Adopted on January 19, 2022

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

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

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

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

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

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

A motion was made by Ms. Meiners to approve the application with two conditions: (i) the wall sign is to be reduced in size so that the horizontal width is no wider than the doorway entrance opening directly below it; and (ii) approval of the marble tile finish material is withheld until the applicant can come back to a future meeting with some alternate selections. Mr. Klaskin seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Albinson, Klaskin, Konstant, Meiners, Moor, Niehoff
NAYS: None

Other Business.

a. January 19, 2023 Meeting – Quorum Check.

The Board Members discussed their availability.

Adjournment:

A motion to adjourn was made by Mr. Klaskin 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
The meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary