
- Lexan™ (PC) Optimal connectivity for wireless control signal. Impact and chemical resistant at the highest level. Withstands temperatures up to 240°F.
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 0.4" to 2.0"

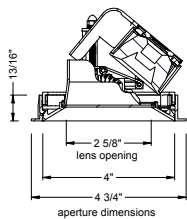
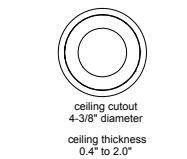
ELECTRICAL

- 120V-277V, 120 only Triac / ELV
- Power factory ≥ 0.9
- 2kV driver input surge protection
- Remote emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 95°F (35°C)

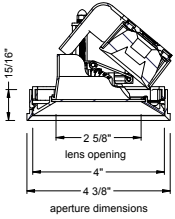
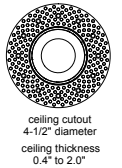
FIXTURE HEIGHT



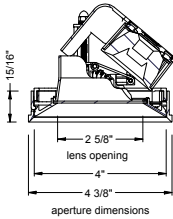
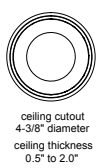
TRIMMED



TRIMLESS



MILLWORK



9°- 55° BEAM ORDERING CODE

SERIES	NU4	NU4
TYPE	RA RAT RATMW	round adjustable round adjustable trimless round adjustable trimless millwork
LED	SW	standard white
DELIVERED LUMENS	10LM 15LM 20LM 25LM 30LM 35LM 40LM	880 lm 1280 lm 1670 lm 2020 lm 2410 lm 2840 lm 3180 lm
CCT	27K 30K 35K 40K	2700K 3000K 3500K 4000K
CRI	80 90	80 CRI 90 CRI
OPTIC & LM MULTIPLIER SEE PAGE 3	9D ¹ 15D ² 20D 25D 35D 55D	9.5 degrees 15 degrees 20 degrees 25 degrees 35 degrees 55 degrees (0.80) (1.05) (0.93) (0.96) (1.00) (0.97)
TIR OPTIC ACCESSORY SEE PAGE 3	NA HCL HETA EA ³	no accessory honeycomb louver high efficiency textured lens, similar to Solite™ elliptical lens (1.00) (0.85) (0.90) (0.90)
BEZEL LENS SEE PAGE 3	NL ⁴ CL DL HET SBL	no lens clear lens diffused lens high efficiency textured lens, similar to Solite™ smoothing beam lens (1.00) (0.98) (0.91) (0.92) (0.92)
TRIM COLOR SEE PAGE 3	BK WH MC BZ WT	black white matte chrome bronze wheat
BEZEL COLOR SEE PAGE 3	BK WH MC BZ WT	black white matte chrome bronze wheat

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

9°- 55° BEAM ORDERING CODE

MOUNTING OPTIONS SEE PAGE 6, 7	NC IC ⁵ ICAT ⁵ CP ⁵ RET	new construction with ceiling fitting plate insulation contact housing insulation contact/airtight housing chicago plenum housing retrofit, no ceiling fitting plate
VOLTAGE	120 UNV	120V 120V-277V
DIMMING	DIM10 ⁶ DIM10Z ⁶ DALI ⁶ DALIZ ⁶ DMXZ LTE ⁷ LUT LUTP ⁸ ELV1 ⁹ NLT CAS	eldoLED flicker free 0-10V dimming to 1% eldoLED flicker free 0-10V dimming to 0% eldoLED flicker free DALI dimming to 1% eldoLED flicker free DALI dimming to 0% DMX dim to zero Lutron Hi-lume 2-Wire (Triac) dimming to 1% Lutron Hi-lume Ecosystem dimming to 1%, Soft-on & Fade-to-Black Lutron Hi-lume Premier Ecosystem dimming to 0.1%, Soft-on & Fade-to-Black leading & trailing edge (Triac/ELV) dimming to 1% nLight control interface: standard Cat-5/RJ45 connection (female), dimming to 0% Casambi Bluetooth control with flicker free 0.1% dimming
ELECTRICAL OPTIONS	EM7 EMI2 EMI0CA20	emergency battery backup, 90 minutes at 7W to LED emergency battery backup, 90 minutes at 12W to LED emergency battery backup, 90 minutes at 10W to LED, CA title 20
SPECIAL SEE PAGE 7	TC	thick ceiling application

ADDITIONAL MOUNTING INFO

New Construction Bar Hangers (included)	Mounting Length: 14-3/4" to 26"
Extension Kit p/n: K20266 (ordered separately, 1 per fixture)	Extends a pair of Bar Hangers Total Mounting Length: 29" to 48"

YOUR COMPLETED ORDERING CODE

Follow the steps to specify your fixture, example:

NU4 - RA - SW - 20LM - 35K - 90 - 35D - NA - HET - WH - WH - NC - UNV - DIM10 - EM7 - TC

Power Factor ≥ 0.9

NOTES

1. 9D only available in 10LM. Not available in IC/ICAT/CP.
2. 15D only available in 10LM, 15LM and 20LM. Not available with DL lens options. Not available for 20LM in IC/ICAT/CP and LUT/LUTP dimming.
3. Elliptical lens not available with 9D and 15D optics. Actual beam distributions for optic [20D= 35° x 60°, 25D= 40° x 65°, 35D= 45° x 70°, 55D= 55° x 80°]
4. NL option does not meet requirement for dead-front, airtight, wet and NSF. It is damp location rated.
5. IC/ICAT/CP not available in 30LM, 35LM and 40LM.
6. Driver uses logarithmic dimming curve as standard. For linear dimming curve, add "LIN" after dimming code, i.e. DIM10LIN.
7. LTE not available in 10LM only with 20D, 25D, 35D and 55D. LTE dimming available in 120V only.
8. LUTP not available in 25LM, 30LM, 35LM or 40LM. Not available in 20LM only with 15D.
9. ELV1 not available in 10LM only with 20D, 25D, 35D and 55D. Triac/ELV dimming available in 120V only.

PROJECT INFORMATION		
JOB NAME	TYPE	
ORDERING CODE		

TRIM OPTIONS

TRIM/BEZEL COLORS



OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

TIR OPTIC ACCESSORY

Honeycomb Louver



OPTIC	BEAM ANGLE	UGR
20D	16.9	≤5
25D	22.5	≤5
35D	28.5	≤5
55D	45.9	10.5

NL

No Lens



OPTIC	BEAM ANGLE	UGR
15D	13.6	≤5
20D	18.3	≤5
25D	23.9	≤5
35D	30.8	≤5
55D	51.1	13.1

CL

Clear Lens



OPTIC	BEAM ANGLE	UGR
15D	13.7	≤5
20D	20.1	≤5
25D	25.5	≤5
35D	34.4	7.5
55D	52.9	14

DL

Diffused Lens



OPTIC	BEAM ANGLE	UGR
20D	38.3	15.7
25D	41.5	17.2
35D	45	18.2
55D	57.8	20.9

HET

High Efficiency Textured Lens



OPTIC	BEAM ANGLE	UGR
20D	24.9	≤5
25D	28.7	8.8
35D	34	9.9
55D	51.6	15.7

SBL

Smoother Beam Lens



OPTIC	BEAM ANGLE	UGR
9D*	9.5	8.2
15D	17	≤5
20D	21	≤5
25D	26.5	6.3
35D	33.3	8.1
55D	52.8	14.8

* UGR Calculation based on 10LM for 9D.

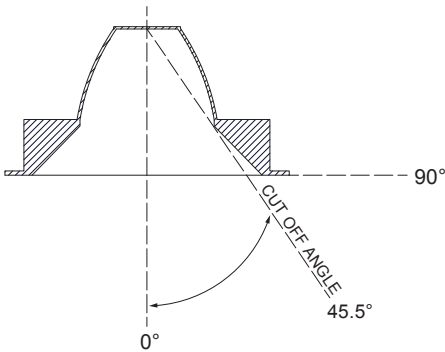
GLARE CONTROL

CUT-OFF ANGLE

Visual comfort is achieved with a lower cut-off angle due to improved glare control. The smaller the cut-off angle, the easier it is on the eye.

Alphabet downlights have been thoughtfully engineered to eliminate glare while still delivering functional illumination.

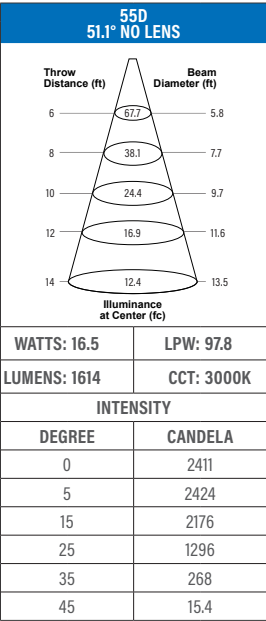
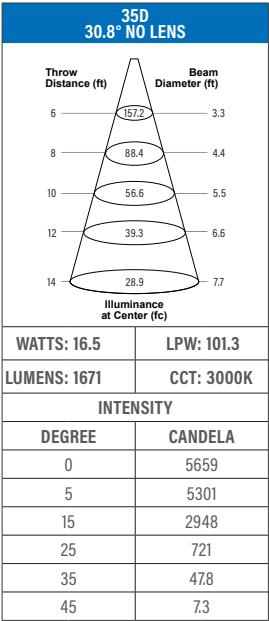
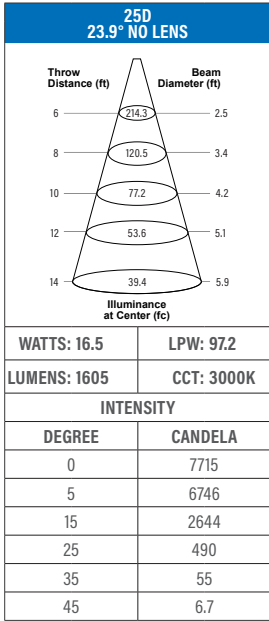
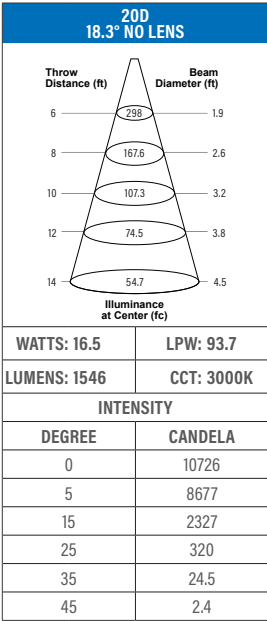
- Cutoff angle of NL and CL is 45.5 degrees;



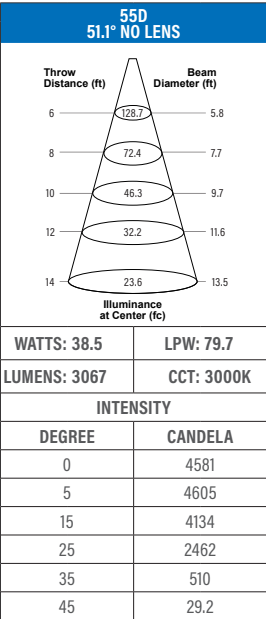
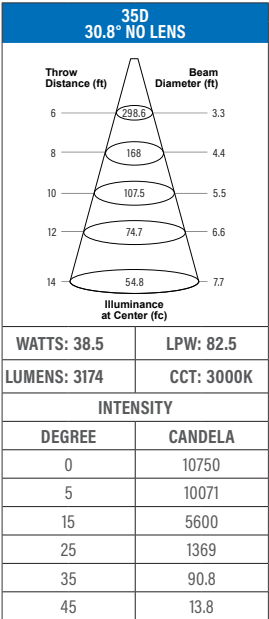
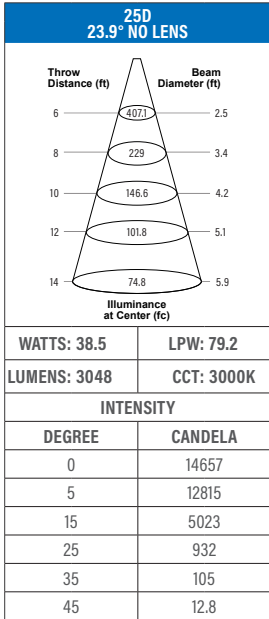
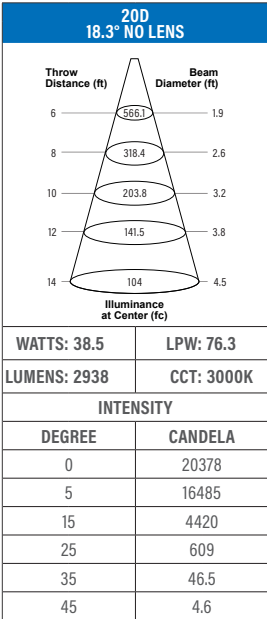
PROJECT INFORMATION		
JOB NAME	TYPE	
ORDERING CODE		

PHOTOMETRIC DATA

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance²		

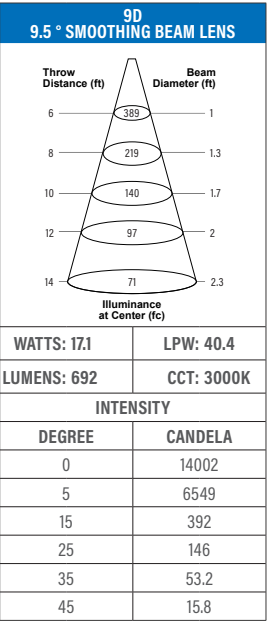
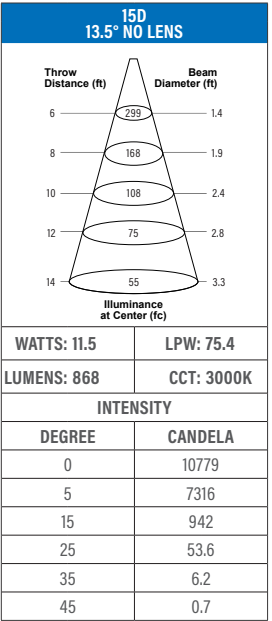


40LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance²		

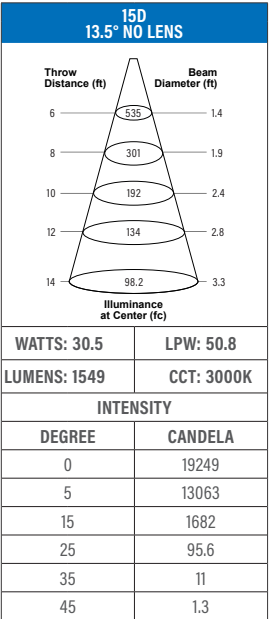


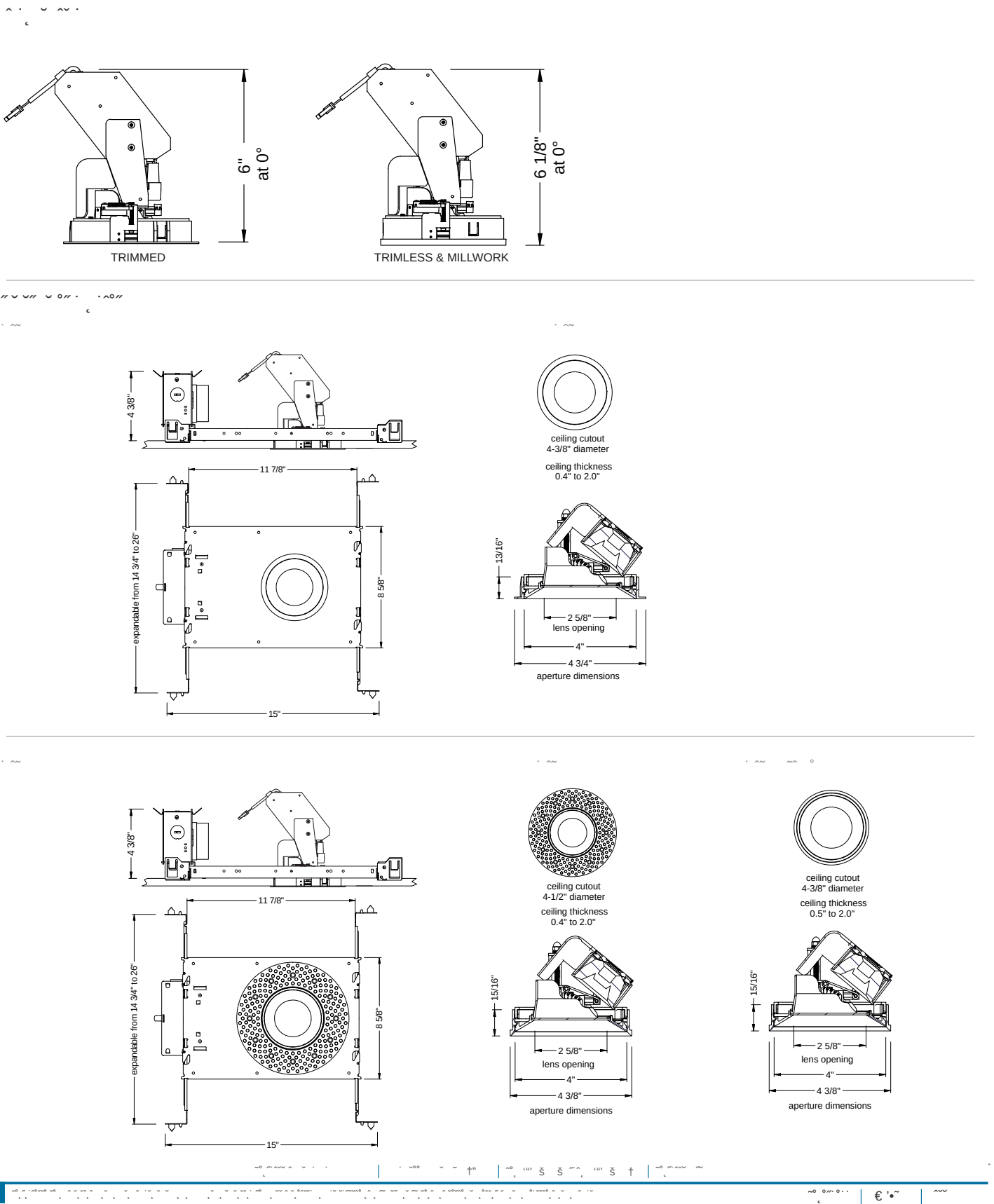
PROJECT INFORMATION		
JOB NAME	TYPE	
ORDERING CODE		

10LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance²		

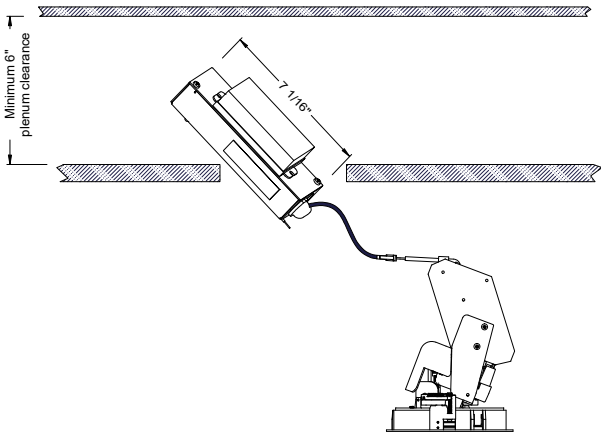


20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance²		





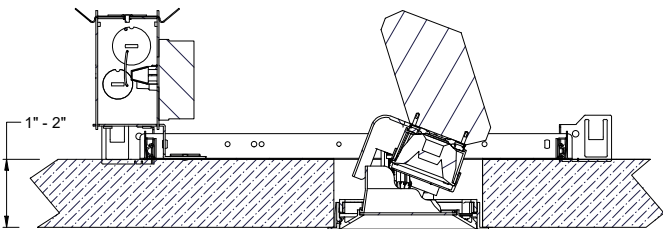
RET - RETRO
TRIM/TRIMLESS



RATINGS / CERTIFICATIONS	NC	RET	IC	ICAT	CP
TYPE NON-IC	✓	✓			
TYPE IC			✓	✓	
CHICAGO PLENUM (CCEA)					✓
SUITABLE FOR AIR HANDLING PLENUMS	✓	✓	✓	✓	✓
REDUCED AIRFLOW (WITH LENS) ASTM E283	✓	✓	✓	✓	✓

FIXTURE TYPE	CEILING THICKNESS	
	MOUNTING TYPE	
	NC, IC, ICAT, CP, RET	NC, IC, ICAT, CP, RET
	STANDARD CEILING THICKNESS	THICK CEILING THICKNESS
TRIM	0.4" to 1.1"	1.0" to 2.0"
TRIMLESS	0.4" to 1.1"	1.0" to 2.0"
MILLWORK (TRIMLESS)	0.5" to 1.1"	1.0" to 2.0"

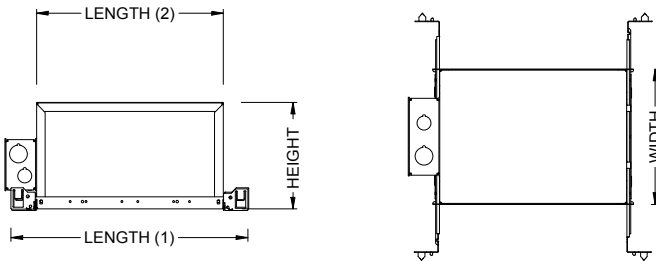
TC - THICK CEILING (1" TO 2") APPLICATION
TRIM/TRIMLESS



THICK CEILING FIXTURE INFO		
TILT	ROTATION	CEILING THICKNESS
0° - 20°	360°	UP TO 2"
20° - 30°	160°	UP TO 2"
30° - 40°	160°	UP TO 1.625"

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

IC - INSULATION CONTACT HOUSING
ICAT - INSULATION CONTACT / AIR TIGHT
CP - CHICAGO PLENUM



BOX SIZE	L 1	L 2	W	H
A	15 - 7/16"	11 - 3/4"	8 - 1/2"	6 - 3/4"
B	18 - 1/4"	14 - 7/8"	12 - 1/8"	11 - 1/4"
C	18 - 1/4"	14 - 7/8"	12 - 1/8"	6 - 3/4"

BOX TYPE / LUMEN OUTPUT - NARROW BEAM (9°)					
LUMEN OUTPUT	BOX - A			BOX - B	BOX - C
	CP	IC	ICAT	IC	ICAT
10LM					

BOX TYPE / LUMEN OUTPUT - NARROW BEAM (15°)					
LUMEN OUTPUT	BOX - A			BOX - B	BOX - C
	CP	IC	ICAT	IC	ICAT
10LM	✓	✓	✓		
15LM	✓	✓	✓		
20LM					

BOX TYPE / LUMEN OUTPUT - STANDARD BEAMS (25° - 55°)					
LUMEN OUTPUT	BOX - A			BOX - B	BOX - C
	CP	IC	ICAT	IC	ICAT
10LM	✓	✓	✓		
15LM	✓	✓	✓		
20LM	✓	✓	✓		
25LM	✓	✓	✓		
30LM					
35LM					
40LM					

EMERGENCY BATTERY

IOTA's ILB battery backups are UL Listed LED emergency drivers that allow the same LED fixture to be used for both normal and emergency operation. In the event of a power failure, the ILB switches to the emergency mode and operates the existing fixture for 90 minutes. The unit contains a battery, charger, and converter circuit in a single can. The constant power design of the ILB maintains the output wattage to the LED array even as the system voltage diminishes. UL 924 Listed for U.S. and Canada. UL 1310 Certified, output class 2 compliant. Includes single-piece TBTS test switch and charge indicator accessory kit. For use with switched and unswitched fixtures, and includes two-wire universal AC input. Meets or exceeds all National Electric Code and Life Safety Code Emergency Lighting requirements. Rated for use in plenum, damp location, recessed type IC, and enclosed and gasketed luminaires.

REMOTE TEST SWITCH

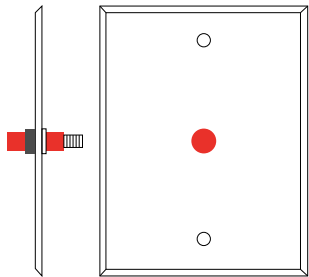
The remote test switch may be mounted adjacent to the LED Fixture by others.

EMERGENCY BATTERY ACCESS

Above ceiling access is recommended for ease of service, but LED fixture sizes of 4" and larger are capable of below ceiling access. IC/ICAT/CP box and ITS option require an access panel in the ceiling (or other form of access) adjacent to the installation location of the emergency battery.

REMOTE LOCATION

Maximum remote mounting distance of the emergency driver shall be 50 feet. Remote location wiring provided by others. Follow all local and national electric/building codes.

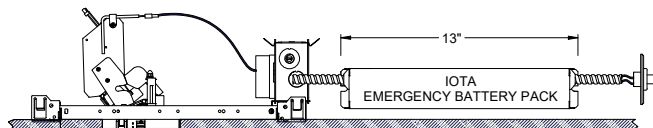


Remote Test Switch

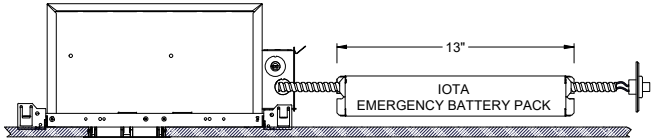
EM MODE OUTPUT (DELIVERED LUMENS)			
LUMEN ORDERING CODE	EM7	EM10	EM12
ALL OPTIONS (10LM TO 40LM)	880LM	1280LM	1480LM

Notes: Based on 30K, 80CRI

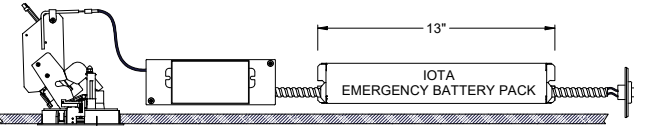
NC - NEW CONSTRUCTION
WITH EM BATTERY (REMOTE TEST SWITCH)



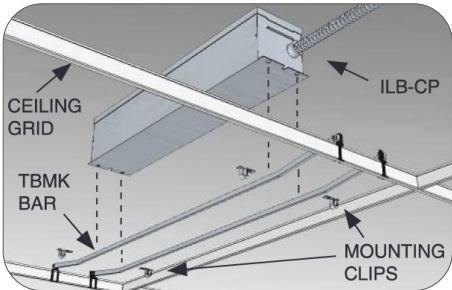
IC / ICAT / CP - INSULATION CONTACT HOUSING
WITH EM BATTERY (REMOTE TEST SWITCH)



RET - RETROFIT
WITH EM BATTERY (REMOTE TEST SWITCH)



Accessory
76066 Optional T-Grid Mounting Kit²



2. Can be used with any of the Emergency Battery Backups. Must be ordered as a separate line item.

Product Data Sheet



Aesthetic Description

Solarban® 60 solar control, low-e glass by Vitro Architectural Glass (formerly PPG Glass) was engineered to control solar heat gain, which is essential to minimizing cooling costs. In a standard one-inch insulating glass unit (IGU), Solarban® 60 glass offers an exterior appearance similar to clear, uncoated glass.

With a very good Solar Heat Gain Coefficient (SHGC) of 0.39, Solarban® 60 glass blocks 66 percent of the total solar energy while allowing 70 percent of the visible light to pass through. This combination produces an excellent Light to Solar Gain (LSG) ratio of 1.79, along with exceptional insulating performance, as evidenced by its 0.29 winter nighttime U-value.

Aesthetic Options

Solarban® 60 glass can be coated on Starphire® glass and paired with Starphire® glass to produce an IGU with exceptional clarity and solar control characteristics. For even more color and performance options, it can be coated on the second (#2) surface of nearly all Vitro's wide range of tinted glasses. It also can be combined in an IGU with any Vitro tinted glass, Solarcool® reflective glass or Vistacool® subtly reflective, color-enhanced glass (see performance data on back page).



Prudential Center
Location: Newark, NJ | Product: Solarban® 60 Glass | Architect: Morris Adjmi Architects | Glass Contractor: Josloff Glass | Glass Fabricator: J.E. Berkowitz, LP

Solarban® 60 Glass

Fabrication and Availability

Solarban® 60 glass is available exclusively through the Vitro Certified™ Network. Vitro Certified™ Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. Solarban® 60 glass is manufactured using the sputter-coating process and is available for annealed, laminated, heat-strengthened and tempered applications.

Request Samples

To obtain samples of any Vitro Glass product, call 1-855-VTRO-GLS (877-6457) or visit samples.vitroglazings.com.

Insulating Glass Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites								
Outdoor Lite: Coating if Any (Surface) Glass	Glass Type + Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT)	Visible Light Reflectance		(BTU/hr·ft²·°F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)
			Exterior %	Interior %	Winter Nighttime	Winter Argon		
Solarban® 60 Solar Control Low-E Glass								
	Solarban® 60 (2) Clear + Clear	70	11	12	0.29	0.24	0.39	1.79
	Solarban® 60 (2) Acuity™ + Acuity™	73	11	12	0.29	0.24	0.41	1.78
	Solarban® 60 (2) Starphire® + Starphire®	74	11	12	0.29	0.24	0.41	1.80
	Solarban® 60 (2) Solexia® + Clear	61	9	12	0.29	0.24	0.32	1.91
	Solarban® 60 (2) Atlantica® + Clear	53	8	11	0.29	0.24	0.27	1.96
	Solarban® 60 (2) Azuria® + Clear	54	8	11	0.29	0.24	0.28	1.93
	Solarban® 60 (2) Solarblue® + Clear	45	7	11	0.29	0.24	0.29	1.55
	Solarban® 60 (2) Pacifica® + Clear	34	6	10	0.29	0.24	0.23	1.48
	Solarban® 60 (2) Solarbronze® + Clear	42	7	11	0.29	0.24	0.28	1.50
	Solarban® 60 (2) Optigray® + Clear	50	8	11	0.29	0.24	0.30	1.67
	Solarban® 60 (2) Solargray® + Clear	35	6	10	0.29	0.24	0.25	1.40
	Solexia® + Solarban® 60 (3) Clear	61	10	10	0.29	0.24	0.37	1.65
	Atlantica® + Solarban® 60 (3) Clear	53	8	10	0.29	0.24	0.31	1.71
	Azuria® + Solarban® 60 (3) Clear	54	9	10	0.29	0.24	0.31	1.74
	Solarblue® + Solarban® 60 (3) Clear	45	7	9	0.29	0.24	0.33	1.36
	Pacifica® + Solarban® 60 (3) Clear	34	6	9	0.29	0.24	0.25	1.36
	Solarbronze® + Solarban® 60 (3) Clear	42	7	9	0.29	0.24	0.32	1.31
	Optigray® + Solarban® 60 (3) Clear	50	8	9	0.29	0.24	0.35	1.43
	Solargray® + Solarban® 60 (3) Clear	35	7	9	0.29	0.24	0.29	1.21
	Graylite® II + Solarban® 60 (3) Clear	7	4	8	0.29	0.24	0.13	0.54
Vistacool® and Solarcool® with Solarban® 60 Solar Control Low-e (3)*								
	Vistacool® (2) Azuria® + Solarban® 60 (3) Clear	42	20	24	0.29	0.24	0.26	1.62
	Vistacool® (2) Pacifica® + Solarban® 60 (3) Clear	26	11	23	0.29	0.24	0.22	1.18
	Solarcool® (2) Azuria® + Solarban® 60 (3) Clear	21	19	29	0.29	0.24	0.17	1.24
	Solarcool® (2) Solarblue® + Solarban® 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94
	Solarcool® (2) Pacifica® + Solarban® 60 (3) Clear	13	10	29	0.29	0.24	0.15	0.87
	Solarcool® (2) Solarbronze® + Solarban® 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94
	Solarcool® (2) Solargray® + Solarban® 60 (3) Clear	14	11	29	0.29	0.24	0.17	0.82

* Data based on using Starphire® glass for both interior and exterior lites.
All performance data calculated using LBNL Window 7.3 software and represents center of glass performance data. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit vitroglazings.com or request our Architectural Glass Catalog.

For more information about Solarban® 60 low-e glass and other Cradle to Cradle Certified™ architectural glasses by Vitro Glass, visit vitroglazings.com, or call 1-855-VTRO-GLS (887-6457).

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Supporting Sustainable Design

Vitro Architectural Glass provides abundant opportunities for architects and building owners to realize their sustainability objectives.

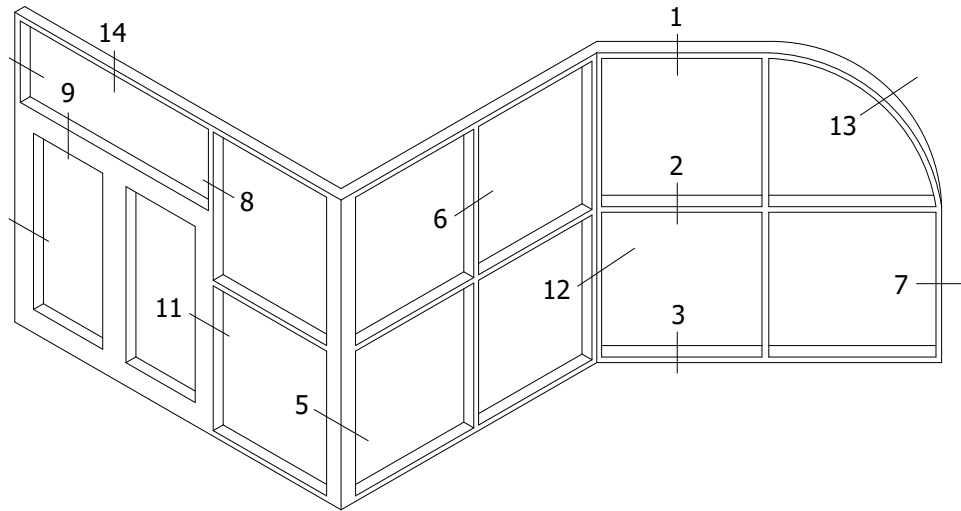
Energy Use & Operating Cost Reduction: An energy modeling study conducted by an independent energy design and consulting firm showed that a building can potentially save millions of dollars over its lifetime with Solarban® 60 glass instead of less advanced glasses. The study showed that by substituting Solarban® 60 glass instead of dual-pane tinted glass, a typical glass-walled, eight-story office building in Boston could lower its initial HVAC investment by nearly \$350,000 and its annual energy costs by more than

\$80,000. Carbon emissions from the same building also were reduced by more than 300 tons per year.

Sustainability Documentation: Vitro Architectural Glass is the first U.S. float glass manufacturer to have its entire selection of products recognized by the Cradle to Cradle Certified™ program, and the first in North America to publish third-party verified Environmental Product Declarations (EPDs) for its Flat Glass and Processed Glass products.

For additional credit opportunities and supporting documentation, visit vitroglazings.com/LEED

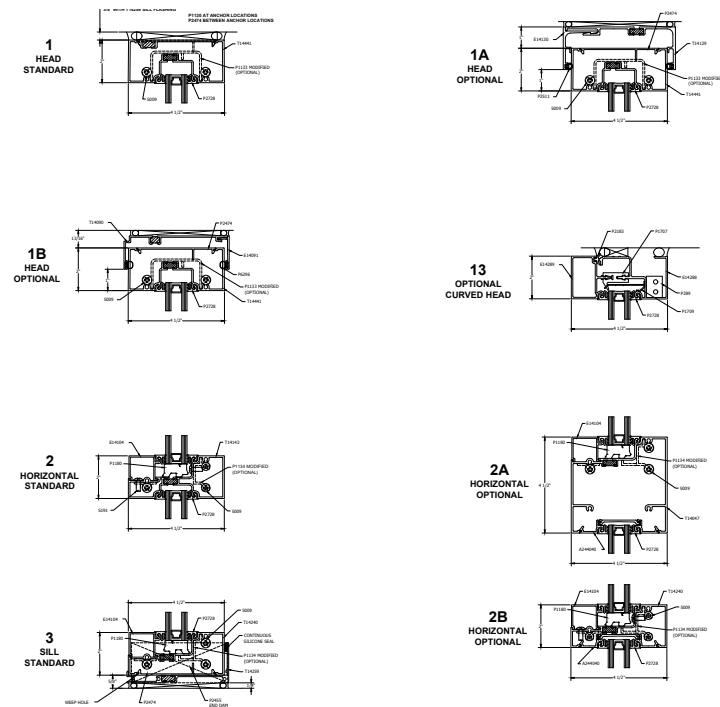
LEED® Credit Opportunities			
Possible Points	LEED Credit	Solarban® 60 Feature	Path/Option Satisfied
18	Energy & Atmosphere (EA) Optimize Energy Performance	Excellent SHGC, U-value and Tvis performance	Whole Building Energy Simulation (Option 1) or Prescriptive Compliance: ASHRAE Advanced Energy Design Guide (Option 2)
5	Innovation (IN) Innovation in Design	Exceeds minimum performance mandated by local energy codes	Innovation (Option 1), Pilot (Option 2) and Exemplary Performance (Option 3)
3	Indoor Environmental Quality (EQ) Daylight	Exhibits high light transmission	Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure (Option 1), Simulation: Illuminance Calculations (Option 2) or Measurement (Option 3)



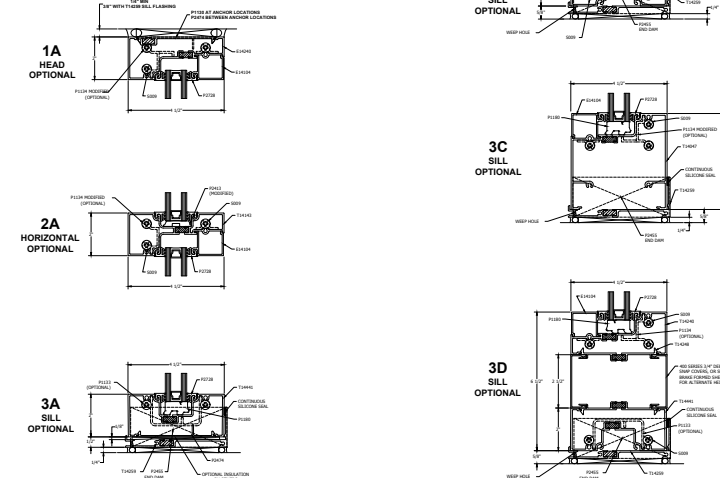
TYPICAL ELEVATION

T14000 SERIES STOREFRONT

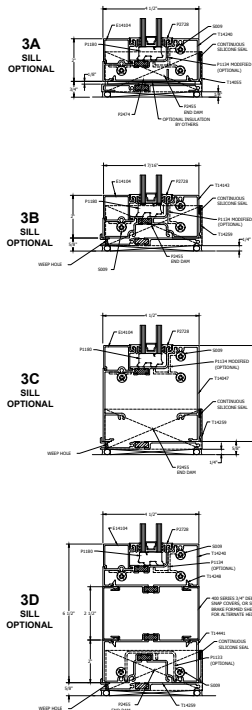
STANDARD DETAILS



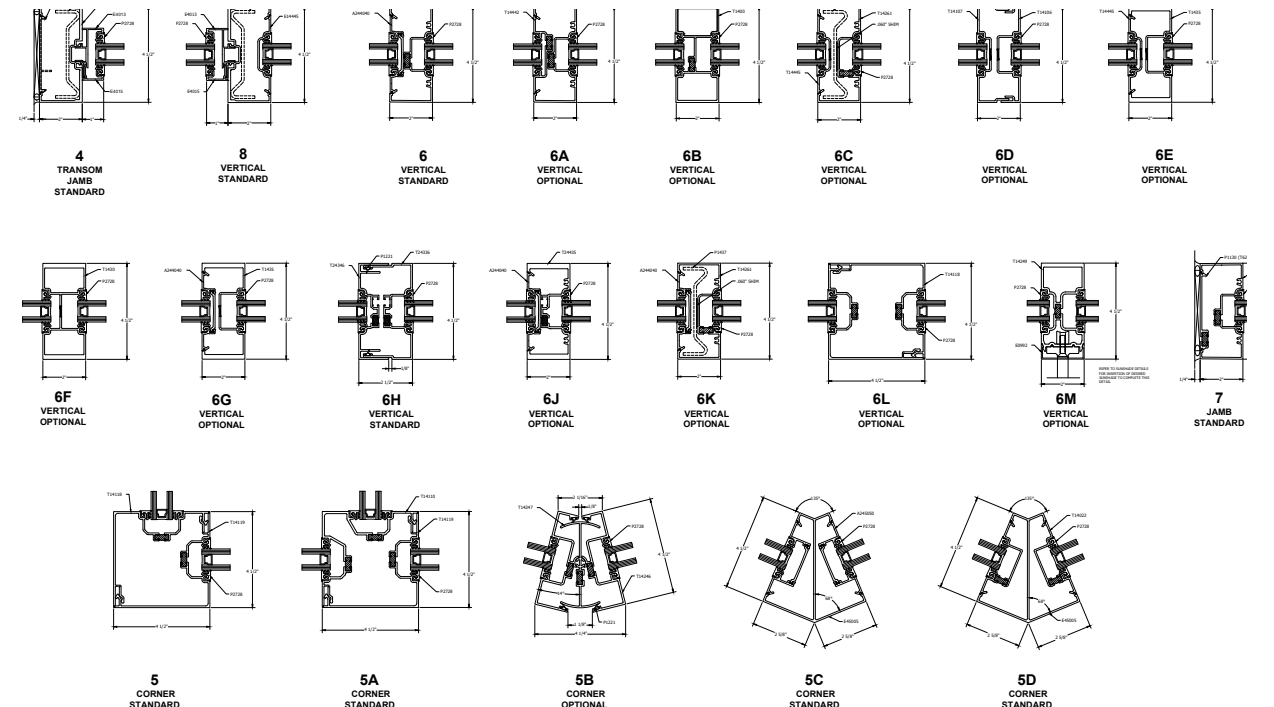
INSIDE GLAZED



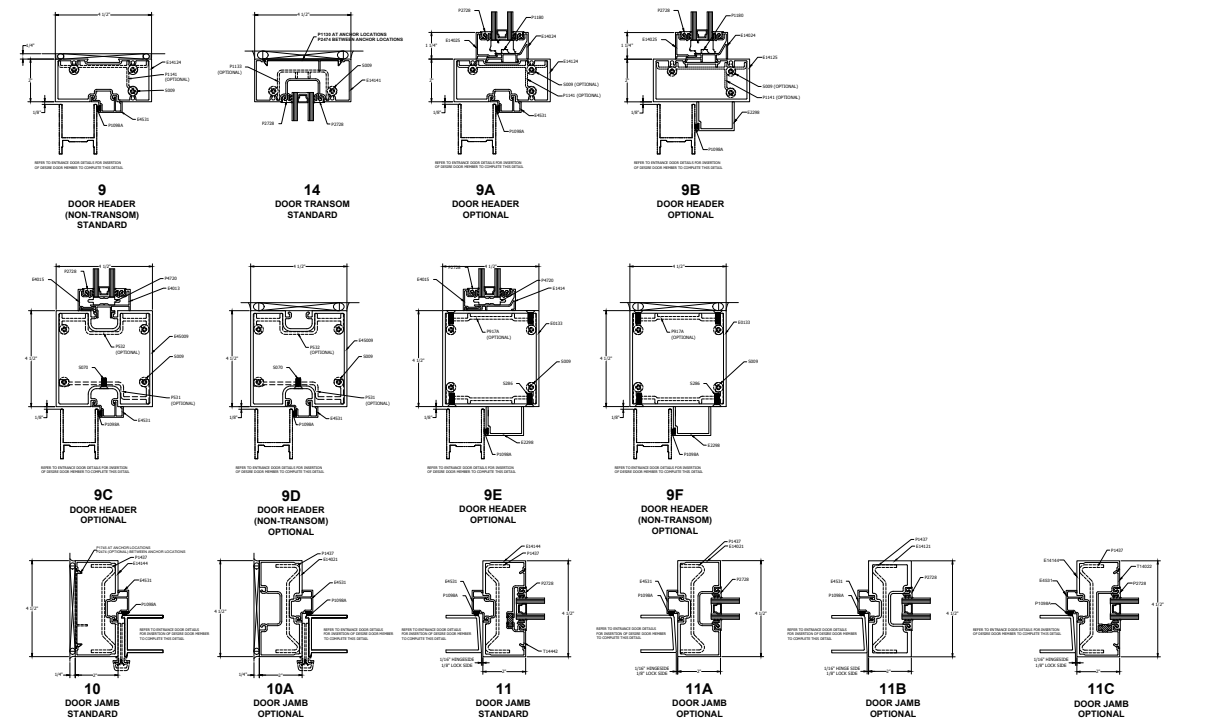
OUTSIDE GLAZED



INSIDE & OUTSIDE GLAZED

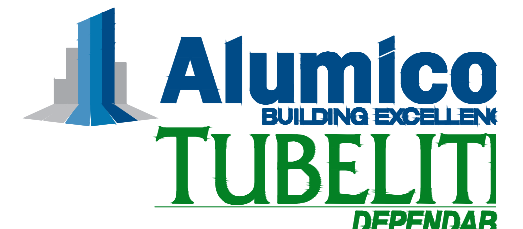
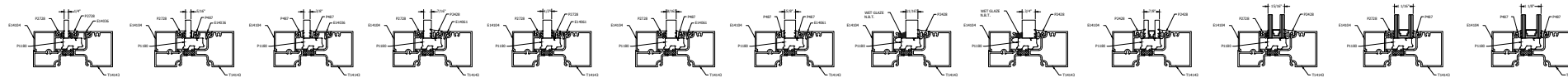


DOOR DETAILS



GLAZING INFILL OPTIONS

GLASS SHOWN DOES NOT NECESSARILY REPRESENT FINAL CONFIGURATION.
CONSULT GLASS MANUFACTURER FOR SPECIFIC GLASS MAKE UP.



Attachment B – Staff Analysis of Sign Area



Area of Wall: 17 feet x 62 feet = 1054 square feet

Area of Proposed Wall Sign: 2.08 feet x 13.49 feet = 28.06 square feet

Area of Left Storefront Window: 9.42 feet x 14.67 feet = 138.19 square feet

Area of Proposed Left Storefront Window Sign: 0.25 feet x 1.61 feet = 0.4 square feet

Maximum Permitted Window Sign Area Coverage: **13.81 square feet (10%)**

Proposed Sign Area Coverage of Window: **0.4 (0.29%)**

Area of Right Storefront Window: 9.42 feet x 14.67 feet = 138.19 square feet

Area of Proposed Right Storefront Window Sign: 0.25 feet x 1.61 feet = 0.4 square feet

Maximum Permitted Window Sign Area Coverage: **13.81 square feet (10%)**

Proposed Sign Area Coverage of Window: **0.4 (0.29%)**

Combined Area of Proposed Wall and Window Signs: $28.06 \text{ ft}^2 + 0.4 \text{ ft}^2 + 0.4 \text{ ft}^2 = 28.86$ square feet

Maximum Permitted Sign Area on Street Exposure: **158.1 square feet (15%)**

Total Proposed Sign Area: **28.86 square feet (2.74%)**

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: 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

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)



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)

Figure 39



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.



Figure 41

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.

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

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.



Figure 47

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.



Figure 48



Figure 49

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.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 13, 2023
SUBJECT: 310 GREEN BAY ROAD – NORTH SHORE COUNTRY DAY SCHOOL -
CERTIFICATE OF APPROPRIATENESS (CASE NO. 23-01-SU)

INTRODUCTION

On January 19, 2023, the Design Review Board (DRB) is scheduled to consider an application for a Certificate of Appropriateness submitted by North Shore Country Day School (the “Applicant” and “Owner”) for the property located at 310 Green Bay Road (the “Subject Property”). The Applicant is seeking approval to allow a renovation of the existing gymnasium and construction of an addition consisting of new gymnasium and multi-purpose space on the Subject Property.

In compliance with the Village Code, a mailed notice was sent to property owners within 250 feet of the Subject Property informing them of the public hearing on Thursday, January 19, 2023. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Applicant has also submitted an application requesting approval of an amendment to an existing Special Use Permit that allowed construction of additions to the Upper School building on the Subject Property located in the R-5 Single-Family Residential Zoning District, as well as a variation application to exceed the maximum permitted gross floor area and building height. The Zoning Board of Appeals is scheduled to consider the special use permit and variation request on February 13, 2023. The Plan Commission is scheduled to consider the special use permit on February 22, 2023. The Applicant has also submitted a demolition permit application that would allow the removal of the building that serves as Leicester Hall, to accommodate the proposed addition. The Landmark Preservation Commission is scheduled to consider the demolition permit on February 6, 2023.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property generally located on the north side of Elder Lane, south of Willow Road, between Forest Street and Green Bay Road and contains an existing private school campus (see Figure 1). Photos of the Subject Property are provided at the end of this report.

The Comprehensive Plan designates the Subject Property as appropriate for “Public/Semi-Public” uses. The property is zoned R-5 Single Family Residential, and it is bordered by R-5 Single Family Residential to the south, east, and west, and B-2 Multifamily Residential to the north (see Figure 2).

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary, and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant's use of the Subject Property as a school is generally consistent with the Comprehensive Plan land use designation and the R-5 zoning district.

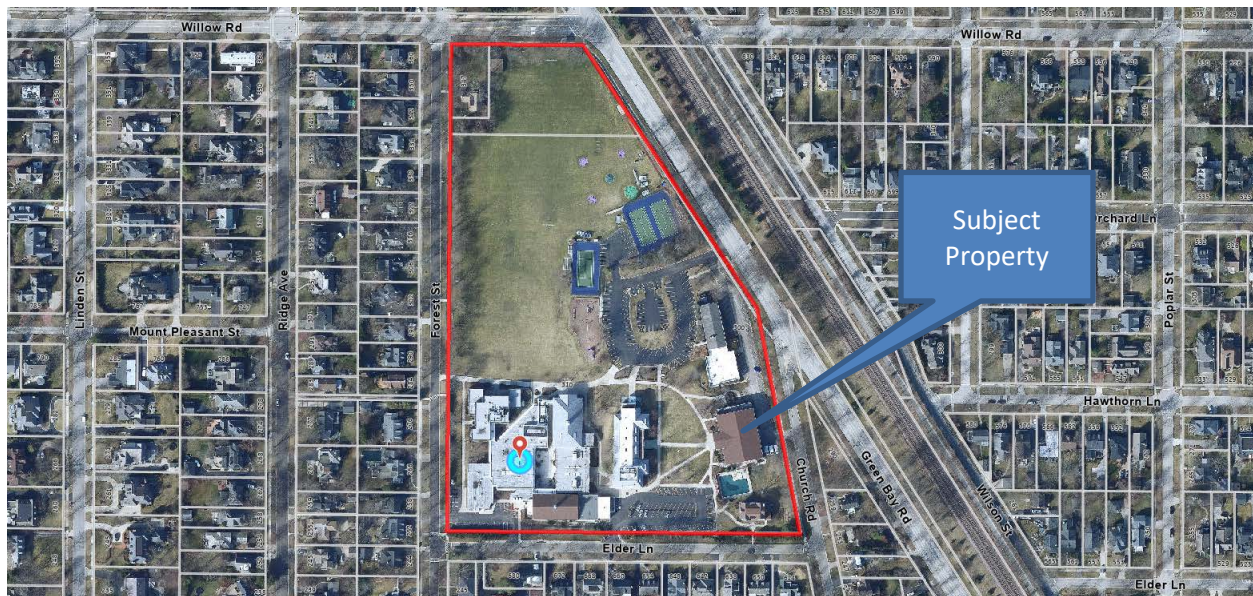


Figure 1 – Aerial Map

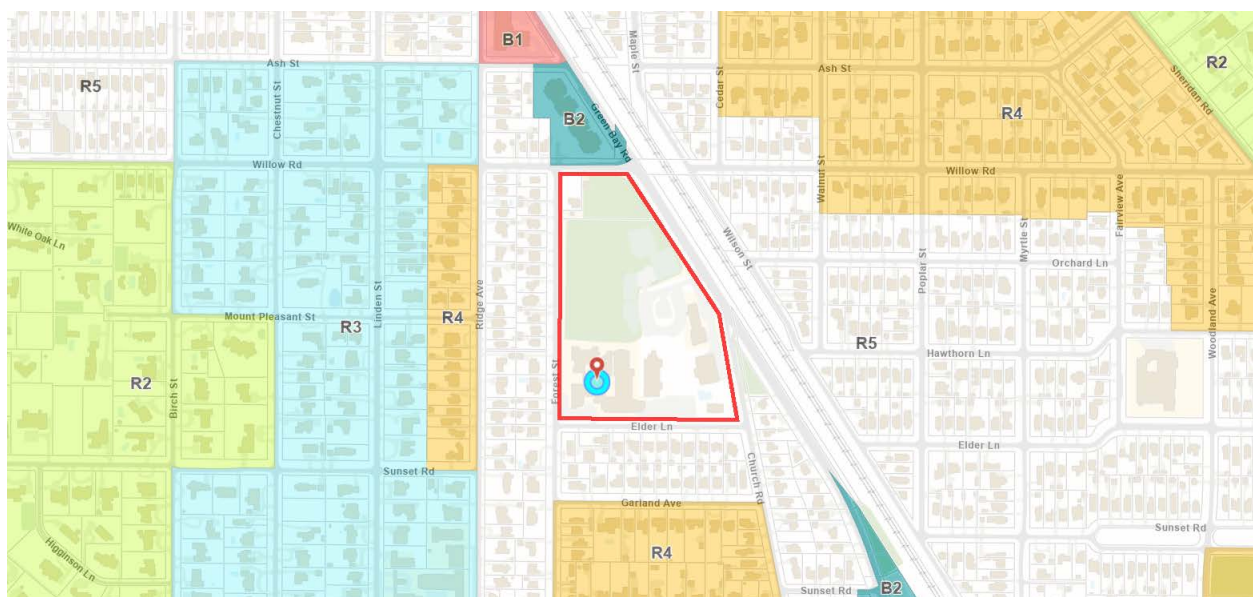


Figure 2 – Zoning Map

PREVIOUS DRB REVIEWS

The school began operating in 1919. There have been several additions and various other site improvements to the Subject Property over the years. The following are previous applications considered by the DRB for the Subject Property:

1. Ordinance M-8-2003 was adopted in February 2003 by the Village Council, granting a special use permit and variations to allow construction of an addition to the library and construction of a lobby, stairway, and elevator addition;
2. Ordinance M-10-2010 was adopted in May 2010 by the Village Council, granting a special use permit and variation to allow construction of additions to the Upper School;

3. In 2019, the DRB approved a certificate of appropriateness to allow the re-facing of three existing freestanding signs on the Subject Property; and
4. In 2020, the DRB approved a Certificate of Appropriateness to allow installation of rooftop HVAC units, mechanical equipment, and physical screening barriers.

CURRENT REQUEST

The Applicant intends to extensively renovate the McCarty Gymnasium Building for purposes of accessibility, security, and modernization while also connecting a building addition with a second gymnasium space that would serve the younger school classes. The existing gymnasium would have the shingled roof and most of its windows removed. The former single-family home, currently used by the school as Leicester Hall, as well as the outdoor swimming pool, would be demolished, and most of the surrounding grade would be landscaped to accommodate a 38,000 square foot building addition and new outdoor space.



The proposed changes include the following:

Exterior Building Alterations:

- The existing building would receive a two-story addition on its southern façade that doubles the size of the gymnasium facilities. The main entrance on the west side of the building would also receive an extended atrium hallway that would run the entire length of the building and addition, serving to provide additional space to the gymnasiums. The main building entrance would be preserved in the center of the west façade with prominent access to the campus quad pavilion.

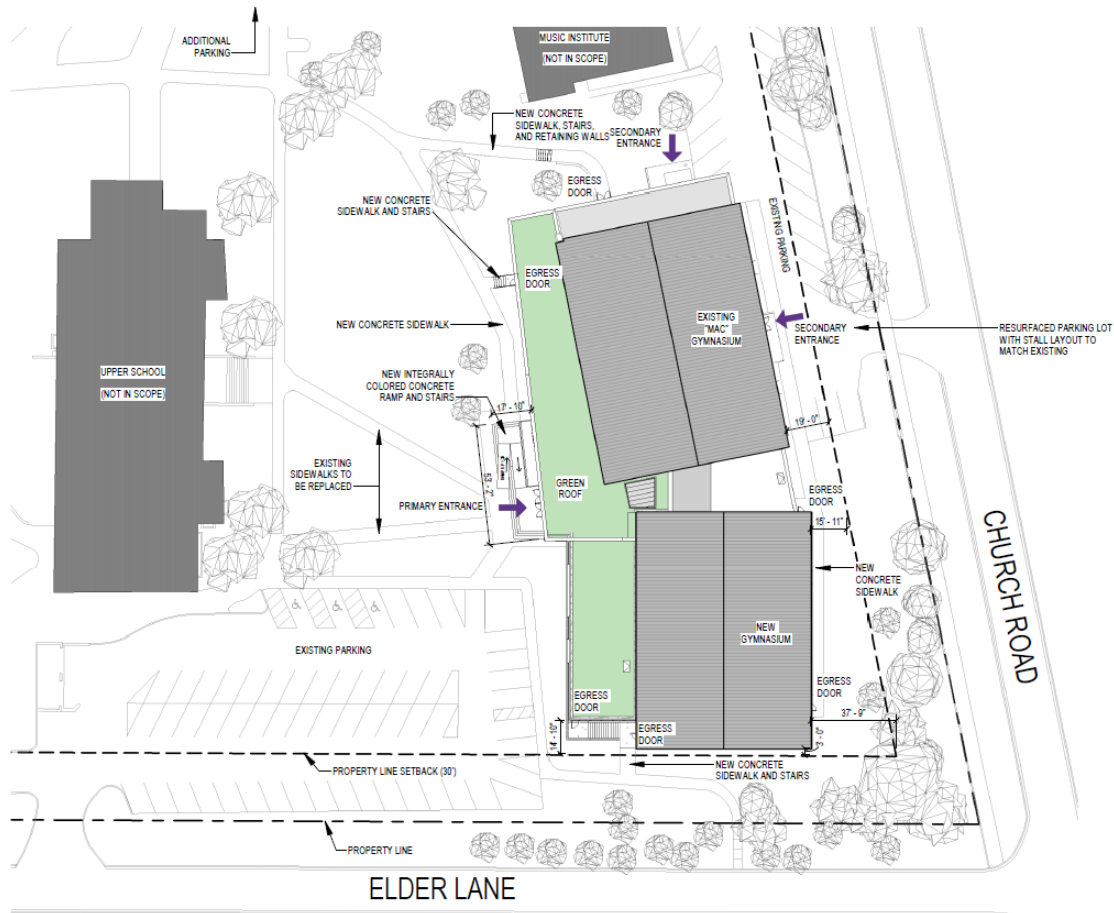


Figure 4 – Excerpt of Proposed Site Plan

- The exterior of the existing building would have its red brick painted in a gray shade labeled “Evening Shadow.” The newer addition would have a façade comprised of a Beldon face brick in a color labeled “Sherwood Gray Velour.” The second story of the addition would have a ribbon of an alternating protruding brick appearance on the south and east elevations to provide an alternating texture to the building aesthetic. The east side of the overall building would be exposed into a downward sloping side of the hill, allowing for a retaining wall and foundation exposure with a simple gray concrete as the exterior material.



Figure 5 - Subject Property – Rendering of east façade of proposed improvements



Figure 6 - Subject Property – Rendering of west façade of proposed improvements

- The broad sides of the proposed building along the east and west facades would receive generously long rows of curtain wall and storefront frame spandrel windows in a grey hue. The window framing would be white aluminum to match the white coping and fascia to be found throughout the new building.
- The shingled roof of the existing building would be removed and replaced with a standing seam metal roof in a shade of gray meant to be complimentary to the rest of the building. A sliver of the roof surface along the west side of the building would contain a green roof with vegetation meant to absorb stormwater.
- The north end of the building would have mechanical HVAC equipment that would be shielded by gray metal screening meant to match the brick and roof color scheme.

Exterior Landscaping and Hardscaping

Included in the application materials is a proposed landscaping plan, which can be summarized as follows:

- The west side of the building would be given what the Applicant describes as low maintenance plantings including grasses, monoculture perennials, deciduous and evergreen shrubs, and groupings of tall and narrow junipers to preserve the open feel of the main quad and building entrance.
- The south side of the building would have deciduous trees, arborvitae, and spruce plantings of varying height to shield the masonry wall and screen the view from the houses on the other side of Elder Lane. The existing arborvitae and hedges on the far edge of the property would be preserved to maintain their screening function. The Applicant states that the south façade is intended to have more than one landscaping buffer from the residential neighbors.
- The east side of the building would have deciduous ornamental trees that reach 12-15 feet in height to soften the exposure of the exposed building wall while having some smaller hydrangea liriopae groundcover plantings that line the building and walkways.
- Any walking paths, parking lot surface, or driveway surface that are installed will be basic concrete and asphalt.

The Applicant emphasizes that the landscaping plan is focused on simplicity, durability, and ease of maintenance. The Applicant has provided site plans, landscaping plans, elevation renderings, material specifications, and overall construction information which are included in the submitted application materials in Attachment A. The Applicant states that they will have material samples available for viewing at the meeting.

ZONING RELIEF

Although not part of the DRB's consideration, it should be noted that two variations are being requested to allow the proposed improvements (i) to exceed the maximum permitted gross floor area (GFA); and (ii) to exceed the maximum permitted height of 2½-stories. The existing improvements on the Subject Property are already nonconforming with respect to the maximum permitted GFA and the maximum permitted height of 2½-stories.

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;"

"(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 proposed alterations are intended to allow for an updated and larger athletic facility in accordance with the school's master plan for the campus.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide recommendations and standards on the appearance of exterior facades and landscaping for institutional school buildings.

- Buildings should respect the established setbacks of the original building and be sensitive to the context of the surrounding zoning area, particularly residential neighborhoods. The proposed addition would maintain the existing setback of Leicester Hall along Elder Lane and slightly decrease the setback from Church Road by only a few feet at one small part of the building.
- The building height should be sensitive to the surrounding neighborhood when located in a single-family residential zoning district. A building addition should respect the existing height and not differ from the established eave line by more than a half story. The proposed addition would comply with the maximum permitted height of 60 feet but exceed the maximum permitted height of 2½-stories in the R-5 Single-Family Residential District. The increase from the original building would be less than a half-story.
- Building roofs for institutional uses should have a lower pitch and shallower slope than that of traditional commercial buildings. The pitch should range between 25 degrees and 45 degrees

which would match the measurements of the roof areas on the proposed building.

- Buildings should have scale and massing that contains a large first floor with articulation that is greater than that of the upper floors. The building walls should provide articulation and distinction in their form. Additions should also respect the existing horizontal rhythms to maintain the proportion of the structure. The addition and proposed building would create floors with equal space and massing while keeping the building's parallel form to Church Road. The vertical rhythm would be along the same plane of each building wall with the exception of some areas of an alternating brick pattern to strategically break up the texture.
- The fenestration should not vary much between the first and second floors while windows and doors should take up between 25-50% of the wall area. The proposed building would have approximately equal window distribution between both floors while having the glazing concentrated on the long ends of the building and more bare on the short sides of the north and south facades.
- The main entrance to the building should be evident from the street or differentiated from the semi-public and private entrances. While the main building entrance would be opposite of the street, it would maintain the entry point from the prominent spot on the campus quad.
- Windows on upper floors should be punched single or ganged windows with muntin divisions to reduce large expanses of glass. The proposed building's windows would see long rows of storefront windows with minimal divisions on both the first and second floors.
- Window materials should be aluminum or wood with a color that matches the overall building style while also having no tint or film. All of the proposed building's windows would be white aluminum framing meant to contract with the building's gray color scheme. The windows would have no tint but a naturally fabricated transparency with a slight gray spandrel that matches the building.
- Monochromatic materials such as modular brick is encouraged for building façade materials. The proposed building would be using the brick of the existing building and using a standard Beldon face brick for the addition.
- Mechanical equipment should be located outside of public view. The equipment for the proposed building would be located on the roof areas of the building with solid screening to shield them from being viewed.
- Open space should be preserved and well planned to help the property enhance the Village's natural character. The proposed building addition would be built over an outdoor swimming pool and existing building that will be demolished. The property's main quad and street frontage green space will remain unchanged.
- The Guidelines provide a wide range of acceptable plantings for landscaping. The Applicant's landscaping plan provides many forms of vegetation that are found on the list.

The proposed addition and building renovation are intended to provide an updated athletic facility that is respective to the aesthetic of the school campus. Excerpts of the Design Guidelines that are pertinent to the Applicant's proposal are included as Attachment C.

RECOMMENDATION

At the January 19, 2023, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed building and site improvements for the gymnasium renovation and addition on the Subject Property.

After hearing from the Applicant and the public, the Board may decide to take action on one or 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 to approve or a motion to deny a certificate of appropriateness for design of the proposed building and site improvements for the gymnasium renovation and addition at North Shore Country Day School located at 310 Green Bay Road.

If the Board wishes to adopt a motion to approve or deny, a Board member will want to make a motion such as the following:

*Move to **approve [deny]** a certificate of appropriateness for the **design of the proposed building and site improvements at North Shore Country Day School located at 310 Green Bay Road**, subject to the following conditions:*

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

The Board's findings are 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.*

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt



Figure 7 – Subject Property – South edge of property along Elder Lane (looking north)



Figure 8 – Subject Property – Southeast corner of property along Church Road



Figure 9 – Subject Property – Southeast corner of property along Church Road



Figure 10 – Subject Property – North facade of existing gymnasium



Figure 11 – Subject Property – Northwest façade of existing gymnasium



Figure 12 – Subject Property – General location of proposed addition, south of existing gymnasium

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 310 N. GREEN BAY RD. WINNETKA, IL 60093

Name of Business(es): NORTH SHORE COUNTRY DAY SCHOOL

Application is hereby made for the following work (please check all that apply):

- ☐ Sign Sign Permit Application attached? ☐
☐ Awning Awning Permit Application attached? ☐
☒ Other (general description) RENOVATION OF EXISTING GYMNASIUM AND THE ADDITION OF NEW GYMNASIUM

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): THE PROPOSED PROJECT IS FOR A RENOVATION OF THE EXISTING GYMNASIUM AND AN ADDITION OF A NEW GYMNASIUM ALONG WITH LOUNGE, TOILET ROOMS AND MULTI-PURPOSE SPACE.

I/We hereby certify that as OWNER (Lessee/Owner) of the property located at 310 N. GREEN BAY ROAD (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED

PRINTED NAME(S)

ADDRESS

PHONE NO.

EMAIL


CINDY HOOPER

310 N. GREEN BAY RD.

847.441.3352

CHOOOPER@NSCDS.ORG

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM

KAHLER SLATER

CONTACT NAME

MARSHALL BUTLER

ADDRESS

125 S. CLARK ST., SUITE 675-2

CHICAGO, IL 60603

PHONE NO.

312.319.2953

EMAIL

MBUTLER@KAHLERSLATER.COM

David Schoon
Director of Community Development
Village of Winnetka
Green Bay Road
Winnetka, IL 60093

Dear David,

On behalf of North Shore Country Day School, I am pleased to be submitting to you our applications to the Zoning Board of Appeals, Plan Commission and Design Review Board for the renovation of our McCarty Gymnasium and construction of a new gymnasium on the North Shore Country Day campus.

Academic excellence has been central to North Shore Country Day's mission since the school's founding in 1919. In 2019, the North Shore Board of Trustees, in furtherance of that mission, adopted a campus master plan that had as its focus a renovation of its existing gymnasium (Mac McCarty Gymnasium) and construction of a new gymnasium.

The renovation of the McCarty Gymnasium would update the building constructed in 1960. This renovation will provide critical improvements for life safety including a comprehensive fire protection system and creation of strategic security access points. The renovated spaces will have improved accessibility and egress for people of all ages. Modernizing the HVAC systems will allow for optimal indoor air quality and climate control. The new and renovated facilities will also improve programmatic needs for our fitness center and training room for our student-athletes.

The additional gym would serve our current students JK-12 by providing additional space for lower and middle school physical education class, as well as offering smaller group spaces for the upper school wellness classes we offer like yoga and tai chi. The additional gym would also provide students in the lower and middle schools an indoor space during inclement weather for mid-day recess. Finally the additional gym will provide more practice space for our volleyball and basketball teams, who are currently limited in the amount of times they can practice each week. This means the athletes will be better able to improve and compete by practicing more times per week, and at more reasonable times than is currently true.

As our conceptions of fitness and wellness evolve in schools, we want to make sure that we are providing appropriate spaces for those programs. We know so much more today about the critical link between wellness (physical, social, emotional) and learning; any excellent school must augment its offerings in these areas and embed this programming into the daily routine of

the school day for students. Updating and augmenting these spaces will ensure that North Shore Country Day continues to be a leader in the independent school community, while we also address the very real deficiencies in the current building.

North Shore Country Day has retained the architectural firm of Kahler Slater to help design a space that serves all of these critical needs. The firm specializes in educational health and wellness facilities and has a national reputation for excellence and innovation. The architectural plans for the renovation of the McCarty Gym and construction of an additional gymnasium on the southeast side of the campus are in keeping with the school's commitment to partnership with its neighbors in terms of size, design and appearance. North Shore has made efforts from the start of our project planning to link the school, the architects and the builders so that disruption and confusion will be minimized for the school community and our neighbors.

North Shore Country Day has engaged Valenti Builders as our General Contractor. Valenti Builders is the construction company that was responsible for the school's upper school renovation in 2010 and library renovation in 2019 and has deep experience working in the Village of Winnetka and residential settings. Valenti Builders recognizes the need for a detailed construction plan and will be working on the specifics for issues including staging, traffic management, parking, and student circulation during the construction project. Every effort will be made to minimize the impact of construction on the school's neighbors.

Completion of the proposed McCarty Gym project will allow North Shore Country Day to achieve its educational vision for our JK - 12 students' health and wellness needs and help our school remain a recognized example of educational excellence in Winnetka. We look forward to working with you, the Village Council, the Village's advisory commissions and boards and its neighbors in bringing this exciting plan to fruition.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Tom Flemma', followed by a long, horizontal, slightly wavy line that extends to the right.

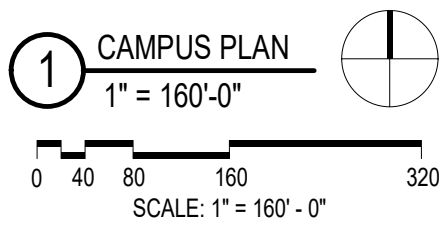
Tom Flemma
Head of School

NORTH SHORE COUNTRY DAY

MAC GYMNASIUM RENOVATION & ADDITION



COVER SHEET



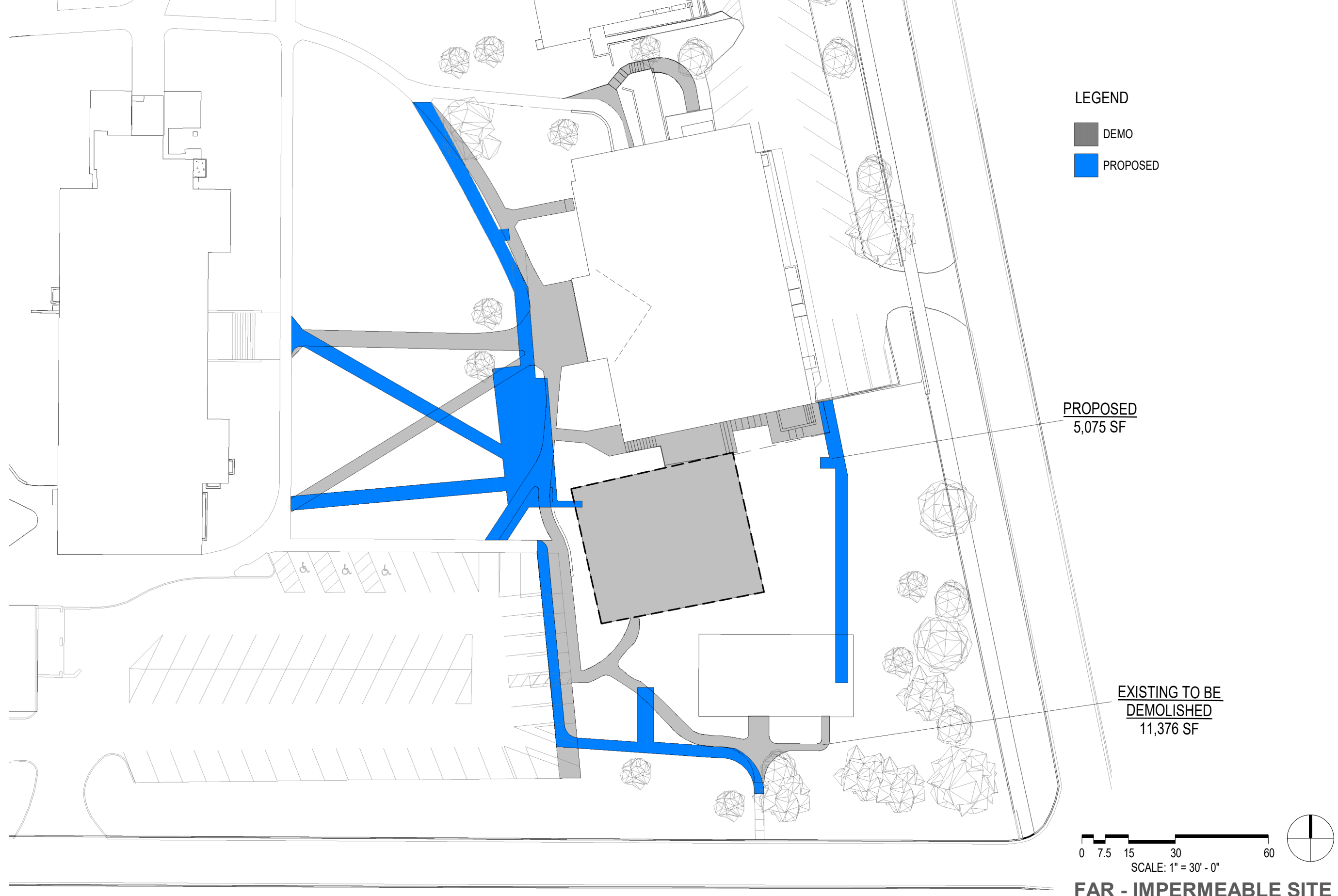
MUSIC INSTITUTE
UPPER SCHOOL

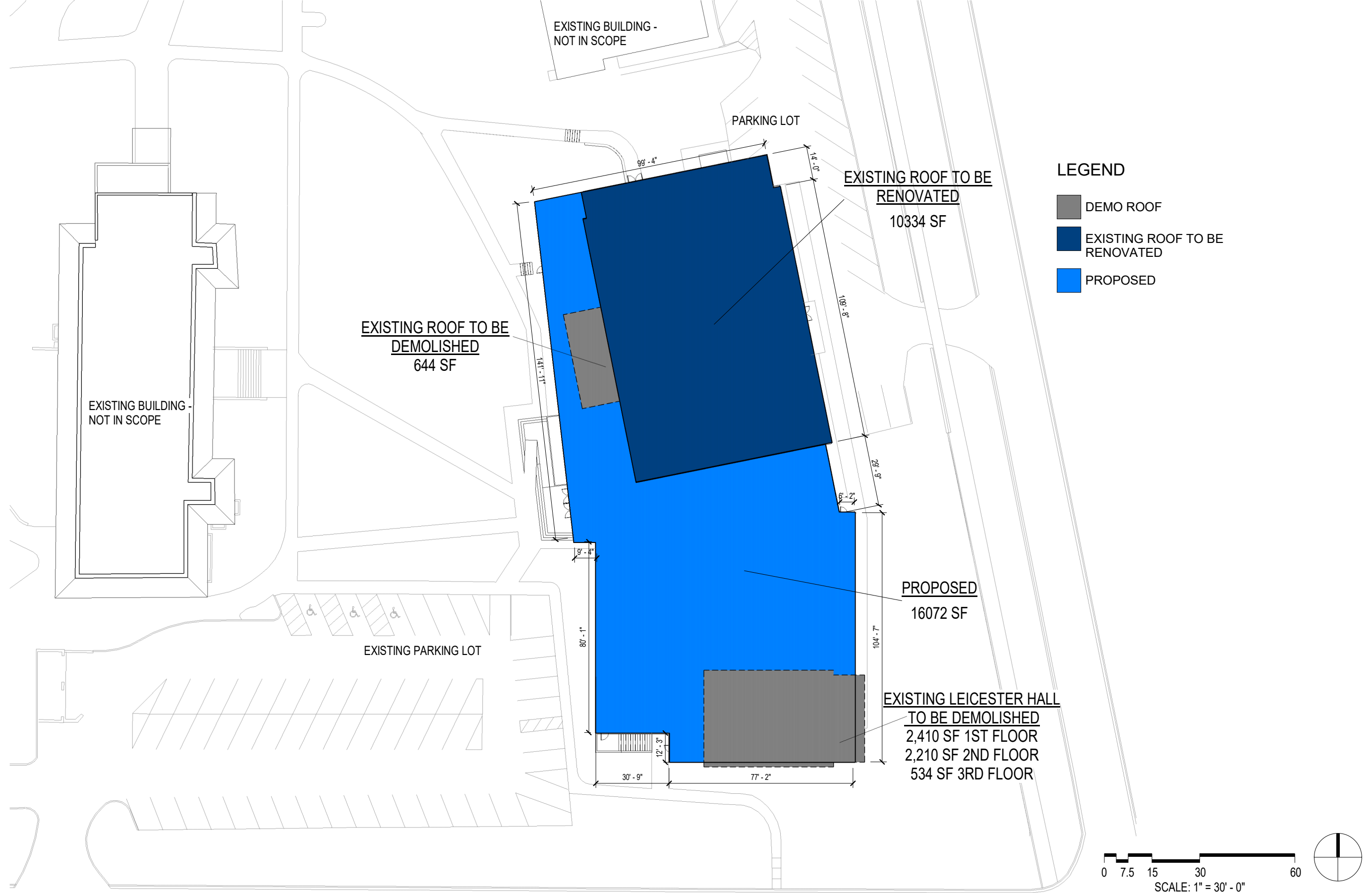
EXISTING GYMNASIUM

PROPOSED ADDITION

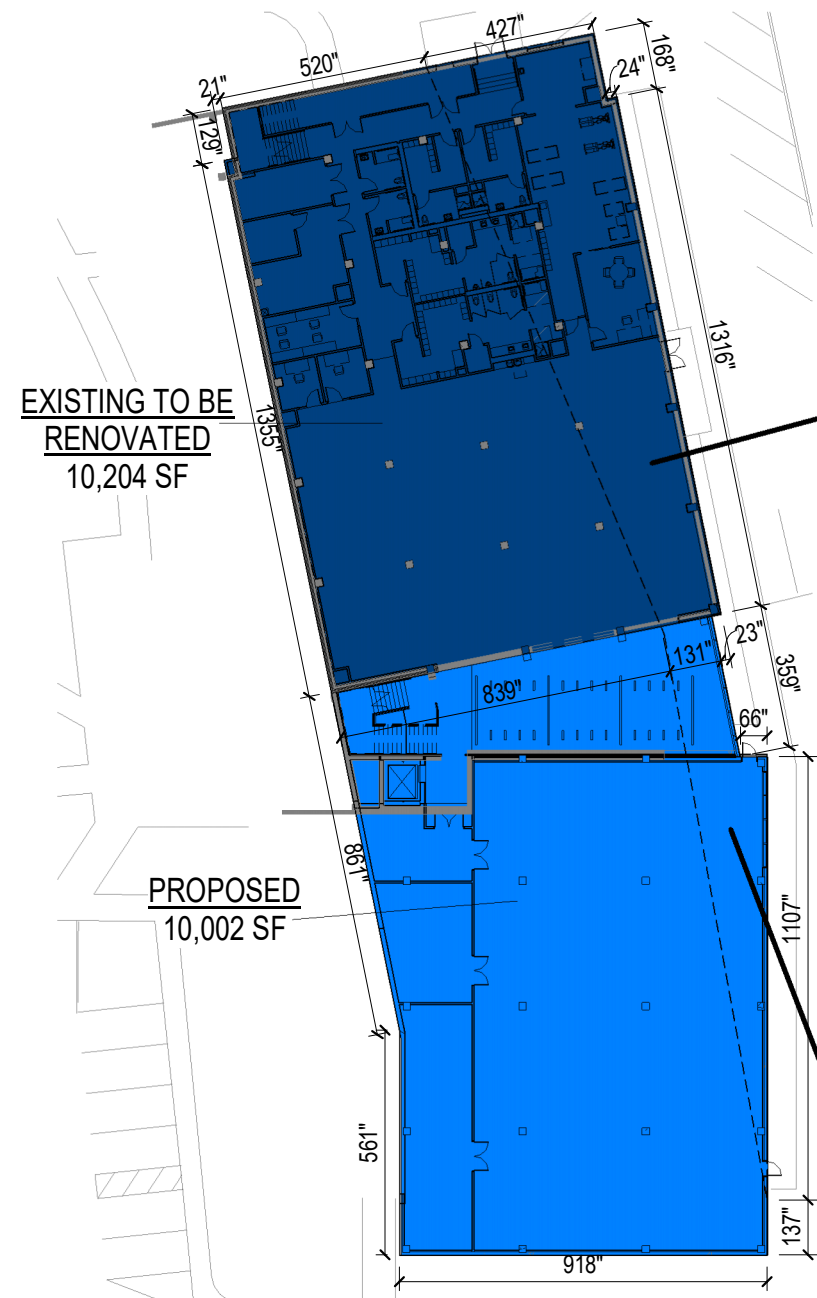
SITE CONTEXT

ASK-1001 | 12/22/2022





FAR - IMPERMEABLE BUILDING



ABOVE 4' PERIMETER OF EXISTING BASEMENT:
 $427" + 24" + 168" + 1316" + 23" + 131" = 2,089" / 12 = 174'-1"$

TOTAL PERIMETER OF EXISTING BASEMENT:
 $2,089 + 839" + 1355" + 21" + 129" + 520" = 4,953" / 12 = 412'-9"$

AREA OF EXISTING BASEMENT:
 10,204 SF

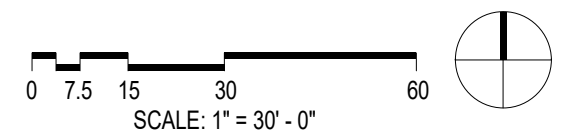
AREA OF EXISTING BASEMENT FAR:
 $10,204 \times (2,089" / 4,953") = \underline{4,303.69 \text{ SF}}$

ABOVE 4' PERIMETER OF PROPOSED BASEMENT:
 $131" + 359" + 66" + 1107" = 1,663" / 12 = 138'-7"$

TOTAL PERIMETER OF PROPOSED BASEMENT:
 $1,663" + 137" + 914" + 561" + 861" + 839" = 4,975" / 12 = 414'-7"$

AREA OF PROPOSED BASEMENT:
 10,002 SF

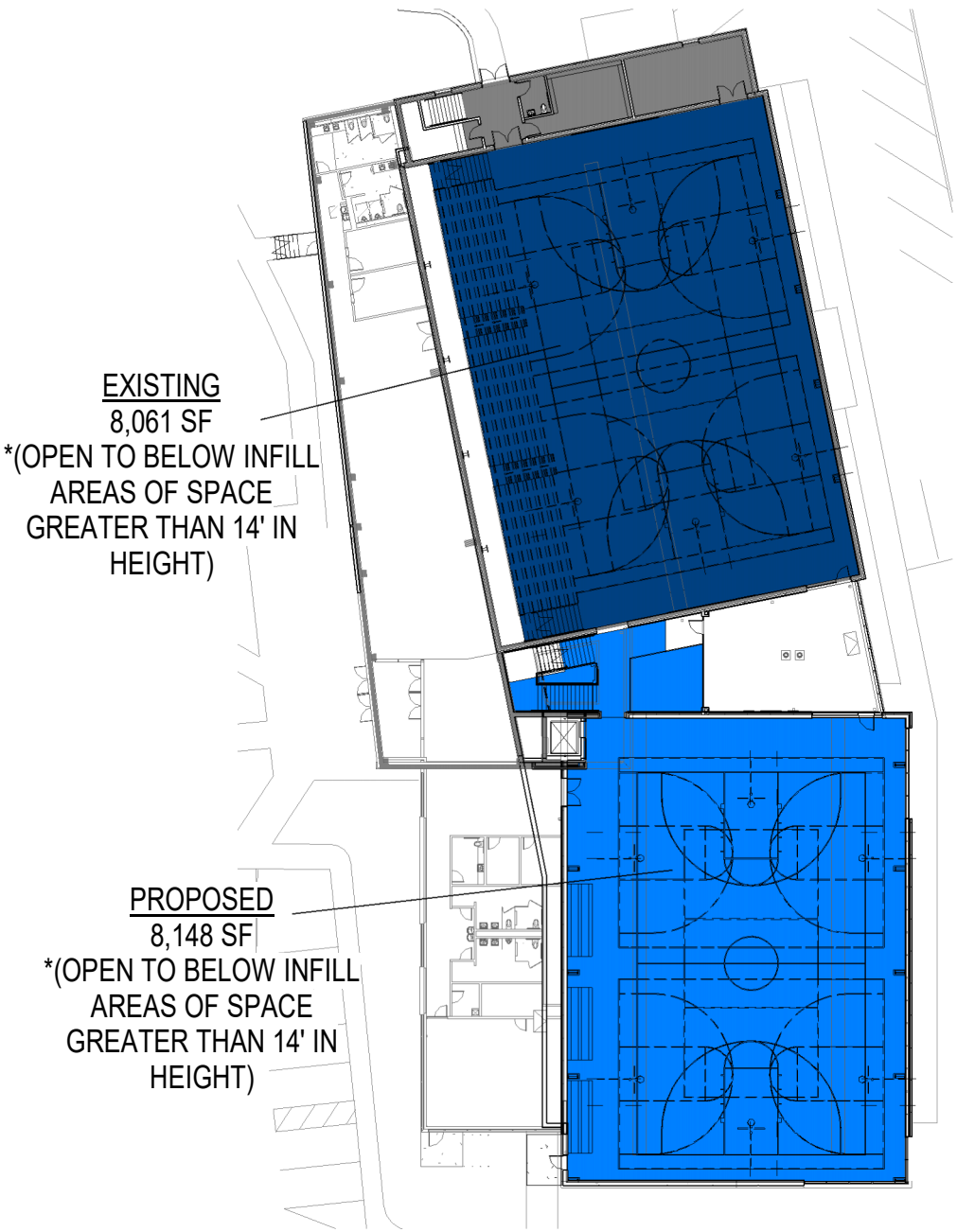
AREA OF PROPOSED BASEMENT FAR:
 $10,002 \times (1,663" / 4,975") = \underline{3,343.38 \text{ SF}}$



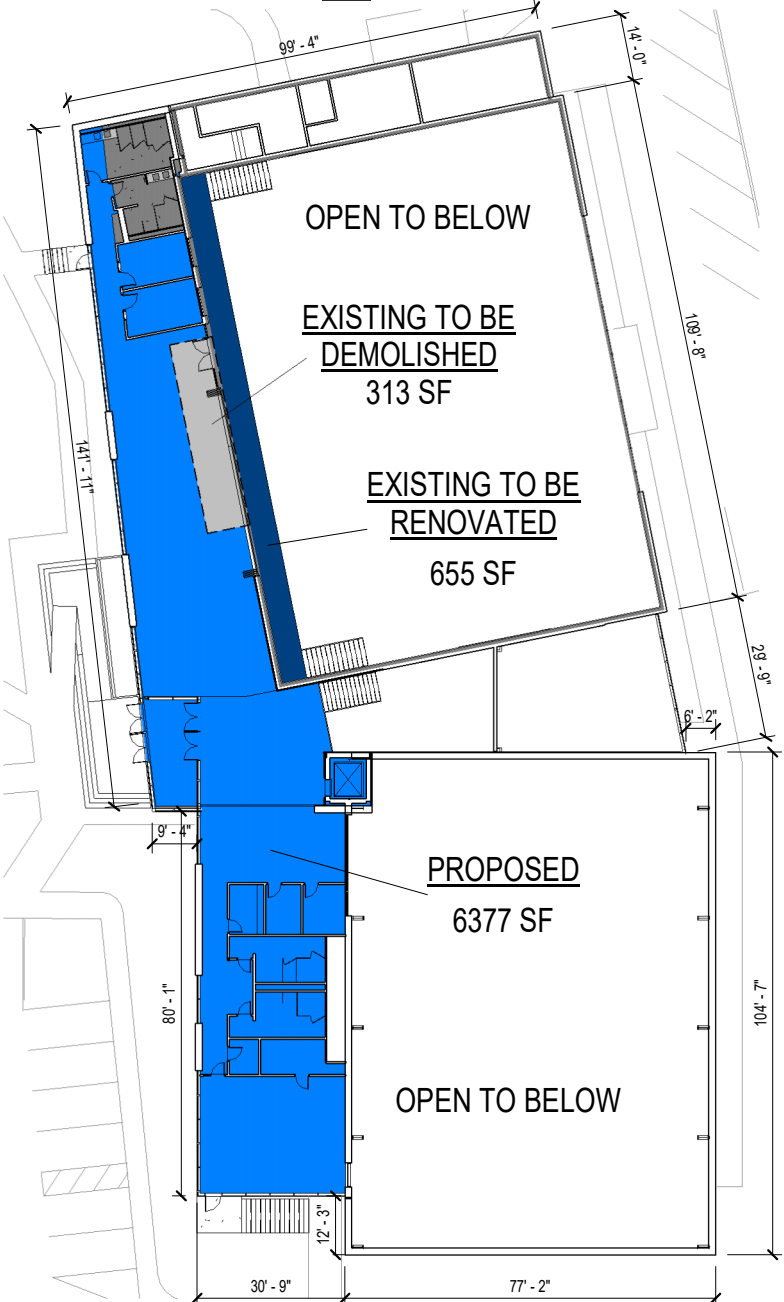
FAR - BASEMENT CALCULATION

LEGEND

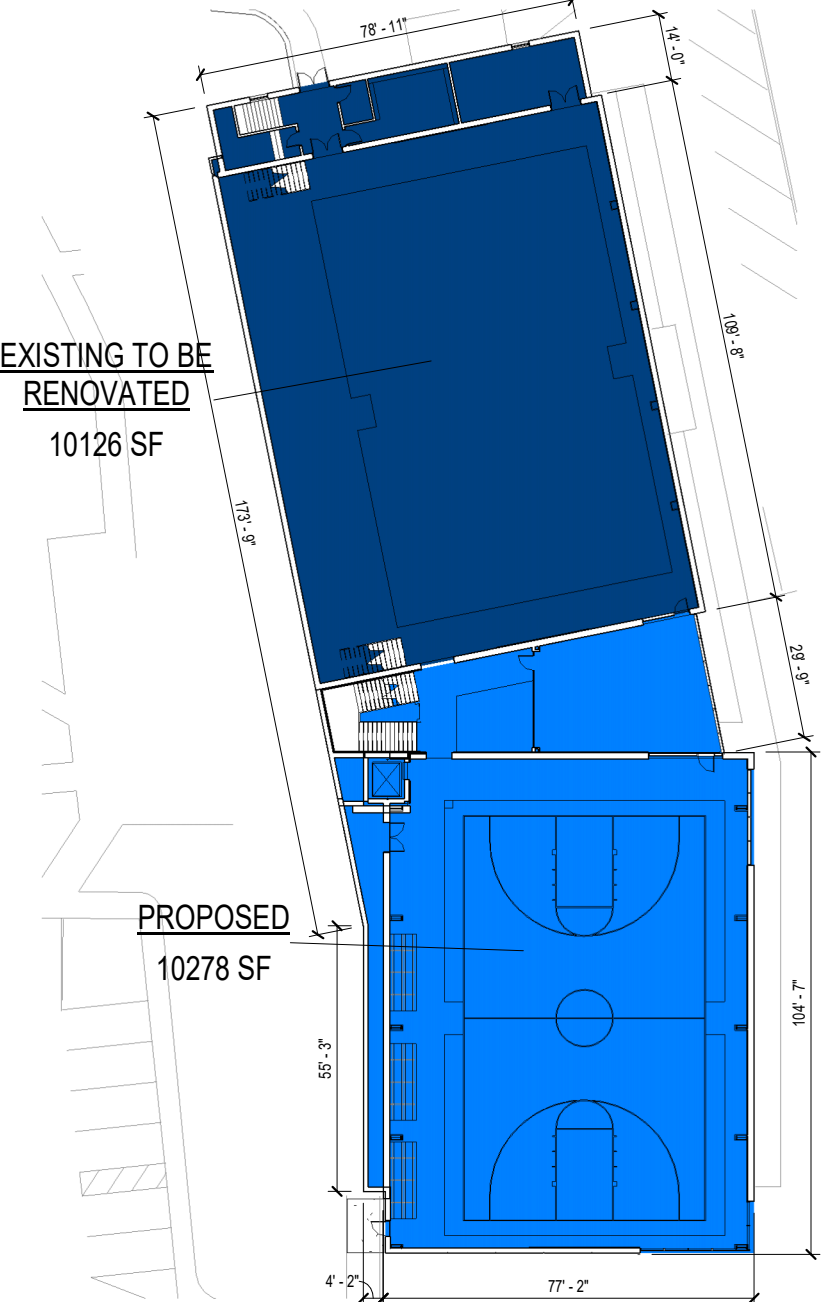
- EXISTING TO BE DEMOLISHED
- EXISTING TO BE RENOVATED
- PROPOSED



3 02 UPPER LEVEL - OPEN TO BELOW
1" = 40'-0"



2 02 UPPER LEVEL
1" = 40'-0"

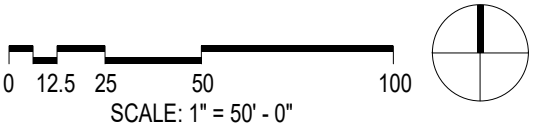


1 01 MAIN LEVEL
1" = 40'-0"

0 7.5 15 30 60
SCALE: 1" = 30'-0"

FAR - FLOOR PLAN CALCULATIONS

ALL TREES SHOWN EXISTING TO REMAIN



SITE PLAN

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1006 | 12/22/2022



MAIN ENTRY - WEST



NORTHWEST CORNER



SOUTH ELEVATION



WEST ELEVATION



NORTHEAST CORNER

EXISTING BUILDING

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1007 | 12/22/2022



ACROSS ELDER LANE

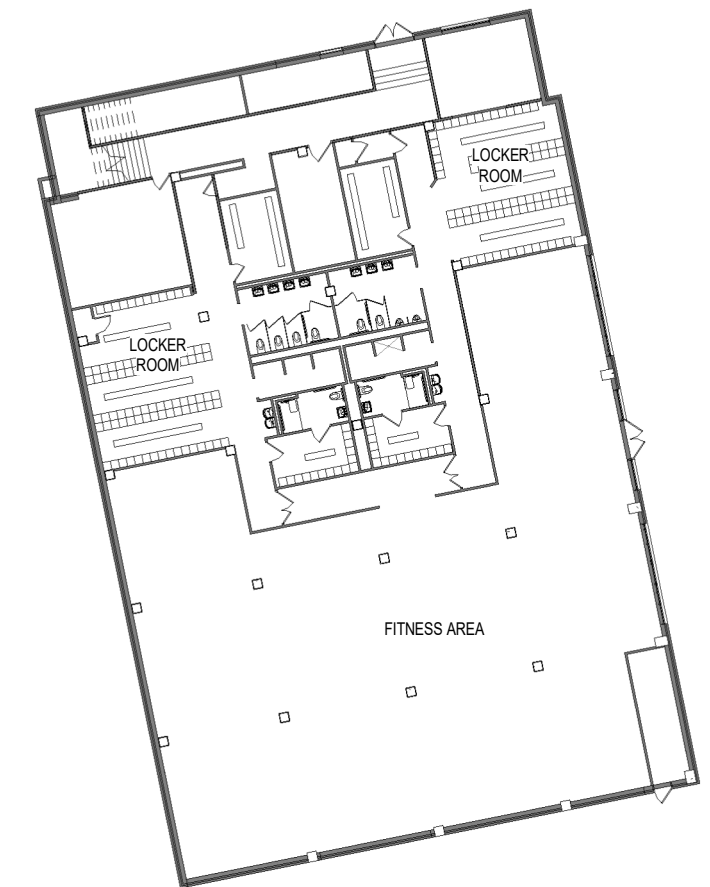


DOWN CHURCH ROAD

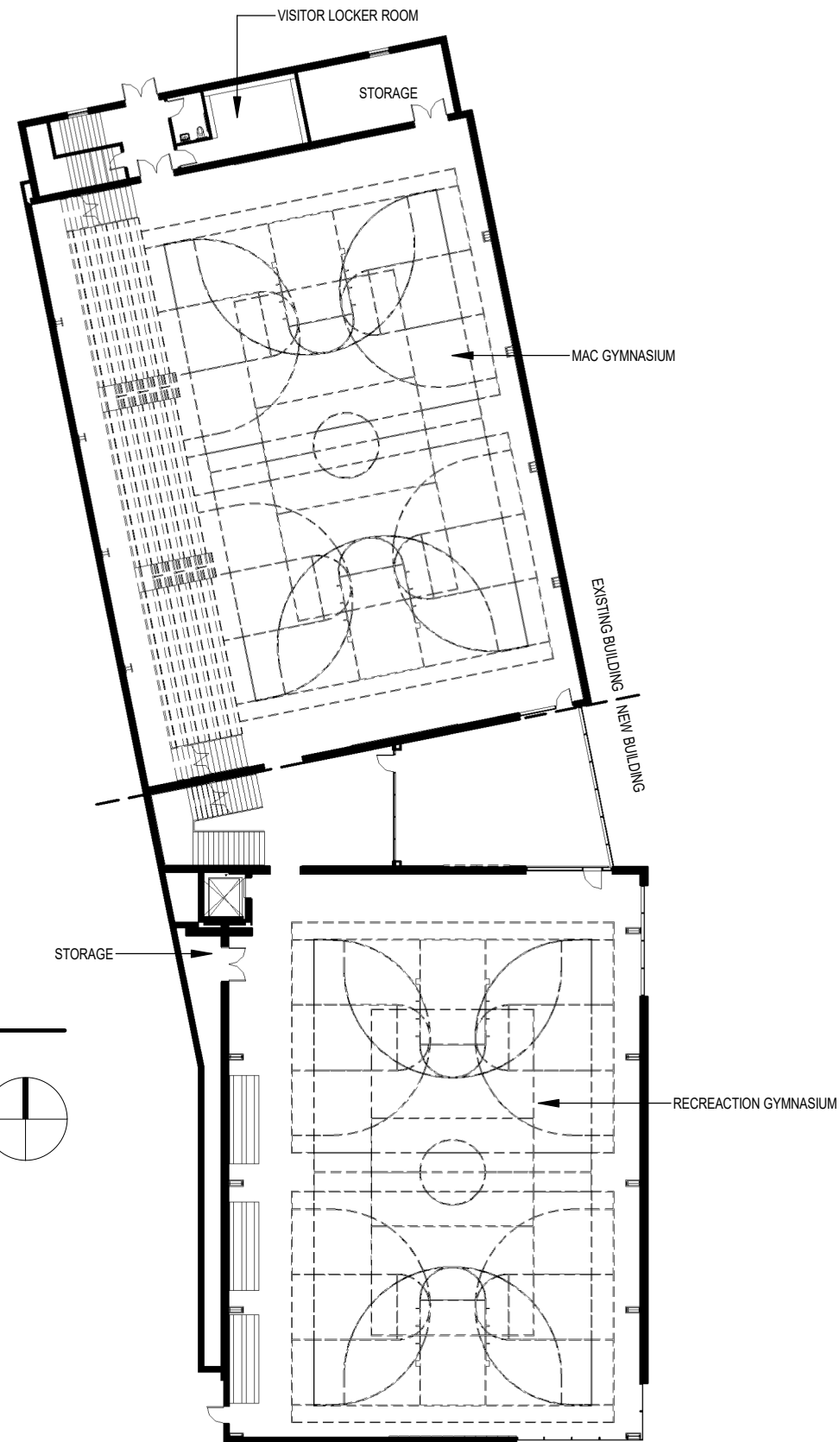


ACROSS CHURCH ROAD

NEIGHBORHOOD CONTEXT

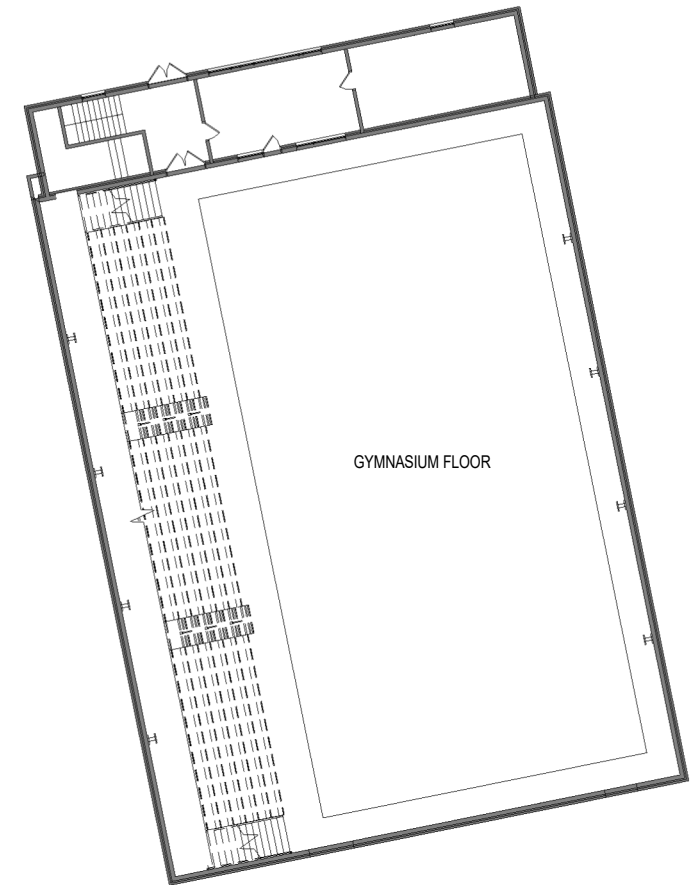


LOWER LEVEL PRESENTATION



2 UPPER LEVEL
1" = 30'-0"

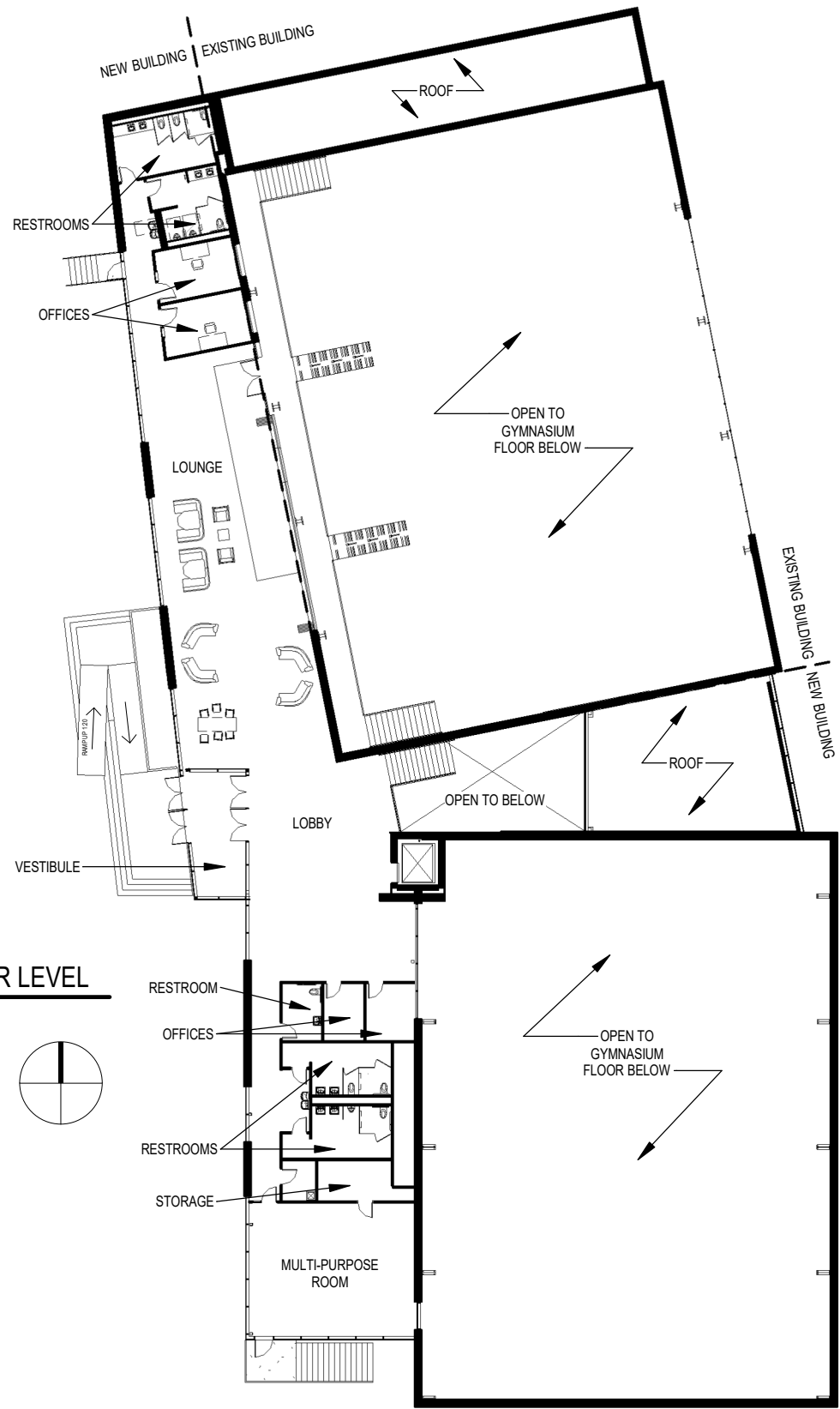
0 7.5 15 30 60
SCALE: 1" = 30' - 0"



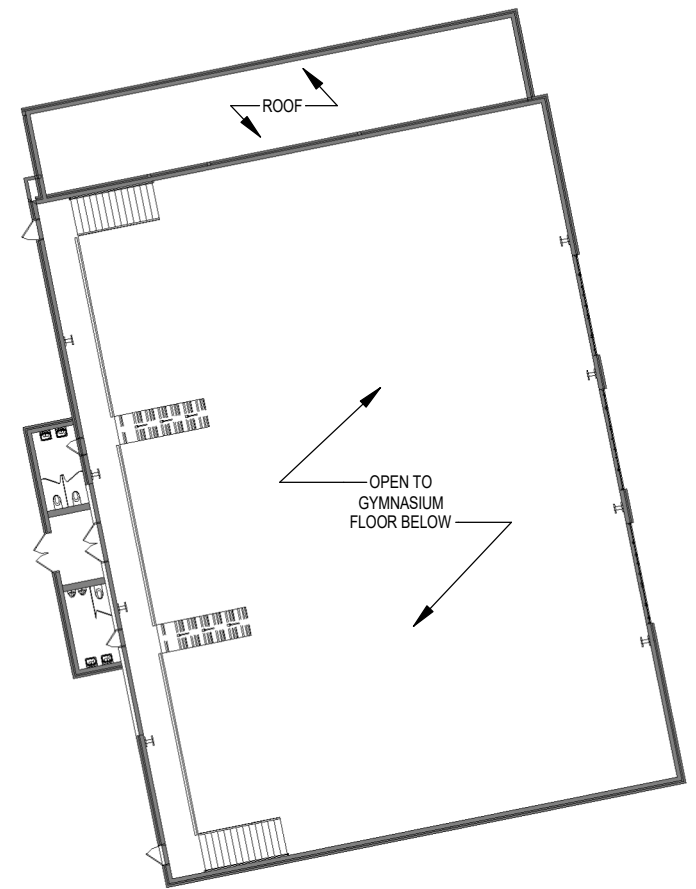
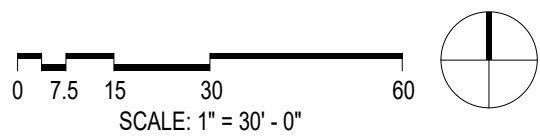
1 EXISTING PLAN - MAIN LEVEL
1" = 30'-0"

0 7.5 15 30 60
SCALE: 1" = 30' - 0"

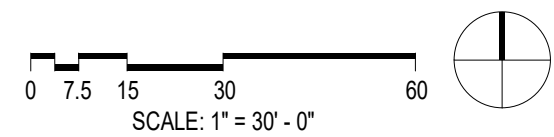
MAIN LEVEL PRESENTATION



2 PROPOSED PLAN - UPPER LEVEL
1" = 30'-0"



1 EXISTING PLAN - UPPER LEVEL
1" = 30'-0"



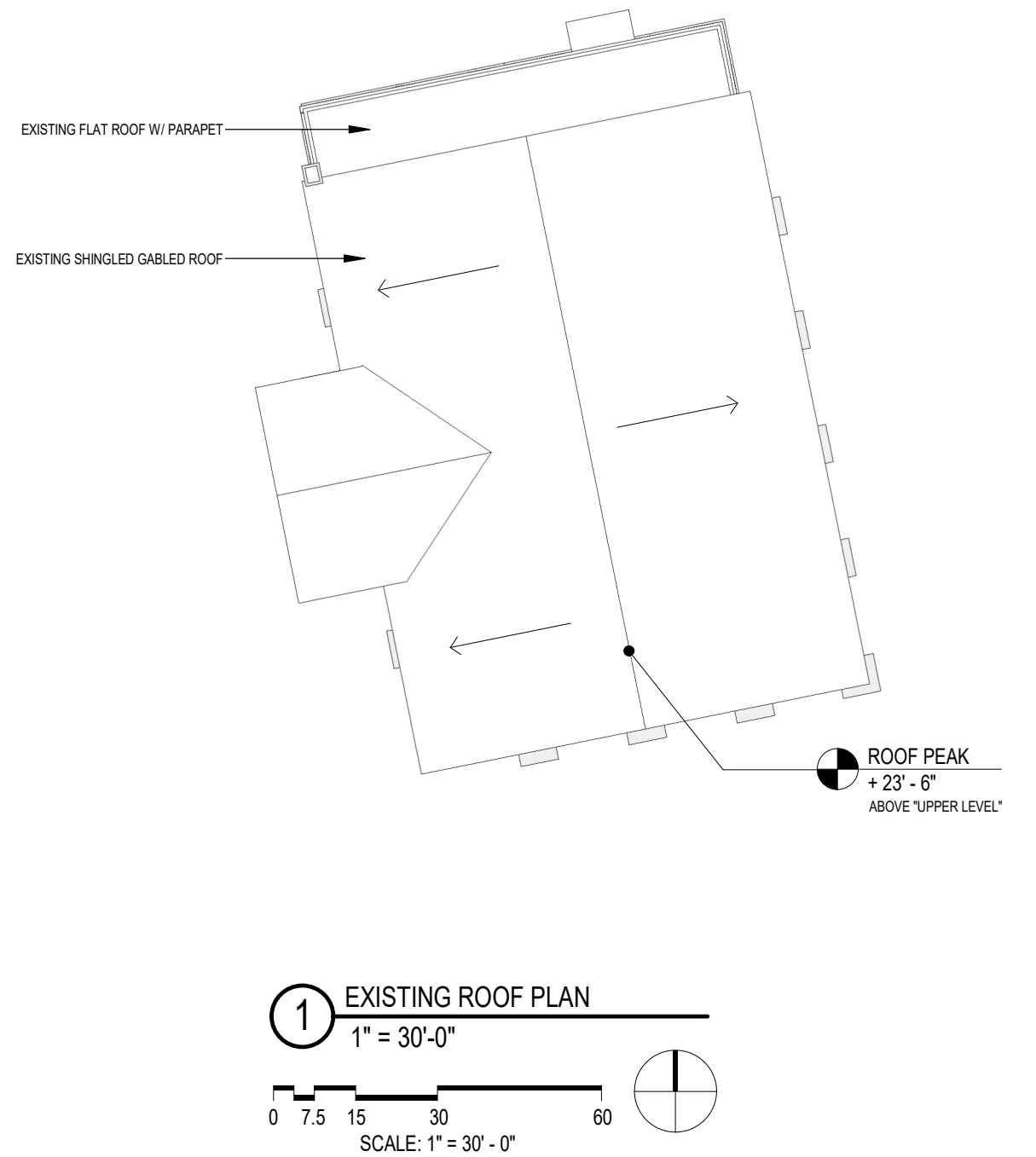
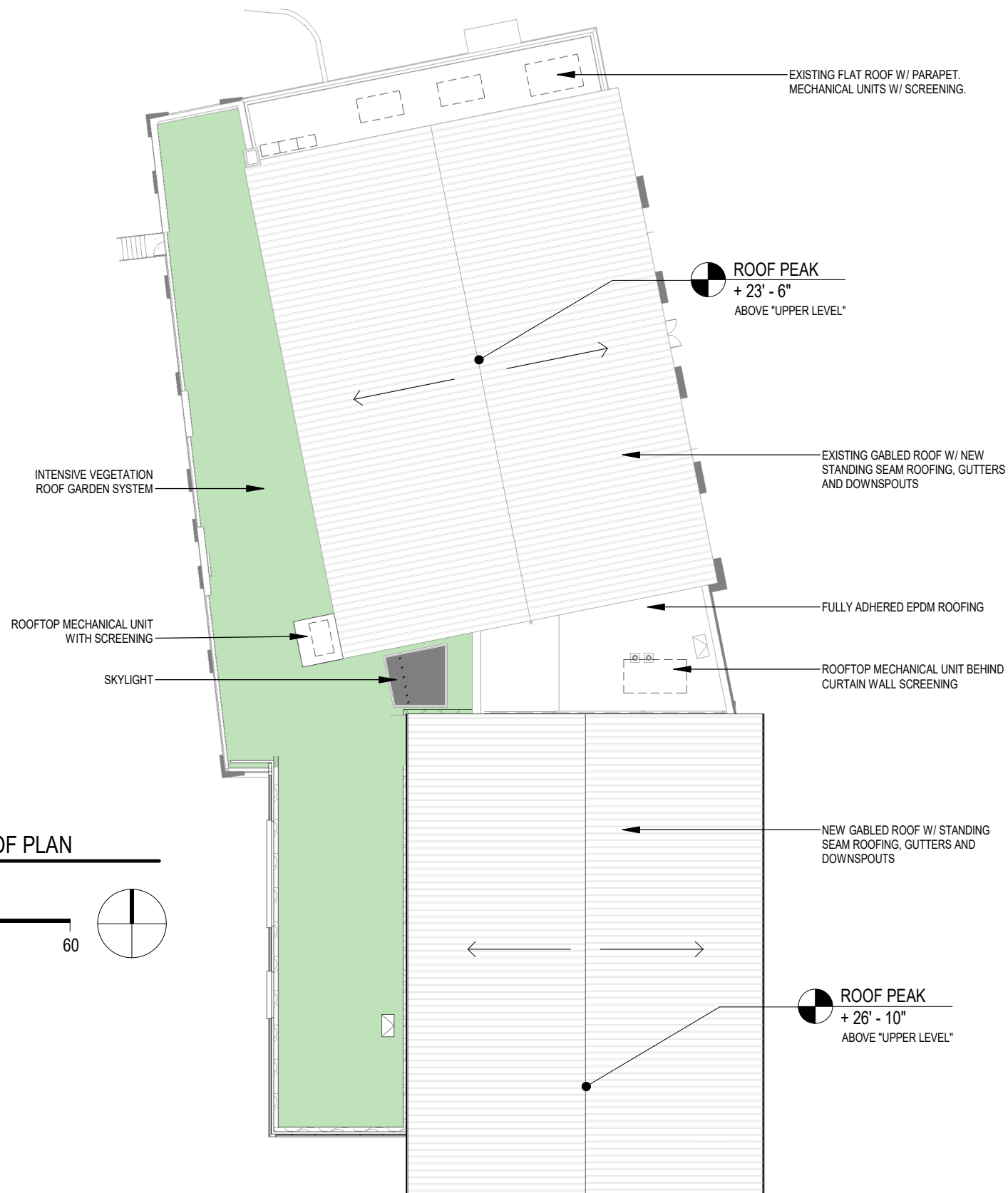
UPPER LEVEL PRESENTATION

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1011 | 12/22/2022



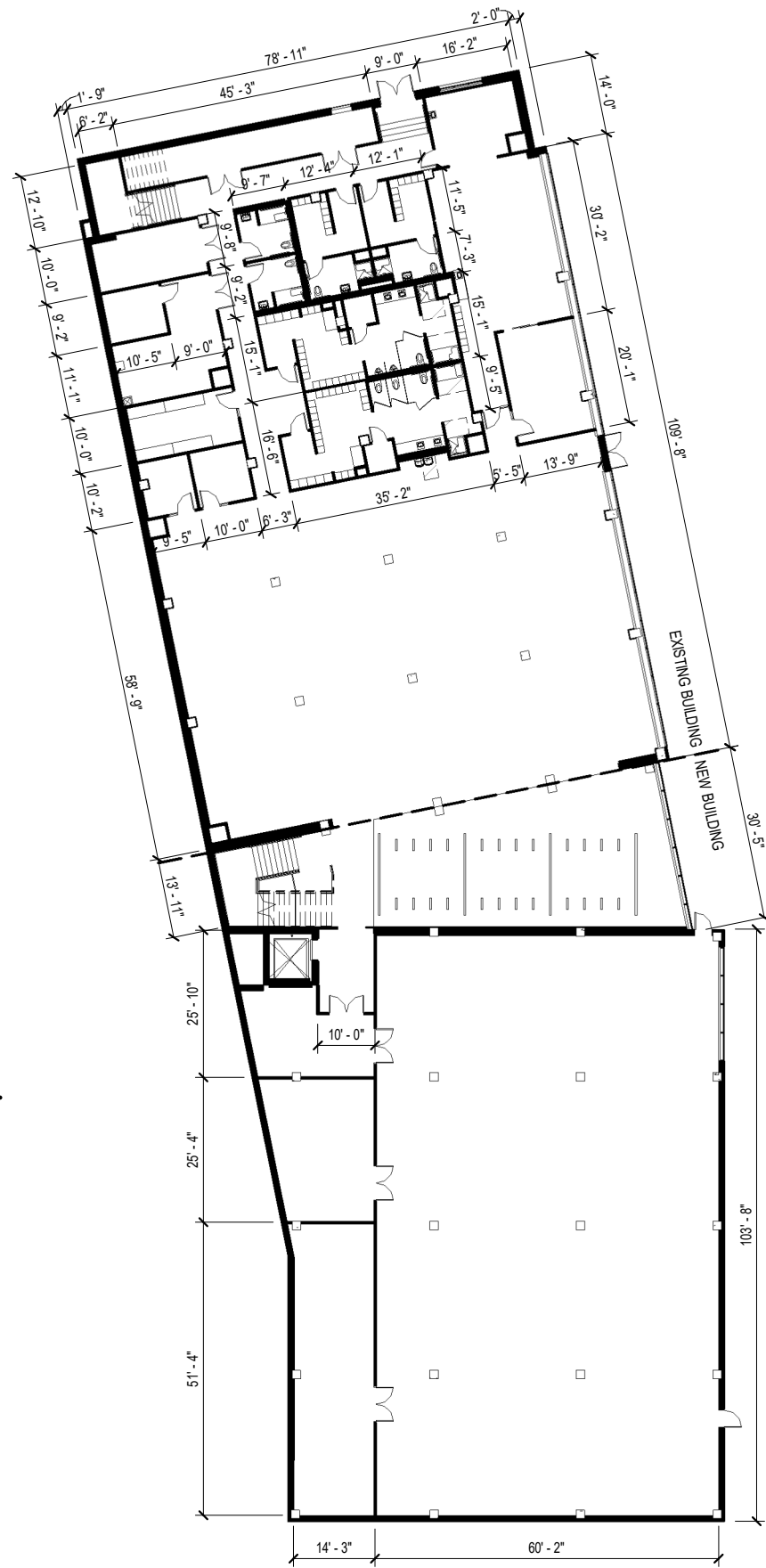
ROOF PLAN PRESENTATION

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

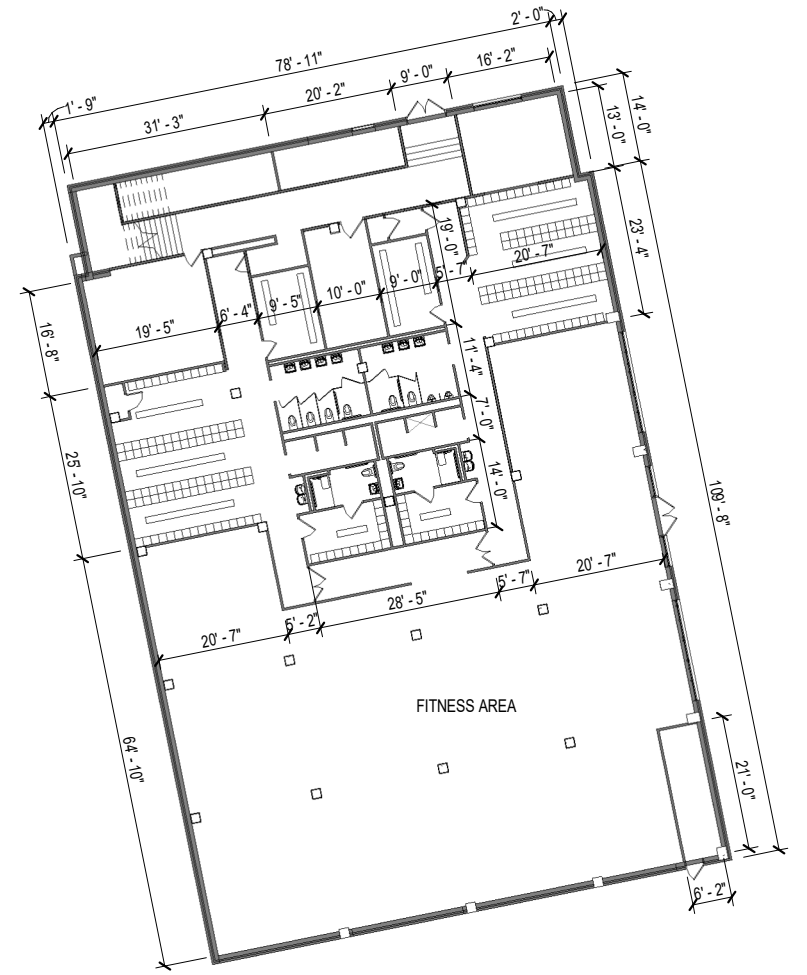
ASK-1012 | 12/22/2022



2 LOWER LEVEL
1" = 30'-0"

0 7.5 15 30 60
SCALE: 1" = 30' - 0"

North arrow pointing up.

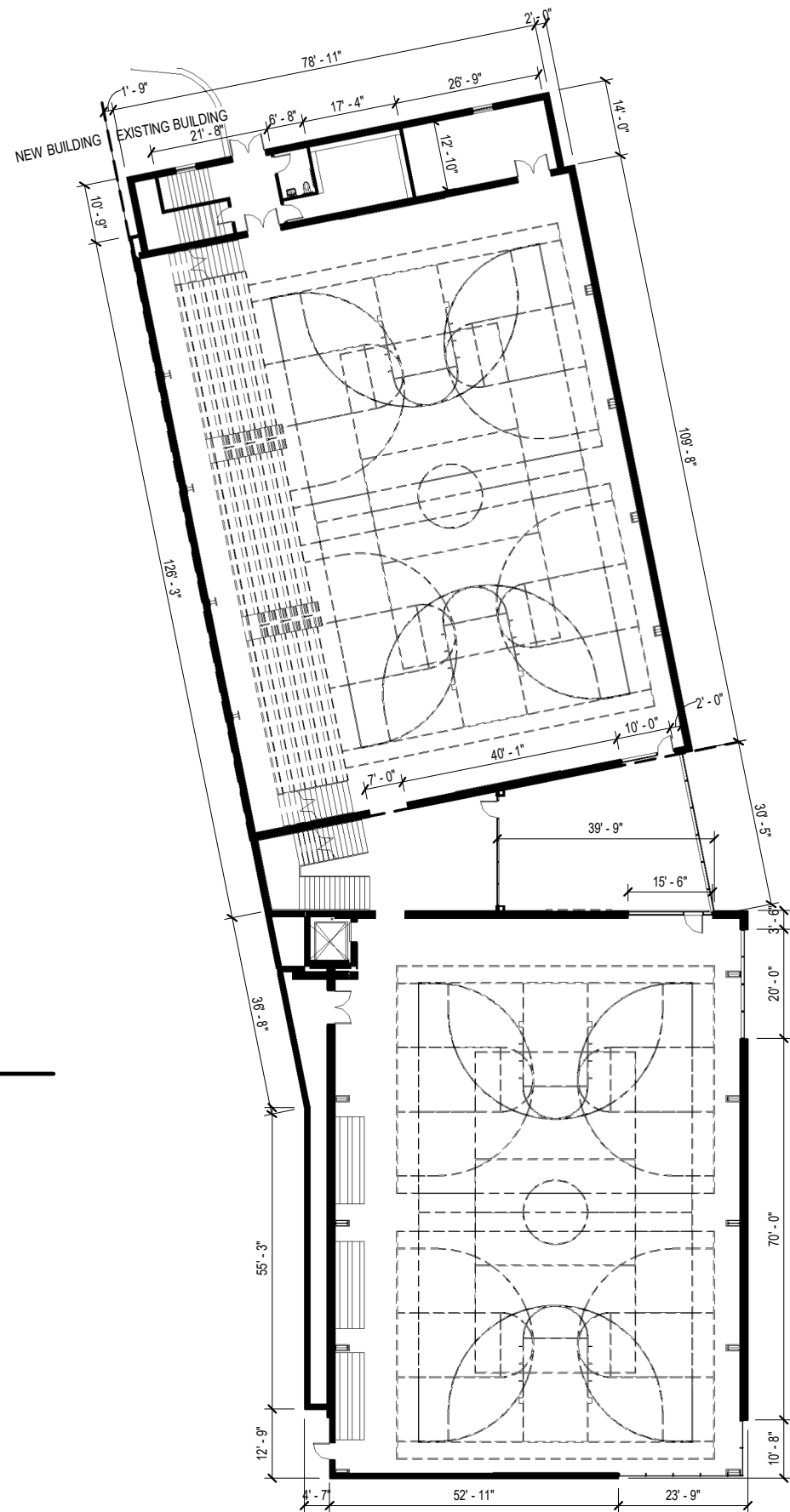


1 EXISTING PLAN - LOWER LEVEL
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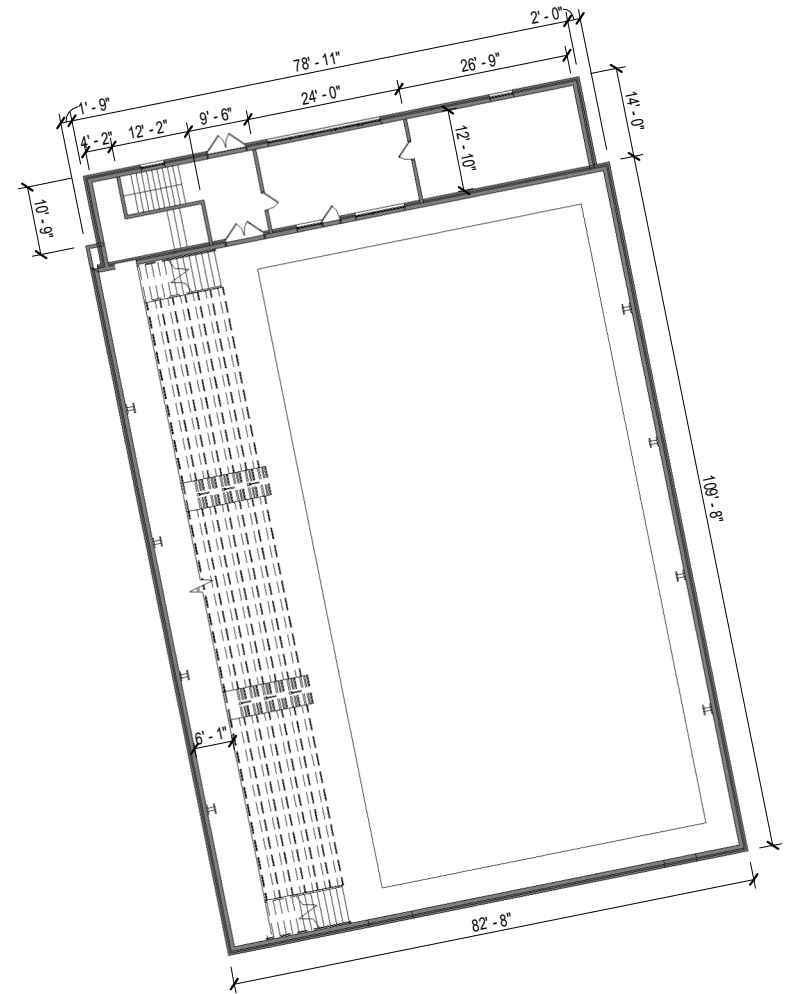
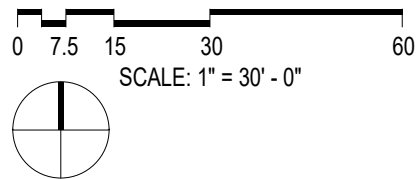
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SCALE: 1" = 30' - 0"

North arrow pointing up.

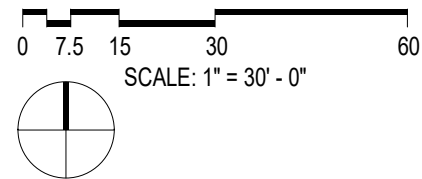
LOWER LEVEL - DIMENSIONED



2 UPPER LEVEL
1" = 30'-0"



1 EXISTING PLAN - MAIN LEVEL
1" = 30'-0"



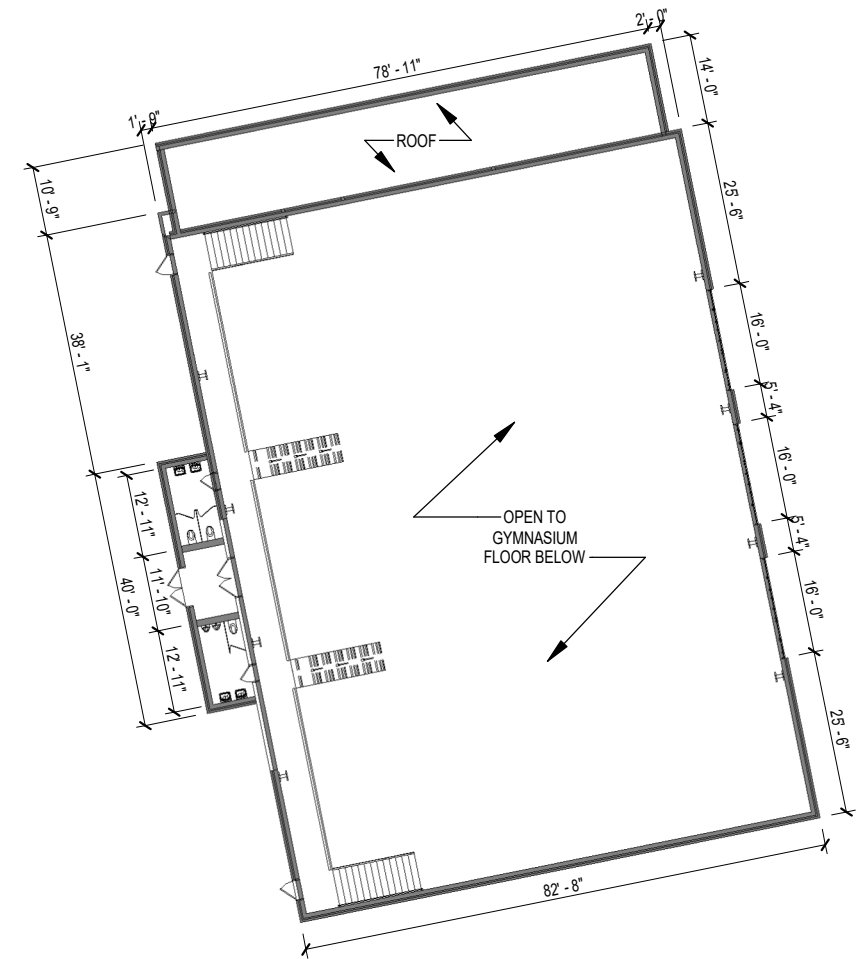
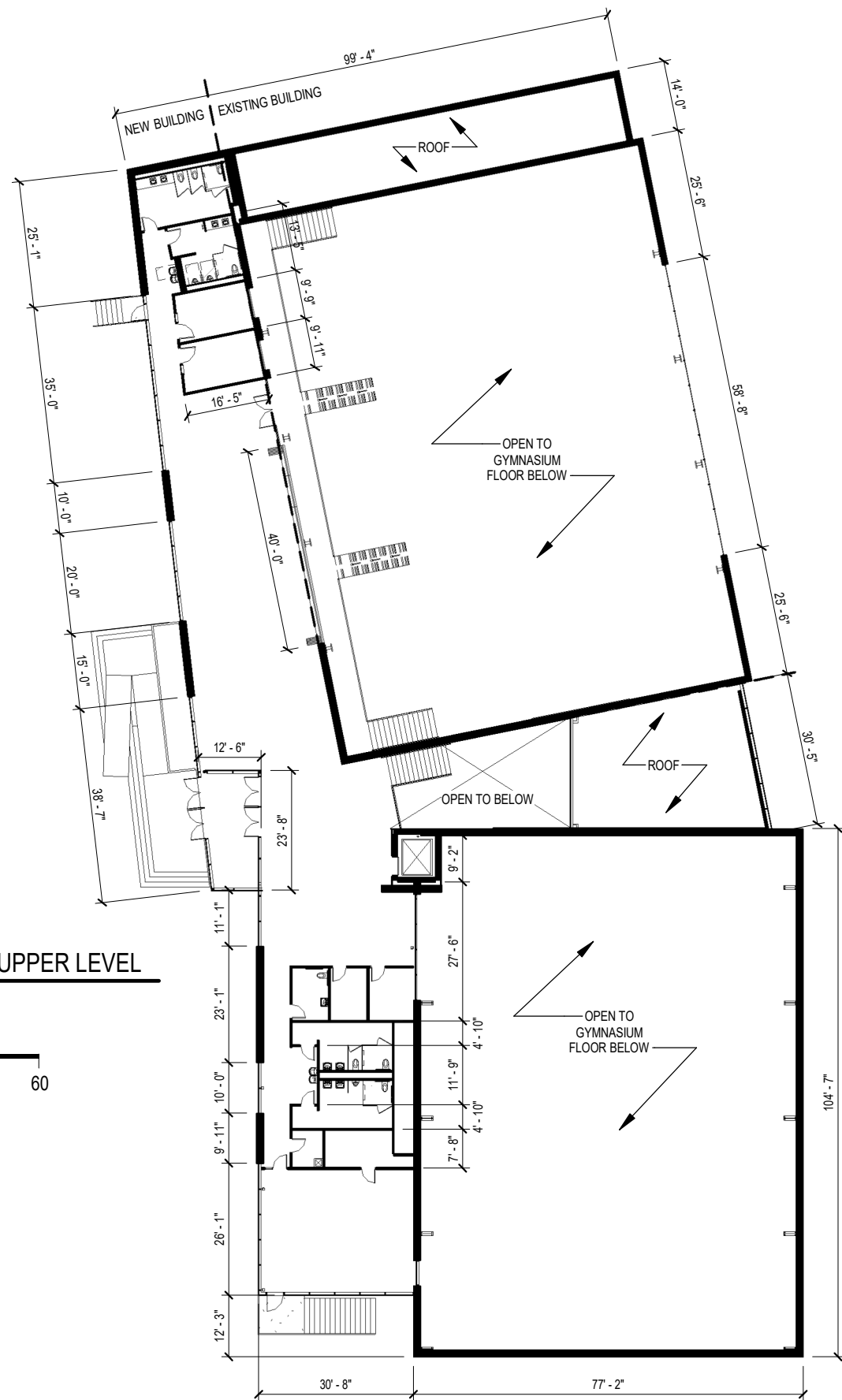
MAIN LEVEL - DIMENSIONED

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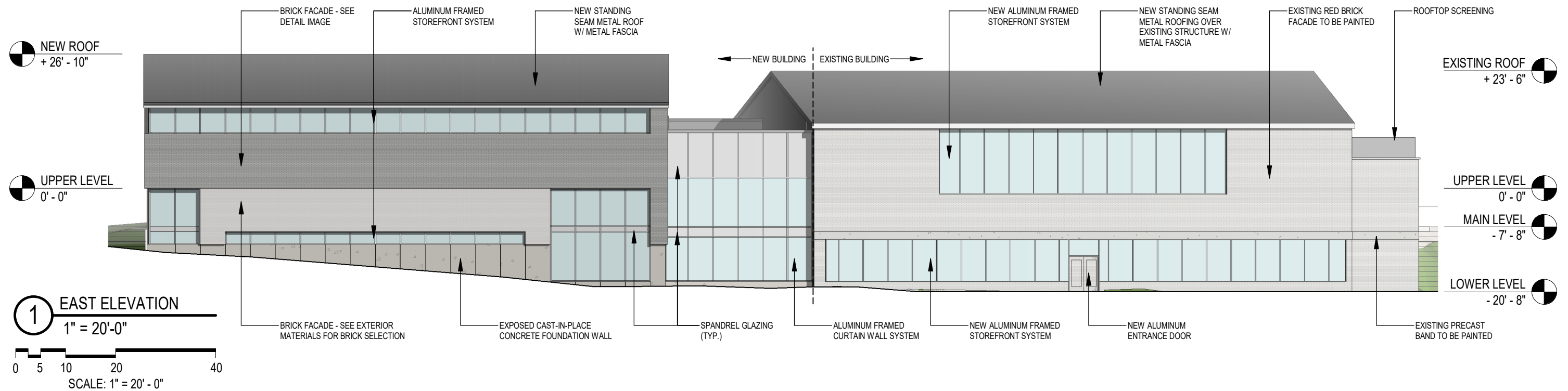
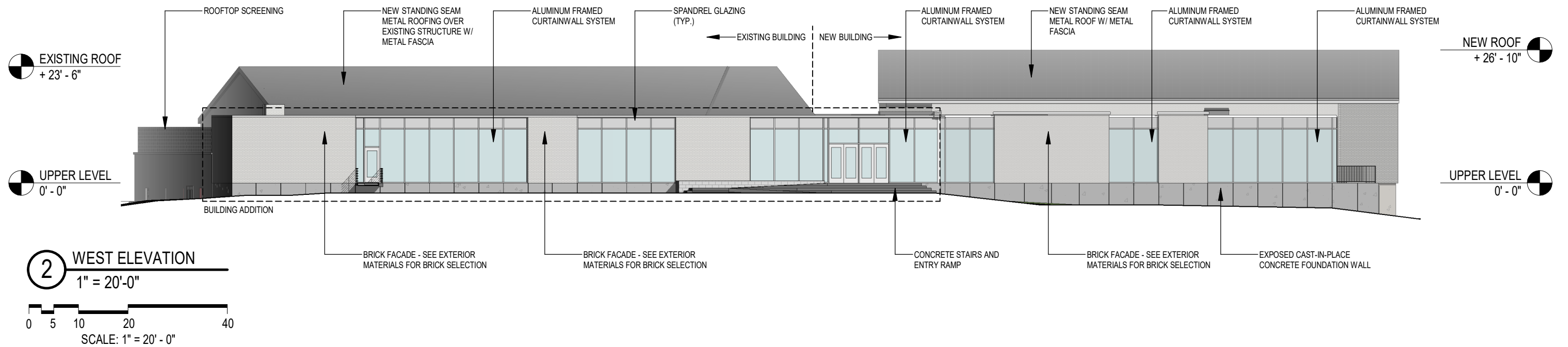
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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1014 | 12/22/2022



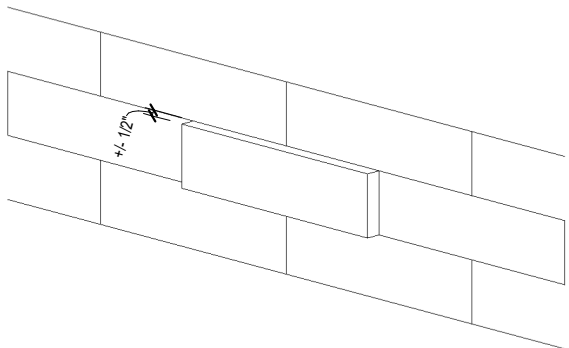
UPPER LEVEL - DIMENSIONED



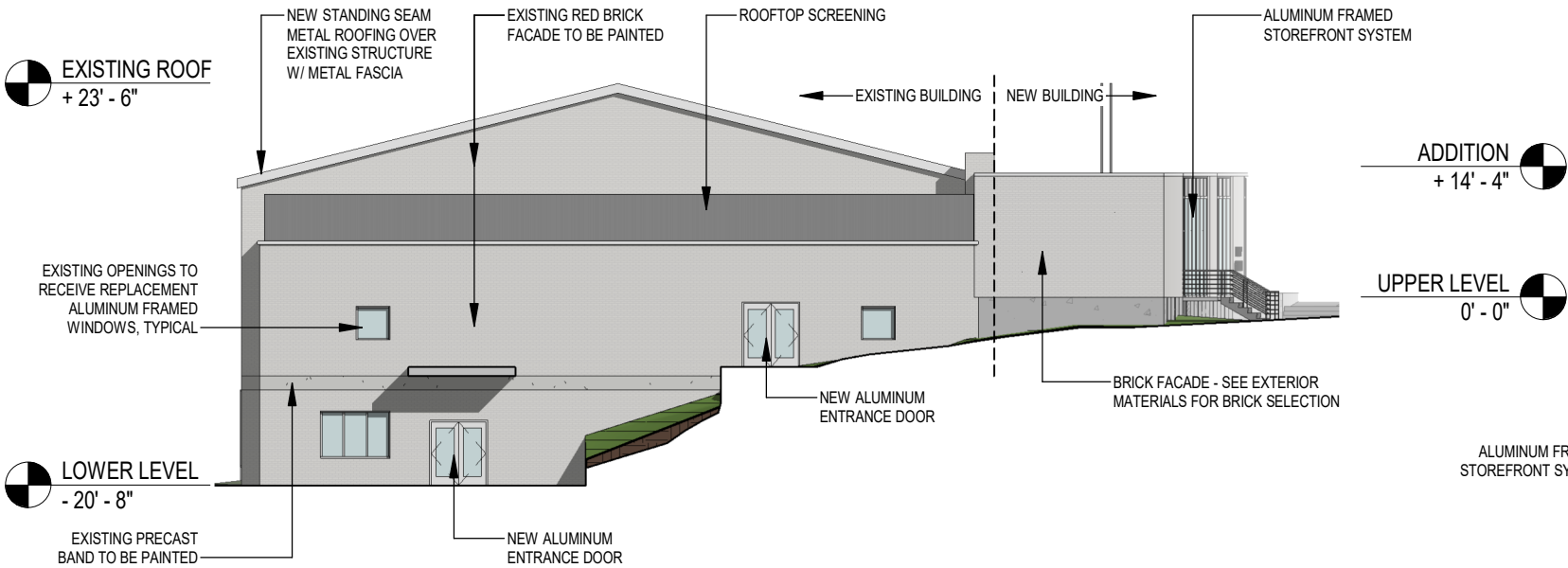
EXTERIOR ELEVATIONS



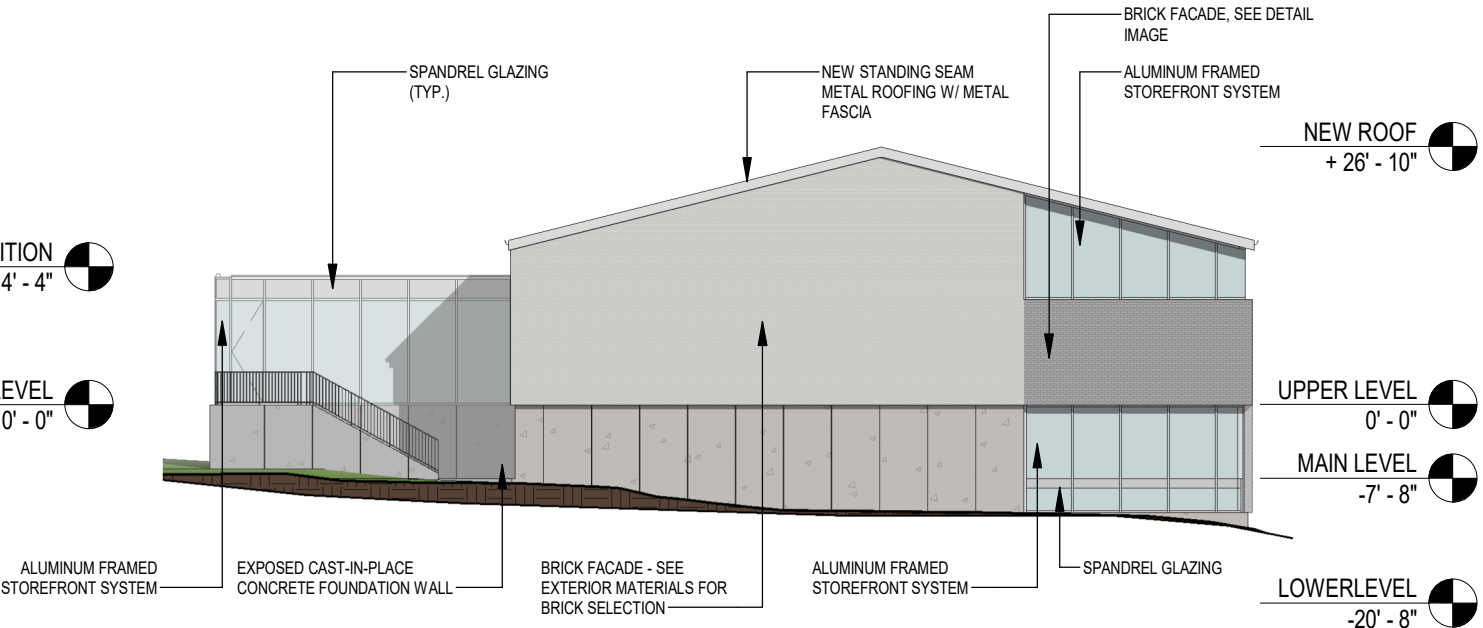
ALTERNATING BRICK COURSES
AS SHOWN ARE LAID PROUD OF
FACE OF WALL



3 BRICK DETAILING - EXAMPLE OF PATTERN ONLY
1/8" = 1'-0"



1 NORTH ELEVATION
1" = 20'-0"
0 5 10 20 40
SCALE: 1" = 20' - 0"



2 SOUTH ELEVATION
1" = 20'-0"
0 5 10 20 40
SCALE: 1" = 20' - 0"

EXTERIOR ELEVATIONS



IMAGE SHOWN FOR REFERENCE ONLY

BRICK
TYPICAL BRICK THROUGHOUT PROJECT
BELDON FACE BRICK
SHERWOOD GRAY VELOUR



IMAGE SHOWN FOR REFERENCE ONLY

EXISTING BRICK
"GRAY WASH" PAINT ON EXISTING BRICK
SHERWIN WILLIAMS EVENING SHADOW (7662)



IMAGE SHOWN FOR REFERENCE ONLY

CONCRETE FOUNDATION WALL
EXPOSED CONCRETE FOUNDATION WALL
GROUT-CLEANED FINISH

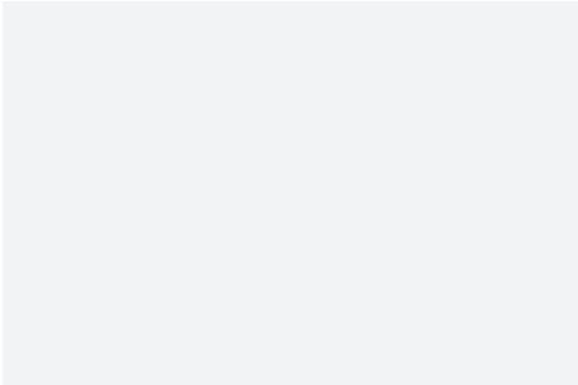


IMAGE SHOWN FOR REFERENCE ONLY

WALL COPING, FASCIA, GUTTERS AND FLASHINGS
FIRESTONE BONE WHITE AS BASIS OF DESIGN

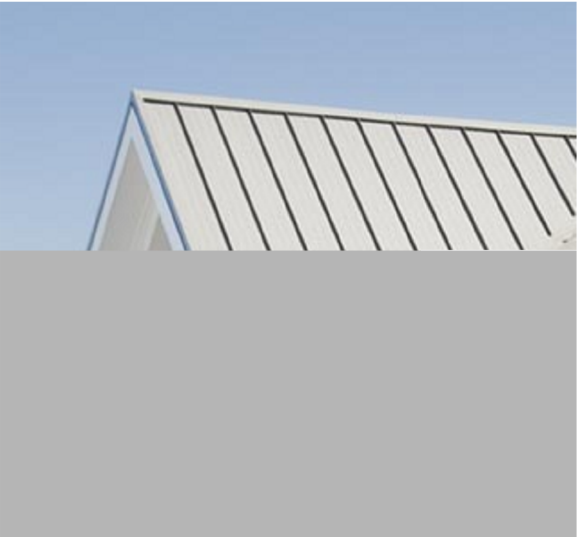


IMAGE SHOWN FOR REFERENCE ONLY

STANDING SEAM ROOFING
NEW ROOF FOR EXISTING AND NEW CONSTRUCTION
CITYSCAPE AS COLOR BASIS OF DESIGN

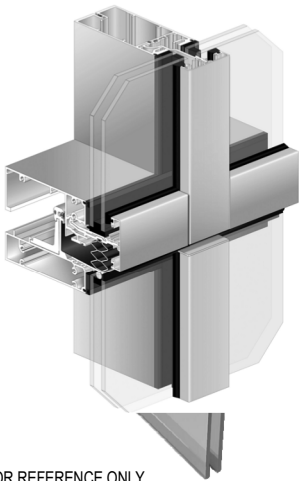


IMAGE SHOWN FOR REFERENCE ONLY

CURTAIN WALL AND STOREFRONT FRAMING
CURTAIN WALL AND STOREFRONT THROUGHOUT PROJECT
KAWNEER AS BASIS OF DESIGN
WHITE FINISH



IMAGE SHOWN FOR REFERENCE ONLY

GLAZING
STANDARD AND SPANDREL GLAZING
LOW-E STANDARD GLAZING
GRAY SPANDREL

EXTERIOR MATERIALS



WEST ELEVATION

EXTERIOR RENDERING



EAST ELEVATION

EXTERIOR RENDERING

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Kahler Slater

NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

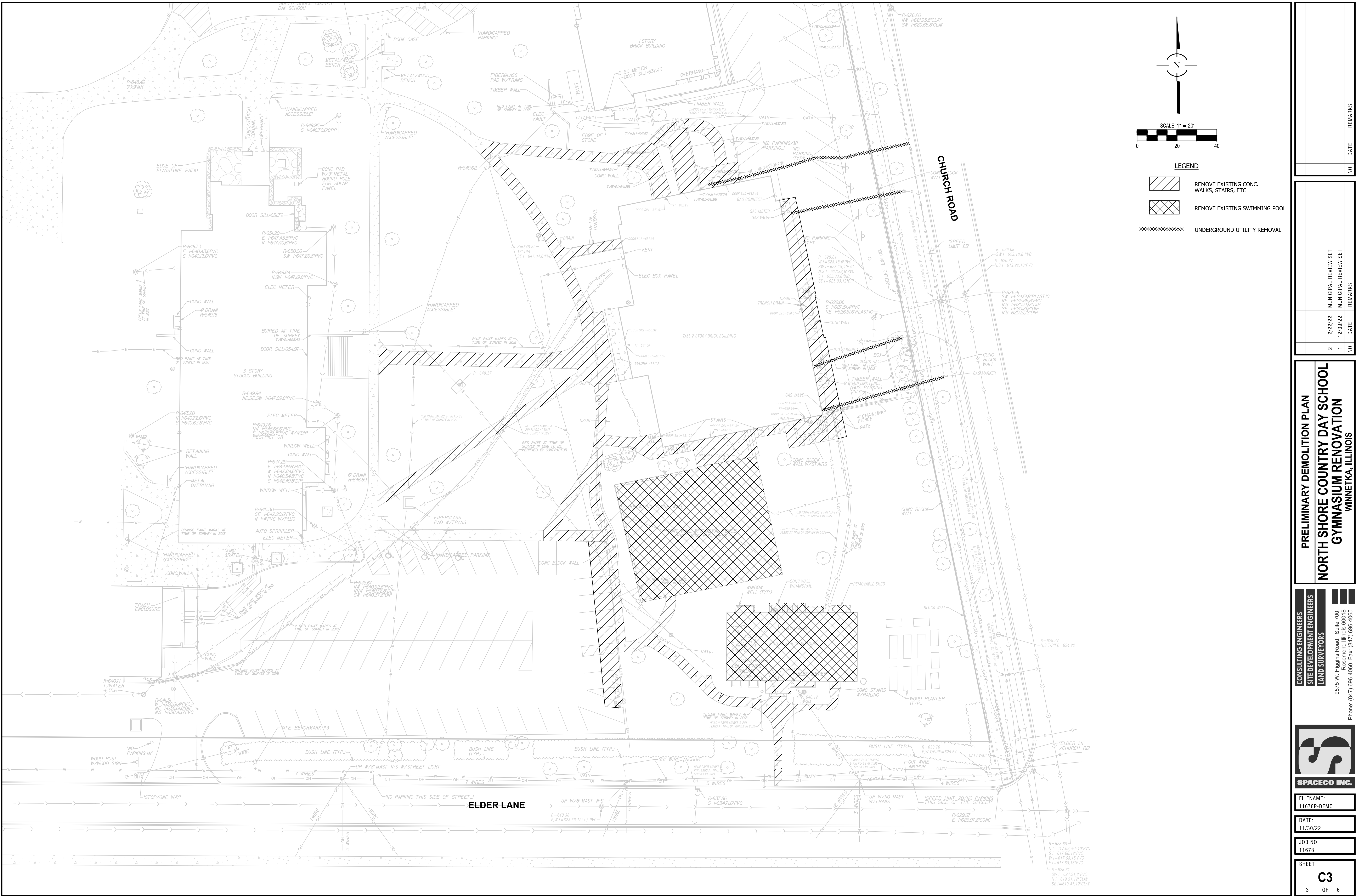
ASK-1020 | 12/22/2022

PROJECT NO:11678

C1

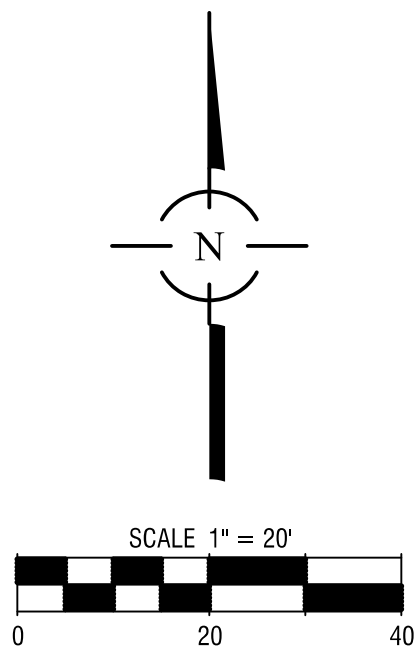
1 OF 6





CONSULTING ENGINEERS			
SITE DEVELOPMENT ENGINEERS			
LAND SURVEYORS			
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065			
SPACECO INC.			
FILENAME: 11678P-DEMO			
DATE: 11/30/22			
JOB NO. 11678			
SHEET C3			

PRELIMINARY DEMOLITION PLAN			
NORTH SHORE COUNTRY DAY SCHOOL			
GYMNASIUM RENOVATION			
WINNETKA, ILLINOIS			
2		12/22/22	MUNICIPAL REVIEW SET
1		12/09/22	MUNICIPAL REVIEW SET
NO.		DATE	REMARKS



	ASPHALT REMOVE/REPLACE
	CONCRETE SIDEWALK/ STAIRS

[illegible][illegible]

PRELIMINARY GEOMETRIC PLAN

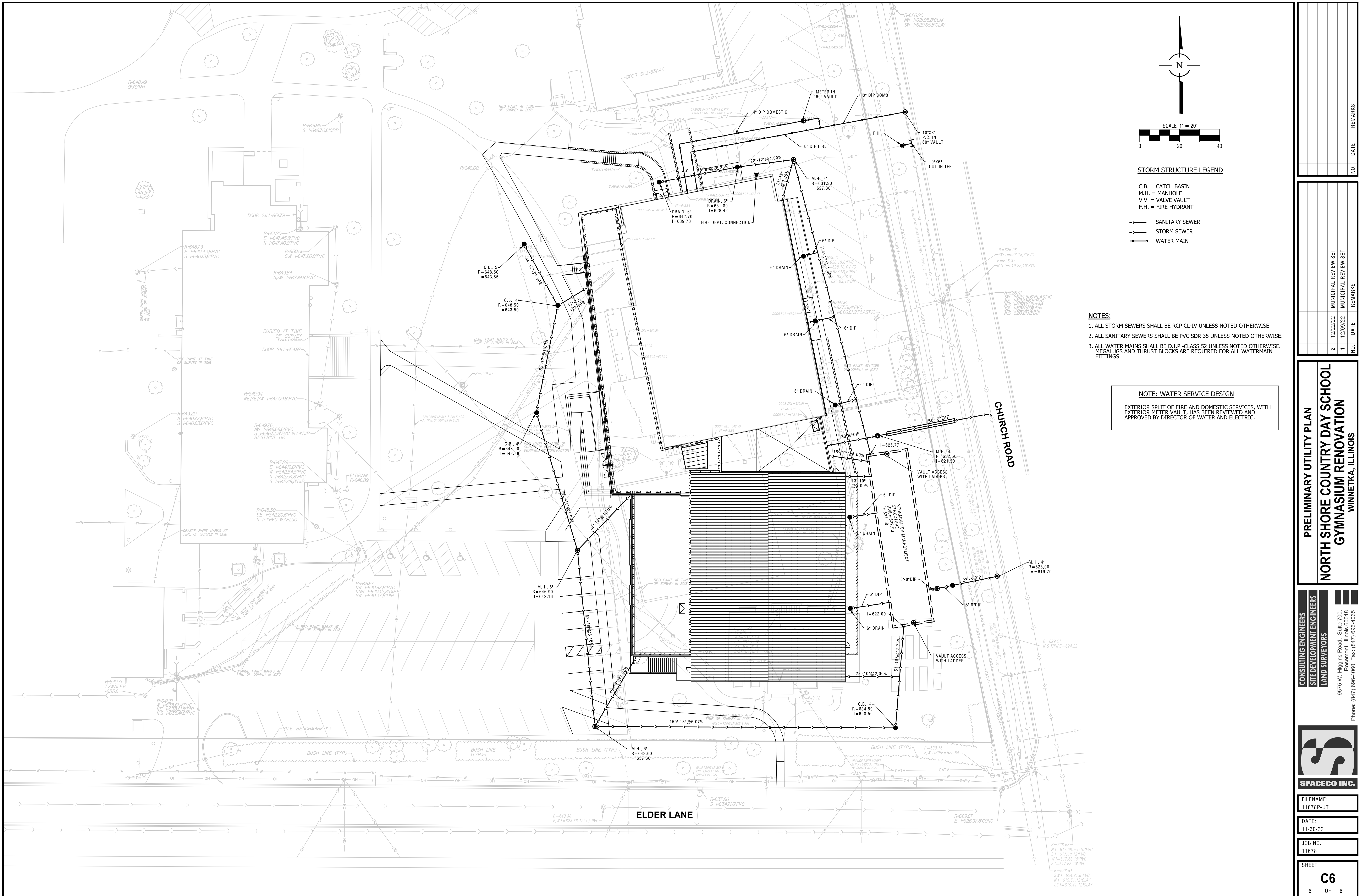
NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION
WINNETKA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME: 11678P-GM
DATE: 11/30/22
JOB NO. 11678
SHEET C4 4 OF 6



PRELIMINARY UTILITY PLAN			
NORTH SHORE COUNTRY DAY SCHOOL GYMNASIUM RENOVATION			
WINNETKA, ILLINOIS			
CONSULTING ENGINEERS		SITE DEVELOPMENT ENGINEERS	
LAND SURVEYORS			
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065			
			
SPACECO INC.			
FILENAME: 11678P-UT			
DATE: 11/30/22			
JOB NO. 11678			
SHEET C6			

December 22, 2022



NORTH SHORE COUNTRY DAY SCHOOL
GYM EXPANSION PLAN – SITE LANDSCAPE CONCEPT
WINNETKA, ILLINOIS

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PROJECT NARRATIVE

Fr: S. Freres - Lakota

To: Cindy Hooper, Campus Facilities Director, NSCDS
Marshall Butler, Kahler Slater Architects
Ryan Pliska, Kahler Slater Architects
M. Harty, Lakota

RE: Landscape Concept Plan Narrative – North Shore Country Day School Gym Expansion Plan

North Shore Country Day Planned Gym Expansion Site Landscape Concept Plan Narrative

The following is a brief description of the Proposed Site Landscape concept plan for the planned Gym Expansion Initiative at North Shore Country Day School (NSCDS) in Winnetka. The Project site is located in the Southeast corner of the campus along the Church and Elder Streets intersection. The Planned Gym expansion has long been envisioned as a critical master plan reinvestment strategy for meeting school, and its current and future student bodies academic, social, and recreational needs and expectations in the private educational marketplace.

The planned gymnasium expansion is presented by the design team in two phases but may be implemented in one continuous construction process dependent on funding. This descriptive landscape narrative focuses on the desired site and landscape design character of the building in both its campus and neighborhood context. We recognize the need for this new facility and supportive site landscape features to be harmonious with the surrounding single-family neighborhood character while balancing the planning framework of the school's existing campus plan and its unique facilities, open space, and pedestrian network.

This narrative describes the full Phase 2 – Site Plan.

Internal Campus Landscape Design Character.

The Main Entry to the new gym expansion, focuses on the campus Main Quad or open space. Similar to all buildings on the campus facing central open spaces, a simple low and open landscape character has been envisioned for the new Gym expansion.

This new west facing building façade seeks to blend a simple clean and lower profile form that respects the clean, structured open lawn character of the quadrangle. Minimal existing trees will be impacted by the construction activities as the new building moves from the existing gym footprint to the south in a similar location of the existing Leicester House. The landscape character along this “front door to the campus” provides simple connected concrete walkway and entry points that open to the lawn on the west but are softened with a low profile organized native plant scheme along the base of the building façade. A low maintenance plant palette of large grouping of grasses, monoculture perennial color pockets, simple low deciduous or evergreen shrub massing, and groupings of narrow form vertical juniper are provided to respect the openness of the building façade and maximize internal light penetration.

The building’s north façade provides a greatly simplified pallet of similar plant species, with the inclusion of larger deciduous shrubs to buffer blank wall areas. This portion of the building is mainly characterized as a service corridor and secondary access points.

External Campus (Neighborhood) Landscape Design Character.

As noted previously the new gym expansion plan extends from the current gym footprint to the southeast corner of the campus in what is roughly the location of Leicester House. The south and east façade of the new building, while designed to be in scale with the existing gym and Leicester house, address the campus edge residential street frontages of Elder Lane and Church Street. Here, our landscape plan strategies focus on the “outside in view” of the new facility. Our landscape concept plan emphasizes an approach to effective use of year-round or selective screening for both the Elder Lane and Church Street streetscapes respectively.

Elder Lane Street Frontage

The South building façade while accentuated with glass components at its west and east corners, and parapet line is predominantly a simple masonry wall. Large specimen, low branched columnar English Oaks or Maples are tightly aligned to screen and soften any viewsheds from adjacent neighbors. These deciduous but tightly branched trees and supplemental climbing hydrangea along the buildings base wall form the secondary line of visual buffering. In other words, they are used adjacent to the building to break down its mass and scale. This strategy seeks to provide a secondary or taller level of buffer to manage viewsheds from second floor portions of our immediate neighbor’s homes.

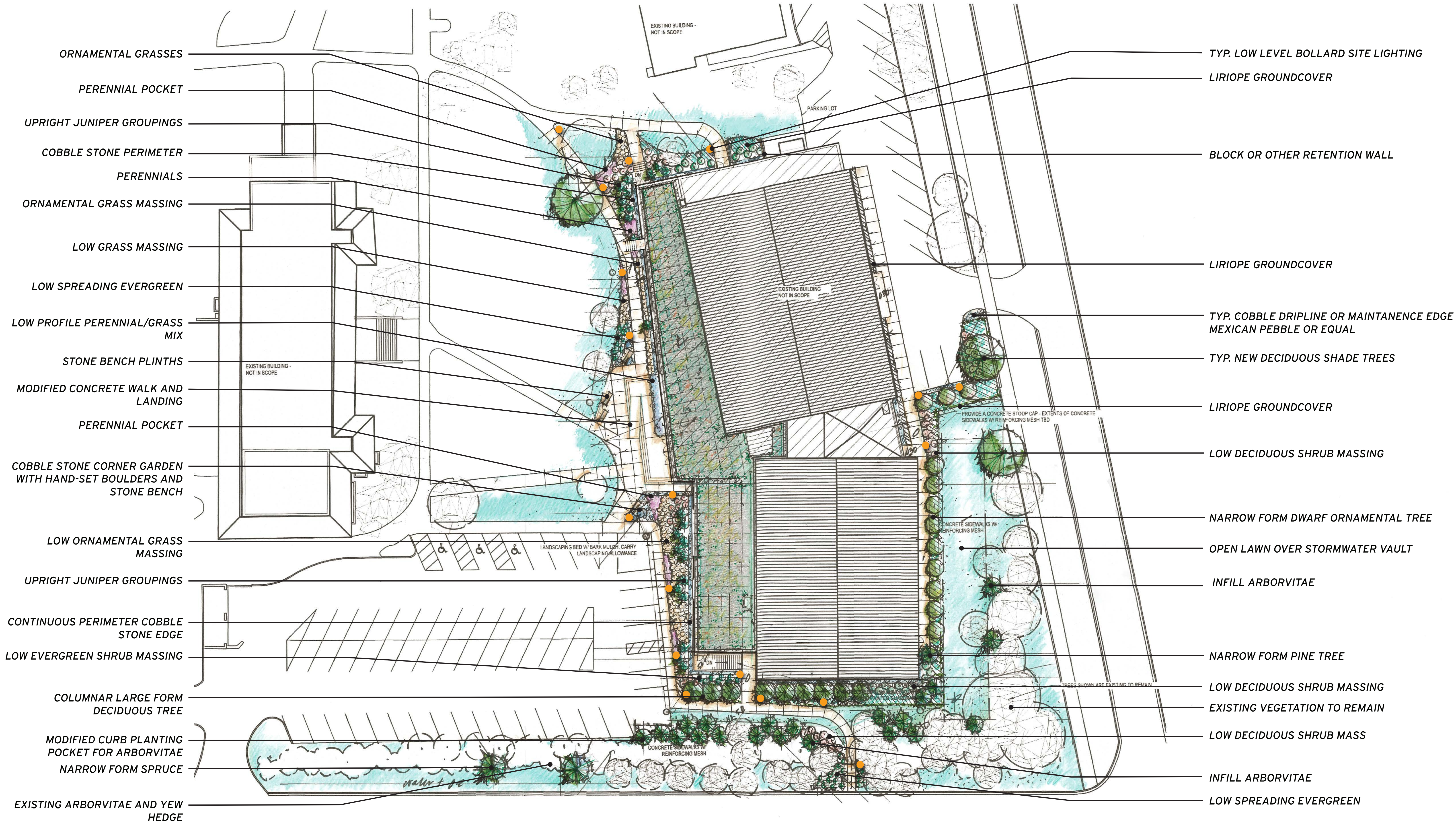
More importantly, our primary landscape buffer strategy protects and maintains the current mature arborvitae hedge along Elder Street and the campus Southeast corner. This continuous 15-20’ height evergreen hedge with mixed deciduous ornamental trees maintains the blocked current streetscape condition for our neighbors. Our plan will further supplement the hedge with new evergreen trees on the streetside and campus side of these existing arborvitae to fill gaps and provide a new level of solid screening as existing material ages and thins. This strategy seeks to maintain the solid level of opacity that exists today and provides first floor and partial second floor buffered views from our immediate neighbors. A campus pedestrian access point is maintained in its current location along Elder.

Church Street Frontage

While a solid screening strategy is desired for Elder Lane and the immediate corner portions of the Church Street frontage, our landscape concept suggests selective screening accomplished through the use of deciduous

ornamentals trees. These mid-size trees reaching maturity heights of 12-15 feet are used to both accent and soften solid wall elements along south portions of the East facade and create defined open view or entry points at the main glass atrium and entry points. Tree-form serviceberry trees underplanted with liriop groundcover and accentuated with Dwarf Quickfire Hydrangea run parallel to the buildings base and sidewalk entry areas. These open canopy trees with exceptional seasonal color and flower displays are intended to soften the buildings masonry base character and allow for all ground level and transom window areas to provide ample light penetration into interior spaces.

As with our earlier note, the plant palette has been chosen for simplicity, durability, and ease of maintenance.



GYMNASIUM EXPANSION PROJECT

OVERALL LANDSCAPE CONCEPT PLAN

WINNETKA, ILLINOIS

PREPARED FOR:
NORTH SHORE COUNTRY DAY SCHOOL

PROJECT TEAM:
KAHLER SLATER

THE
LAKOTA
GROUP.

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DECIDUOUS TREES



ACCOLADE ELM



LONDON PLANE TREE



PRINCETON SENTRY GINKGO

COLUMNAR DECIDUOUS TREES



ENGLISH OAK



ENGLISH OAK

ORNAMENTAL TREES



AUTUMN BRILLIANCE SERVICEBERRY

EVERGREEN TREES



FAIRVIEW JUNIPER



WESTERN ARBORVITAE



VANDERWOLF LIMBER PINE

DECIDUOUS SHRUBS



KODIAK ORANGE DIERVILLA



LIMELIGHT HYDRANGEA



BLACK CHOKEBERRY

EVERGREEN SHRUBS



FLOWER CARPET RED ROSE



CHICAGOLAND GREEN BOXWOOD



CHINESE JUNIPER



HINOKI CYPRESS

GYMNASIUM EXPANSION PROJECT

CHARACTER IMAGERY | TREES & SHRUBS

WINNETKA, ILLINOIS

DECEMBER 22, 2022

PREPARED FOR:
NORTH SHORE COUNTRY DAY SCHOOL

PROJECT TEAM:
KAHLER SLATER

THE
LAKOTA
GROUP.
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PERENNIALS



SUMMER BEAUTY ALLIUM



THREADLEAF BLUESTAR



RUSSIAN SAGE



AUTUMN MOOR GRASS



KARL FOERSTER GRASS



FOUNTAIN GRASS

GROUNDCOVERS



PRAIRIE DROPSEED



CHOCOLATE CHIP AJUGA



CREEPING LILYTURF

BOLLARD



COBBLE EDGE



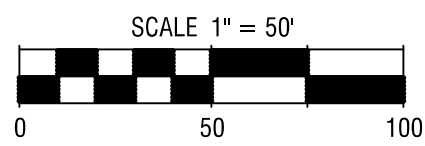
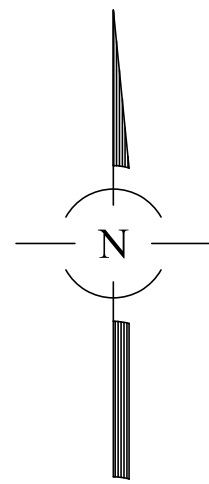
GREEN ROOF



PLAT OF SURVEY

PROPERTY DESCRIPTION:

BLOCK 5, 6, 7 AND 8, AND VACATED DILLER STREET (EXCEPT FROM SAID BLOCK 8, THAT PART CONVEYED TO THE VILLAGE OF WINNETKA, BY DOCUMENT NUMBER 9200542, AND ACCEPT STREET), ALL IN JOHN C. GARLAND'S ADDITION TO WINNETKA, IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

BOUNDARY SURVEY NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

LAST DATE OF FIELD WORK: DECEMBER 16, 2022.

PROPERTY SURVEYED: 619,025 SQ. FT. OR 14.211 ACRES, MORE OR LESS.

PIN (COOK):

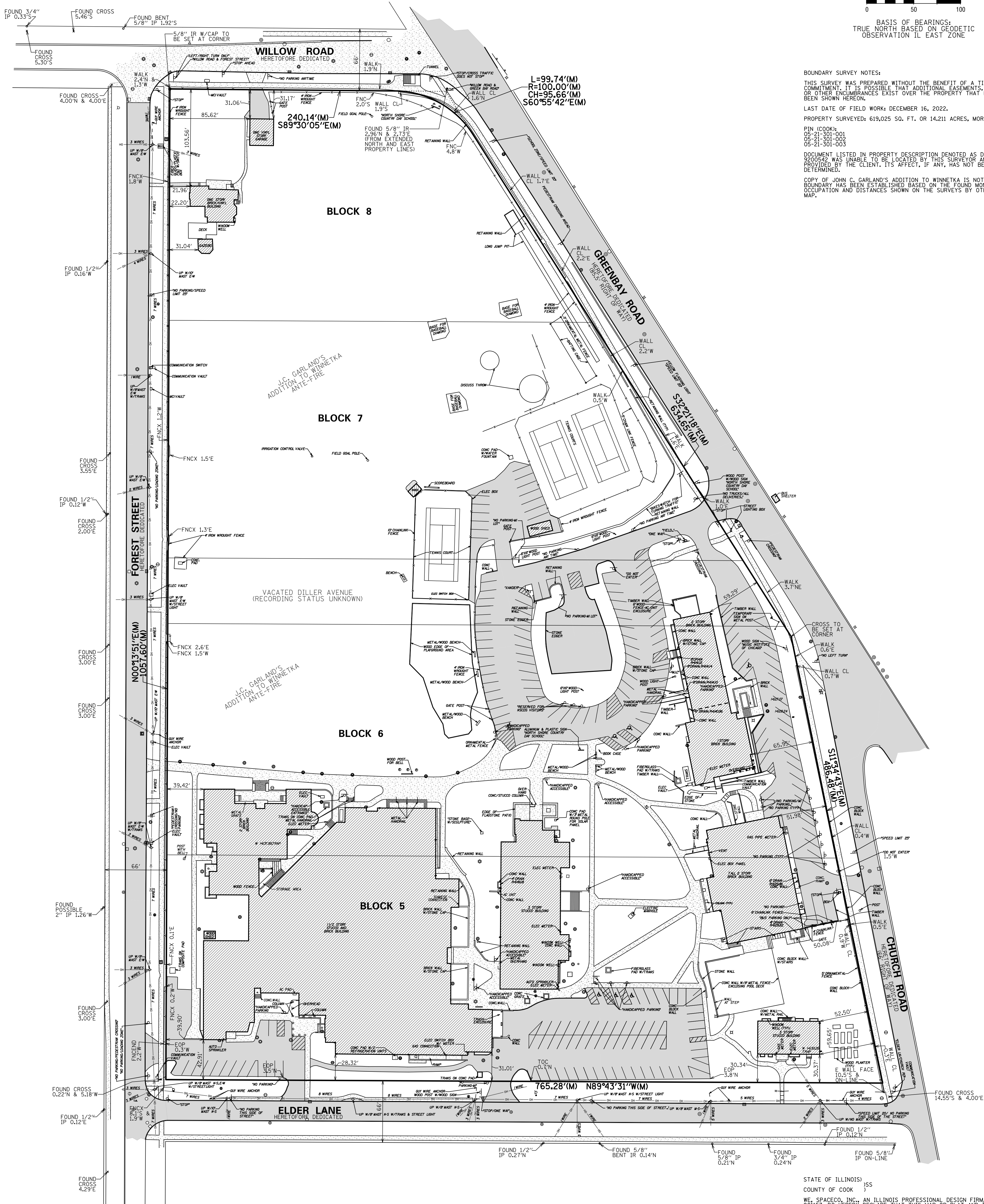
05-21-301-001

05-21-301-002

05-21-301-003

DOCUMENT LISTED IN PROPERTY DESCRIPTION DENOTED AS DOCUMENT 9200542 WAS UNABLE TO BE LOCATED BY THIS SURVEYOR AND NOT PROVIDED BY THE CLIENT. ITS AFFECT, IF ANY, HAS NOT BEEN DETERMINED.

COPY OF JOHN C. GARLAND'S ADDITION TO WINNETKA IS NOT AVAILABLE. BOUNDARY HAS BEEN ESTABLISHED BASED ON THE FOUND MONUMENTS, OCCUPATION AND DISTANCES SHOWN ON THE SURVEYS BY OTHERS AND TAX MAP.



LEGEND

	STORM SEWER		SANITARY MANHOLE		HAND HOLE		CUT CROSS
	STORM MANHOLE		SANITARY SEWER		STREET LIGHT		PK (MAG) NAIL
	COMBINED SEWER		CATCH BASIN		UTILITY POLE		RAILROAD SPIKE
	WATER MAIN		INLET		TRAFFIC SIGNAL		SOIL BORING
	GAS MAIN		FLARED END SECTION		TRAFFIC SIGNAL BOX		SPRINKLER HEAD
	UNDERGROUND TELEPHONE LINE		ELECTRIC MANHOLE		BOLLARD		SIGN
	UNDERGROUND ELECTRIC LINE		TELEPHONE MANHOLE		UNIDENTIFIED MANHOLE		CONTOUR
	CATV		TELEPHONE UPRIGHT		SPOT ELEVATION		RIGHT-OF-WAY MONUMENT
	OH (OH)		ELECTRIC UPRIGHT		O&G (O&G)		O&G (O&G)
	FO (FO)		PRE-HYDRANT VALVE AND VAULT		O&G (O&G)		O&G (O&G)
	FIBER OPTIC LINE		WATER VALVE		O&G (O&G)		O&G (O&G)
	RAILROAD		BRICK AUXILIARY VALVE		O&G (O&G)		O&G (O&G)
	FENCE		GAS VALVE		O&G (O&G)		O&G (O&G)
	GUARDRAIL						
	EDGE OF WATER						
	WETLAND LIMITS						

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00151, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

GIVEN UNDER OUR HAND AND SEAL THIS 21st DAY OF DECEMBER 2022, IN ROSEMONT, ILLINOIS.

GABRIELA PTASINSKA
3883 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
ROSEMONT, ILLINOIS

GABRIELA PTASINSKA, L.P.L.S., No. 035-3893
LICENSE EXPIRES: 11-30-2024
GPT@spacecoinc.com

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 12/21/2022

JOB NO: 11678

FILENAME: 11678SUR-01

SHEET 1 OF 1

PREPARED FOR:
NORTH SHORE COUNTRY DAY
310 GREEN BAY ROAD
WINNETKA, IL 60093

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.

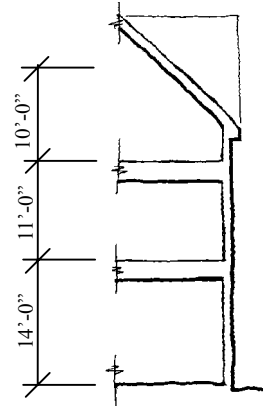


Figure 20

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 $\frac{1}{2}$ 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 $2\frac{1}{2}$ 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 $\frac{1}{2}$ 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 $2\frac{1}{2}$ 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 $\frac{1}{2}$ 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 VIb.

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)

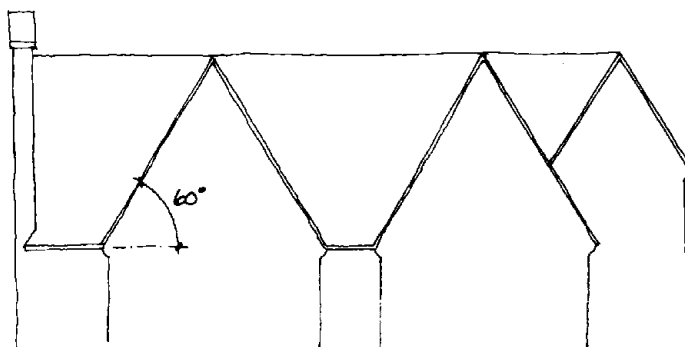


Figure 22

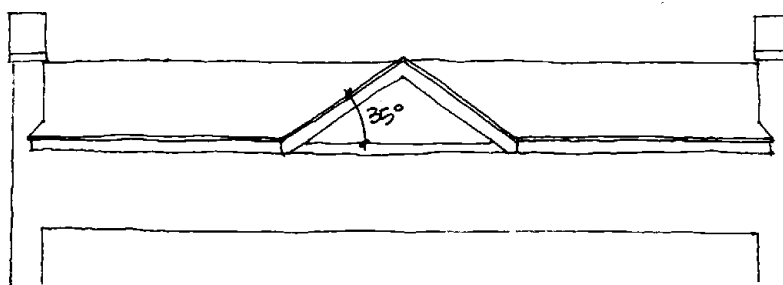


Figure 23

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 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.

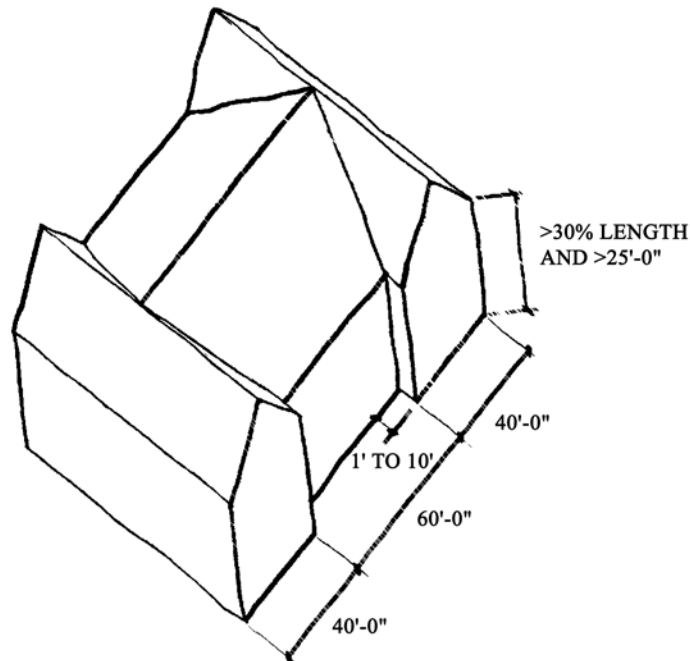


Figure 27

- 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: 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 façade: 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 façade 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)

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

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)



Figure 34

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

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

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.

APPENDIX B

Village Plant Palette

& Recommended Minimum Size Plant Material at Planting

DECIDUOUS SHADE TREES/ STREET TREES

minimum 4" caliper/ BB

Acer x freemanii 'Autumn Blaze'	Freemanii Maple
Acer nigrum	Black Maple
Acer platanoides 'Emerald Queen'	Emerald Queen Norway Maple
Acer rubrum 'Red Sunset'	Red Sunset Red Maple
Acer saccharum	Legacy Sugar Maple
	Columnar Sugar Maple (Columnar Shape)
Acer saccharum 'Columnare'	
Celtis occidentalis	Hackberry
Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash
Fraxinus americana 'Rose Hill'	Rose Hill White Ash
Fraxinus pennsylvanica 'Marshall'	Marshall Green Ash
Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash
Fraxinus pennsylvanica 'Summit'	Summit Green Ash
Fraxinus quadrangulata	Blue Ash
Ginkgo biloba	Ginkgo (Male)
Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust
Gymnocladus dioicus	Kentucky coffeetree
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Quercus bicolor	White Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus rubra	Red Oak
Quercus robur	English Oak
Tilia americana	American Linden
Tilia cordata 'Greenspire'	Little leaf Linden
Tilia euchlora 'Redmond'	Redmond Linden
Tilia tomentosa	Silver Linden
Tilia tomentosa 'Sterling Silver'	Sterling Silver Silver Linden
Ulmus carpinifolia 'Regal'	Regal Smoothleaf Elm
Ulmus cultivars	Elm (disease resistant cultivars)
Zelkova serrata	Green vase Zelkova

DECIDUOUS ORNAMENTAL TREES

minimum 6'-10' height - clump form/ 2 1/2"-3" caliper - single stem/ BB

Alnus glutinosa	Black Alder
Acer palmatum 'Bloodgood'	Japanese Bloodgood Maple
Amelanchier canadensis	Shadblow Serviceberry

Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry Autumn Brilliance
Betula nigra 'Heritage'	Heritage River Birch
Betula platyphylla 'japonica'	Whitespire Birch
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Red bud
Cornus alternifolia	Pagoda Dogwood
Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn
Malus floribunda	Japanese Crabapple
Malus 'Red Jewel'	Red Jewel Crabapple
Malus sargentii	Sargent Crabapple
Malus 'Snowdrift'	White Crabapple
Magnolia stellata	Star Magnolia
Magnolia x loebnerii 'Merill'	Dr. Merrill Magnolia
Malus Zumi calocarpa	Zumi Crabapple
Pyrus calleryana 'Chanticleer'	Chanticleer Pear
Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac
Viburnum prunifolium	Blackhaw Viburnum

EVERGREEN TREES

minimum 6'-8' height/ BB

Picea glauca 'Densata'	Black Hills Spruce
Pinus nigra	Austrian Pine
Picea pungens	Green Colorado Spruce
Picea pungens 'Glaucua'	Colorado Blue Spruce
Pseudotsuga menziesii	Douglas Fir
Taxodium distichum	Bald Cypress

DECIDUOUS SHRUBS

minimum size range 18"-34"/ BB (species/location dependant)

Aronia arbutifolia	Red Chokeberry
Acer ginnala	Amur Maple Shrub Form
Aronia melanocarpa	Glossy Black Chokeberry
Berberis thunbergii	Crimson Pygmy Barberry
Cotoneaster horizontalis	Rockspray horizontalis
Cotoneaster lucidus	Peking Cotoneaster
Clethra alnifolia	Summer Sweet Clethra
Cornus sericea 'Albo-Marginata'	Variegated Dogwood
Corylus columna	Turkish Filbert
Cornus alba 'marginata'	Variegated Tatarian Dogwood
Cornus mas	Cornelian Cherry Dogwood
Cornus alternifolia	Pagoda Dogwood
Cornus racemosa	Gray Dogwood
	Alleman's Compact Redtwig
Cornus sericea 'Alleman's'	Dogwood
Cornus sericea 'Isanti'	Redtwig Dogwood

Euonymus alatas 'Compactus'	Dwarf Winged Euonymus
Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus
Forsythia spp.	Forsythia
Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea
Hydrangea 'Nikko Blue'	Nikko Blue Hydrangea
Hamamelis virginiana	Common Witch Hazel
Ilex verticillata 'Jim Dandy/ Red Sprite'	Winterberry (Male and Female 1:5)
Kerria japonica	Japanese Kerria
Lonicera xylosteum 'Emerald Mound'	Emerald Mound Honeysuckle
Lonicera xylosteum 'Claveys Dwarf'	European Fly Honeysuckle
Myrica pennsylvanica	Bayberry
Potentilla fruticosa 'Abottswood'	White Bush Cinquefoil
Potentilla fruticosa 'Golddrop'	Gold Bush Cinquefoil
Rhus aromatica 'Gro-Low'	Fragrant Sumac
Ribes alpinum 'Greenmound'	Greenmound Alpine Currant
Ribes alpinum	Alpine Currant
Rosa 'Carefree Wonder'	Carefree Wonder Rose
Rosa 'Fairy Rose'	The Fairy Rose
Rhododendron 'Catawba'	Catawba Rhododendron
Rosa 'Sea Foam'	Sea Foam Rose
Rosa Meidland 'Scarlet'	Scarlet Meidland Rose
Spiraea x bumalda 'Froebelli'	Froebel Spirea
Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea
Spiraea japonica 'Little Princess'	Japanese Spirea
Syringa meyeri	Meyer Lilac
Syringa patula 'Ms. Kim'	Ms. Kim Lilac
Spiraea x bumalda 'Roebels'	Roebels Spirea
Viburnum carlesii	Korean Spice Viburnum
Viburnum dentatum	Arrowwood Viburnum
Viburnum x judii	Judd Viburnum
	Hahs American Cranberrybush
Viburnum trilobum 'Hahs'	Viburnum
Viburnum lentago 'Mohican'	Nannyberry Viburnum 'Mohican'
Viburnum prunifolium	Blackhawk Viburnum
Viburnum trilobum 'Wentworth'	Wentworth American Cranberrybush

EVERGREEN SHRUBS

minimum size range 18"-24"/ BB (species/ location dependent)

Buxus microphyla 'Wintergreen'	Wintergreen Boxwood
Ilex x meserveae 'China Boy/China Girl'	China Boy/China Girl Holly
Juniperus chinensis 'Sea Green'	Sea Green Juniper
Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper
Pinus mugho	Mugho Pine
Taxus media 'Densiformis'	Dense Yew

Taxus media 'Hicks'	Hicks Yew
Thuja occidentalis 'Mission'	Mission Arborvitae

PERENNIALS, ORNAMENTAL GRASSES

minimum size 1 gallon container

Astilbe japonica 'Deutschland'	Deutschland Astilbe
Astilbe x arendsii 'Fanal'	Fanal Astilbe
Anemone japonica	Japanese Anemone
Amorpha canescens	Lead Plant
Andropogon scoparius	Little Bluesteam
Astilbe x arendsii 'Peach Blossom'	Peach Blossom Astilbe
Aster novae-angliae	Purple Dome New England Aster
Alchemilla mollis	Lady's Mantle
Bergenia rotblum	Rotblum Bergenia
Buddleia davidii 'Black Night'	Black Night Davidii
Calamagrostis acutifolia 'Stricta'	Feather Reed Grass
Chrysanthemum x superbum 'Alaska'	Shasta Daisy
Echinacea purpurea 'Magnus Pink'	Coneflower
Festuca 'Elijah Blue'	Elijah Blue Fescue
Dianthus 'Helen'	Helen Dianthus
Geranium sanguineum	Bloody Red Cranesbill
Hemerocallis 'Happy Returns'	Happy Returns Daylily
Hemerocallis 'Stella D'Oro'	Yellow Daylily
Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells
Helictotrichon sempervirens	Blue Oat Grass
Hosta sieboldiana 'Frances William'	Frances William Hosta
Hosta sieboldiana 'Elegans'	Elegans Hosta
Iris siberica 'Caesar's Brother'	Caesar's Brother Iris
Ligularia 'Rocket'	Rocket Ligularia
Liatis spicata 'Kobold'	Gayfeather
Liriope spicata	Lilyturf
Lysimachia clethroides 'White Gooseneck'	White Gooseneck Loosestrife
Lavander mandeal	Mandel Lavander
Coreopsis vert 'Moonbeam'	Moonbeam Coreopsis
Miscanthus sinensis 'purpurescens'	Maiden Grass
Nepata x faassenii	Blue Wonder Catmint
Panicum virgatum cultivars	Switch grass
Pennisetum apeloocuiroides 'Hameln'	Dwarf Fountain Grass
Perovskia atriplicifolia 'Longin'	Russian Sage
Phlox divaricata	Tall Phlox 'purple'
Panicum virgatum cultivars	Switch Grass
Papaver	Oriental Poppy
Penisetum 'rubrum'	Purple Fountain Grass
Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan
Sedum 'Autumn Joy'	Autumn Joy Sedum

Sporobolus heterolepias
Veronica spicata

Prairie Dropseed
Sunny Blue Veronica

GROUNDCOVERS

minimum size 3" pot/ Quart container preferred

Ajuga reptans	Bugleweed
Euonymus fortuneii 'Colorata'	Purpleleaf Winter creeper
Laminum Galeobdolon 'variegatum'	Variegated Lamiastrum
Vinca Minor 'Bowles'	Bowles Periwinkle
Pachysandra terminalis	Japanese Flowering Spurge
Waldsteinia ternata	Barren Strawberry

BULBS

Topsize

Daffodils spp.	Ice Follies Daffodils
Hyacinths spp.	Grape Hyacinths
Tulips spp.	Mixed Colors Tulips

ANNUALS

2 1/2" container/ 1 quart

VINES

minimum size 1 gallon container

staked

Campsis radicans	Trumpet Creeper
Clematis spp.	Clematis
Hydrangea anomala petiolans	Climbing Hydrangea
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata 'Robusta'	Boston Ivy



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 13, 2022
SUBJECT: 24 GREEN BAY ROAD – MEMORABLE INC. – SIGN PERMIT (CASE NO. 23-01-DR)

INTRODUCTION

On January 19, 2023, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by Memorable, Inc. (the “Applicant”), as the lessee of the commercial space located at 24 Green Bay Road (the “Subject Property”), to allow installation of a wall sign on the street frontage of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is generally located on the west side of Green Bay Road between Winnetka Avenue and the Village of Kenilworth. It is zoned C-1 Neighborhood Commercial and contains a two-story building with a basic brick façade that contains the Applicant’s business in a space that was previously occupied by *Fitness Revolution*. The building also contains some additional office space for a professional tenant. Figure 1 below identifies the Subject Property. Figure 2 at the end of this report further identifies the Subject Property.



Figure 1 – Subject Property – Street frontage along Green Bay Road

CURRENT REQUEST

The Applicant is seeking approval of a wall sign that would identify its new consumer media software company that is moving into the commercial space. The sign would be located immediately above the main entrance with white stud-mounted acrylic lettering that would say “Memorable” in a softly rounded and modern sans serif font. The business storefront contains an existing window sign that will either need to be removed or a sign permit must be applied for and approved at a later date. The Applicant has provided renderings and illustrations of the proposed wall sign that are available in the application materials included in Attachment A.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes standards for wall signs in the commercial districts. Wall signs may only contain the business name, a three-word generic description of the types of products or services offered, and the occupant’s logo or trademark. The area of the wall sign shall not exceed 70 square feet in area. Additionally, the sign code states that for each street exposure, the total area of all wall signs, window signs, and awning signs other than exempt signs, and permitted directional and incidental signs, shall not exceed 15% of the street exposure. The proposed wall sign would comply with all the requirements of the sign code as it would be less than 2% of the street exposure. A staff analysis of sign area with calculations is included as Attachment B.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide guidance on the design and appropriate placement of wall signs. The Guidelines state that signs should harmonize with the building and reflect the character of the building style. Sign materials are limited to painted wood, canvas, architectural glass, and metal. The sign color must harmonize with the building upon which it is mounted and adjacent structures. Additionally, wall signs should be located a minimum of 8 feet above grade, but no more than 15 feet above grade, with a height measurement of no more than 14 inches. The Guidelines recommend that signs be externally illuminated or highlighted where possible. The proposed sign would be constructed of white flat cut acrylic lettering, measuring 10.5 inches in height. In terms of the placement of the sign, it would be located within the traditional sign band and be 8 feet above grade. An excerpt of the Design Guidelines that pertains to commercial wall signs is included as Attachment C.

SUMMARY

The Applicant requests that the DRB find the proposed wall sign as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed wall sign as appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to installation. The Applicant must also apply for and receive approval of a sign permit for the existing window sign.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Sign Code Analysis

Attachment C: Design Guidelines Excerpt



Figure 2 – Subject Property – Street frontage along Green Bay Road

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business Memorable, Inc.		Primary contact name Eugene Gekhter		Phone No. 847-272-8207
Street Address 24 Green Bay Rd				
City Winnetka	State IL	Zip Code 60093	Email eg@getmemorable.com	

Sign Company

Name of Sign Company Fast Signs		Primary contact name Robert Hodges		Phone No. 847-967-7257
Street Address 7911 Golf Road				
City Morton Grove	State IL	Zip Code 60053	Email fastsigns.29@fastsigns.com	

Property Owner

Name of Company Vincent Commerci		Primary contact name Cathie Flanagan		Phone No. [REDACTED]
Street Address: [REDACTED]				
City Naples	State FL	Zip Code 34113-1664	Email [REDACTED]	

Sign type(s):
(check all that apply)

☐ window graphics
 ☒ wall-mounted sign
 ☐ ground-mounted sign
☐ projecting sign
 ☐ other _____

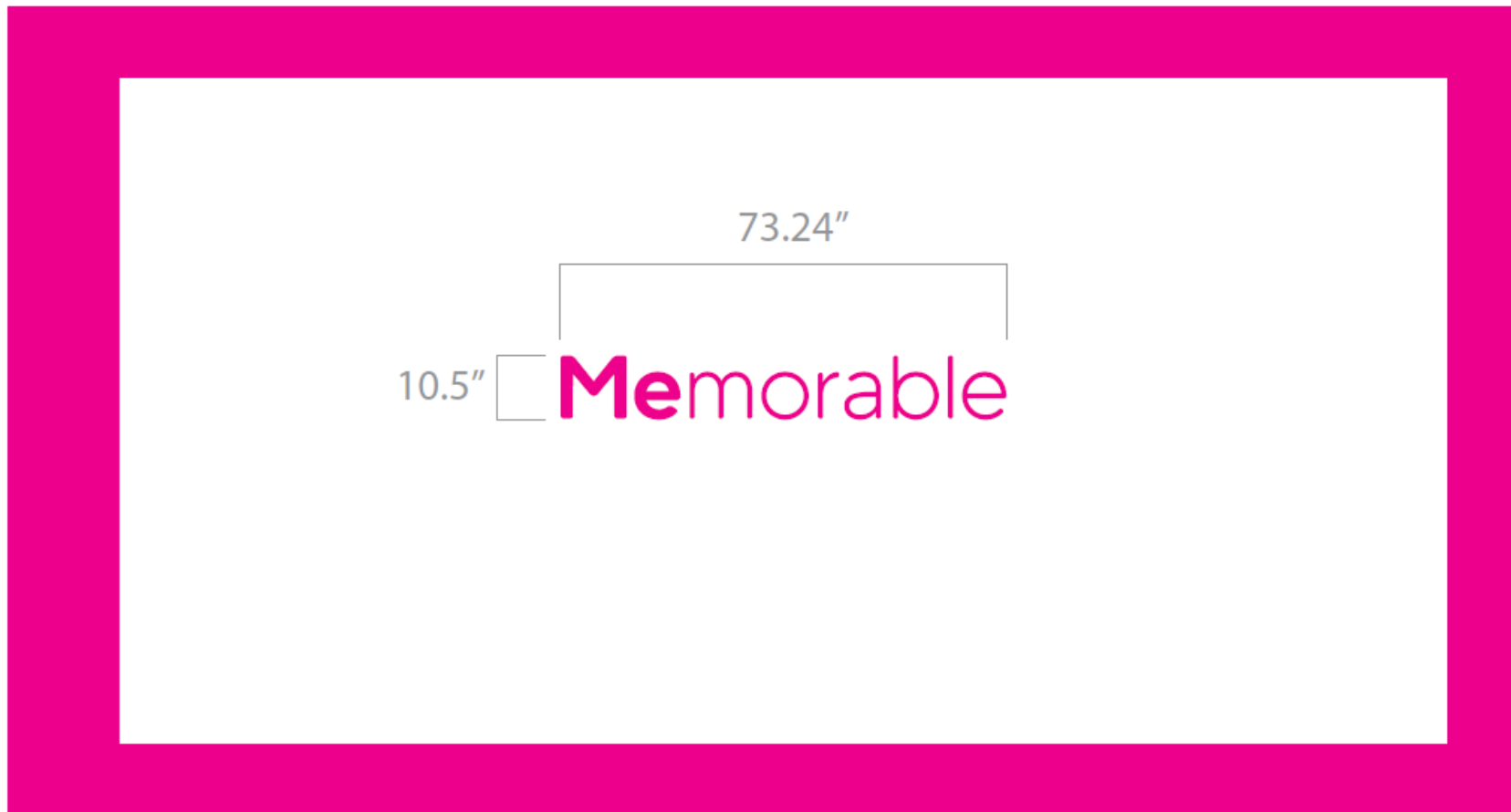
Additional description of sign type and materials Wall-mounted sign: Flat cut acrylic letters, white.

OFFICE USE ONLY: PERMIT FEE (\$60/\$195 per sign) _____

CONDITIONS OF APPROVAL: _____



MEMORABLE -- 3/4" thick flush stud mounted
white flat cut acrylic lettering
Qty: 1 (set)



Attachment B – Staff Analysis of Sign Area



Area of Wall Frontage: 9 feet x 30 feet = 270 square feet
Area of Proposed Wall Sign: 0.875 feet x 6.1 feet = 5.34 square feet
Maximum Permitted Sign Area on Street Exposure: **40.5 square feet (15%)**
Proposed Sign Area: **5.34 square feet (1.98%)**

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)

Figure 39*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.

*Figure 41*

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.