



Village of Winnetka

Design Review Board/Sign Board of Appeals Meeting

March 16, 2023 at 7:00 PM

Village Hall Council Chambers

510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. February 16, 2023, Regular Meeting Minutes
4. **New Applications**
 - a. **Case No. 23-03-SU: Hubbard Woods Elementary School (1110 Chatfield Road):** An Application submitted by Winnetka Public School District 36 seeking approval of a Certificate of Appropriateness to allow construction of an addition on the southwest corner of the existing school building located at 1110 Chatfield Road. The Village Council has final jurisdiction on this request.
 - b. **Case No. 23-06-DR: 912 Green Bay Road - Lana Jewelry:** Sign permit to allow the installation of a wall sign on the storefront of the property located at 912 Green Bay Road.
 - c. **Case No. 23-03-DR: 594 Green Bay Road - Baird & Warner:** Sign Permit to allow window decal signs and Sign Code Variation to allow window decal signs that are not die-cut on the storefront of the property located at 594 Green Bay Road.
 - d. **Case No. 23-05-DR: 1041-47 Tower Road / 886-890 Green Bay Road:** An Application seeking approval of a Certificate of Appropriateness to allow removal of existing iron railings and concrete balconies on the south, west, and east façades and replace them with Juliette railings on the commercial building located at 1041-47 Tower Road / 886-890 Green Bay Road.
 - e. **Case No. 23-04-SU: 564 Green Bay Road - New Mixed-Use Building:** An Application submitted by 564 Green Bay Road, LLC, seeking approval of a Certificate of Appropriateness for the construction of a new four-story mixed-use building located at 564 Green Bay Road. The Village Council has final jurisdiction on this request.
5. **Other Business**
 - a. April 20, 2023, Meeting - Quorum Check

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).

6. Adjournment

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
February 16, 2023**

Members Present:

Katie Moor, Acting Chairperson
Michael Klaskin
Maggie Meiners
Heather Niehoff
Michael Ritter

Members Absent:

Kirk Albinson
Paul Konstant

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairperson Moor called the meeting to order at 7:00 p.m. and took roll call of the Board Members present.

Approval of Minutes:

a. Approval of January 19, 2023 Meeting Minutes.

Chairperson Moor asked if there were any comments or corrections to be made to the January 19, 2023 meeting minutes. No comments were made at this time. She then asked for a motion to approve the January 19, 2023 minutes. A motion to approve the January 19, 2023 minutes was made and seconded. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Klaskin, Meiners, Moor, Niehoff, Ritter

NAYS: None

New Applications:

a. **Case No. 23-04-DR: 986 Green Bay Road - Selleria Veneta: Sign Permit to allow the installation of window signs on the storefront of the property located at 986 Green Bay Road.**

Mr. Marx stated the request is for a sign permit and identified the property's location in the overlay district in Hubbard Woods, its zoning classification as well as a building description. He described the applicant's business, the request to install three window signs and then referred to Attachment A showing the application materials. Mr. Marx then described the proposed signs' appearance, coloring, font, decal and wording noting the decal is compliant with the sign code. He also noted the signs would be die cut as required by the recent code amendment and explained the reasoning the request did not qualify for administrative approval. Mr. Marx then asked if there were any questions.

Chairperson Moor also asked if there were any questions. Ms. Niehoff asked if the rendering in the application materials is to scale. Mr. Marx confirmed that is correct and stated it identified the decal's location on the window. He then stated the sign representative and applicant can provide clarification in terms of its window placement.

Sissy Romanucci introduced herself as one of the two owners of Selleria Veneta and identified the sign's location on the bigger window with an attempt to maintain the same visual eye from the ground so that they would line up on the street level. She added they would be centered in the middle. No additional questions were raised at this time.

Chairperson Moor then asked for a motion to approve the application as submitted. A motion to approve the request as presented was made by Mr. Ritter and seconded by Mr. Klaskin. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Klaskin, Meiners, Moor, Niehoff, Ritter

NAYS: None

Other Business.

a. March 16, 2023 Meeting – Quorum check.

1 The Board Members discussed their availability.
2

3 **Adjournment:**

4 Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Ms. Niehoff and seconded by
5 Mr. Klaskin. A vote was taken and the motion unanimously passed, 5 to 0:

6 AYES: Klaskin, Meiners, Moor, Niehoff, Ritter

7 NAYS: None

8 The meeting was adjourned at 7:10 p.m.
9

10 Respectfully submitted,
11

12 Antionette Johnson

13 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: MARCH 8, 2023
SUBJECT: HUBBARD WOODS ELEMENTARY SCHOOL - 1110 CHATFIELD ROAD
CERTIFICATE OF APPROPRIATENESS (CASE NO. 23-03-SU)

INTRODUCTION

On March 16, 2023, the Design Review Board is scheduled to hold a public hearing on an application submitted by Winnetka Public School District 36 (the "Applicant"), as the owner of the property located at 1110 Chatfield Road (the "Subject Property"). The Applicant is proposing construction of an addition to the existing school building on the Subject Property and requests approval of a Certificate of Appropriateness.

A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Village Code. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment D of this report.

The Applicant has also submitted an application requesting approval of an amendment to an existing Special Use Permit that allowed playground improvements on the Subject Property located within the R-4 Single-Family Residential Zoning District, as well as a variation application to exceed the maximum permitted (i) roofed lot coverage; (ii) impermeable lot coverage; and (iii) gross floor area. The Zoning Board of Appeals is scheduled to consider the special use permit and variation requests on March 13, 2023. The Plan Commission is scheduled to consider the special use permit on March 22, 2023.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 2.92 acres (127,273 square feet) in size, is located on the south side of Chatfield Road between Gordon Terrace and Burr Avenue and contains Hubbard Woods Elementary School (see Figure 1). The Subject Property has three front yards, with street frontage along Chatfield Road to the north, Burr and Laurel Avenues to the east, and Gordon Terrace and Hamptondale Avenue to the west.

The Comprehensive Plan designates the Subject Property as appropriate for "Public/Semi-Public" uses. The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north, east, and west, and R-2 Single Family Residential to the southeast and southwest (see Figure 2).

In addition to single-family residential uses, the R-4 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-4 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-4 zoning district.



Figure 1 – Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Hubbard Woods School was constructed circa 1911. There have been several additions and various other improvements to the school and Subject Property over the years. There are eleven (11) previous zoning cases on file for the Subject Property:

1. In 1927, ZBA Case No. 282 was approved for a front yard setback variation to allow an addition to the school;
2. In 1953, ZBA Case No. 788 was approved for a front yard setback variation to allow an addition to the school;
3. Ordinance M-287-90 was adopted in February 1990 by the Village Council, granting a special use permit and variations to allow construction of an addition on the south side of the existing school

building. The approved variations were for (a) GFA; (b) roofed lot coverage; (c) impermeable lot coverage; and (d) front yard setback from Laurel and Burr Avenues;

4. Ordinance M-472-96 was adopted in October 1996 by the Village Council, granting a special use permit and variations to allow a temporary mobile classroom structure and playground improvements. The approved variations were for GFA and roofed lot coverage;
5. Ordinance M-481-96 was adopted in January 1997 by the Village Council, granting a front yard setback variation to allow play equipment;
6. In 1997, ZBA Case No. 97-14-SU was a request to allow a temporary mobile classroom that would have exceeded the maximum permitted GFA. The application was withdrawn;
7. Ordinance M-528-98 was adopted in June 1998 by the Village Council, granting an amendment to a special use permit and variations to allow the construction of three one-story additions to the existing school building. The approved variations were for (a) GFA; (b) roofed lot coverage; and (c) impermeable lot coverage;
8. Ordinance M-578-99 was adopted in June 1999 by the Village Council, granting a front yard setback variation to allow play equipment within the minimum required front yard setback along Hamptondale Avenue;
9. Ordinance M-18-2006 was adopted in August 2006 by the Village Council, granting variations to allow playground improvements, a new storage shed, and an Outdoor Environmental Learning Area. The approved variations were for (a) GFA; (b) roofed lot coverage; and (c) impermeable lot coverage;
10. Ordinance M-5-2017 was adopted in May 2017 by the Village Council, granting a special use permit and a front yard setback variation to allow playground improvements within the minimum required front yard setback along Hamptondale Avenue; and
11. Ordinance M-07-2022 was adopted on April 19, 2022, by the Village Council, granting an amendment to a special use permit, variations, and a certificate of appropriates to allow improvements to an existing playground located on the north and west side of the Subject Property. The approved variations were for impermeable lot coverage and the side yard setback from the west property line. To date, the playground improvements have not been installed.

The Ordinances listed above are included in this report as Attachment C.

Figures 3 through 5 on the following pages are current photos of the site where the improvements are proposed.



Figure 3 – Subject Property – Looking Northeast



Figure 4 – Subject Property – Looking North



Figure 5 – Subject Property – Front Elevation (Chatfield Road) – Looking South

PROPOSED PLAN

The proposed improvements include: (1) a new building addition consisting of a multipurpose room, restrooms, and storage; (2) an exterior mechanical equipment and refuse containers enclosure; (3) interior renovations related to ceiling and HVAC systems throughout the building, bathroom renovations for ADA compliance, new front entry ramp; and (4) security upgrades.

The proposed addition is intended to provide cafeteria space and accommodate before- and after-school childcare for the students. The addition and exterior mechanical enclosure represent an increase in GFA of 6,618 square feet, as well as an increase of 3,084 square feet of roofed lot coverage and 2,694 square feet of impermeable lot coverage. The proposed improvements would be located closest to Laurel Avenue, while providing a conforming setback of 40.96 feet. The mechanical equipment and refuse containers would be enclosed with a solid wall measuring 7.33 in height, with 4-inch face brick on the exterior. The area of the enclosure would be approximately 1,364 square feet. The front entry work is limited to replacement of the front steps and installation of an entry ramp.

The exterior of the proposed addition is intended to mimic the color and texture of the existing school building's brick walls, cast stone bands, slate roofs, white doors, and windows. For example, the proposed brick is to match the existing brick "GLEN-GERY 162-M (identified in Figure 7). Additionally, the proposed windows would be IGU with simulated divided lite to match the existing windows. Kawneer white aluminum storefronts would also be used to match the existing white storefronts throughout the existing building.

As noted above, the exterior mechanical equipment and refuse containers enclosure would have a 4-inch face brick, with a prefinished metal coping in a dark bronze finish. The enclosure would have two prefinished metal gates on the east and south elevations of the enclosure, with a finish similar to the coping on the wall.

An excerpt of the proposed site plan, the proposed exterior building materials, and renderings of the proposed improvements are provided below and on the next pages as Figures 6 through 9. The complete set of plans is provided in the application materials, which are included in this report as Attachment A.

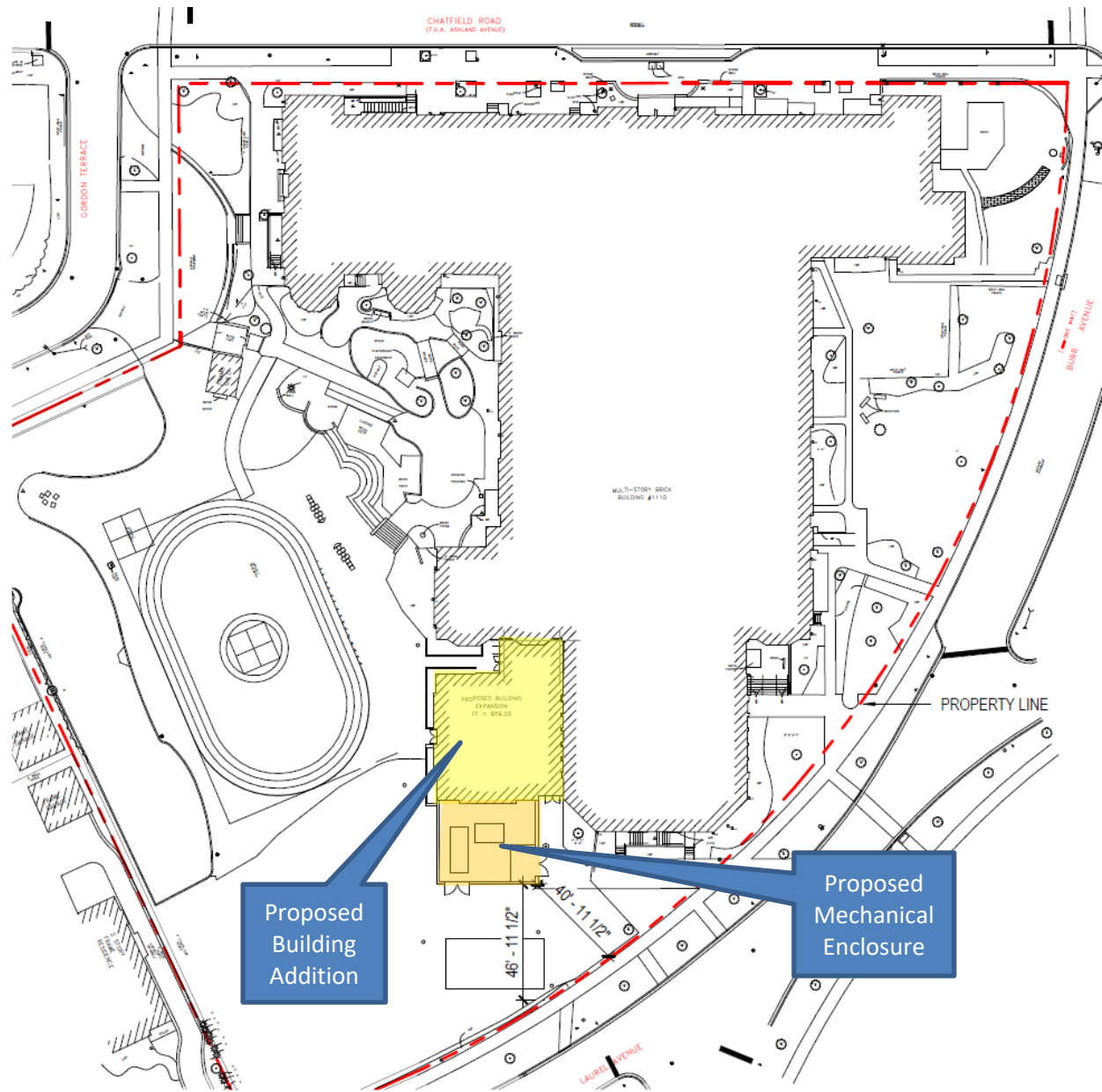


Figure 6 – Excerpt of Proposed Site Plan



NEW BRICK, TO MATCH EXISTING
BASIS OF DESIGN: GLEN-GERY 162-M (SHOWN ABOVE)



NEW WHITE ALUMINUM STOREFRONT, TO MATCH EXISTING
BASIS OF DESIGN: KAWNEER



NEW SLATE ROOF TILE, TO MATCH EXISTING



NEW IGU WITH SIMULATED DIVIDED LINES, TO MATCH EXISTING

Figure 7 – Proposed Exterior Building Materials



Figure 8 – Rendering of Proposed Addition – West Elevation



Figure 9 – Rendering of Proposed Addition & Equipment Enclosure (Southwest Axonometric)

ZONING RELIEF

Although not part of the Design Review Board’s consideration, it should be noted that three variations are being requested to allow the proposed addition to exceed the maximum permitted (i) roofed lot coverage; (ii) impermeable lot coverage; and (iii) gross floor area. The existing improvements on the Subject Property are already nonconforming with respect to all three of these zoning regulations.

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 Board will need to determine if the proposed addition to Hubbard Woods Elementary School located at 1110 Chatfield Road complies with the above standards.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide recommendations and standards on the appearance of exterior

facades for institutional school buildings.

- Additions to existing institutional structures 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 comply with the required setbacks and not be located any closer to the street than the existing school building, while also maintaining a significant setback from the adjacent residential neighbor to the southwest.
- The height of institutional buildings located in single family zoning districts should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions 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 and 2½-stories and not be as tall as the existing school.
- Roofs of institutional buildings should have shallower sloped roofs than commercial buildings and be composed of basic gable, hipped or flat roofs. Additions to institutional buildings should respect the existing roof form and slope. The slope of the roof on the proposed addition would match the existing school building.
- Additions to existing institutional structures should also respect the existing horizontal rhythms to maintain and enhance the original scale and proportion of the structure. In regard to vertical rhythms, educational facilities located near or adjacent to a residential district, should provide a contextual design sensitive to the neighborhood.
- Window materials should be aluminum or wood in a color that matches the overall building style. Muntin divisions should be real divided glass or simulated with spacer bars.
- Monochromatic materials such as modular brick is encouraged for building façade materials. The proposed addition would consist of a brick matching the existing school.
- Mechanical equipment should be located outside of public view. The proposed improvements include a mechanical and refuse container enclosure to fully screen the equipment from public view.

RECOMMENDATION

At the March 16, 2023, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed 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 recommend approval or a motion to recommend denial of a certificate of appropriateness for the design of the proposed building addition at Hubbard Woods Elementary School located at 1110 Chatfield Road.

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

Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed building addition at Hubbard Woods Elementary School located at 1110 Chatfield Road**, subject to the following conditions:

- A. [If the Board chooses to place conditions as part of its recommendation of 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: Excerpt of Design Guidelines

Attachment C: Ordinance M-287-90, adopted February 6, 1990

Ordinance M-472-96, adopted October 8, 1996

Ordinance M-481-96, adopted January 7, 1997

Ordinance M-528-98, adopted June 16, 1998

Ordinance M-578-99, adopted June 15, 1999

Ordinance M-18-2006, adopted August 15, 2006

Ordinance M-5-2017, adopted May 16, 2017

Ordinance M-07-2022, adopted April 19, 2022

Attachment D: Public Correspondence

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 1110 CHATFIELD RD, WINNETKA, IL 60093

Name of Business(es): HUBBARD WOODS ELEMENTARY 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) _____

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): _____

NEW ADDITION, TEACHER'S LOUNGE AND FRONT ENTRY RENOVATIONS, INTERIOR RENOVATIONS RELATED TO CEILINGS AND HVAC SYSTEMS THROUGHOUT THE BUILDING, MISCELLANEOUS COSMETIC INTERIOR RENOVATION WORKS, ADA COMPLIANT BATHROOM RENOVATIONS, ENTRANCE RAMP, SECURITY

I/We hereby certify that as OWNER (Lessee/Owner) of the property located at 1110 CHATFIELD RD, WINNETKA, IL 60093 (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

1245 Oak Street Winnetka, IL 60093

847-501-2522

bradgoldstein@winnetka36.org

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM

Perkins & Will INC

CONTACT NAME

Rick Young

ADDRESS

410 N MICHIGAN AVE, Suite 1600

CHICAGO, IL 60611

PHONE NO.

3127554757

EMAIL

Rick.Young@perkinswill.com

Date: 1.31.2023

David Schoon, Director

Department of Community Development
Village of Winnetka, IL
510 Green Bay Road
Winnetka, IL 60093

Re: Hubbard Woods Elementary School, Addition & Improvements

Dear David Schoon,

It is our great pleasure to present to you this application for a Special Use Permit, Certificate of Design Appropriateness, and Zoning Variation for Addition and Improvements to the Hubbard Woods Elementary School of Winnetka, IL.

In November of 2022 the Village of Winnetka voted on, and approved, the 2022 Downsized Capital Improvement Plan: Referendum – this referendum included the new addition to the Hubbard Woods Elementary School and the various other improvements that are noted within this application.

The Hubbard Woods Elementary School project (“the Project”) incorporates a new addition with a multi-purpose room and toilet rooms. Interior renovations related to ceilings and HVAC systems throughout the building, miscellaneous cosmetic interior renovation works, bathroom renovations for ADA compliance, a new front entry ramp, and important security upgrades.

The exterior of the new addition will mimic the color and texture of the existing building’s brick walls, cast stone bands, slate roofs, white doors, and windows. The design should fit seamlessly into the fabric of the community, enhancing the students’ experience of the school without visual disruption to the surrounding neighborhood.

The Project abides by the six standards for a Special Use Permit. The elementary school is already an established special use entity in the community at its current location. The Project will not increase enrollment or change the current use of the school, so no traffic should be affected once the Project is complete. New egress doors will be provided at the addition, which will exit out and connect to the existing emergency egress path. New mechanical equipment and a new equipment enclosure will be provided as part of the Project. The Project follows all local ordinances and standards.

Additionally, the Project abides by the eight standards for a Zoning Variation. Beyond the items already mentioned above, the school is owned, and attended, by the Village of Winnetka residents, and the school is a need in the community. The new addition is set far back enough from the property line that it will not impact light or air at the adjacent properties. The Project will follow all regulations and standards related to fire and other hazards.

The district has retained the architecture firm of Perkins&Will for the Project. Perkins&Will is a globally recognized design firm that has won numerous awards for its K-12 Education work. The Perkins&Will K-12 team specializes in designing captivating school environments that

Date: 1.31.2023

Re: Hubbard Woods Elementary
School, Addition &
Improvements

cultivate young minds. The Perkins&Will Chicago office is proud to have the opportunity to develop the Project along with Pepper Construction and local consultants.

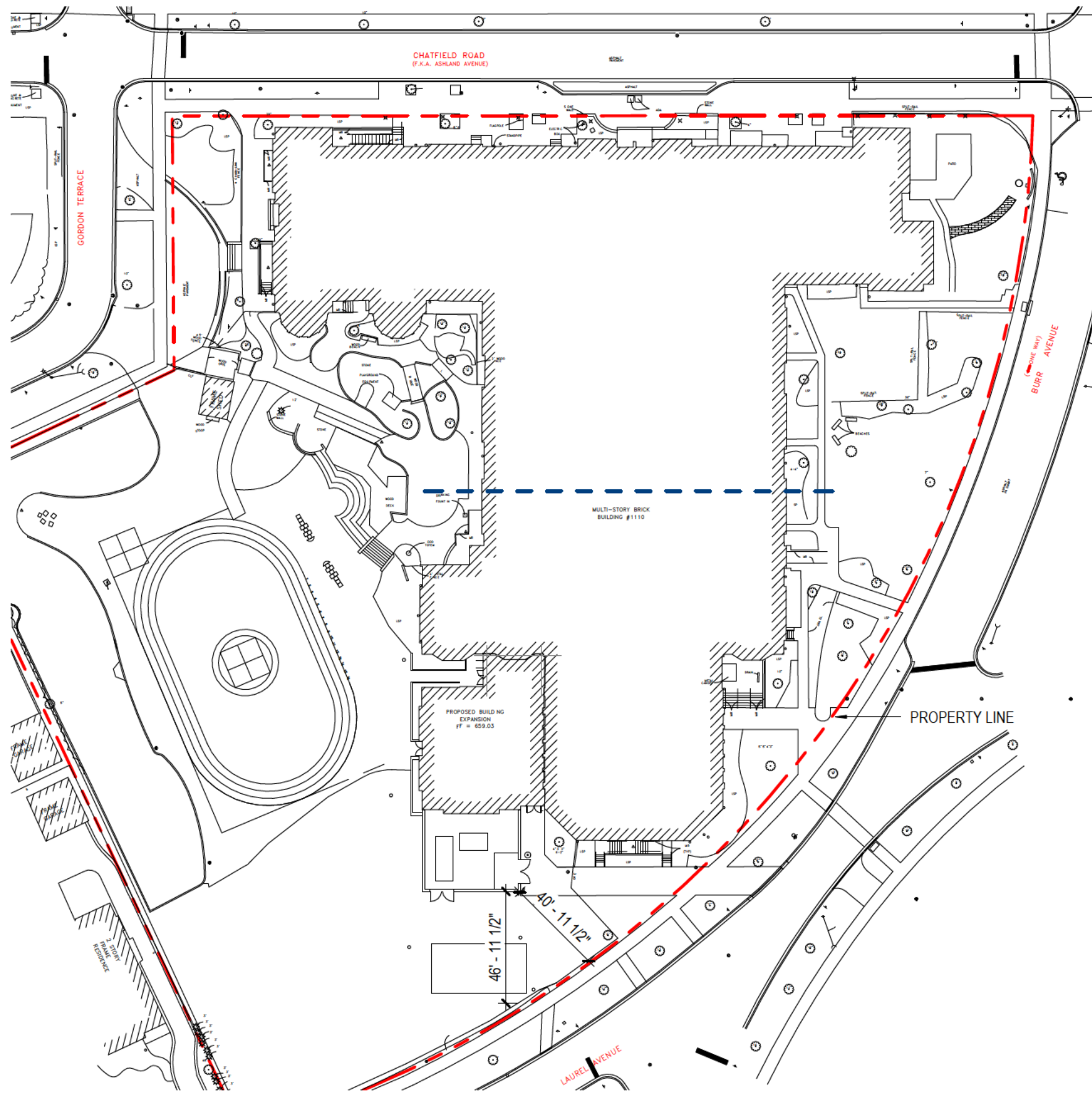
Thank you for your consideration, and we look forward to working with you further on this Project.

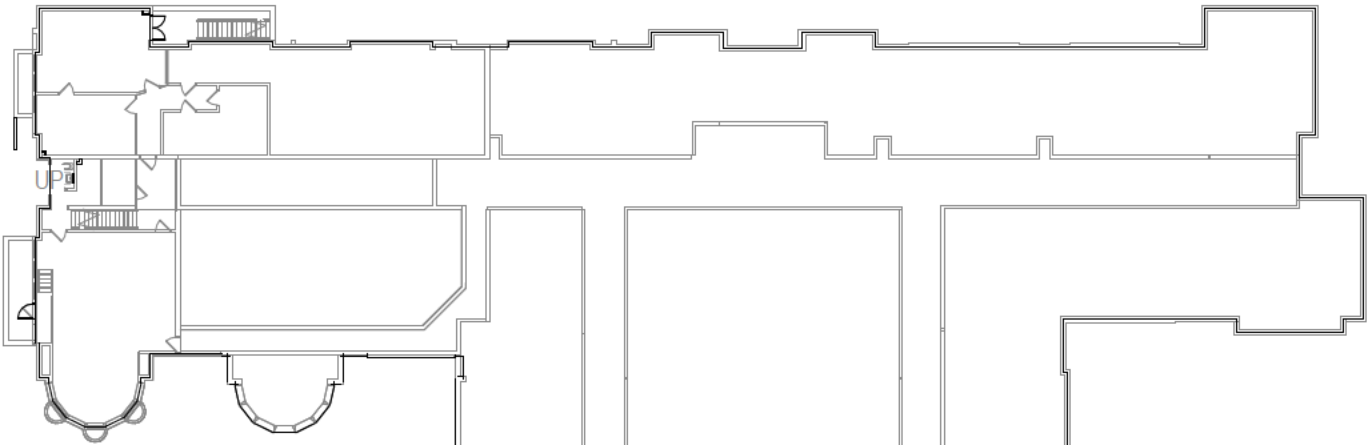
Sincerely,

A black rectangular redaction box covering the signature of Rick Young.

Rick Young
Senior Project Manager, Senior Associate
Perkins&Will







TOTAL FLOOR AREA = 18,198 SF

$18,198 \times (511.5/692) =$
 $18,198 \times .739 = 13,448.322$

13,448 SF LEVEL 00 AREA TO BE
COUNTED IN GFA

ADDITION
850.69 SF

**ADDITION DOUBLE
HEIGHT**
2202.06 SF

**MECHANICAL
EQUIPMENT ENCLOSURE**
1363.92 SF

EXISTING LEVEL 00
2752.05 SF

INTERIOR COURTYARD, 150'-10" EXPOSED PERIMETER ABOVE GRADE > 4'

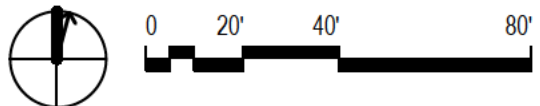
360'-8" EXPOSED PERIMETER ABOVE GRADE > 4'

150'-10" + 360'-8" = 511'-6" TOTAL EXPOSED
PERIMETER OF BASEMENT, ABOVE GRADE > 4',
SHOWN IN RED

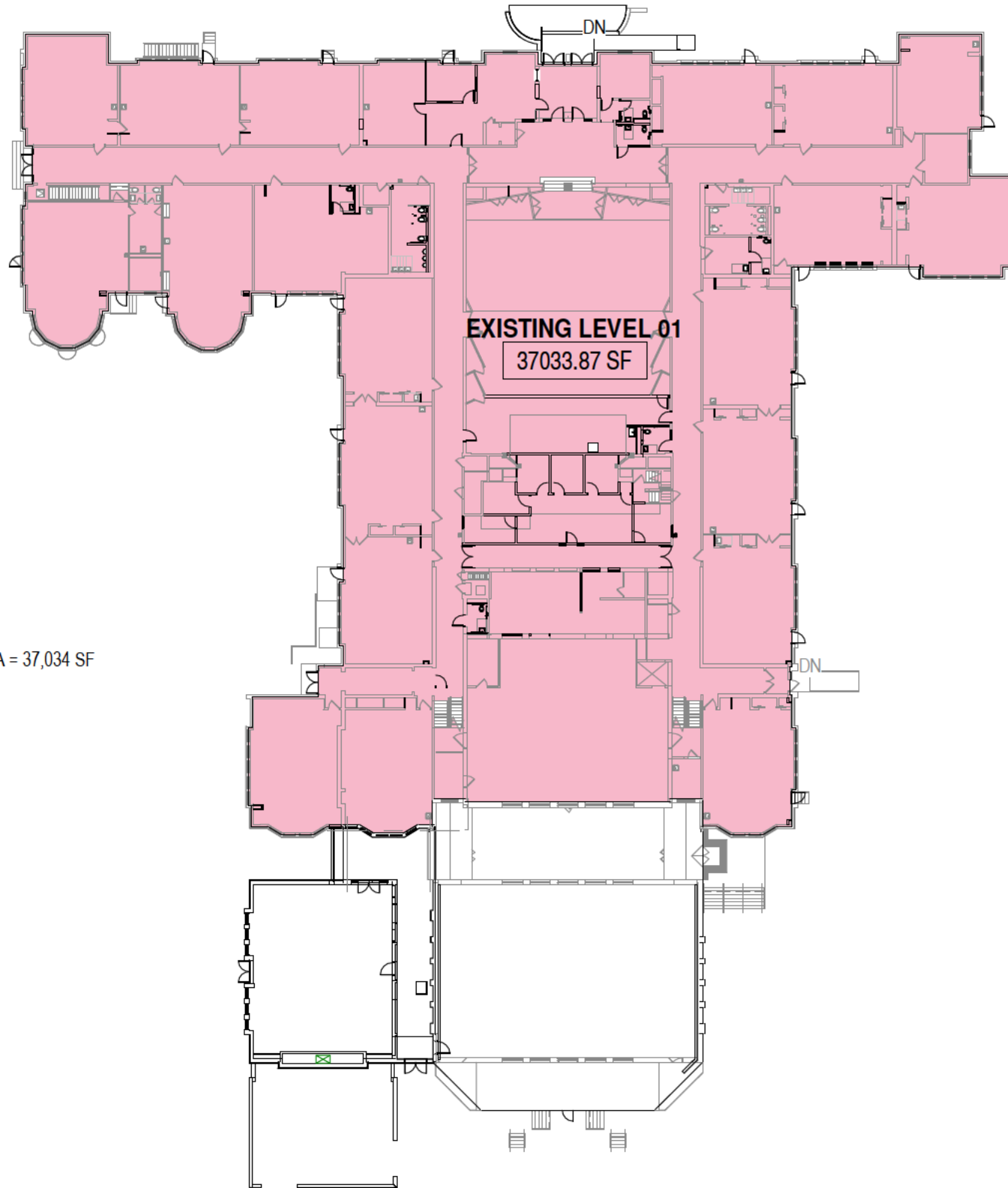
180'-6" LF PERIMETER NOT ABOVE GRADE

511'-6" + 180'-6" = 692'-0" TOTAL BASEMENT
PERIMETER

**EXISTING LEVEL 00
DOUBLE HEIGHT**
4413.37 SF

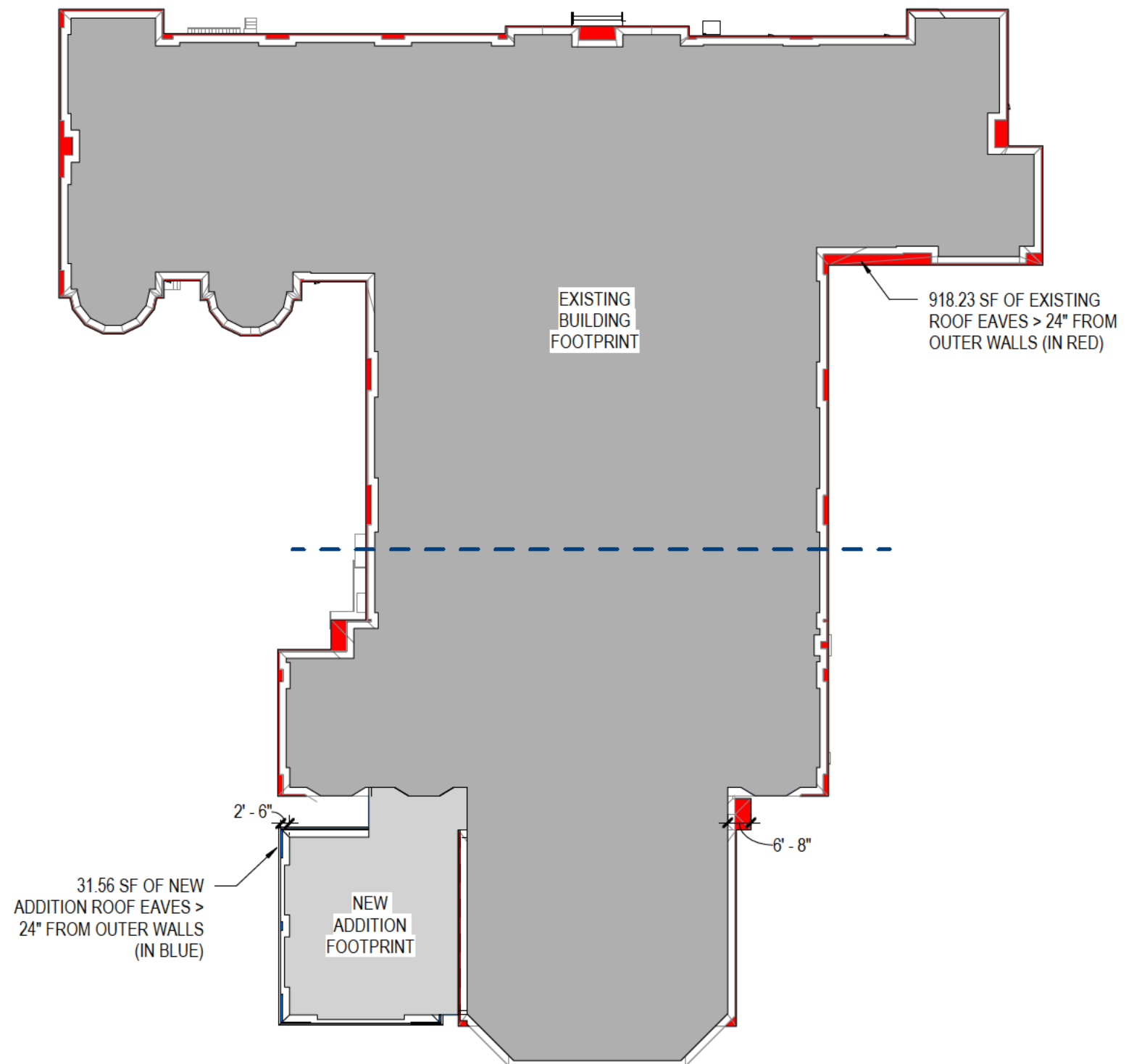


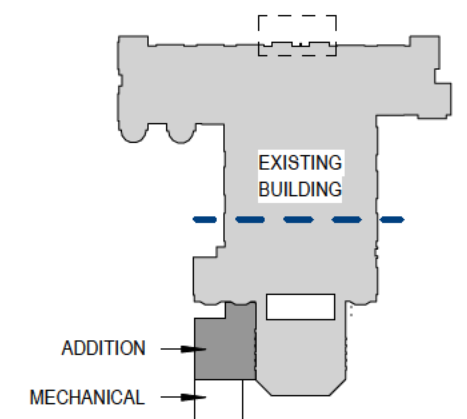
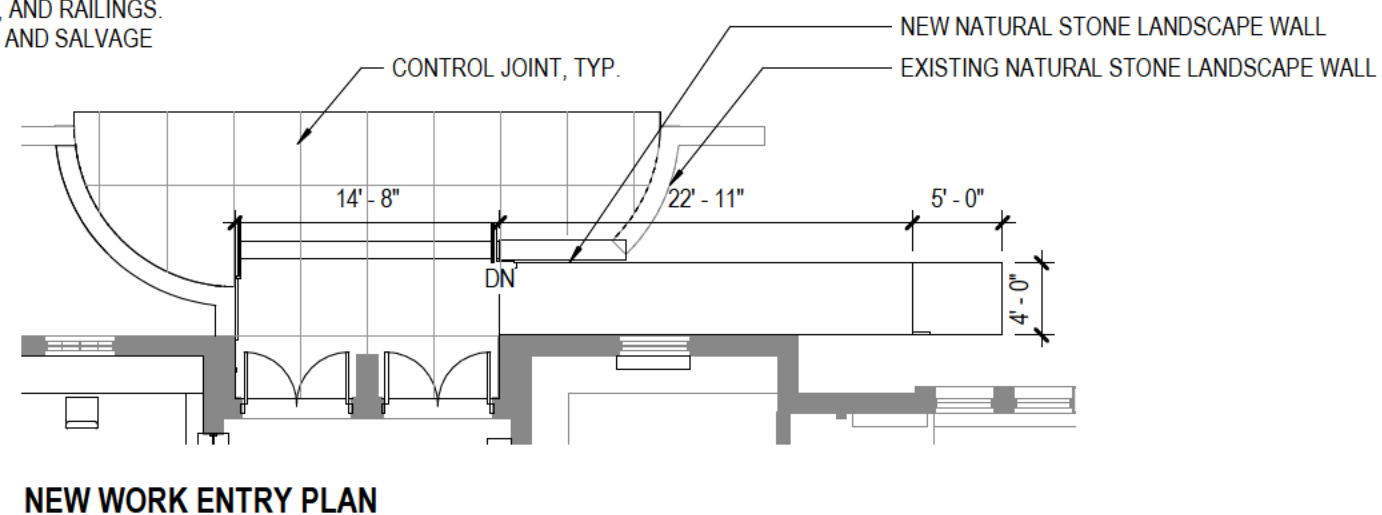
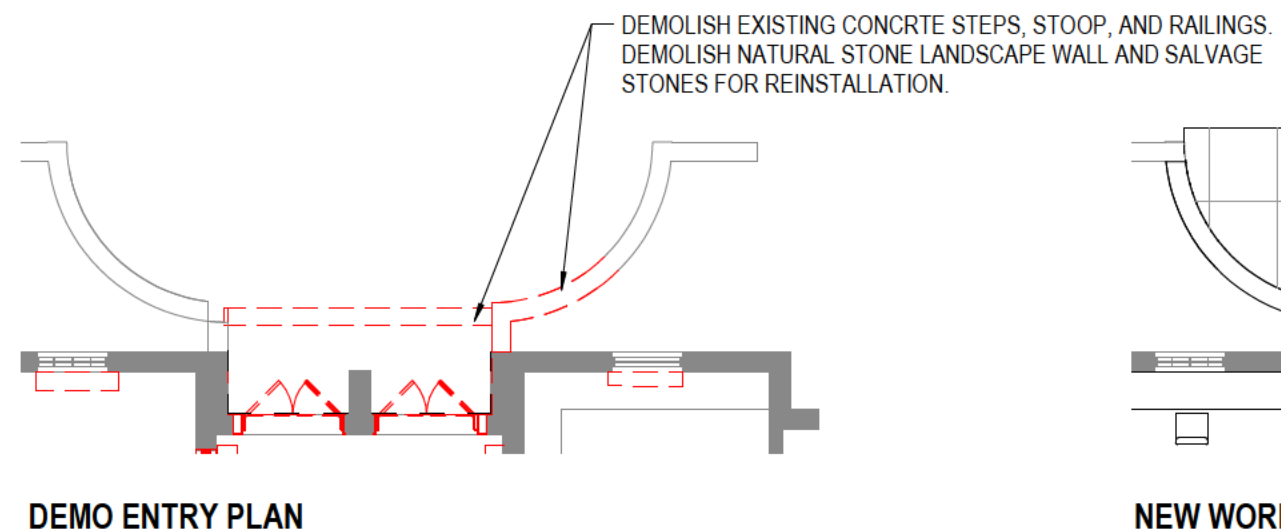
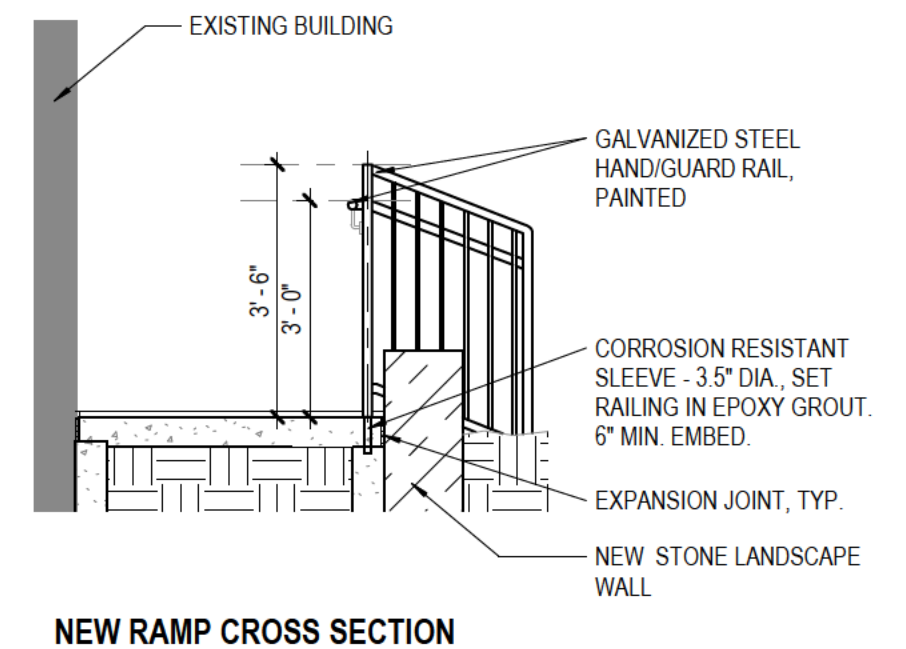
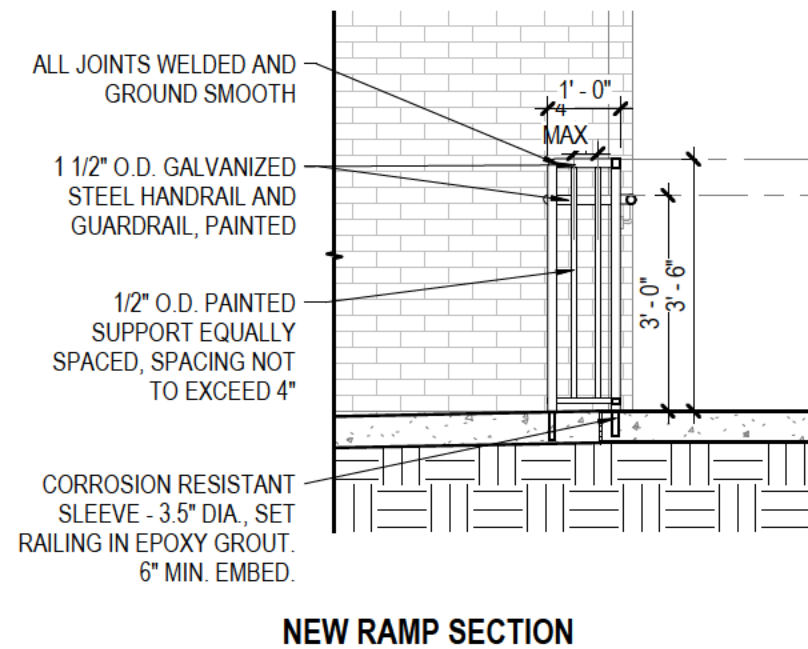
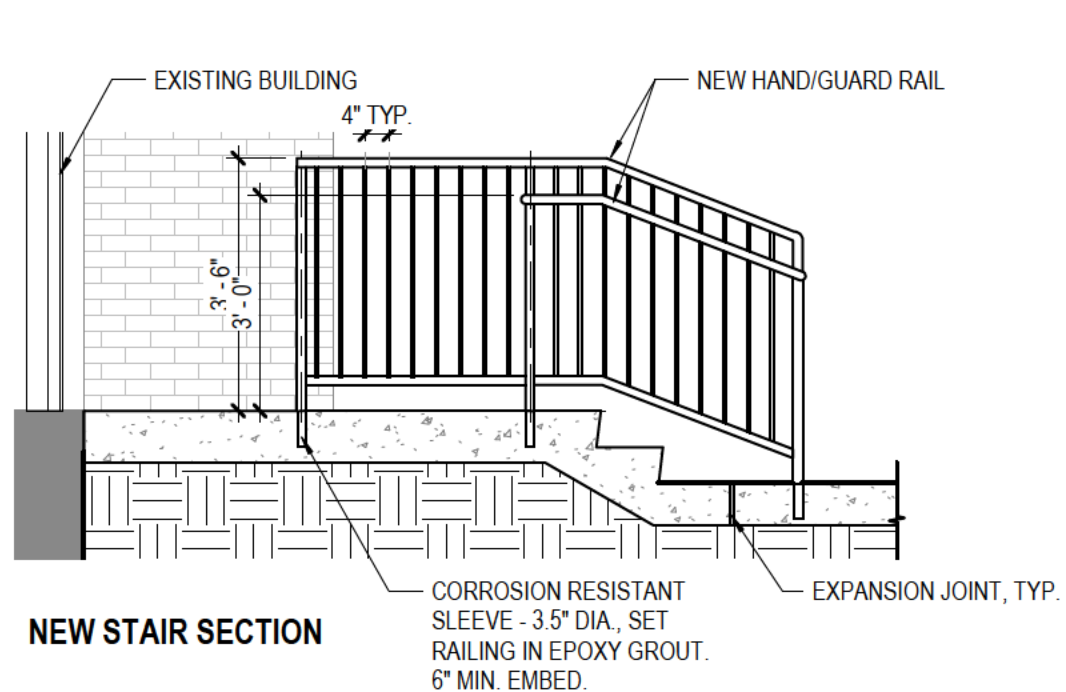
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00
TOTAL
PERIM
ETER =**

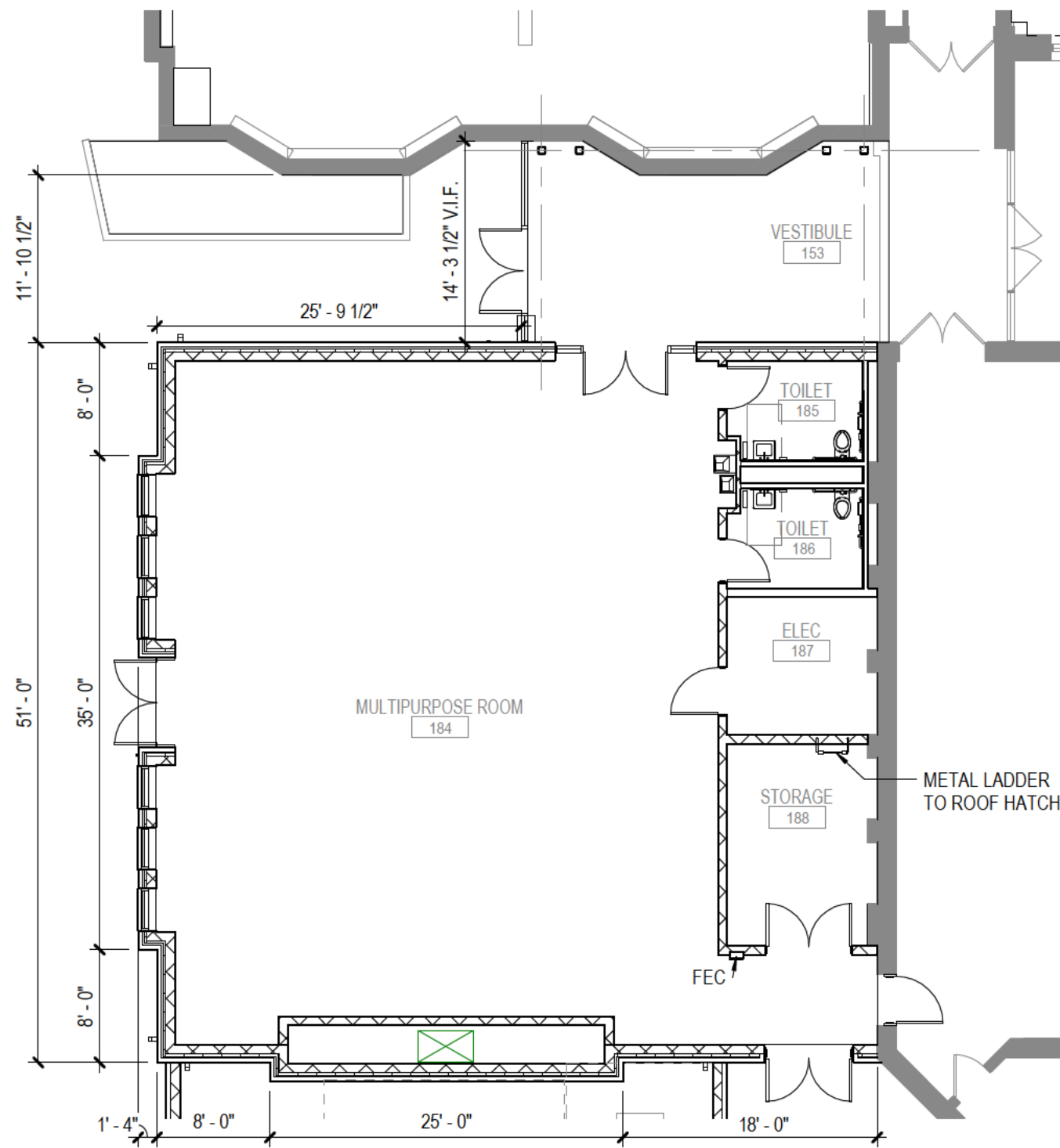


TOTAL FLOOR AREA = 37,034 SF

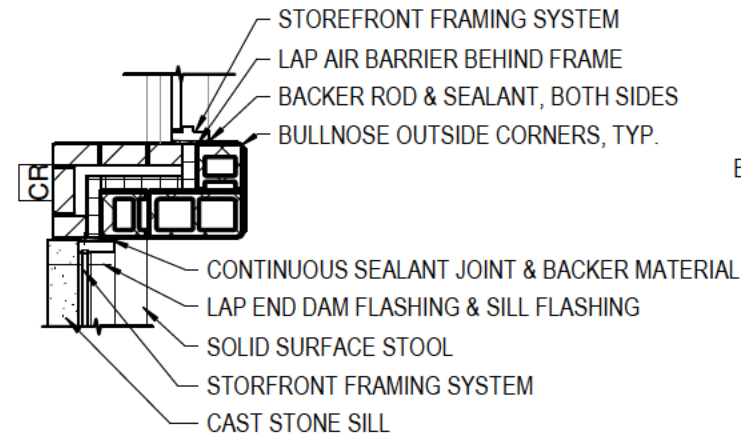




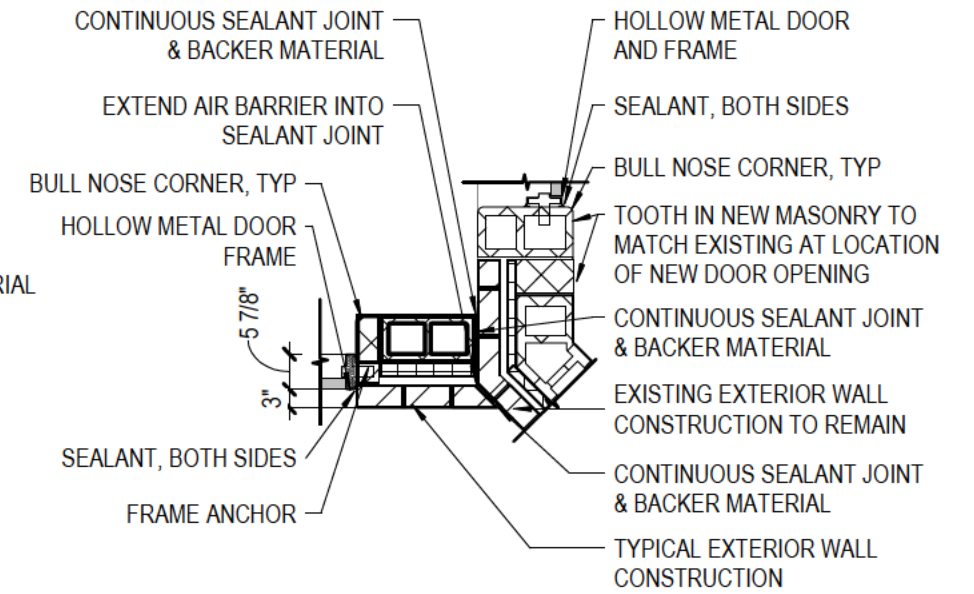




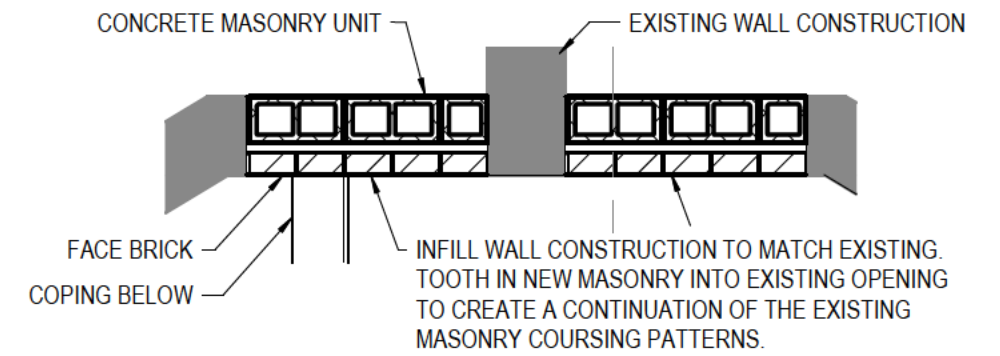
NEW ADDITION PLAN



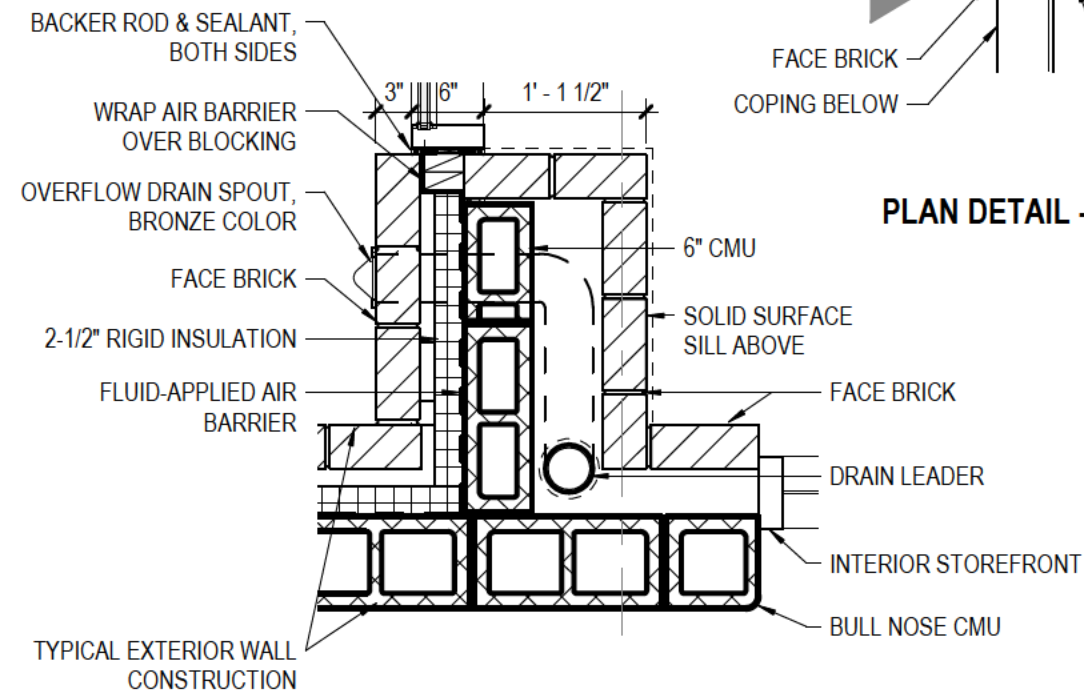
PLAN DETAIL - ADDITION ENTRY



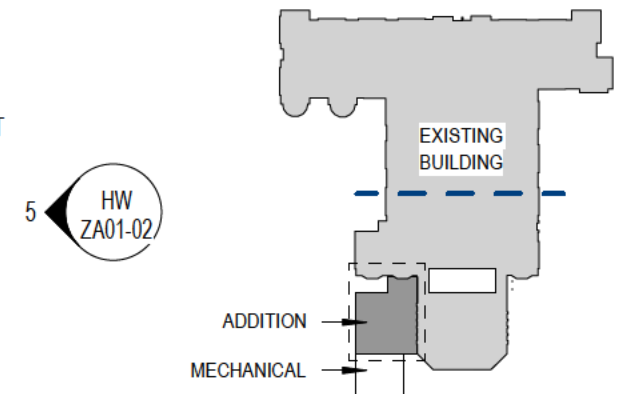
PLAN DETAIL - EXTERIOR JOINT AT NEW / EXISTING

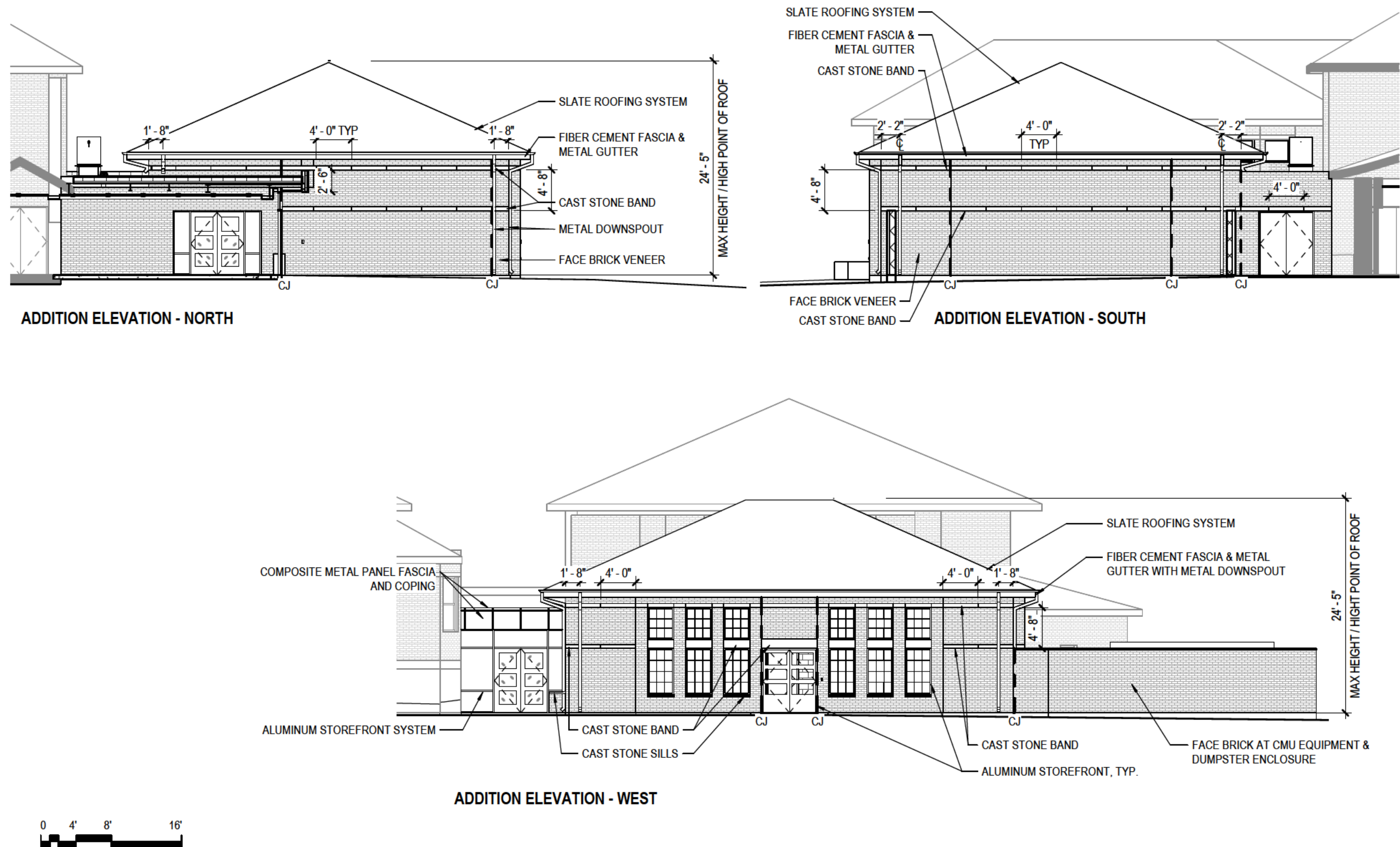


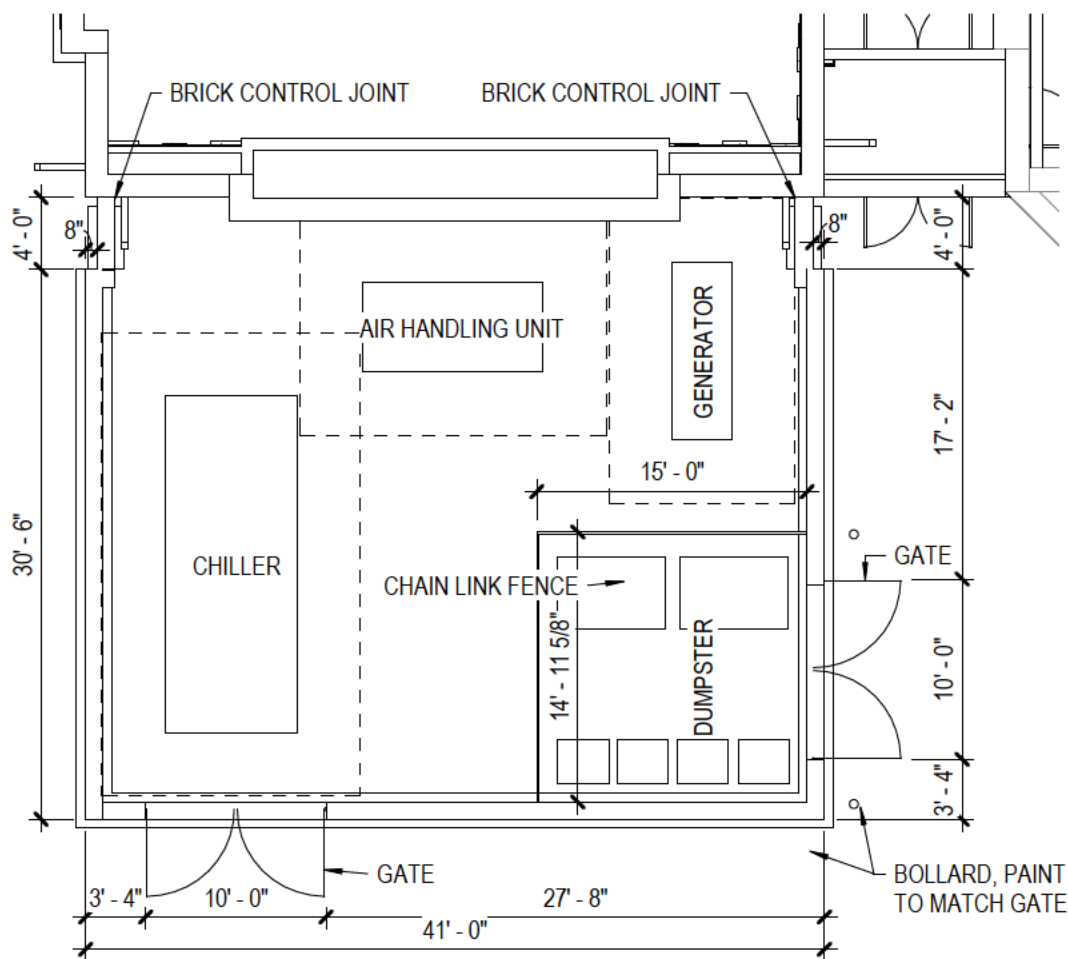
PLAN DETAIL - WINDOW INFILL



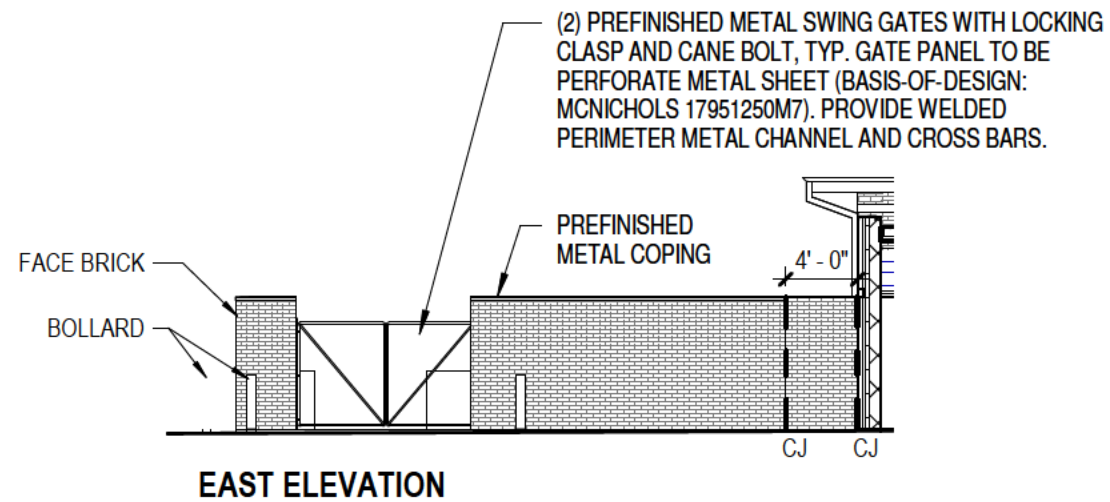
PLAN DETAIL - DRAIN LEADER AT ENTRY



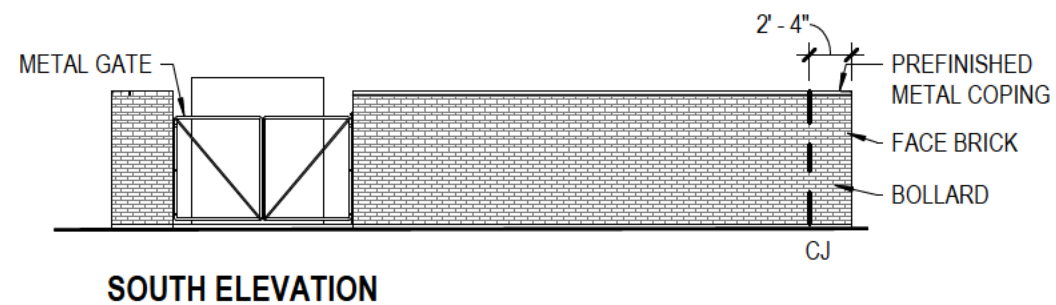




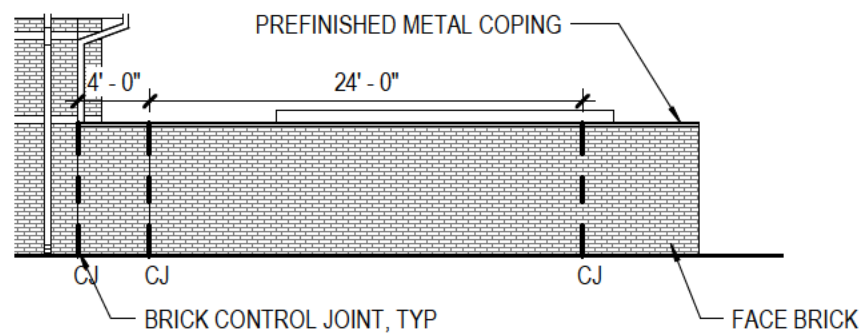
NEW EQUIPMENT ENCLOSURE PLAN



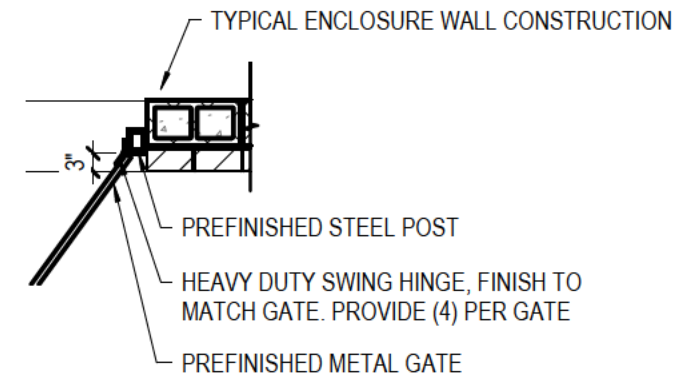
EAST ELEVATION



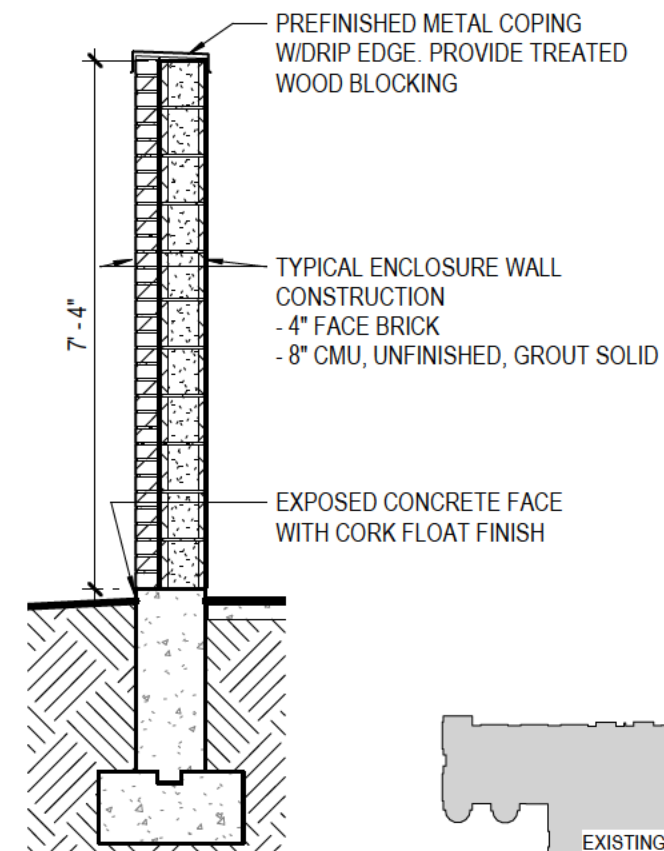
SOUTH ELEVATION



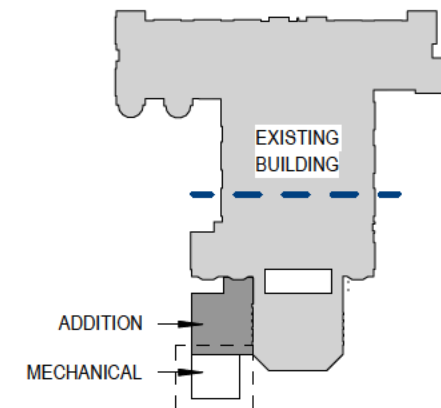
WEST ELEVATION



DOOR CONNECTION DETAIL



WALL SECTION



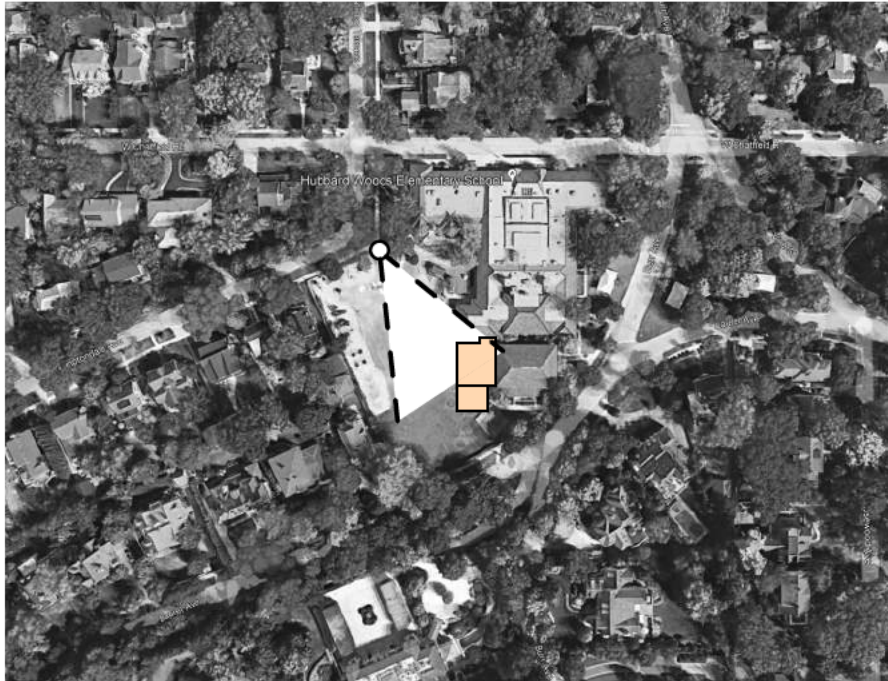
ADDITION
MECHANICAL



EXISTING VIEW LOOKING SOUTHEAST



EXISTING VIEW LOOKING NORTHEAST





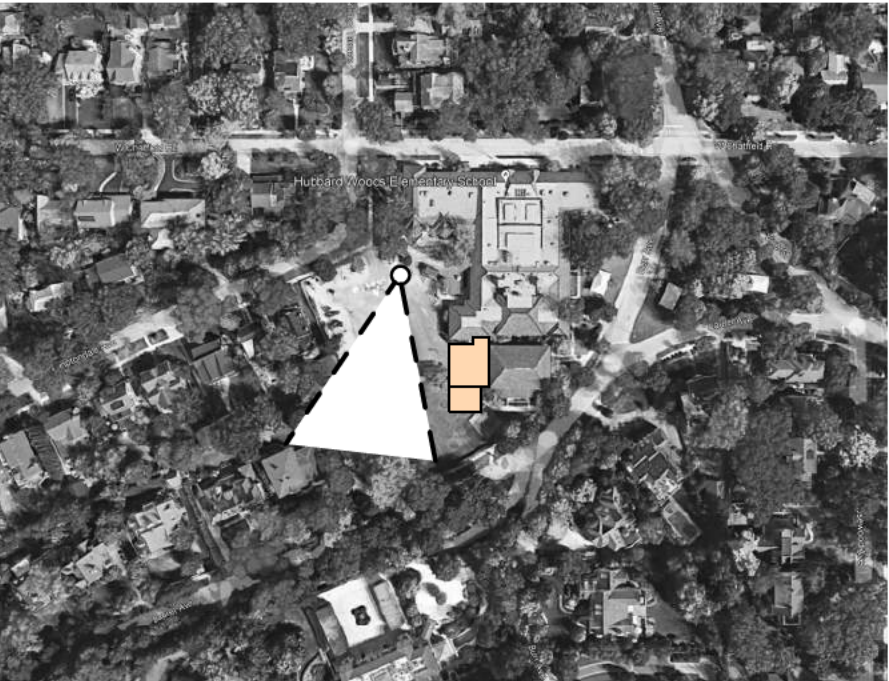
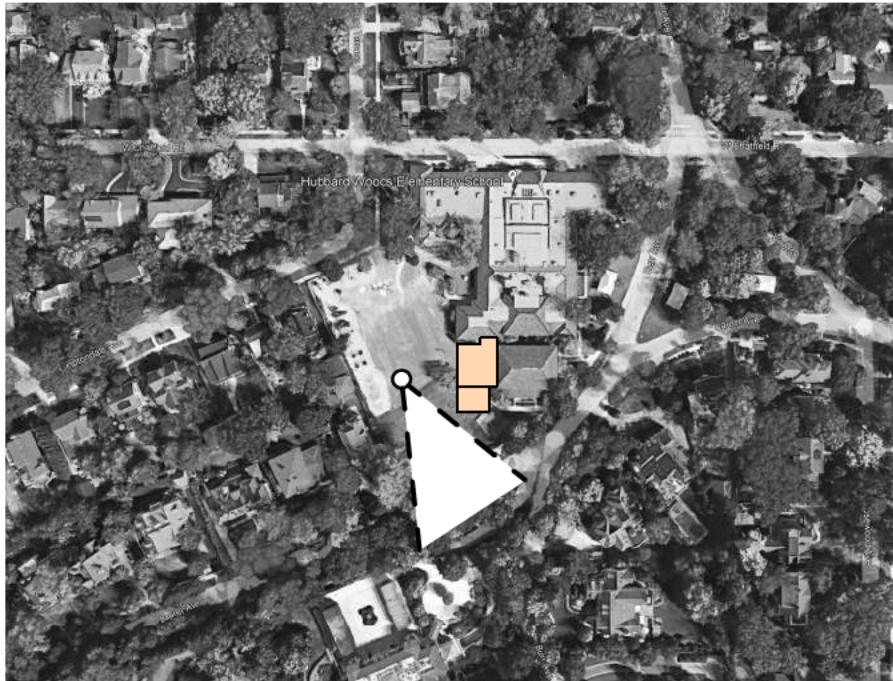
SITE VIEW LOOKING SOUTH

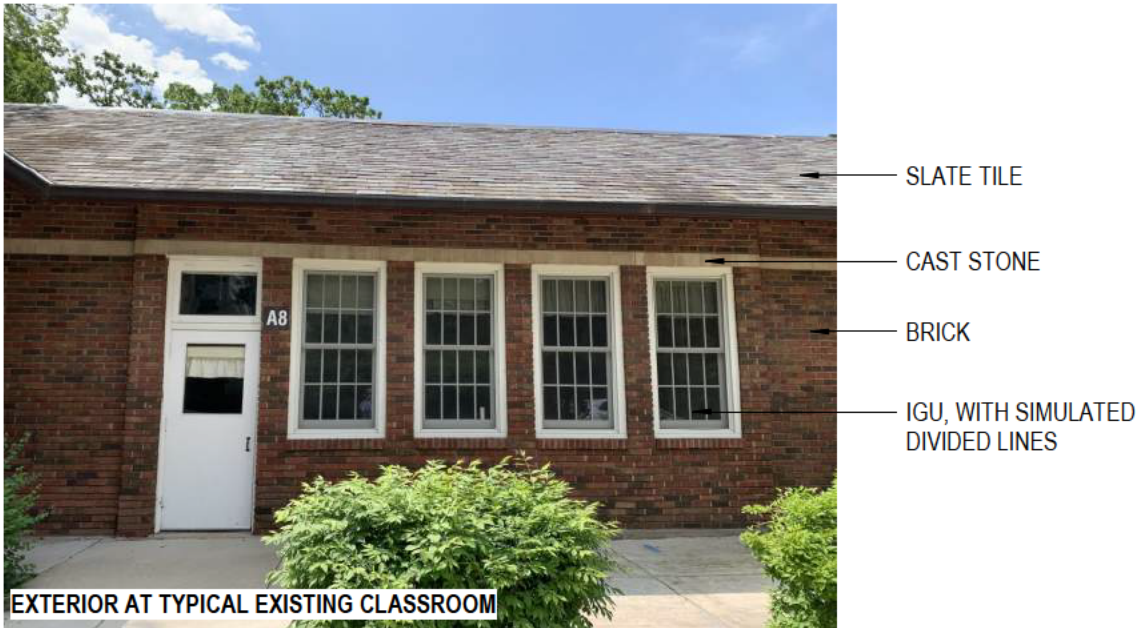
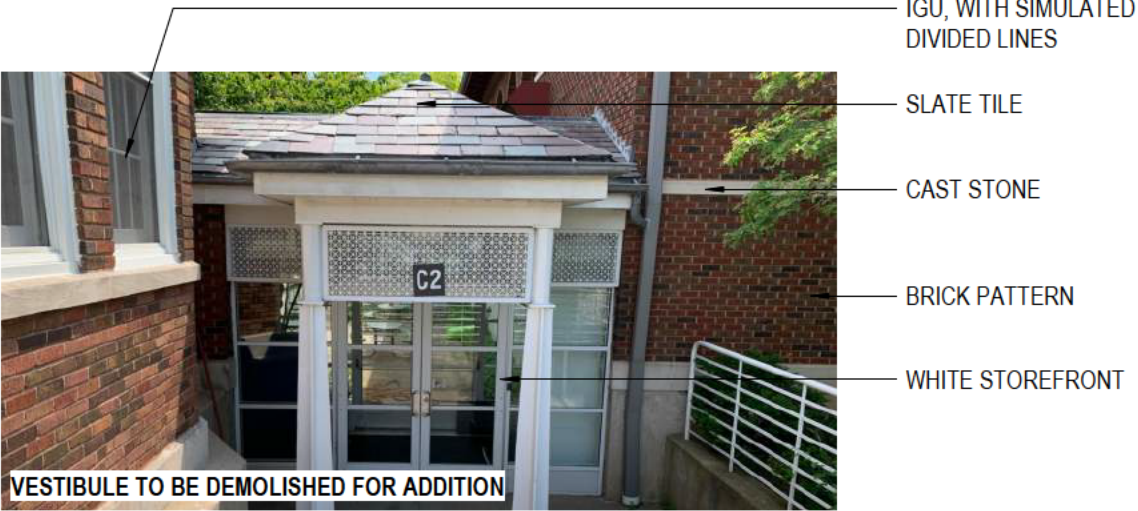


SITE VIEW LOOKING WEST



SITE VIEW LOOKING SOUTHWEST





NEW BRICK, TO MATCH EXISTING
BASIS OF DESIGN: GLEN-GERY 162-M (SHOWN ABOVE)



NEW SLATE ROOF TILE, TO MATCH EXISTING



NEW WHITE ALUMINUM STOREFRONT, TO MATCH EXISTING
BASIS OF DESIGN: KAWNEER



NEW IGU WITH SIMULATED DIVIDED LINES, TO MATCH EXISTING





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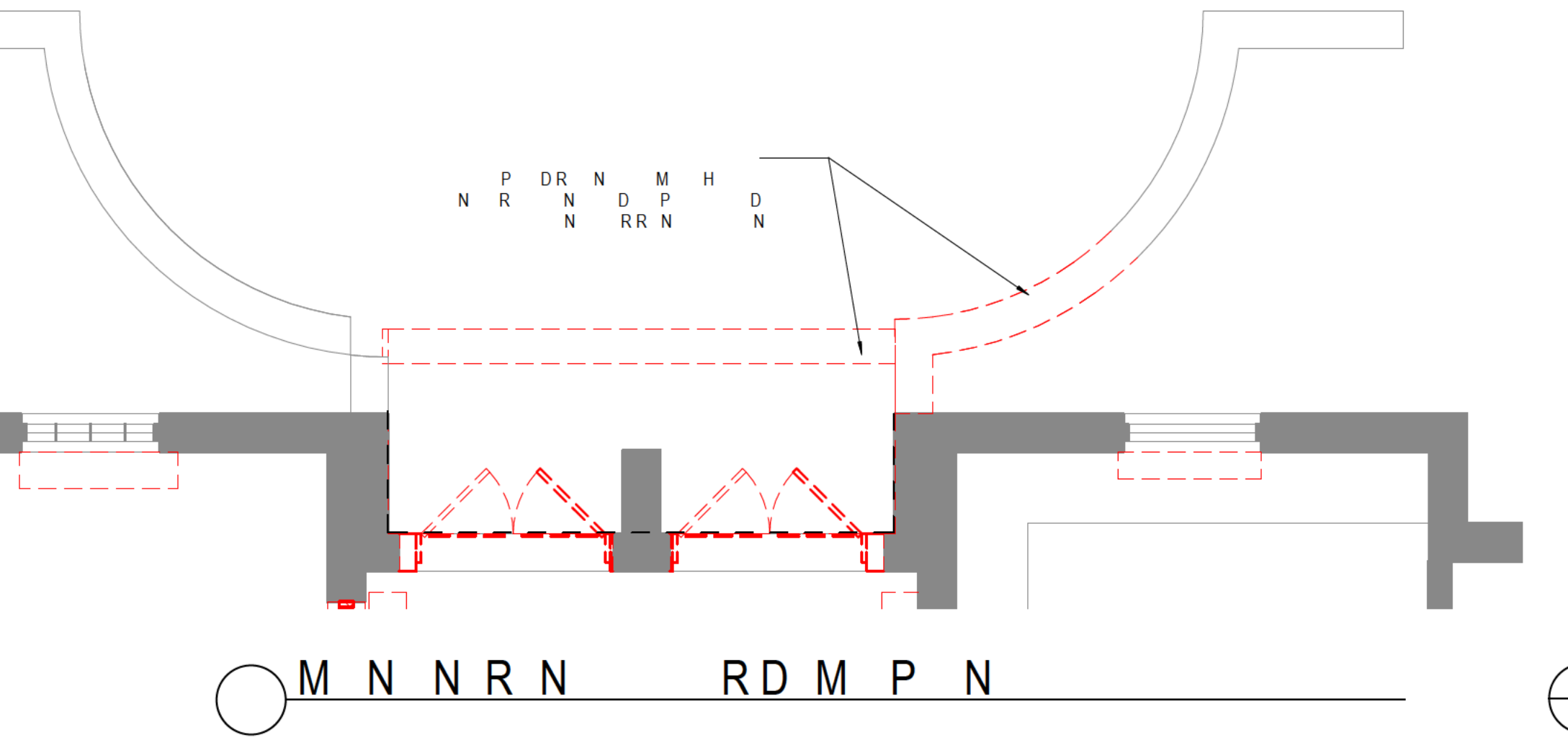
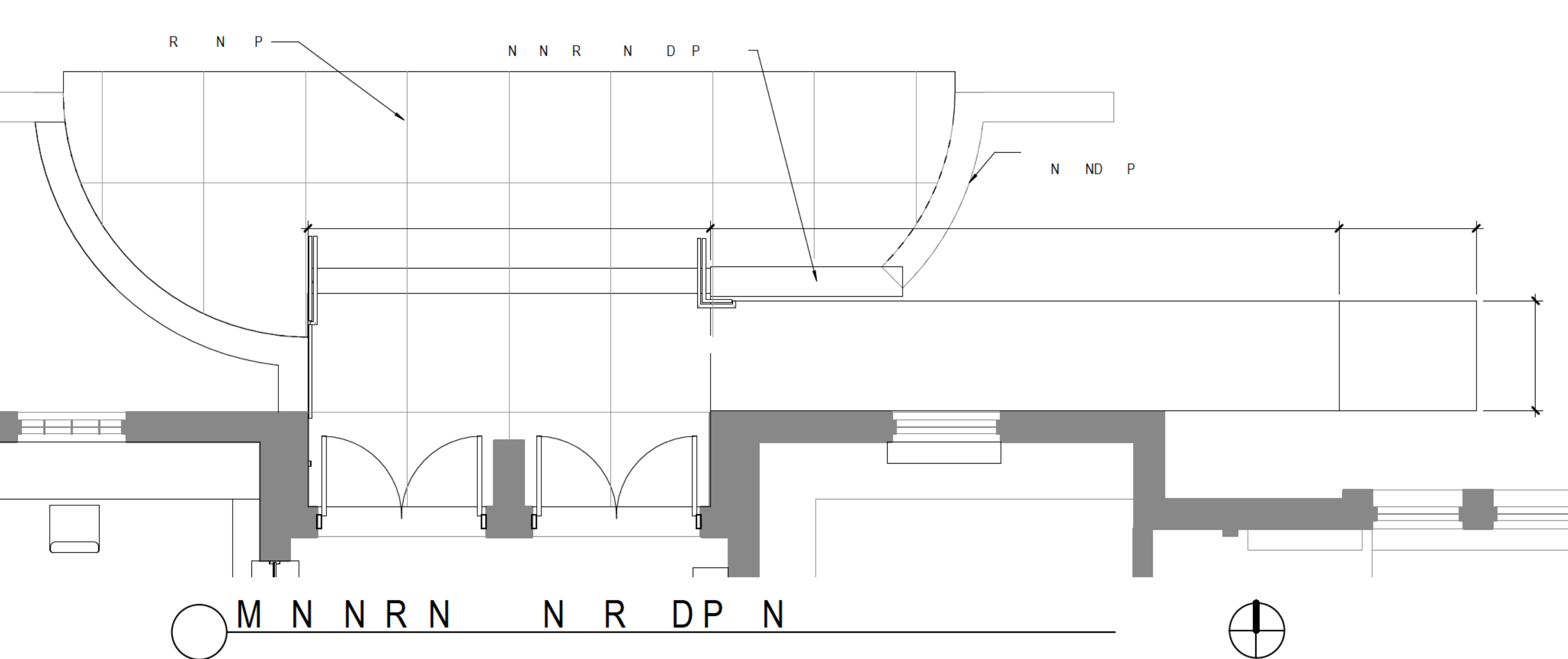
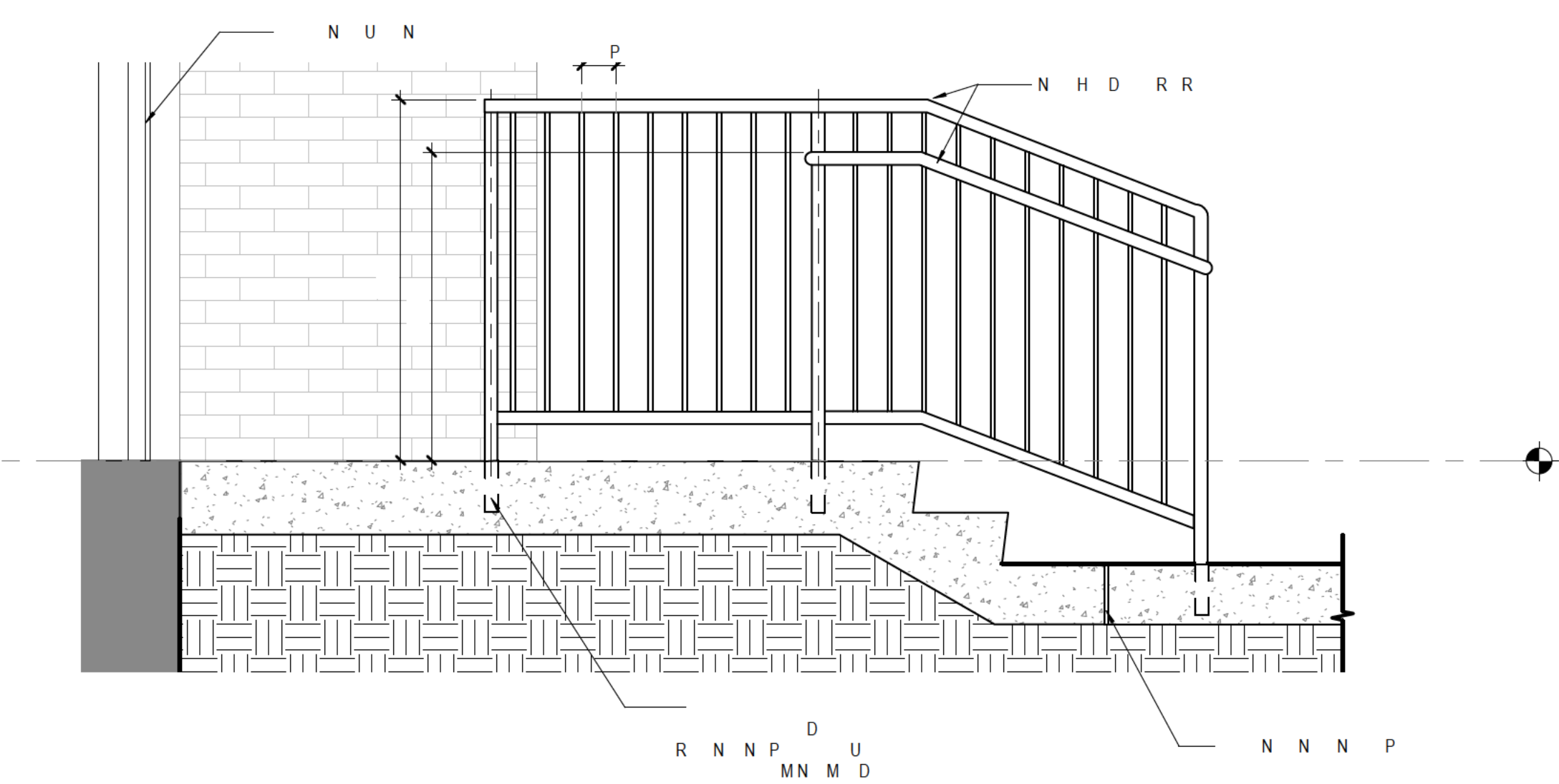
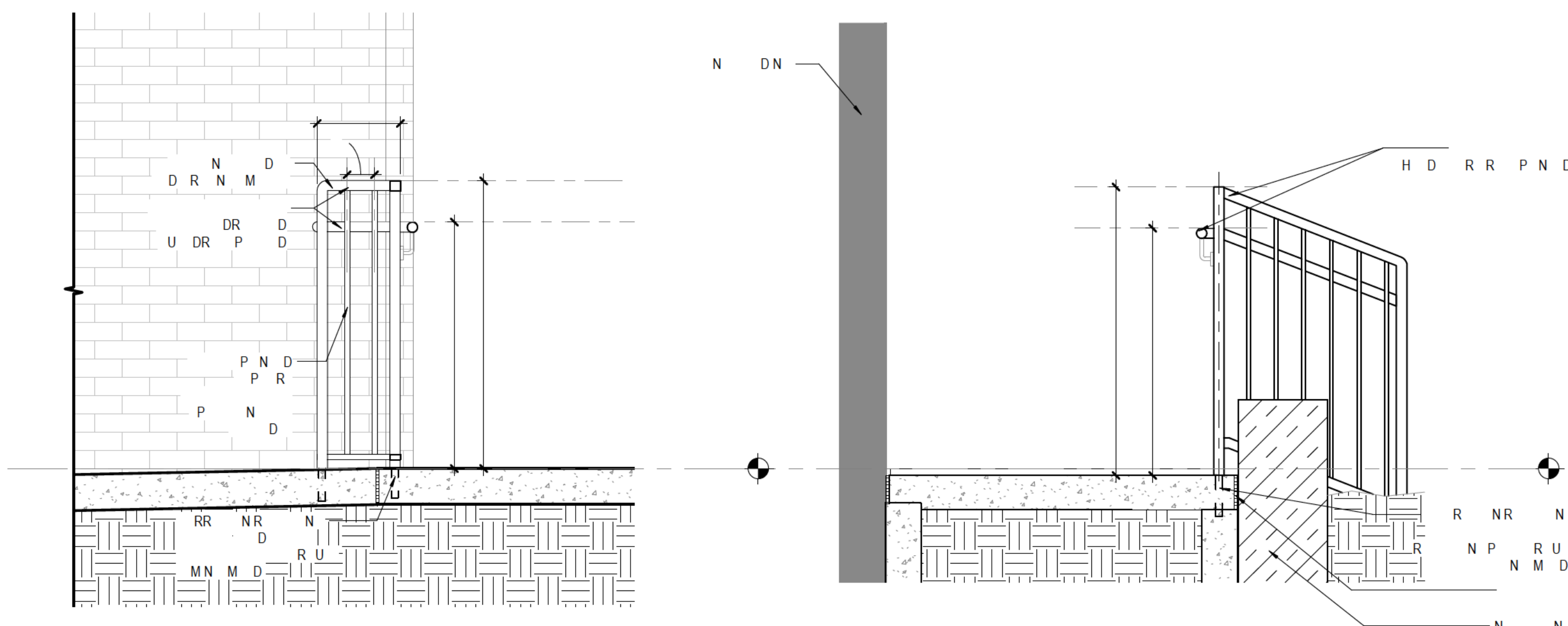
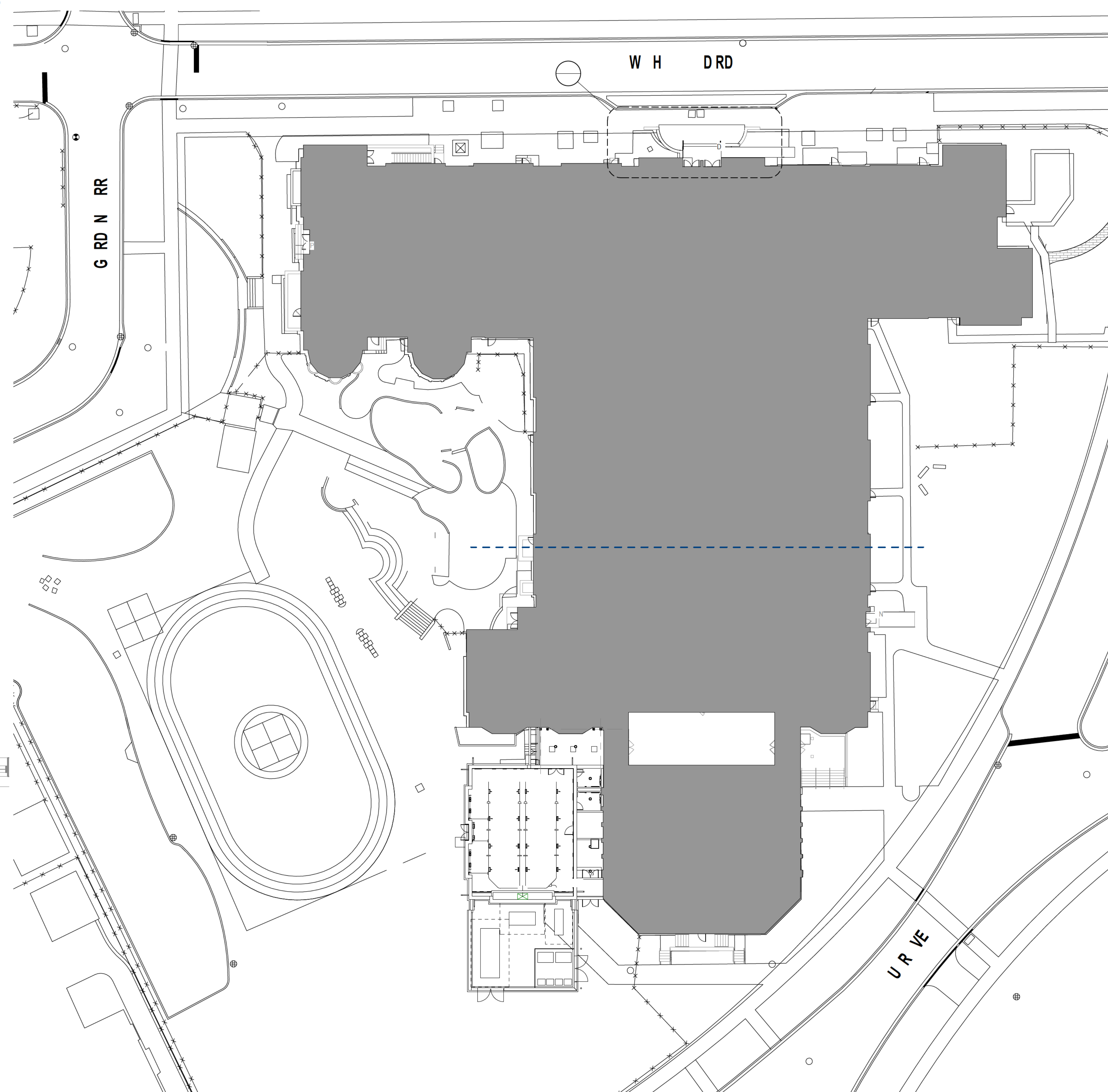
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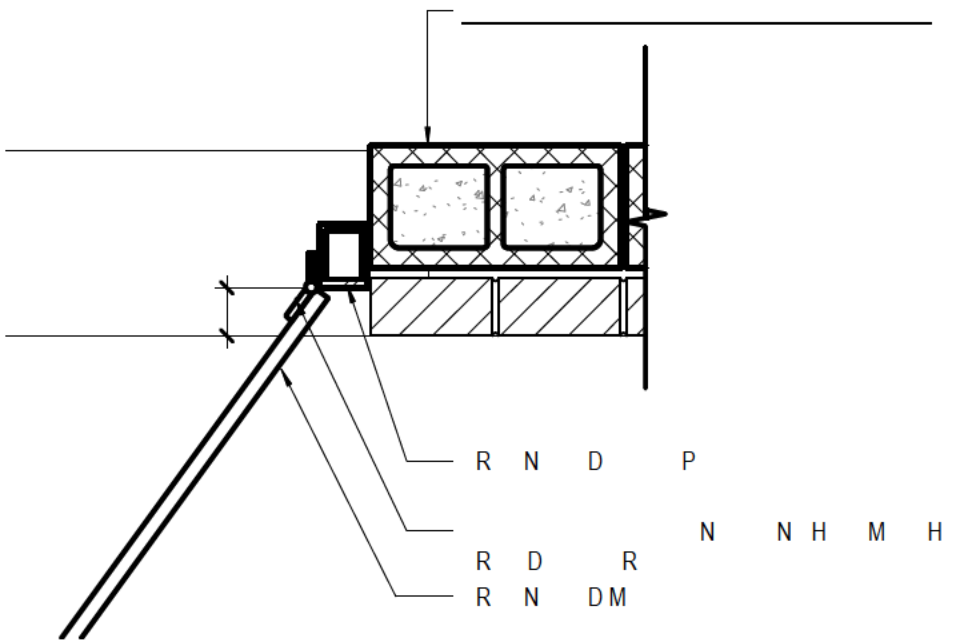
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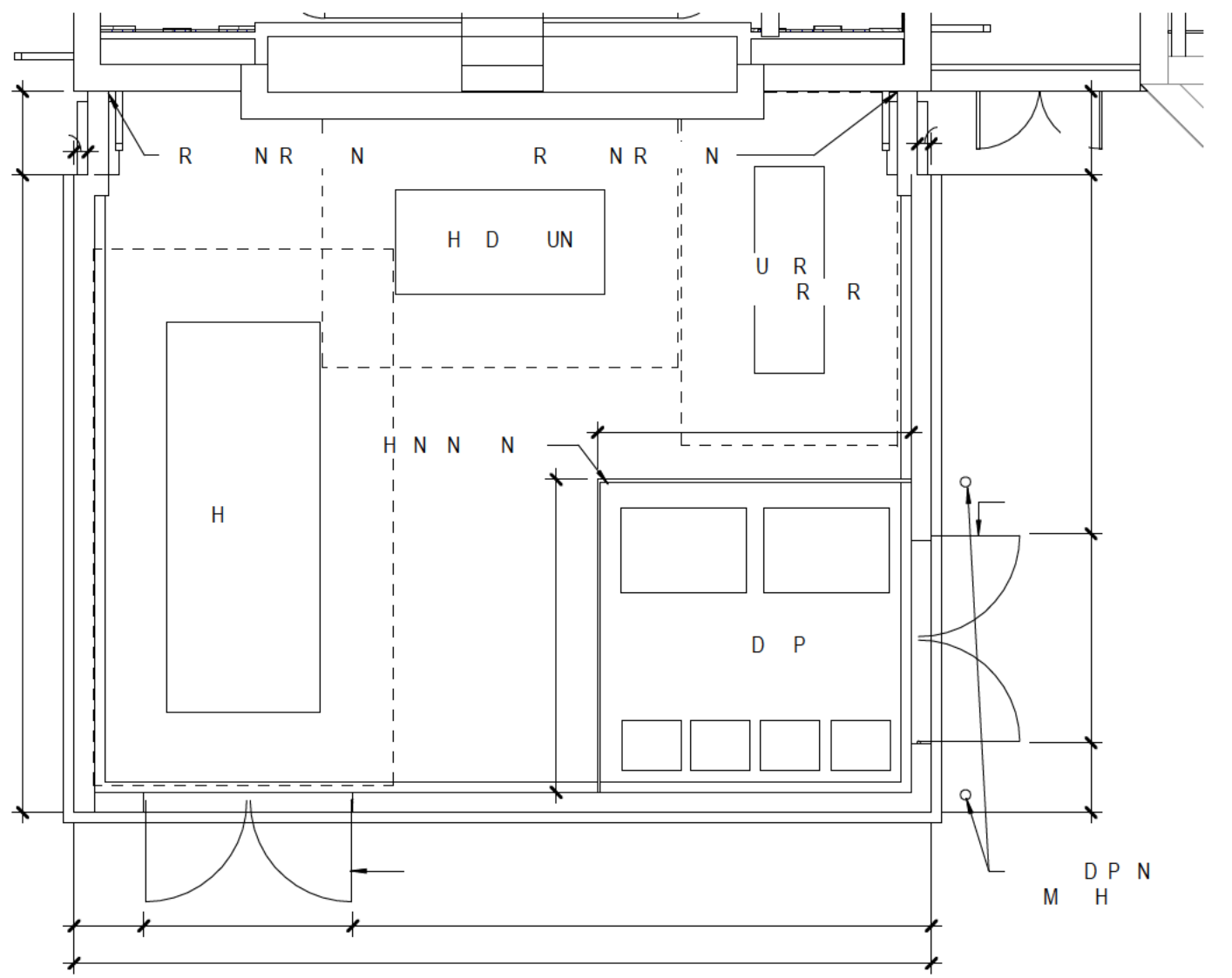
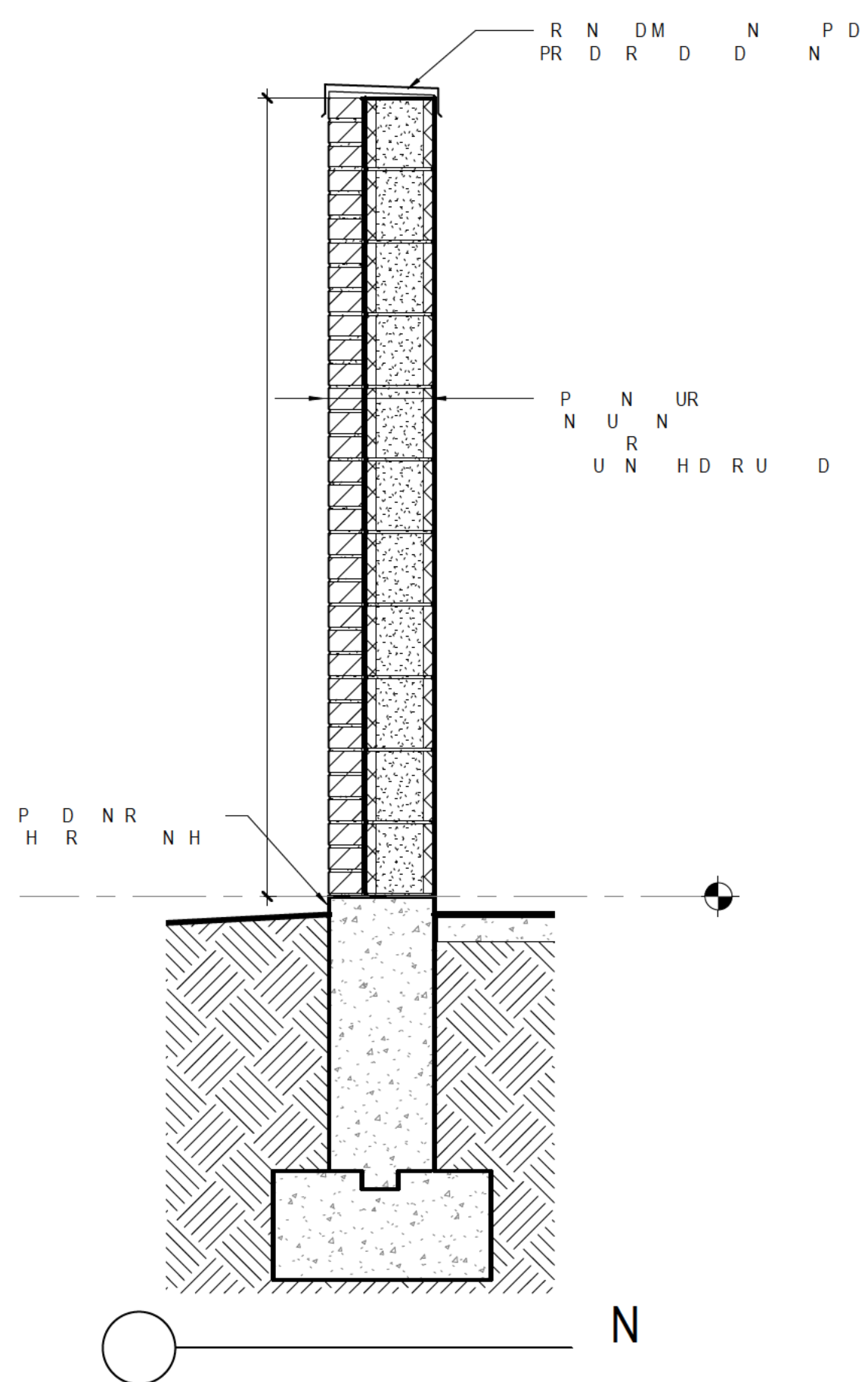
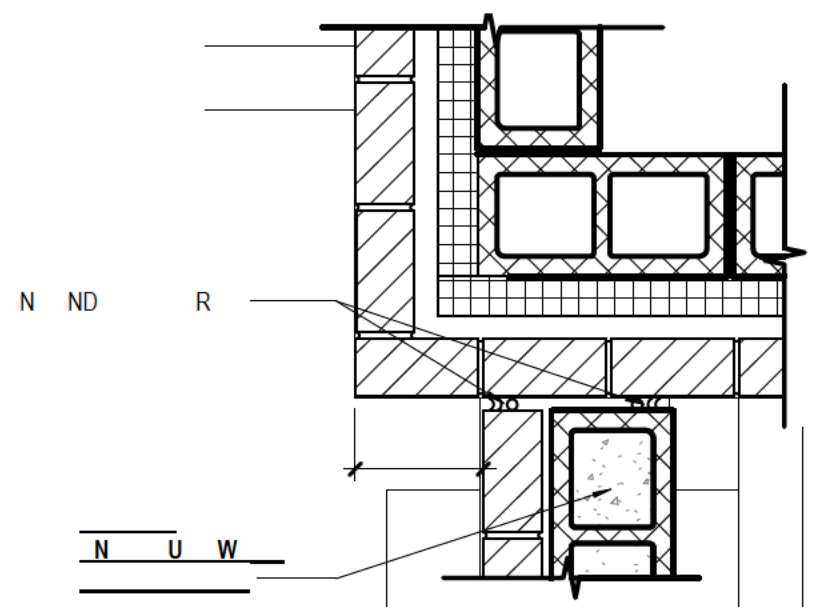
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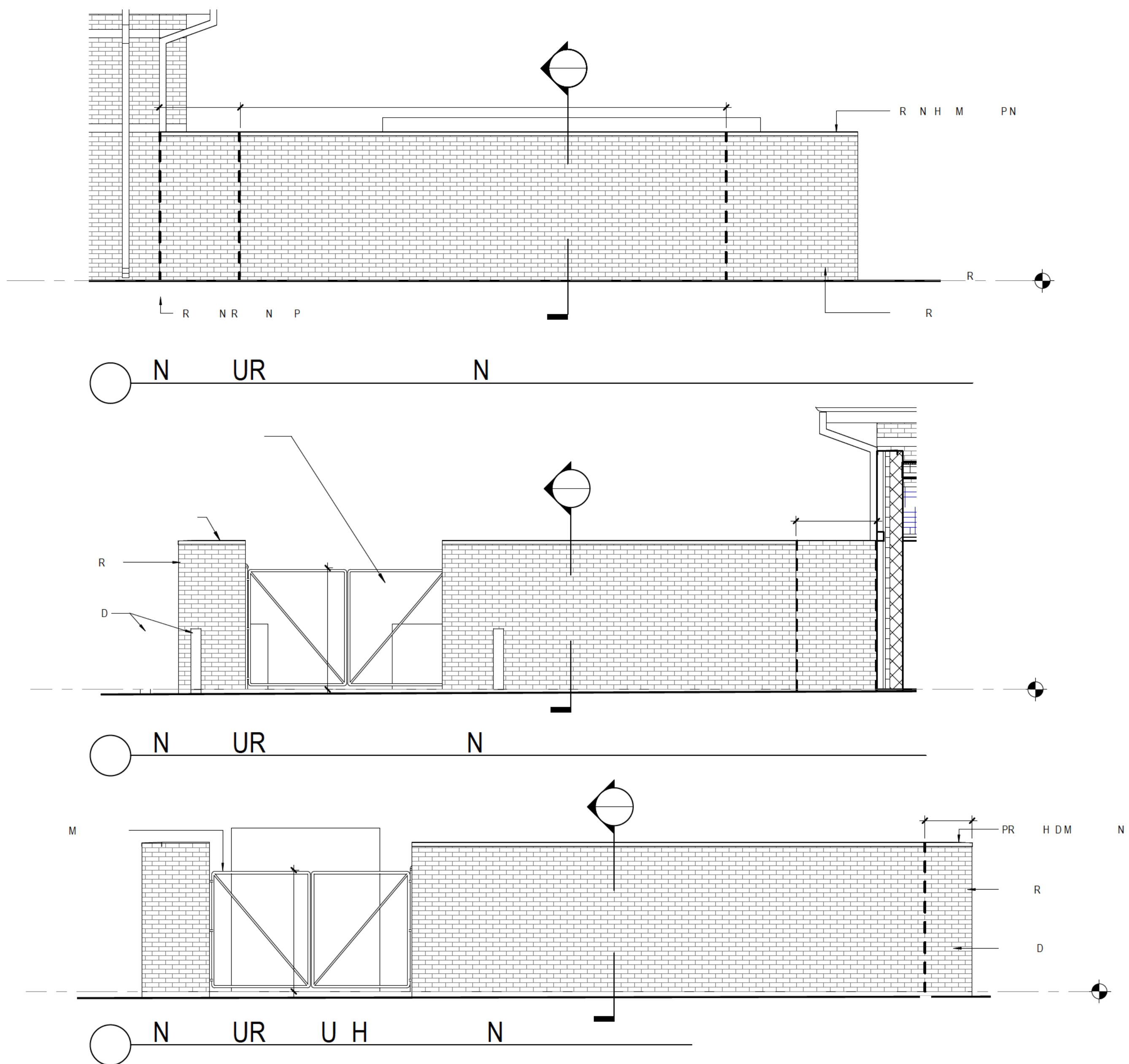
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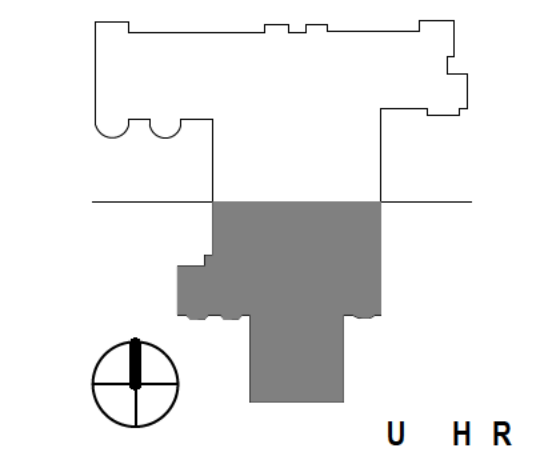
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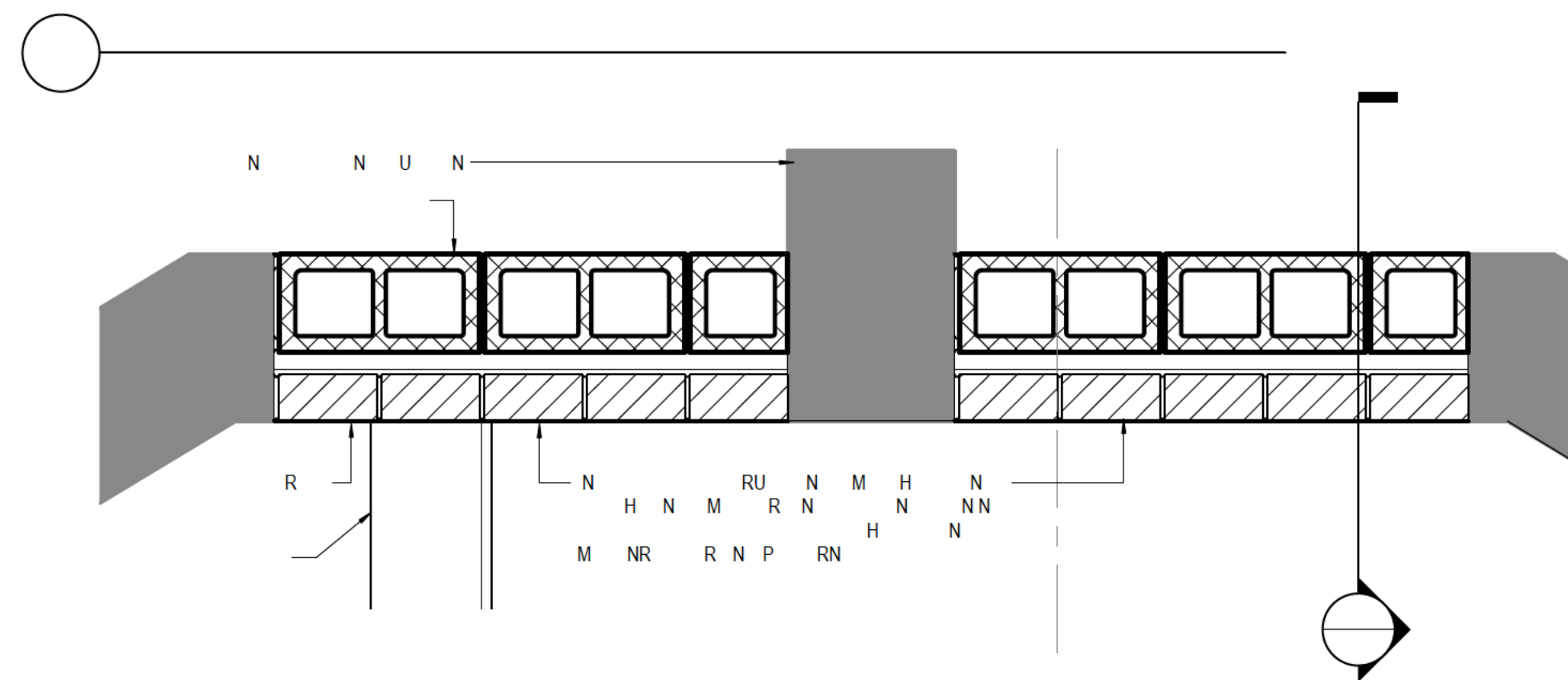
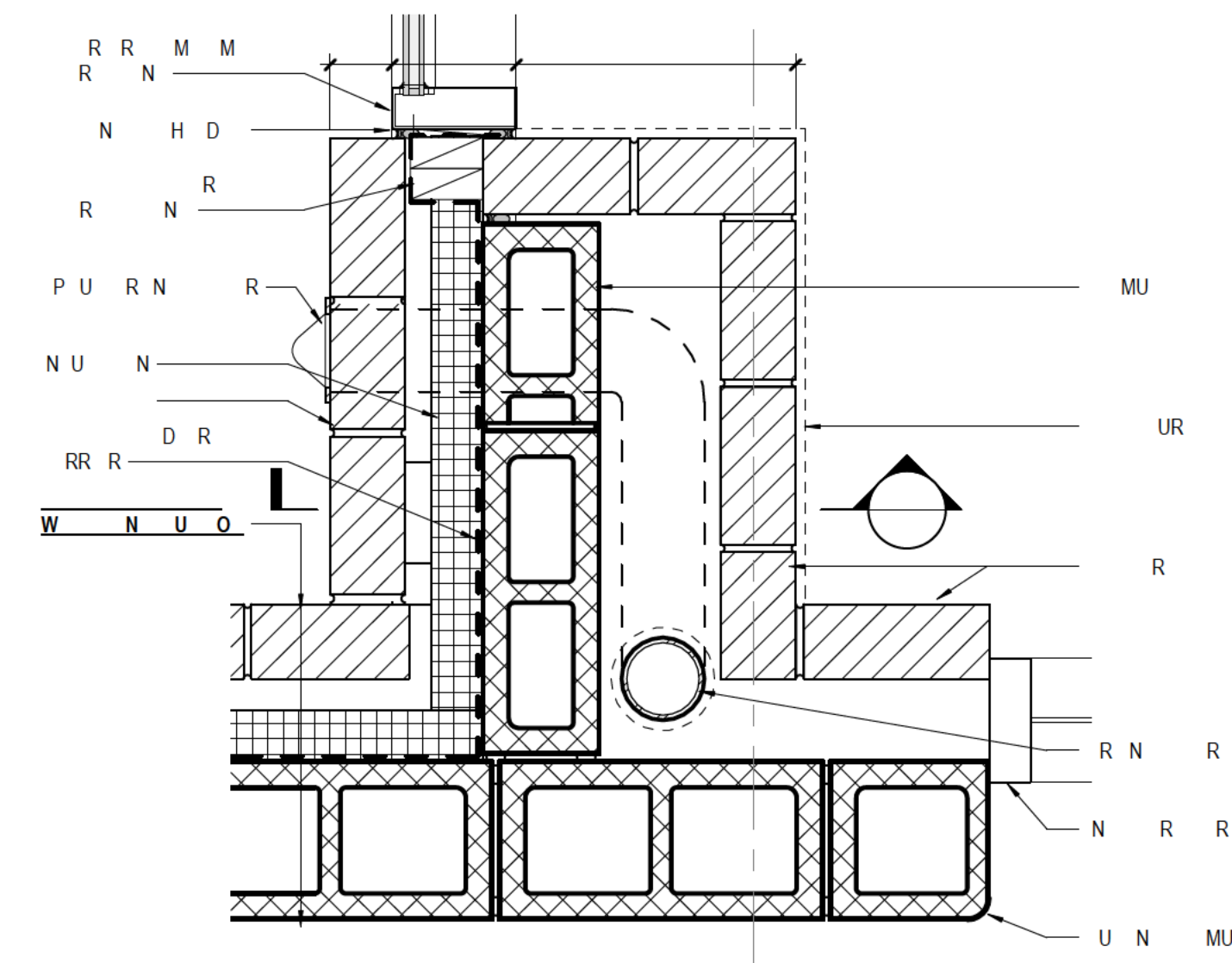
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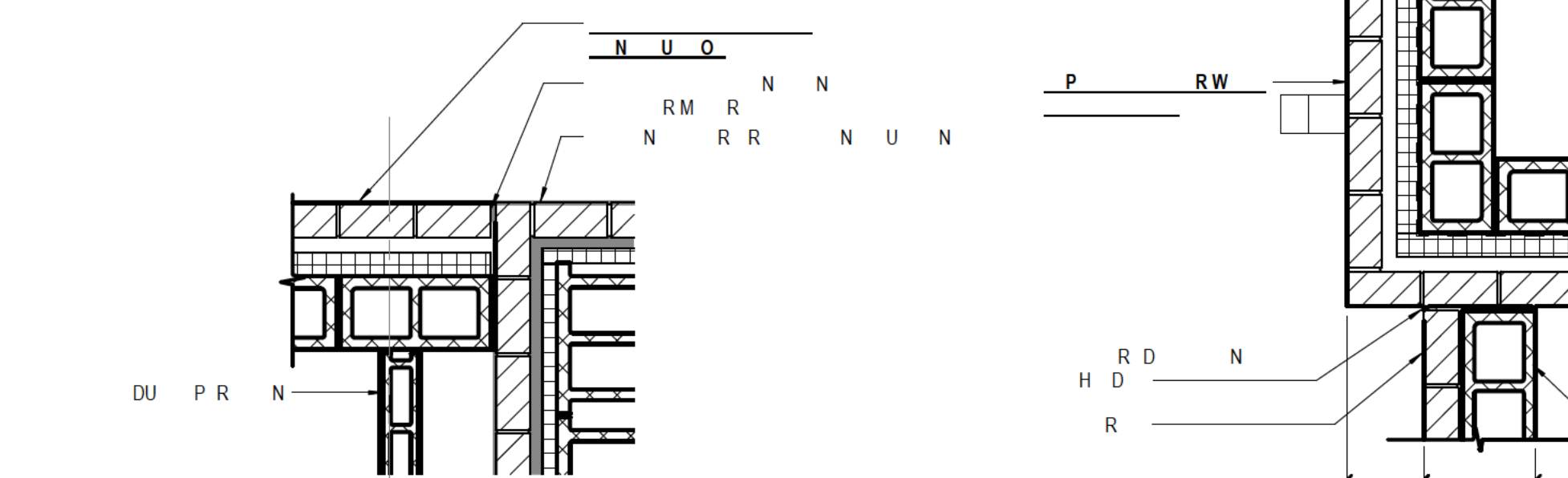
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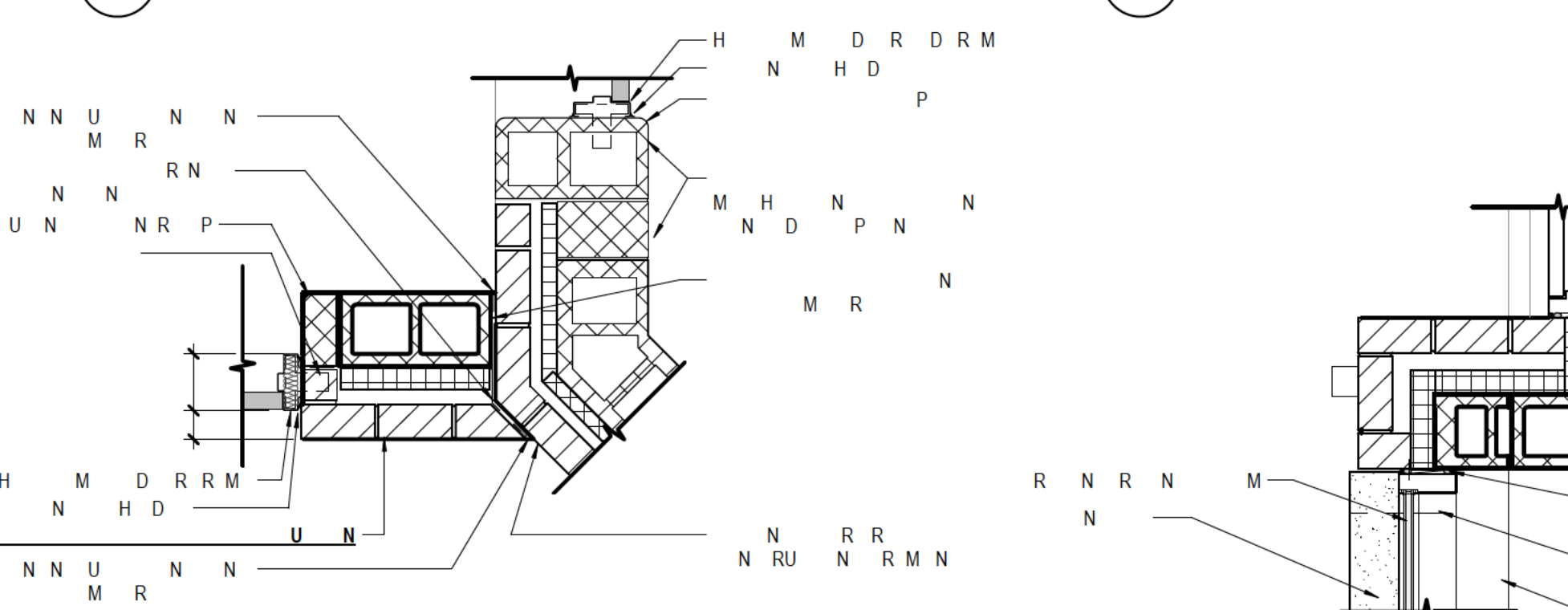
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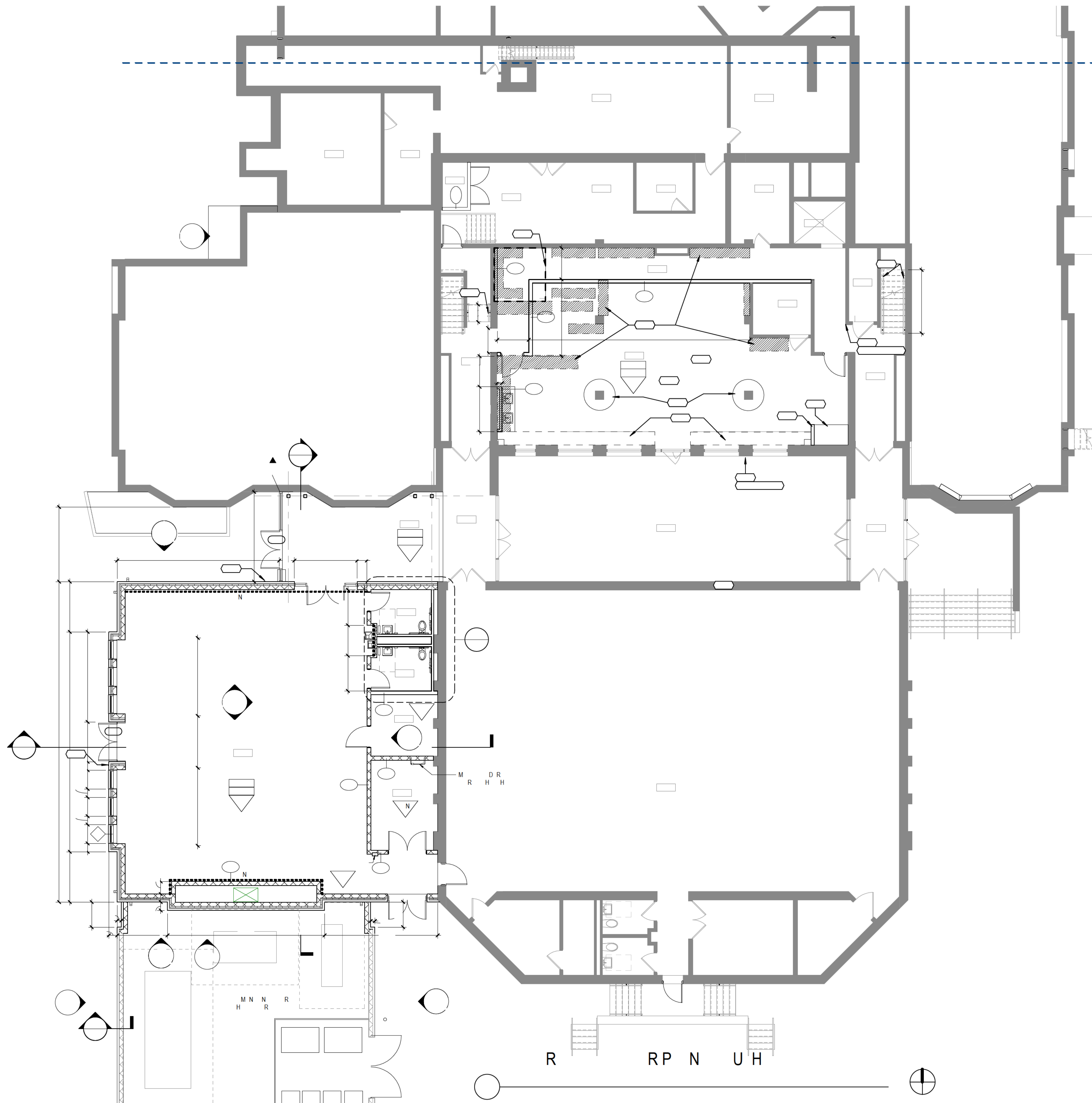


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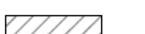
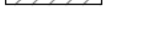
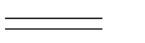


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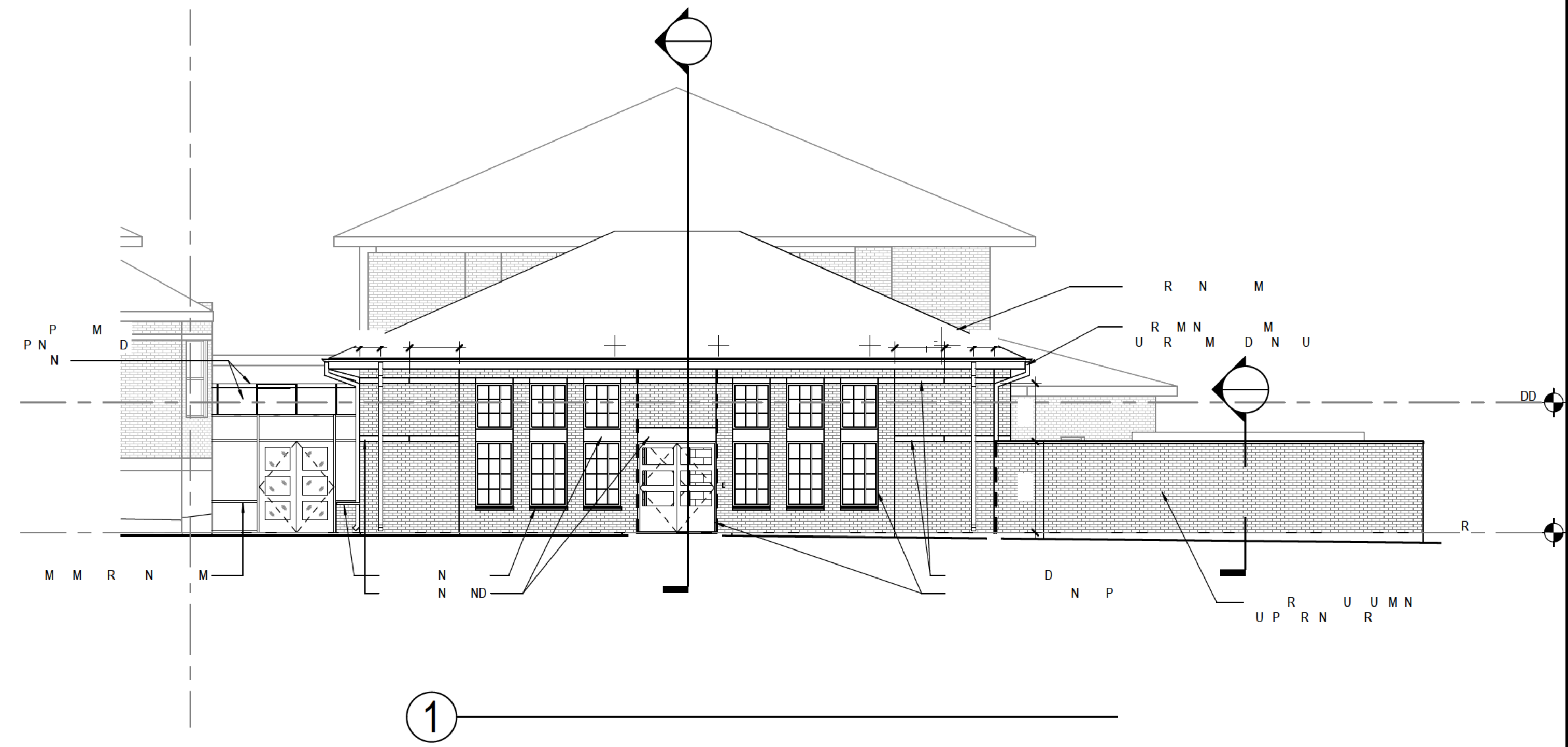
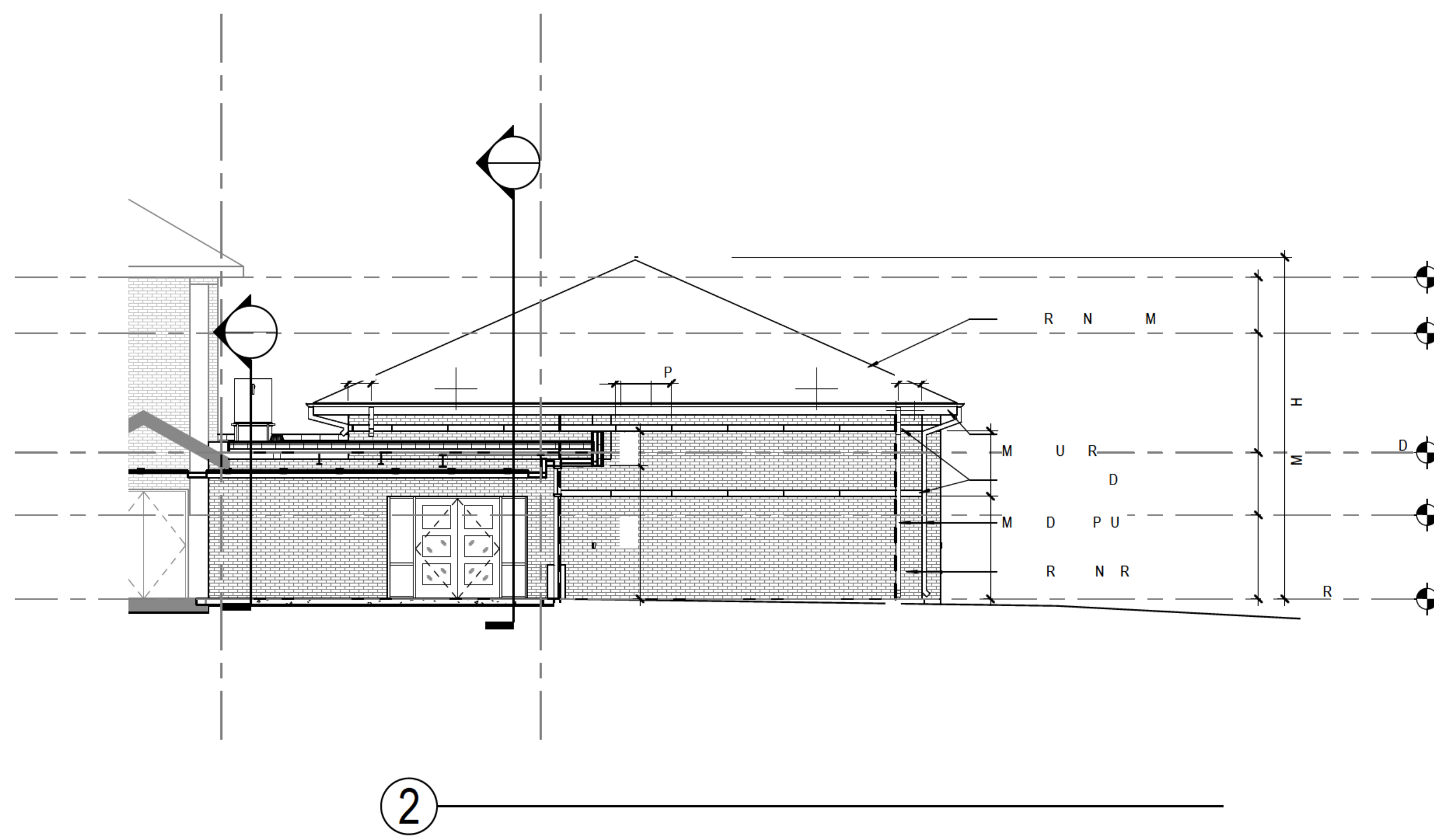
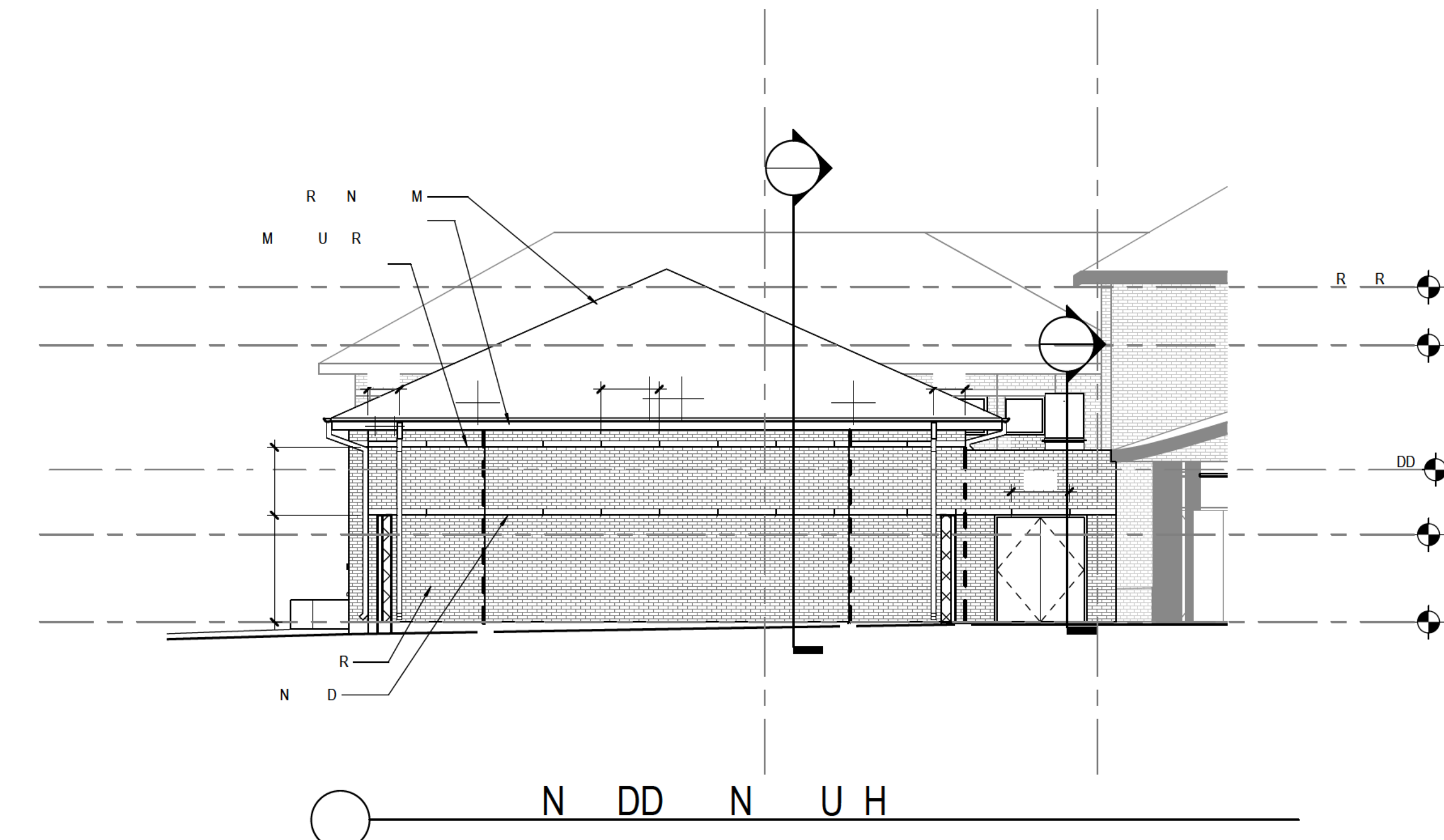
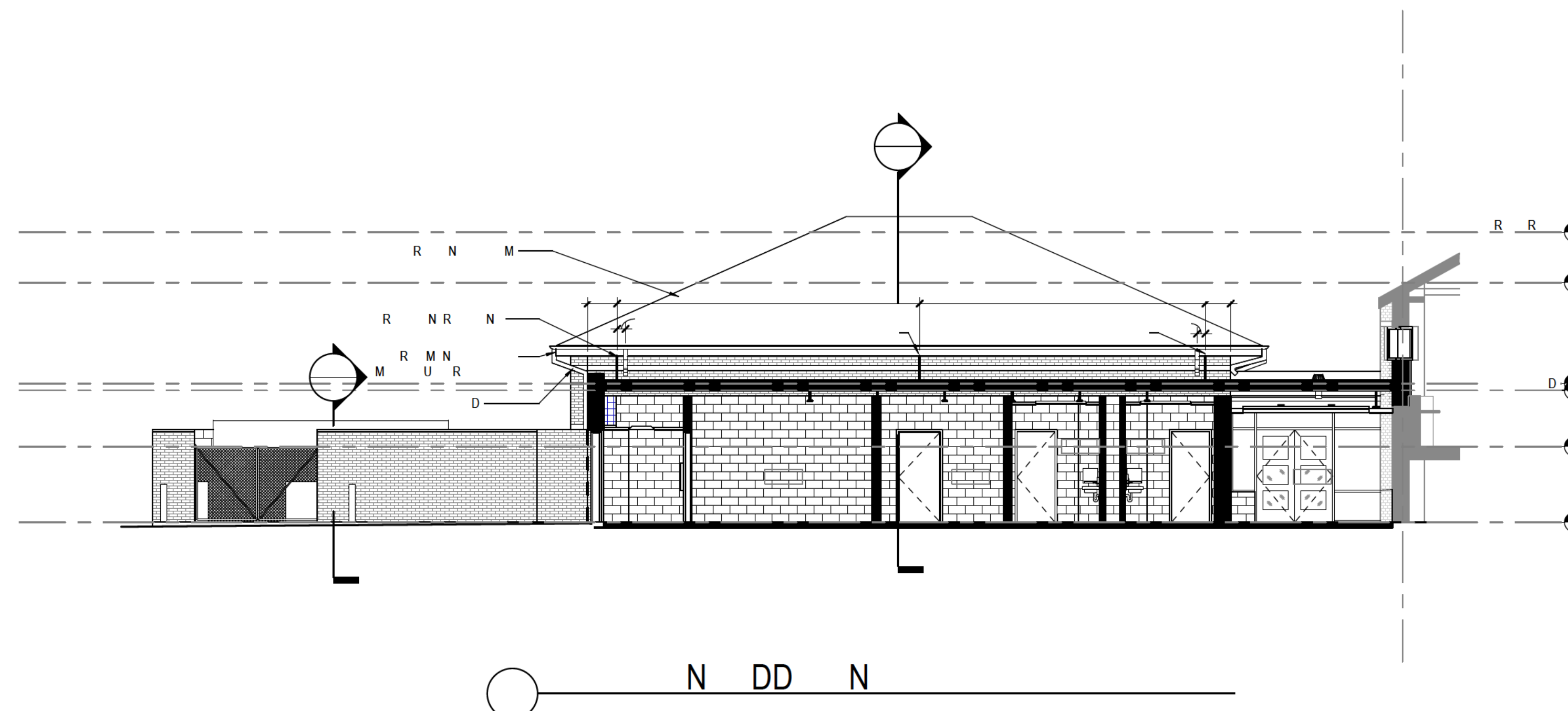
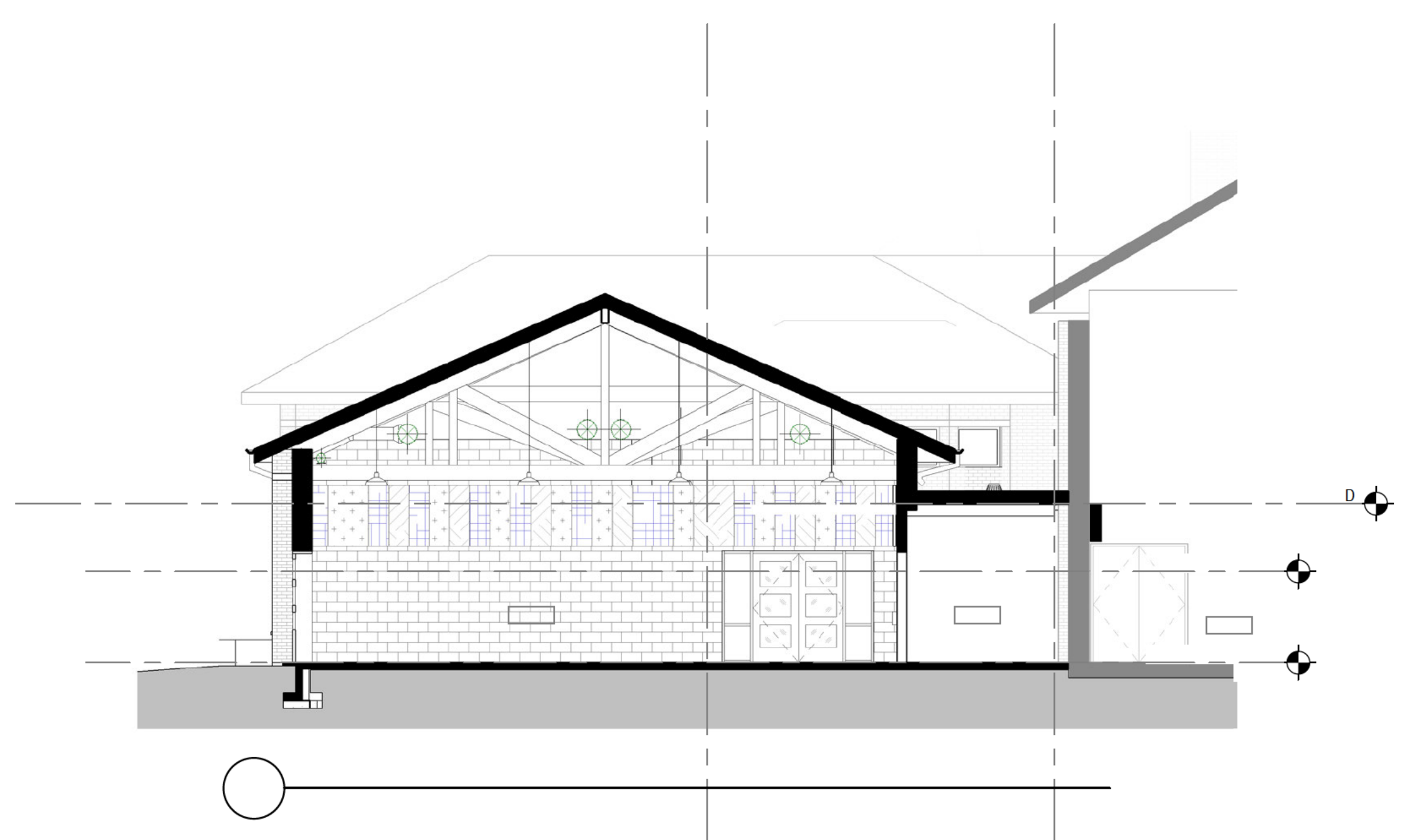
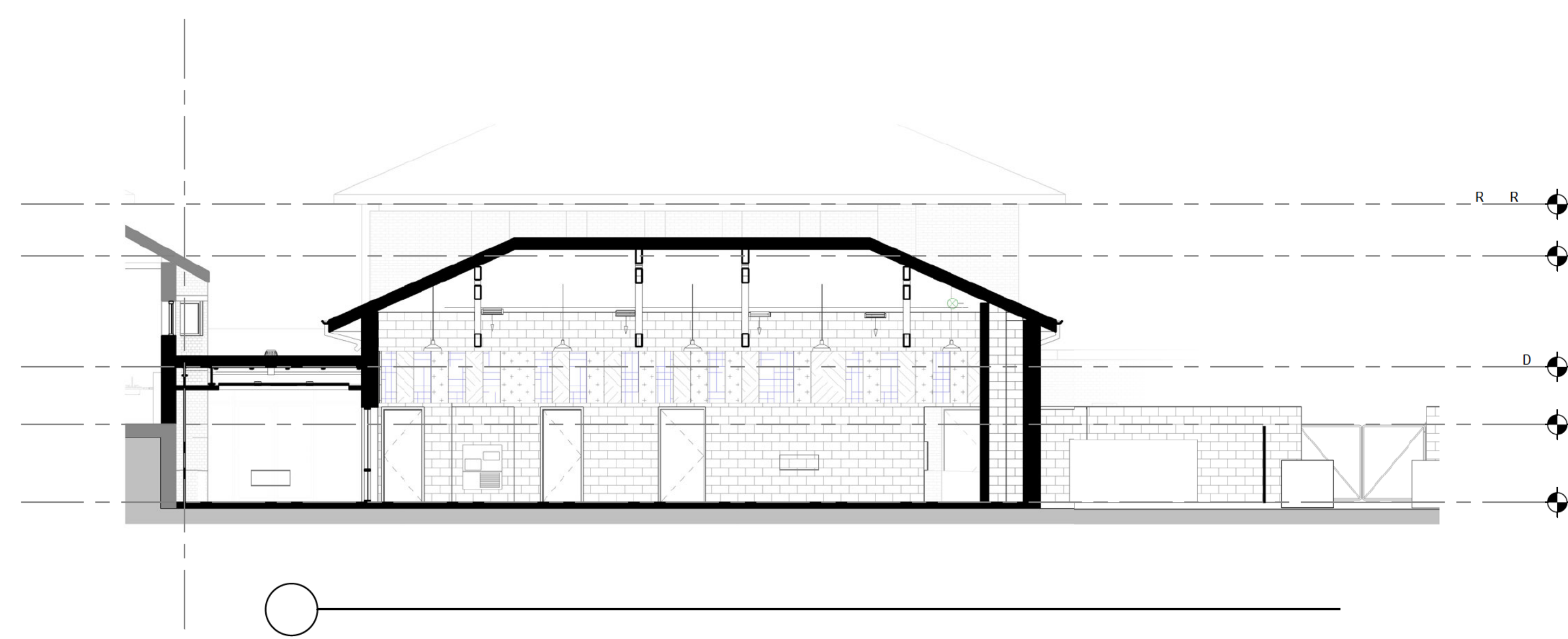
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Upper level setbacks, which create continuous open terraces, are not allowed on the primary facades. Small setbacks (such as 10'-0" maximum), no greater than one bay width (maximum 20'-0") with a continuous roof eave line, will be considered on upper 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.

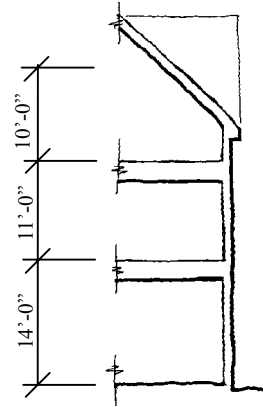


Figure 20

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)

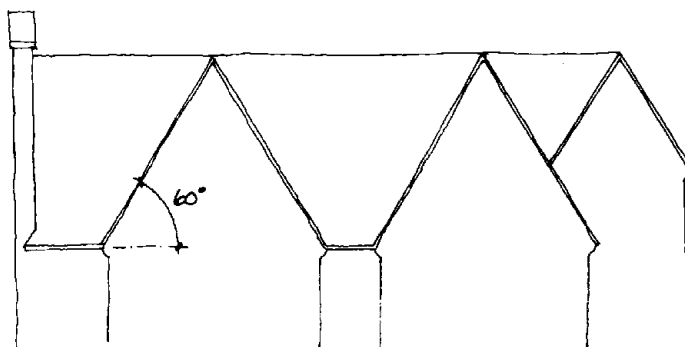


Figure 22

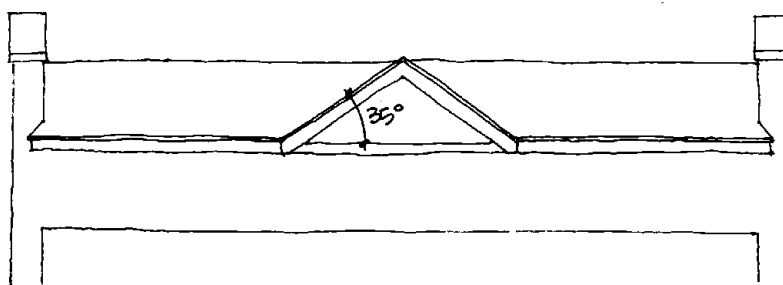


Figure 23

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.

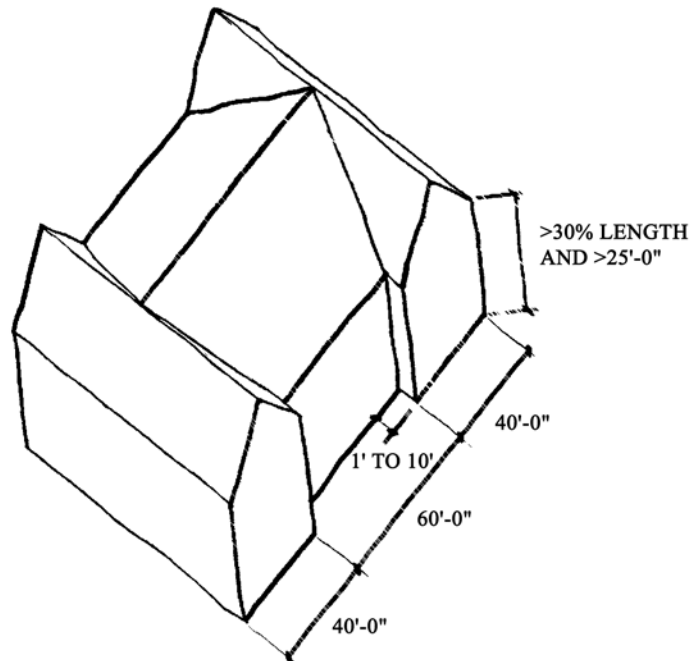


Figure 27

- 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

1/15/90

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
UNDER AND VARIATIONS IN THE
APPLICATION OF THE ZONING ORDINANCE
OF THE VILLAGE OF WINNETKA,
COOK COUNTY, ILLINOIS

WHEREAS there has been presented to the Council of the Village of Winnetka, Cook County, Illinois, the request of the owner of the following described real estate:

Lots 1, 2, 3, 4, 5, 12 and that portion Lot 11 described as follows: being East of a straight line produced which intersects the East line of the Northwest Quarter of said Southwest Quarter of said Section 17 at a point 678 feet South of the North line of said Northwest Quarter at an angle with said East line of said Northwest Quarter of 24 degrees and 56 minutes to the Northwest from said East line of said Northwest Quarter all situated in Block 8 of County Clerk's Subdivision of the Southwest Quarter of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, all in the Village of Winnetka, Cook County, Illinois,

commonly known as Hubbard Woods School, 1110 Chatfield Road, and located in the "A-5" (One-Fourth Acre) Single-Family Residential District provided in the Zoning Ordinance of said Village, for a special use permit covering the expansion of the existing special use and variations under the provisions of the Zoning Ordinance reducing the required set-back of 30 feet from Laurel and Burr Avenues to 12 feet for the distance of the addition, permitting an increase in structural lot coverage from 25% (existing coverage is 32.7%) to 37%, an increase in impermeable surfaces from 50% (existing coverage is 64.3%) to 66%, and an increase in floor area ratio from 33.8% to 39.5%, to permit the construction of an addition to the existing school building in accordance with the plans accompanying the application for special use permit and variations;

WHEREAS there are practical difficulties and particular hardship in the way of carrying out the strict letter of said Zoning Ordinance with respect to said premises in that constructing the addition in a conforming location would substantially diminish and disrupt the existing central playground or require closing Burr Avenue, and performing the construction to the

south of the existing building is the most efficient and least disruptive location for the school and the neighborhood;

WHEREAS said proposed addition will not impair an adequate supply of light and air to adjacent property; will not increase the hazard from fire and other dangers to said property; will not diminish the taxable value of land and buildings throughout said Village; will not increase congestion on the public streets; and will not otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of said Village; and

WHEREAS the Board of Appeals of the Village has conducted a public hearing on said requested variations, on due notice thereof, and has reported to the Council recommending unanimously that the requested special use permit and variations be granted;

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

SECTION 1. That a special use permit under Sections 5a and 13 and variations from the set-back, lot coverage and floor area ratio requirements of Section 5a of the Zoning Ordinance, adopted by the Council of the Village of Winnetka, Cook County, Illinois and now in effect, are granted with respect to the above-described real estate, which is located in the "A-5" (One-Fourth Acre) Single-Family Residential District provided in said Zoning Ordinance and is commonly known as Hubbard Woods School, 1110 Chatfield Road, reducing the required set-back of 30 feet from Laurel and Burr Avenues to 12 feet for the distance of the addition, permitting an increase in structural lot coverage from 25% (existing coverage is 32.7%) to 37%, an increase in impermeable surfaces from 50% (existing coverage is 64.3%) to 66%, and an increase in floor area ratio from 33.8% to 39.5%, to permit the construction of an addition to the existing school building in accordance with the plans accompanying the application for special use permit and variations.

SECTION 2. That this ordinance shall be in full force and effect from and after its passage, approval and posting.

Signed:



President of the
Village of Winnetka

Countersigned:



Village Clerk

Read, ordered engrossed and posted January 16, 1990

Posted January 17, 1990

Passed and approved February 6, 1990

Posted February 7, 1990

**AN ORDINANCE GRANTING VARIATIONS AND A
SPECIAL USE PERMIT FOR THE HUBBARD WOODS SCHOOL**

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is the beneficial owner of the following described real estate (the "Subject Property"):

Plat of Survey of those parts of Block 8 in County Clerk's Division according to the plat thereof recorded as Document No.178081 filed April 27, 1978, in the south west 1/4 of Section 17, Township 42 North, Range 13 east of the 3rd Principal Meridian, Village of Winnetka, Cook County, Illinois described as follows: Lots 1, 2, 3, 4, 5 and 12 in said Block 8 in County Clerk's Division and that part of Lot 11 in said Block 8 in County Clerk's Division lying easterly of a line forming an angle of 24 degrees 56 minutes to the left at the point of intersection with the east line of the north west 1/4 of said south west 1/4 of Section 17, 678.00 feet south of the north east corner of said north west 1/4 of the south west 1/4 of Section 17;

which is commonly known as 1110 Chatfield Road, Winnetka, Illinois, and which is located in the "A-5" (One-Fourth Acre) Single-Family Residential District provided in Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code; and,

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is a body corporate and politic of the State of Illinois and operates a public school known as the Hubbard Woods School on the Subject Property, which is improved with the Hubbard Woods School building; and

WHEREAS, public schools are permitted as special uses in the "A-5" (One-Fourth Acre) Single-Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 22.13 of the Winnetka Zoning Ordinance; and

WHEREAS, the Hubbard Woods School has been in continuous operation as a public school since it was constructed on the Subject Property in 1911; and

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 has filed applications for a special use permit under Section 22.05A(b)2b of the Winnetka Zoning Ordinance, and for variations from the maximum building size of 27,269.60 square feet of gross floor area permitted by Section 22.05A(g) of the Winnetka Zoning Ordinance and from the maximum roofed lot coverage of 31,818.25 square feet permitted by Section 22.05A(f) of the Winnetka Zoning Ordinance, to permit the placement of a 24-foot by 44-foot mobile classroom structure and to provide a 34-foot by 31-foot playground area for a climbing apparatus, in accordance with the plans accompanying the applications for special use permit and variations, thereby increasing the maximum building size to 47,601.29 square feet, which represents a 20,331.69 square foot (74.56%) total increase over the maximum permitted gross floor area, and increasing the maximum roofed lot coverage to 44,382.57 square feet, which represents a 12,564.32 square foot (39.48%) increase over the maximum permitted roofed lot coverage; and

WHEREAS, on August 15, 1996, the Design Review Board considered the proposed improvements and have provided comments to the Zoning Board of Appeals and the Village Council that the color of the temporary classroom should be lighter and that landscaping should be included in the plan; and

WHEREAS, the Board of Education modified the color and landscaping for the proposed improvements pursuant to the recommendations of the Design Review Board, which considered the modifications on September 25, 1996, and determined that a certificate of appropriateness would issue; and

WHEREAS, pursuant to due notice thereof, the Plan Commission and Zoning Board of Appeals met in joint session on September 18, 1996, to hold a public hearing and consider the proposed improvements at the Hubbard Woods School; and

WHEREAS, by the unanimous vote of the either members present at the September 18, 1996, meeting, the Plan Commission found the proposal to be consistent with the Village of Winnetka Comprehensive Plan, but recommended that the proposed use be limited to five years; and

WHEREAS, by the unanimous vote of the six members present at the September 18, 1996, meeting and hearing, the Zoning Board of Appeals recommended that the requested variations be granted, and further recommended that the special use permit be granted, subject to the Council's granting the requested variations and with the stipulations that the use of the temporary classrooms be limited to five years and that the playground equipment be permanently permitted; and

WHEREAS, the temporary classroom structure is necessary for the Board of Education to accommodate an increased enrollment in the least disruptive manner so as to meet the Board of Education's

educational objectives and provide educational programs at the Hubbard Woods School; and

WHEREAS, the Board of Education has established that the additional playground equipment is a necessary and reasonable accessory to its educational programs; and

WHEREAS, the plight of the Board of Education is unique in that it is required by law to provide public education programs within the Village and it must accommodate increased enrollments at the Hubbard Wood School location; and

WHEREAS, the variations, if granted, will not alter the essential character of the locality, in that the Hubbard Woods School is an established use in the neighborhood and the only concerns expressed by the public pertained to the length of time the temporary classroom would be in place, which is unrelated to the building size and lot coverage variations being requested; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, because the temporary classroom will be located within the front building line of the existing building and the west side yard setback will be 89 feet; and

WHEREAS, the hazard from fire and other damages to the property will not be increased, since the temporary classroom will be constructed in accordance with all applicable building codes, including those applicable to the construction of educational facilities, making it no more hazardous than any other construction built according to those codes; and

WHEREAS, the taxable value of land and buildings throughout the Village will not diminish because the temporary classroom structure will accommodate short term population growth and the climbing equipment will be a permanent improvement to the Hubbard Woods School property; and

WHEREAS, the temporary classroom and the climbing equipment will not increase congestion in the public streets; and

WHEREAS, the proposed temporary classroom and climbing equipment will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because the Hubbard Woods School is an established use and the temporary placement of a classroom will enable the Board of Education to accommodate a temporary increase in student enrollment and to fulfill its statutorily mandated mission; and

WHEREAS, the proposed special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, as the west side yard along side the temporary structure will substantially exceed the minimum required side yard and the temporary classroom will be located within the front building line of the existing school building; and

WHEREAS, the Hubbard Woods School is an established element of the residential area in which it is located and will not impede the orderly development or improvement of other property in the immediate vicinity; and

WHEREAS, adequate parking facilities, utilities, access roads, drainage and other facilities necessary for the operation of the special use exist or will be provided; and

WHEREAS, the special use, when constructed in accordance with the terms and conditions of this ordinance, will conform to the applicable regulations of the Zoning Ordinance and the Winnetka Village Code;

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

SECTION 1: That the Village Council hereby adopts the foregoing preambles to this ordinance as its findings.

SECTION 2: That variations are hereby granted with respect to the Subject Property, which is located in the "A-5" (One-Fourth) Acre Single-Family Residential Zoning District, and which is commonly known as Hubbard Woods School, 1110 Chatfield Road, as follows: (a) a variation of 20,331.69 square feet (74.56%) from the maximum building size of 27,269.60 square feet of gross floor area permitted by Section 22.05A(g) of the Winnetka Zoning Ordinance, resulting in a maximum building size of 47,601.29 square feet; and (b) a variation of 12,564.32 square feet (39.48%) from the maximum roofed lot coverage of 31,818.25 square feet permitted by Section 22.05A(f) of the Winnetka Zoning Ordinance, resulting in a maximum roofed lot coverage of 44,382.57 square feet; said variations being granted to permit the placement of a 24-foot by 44-foot mobile classroom structure and to provide a 34-foot by 31-foot playground area for a climbing apparatus, in accordance with the plans

submitted with the applications for variations and a special use permit, subject to the conditions and limitations hereinafter set forth.

SECTION 3: That a special use permit under Section 22.05A(b)2b of the Winnetka Zoning Ordinance is hereby granted with respect to the Subject Property, which is located in the "A-5" (One-Fourth Acre) Single-Family Residential district, and which is commonly known as Hubbard Woods School, 1110 Chatfield Road, to allow expansion of the existing school facility by the addition of a mobile classroom unit and the addition of a playground area with a permanent climbing apparatus, in accordance with the plans submitted with the application for variations and a special use permit, subject to the conditions and limitations hereinafter set forth.

SECTION 4: That the variations and special use permit hereby granted are conditioned upon the commencement of the proposed construction within twelve (12) months after the effective date of this ordinance.

SECTION 5: That, insofar as they pertain to the mobile classroom unit, the variations and special use permit hereby granted are limited to a period of five years from the date of occupancy of said mobile classroom unit.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

Passed and approved this 8 day of October, 1996.

AYES: Trustees Meuer, Lanphier, Hilton, Duhl and Holland

NAYS: None

ABSENT: Trustee Darning

Signed:


Village President

Countersigned:


Village Clerk

Read, Ordered Engrossed and Posted October 1, 1996

Posted October 2, 1996

Passed and Approved October 8, 1996

Posted October 9, 1996

F:\RMCJ\WINN\ORDRES\M-472.96

**AN ORDINANCE GRANTING A VARIATION IN THE
APPLICATION OF THE ZONING ORDINANCE OF THE
VILLAGE OF WINNETKA (HUBBARD WOODS SCHOOL)**

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is the beneficial owner of the following described real estate (the "Subject Property"):

Plat of Survey of those parts of Block 8 in County Clerk's Division according to the plat thereof recorded as Document No.178081 filed April 27, 1978, in the south west 1/4 of Section 17, Township 42 North, Range 13 east of the 3rd Principal Meridian, Village of Winnetka, Cook County, Illinois described as follows: Lots 1, 2, 3, 4, 5 and 12 in said Block 8 in County Clerk's Division and that part of Lot 11 in said Block 8 in County Clerk's Division lying easterly of a line forming an angle of 24 degrees 56 minutes to the left at the point of intersection with the east line of the north west 1/4 of said south west 1/4 of Section 17, 678.00 feet south of the north east corner of said north west 1/4 of the south west 1/4 of Section 17;

which is commonly known as 1110 Chatfield Road, Winnetka, Illinois, and which is located in the "A-5" (One-Fourth Acre) Single-Family Residential District provided in Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code; and,

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is a body corporate and politic of the State of Illinois and has operated a public school known as the Hubbard Woods School on the Subject Property, since the construction of the school building in 1911; and

WHEREAS, the Winnetka Village Council has previously adopted Ordinance M-472-96, which granted variations and a special use to allow the placement of a mobile classroom structure on the Subject Property, and to provide a 34-foot by 31-foot playground area for a climbing apparatus; and

WHEREAS, after locating the mobile classroom facility, the Board of Education of Winnetka Elementary School District No. 36 determined that the play structure in the playground area should be further from the mobile unit; and

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 has filed an application for a variation in the Front Setback requirements of Section 22.05A(h) of the Winnetka Zoning Ordinance, from 30.0 feet to 18.46 feet, resulting in a variation of 11.54 feet (38.47%), to allow the previously permitted climbing apparatus to be located farther away from the mobile classroom unit; and

WHEREAS, the plight of the Board of Education is unique in that: (a) the play equipment is a necessary accessory to the principal use of the Subject Property in meeting the School District's statutory obligations; (b) strict application of the front setback requirements will reduce the amount of space in the already crowded existing play area, despite an increasing student population; and (c) acquiring adjoining properties for expansion of the site is not feasible; and

WHEREAS, the variation, if granted, will not alter the essential character of the locality, in that the Hubbard Woods School is an established use in the neighborhood and the proposed location for the equipment currently serves as a play area on the Subject Property; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, by the proposed variation; and

WHEREAS, the hazard from fire and other damages to the property will not be increased; and

WHEREAS, the taxable value of land and buildings throughout the Village will not be diminished; and

WHEREAS, the climbing equipment will not increase congestion in the public streets since it will not increase the use of the school facilities; and

WHEREAS, the climbing equipment will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village; and

WHEREAS, the requested variation is in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; and

WHEREAS, pursuant to due notice thereof, the Zoning Board of Appeals held a public hearing on December 2, 1996, to consider the requested variation and, on the affirmative vote of four of the six

members then in attendance, has recommended that the requested variation be granted;

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

SECTION 1: That the Village Council hereby adopts the foregoing preambles to this ordinance as its findings.

SECTION 2: That a variation from the front yard set back requirements of Section 22.05A(h) of the Winnetka Zoning Ordinance, adopted by the Village of Winnetka, Cook County, Illinois, and now in effect, is hereby granted with respect to the Subject Property, which is located in the "A-5" (One-Fourth) Acre Single-Family Residential Zoning District, and which is commonly known as Hubbard Woods School, 1110 Chatfield Road, to reduce the front yard set back to 18.46 feet from 30.0 feet, resulting in a variation of 11.54 feet (38.47%), to permit the placement of the playground climbing apparatus partially within the required front yard, in accordance with the plans submitted with the applications for the variation.

SECTION 3: That the variation hereby granted is conditioned upon the commencement of the proposed construction within twelve (12) months after the effective date of this ordinance.

SECTION 4: That, except as specifically provided herein, the variations and special use permit granted pursuant to ordinance

M-472-96, and any conditions imposed for those variations and special use permit, shall continue in effect without change.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

Passed and approved this 7th day of January, 1997.

AYES: Trustees Lanphier, Holland, Darning, Hilton, and Meuer

NAYS: Trustee Duhl

ABSENT: None

Signed:


Village President

Countersigned:


Village Clerk

Read, Ordered Engrossed and Posted	<u>December 17, 1996</u>
Posted	<u>December 18, 1996</u>
Passed and Approved	<u>January 7, 1997</u>
Posted	<u>January 8, 1997</u>

F:\RMCJ\WINN\ORDRES\M-481.96

**AN ORDINANCE GRANTING VARIATIONS AND A
SPECIAL USE PERMIT FOR THE HUBBARD WOODS SCHOOL**

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is the beneficial owner of the following described real estate (the "Subject Property"):

Plat of Survey of those parts of Block 8 in County Clerk's Division according to the plat thereof recorded as Document No.178081 filed April 27, 1878, in the south west 1/4 of Section 17, Township 42 North, Range 13 East of the 3rd Principal Meridian, Village of Winnetka, Cook County, Illinois described as follows: Lots 1, 2, 3, 4, 5 and 12 in said Block 8 in County Clerk's Division and that part of Lot 11 in said Block 8 in County Clerk's Division lying easterly of a line forming an angle of 24 degrees 56 minutes to the left at the point of intersection with the east line of the north west 1/4 of said south west 1/4 of Section 17, 678.00 feet south of the north east corner of said north west 1/4 of the south west 1/4 of Section 17;

which is commonly known as 1110 Chatfield Road, Winnetka, Illinois, and which is located in the "A-5" (One-Fourth Acre) Single-Family Residential District provided in Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code; and,

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is a body corporate and politic of the State of Illinois and operates a public school known as the Hubbard Woods School on the Subject Property, which is improved with the Hubbard Woods School building; and

WHEREAS, public schools are permitted as special uses in the "A-5" (One-Fourth Acre) Single-Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 22.13 of the Winnetka Zoning Ordinance; and

WHEREAS, the Hubbard Woods School has been in continuous operation as a public school since it was constructed on the Subject Property in 1911; and

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 ("Board of Education") has filed applications for a special use permit under Section 22.05A(b)2b of the Winnetka Zoning Ordinance, and for variations from the maximum building size of 27,269.60 square feet of gross floor area permitted by Section 22.05A(g) of the Winnetka Zoning Ordinance and from the maximum roofed lot coverage of 31,818.25 square feet and maximum impermeable surface of 63,636.50 square feet permitted by Section 22.05A(f) of the Winnetka Zoning Ordinance, to permit the construction of three one-story additions to Hubbard Woods School, in accordance with the plans accompanying the applications for special use permit and variations, thereby increasing the maximum building size to 48,971.00 square feet, which represents a floor area ratio of .3847 and a 21,701.40 square foot (79.6%) total increase over the maximum permitted gross floor area, increasing the maximum roofed lot coverage to 46,019.57 square feet, which represents a 14,201 square foot (44.63%) increase over the maximum permitted roofed lot coverage, and increasing the total impermeable surface to 82,847.57 square feet, which represents a 19,211 square foot increase over the maximum permitted impermeable surface; and

WHEREAS, on April 16, 1998, the Design Review Board considered the proposed improvements and have unanimously determined that a certificate of appropriateness would issue for the proposed additions; and

WHEREAS, pursuant to due notice thereof, the Plan Commission and Zoning Board of Appeals met in joint session on May 18, 1998, to hold a public hearing and consider the proposed improvements at the Hubbard Woods School; and

WHEREAS, by the affirmative vote of eight of the nine members then present, the Plan Commission found the proposal to be consistent with the Village of Winnetka Comprehensive Plan, and recommended that the special use permit be granted; and

WHEREAS, by the affirmative vote of the five members then present, the Zoning Board of Appeals recommended that the requested variations be granted, and further recommended that the special use permit be granted, subject to the Council's granting the requested variations; and

WHEREAS, the building additions are necessary for the Board of Education to accommodate an increased enrollment in the least disruptive manner so as to meet the Board of Education's educational objectives and provide educational programs at the Hubbard Woods School; and

WHEREAS, the plight of the Board of Education is unique in that it is required by law to provide public education programs within the Village and it must accommodate increased enrollments at the Hubbard Woods School location; and

WHEREAS, there are practical difficulties associated with strictly applying the maximum building size and intensity of use of lot provisions of Sections 22.05A(b) and 22.05A(f) to the Subject Property, as student enrollment at Hubbard Woods School has increased and the Board of Education has determined that expanding the school as proposed is the best alternative for accommodating the increased enrollment; and

WHEREAS, the variations, if granted, will not alter the essential character of the locality, in that the Hubbard Woods School is an established use in the neighborhood and the proposed additions represent a minimal increase to the existing building, adding 637 square feet to the lot coverage and 1,302 square feet to the building area; and

WHEREAS, the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the applicable zoning regulations, as the sole purpose of the property is to provide for the education of students as required by law; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, as the majority of the proposed additional square footage will be located within the existing building and/or roof lines; and

WHEREAS, the hazard from fire and other damages to the property will not be increased, as the additions will be constructed in accordance with all applicable building codes, including those applicable to the construction of educational facilities, making it no more hazardous than any other construction built according to those codes; and

WHEREAS, there is no evidence that the taxable value of land and buildings throughout the Village will diminish and the proposed classroom additions are intended to benefit the school district; and

WHEREAS, the proposed additions will not increase congestion in the public streets; and

WHEREAS, the proposed classroom additions will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because the Hubbard Woods School is an established use and the additional classroom space will enable the Board of Education to accommodate the increase in student enrollment and to fulfill its statutorily mandated mission; and

WHEREAS, the proposed special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, as the proposed additions present a relatively minor increase in the size of the school building and are concealed within the existing building footprint; and

WHEREAS, the Hubbard Woods School is an established element of the residential area in which it is located and will not impede the orderly development or improvement of other property in the immediate vicinity; and

WHEREAS, adequate parking facilities, utilities, access roads, drainage and other facilities necessary for the operation of the special use exist or will be provided; and

WHEREAS, the special use, when constructed in accordance with the terms and conditions of this ordinance, will conform to the applicable regulations of the Zoning Ordinance and the Winnetka Village Code;

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

SECTION 1: That the Village Council hereby adopts by reference the foregoing recitals as its findings as if those recitals were fully set forth herein.

SECTION 2: That variations are hereby granted with respect to the Subject Property, which is located in the "A-5" (One-Fourth) Acre Single-Family Residential Zoning District, and which is commonly known as Hubbard Woods School, 1110 Chatfield Road, as follows: (a) a variation of 21,701.4 square feet (79.6%) from the maximum building size of 27,269.60 square feet of gross floor area permitted by Section 22.05A(g) of the Winnetka Zoning Ordinance, resulting in a maximum building size of 48,971.00 square feet; and (b) a variation of 14,201 square feet (44.63%) from the maximum roofed lot coverage of 31,818.25 square feet and of 19,211 square feet from the maximum impermeable surface permitted by Section 22.05A(f) of the Winnetka Zoning Ordinance, resulting in a maximum roofed lot coverage of 46,019.57 square feet, and a total impermeable surface area of 82,847.57 square feet, said variation being granted to permit the construction of three one-story classroom additions to Hubbard Woods School in accordance with the plans dated April 9, 1998 and submitted with the applications for variations and a special use permit, subject to the conditions and limitations hereinafter set forth.

SECTION 3: That a special use permit under Section 22.05A(b)2b of the Winnetka Zoning Ordinance is hereby granted with respect to the Subject Property, which is located in the "A-5" (One-Fourth Acre) Single-Family Residential district, and which is commonly known as

Hubbard Woods School, 1110 Chatfield Road, to allow expansion of the existing school facility by the construction of three one-story classroom additions, in accordance with the plans dated April 9, 1998, and submitted with the application for variations and a special use permit, subject to the conditions and limitations hereinafter set forth.

SECTION 4: That the variations and special use permit hereby granted are conditioned upon the commencement of the proposed construction within twelve (12) months after the effective date of this ordinance.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

Passed and approved this 16th day of June, 1998.

AYES: Trustees Darning, Duhl, Lanphier, Lien, Hilton and Meuer

NAYS: None

ABSENT: None

Signed:


Village President

Countersigned:


Village Clerk

Introduced: June 2, 1998

Posted: June 3, 1998

Passed and Approved: June 16, 1998

Posted: June 17, 1998

ORDINANCE NO. M-578-99

AN ORDINANCE GRANTING A VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK, COUNTY, ILLINOIS FOR THE HUBBARD WOODS SCHOOL (1110 Chatfield Road)

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is the beneficial owner of the following described real estate (the "Subject Property"):

Lots 1,2,3,4,5,12 and that portion of Lot 11 described as follows: being East of a straight line produced which intersects the East line of the Northwest Quarter (N. W. $\frac{1}{4}$) of said Southwest Quarter (S. W. $\frac{1}{4}$) of said Section Seventeen (17) at a point 678 feet South of the North line of said Northwest Quarter (N. W. $\frac{1}{4}$) at an angle with said East line of said Northwest Quarter (N. W. $\frac{1}{4}$) of 24 degree and 56 minutes to the Northwest from said East line of said Northwest Quarter (N. W. $\frac{1}{4}$), all situated in Block Eight (8) of the County Clerk's subdivision of the Southwest Quarter (S. W. $\frac{1}{4}$) of Section Seventeen (17) of Township forty-two (42) North, Range Thirteen (13) East of the Third Principal Meridian, Village of Winnetka, Cook County, Illinois.

which is commonly known as 1110 Chatfield Road, Winnetka, Illinois, and is located in the R-4 Single-Family Residential District provided in Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code; and,

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is a body corporate and politic of the State of Illinois and operates a public school known as the Hubbard Woods School on the Subject Property, which is improved with the Hubbard Woods School building and accessory structures; and

WHEREAS, public schools are permitted as special uses in the R-4 Single-Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 22.13 of the Winnetka Zoning Ordinance; and

WHEREAS, the Hubbard Woods School has been in continuous operation as a public school since it was constructed on the Subject Property in 1911; and

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 ("Board of Education") has filed an application for a variation from the front setback provision permitted by Section 22.05A(h) of the Winnetka Zoning Ordinance, to permit the replacement of existing playground equipment located in the southwest corner of the Subject Property, in accordance with the plans accompanying the application for variation, to allow a front setback of 11.0 feet along the Hamptondale Road property line, whereas a 30.0-foot setback is required, resulting in a variation of 19.0 feet (63.33%); and

WHEREAS, on March 18, 1999, the Design Review Board considered the proposed improvements and have unanimously determined that a certificate of appropriateness would issue for the proposed upgrading of the play equipment and landscaping; and

WHEREAS, pursuant to due notice thereof, the Zoning Board of Appeals held a public hearing on May 17, 1999 to consider the proposed improvements at the Hubbard Woods School and, by the unanimous vote of the four members then present, the Zoning Board of Appeals has recommended that the requested variation be granted; and

WHEREAS, the Council of the Village of Winnetka have previously considered applications for zoning relief for the Subject Property and have adopted the following ordinances: (a) Ordinance M-472-96, which granted variations and a special use to allow the placement of a mobile classroom structure on the Subject Property, and to provide a 34-foot by 31-foot playground area for a climbing apparatus; (b) Ordinance M-481-96, which granted a front yard setback variation to allow a front setback of 18.46 feet for the climbing apparatus, and (c) Ordinance M-528-98, which amended the special use and granted variations to allow the construction of three one-story additions to the school building; and

WHEREAS, the proposed replacement of the play equipment does not require an amendment to the special use permit; and

WHEREAS, the plight of the Board of Education is unique in that: (a) the play equipment is a necessary accessory to the principal use of the Subject Property in meeting the School District's statutory obligations; (b) the strict application of the front setback requirements would reduce the amount of space in the already crowded existing play area despite an increasing student populations; (c) acquiring adjoining properties for expansion of the site is not feasible; and (d) relocating the playground area to a conforming location would reduce the size of the visual buffer for the adjoining residential properties, reduce green space, impede sight lines necessary for visual supervision of playground activities, and increase the likelihood of classroom disruption due to placing the equipment closer to the school building; and

WHEREAS, the variation, if granted, will not alter the essential character of the locality, in that the Hubbard Woods School is an

established use in the neighborhood, the proposed improvements will replace play equipment currently located in the same area of the Subject Property, and will provide a landscaped buffer between the play area curb and the adjoining residential properties; and

WHEREAS, the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the applicable zoning regulations, as the sole purpose of the property is to provide for the education of students as required by law; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, as the tallest decks of the new equipment will be the same height as the tallest decks of the existing equipment; and

WHEREAS, the hazard from fire and other damages to the property will not be increased, because the new equipment will have no wood; and

WHEREAS, there is no evidence that the taxable value of land and buildings throughout the Village will diminish; and

WHEREAS, the proposed renovation of the playground equipment will not increase congestion in the public streets; and

WHEREAS, the proposed playground equipment will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because the new equipment will provide a safer playground, which will be in full compliance with current safety standards and guidelines, will meet accessibility requirements of the Americans with Disabilities Act, will provide additional visual screening for the neighboring properties and will improve stormwater drainage.

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

SECTION 1: That the Village Council hereby adopts by reference the foregoing recitals as its findings as if those recitals were fully set forth herein.

SECTION 2: That a variation is hereby granted with respect to the Subject Property, which is located in the R-4 Single-Family Residential Zoning District, and which is commonly known as Hubbard Woods School, 1110 Chatfield Road, to allow a front setback of 11.0 feet along the Hamptondale Road property line, whereas 30.0 feet are required, resulting in a variation of 19.0 feet (63.33%), to permit the replacement of existing playground equipment located in the southwest corner of the Subject Property, in accordance with the plans submitted with the application for variation, subject to the conditions and limitations hereinafter set forth.

SECTION 3: That the variation is hereby granted conditioned upon the commencement of the proposed construction within twelve (12) months after the effective date of this ordinance.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

ADOPTED this 15th day of June, 1999, pursuant to the following roll call vote:

AYES: Trustees Aquilino, Dering, Duhl, Lien, and Powell.

NAYS: None.

ABSENT: Trustee Hilton.

APPROVED this 15th day of June, 1999.

Signed:

ss/Louise A. Holland

Village President

Countersigned:

ss/Douglas G. Williams

Village Clerk

Introduced: June 8, 1999

Posted: June 9, 1999

Passed and Approved: June 15, 1999

ORDINANCE NO. M-18-2006

AN ORDINANCE GRANTING A VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA COOK COUNTY, ILLINOIS (1110 Chatfield)

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

WHEREAS, pursuant to Article VII, Section 6 of the Constitution of the State of Illinois of 1970, the Village of Winnetka has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village, including, but not limited to, the powers (i) to regulate for the protection of the public health, safety, morals and welfare, (ii) to license, (iii) to tax, and (iv) to incur debt; and

WHEREAS, the Village Council find that establishing standards for the use and development of lands and buildings within the Village and establishing and applying criteria for variations from those standards are matters pertaining to the affairs of the Village; and

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is the beneficial owner of the following described real estate (the "Subject Property"):

Those parts of Block 8 in County Clerk's Division according to the plat thereof recorded as Document No. 178081 filed on April 27, 1878, in the south west $\frac{1}{4}$ of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, Village of Winnetka, Cook County, Illinois described as follows: Lots 1, 2, 3, 4, 5, and 12 in said Block 8 in County Clerk's Division and that part of Lot 11 in said Block 8 in County Clerk's Division lying easterly of a line forming an angle of 24 degrees 56 minutes to the left at the point of intersection with the east line of north west $\frac{1}{4}$ of said south west $\frac{1}{4}$ of Section 17, 678.00 feet south of the north east corner of said north west $\frac{1}{4}$ of the south west $\frac{1}{4}$ of Section 17,

commonly known as 1110 Chatfield, Winnetka, Illinois, and located in the R-4 Single-Family Residential Zoning District provided in Chapter 17.16 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is a body corporate and politic of the State of Illinois and operates a public school known as the Hubbard Woods School on the Subject Property, which is improved with the Hubbard Woods School building and accessory structures; and

WHEREAS, public schools are permitted as special uses in the R-4 Single-Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 17.56 of the Winnetka Zoning Ordinance; and

WHEREAS, the Hubbard Woods School has been in continuous operation as a public school since it was constructed on the Subject Property in 1911; and

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 ("Board of Education") has filed an application seeking the following variations from the Lot, Space, Bulk and Yard Regulations for Single Family Residential Districts established by Section 17.30 of the Zoning Ordinance: (a) a variation from the intensity of use of lot provisions of Section 17.30.030 to permit a roofed lot coverage of 45,971.57 square feet, a reduction from the current 46,019.57 square feet, whereas a maximum of 31,818.25 square feet is allowed, a variation of 14,158.32 square feet (44.48%); (b) a variation from the intensity of use of lot provisions of Section 17.30.030 to allow impermeable lot coverage of 76,250.57 square feet, a reduction from the current 82,847.57 square feet, whereas a maximum of 63,636.5 square feet is permitted, a variation of 12,614.07 square feet (19.82%); and (c) a variation from the gross floor area limitations of Section 17.30.040 to allow a gross floor area of 48,715 square feet, a reduction from the current 48,971 square feet, whereas a maximum of 31,087.79 square feet is allowed, a variation of 17,627.21 square feet (56.7%); all being required to make proposed improvements to an outdoor play area that will include replacing a deteriorated storage shed with a new storage shed and an Outdoor Environmental Learning Area at the southeast portion of the outdoor area, and replacing some impermeable surfaces in the play area; and

WHEREAS, the Outdoor Environmental Learning Area will consist of two roofed, open-air structures that will be open on all four sides and will have wood deck floors; and

WHEREAS, one of the new structures will function as a Science and Environmental Center and the other will function as an Art Studio; and

WHEREAS, the new facilities will meet accessibility requirements of the Americans with Disabilities Act; and

WHEREAS, on July 10, 2006, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the requested variations and, by the unanimous vote of the 6 members then present, has reported to the Council recommending that the requested variations be granted; and

WHEREAS, the Council of the Village of Winnetka have previously considered applications for zoning relief for the Subject Property and have passed the following ordinances: (a) Ordinance M-287-90, which granted variations and a special use for an addition to the school; (b) Ordinance M-472-96, which granted variations and a special use to allow the placement of a mobile classroom structure on the Subject Property, and to provide a 34-foot by 31-foot playground area for a climbing apparatus; (c) Ordinance M-481-96, which granted a front yard setback variation to allow a front setback of 18.46 feet for the climbing apparatus; (d) Ordinance M-528-98, which amended the special use and granted variations to allow the construction of three one-story additions to the school building; and (e) Ordinance M-578-99, which granted a front yard setback variation to allow a front setback of 19.0 feet along Hamptondale road to permit the replacement of playground equipment at the southwest corner of the Subject Property; and

WHEREAS, the proposed playground modifications and Outdoor Environmental Learning Area are not substantial changes to the current special use and therefore do not require an amendment to the special use permit; and

WHEREAS, the plight of the Board of Education is unique, in that: (a) it has a statutory obligation to operate a public elementary school system in the Village; (b) supplementary and accessory educational areas for students need to be provided on the same premises as the Board of Education's existing schools; (c) the proposed changes will reduce the currently nonconforming roofed lot coverage of 46,019.57 square feet by 48 square feet; (d) the proposed changes will reduce the currently nonconforming impermeable lot coverage of 82,847.57 square feet by 6,597 square feet; and (e) the proposed changes will reduce the currently nonconforming gross floor area of 48,971 square feet by 256 square feet; and

WHEREAS, there are practical difficulties and particular hardships in the strict application of the Zoning Ordinance's bulk limitations, in that: (a) the playground, the Outdoor Environmental Learning Area and the storage shed are all necessary accessories to the principal use of the Subject Property in meeting the School District's statutory obligations; (b) the strict application of the roofed lot coverage, impermeable lot coverage and maximum building size limitations would make it impossible for the Board of Education to make any improvements to the Hubbard Woods School educational and recreational facilities; and (c) acquiring adjoining properties for expansion of the site is not feasible; and

WHEREAS, the variation, if granted, will not alter the essential character of the locality, in that the Hubbard Woods School is an established use in the neighborhood, the proposed improvements will replace a deteriorating shed with low-profile structures in the same area of the Subject Property; and

WHEREAS, the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the applicable zoning regulations, as the sole purpose of the property is to provide for the education of students as required by law; and

WHEREAS, the requested variations will not impair an adequate supply of light and air because they will have open sides, will be substantially lower than the principal school building, and there are no private properties in close proximity to the proposed additions; and

WHEREAS, the requested variations will not increase the hazard from fire and other dangers to the Subject Property, as the proposed construction will comply with all applicable building and fire protection codes; and

WHEREAS, the requested variations will not diminish the taxable value of land and buildings throughout the Village; and

WHEREAS, the requested variations will not contribute to congestion on the public streets, as the use of the Subject Property will not change; and

WHEREAS, the requested variations will contribute to the general welfare of the inhabitants of the Village by enhancing the educational and recreational facilities at Hubbard Woods School and by improving the accessibility of those facilities.

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

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

SECTION 2: The following variations from the Lot, Space, Bulk and Yard Regulations for Single Family Residential Districts established by Section 17.30 of the Winnetka Zoning Ordinance are hereby granted to the Subject Property, commonly known as 1110 Chatfield and located in the R-4 Single-Family Residential District provided in Chapter 1716 of the Zoning Ordinance, Title 17 of the Winnetka Village Code: (a) a variation from the intensity of use of lot provisions of Section 17.30.030 to permit a roofed lot coverage

of 45,971.57 square feet, a reduction from the current 46,019.57 square feet, whereas a maximum of 31,818.25 square feet is allowed, a variation of 14,158.32 square feet (44.48%); (b) a variation from the intensity of use of lot provisions of Section 17.30.030 to allow impermeable lot coverage of 76,250.57 square feet, a reduction from the current 82,847.57 square feet, whereas a maximum of 63,636.5 square feet is permitted, a variation of 12,614.07 square feet (19.82%); and (c) a variation from the gross floor area limitations of Section 17.30.040 to allow a gross floor area of 48,715 square feet, a reduction from the current 48,971 square feet, whereas a maximum of 31,087.79 square feet is allowed, a variation of 17,627.21 square feet (56.7%); all being required to make proposed improvements to an outdoor play area that will include replacing a deteriorated storage shed with a new storage shed and an Outdoor Environmental Learning Area at the southeast portion of the outdoor area, and replacing some impermeable surfaces in the play area, all in accordance with the plans and elevations submitted with the application for variations.

SECTION 3: The variations hereby granted are conditioned upon the commencement of the proposed construction within 12 months after the effective date of this Ordinance.

SECTION 4: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 5: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 15th day of August, 2006, pursuant to the following roll call vote:

AYES: Trustees Abell, Eilers, Ritchell and Tucker

NAYS: None

ABSENT: Trustees Behles and Berger

APPROVED this 15th day of August, 2006.

Signed:

//s//Edmund C. Woodbury

Village President

Countersigned:

//s//Douglas G. Williams

Village Clerk

Introduced: August 1, 2006

Posted: August 2, 2006

Passed and Approved: August 15, 2006

Posted: August 17, 2006

ORDINANCE NO. M-5-2017

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION FROM THE WINNETKA ZONING ORDINANCE FOR THE CONSTRUCTION AND OPERATION OF PLAYGROUND IMPROVEMENTS WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

(1110 Chatfield Road)

WHEREAS, Winnetka Public School District No. 36 ("*Applicant*") is the record title owner of that certain parcel of real property commonly known as 1110 Chatfield Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("*Subject Property*"); and

WHEREAS, the Subject Property is improved with buildings and structures known as the Hubbard Woods School ("*School*"); and

WHEREAS, the Applicant desires to construct on the Subject Property certain outdoor playground improvements for use primarily by students at the School (collectively, the "*Proposed Improvements*"); and

WHEREAS, the Subject Property is located within the R-4 Single Family Residential Zoning District of the Village ("*R-4 District*"); and

WHEREAS, in order to be constructed on the Subject Property within the R-4 District, the Proposed Improvements must have, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance ("*Zoning Ordinance*"), a minimum front yard setback of 30 feet from Hamptondale Avenue; and

WHEREAS, the Applicant desires to construct the Proposed Improvements with a front yard setback from Hamptondale Avenue of 9.33 feet; and

WHEREAS, pursuant to Section 17.12.020 of the Zoning Ordinance, the operation of an elementary school is permitted within the R-4 District only with a special use permit; and

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or structure without a special use permit; and

WHEREAS, the Applicant filed an application for: (i) a variation from Section 17.30.050 of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property with a front yard setback from Hamptondale Avenue of 9.33 feet ("*Variation*"); and (ii) a special use permit pursuant to Section 17.12.020 and Chapter 17.56 of the of the Zoning Ordinance to allow the construction of the Proposed Improvements within the R-4 District ("*Special Use Permit*") (collectively, the Variation and the Special Use Permit are the "*Requested Relief*"); and

WHEREAS, on April 10, 2017, after due notice thereof, the Zoning Board of Appeals ("*ZBA*") conducted a public hearing on the Requested Relief and, by the unanimous vote of the four members then present, recommended that the Council of the Village of Winnetka ("*Village Council*") approve the Requested Relief; and

WHEREAS, pursuant to Chapter 17.60 and Chapter 17.56 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Variation and the Special Use Permit, respectively, which findings are set forth in the ZBA public hearing minutes attached to and, by this reference, made a part of this Ordinance as **Exhibit B**; and

WHEREAS, on March 15, 2017, after due notice thereof, the Plan Commission met to consider whether approval of the Requested Relief is consistent with "Winnetka 2020," the Winnetka comprehensive plan ("*Comprehensive Plan*"), and found, by the unanimous vote of the seven members then present, that approval of the Requested Relief is consistent with the Comprehensive Plan; and

WHEREAS, on March 16, 2017, after due notice thereof, the Design Review Board met to consider the Requested Relief and, by unanimous vote of the six members then present, recommended that the Village Council approve the Requested Relief; and

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

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit: (i) is consistent with the Comprehensive Plan; and (ii) satisfies the standards for the approval of special use permits set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction of the Proposed Improvements on the Subject Property within the R-4 District is in the best interest of the Village and its residents;

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

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

SECTION 2: APPROVAL OF SPECIAL USE PERMIT. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.12.020 of the Zoning Ordinance and the home rule powers of the Village, to allow the extension of the operation of the School by the construction of the Proposed Improvements on the Subject Property within the R-4 District.

SECTION 3: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Variation from Section 17.30.050 of the Zoning Ordinance to permit a front yard setback of

9.33 feet from Hamptondale Avenue is hereby granted to allow the construction of the Proposed Improvements on the Subject Property, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 4: CONDITIONS. The Special Use Permit granted by Section 2 of this Ordinance, and the Variation granted by Section 3 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

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

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

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

D **Compliance with Plans.** The construction, development, use, and maintenance of the Proposed Improvements at the Subject Property must be in strict accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

1. The "Topographical Map of Part of Hubbard Woods School" prepared by TFW Surveying & Mapping, Inc., consisting of one sheet, and with a latest revision date of November 22, 2016, attached to and, by this reference, made a part of this Ordinance as **Exhibit C**; and

2. The "Project Location Plan" prepared by K M Talty Design, consisting of one sheet, and with a latest revision date of February 10, 2017, attached to and, by this reference, made a part of this Ordinance as **Exhibit D**.

3. The "Site Photos" prepared by K M Talty Design, consisting of one sheet, and with a latest revision date of February 10, 2017, attached to and, by this reference, made a part of this Ordinance as **Exhibit E**.

4. The "Site Plan" prepared by K M Talty Design, consisting of two sheets, and with a latest revision date of February 15, 2017, attached to and, by this reference, made a part of this Ordinance as **Exhibit F**.

5. The "Landscape Structure" plans prepared by NuToys Leisure Products, consisting of four sheets, and with a latest revision date of January 30, 2017, attached to and, by this reference, made a part of this Ordinance as **Exhibit G**.

SECTION 5: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 6: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2 and 3 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7: AMENDMENT OF SPECIAL USE PERMIT. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 9: EFFECTIVE DATE.

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

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and

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

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 9.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 16th day of May, 2017, pursuant to the following roll call vote:

AYES: Trustees Cripe, Dearborn, Lanphier, Myers, and Ziv

NAYS: None

ABSENT: None

Signed

s/ Chris Rintz

Village President

Countersigned:

s/Robert M. Bahan

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 7th day of May, 2017.

Introduced: Waived

Passed and Approved: May 16, 2017

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Those parts of Block 8 in County Clerk's Division according to the plat thereof recorded as Document No. 178081 filed on April 27, 1878, in the Southwest ¼ of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, Village of Winnetka, Cook County, Illinois described as follows: Lots 1, 2, 3, 4, 5, and 12 in said Block 8 in County Clerk's Division and that part of Lot 11 in said Block 8 in County Clerk's Division lying Easterly of a line forming an angle of 24 degrees 56 minutes to the left at the point of intersection with the East line of the Northwest ¼ of said Southwest ¼ of Section 17, 678.00 feet South of the Northeast corner of said Northwest ¼ of the Southwest ¼ of Section 17.

Commonly known as 1110 Chatfield Road, Winnetka, Illinois.

EXHIBIT B

APRIL 10, 2017 PUBLIC HEARING MINUTES OF THE ZBA

Zoning Board Members Present: Joni Johnson, Chairperson

Thomas Kehoe

Kathleen Kumer

Mark Naumann

Zoning Board Members Absent: Sarah Balassa

Matthew Bradley

Carl Lane

Village Staff: Michael D'Onofrio, Director of Community Development

Ann Klaassen, Planning Assistant

Case No. 17-05-SU: Hubbard Woods School (1110 Chatfield Road)

Winnetka Public School District 36

Special Use Permit

Modifications of Playground

Variation by Ordinance

Front and Corner Yard Setbacks

Hubbard Woods School (1110 Chatfield Road), Case No. 17-05-SU: Winnetka Public School District 36, Special Use Permit - Modifications of Playground; Variation by Ordinance - Front and Corner YardSetbacks

Mr. D'Onofrio read the public notice. The purpose of this hearing is to hear testimony and receive public comment regarding a request by Winnetka Public School District 36, concerning a Special Use Permit in accordance with Section 17.56.010 of the Winnetka Zoning Ordinance, to permit modifications to the playground, as well as a variation by Ordinance from Section 17.30.050 [Front and Corner Yard Setbacks] of the Winnetka Zoning Ordinance to permit play equipment that will result in a front yard setback of 9.33 ft. from Hamptondale Ave., whereas a minimum of 30 ft. is required, a variation of 20.67 ft. (68.9%).

Chairperson Johnson swore in those that would be speaking on this case.

Kathryn Talty stated that she would be presenting this request to the Board as well. She informed the Board that the request represented a similar situation to that at Greeley. She noted that they would be operating within the boundaries of the existing couple of play areas. Ms. Talty then stated that they would be making one minor modification to an area which she identified for the Board in the corner.

Ms. Talty noted that there is a paver area which covered the corner which she identified for the Board along with a couple of benches. She then stated that over time, the pavers are starting to fail. She stated that the best way to treat this area would be to incorporate it into the play space. Ms. Talty then referred to the two play areas which are to be connected which was previously pavers. She stated that meant that they would be adding a border curb in two areas she identified for the Board and removing the existing pavers. Ms. Talty stated that they would also be relocating the benches elsewhere on the site into an undetermined area and making the area wood fiber chips similar to the rest of the play area.

Ms. Talty went on to state that there is one large piece of equipment which matches the existing pieces she identified and that they planned to relocate that piece of equipment into an empty spot which she described as a missing tooth with like size play equipment which would adhere to the older children in the school. She stated that would make the existing space into a younger play area space for the younger children. Ms. Talty stated that they planned to connect the play areas with playhouses or other types of recreational equipment which would transition the younger play space to the older play space and which would allow the older and younger children to migrate in the center of the space.

Ms. Talty noted that they were mindful that there are some existing storm drains in the area which would remain. She identified the area which is entirely an asphalt play space and the lines of the track which exist. Ms. Talty then identified Hamptondale and the existing homes along with a chain link fence. She also informed the Board that they have coordinated with the neighbors and that there are a few that are very happy that these improvements are being proposed. Ms. Talty stated that the thought behind keeping the younger students together in one area makes it easier for the teachers to supervise, but also gives a cuing spot for drop-off and pickup.

Ms. Talty informed the Board that there has been some real thought into the space planning for the proposal and that Beth Carmody has worked with the staff and teachers and that they have had a lot of input. She stated that the equipment would meet everyone's hopes and expectations. Ms. Talty then referred the Board to a rendering and the color pallet and play pieces which would be manufactured by Landscape Structures, which is quality play equipment.

Beth Carmody introduced herself to the Board as the principal at Hubbard Woods. She then stated that the missing tooth was a vintage piece of equipment which was taken out last year and which was a similar sized piece of equipment. Ms. Carmody stated that unlike other schools which have the opportunity to have different play areas, they do not have that type of space at Hubbard Woods and that it is all one big area and that the proposal will help them divide it a little bit for the kindergarten children, especially with the lower equipment for them and which represented a lot of the impetus behind this plan.

Ms. Talty stated that she can provide the Board with more information with regard to the size of the lower equipment. She informed the Board that the peak to the roof of the playhouse is approximately 9 feet tall and another platform with a surround will be more like 7 feet tall. Ms. Talty stated that they would not be proposing any additional landscaping and that there is a lot of existing landscaping on the Hubbard Woods campus.

Mr. Kehoe stated that since they would be taking out some asphalt and replacing it with some woodchips, he asked if that would decrease the amount of impermeable surface.

Ms. Talty confirmed that is correct.

Mr. Kehoe asked if there has been the opportunity to do that at other locations.

Ms. Talty responded that at this point, that represented a good opportunity to do that and is the limit of their construction at this point. She also stated that may be part of a future plan and that there is going to be some water work being done on the campus and that many things are waiting until that is worked out.

Mr. Kurr informed the Board that they are working with the Village and that it is all interdependent on the storm water process and that once that happened, they would look at the hard surface.

Mr. Kehoe questioned the pickup and drop-off.

Ms. Carmody responded that when parents drop the children off, they run in that area and that there would be containment in that area.

Ms. Talty and Mr. Kurr confirmed that it would not change.

Chairperson Johnson asked if there are safety issues with regard to the playground and surface material.

Mr. Kurr stated that it would be the same type of woodchip surface and that it is within the codes of the school. He added that the depth of the woodchips is important in terms of fall safety.

Chairperson Johnson asked where is the asphalt.

Ms. Talty identified the area of asphalt to be removed.

Ms. Kumer asked if there is a requirement for woodchips beneath the equipment.

Ms. Talty responded that there is not under the playhouses and as long as there is not an elevated surface.

Mr. Kurr informed the Board that there are a couple of elements of the structure that are handicap accessible. He also stated that the fact of having one playhouse on a hard surface makes it easier.

Ms. Talty then stated that while the fiber surface is a handicap accessible surface, it would be difficult to navigate for those with mobility issues. She also stated that for those whose mobility issue is temporary such as people using crutches; this allows them the opportunity to play.

Mr. Naumann asked the applicant if they spoke to the homeowner to the west.

Ms. Talty confirmed that they did and that there are no issues.

Chairperson Johnson commented that they like it when it is visually improved.

Ms. Talty referred to the play equipment which would be most proximate to the residence which she identified for the Board. She also stated that there is an existing fence and a shrub border growing in between.

Chairperson Johnson asked if there were any other questions. No additional questions were raised by the Board at this time. She then called the matter in for discussion.

Mr. Naumann stated that the request is straightforward and it would be an improvement to the property. He also stated that there would be an improvement in at least one of the zoning variances and that they would be improving drainage a little bit. Mr. Naumann stated that other than that, he had no concerns.

Chairperson Johnson asked Mr. D'Onofrio with regard to the minimum third street front setback

Ms. Klaassen stated that is because there are three streets surrounding the property which are Hamptondale, Chatfield and Laurel, or Burr Avenue.

Mr. Kehoe noted that that this appeared to be an expansion of a nonconforming use.

Mr. D'Onofrio stated that it is not a nonconforming use but a special use which is why it is before the Board tonight.

Mr. Naumann then moved to recommend approval of the request as it relates to the Hubbard Woods' request on the special use and moved to consider the special use standards stipulated on page nos. 8 and 9 in the packet of materials which covered the six points ranging from public health and safety to the injurious impact to those in the immediate vicinity to the establishment of the special use not impeding the development and improvement in the vicinity. He also referred to the considerations for ingress and egress which minimize pedestrian and vehicular traffic congestion and that there would be adequate parking. Mr. Naumann then stated that the special use in all other respects conforms to the regulations and by referencing the adopted points making on page nos. 8 and 9.

Mr. Kehoe and Ms. Kumer seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Johnson, Kehoe, Kumer, Naumann

NAYS: None

That the establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare.

Last year, the Hubbard Woods playground lost equipment due to the aging process. The replacement equipment will offer smaller age appropriate pieces. This smaller equipment will give an option to younger students and neighborhood children with emerging physical skills, of an engaging place to imagine, create and play.

2. That the Special Use will not substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity.

The new additions to the Hubbard Woods School playground will offer the community a place for little ones to play during off hours. Having this lovely resource near homes in the area will only enhance the appeal to property owners in that the playground will be appropriately maintained and safety measures and guidelines will be followed throughout the installation process. The current plans meet safety regulations and the structures themselves are attractive.

3. That the establishment of the Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern.

The playground location will not be changed, although the fiber play surface area will be slightly increased. The proposed play equipment is in keeping with the type and rough dimensions of the existing equipment but adds more diverse play challenges for a broader age and skill range. The surrounding neighborhood will not be impacted negatively nor will it be intruded upon.

4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways.

The installation of the new playground equipment will in no way impede the normal activities that occur around Hubbard Woods School. The pedestrian and vehicular traffic will remain unchanged by the replacement of the play equipment. Furthermore, the District will use good judgment and decision making as to when the equipment will be installed, ensuring, to the best of its ability, that traffic and sidewalks will not be obstructed for users.

5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exits or are to be provided.

The playground project does not require changes to existing parking, roads, drainage or facilities. The District will ensure that any disruption to the neighbors due to the installation of the new equipment will be minimal. The District will provide information to the neighbors regarding the installation process.

6. That the Special Use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

The school district is obliged to follow the safety rules and regulations stated in school code, which ensures a safe playground for children to enjoy. The District will comply with all Village regulations, ordinances and codes in this process.

Chairperson Johnson then asked for a motion on the variation for the front yard setback.

Mr. Naumann moved to recommend approval of the zoning variation to allow play equipment within the required front yard setback from Hamptondale and to incorporate the stipulations in detail as provided on page nos. 12 and 13.

Ms. Kumer seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Johnson, Kehoe, Kumer, Naumann

NAYS: None

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

The location of the playground will be the same as currently exists, with minimal changes to expand the fiber play surface. The proposed play equipment replaces the existing taller play equipment which will be relocated to an appropriate area on site. The playground is an important factor in the education of our children and must be preserved. The play equipment style is in keeping with the type and rough dimensions of the existing equipment but adds more diverse play challenges for a broader age and skill range. The surrounding neighborhood will not be impacted negatively nor will it be intruded upon.

2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.

Due to the limitations of open space on the school campus, it is not practical or cost effective to move the playground location. In addition, the area where the playground is located is small and accented by existing landscape, including mature trees and shrubs.

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

The plan for the updated play equipment does not exceed the area of the current playground space. Although there will be slightly more fiber play surface space where asphalt and concrete pavers are proposed to be removed. The new proposed play pieces for the Hubbard Woods School playground are in keeping with the character of the play pieces that are being replaced. The structures chosen are aligned with the developmental abilities of a child in kindergarten. The updated playground will continue to offer the community a well maintained resource; a place where young children can play during and after school hours. We believe having this lovely resource near homes in the area enhances the appeal to property owners.

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

The proposed playground equipment and design consists of predominantly low open structures that have a minimal effect on light or air flow. Following the safety guidelines which require the structures to be properly spaced from piece to piece provides for additional open space. In addition, the equipment is similar to the structures that are being replaced.

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

The school district is obliged to follow the safety rules and regulations stated in school code, which ensures a safe playground for children to enjoy. The District also looks forward to working collaboratively with the Village in addressing its regulations, ordinances and codes in this process. The proposed playground is in compliance with school code safety regulations and the District will ensure it is also in compliance with safety regulations of the Village. In addition, the new equipment will be located a large distance away from any other structures and in the same area where the existing equipment is located.

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

The new additions to the Hubbard Woods school playground will offer the community a place for little ones to play during and after school hours. We believe having this lovely resource near homes in the area enhances the appeal to property owners in that the playground will be appropriately maintained and available for community use when school is not in session. The proposed plans provide for play structures and a layout that are attractive and a benefit to the community.

7. The congestion in the public streets will not increase.

The installation of the new playground equipment will in no way impede or alter the normal activities or traffic that occurs around Hubbard Woods School. The District will use good judgment and decision making as to when the equipment will be installed ensuring, to the best of its ability, that traffic and sidewalks will not be obstructed for users.

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

Over the past year the Hubbard Woods School playground has lost play equipment due to the aging process. This new updated play equipment will offer the school and neighborhood children an engaging place to imagine, create, climb, jump, leap and play.

EXHIBIT C

TOPOGRAPHIC MAP OF PART OF HUBBARD WOODS SCHOOL

(SEE ATTACHED EXHIBIT C)

EXHIBIT D

PROJECT LOCATION PLAN

(SEE ATTACHED EXHIBIT D)

EXHIBIT E

SITE PHOTOS

(SEE ATTACHED EXHIBIT E)

EXHIBIT F

SITE PLAN

(SEE ATTACHED EXHIBIT F)

EXHIBIT G

LANDSCAPE STRUCTURE PLAN

(SEE ATTACHED EXHIBIT G)

EXHIBIT H

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Winnetka Public School District No. 36 ("*Applicant*") is the record title owner of the property commonly known as 1110 Chatfield Road in the Village ("*Subject Property*")

WHEREAS, the Applicant desires to construct on the Subject Property certain outdoor playground improvements for use by students; and

WHEREAS, Ordinance No. M-5-2017, adopted by the Village Council on May 16, 2017 ("*Ordinance*"), grants a certain variation from the provisions of the Winnetka Zoning Ordinance and a special use permit to the Applicant to permit the construction of the playground improvements on the Subject Property and the expanded use of the Subject Property for the operation of an elementary school; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The Applicant does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of variations and a special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations and the special use permit for the Subject Property.
5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: __, 2017

ATTEST:

By: __

Its: __

WINNETKA PUBLIC SCHOOL DISTRICT NO. 36

By: __

Its: __

ORDINANCE NO. M-07-2022

AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT, VARIATIONS FROM THE WINNETKA ZONING ORDINANCE, AND

A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF IMPROVEMENTS TO AN EXISTING PLAYGROUND

WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL DISTRICT

(1110 Chatfield Road)

WHEREAS, the Board of Education of Winnetka Public School District No. 36 (“*School District*”) is the record title owner of the property commonly known as 1110 Chatfield Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (“*Subject Property*”); and

WHEREAS, the Subject Property is located within the R-4 Single-Family Residential District of the Village (“*R-4 District*”); and

WHEREAS, the Subject Property consists of approximately 2.92 acres, improved with a school building generally located on the east side of the Subject Property, a playground located on the north and west sides of the Subject Property (“*Playground*”), various athletic courts and fields located on the south side of the Subject Property, and accessory structures; and

WHEREAS, the Playground consists of outdoor playground equipment (“*Existing Equipment*”) which is divided between two play areas, one located on the west side of the Subject Property (“*West Play Area*”) and another located on the north side of the Subject Property (“*North Play Area*”), a wood chip-based play surface, and accessory improvements; and

WHEREAS, the School District operates a public school known as Hubbard Woods Elementary School (“*Elementary School*”) on the Subject Property; and

WHEREAS, pursuant to Section 17.16.020 of the Winnetka Zoning Ordinance (“*Zoning Ordinance*”), the operation of an elementary school is not permitted within the R-4 District without a special use permit; and

WHEREAS, on May 16, 2017, the Village Council approved Ordinance No. M-5-2017 (“*Special Use Ordinance*”) granting the School District a special use permit to allow for improvements to the Playground on the Subject Property (“*Special Use Permit*”); and

WHEREAS, the School District proposes to construct improvements to the Playground by: (i) removing the Existing Equipment located in the West Play Area and installing new playground equipment (“*Proposed Equipment*”); (ii) removing the wood chip-based play surface and installing a rubberized play surface across the West Play Area and the North Play Area; and (iii) making other ancillary improvements to the Playground (collectively, the “*Proposed Improvements*”); and

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or other structure without amending the special use permit; and

WHEREAS, the School District desires to amend the Special Use Permit to allow for the construction and operation of the Proposed Improvements; and

WHEREAS, pursuant to Section 17.30.030.B of the Zoning Ordinance, the maximum total area of impermeable lot coverage for the Subject Property is 63,636.5 square feet; and

WHEREAS, pursuant to Section 17.30.060 of the Zoning Ordinance, the minimum side yard setback from the west property line of the Subject Property (“*West Property Line*”) to the Proposed Equipment is 12 feet; and

WHEREAS, the School District desires to construct and operate the Proposed Improvements in a manner that will: (i) increase the total area of impermeable surfaces on the Subject Property from approximately 78,383.6 square feet to approximately 86,394.6 square feet; and (ii) decrease the side yard setback from the West Property Line, from approximately 10.5 feet for the Existing Equipment in the West Play Area, to approximately 9.5 feet for the Proposed Equipment in the West Play Area; and

WHEREAS, the School District filed an application for: (i) variations from Sections 17.30.030.B and 17.30.060 of the Zoning Ordinance to permit the construction of the Proposed Improvements (collectively, the “*Variations*”); (ii) an amendment to the Special Use Permit pursuant to Sections 17.16.020 and Chapter 17.56 of the Zoning Ordinance to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-4 District (“*Special Use Permit Amendment*”); and (iii) a certificate of appropriateness pursuant to Section 15.40.010 of the Winnetka Village Code (“*Village Code*”) (the Variations, Special Use Permit Amendment, and Certificate of Appropriateness are, collectively, the “*Requested Relief*”); and

WHEREAS, on March 14, 2022, after due notice thereof, the Zoning Board of Appeals (“*ZBA*”) conducted a public hearing on the Requested Relief and, by a vote of four in favor and none opposed, recommended that the Village Council approve the Requested Relief subject to the conditions set forth in this Ordinance; and

WHEREAS, pursuant to Sections 17.60.040, 17.60.050, and Chapter 17.56 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Variations and the Special Use Permit Amendment; and

WHEREAS, on March 17, 2022, after due notice thereof, the Design Review Board of the Village met to consider a Certificate of Appropriateness for the Proposed Improvements, and by a vote of four in favor and none opposed, recommended the issuance of a Certificate of Appropriateness for the Proposed Improvements subject to the conditions set forth in this Ordinance; and

WHEREAS, on March 23, 2022, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special

Use Permit Amendment and, by a vote of six in favor and none opposed, recommended that the Village Council approve the Special Use Permit Amendment; and

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

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit Amendment satisfies the standards for the approval of special use permits within the R-4 District set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction and operation of the Proposed Improvements on the Subject Property within the R-4 District is in the best interest of the Village and its residents; and

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

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

SECTION 2: APPROVAL OF SPECIAL USE PERMIT AMENDMENT. Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Special Use Permit Amendment is hereby granted, pursuant to Chapter 17.56 and Section 17.16.020 of the Zoning Ordinance and the home rule powers of the Village, to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-4 District.

SECTION 3: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the following variations are hereby granted with respect to the Subject Property, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village:

Area of Impermeable Surfaces. A variation from Section 17.30.030.B of the Zoning Ordinance to permit a total of 86,394.6 square feet of impermeable surface.

Side Yard Setback. A variation from Section 17.30.060 of the Zoning Ordinance to permit a side yard setback of 9.5 feet from the West Property Line.

SECTION 4: APPROVAL OF CERTIFICATE OF APPROPRIATENESS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Certificate of Appropriateness is granted for the Subject Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 5: CONDITIONS. The approvals granted by Sections 2, 3, and 4 of this Ordinance are subject to, and contingent upon, compliance by the School District with the following conditions:

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

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

C Landscaping Buffer. The School District will continue to use their best efforts to fill the landscaping buffer gap between the Proposed Equipment and the West Property Line.

D Compliance with Plans. The development, use, and maintenance of the Proposed Improvements at the Subject Property must be in general accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

The Proposed Site Plan prepared by Kathryn Talty Landscape Architecture, consisting of one sheet, and with a latest revision date of February 28, 2022, attached to and, by this reference made a part of this ordinance as **Exhibit B**;

The Proposed Project Location Plan prepared by Kathryn Talty Landscape Architecture, consisting of one sheet, and with a latest revision date of January 28, 2022, attached to and, by this reference made a part of this ordinance as **Exhibit C**;

The Site Photos prepared by Kathryn Talty Landscape Architecture, consisting of one sheet, and with a latest revision date of January 28, 2022, attached to and, by this reference made a part of this ordinance as **Exhibit D**;

The Proposed Equipment List prepared by NuToys Leisure Products, consisting of two sheets, and with a latest revision date of February 9, 2022, attached to and, by this reference made a part of this ordinance as **Exhibit E**;

The Proposed Structure Dimensions prepared by NuToys Leisure Products and Landscape Structures, consisting of one sheet, and with a latest revision date of February 9, 2022, attached to and, by this reference made a part of this ordinance as **Exhibit F**;

The Proposed Equipment Renderings prepared by NuToys Leisure Products and Landscape Structures, consisting of four sheets, and with a latest revision date of February 9, 2022, attached to and, by this reference made a part of this ordinance as **Exhibit G**.

E Continued Effect of Special Use Permit. The Special Use Permit, as amended by this Special Use Permit Amendment, remains in full force and effect; provided, however, that in the event of any conflict between the Special Use Permit and the Special Use Permit Amendment, the provisions of the Special Use Permit Amendment will control.

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

SECTION 6: RECORDATION; BINDING EFFECT. A copy of this Ordinance shall be recorded with the Recording Division of the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of and are binding upon the School District and each of its heirs, representatives, successors, and assigns.

SECTION 7: FAILURE TO COMPLY. Upon the failure or refusal of the School District to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2, 3, and 4 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2, 3, and 4 of this Ordinance unless it first provides the School District with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 8: FUTURE AMENDMENT OF SPECIAL USE PERMIT. Any future amendments to the Special Use Permit Amendment granted in Section 2 of this Ordinance that may be requested by the School District after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 9: EFFECTIVE DATE.

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

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and

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

B. In the event that the School District does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 9.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this 19th day of April, 2022, pursuant to the following roll call vote:

AYES: Trustees Apatoff, Cripe, Dalman, Dearborn, Mancini, and Swierk

NAYS:

ABSENT:

APPROVED this 19 day of April, 2022.

s/Chris Rintz

Village President

Countersigned:

s/Robert M. Bahan

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 20 day of 2022.

Introduced: April 19, 2022

Passed and Approved: April 19, 2022

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Those parts of Block 8 in County Clerk's Division according to the plat thereof recorded as Document No. 178081 filed on April 27, 1878, in the Southwest ¼ of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, Village of Winnetka, Cook County, Illinois described as follows: Lots 1, 2, 3, 4, 5 and 12 in said Block 8 in County Clerk's Division and that part of Lot 11 in said Block 8 in County Clerk's Division lying Easterly of a line forming an angle of 24 degrees 56 minutes to the left at the point of intersection with the East line of the Northwest ¼ of said Southwest ¼ of Section 17, 678.00 Feet South of the Northeast corner of said Northwest ¼ of the Southwest ¼ of Section 17.

Commonly known as 1110 Chatfield Road, Winnetka, Illinois.

PINS: 05-17-307-012-0000, 05-17-307-013-0000, 05-17-307-024-0000

EXHIBIT B

PROPOSED SITE PLAN

(SEE ATTACHED EXHIBIT B)

EXHIBIT C

PROPOSED PROJECT LOCATION PLAN

(SEE ATTACHED EXHIBIT C)

EXHIBIT D

SITE PHOTOS

(SEE ATTACHED EXHIBIT D)

EXHIBIT E

PROPOSED EQUIPMENT LIST

(SEE ATTACHED EXHIBIT E)

EXHIBIT F

PROPOSED STRUCTURE DIMENSIONS

(SEE ATTACHED EXHIBIT F)

EXHIBIT G

PROPOSED EQUIPMENT RENDERINGS

(SEE ATTACHED EXHIBIT G)

EXHIBIT H

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Board of Education of Winnetka Public School District No. 36 (" **School District** ") is the record title owner of the property commonly known as 1110 Chatfield Road in the Village (" **Subject Property** "); and

WHEREAS, the School District proposes to construct improvements to the Playground located on the Subject Property (" **Proposed Improvements** "); and

WHEREAS, Ordinance No. M-07-2022, adopted by the Village Council on April 19, 2022 (" *Ordinance* "), grants to the School District variations from the provisions of the Winnetka Zoning Ordinance, an amendment to a special use permit, and a Certificate of Appropriateness to permit the construction of the Proposed Improvements on the Subject Property (collectively, the “ *Requested Relief* ”); and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the School District has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The School District does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The School District acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The School District acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the School District against damage or injury of any kind and at any time.
4. The School District does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Requested Relief for the Subject Property.
5. The School District hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

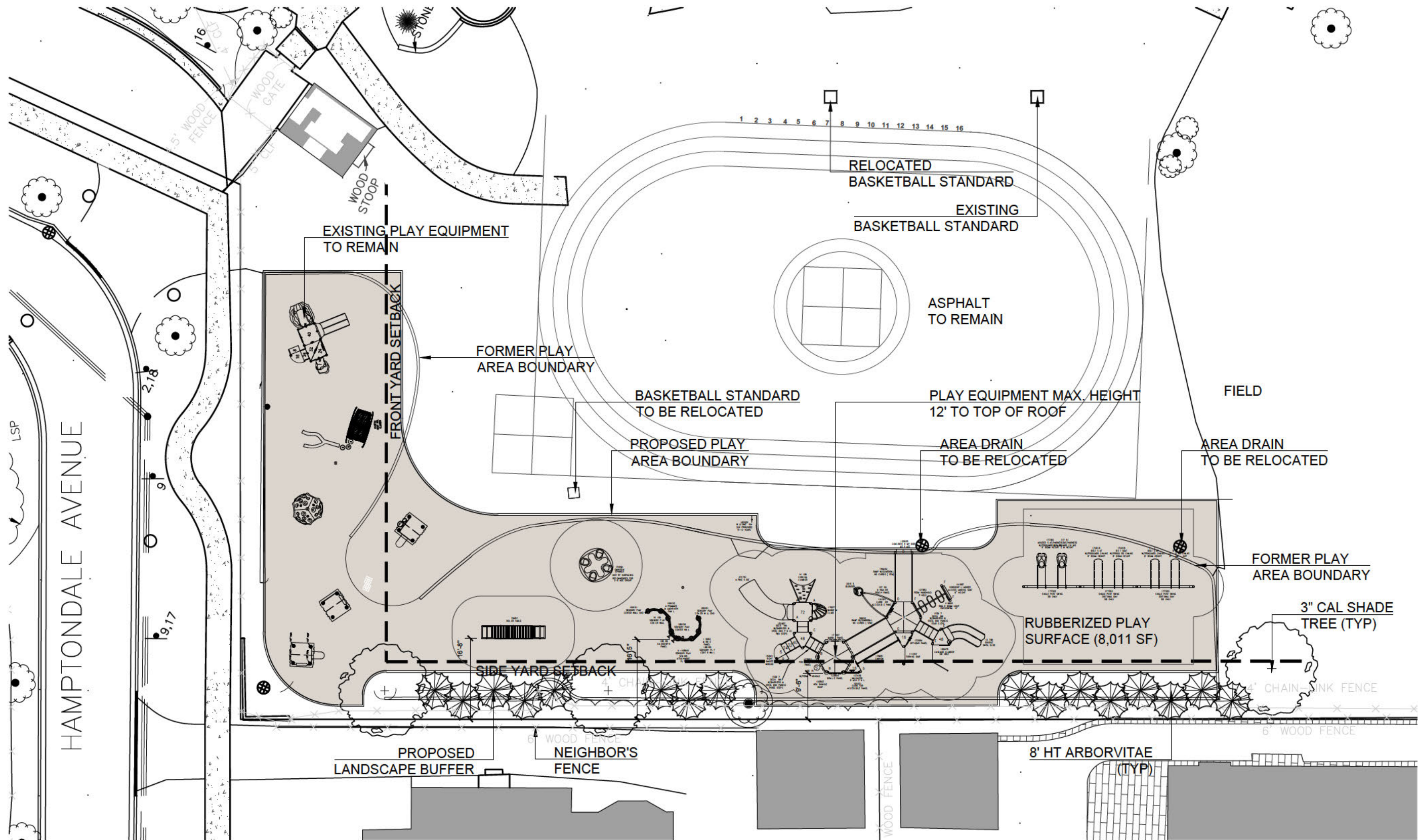
Dated: __, 2022

ATTEST:

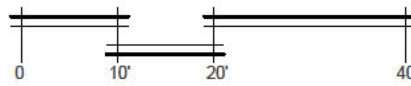
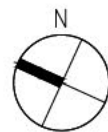
By: __
Its: __

**BOARD OF EDUCATION OF WINNETKA PUBLIC
SCHOOL DISTRICT NO. 36**

By: __
Its: __



SITE PLAN
SCALE: 1" = 20'-0"



PLAY AREA IMPROVEMENTS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

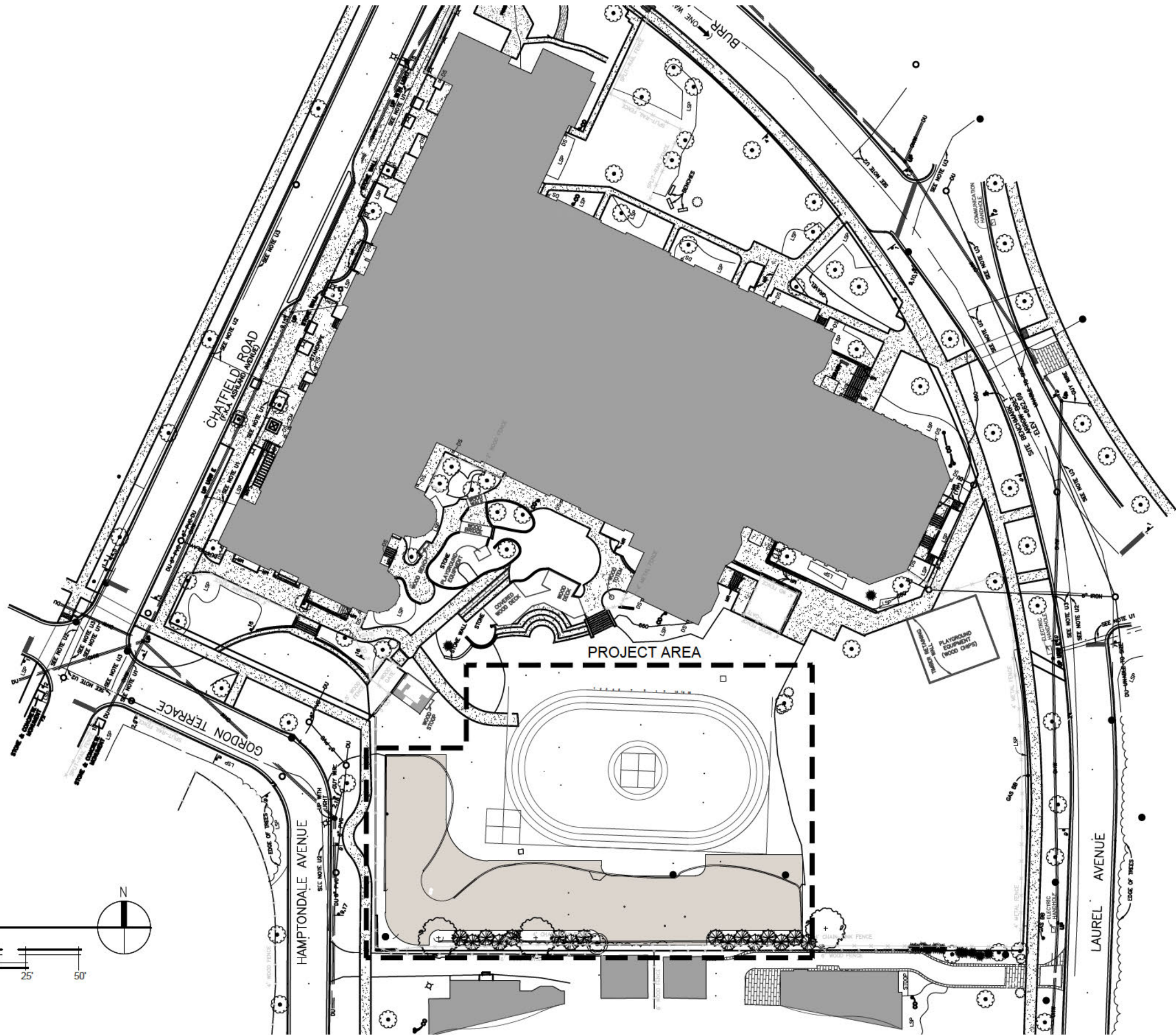
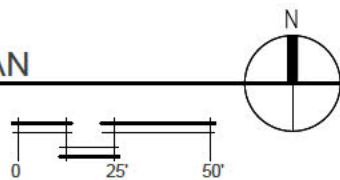
WINNETKA, ILLINOIS

Kathryn Talty
landscape architecture

Winnetka, Illinois 60093
847.612.5154
www.kmtaltydesign.com

DATE: 02-28-22

PROJECT LOCATION PLAN
SCALE: 1" = 50'-0"



PLAY AREA IMPROVEMENTS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL



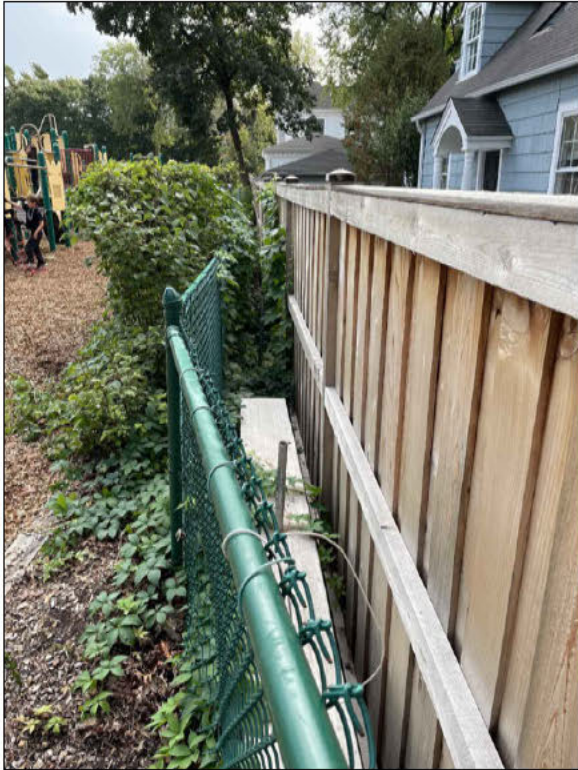
SITE PHOTOS
EXISTING EQUIPMENT TO BE REPLACED



SITE PHOTOS
EXISTING EQUIPMENT TO BE REMAIN



SITE PHOTOS
SITE CONDITIONS





Box 2121
La Grange, IL 60525
708-579-9055
708-579-0109 (fax)
1-800-526-6197

February 9, 2022

**HUBBARD WOODS SCHOOL
WINNETKA, IL
OPTION 1 - REVISED
PLAYBOOSTER COMPONENT SYSTEM**

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>
5-12 Year Olds Play Equipment		
1	120325A	Ramp Berm Exit Plate Concrete Wall
2	156232A	Ramp w/Guardrails w/Curbs Meets ASTM
1	176081A	Canyon Climber
1	150975A	Cascade Climber 48"Dk DB Only
1	143199A	Conical Climber 72"Dk DB
1	152907B	Deck Link w/Barriers Steel end panels 2 Steps
1	152907C	Deck Link w/Barriers Steel end panels 3 Steps
1	152907D	Deck Link w/Barriers Steel end panels 4 Steps
1	156915A	Pod Climber 16"Dk DB Right Mounted Handhold
1	176079A	Sunbeam Climber
1	152911C	Curved Transfer Module Right 48"Dk DB
2	178710A	Hexagon Tenderdeck
1	121948A	Kick Plate 8"Rise
1	111228A	Square Tenderdeck
3	111231A	Triangular Tenderdeck
1	119646A	Tri-Deck Extension
2	191031A	Accessible Panel Curb
1	123844A	Braille Panel Above Deck
1	127953B	Handhold Panel
1	127953A	Handhold Panel Set
1	173567A	Marble Panel Above Deck
2	127439A	Navigator Reach Panel Above Deck
1	173564A	Optigear Panel Above Deck
1	201545A	Blender Spinner DB
1	111357B	Turning Bar Alum DB
1	141887A	Access/Landing Assembly Seat Barrier Left 8"Dk
1	119805A	Single Beam Loop Horiz Ladder 84"
4	111404E	116"Alum Post DB
4	111404D	124"Alum Post DB
2	111404C	132"Alum Post DB
2	111404O	132"Steel Post DB 42" BURY
6	111403F	142"Alum Post For Roof DB
4	111404A	148"Alum Post DB
2	111404J	76"Alum Post DB
4	111404H	92"Alum Post DB

Hubbard Woods School - Option 1 Revised

1	130567A	Hex Shingle Roof
1	271761A	Alpine Slide 72" Deck DB
1	130798A	Double Swirl Slide 48"Dk DB
1	182503C	Welcome Sign (LSI Provided) Ages 5-12 years DB

ALSO:

1	173591A	OmniSpin Spinner Surface Mount
1	176457A	Roller Table DB

3-Panel Sensory Wall

1	168102A	Alphamaze and Labyrinth Panel
1	168108A	Kaleidospin Panel
1	168662A	Marble Panel
3	168100A	Sensory Play Center Wall DB
2	168101A	Sensory Play Center Wall End DB
4	168661A	Sensory Play Station Plate

**New 6-Place Single Post Swing Set
5 Belt Seats and 1 ADA**

4	174018A	Belt Seat Proguard Chains 8' Beam
2	177351A	Molded Bucket Seat (5-12 yrs) w/Harness Proguard Chains 8' Beam
1	177332A	Single Post Swing Frame 8' Beam
2	177333A	Single Post Swing Frame Addtl Bay 8' Beam

****Note: Due to the volatile cost of raw materials, supply chain and labor shortages, prices and lead times can change without notice. Unfortunately, we cannot guarantee or hold prices quoted at this time.**

EXISTING
2-5
EQUIPMENT
TO REMAIN



HURDWOODS SCHOOL
WARRICK, IN
CODE: WARRICK01 - OPTION 1

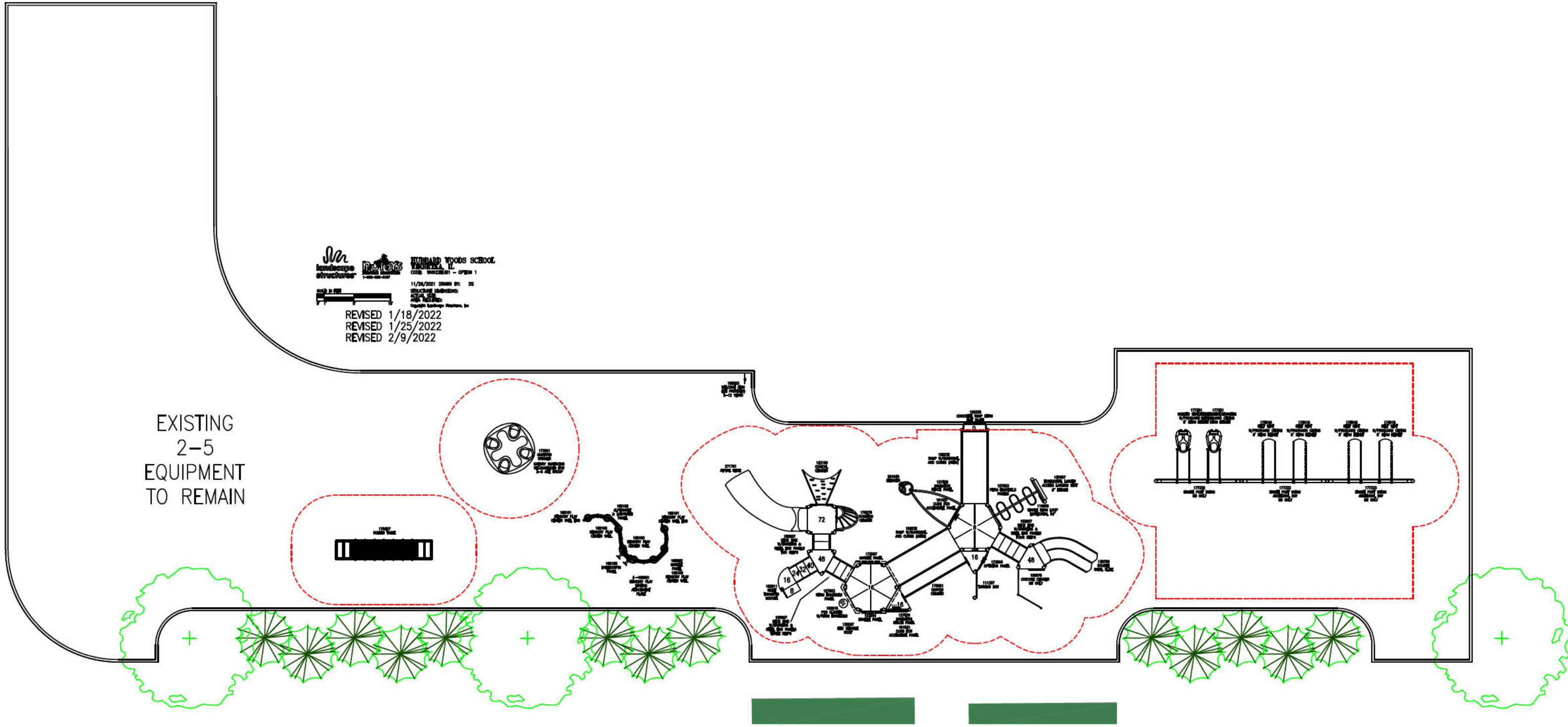


11/28/2021 DRAWN BY: DS
STRUCTURE NUMBER: 1011
DATE: 11/28/21
Copyright: Landscape Structures, Inc.

REVISED 1/18/2022

REVISED 1/25/2022

REVISED 2/9/2022





HUBBARD WOODS ELEMENTARY SCHOOL

WNN22HUB1-2-1 • 02.09.2022



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HUBBARD WOODS
ELEMENTARY SCHOOL
WNN22HUB1-2-2 • 02.09.2022



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HUBBARD WOODS ELEMENTARY SCHOOL

WNN22HUB1-2-3 • 02.09.2022



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HUBBARD WOODS ELEMENTARY SCHOOL

WNN22HUB1-2-4 • 02.09.2022



EXHIBIT H
UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Board of Education of Winnetka Public School District No. 36 ("***School District***") is the record title owner of the property commonly known as 1110 Chatfield Road in the Village ("***Subject Property***"); and

WHEREAS, the School District proposes to construct improvements to the Playground located on the Subject Property ("***Proposed Improvements***"); and

WHEREAS, Ordinance No. M-07-2022, adopted by the Village Council on April 19, 2022 ("***Ordinance***"), grants to the School District variations from the provisions of the Winnetka Zoning Ordinance, an amendment to a special use permit, and a Certificate of Appropriateness to permit the construction of the Proposed Improvements on the Subject Property (collectively, the "***Requested Relief***"); and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the School District has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The School District does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The School District acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The School District acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the School District against damage or injury of any kind and at any time.
4. The School District does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Requested Relief for the Subject Property.

{00125954.1}

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

Dated: April 26, 2022

ATTEST:

**BOARD OF EDUCATION OF WINNETKA
PUBLIC SCHOOL DISTRICT NO. 36**

By: 

Its: CFO

By: 

Its: Secretary

ATTACHMENT D

From: [REDACTED]
To: [Planning](#)
Subject: Hubbard Woods School expansion
Date: Friday, March 3, 2023 7:24:59 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We've lived at 1152 Chatfield for 23 years. We are fully supportive of the proposed expansion and variations.

Bruce & Laura Linger
1152 Chatfield Road
Winnetka, IL 60093



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: MARCH 10, 2023
SUBJECT: 912 GREEN BAY ROAD – LANA JEWELRY – SIGN PERMIT
(CASE NO. 23-06-DR)

INTRODUCTION

On March 16, 2023, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by Lana Jewelry (the “Applicant”), as the lessee of the commercial space located at 912 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 located west of Green Bay Road between Gage Street and Tower Road in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is located within the Commercial Overlay District. The Subject Property contains a traditional two-story Mission-style building with a yellow brick façade. In a portion of the first-floor commercial space, the Applicant will operate its retail jewelry store, which was previously occupied by *Bella Bleu Bridal*. The other portion of the first-floor commercial space is occupied by Eversee Boutique Eyecare for which the Board approved window signs and a projecting sign in 2022. Figure 1 below identifies the pertinent space of the Subject Property while Figure 2 at the end of this report further identifies the Subject Property.



Location of
Proposed
Wall Sign

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

CURRENT REQUEST

The Applicant is seeking approval of one wall sign to identify and promote their new store location that sells jewelry products. The wall sign would be 6 square feet (12 inches by 72 inches) and be mounted within the storefront's traditional sign band. The sign would be constructed of typical U.L. reverse channel letters, measuring 12 inches in height, with LED illumination containing the business name *Lana* in contemporary black text with capitalized letters. Each letter would be individually mounted directly onto the wall.

Currently, the door and two storefront windows feature temporary signs that will be removed upon approval and installation of the proposed wall sign. The Applicant has provided renderings, illustrations, and specifications of the proposed 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 walls signs in the commercial districts. Wall signs may not exceed 70 square feet in area and 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. As noted above, the proposed wall sign would be 6 square feet and only contain the business name. The sign code also states that the combined area of all wall, window, and awning signs on the building may not exceed 15% of the total area of street exposure. The proposed wall sign would comply with all the requirements of the sign code. A staff analysis of the 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 should be 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 at least 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 made of black aluminum letters measuring 12 inches in height, mounted within the storefront's sign band approximately 11.67 feet above grade. It would also be externally illuminated with halo lighting, which means no portion of the face or sides of the sign letters will be translucent; the light is only visible as it projects from the back of the sign on to the building wall. An excerpt of the Design Guidelines pertaining to signs is included as Attachment C.

SUMMARY

The Applicant requests that the DRB find the proposed wall sign appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed signage as appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to installation.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Staff Sign Code Analysis
Attachment C: Design Guidelines Excerpt



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

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

V I L L A G E O F W I N N E T K A , I L L I N O I S
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION**Tenant/Lessee**

Name of Business LANA	Primary contact name Lana Bramlette	Phone No. 312-485-7001
Street Address 912 Greenbay Rd		
City Winnetka	State IL	Zip Code 60043
Email lana@lanaunlimited.com		

Sign Company

Name of Sign Company Real Neon,Inc	Primary contact name Jack Menel	Phone No. 630-543-0995
Street Address 226 E. Adele Ct.		
City Villa Park	State IL	Zip Code 60181
Email lana@lanaunlimited.com		

Property Owner

Name of Company Wayland Real estate Capital	Primary contact name Marc Klutznick	Phone No. 312-339-8414
Street Address: 361 Park Avenue No.25		
City Glencoe	State IL	Zip Code 60022
Email lana@lanaunlimited.com		

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

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

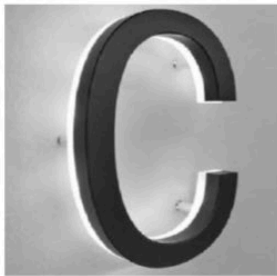
☐ projecting sign ☐ other _____

Additional description of sign type and materials _____

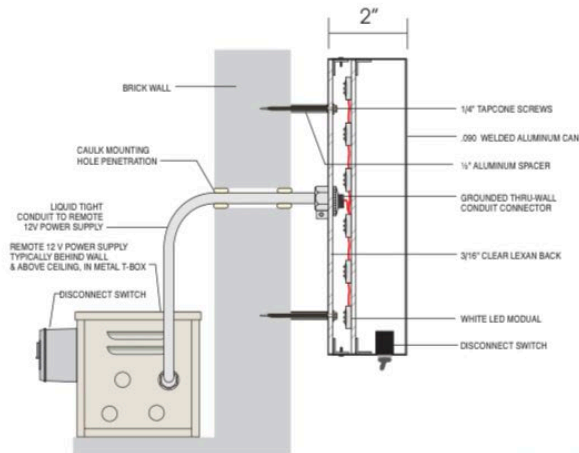
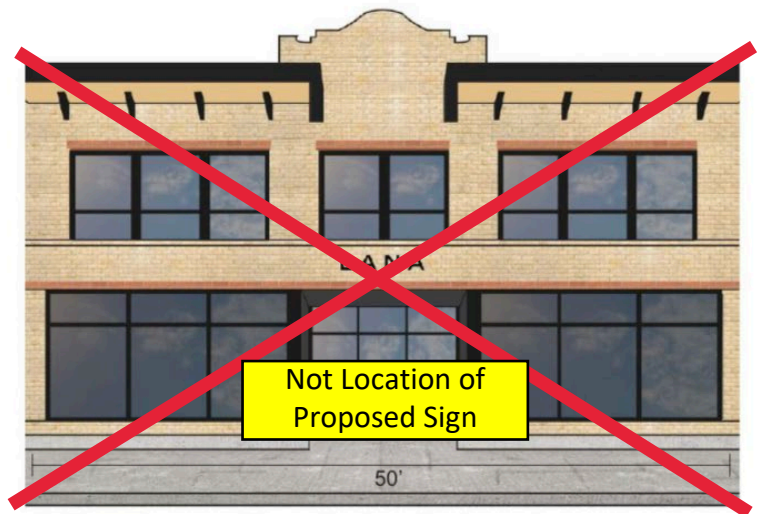
OFFICE USE ONLY: PERMIT FEE (\$60/\$195 per sign) _____

CONDITIONS OF APPROVAL: _____

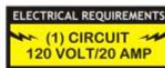
912 Greenbay Rd.



LETTER EXAMPLE



Typical U.L. Reverse Channel Letters with LED Illumination
Not to scale



Sign: 6 Sq. Ft.



ATTACHMENT B – Staff Analysis of Sign Area



Area of Wall: 15.41 feet x 22.00 feet = 339.02 square feet

Area of Proposed Wall Sign: 1 feet x 6 feet = 6 square feet

Maximum Permitted Sign Area on Street Frontage: **50.85 square feet (15%)**

Proposed Sign Area: **6 square feet (1.77%)**

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. 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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MARCH 10, 2023
SUBJECT: 594 GREEN BAY ROAD – BAIRD & WARNER –SIGN PERMIT AND SIGN CODE VARIATION FOR WINDOW SIGNS (CASE NO. 23-03-DR)

INTRODUCTION

On March 16, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by Baird & Warner (the “Applicant”), as the lessee of the commercial space located at 594 Green Bay Road (the “Subject Property”). The Applicant has submitted applications seeking the following approvals:

1. Sign Permit to allow the installation of eight window decal signs; and
2. Sign Code Variation to allow eight window decal signs that are not die-cut.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Spruce and Pine Streets in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is not located within the Commercial Overlay District. The Subject Property contains a two-story building with basic traditional brick and shingle elements with a pitched rooftop and decorative awnings along the windows. The first-floor commercial space contains the Applicant’s real estate office along with *Charles Schwab* and *Golden Needle Cleaners & Tailors*. Figures 1 and 2 below and on the following page identify the Subject Property.



Figure 1 – Subject Property – Store frontage along Spruce Street



Figure 2 – Subject Property – Store frontage along parking lot adjacent to Green Bay Road

PREVIOUS APPROVALS

In 2012, the DRB approved the existing Baird & Warner wall and awning signs.

CURRENT REQUEST

The Applicant is seeking approval of eight window decals that would provide greater identification and promotion for their real estate business. The southeast corner of the building, adjacent to the Spruce Street frontage and the adjacent parking lot, would have a sign band that wraps around the ground-level windows. The signs would stretch across eight windowpanes within two window openings with internally applied decals that form a continuous band of 8 inches in height with multiple colors and abstract images.

On the east facing windows, the band would say “LUX” in a 6-inch contemporary font and “ENSURING YOUR PEACE OF MIND” in a 1.3-inch contemporary font with an ampersand across a light blue gradient fade background. On the south facing windows, the band would say “LUX” in a 6-inch contemporary font and “BRINGING GLOBAL EXPOSURE INTO FOCUS” in a 1.3-inch contemporary font with an ampersand across a varying black and grey background with circular image texturing. The Applicant has provided renderings, illustrations, and specifications of the proposed signs that are available in the application materials included in Attachment A.

SIGN CODE ANALYSIS

On January 17, 2023, the Village Council adopted Ordinance MC-01-2023, an Ordinance amending Chapter 15.60 of the Winnetka Village Code and the Village’s Design Guidelines concerning sign regulations, more specifically window sign regulations. The proposed signs would not meet the new window sign requirements for administrative approval for the following standards, thus requiring the Board’s review of the proposed signs:

- Die-Cut Decals – The decals of the signs are not die-cut.
- Sign Width – The width of the signs is more than 90% of the window openings.

- Decal Color – The proposed decal window signs contain more than two colors.

The proposed window signs would comply with the requirement of no more than 10% window coverage with coverages of 9.9% and 9.94%. The business' storefront space would comply with the requirement of having all wall signs, awning signs, and window signs take up no more than 15% of the storefront's overall street frontage. A staff analysis of the sign areas with calculations is included as Attachment B.

SIGN CODE VARIATION REQUEST

The Applicant has applied for a Sign Code Variation from Section 15.60.120 [Commercial Signs] to allow the following:

1. Window sign decals that are not die-cut.

Ordinance MC-01-2023, adopted on January 17, 2023, by the Village Council, also amended the standards for granting a variation from the Sign Code. The Design Review Board (also sitting as the Sign Board of Appeals) may grant relief from the Sign Code if it determines that the following standards set out in Section 15.60.250 [Variations] are met:

1. *The variations would be in harmony with the general purpose and intent of this chapter;*
2. *Given the design elements of the building or site on which the sign is located, the design of the sign is as compatible, if not more compatible, with character of the business district than the standard sign regulations would otherwise allow;*
3. *For window signs, the design of the sign would not significantly inhibit the viewing of store products, activities, or services;*
4. *The variation will not alter the essential character of the locality;*
5. *The design of the sign is contextually appropriate for the type of business; and*
6. *The design of the sign exhibits a high degree of artistic embellishment.*

DESIGN GUIDELINES ANALYSIS

When reviewing the design of any signs, the Board is to consider the following standards and criteria of Section 15.60.150(F) of the Sign Code.

- F. Standards and Criteria for Issuance. The following factors and characteristics relating to the safety and appearance of signage, shall govern the Board's evaluation of design submittals:*
1. *The sign area shall be in proportion and scale to the building or to other buildings or signs in the surrounding area;*
 2. *A signage package for a business establishment that includes a number of signs and graphics shall have an overall plan that demonstrates the compatibility of the design and colors of all the signs that are part of that package;*
 3. *The amount of text and graphics contained in or on any sign or group of signs shall be limited so that it results in a clear and readable design;*
 4. *Signs and graphics shall have a harmonious relationship with nearby signs, buildings and the neighborhood, and shall be designed so as not to adversely affect adjacent structures. In this respect the sign shall relate to*

its building, structure and neighborhood in terms of size, shape, material, color, texture, lettering, location, arrangement, lighting, and the like;

5. *Colors shall be used with restraint and excessive brightness shall be avoided;*
6. *The additional provisions of this chapter, as specified in this chapter, shall be part of the criteria of the design review process.*

In addition, the Board should consider the Village's Design Guidelines to provide guidance on the design and appropriate placement of window signs. The Guidelines state that the color and style of decal signs should harmonize with the building while reflecting the character of the building style. They also state that reflective materials should not be used and only external illumination or lighting should be utilized, per the Village Code. An excerpt of the Design Guidelines pertaining to commercial signs is included in Attachment C.

SUMMARY

The Applicant requests that the DRB find the proposed signs as appropriate and compatible with the Design Guidelines and approve the Sign Permit and Sign Code Variation as submitted. Should the DRB find the proposed signs as appropriate, the Applicant must first receive the approved sign permit from the Community Development Department prior to installation.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Staff Sign Code Analysis
Attachment C: Design Guidelines Excerpt

ATTACHMENT AVillage of Winnetka
SIGN PERMIT APPLICATION**VILLAGE OF WINNETKA, ILLINOIS**
DEPARTMENT OF COMMUNITY DEVELOPMENT**SIGN PERMIT APPLICATION****Tenant/Lessee**

Name of Business Baird & Warner		Primary contact name Michelle Finley		Phone No. 312-404-1915
Street Address 594 Green Bay Road				
City Winnetka	State IL	Zip Code 60093	Email michelle.finley@bairdwarner.com	

Sign Company

Name of Sign Company H.M. Witt & Co. Signs		Primary contact name Brian Shipkin		Phone No. 773-250-5000
Street Address 3313 W Newport Avenue				
City Chicago	State IL	Zip Code 60618	Email brian@hmwitt.com	

Property Owner

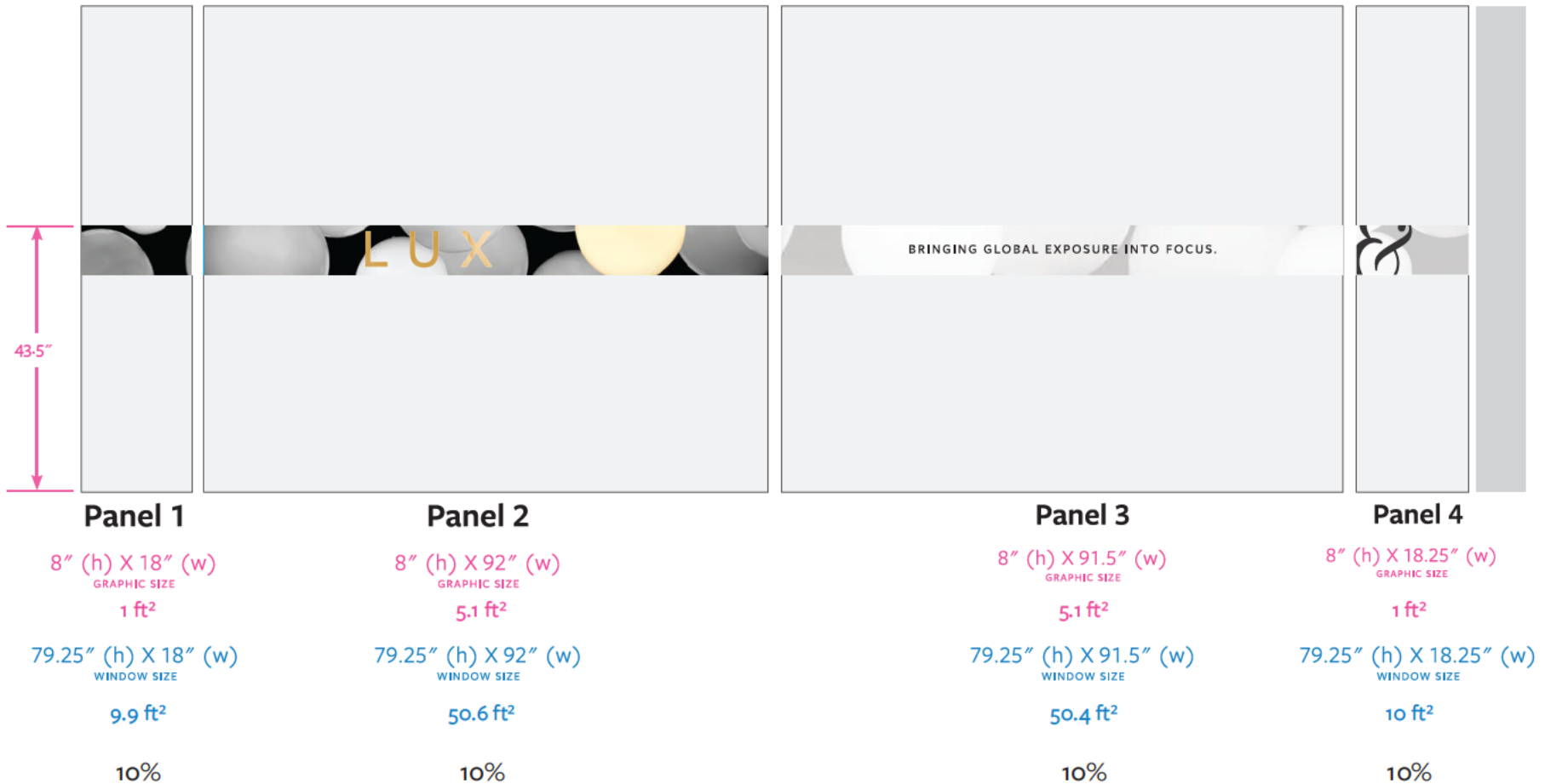
Name of Company Moth-Meyer, Inc.		Primary contact name Bob Humphrey		Phone No. [REDACTED]
Street Address: [REDACTED]				
City Winnetka	State IL	Zip Code 60093	Email [REDACTED]	

Sign type(s): ☒ window graphics ☐ wall-mounted sign ☐ ground-mounted sign
(check all that apply) ☐ projecting sign ☐ other _____

Additional description of sign type and materials Digitally printed vinyl applied to insides of windows

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

CONDITIONS OF APPROVAL: _____



594 Green Bay Road: South Elevation

H.M. WITT & CO.
Signs
FINE SIGNAGE SINCE 1894

3313 West Newport Ave. Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwoff.com

APPROVED AS IS ☐
APPROVED W/CHANGES ☐
REVISE AND RESUBMIT ☐

APPROVAL
DATE

REVISIONS

CLIENT Baird & Warner

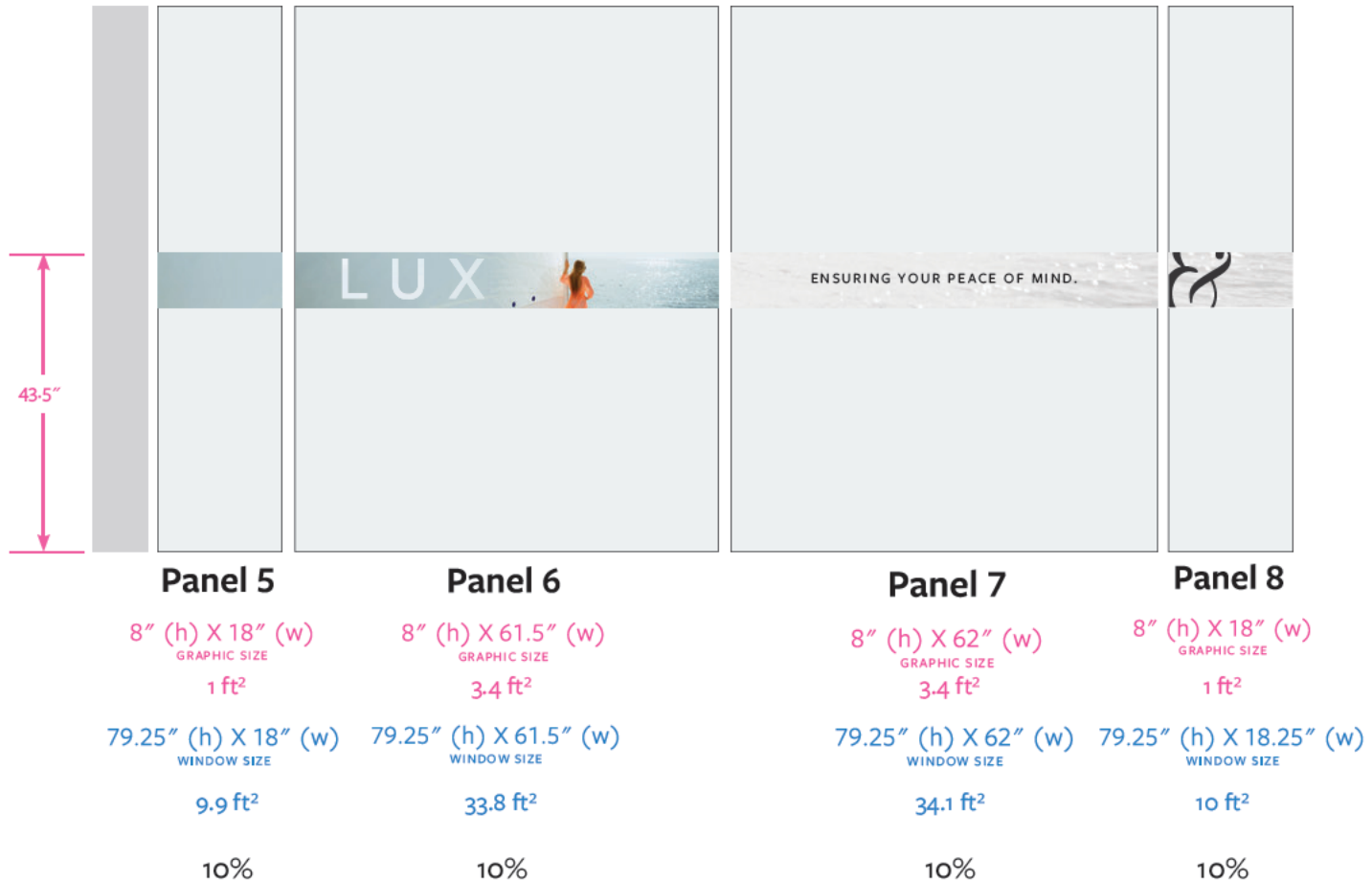
DATE 01-19-23

JOB # BAD23002_S

DRAWN BY bs

SCALE No Scale

THIS IS AN ORIGINAL DRAWING OF A SET OF SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.



594 Green Bay Road: East Elevation (south end)

H.M. WITT & CO.
Signs
FINE SIGNAGE SINCE 1894

3313 West Newport Ave. Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwoff.com

APPROVED AS IS ☐
APPROVED W/CHANGES ☐
REVISE AND RESUBMIT ☐

APPROVAL
DATE

REVISIONS

CLIENT Baird & Warner

DATE 01-19-23

JOB # BAD23002_E

DRAWN BY bs

SCALE No Scale



Existing Conditions



Proposed Conditions

594 Green Bay Road: Rendering

H.M. WITT & CO. Signs FINE SIGNAGE SINCE 1894 3313 West Newport Ave. Chicago, IL 60618 office 773 250 5000 fax 773 250 5100 toll free 1 888 427 0703 web www.hmwoff.com	APPROVED AS IS ☐		REVISIONS	CLIENT	Baird & Warner
	APPROVED W/CHANGES ☐			DATE	01-19-23
	REVISE AND RESUBMIT ☐			JOB #	BAD23002_Rendering
	APPROVAL			DRAWN BY	bs
	DATE		SCALE		No Scale
THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.					

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN CODE VARIATION APPLICATION

Property Information

Site Address: 594 Green Bay Road
Name of Business: Baird & Warner
Parcel Identification Number(s) (PIN): 05202020110000

Application is hereby made to the Village of Winnetka for a variation from Section(s) 15.60.120
of Chapter 15.60 Signs of the Village Code for the following work: Digitally printed vinyl applied to insides of windows

Attach a separate written document which explains in detail how the requested variation complies with all of the following standards:

1. The requested variation is in harmony with the general purpose and intent of the Sign Code;
2. The plight of the petitioner is due to unusual circumstances;
3. There are practical difficulties or particular hardship in the way of carrying out the strict requirements of the Sign Code (i.e. compliance would result in a clearly demonstrable hardship that is unique to the applicant or property);
4. The variation will not alter the essential character of the locality. (In that the Village has adopted Design Guidelines which are intended to preserve the character of the Village, it is important that the applicant establish that the request is consistent with the intent and purpose of the Design Guidelines.

Property Owner Information

Legal Name: Moth-Meyer, Inc.

Primary Contact: Bob Humphrey

Address: [REDACTED]

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email [REDACTED]

Owner Signa [REDACTED]

Applicant Information

Legal Name: Baird & Warner

Primary Contact: Michelle Finley

Address: 594 Green Bay Road

City, State, Zip: Winnetka, IL 60093

Phone No. 312-404-1915

Email: michelle.finley@bairdwarner.com

Applicant Signature: [REDACTED]

HENRY M. WITT Founder
HENRY M. WITT, Jr.
HENRY M. WITT, III
H. MATTHEW WITT, IV



3313 West Newport Ave
Chicago, IL 60618
office | 773 250 5000
toll free | 1 888 427 0703
fax | 773 250 5100
web | www.hmwoff.com

Baird & Warner @ 594 Green Bay Road Signage Variance Standards - Response

Standard #1: The variations would be in harmony with the general purpose and intent of this chapter.

If the intent of the code is to communicate the name, presence and value of a tenant in an elegant, tasteful and discrete yet impactful manner, we feel that our proposed design supports this intent while also adhering to the allowable square footage of signage based on existing storefront dimensions.

Standard #2: Given the design elements of the building or site on which the sign will be located, the design of the sign is as compatible, if not more compatible, with character of the business district than that standard sign regulations would otherwise allow.

Being sensitive to the look and feel of the overall retail environment, we took specifically guided our creative team to develop signage so as to enhance the overall visual alignment of our space with the retail space as a whole.

Standard #3: For window signs, the design of the sign would not significantly inhibit the viewing of store products, activities, or services.

The proposed window signs are small enough that a pedestrian would be able to adequately see the space. The imagery that we are proposing to feature would help to connote the level of service that we aim to provide for our clients, as well as to attract possible buyers and sellers.

Standard #4: The variation will not alter the essential character of the locality.

Appreciating the high standards of the Village at large, we feel that our proposed signage will further contribute to the Village's character and image and will not in any way deviate from the local area's charm.

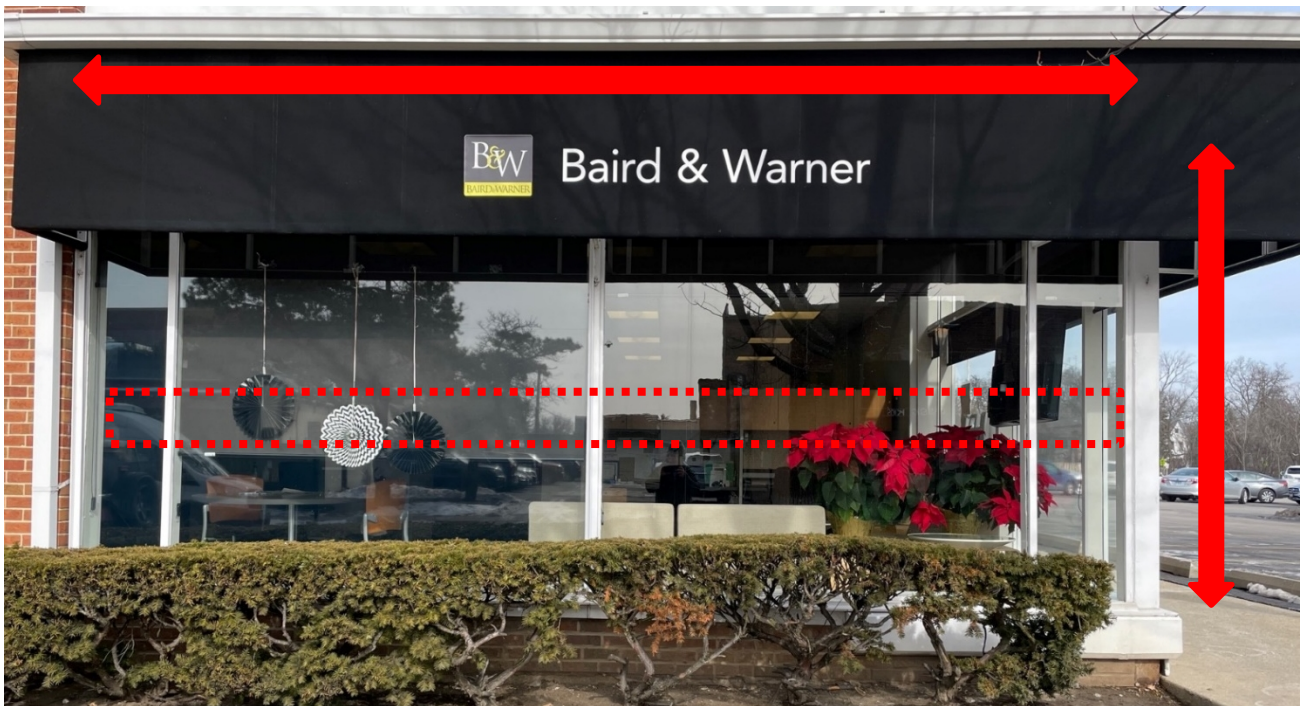
Standard #5: The design of the sign is contextually appropriate for the type of business.

Luxury real estate brick and mortar locations often feature lifestyle imagery and graphics as part of their window signage for marketing purposes. Doing so here in Winnetka will allow us to attract buyers and sellers who appreciate our uniquely appealing community.

Standard #6: The design of the sign exhibits a high degree of artistic embellishment.

Our sign concept is stylish and refined, sleek and clean. We have combined tasteful lifestyle imagery with our branding typefaces; the end result is polished and clear.

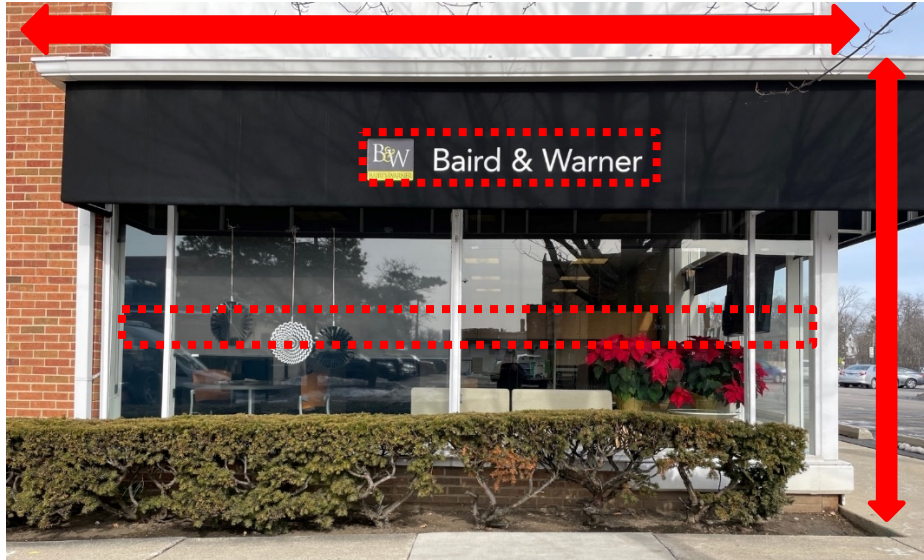
Attachment B – Staff Analysis of Sign Area



Area of Window: 6.6 feet x 18.6 feet = 122.76 square feet
Area of Proposed Window Sign: 0.67 feet x 18.3 feet = 12.26 square feet
Maximum Permitted Sign Area: **12.27 square feet (10%)**
Proposed Sign Area: **12.26 square feet (9.9%)**



Area of Window: 6.6 feet x 13.56 feet = 89.5 square feet
Area of Proposed Window Sign: 0.67 feet x 13.29 feet = 8.9 square feet
Maximum Permitted Sign Area: **8.95 square feet (10%)**
Proposed Sign Area: **8.9 square feet (9.94%)**



Area of Street Frontage: 12 feet x 35 feet = 420 square feet
 Combined Area of Awning Sign and Window Signs: $6.6 \text{ ft}^2 + 12.26 \text{ ft}^2 = 18.86 \text{ square feet}$
 Maximum Permitted Sign Area: **63 square feet (15%)**
 Proposed Sign Area: **18.86 square feet (4.49%)**



Area of Street Frontage: 12 feet x 96 feet = 1152 square feet
 Area of Individual Awning Sign: 6.6 feet x 1 foot = 6.6 square feet
 Area of Wall Sign: 11.67 feet x 1.17 feet = 13.65 square feet
 Combined Area of Awning Signs, Wall Sign, and Window Signs: $(4 \times 6.6 \text{ ft}^2) + 13.65 \text{ ft}^2 + 8.9 \text{ ft}^2 = 48.95 \text{ square feet}$
 Maximum Permitted Sign Area: **172.8 square feet (15%)**
 Proposed Sign Area: **48.95 square feet (4.25%)**

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. 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. (MC-01-2023, amended, 01/17/2023)

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. 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 39 & 40
MC-01-2023, Removed, 01/17/2023*



Figure 41

4. 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 (MC-01-2023, amended, 01/17/2023)



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: MARCH 10, 2023
SUBJECT: 1041-47 TOWER ROAD / 886-890 GREEN BAY ROAD - CERTIFICATE OF
APPROPRIATENESS (CASE NO. 23-05-DR)

INTRODUCTION

On March 16, 2023, the Design Review Board (DRB) is scheduled to consider an application for a Certificate of Appropriateness submitted by Dan Schermerhorn (the "Applicant"), as the property manager representing Arnold R. Busscher, the owner of the mixed-use building located at 1041-47 Tower Road / 886-890 Green Bay Road (the "Subject Property"). The Applicant is seeking approval of the following exterior alterations to the existing building on the Subject Property:

1. Removal of seven (7) existing iron Juliette railings and concrete balconies on the south and east façades of the building; and
2. Installation of seven (7) new Juliette railings across each door opening on the upper floors.

PROPERTY DESCRIPTION

The Subject Property is located on the northwest corner of the intersection of Green Bay and Tower Roads in the Hubbard Woods Business District. The Subject Property contains an existing three-story mixed-use building with commercial tenants on the first floor that include *Casa Spazio*, *Girlfriends Spa*, *State Farm*, and *Rare Finds*, and residential units on the upper floors. Figures 1 and 2 on the following page identify the Subject Property.

CURRENT REQUEST

The Applicant is seeking approval to remove the existing iron Juliette railings and concrete balconies on the south, west, and east façades of the Subject Property due to the deteriorated condition of these decorative elements. Figures 3 and 4 on page 3 of this report represent close-up photos of the balconies and railings that are to be removed. The Applicant is proposing to replace the seven (7) existing railings and balconies with simply a Juliette railing; the balconies themselves would not be replaced. Rather each door would receive a steel Juliette railing, painted black, designed to match the existing railings that would be removed. The Applicant has provided a written explanation of the proposed work and details of the proposed Juliette railings, as well as photos of the existing building façades identifying the location of each railing replacement, which are all available in the application materials included in Attachment A.



Figure 1 – Subject Property – South Façade/View from Tower Road



Figure 2 – Subject Property – East Façade/View from Green Bay Road



Figure 3 –Typical existing balcony iron guardrail detail



Existing balconies and iron guard railings to be removed and replaced with Juliette railing across each door

Figure 4 –Existing balconies and railings on South Façade



Figure 5– Subject Property – Corner façade at the corner of Green Bay and Tower Roads



Figure 6 – Subject Property – West building façade

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 Board will need to determine if the proposed replacement railings comply with the above standards. Excerpts of the Village Design Guidelines, which apply to mixed-use buildings in commercial districts, are included as Attachment B.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide guidance on the design and appearance of exterior façades on commercial buildings. The proposed alterations touch upon several areas of the Guidelines:

- The Design Guidelines provide a standard that can be used to evaluate proposed or changes to the existing commercial, mixed-use, multiple-family, and institutional buildings in the Village of Winnetka. These guidelines require that new designs retain a contextual relationship with the existing character of commercial districts.
- The Guidelines suggest that a multifamily building maintains vertical and horizontal rhythms on its building façade where appropriate. The proposed alteration would maintain vertical and horizontal rhythms that are consistent with the Guidelines and existing façade patterns of the building.
- The Guidelines suggest that façade articulation is achieved through the combination of materials, the introduction of detailing, and changes in plane of the facade. Additionally, the Guidelines suggest that façade elements should be recessed or projected to provide a variety of plane changes, interest in light and shadow, and establish a hierarchy with the architectural elements. The proposed alteration would reduce each balcony’s projection on the building’s exterior facades.
- For the exterior façade material, the Guidelines encourage natural stone or brick materials. For the rebuilt windowsill, the Applicant intends to use a material that matches the existing façade in color and texture. Additionally, the Guidelines generally encourage certain building features to be made of metal materials.

SUMMARY

The Applicant requests that the DRB find the replacement of the existing balconies and railings with Juliette railings as appropriate and compatible with the Design Guidelines and approve the application as

proposed. Should the DRB find the proposed alterations as appropriate, the Applicant would first need to receive an approved Building Permit from the Community Development Department prior to construction.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 1041-47 Tower Road / 886-890 Green Bay Road

Name of Business(es): A Richard Busscher Construction

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) Removal of iron railings and juliet balcony and installation of new railings

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): We wish to remove the current railings and balcony structures on the south and west facades of the building. We will then install new railings across each door opening using the same design as the current doorway railings.

I/We hereby certify that as Owner Agent (Lessee/Owner) of the property located at Project Address Above (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

Daniel T.
Schermerhorn

Digitally signed by Daniel T.
Schermerhorn
Date: 2022.10.03 12:04:18
+05'00'

PRINTED NAME(S)

Daniel T. Schermerhorn

ADDRESS

2737 Central St., Evanston, IL. 60201

PHONE NO.

847-869-4200

EMAIL

dan@schermerhorn-realestate.com

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM

Schermerhorn & Co.

CONTACT NAME

Daniel T. Schermerhorn

ADDRESS

2737 Central St.

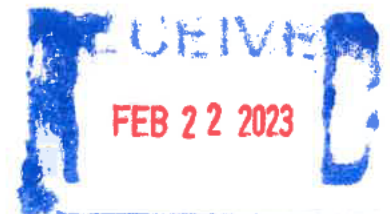
Evanston, IL. 60201

PHONE NO.

847-869-4200

EMAIL

dan@schermerhorn-realestate.com



COA2023-093

\$125.-



"The Shield of Service"

SCHERMERHORN & CO.

INCORPORATED

REALTORS

2737 CENTRAL STREET

EVANSTON, IL 60201

WWW.SCHERMERHORN-REALESTATE.COM

(847) 869-4200 • FAX: (847) 869-0140



February 17, 2023

Ms. Davorka Kirincic
Building and Code Enforcement Manager
Village of Winnetka
510 Green Bay Road
Winnetka, IL. 60093

Re: Exterior Work at 1041-47 Tower / 886-890 Green Bay

Dear Ms. Kirincic:

Please accept this letter as a further explanation of our proposal to remove the Juliet Balconies at the above property and install railings across each door opening.

As we presented in the previous submissions, we are proposing to remove the iron railings and concrete balconies on the exterior facades of 1041-47 Tower Road and 886-890 Green Bay Road. The existing iron structures are in poor condition and not worth repairing. In fact, our investigation into repairs lead us to discover that many of the iron and metal welding companies did not want to even bid on the project. Other contractors came out and met with me, but never provided bids. Those who gave us figures indicated the work would have to be done on a Time and Material basis and the ballpark cost was around \$50,000.00.

We reviewed this project with a couple of architects, and we all came to the conclusion that the Juliet Balcony systems did not offer any significant architectural significance, and they were the exception to the architecture of the other buildings in Hubbard Woods. Furthermore, the "balconies" were not functional as they were too narrow to allow anyone to put furniture on them.

We then reached out to other masonry contractors to get pricing to remove the railings and concrete balconies, and talked to fabricators about replicating the current railing designs to install new railings across the seven door openings on the two facades. Shockingly, the cost to dismantle the existing system and install the new railings, and patch any holes in the façade where the corbels and railings are attached will be less than half the cost of repairing and repainting the current balcony system.

EXCLUSIVE MANAGEMENT • INVESTMENTS & EXCHANGES

COMMERCIAL & RESIDENTIAL • SALES & LEASING

Our plan is to remove the railing at the second-floor hallway door at 888 Green Bay. This is the only door that is in a common area, so it makes sense to take this one down first. We will secure the door on the inside and put temporary barriers on the outside. We will then take that railing to the fabricator and have them use it as a template for the new railings for all seven openings. This way, we will have all of the new railings ready to go up as soon as the current system is removed.

The savings from the balcony and railing replacement v. repair allows us to take on the second part of the facade improvements by scraping and painting all exterior wood trim, windows, and doors. Something the property is in desperate need of as well. We plan to match the existing color scheme and give everything a fresh coat of paint to complete the exterior spruce up of the property.

Given that there are no other properties in Hubbard Woods that have the Juliet Balcony scheme as a part of their facades, removing this system from our property will not make the property stand out, rather it will conform our property to the architectural style of the properties around us. In addition, removing the railing structure on Tower Road will give more visibility to the store fronts that are currently in the shadow of the balconies and railing system. We are excited to help our local retail tenants increase their visibility, especially as they work to come back from the loss of business during the pandemic.

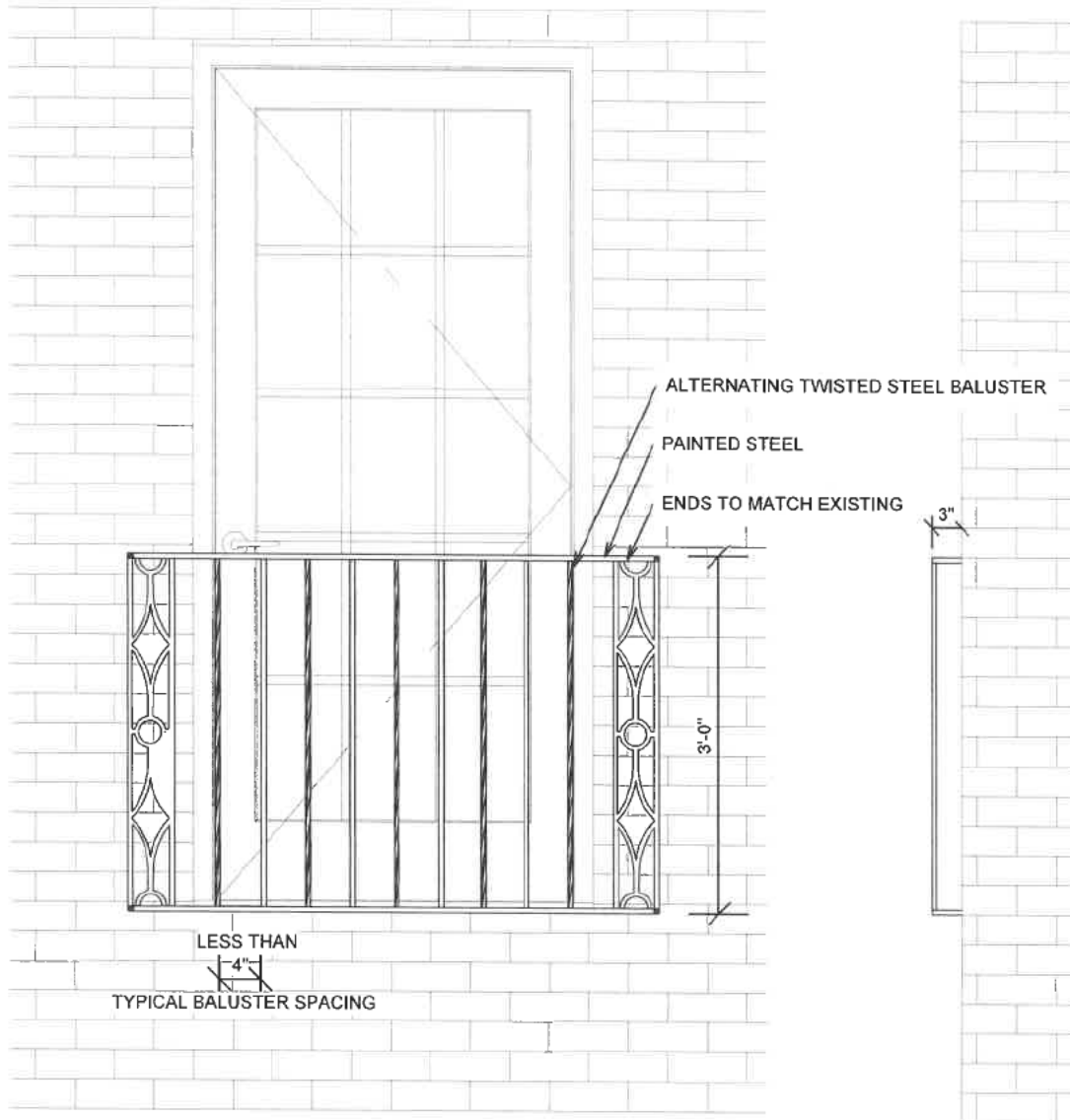
We look forward to getting this project approved and started as soon as possible.

Sincerely,

SCHERMERHORN & CO.

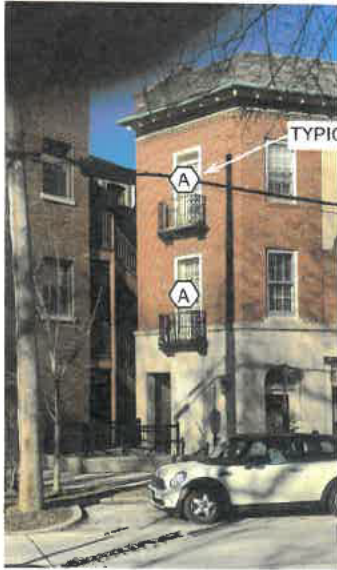
Daniel T. Schermerhorn, CPM
President – Managing Broker

DTS:ds



GUARDRAIL SCHEDULE			
SYMBOL	HEIGHT	WIDTH	QUANTITY
(A)	36"	51"	6
(B)	36"	60"	1

REMOVE BALCONIES AND REPLACE WITH JULIETTE RAILINGS
1041-1047 TOWER RD. 886-890 GREEN BAY RD. WINNETKA, IL 60093
02/13/23
SHEET 2 OF 2



SOUTHWEST ELEVATION



SOUTH ELEVATION



SOUTHEAST ELEVATION



EAST ELEVATION

REMOVE BALCONIES AND REPLACE WITH JULIETTE RAILINGS
1041-1047 TOWER RD. 886-890 GREEN BAY RD. WINNETKA, IL 60093
02/13/23
SHEET 1 OF 2

Village of Winnetka, Illinois

The pedestrian-oriented feel of the district is created in a variety of ways. First, the buildings have significant architectural consistency and scale that create an inviting outdoor “room” for pedestrians. Storefronts contain large retail windows and attractive displays, which encourage strolling and window shopping. Sidewalks provide ample room for pedestrian flow and streetscape features including furniture and landscaping. (See figures 1,2,3)

Parking is located in several public parking lots and on the street. Loading, servicing and additional parking generally occur in rear alley locations.



Figure 3

Hubbard Woods

The Hubbard Woods Business District is a linear business district built on both sides of a regional arterial roadway, Green Bay Road. It has a smaller building scale than the East/West Elm Street District, giving it a more intimate feel despite heavier traffic conditions. As with the Elm Street District, the Hubbard Woods District has a pedestrian-oriented, neighborhood retail character. The buildings exhibit architectural consistency, scale and storefront displays that encourage strolling and window shopping. A significant number of multiple-family residential units are located on the upper floors of the retail stores. (See figures 4,5,6)

In general, parking is provided on the streets, in alleys behind buildings and in small public lots including a two-level parking structure adjacent to the railroad tracks. Loading and servicing occur in rear alley locations.

Hubbard Woods Park and its Gazebo are actively used and provide a major Village gathering area.



Figure 4



Figure 5



Figure 6

Indian Hill

The Indian Hill Business District, the southern gateway into the Village, is a predominantly auto-oriented business corridor. South of Winnetka Avenue, the west side of Green Bay Road is composed of predominantly single-story buildings housing a variety of retail uses, while the east side of Green Bay Road abuts the railroad tracks, allowing for parking and buffer landscaping.

Circulation/traffic problems and safety hazards, especially for New Trier High School students, exist due to fast-moving traffic, winding roadways, and wide streets. As with the Village's northern Green Bay Road gateway at Hubbard Woods, the Village identity needs to be communicated through the development of a gateway feature, appropriate wayfinding signs, gateway architecture and unified repetition of streetscape elements. (See figures 7,8)

Parking for the existing businesses generally occurs on Green Bay Road. Multiple-family residential parking is provided for in defined off-street lots.



Figure 7



Figure 8

General Guidelines Intent

The intent of these General Design Guidelines is to provide a standard that can be used to evaluate proposed commercial, mixed-use, multiple-family and institutional development in the Village of Winnetka. These guidelines require that new designs retain a contextual relationship with the existing character of the three individual commercial districts.

The individual character of the commercial districts should be maintained and enhanced by careful consideration of the architectural styles, materials, scale, massing, setbacks

and articulation and by proper attention to the surrounding landscaping and transitional zones adjacent to residential areas.

Throughout the guidelines the terms primary and secondary facades are used. The definitions of those terms are:

Primary facades face a street or pedestrian open space.

Secondary facades face pedestrian parking areas or alleys.

Design Guidelines

Building and Architecture

I. Contextual Design

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

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

II. Uses

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

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

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

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

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

III. Historic Buildings & Building Elements

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



Figure 9



Figure 10



Figure 11



Figure 12

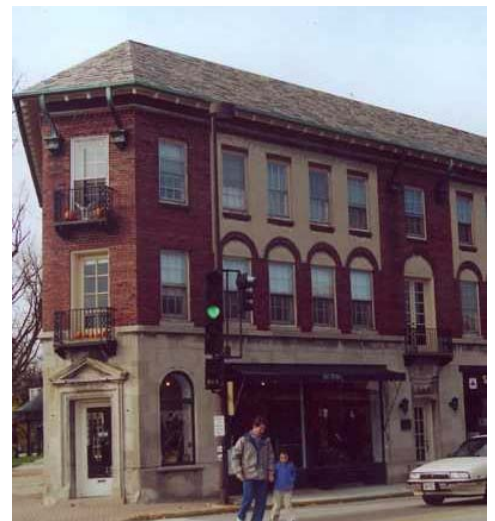


Figure 13



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.

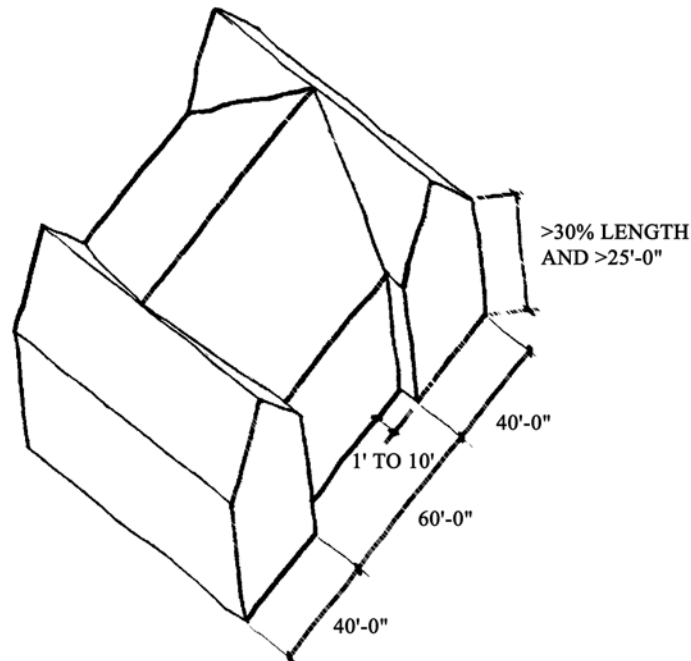


Figure 27

- 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.

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

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: MARCH 9, 2023
SUBJECT: 564 GREEN BAY ROAD – NEW MIXED-USE BUILDING
CERTIFICATE OF APPROPRIATENESS (CASE NO. 23-04-SU)

INTRODUCTION

On March 16, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by 564 Green Bay Road, LLC (the “Applicant”), as the owner of the property located at 564 Green Bay Road (the “Subject Property”). The Applicant proposes construction of a new **four-story** mixed-use building on the Subject Property and requests approval of a Certificate of Appropriateness.

As discussed later in this report, in 2022 the Applicant submitted applications for a certificate of appropriateness and zoning relief to allow construction of a new **three-story** mixed-use building, with a roof-top deck on the Subject Project. After review and recommendations of approval by the DRB and the other advisory bodies, the Village Council approved the proposed project. The Applicant is now before the Village requesting approval for a new four-story mixed-use building that would allow them to have one additional residential unit, which would be located on the fourth level.

A mailed notice was sent to property owners within 250 feet of the Subject Property, in compliance with the Village Code. 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 a Special Use Permit to allow off-street parking at street-level along the alley on the Subject Property, as well as a variation application requesting approval to (i) provide less than the minimum required upper story setback; (ii) provide less than the minimum required rear yard setback; and (iii) provide less than the minimum required off-street parking spaces for the three residential units on the second, third, and fourth floors. The Zoning Board of Appeals is tentatively scheduled to consider the special use permit and variation request on April 10, 2023. The Plan Commission is scheduled to consider the special use permit on April 26, 2023. Lastly, the Applicant has submitted a demolition permit that was approved without delay by the Landmark Preservation Commission on April 4, 2022.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which consists of approximately 0.05 acres (2,512 square feet), is located on the west side of Green Bay Road, between Elm and Spruce Streets. Because the lot area is less than 10,000 square feet, redevelopment of the Subject Property does not require approval of a planned development,

nor may the Applicant request planned development approval. The Subject Property contains an existing two-story commercial building that previously housed the *French Institute of the North Shore*. Figures 1 through 3 below and on the following page identify the Subject Property.



Figure 1 – Aerial Map



Figure 2 – Subject Property



Figure 3 – Subject Property with Neighboring Properties

The Land Use Map of the 2020 Comprehensive Plan designates the Subject Property as appropriate for “Mixed Use” development. The Subject Property is located in a commercial area with offices, restaurants and other commercial uses in the immediate vicinity. The Land Use Plan Map designates the properties to the north, south, and west as appropriate for “Mixed Use” and the property to the east, across Green Bay Road and along the Union Pacific Railroad, as appropriate for “Park / Open Space” (see Figure 4).

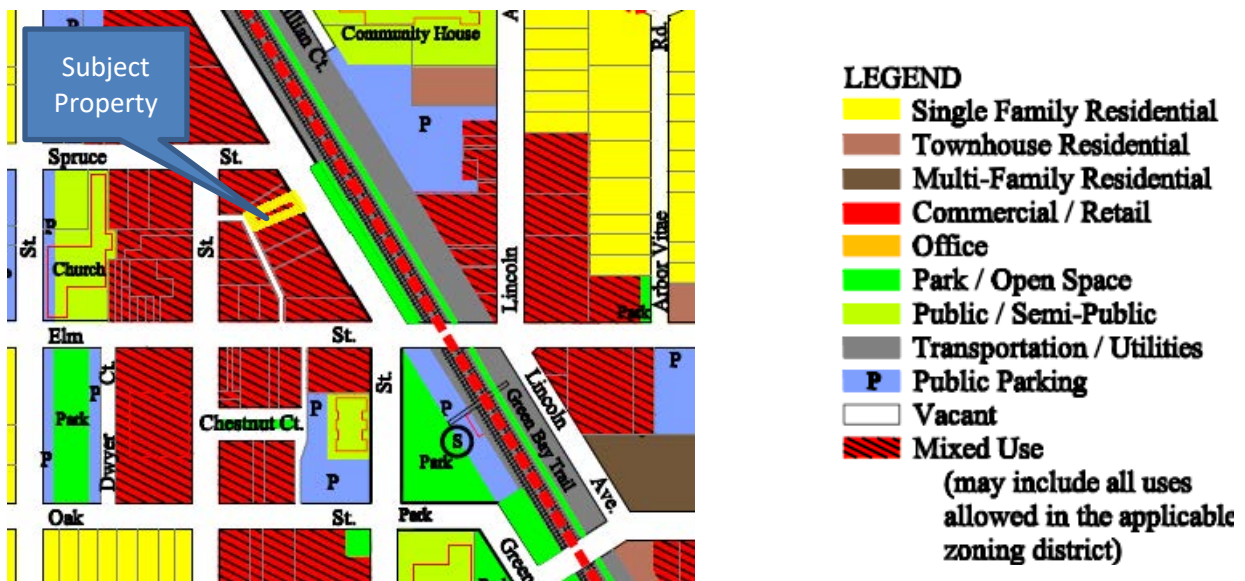


Figure 4 – Comprehensive Plan Land Use Map

The Subject Property is zoned C-2 General Retail Commercial, and it is bordered by C-2 General Retail Commercial to the north, south, and west. The properties to the west are also located within the C-2 Commercial Overlay District (see Figure 5).

The proposed use of the Subject Property as mixed-use is consistent with the Comprehensive Plan Land Use Map and the property's commercial zoning classification. Along Green Bay Road to the north there is a mixed-use building and a restaurant. To the south of the Subject Property is an office building and a mixed-use building. The Subject Property is served by a public alley along the west property line. To the west of the alley is a commercial building (see Attachment B for photographs). The C-2 District allows buildings with dwelling units above the ground floor in a commercial building, the proposed building on the Subject Property would contain commercial space on the lower and ground floor levels and a total of three residential units on the second, third, and fourth floor levels.

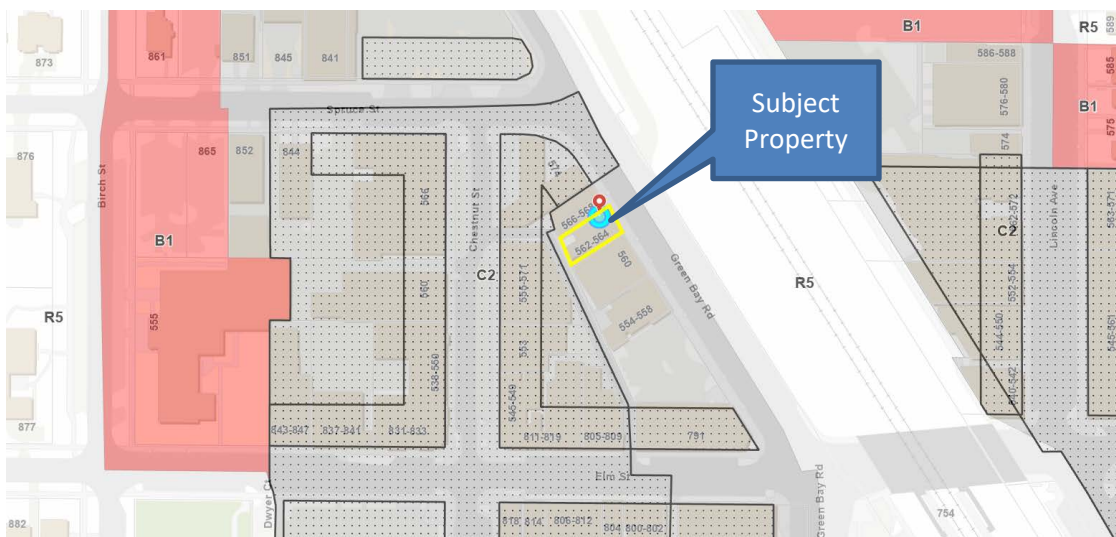


Figure 5 – Zoning Map

PREVIOUS APPROVALS

As previously noted, the DRB first considered an application for a Certificate of Appropriateness, submitted by the Applicant to allow construction of a new three-story mixed-use building, with a roof-top deck, on the Subject Property, on May 19, 2022. At the May meeting the DRB found the general design in keeping with the Design Guidelines; however, the DRB found the application was missing details regarding windows, railings, grout, limestone, etc. that could have a significant impact on the design of a white brick building. Therefore, the request was continued until the June DRB meeting. At the June 28, 2022, special meeting, by a vote of 5-0, the DRB recommended approval of the Certificate of Appropriateness with the condition that the Applicant replace the 4" x 12" size brick with a smaller size brick.

Ultimately, on August 2, 2022, the Village Council adopted Ordinance M-11-2022, granting a special use permit, zoning variations, and a certificate of appropriateness for the construction of a new, three-story mixed-use, multi-family building. The special use permit allowed an interior parking garage with two street-level parking spaces. The approved variations were for the rear yard setback and the number of off-street parking spaces provided for the residential units. The approval of the Ordinance included a condition that the smaller brick, as represented in Exhibit B of Ordinance M-11-2022, be utilized. For reference, Ordinance M-11-2022 is included in this report as Attachment D. It is worth noting that the request currently before the DRB includes the same brick that was previously approved by the DRB and Village Council.

PROPOSED PLAN

The proposed development of the Subject Property consists of a four-story building with one commercial unit occupying the ground floor and the lower level. The commercial space would be occupied by Engel & Völkers. Three single-level two-bedroom residential units measuring approximately 1,490 to 1,550 square feet are also proposed; one unit on each of the upper floors. The proposed building would also have enclosed parking for the residential units at the rear of the building, accessed from the alley. The garage would be located on the ground floor level, behind the commercial space, and would accommodate two vehicles.

Excerpts of the proposed site plan and building elevations, as well as a rendering, of the proposed building are provided below and on the following pages as Figures 6 through 9. The complete set of plans are provided in the application materials (Attachment A). The Applicant has also provided photographs of neighboring properties taken from Green Bay Road as well as from the public alley located behind the properties. These photographs are also included in Attachment A.

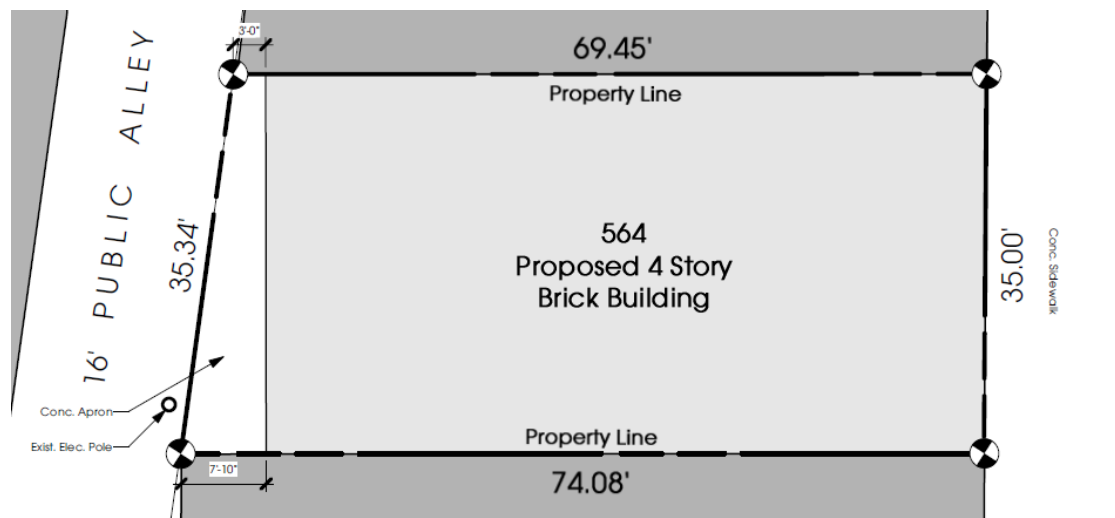




Figure 7 – Front Building Elevation – Green Bay Road

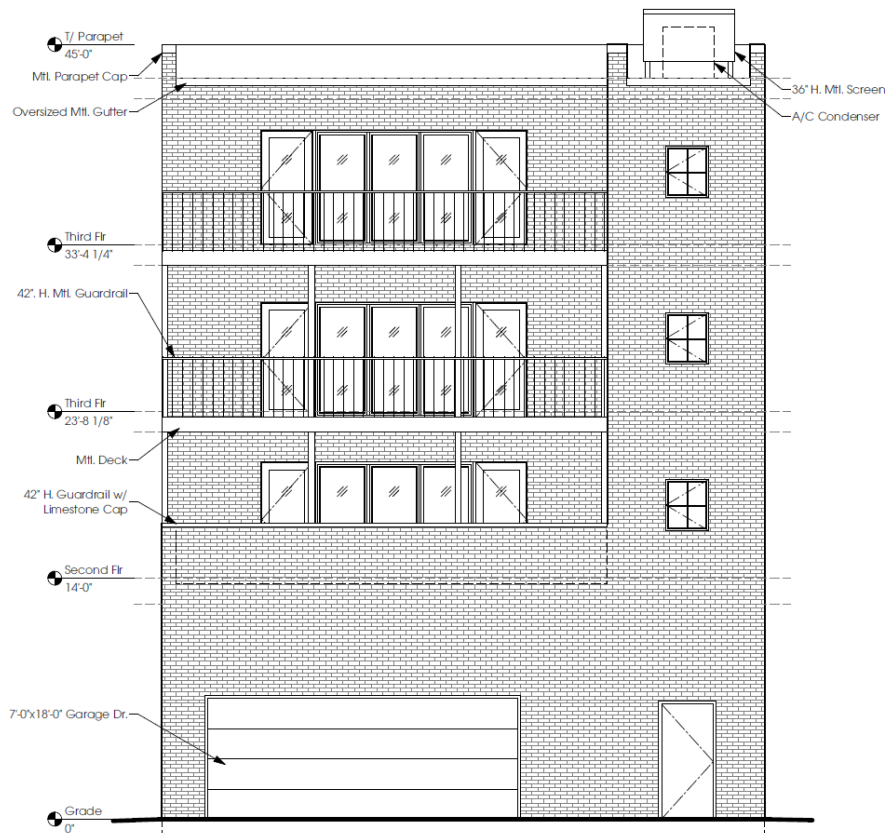


Figure 8 – Rear Building Elevation – Public Alley



Figure 9 – Rendering of Proposed Building

The proposed building would be white (pewter) brick, with a pale gray mortar, and limestone. As described in the attached written explanation from the architect, the front façade of the proposed building is composed of two forms. A limestone base, which consists of the entire height of the street level, and two vertical columns. There would be a limestone belt course to define the change between the limestone base and the upper levels. The vertical column elements that would frame the bedroom windows would be in Dryvit siding with an acrylic-based finish with the appearance of limestone to match the limestone base. The cornice cap on the vertical columns would be a detailed fiberglass in a color to match the limestone. The parapet cap would be metal in a color to match the brick.

On the street level, there would be two black entry doors; the north entry would access the lobby for the commercial space and the south entry would access the lobby for the residential units above. Between the two entry doors would be a black framed storefront window. The hardware on the doors would be brass.

The windows on the upper floors would be aluminum clad in black. Each of the bedroom units would have a metal Juliette balcony in a black finish. Black railings are also proposed for the residential balconies on the rear elevation.

The Applicant is proposing black Lumens light fixtures on the exterior elevations. Manufacturer cut-sheets for the proposed exterior building materials and fixtures have been provided by the Applicant and are included in Attachment A.

The air conditioning compressors (a/c units) would be located on the roof, towards the south side of building, concealed from street view. The a/c units would be surrounded with a 36 inch high metal screen. The plans identify the refuse and recycling containers to be located within the garage.

The signage identified in Figures 7 and 9 will require approval by the DRB at a future meeting. The Applicant will need to submit a sign permit with the details of the proposed signage for consideration by the DRB.

Given the entire Subject Property is currently covered with an impermeable surface, no stormwater detention is required.

ZONING RELIEF

Although zoning relief is not the purview of the DRB, it should be noted that three zoning variations and a special use permit are being requested to allow the development on the Subject Property, the requested variations are: (1) upper story setback; (2) rear yard setback; and (3) off-street parking.

Upper Story Setback. The fourth story of all commercial buildings that exceed three-stories in height is required to be setback at least 10 feet from the front building elevation. The design of the proposed building does not include any setback from the front building elevation, the entire façade is generally on the same plane. Therefore, the fourth story of the proposed building would not be setback from the front elevation and requires a variation of 10 feet (100%).

Rear Yard Setback (alley). A rear yard setback of 10 feet is required from the west property line along the public alley. The proposed building would provide a setback of 3 feet, which requires a variation of 7 feet (70%). Due to the angle of the rear lot line, the proposed rear yard setback increases to 7.83 feet at the southwest corner of the building.

Off-Street Parking. The proposed residential units on the second, third, and fourth floors would all have two bedrooms. The Zoning Ordinance requires a minimum of 1½ parking spaces per two-bedroom unit. Therefore, the proposed development requires five off-street parking spaces for the residential units. The proposed garage would provide two at-grade parking spaces. Therefore, a variation of three parking spaces (60%) is required. Regarding the proposed commercial space, off-street parking is only required for new commercial space when the total gross floor area is 2,500 square feet or more. The gross floor area calculation for required parking excludes floor area for such items as storage, mechanical equipment rooms, rest rooms, common area elements, and hallways. Off-street parking is not required for the commercial space since the total area of the commercial space at both the ground floor and lower level is less than 2,500 square feet of gross floor area.

Special Use – Location of Off-Street Parking: In order to encourage below-grade parking, the Zoning Ordinance requires off-street parking located at street-level to receive approval of a special use permit. As previously noted, the proposed parking would be provided on the ground floor level at the rear of the building accessed from the public alley.

A mailed notice for the Zoning Board of Appeals (ZBA) meeting tentatively scheduled for April 10, 2023, will be sent by March 31, 2023. A sign posting the notice of the April ZBA meeting will also be posted on the Subject Property by March 24, 2023. Additionally, a mailed notice for the Plan Commission meeting on April 26, 2023, will be sent by April 14, 2023 and a public notice sign posted on the site on April 11, 2023.

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 Board will need to determine if the proposed mixed-use building complies with the above standards. Excerpts of the Village Design Guidelines, which apply to mixed-use buildings in the commercial districts, are included as Attachment C.

DESIGN GUIDELINES

The Village’s Design Guidelines provide direction for the style and form of new mixed-use buildings in the commercial districts. The Subject Property is located along the dividing line (Green Bay Road) between the East/West Elm Street District. In contrast to the pedestrian-oriented feel of the district as whole, the Subject Property experiences heavier vehicular traffic conditions than other parts of the Elm Street District. That being said, the Guidelines state:

- Regarding **massing**, mixed-use buildings should align with adjacent buildings for minimal setbacks and create a continuous “streetwall.”
- Regarding **height**, new buildings should have transitional elements or bays such that the new building height will not vary more than a ½ story lower than the immediate adjacent buildings while complying with the Zoning Ordinance
- Regarding **roof forms**, pitched shingle roofs with visible cross cables and eave lines are preferred.
- For **proportion and scale**, mixed-use buildings should provide a vertical rhythm with distinguishment of upper floors and a horizontal rhythm with continuous harmony of the adjacent street facades.
- For **fenestration and glazing**, frequent use of windows and openings is suggested to encourage transparency of buildings.
- Regarding **materials**, the general use of natural masonry materials and modular brick for external facades, with wood accents and trim are encouraged. Limestone is to be integrated with brick and limited to partial first floor use only. EIFS is to be applied to upper floors only in a troweled

texture to resemble stucco. Doors and windows should be wood or aluminum. The storefront window glazing should be clear glass without tint or film.

- For all **elements of the building façade**, colors that are sympathetic to the overall building color palette and adjacent buildings are encouraged.

RECOMMENDATION

At the March 16, 2023, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed mixed-use building. After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

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

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

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed four-story mixed-use building on the Subject Property**, subject to the following conditions:*

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

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

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

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Photographs of Area Properties
Attachment C: Excerpts of Village Design Guidelines
Attachment D: Ordinance M-11-2022, adopted August 2, 2022

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 564 Green Bay Road, Winnetka, IL 60093

Name of Business(es): 564 Green Bay LLC

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) _____

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Proposing a new 4-story mixed use building that will consist of the Engel & Völkers shop on the first floor and lower level and residential apartments on the second, third and fourth floors. Interior parking will be located in rear, at ground level.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 564 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

Paul E. Lazarre

2401 N. Clark Street, Chicago, IL 60614

847-274-6898

[REDACTED]

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM Kipnis Architecture + Planning

CONTACT NAME Nathan Kipnis

ADDRESS 1642 Payne Street

Evanston, IL 60201

PHONE NO. 847-864-9650

EMAIL nkipnis@kipnisarch.com

Our proposed plans for 564 Green Bay Road include a beautiful retail shop on the ground floor and 1,490 to 1,550 square foot luxury apartments on the second, third and fourth floors. The building's architecture is designed to comply with Winnetka's village-wide character and to encourage local live, work and play. While proposed to have two on-site parking spaces and one off-site parking space, the building is located across the street from the train station, which aligns with our goal of promoting public or alternative transportation methods.

Engel & Völkers is thrilled to be making Winnetka our permanent home in the North Shore! To be in the retail space on the ground and basement levels, our proposed shop and real estate office will be home to two full-time staff and approximately 50 real estate advisors, representing most communities in the North Shore. Our proposed floorplan has retail display cases that encourage the public to view selected homes and yachts for sale in the North Shore, around the United States and the world. The retail space has been designed to host events that engage the community, including book signings, coffee tasting, Halloween costume parade and cookie decorating, and cardiovascular life support training.

Proposed Exterior Rendering:



Engel & Völkers Overview:

Founded in 1977 in Europe, Engel & Völkers is one of the world's leading service companies specializing in the sale and rental of premium residential property, commercial real estate, yachts, and aircrafts. With more than 800 shops worldwide, Engel & Völkers offers a professionally tailored range of services. The company is currently operating in over 30 countries on five continents.

Other Engel & Völkers shops in retail locations in North America and worldwide:



Figure 1- Santa Monica, California



Figure 2- Aspen, Colorado



Figure 3- Trier Germany



Figure 4- Spain

564 Green Bay Rd,
Winnetka, IL
Letter on Design Guidelines

Attn: Ann Klasseen

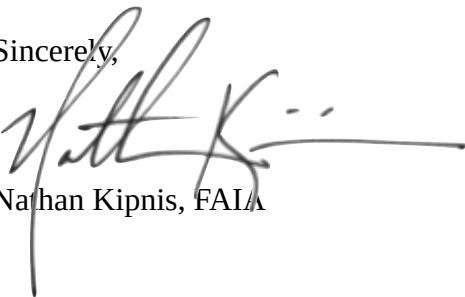
564 Green Bay has been designed from the ground up to aesthetically fit into the Elm Street / Green Bay Road district. This four story brick and limestone mixed use building is intended to relate to the historic character of the vintage buildings in Winnetka. This district is allowed to be taller and denser in order to congregate residences nearer to commuter train access. Our project embraces this higher density as part of a sustainable and transit oriented future.

The proposed design is intended to unify the street front with the neighboring building to the south. The district is home to many mixed use developments with large glass storefronts. This design matches this with two sets of expansive full glass doors and a wide storefront window at the ground floor. This will allow light to penetrate in and pedestrians on the street to feel connected to the building.

The facade is composed of two forms. A strong limestone base to embrace the street level and two vertical 'columns' which define the character of the building. A detailed limestone belt course highlights the change between the limestone base and the upper portion . The vertical column elements frame the bedroom windows and emphasize the unity between the units. Each window is accented with a Juliette balcony which allows every bedroom access to light and air, and provides a connection with the streetscape below. The upper cornice is appropriately scaled and caps the building.

The base of the building, is designed with classic, locally sourced Indiana limestone, and is punctuated by two black entry doors and a black framed storefront window which contrasts with the light color of the stone. The 'columns' are comprised of a limestone like stucco material which will continue the texture and color above. The cornice cap is of a detailed fiberglass which mimics European stone cornices. The remainder of the building is made from light colored brick with a modular sized appearance.

Sincerely,



Nathan Kipnis, FAIA

Proposed Building Materials & Fixtures

564 Green Bay Rd, Winnetka, IL

Mar 3, 2023

1. Windows - Marvin Ultimate Picture Window - See Attachment #1
 - Exterior Finish: Black, Interior Finish: Gloss Black
 - Casement w/ SDL, Full Screen (not visible from exterior)
 - Glazing: Low E2 clear, Double Glazed Argon Filled
 - Light Transmittance: 0.44,
 - Condensation Resistance: 58
 - U-value: 0.3
 - SHGC: 0.26
2. Juliet Balcony Doors - Marvin Ultimate Swinging French Door - See Attachment #2
 - Exterior Finish: Black, Interior Finish: Gloss Black
 - Doors w/ SDL
 - Glazing: Low E2 clear, Double Glazed Argon Filled, Light Transmittance: 0.44, Condensation Resistance: 58, U-value: 0.3, SHGC: 0.26
3. Entry Door - Marvin Ultimate Commercial Door - See Attachment #3
 - Commercial Type Entry Door, Exterior Finish: Black, Interior Finish: Gloss Black
 - Hardware: Commercial, Exterior Finish: Brass, Interior Finish: Brass
 - Mortice lock and kick plate on inside, ADA compliant.
4. Storefront Window - Kawneer
 - IR 350 Framing System, Finish: Black
5. Balcony Railing
 - Metal, Powder Coat Finish: Black, 42" high, Baluster 3/4" Square, Spaced 3 1/2" o.c.
6. Brick - Interstate Brick - See Attachment #6
 - Style: Atlas 16" x 2 1/4" x 8", Grout groove in middle
 - Finish: "Pewter"
 - Mortar Color: Pale Gray
7. Limestone
 - Indiana Limestone Color: White / Grey
8. Light Fixtures - Lumens Caliber LED Outdoor Wall Sconce - See Attachment #8
 - dweLED, Finish: Black, One-Way Light Option
 - Wall Plate: 4 1/2" W x 5 1/2" H x 1/2" D
9. Cornice - Architectural Mall - See Attachment #9
 - Fiberglass Cornice: CR073B
 - Dimensions: 2'3 1/2" H. X 7 1/2" D.
 - Finish: Match White / Grey Limestone Below
10. Panels - EIFS - See Attachment #10
 - Finish: Limestone
 - Color: Match White / Grey Limestone Below
11. Metal Coping - Pac-Clad - See Attachment 11
 - Finish: Granite

564 Greenbay Rd - Material Sample Board



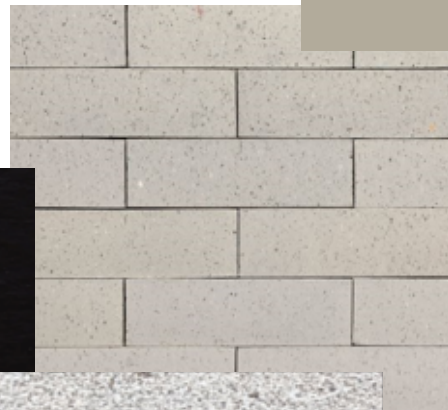
Windows & Doors - Exterior
Finish - Black

Marvin

Storefront Windows -
Exterior Finish - Black

Kawneer

Metal Railing - Powder Coat
Finish - Black



Brick - Atlas, Color - Pewter
& Pale Gray Mortar

Interstate Brick



Limestone - Indiana
Limestone

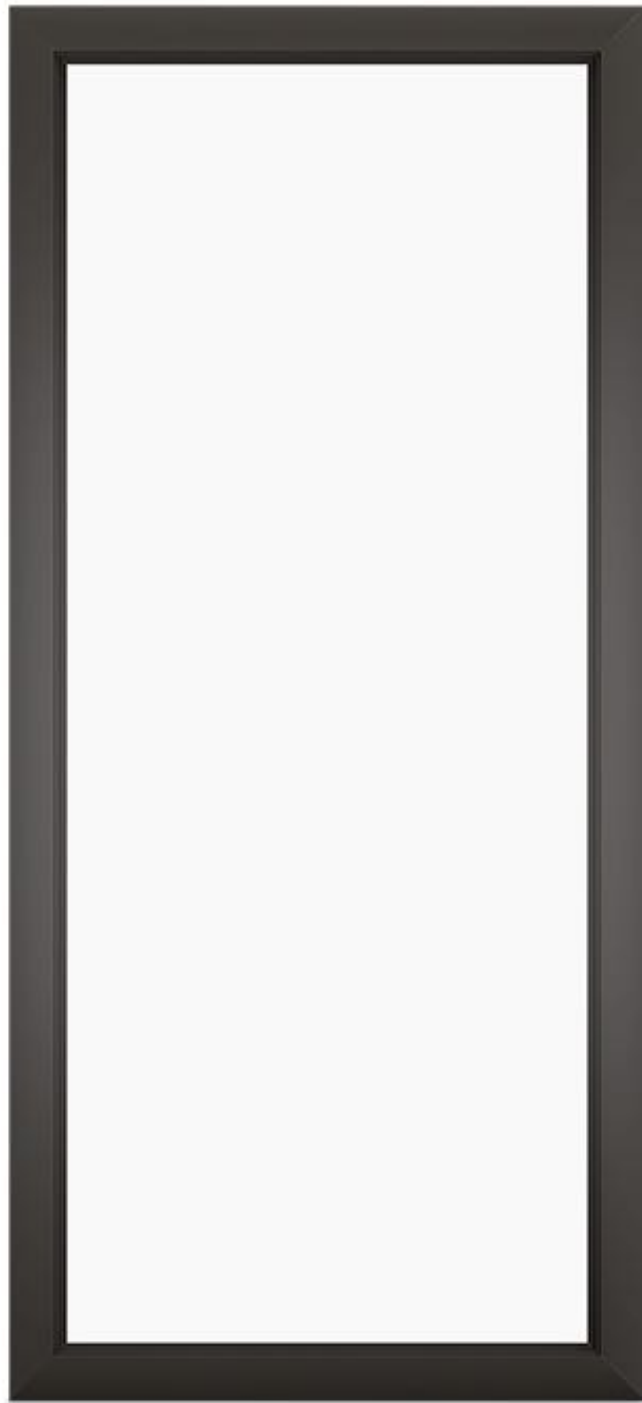
EIFS Panels - Limestone
Finish - Match color to
Limestone

Dryvit

Fiberglass Cornice -
Match color to Limestone

Architectural Mall

Marvin Exterior Fixed Window



Attachment #1

Unit Features

Ultimate Casement: UCA

Ultimate Awning: UAWN

Ultimate Casement Picture: UCAP

Ultimate Casement Narrow Frame: UCANF

Ultimate Awning Narrow Frame: UAWNNF

Ultimate Casement Narrow Frame Picture: UCANFP

Ultimate Casement Corner: UCACNR

UCA, UCANF, UAWN, UAWNNF Hardware:

- Folding handles
 - Color: Satin Taupe
 - Optional colors: White, Bronze, Matte Black, Satin Chrome, Satin Nickel, Oil Rubbed Bronze, Brass, Antique Brass
- Locks used are a concealed multi-point sequential system
- Stainless steel packages are available for coastal application
- Aluminum pole crank (Optional)
 - Color: mill finish
 - Sizes: 60" (1524), 96" (2438), 138" (3505)

NOTE: Pole crank operate locks

UCA/UCANF Hardware:

- Casement operator includes a crank hardware system that allows the window to open to a full 90 degrees with a minimal reduction of egress net clear opening
 - All steel is covered with an E-Gard™ protection coat and the standard track is stainless steel
 - Operation force at handle is 5 lbs. (2 kg) or less
- Casement hinges allow the user the ability to slide the sash across the frame opening so the sash exterior will rotate toward the user for the easy wash mode
 - Each unit includes one single arm operator or dyad operator depending upon the width of the unit
 - Frame OM width of 20" (508) to under 24" (610) use an 18" (457) wash/egress hinge
 - Frame OM widths greater than 24" (610) use a 22" (559) wash/egress hinge
 - Frame OM widths less than 20" (508) use a dyad hinge (dyad hinges do not have the special easy wash mode feature)
- Optional Factory installed Window Opening Control Device (WOCD)
 - The standard operation of the WOCD limits the operation of the sash to an opening of less than 4" (102)
 - The sash arm detaches from the lock housing by a two-step function actuation to allow the normal operation of the unit.
 - The WOCD re-engages when the unit is fully closed
 - Hardware meets the ASTM F2090-17
 - WOCD is Coastal compliant.
 - Minimum operable unit size: 20" (508) x 19 1/8" (486)
 - Maximum operable unit size:
 - 44" (1118) width
 - If the width is greater than 36" (914) and less than 44" (1118), then 92" (2337) maximum height
 - If the width is less than or equal to 36" (914), then 96 1/8" (2442)
 - Components
 - The WOCD hardware is handed
 - The Lock Housing and sash arm are comprised of multiple stainless steel, injection-molded components, and a single stainless steel spring
 - The Lock Housing fits within a pocket on the jamb.
 - The Sash Arm will fit within a pocket between the jamb/sill cover and the locking hardware.
- Hinges used are steel coated with an E-Gard™ protection coat and hinge track is stainless steel
- Each unit contains two hinges that connect stiles of sash to jamb material
- Hinges are designed to support up to a 210 lb. (95 kg) sash
- Optional power drive operator:
 - Motor is metal cased
 - Motor cover is plastic
 - Cover colors: Satin Taupe, White and Bronze
 - Field installed
 - Available for all size CN 16 and wider
- Remote control available as an option

Attachment #1

Unit Features**UAWN/UAWNNF Hardware:**

- Optional Op-O-Lock Hardware (only available with UAWN)
 - Requires a folding handle
 - Minimum frame OM width is 28" (711)
 - Minimum frame height is 15 1/8" (384)
 - Maximum frame OM width is 72" (1829)
 - Maximum frame OM height is 47 1/8" (1197)
- Custodial Sash Limiters
 - If Casement frame OM is larger than 36" (914) x 102" (2591), 40" (1016) x 92" (2337), or 44" (1118) x 71.125" (1807) custodial limiters will be applied, limiting travel
 - If Awning frame OM is larger than 72" (1829) x 72" (1829) custodial limiters will be applied, limiting travel

Optional Glass:

- 1" Tripane Low E1 outer piece and Low E1 Argon inner piece
- 1" Tripane Low E2 outer piece and Low E2 Argon inner piece
- 1" Tripane Low E3 outer piece and Low E1 Argon inner piece

Mulling:

- For mull performance, refer to the General Mulling chapter of the ADM.

Attachment #1

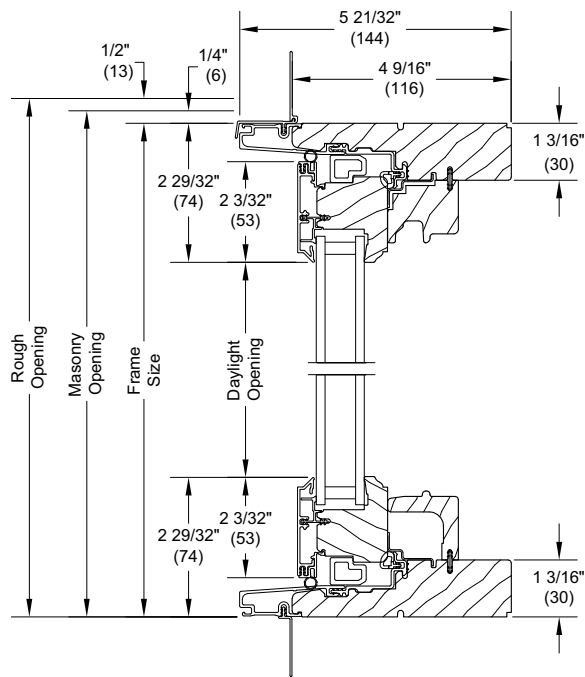


Ultimate Casement, Awning and Picture

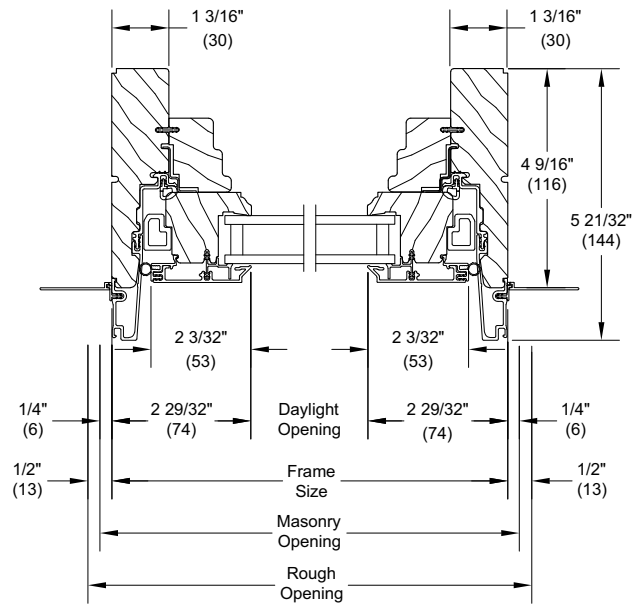
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Scale: 3" = 1' 0"

Stationary/Picture

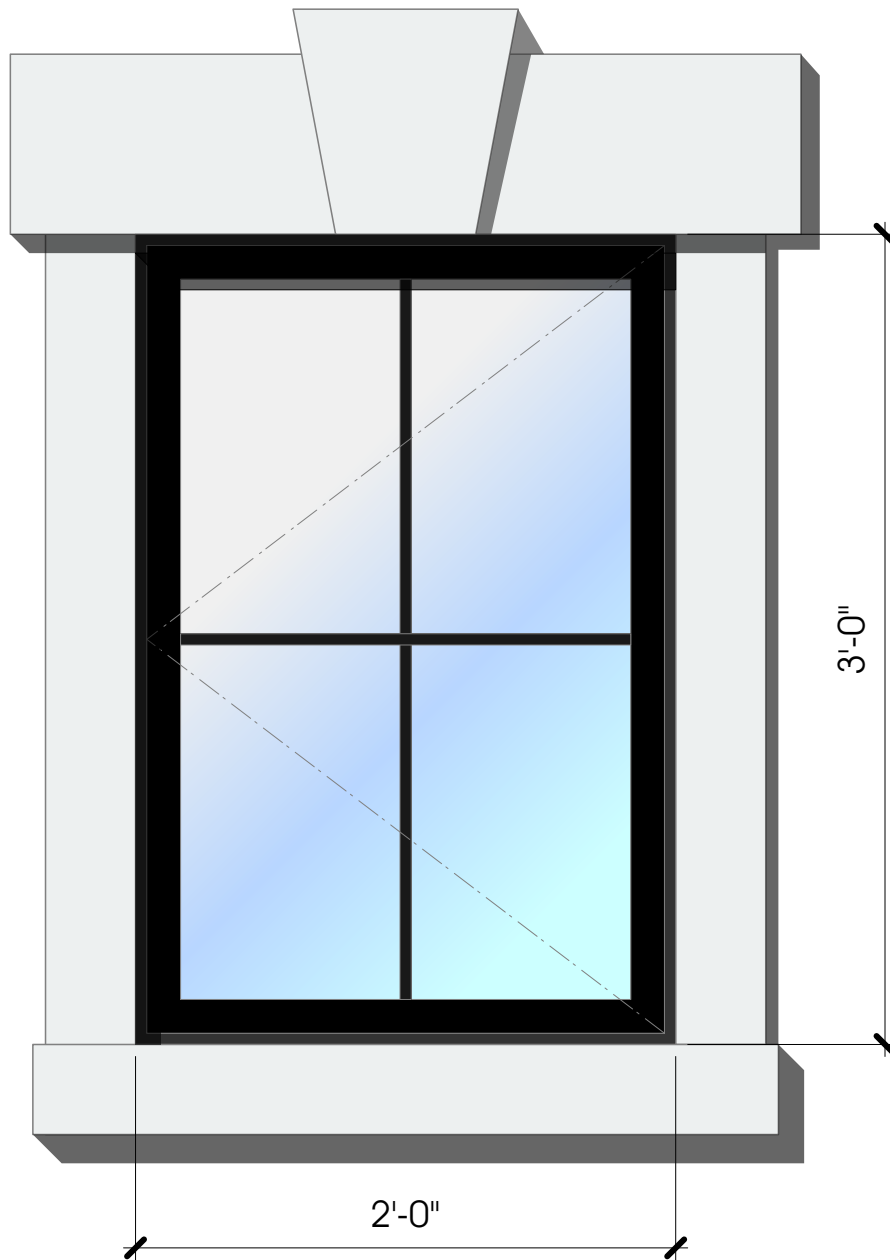


Head Jamb and Sill



Jamb

Architectural Drawing
Exterior Fixed Window



Attachment #1

Marvin Exterior



Attachment #2

Architectural Drawing
Exterior Juliet Balcony Window Elevation



Attachment #2

Unit Features

This Collection consists of:

- UOFDIZ4: Ultimate Outswing French Door IZ4
- UIFDAT: Ultimate Inswing French Door Arch Top
- UOFDAT: Ultimate Outswing French Door Arch Top
- UIFD2.25AT: Ultimate Inswing French Door Arch Top (with IZ3)
- UOFD2.25AT: Ultimate Outswing Arch Top 2 1/4" (with IZ3, IZ4)

Frame:

- Frame thickness: 1 1/16" (27)
- Frame width: 4 9/16" (116)
- Fiberglass reinforced pultruded sill with water shed and weep system
 - Standard color: beige
 - Optional color: bronze
- Standard Oak sill liner
 - Optional interior sill liner of Mahogany or Cherry

Panel:

- Panel thickness: 1 3/4" (44) - UOFD IZ4, UIFDAT, UOFDAT
 - Top rail height and stile width: 4 3/4" (121)
 - Traditional French Door bottom rail height: 8 1/8" (206)
 - Bottom rail:
 - Stave core is used for Pine, Cherry, Douglas Fir and Mahogany
 - Laminated veneer lumber (LVL) is used for White Oak
 - Stationary stile and hinged stile:
 - LVL is used for White Oak, Mahogany and Cherry
 - Stave core is used for Pine and Douglas Fir
 - Locking stile: all wood species use LVL
 - Top rail:
 - LVL is used for White Oak
 - Solid wood for Mahogany and Cherry
 - Stave core is used for Pine and Douglas Fir
 - Intermediate rail: solid wood for all species (N/A on IZ4 UOFD)
- Panel thickness: 2 1/4" (57) - UIFD2.25AT, UOFD2.25AT, UIFD2.25AT IZ3, OFD2.25AT IZ3
 - Top rail height and stile width: 6" (152)
 - Bottom rail height: 8 1/8" (206)
 - Bottom rail, stationary stile, locking stile, hinged stile and top rail for all species use LVL
 - Top rail is solid wood for arch top doors
 - Intermediate rail: solid face laminated
- Standard interior wood cope sticking: ogee
- Optional interior wood cope sticking: square
- Panels are interior glazed

Raised/Flat Panel Option:

- Standard stamped raised panel uses .080" (2) aluminum to the exterior with foam backing
- Core is medium density fiberboard (MDF) with non finger-jointed wood laminated to the interior

Weather Strip:

- Weather strip at all panel perimeter points
- Standard color: beige
- Optional color: black

For the following products, please reference their individual chapters:

- Ultimate Inswing French Door G2
- Ultimate Inswing French Door 2 1/4" G2*
- Ultimate Inswing Door (3" stiles)*
- Ultimate Outswing French Door G2
- Ultimate Outswing French Door 2 1/4" G2*
- Ultimate Outswing Door (3" stiles)*

* Available with IZ3 certification

Attachment #2

Unit Features

Hardware:

- Multi-point lock: applied to active and optional on inactive panels, 2 3/8" (60) backset, with latch engagement and three locking points, with option of keyed alike.
 - Dead bolt
 - Head jamb bolt
- Manual head and foot bolt standard on inactive panel with option of multi-point lock
- Multi-point lock is standard on 2 1/4" inactive panels
- Optional mortise lock and passage latch on inactive panel
- Traditional handle set finish options:
 - Powder coat finishes: Satin Taupe, White, Dark Bronze, Matte Black
 - Metal finishes: Satin Chrome, Polished Chrome, Antique Brass, Oil Rubbed Bronze, Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD
- Contemporary handle set finish options:
 - Painted finishes: Matte Black, Dark Bronze,
 - Metal finishes: Oil Rubbed Bronze PVD, Satin Nickel PVD

Hinges:

- Adjustable hinges
 - Standard finish: Satin Taupe with a steel substrate
 - Optional powder coat finish: Gold Tone, Dark Bronze, Silver Frost, White, Matte Black
 - Optional finish: Antique Brass, Satin Chrome, Oil Rubbed Bronze, Polished Chrome, Brass PVD, Satin Nickel PVD, Oil Rubbed Bronze PVD
 - Dimensions are 4 1/4"(108) x 3 3/4"(95) with 3/8"(10) radius corners
 - Adjustment is 3/16"(5) for horizontal and vertical of panels in frame
 - Quantity per panel for UIFDAT, UOFDAT
 - Unit rough opening height ≤ 80" (2032) = three hinges per panel
 - Unit rough opening height ≥ 84" (2134) and ≤ 96"(2438) = four hinges per panel
 - Quantity per panel for UIFD2.25AT, and UOFD2.25AT
 - Unit rough opening height ≤ 86 1/2"(2197) = three hinges per panel
 - Unit rough opening height > 86 1/2" (2197) and ≤ 96 (2438) = four hinges per panel
 - Unit rough opening height > 96" (2438) = five hinges per panel
 - Optional four hinges for unit rough opening height ≤ 96"(2438)
- Optional butt hinge for 1 3/4" doors
 - Default finish (Inswing): Satin Taupe with steel substrate; Optional finishes: Brass Plated, Solid Brass, Antique Brass, Oil Rubbed Bronze, Satin Chrome, Satin Nickel, White, Stainless Steel, Satin Nickel PVD
 - Default finish (Outswing): Solid Brass or Stainless Steel with non-removable pin
 - Dimensions: 4" (102) x 4" (102) with radius corners
 - Quantity per panel
 - Unit rough opening height < 86 1/2" (2198) = three hinges per panel
 - Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 110 1/2"(2807) = four hinges per panel
 - Unit rough opening height > 110 1/2" (2807) = five hinges per panel
- Optional ball bearing hinges for 2 1/4" doors and 1 3/4" doors
 - Default finish is Satin Chrome with a brass substrate; Optional finish: Solid Brass, Bronze with a brass substrate or stainless steel (2 1/4" only)
 - Dimensions:
 - For 2 1/4" doors, 4 1/2" (114) x 4 1/2" (114) with square corners.
 - For 1 3/4" doors, 4 1/2" (114) x 4 1/2" (114) with radius corners
 - Quantity per panel
 - Unit rough opening height < 86 1/2" (2198) = three hinges per panel
 - For 2 1/4" doors: Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 96"(2438) = four hinges per panel
 - For 2 1/4" doors: Unit rough opening height > 96" (2438) = five hinges per panel
 - For 1 3/4" doors: Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 110 1/2"(2807) = four hinges per panel
 - For 1 3/4" doors: Unit rough opening height > 110 1/2" (2807) = five hinges per panel

Attachment #2

Unit Features Continued**Glass and Glazing:**

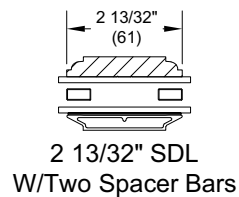
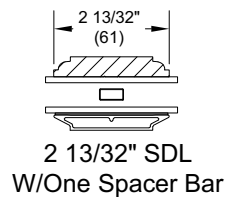
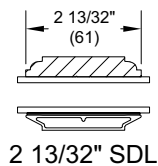
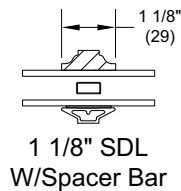
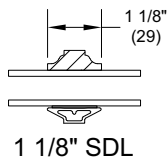
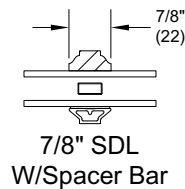
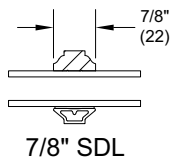
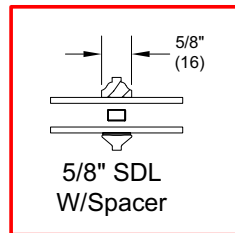
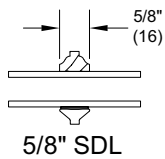
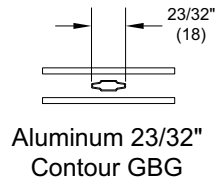
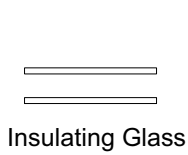
- Glazing method: Insulating - Dual Pane or Tri Pane
- Glazing seal: Silicone glazed
- Standard glass: Insulating Dual Pane Low E2 with Argon or Air
- Optional dual-pane glass make-ups:
 - Low E1 Argon or Air,
 - Low E3 Argon or Air,
 - Low E2/ERS Argon or air,
 - Low E3/ERS Argon or air, clear, tints, tempered, obscure, and decorative glass options
- Optional Tri Pane glass make-ups:
 - Low E2/E1 Argon, Krypton-Argon, or Air
 - Low E3/E1 Argon, Krypton-Argon, or Air
 - Low E1 Argon, Krypton-Argon, or Air
- Available glass types:
 - Laminated
 - Tempered
 - Obscure
- Tints:
 - Bronze
 - Gray
 - Green
 - Reflective Bronze
- Decorative glass options:
 - Frost
 - Reed
 - Narrow Reed
 - Rain
 - Sandblasted
 - Glue Chip
- All glass is of select quality complying with ASTM C 1036. Tempered or Laminated safety glazing per CPSC 16 CFR 1201. Insulating glass is manufactured and tested to pass level ASTM 2190 and is IGCC certified.
- IZ3 has tempered exterior pane.
- For additional specialty glazing options, please contact your Marvin representative.

Lock Status Sensor (Optional):

- Available for UIFD2.25AT, UOFD2.25AT.
- Refer to **Lock Status Sensor Installation Instructions** for requirements.
- To achieve a closed and locked status, The Lock Status Sensor requires that the door must be closed to depress the anti-slam mechanism so that the door can be manually locked. It allows easy integration with home automation systems using a wireless connection.
 - Requires purchase of secondary transmitter for operation. Marvin will prep for this option. Wired connection not available.
- Wireless Lock Status Sensor is located within the width and height of the operating panel.
- Sensor Location will always be integrated into the locking hardware system.

Attachment #2

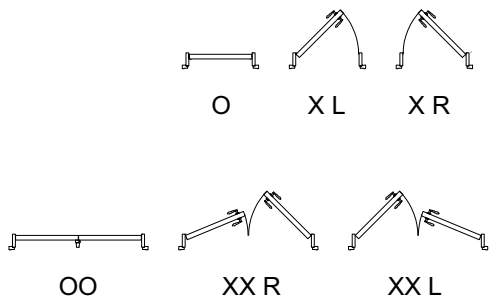
Standard Divided Lite Options



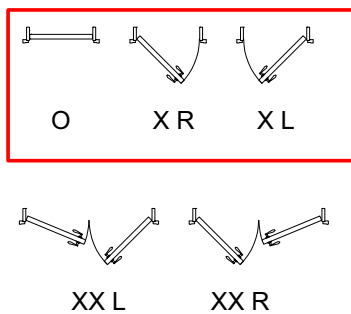
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Handing Configurations

Inswing Handing Configurations



Inswing Handing Configurations



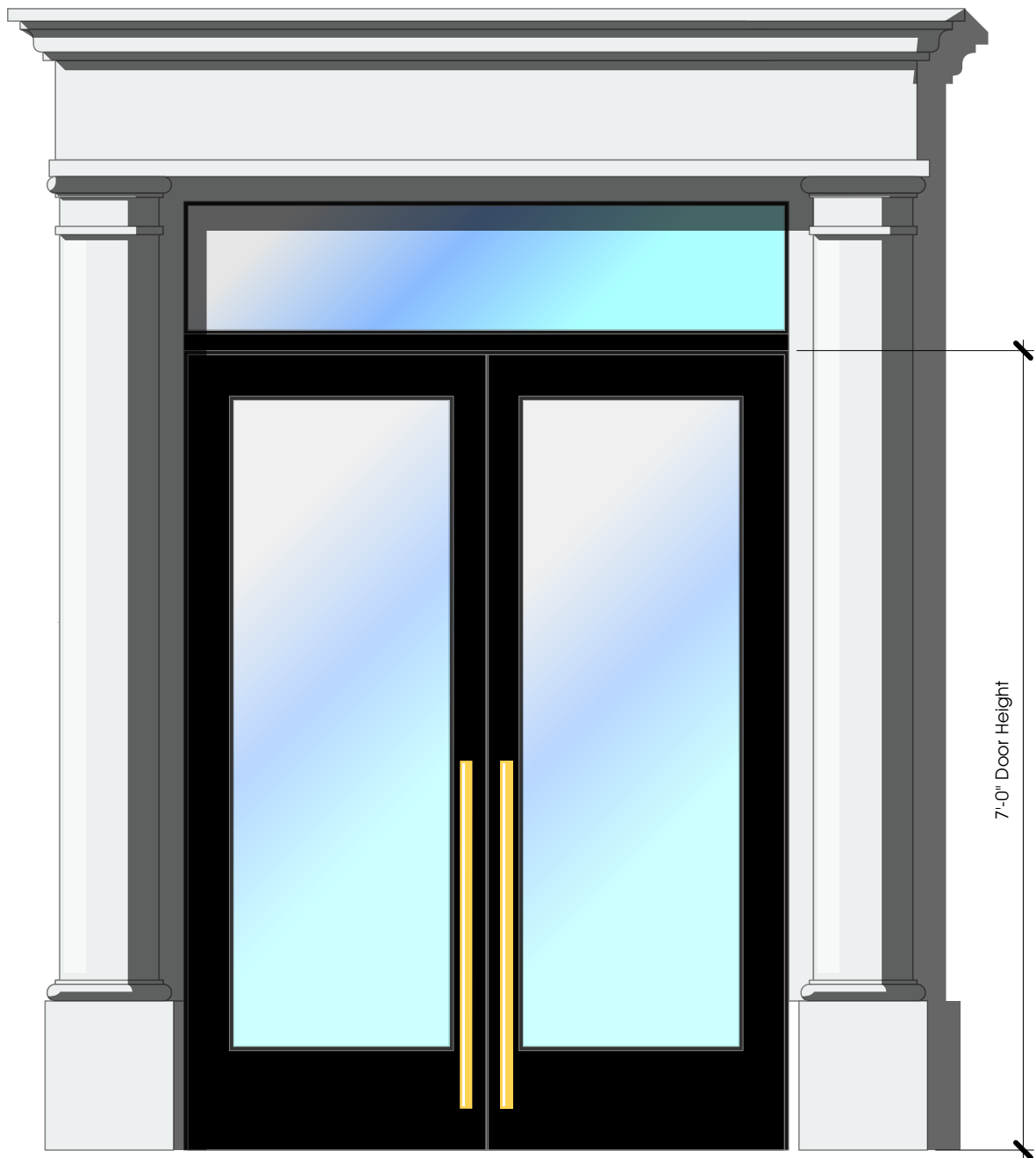
Attachment #2

Exterior Commerical Entry Doors



Attachment #3

Architectural Drawing
Exterior Entry Door Elevation



Attachment #3

Unit Features

Ultimate Commercial Door: UCD

Ultimate Commercial Door 2 1/4": UCD2.25

Frame:

- Frame thickness: 1 1/16" (27).
- Frame width: 4 9/16" (116).
- Sill Options:
 - Standard factory installed thermal barrier saddle low profile 0.500" (13) by 7.125" (181) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 7.125" (181) sill. Offset saddle low profile 0.500" (13) by 7.00" (178) sill with 0.250" (6) offset.
 - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 8.125" (210) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 8.125" (210) sill.
 - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 9.125" (235) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 9.125" (235) sill.
 - Optional: No sill.
 - Finishes: Standard: Mill Finish Aluminum, Optional: Dark Bronze Anodized Aluminum.

Panel:

- Panel thickness: UCD: 1 3/4" (44) and UCD2.25: 2 1/4" (57).
- Top rail height:
 - UCD panel: 6" (152).
 - UCD2.25 panel: 8 1/8" (206).
 - Panel core material is solid Pine or follows the species of the door.
- Stile width, locking and hinge stiles are 6" (153) wide with LVL core.
- Bottom rail height: 11 3/8" (289) is solid pine or follows the species of the door.
- Optional 6" (152) intermediate rail is solid pine or follows the species of the door, is centered 26" (660) or 40 5/16" (1024) from bottom of door sill.

Glass and Glazing:

- Select quality complying with ASM C 1036. Comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials. Tempered insulating glass IGMA.IGCC certified to performance level CBA when tested in accordance with ASTM E 774.
- Glazing Seal: Tempered insulating glass hermetically sealed placed into an exterior bed of silicone.
- UCD has 3/4" IG with removable interior vinyl glazing stops with clear wood covers, no visible fasteners.
- UCD2.25 has 1" IG with nailed on glazing stops.
- Glazing Method: Tempered Insulating Glass (Altitude Adjusted)
- Glass Type: Clear; Bronze; Gray; Reflective Bronze; Low E2 Argon or without Argon; Low E3 Argon or without Argon; Low E2/ERS Argon or air; Low E3/ERS Argon or air; Obscure; Laminated;
- Decorative glass options: Sandblasted, Glue Chip, Rain, Frost, 1/2 English Reed.

Attachment #3

Unit Features

Hardware:

- Hinges: 4 1/2" (114) x 4 1/2" (114) square corner ball bearing hinges. Standard finish color and substrate: Satin Chrome (US26D) over brass substrate.
 - Optional: Bronze finish over Brass substrate (US10A), Solid Brass (US3), Stainless Steel (US32D).
- UCD panel: Three hinges per panel for units less than 85 9/16" (2173) high rough opening, four hinges per panel on doors with 85 9/16" or larger (2173) rough opening.
- UCD2.25 panel: Three hinges per panel up to 85 9/16" (2173) high. Four hinges per panel over 85 9/16" (2173), 5 hinges per panel on units over 95" (2413) high. If panel width is greater than 35 13/16" (910), door has 4 hinges.
- No lock no bore is standard.
 - Optional Commercial Hardware Package:
 - Closer, rim device, mortise lock, removable mullion and kick plate.
 - Optional hardware Routs and Preps.
 - Von Duprin Push pad Rim Devices and Trim Sets.
 - Von Duprin Cross Bar Device and Trim Sets.
 - Von Duprin 5547 Concealed Vertical Rod Exit Device. (2 1/4" Door only)
 - Sargent 8200 Mortise Lock Prep.
 - Schlage L Mortise Lock and Trim Sets.
 - Schlage ND Cylindrical locks.
 - Alarm Lock.

Raised/Flat Panel Option:

- 6" (152) Intermediate rail is constructed of finger-joint, edge-glued pine, or laminated veneer lumber (LVL) core.
 - Raised or Flat Extira® panel constructed of medium density fiberboard (MDF) core with wood laminate veneer to interior.
 - Exterior Standard Stamped Raised Panel uses .080" (2) aluminum with foam backing.
- Two placement options are available:
 - Low Placement, 26" (660) on center (OC) of 6" (152) intermediate rail from bottom of door sill for a 10 13/16" (275) visible panel height.
 - High Placement, 40 5/16" (1024) OC of 6" (152) intermediate rail from bottom of door sill for a 25 1/8" (638) visible panel height.

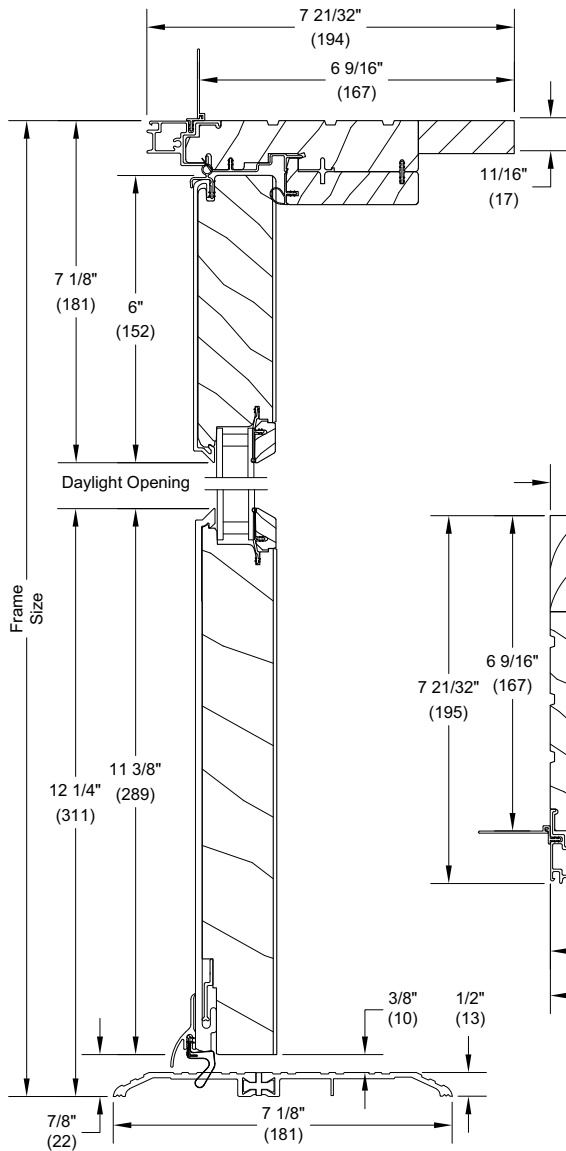
Weather Strip:

- Beige bulb type weather strip at top rails and hinge stiles.
 - Optional: Black.
- Black pile type weather strip at locking stiles.
- Panel drips and screws will be color matched to the panel clad color, for Custom Color clad the panel drips will be painted to match the panels but the screws will remain stainless steel.
- Sweep across panel bottom.
 - Optional: Bronze or Beige.

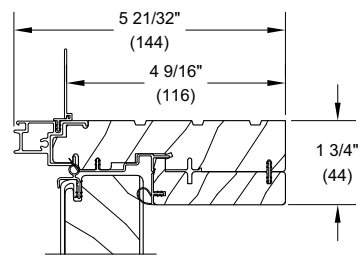
Attachment #3

1 3/4" Commercial Section Details: Operating

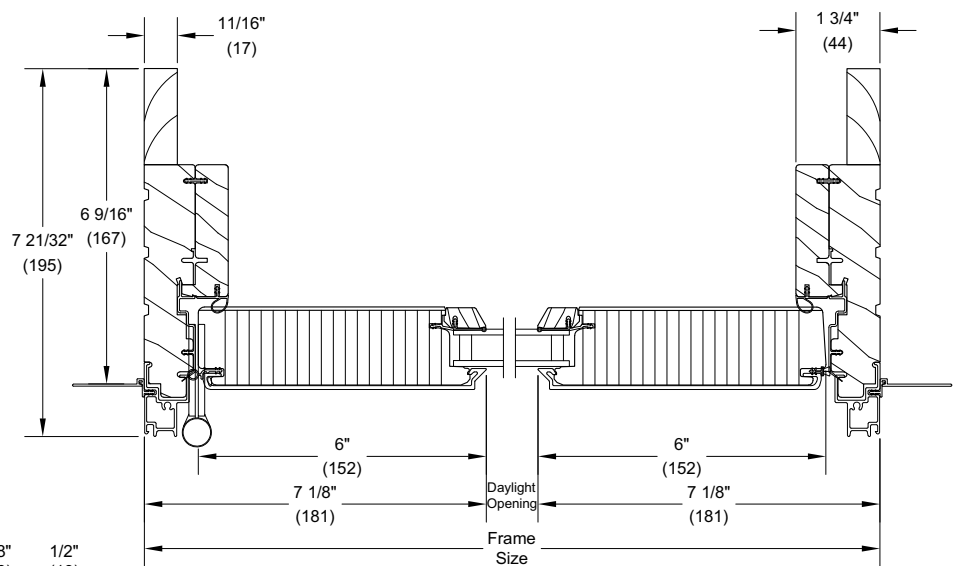
Scale: 3" = 1' 0"



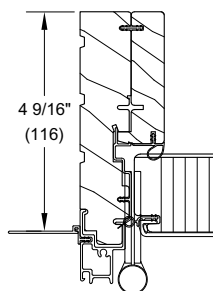
Head Jamb and Sill



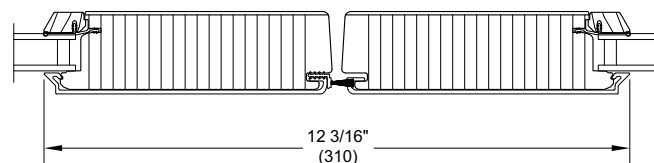
4 9/16" Head Jamb



X - LHR - Jamb



4 9/16" Jamb

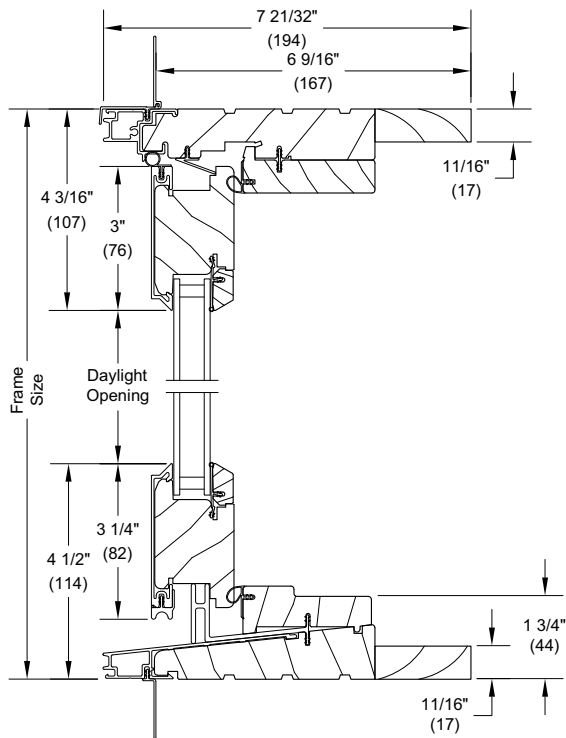


XX - Meeting Stiles

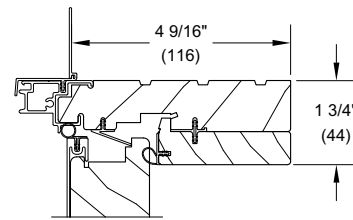
Attachment #3

1 3/4" and 2 1/4" Commercial Section Details: In-Sash Transom

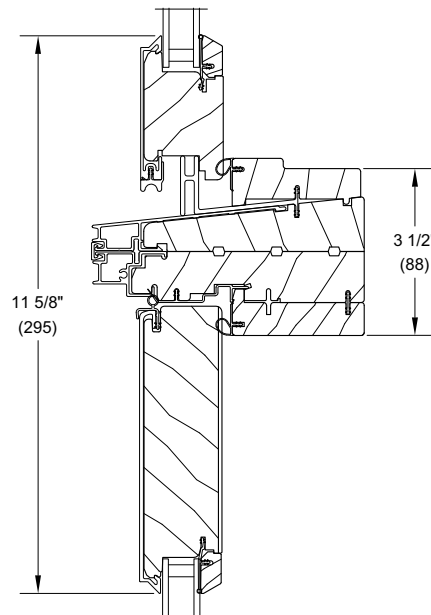
Scale: 3" = 1' 0"



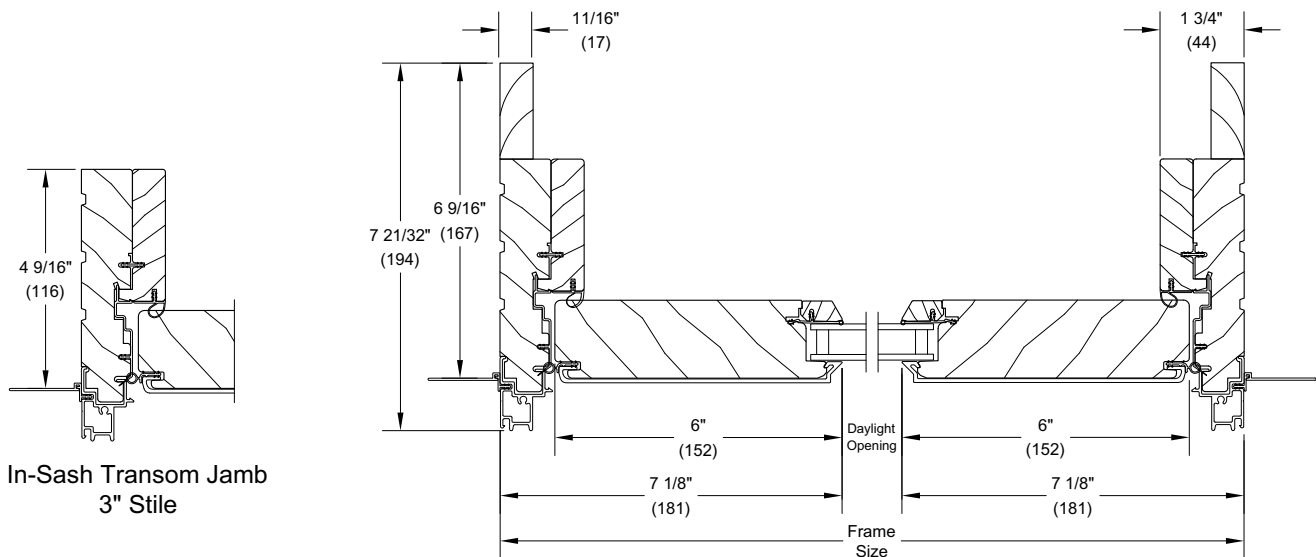
Head Jamb and Sill



4 9/16" In-Sash Transom
Head Jamb



Rectangular Transom
over Outswing CD Door



In-Sash Transom Jamb
3" Stile

In-Sash Transom Jamb

Attachment #3

SEARCH

Atlas® 8 x 2¼ x 16

Home / Structural Brick / Sizes



Choose Your **Color : Pewter**



Choose Your **Texture : Matte**

Clear

Choose Your **Shape**

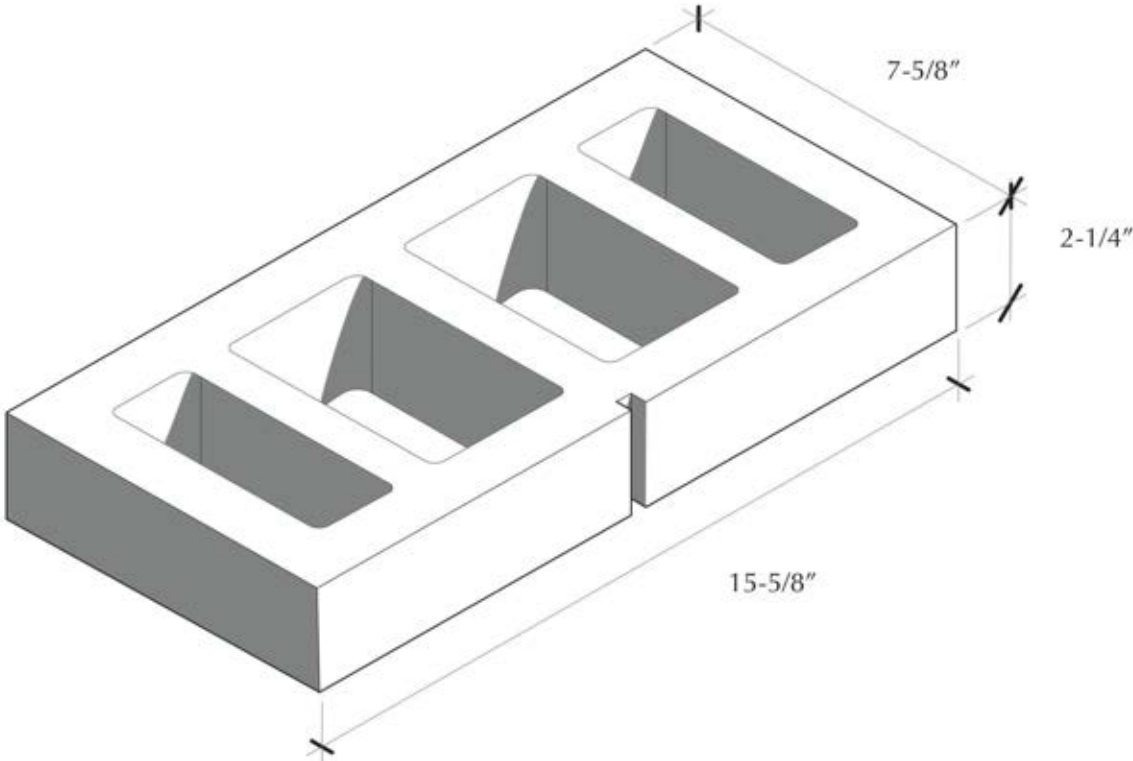
Click here to talk to one our consultants to find exactly what you're looking for.

Request a Sample

Add to Project

NOTE: Keep track of your selections by adding this Product to your Project Wishlist

Disclaimer: Images are for general color representation only – not size. Clay brick is comprised of natural materials from the ground. As such, each production run may vary from another and may have color variance within itself.



Synopsis

Atlas® is a clay brick cored in such a way as to permit reinforcing steel and the appropriate amount of grout within the cores when the brick is laid in a given bond pattern. The combination of brick, grout and reinforcing act together to resist tension, flexure and shear forces. Multiple Atlas sizes are available based on structural, fire, durability and aesthetic requirements.

Specs
Safety Data Sheet
Other Documents
Atlas® Brick Specs >

Caliber LED Outdoor Wall Sconce

By dweLED

LUMENS
LIGHT AND LIVING
Call Us 877.445.4486

Caliber LED Outdoor Wall Sconce
By dweLED

Product Options

Finish: Black,
Size: One-Way Light

Details

Construction, Aluminum hardware with lens diffuser
Weather-resistant powder-coated finish
Driver concealed within the fixture
ELV dimming, 100% to 10%
Discrete cylinder with minimal mounting hardware
Can be mounted on the wall in all orientations
Material: Aluminum
Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
Dimmer Range: 100 - 10%
ADA compliant
ETL Listed Wet
Warranty: 5 Year Functional, 2 Year Finish
Made In China

Dimensions

One-Way Light Option Fixture: Width 3", Height 10",
Depth 4"

One-Way Light Option Wall Plate: Width 4.5", Height
5.5", Depth 0.5"

Lighting

One-Way Light

Lamp Type	LED Built-in
Total Lumens	560
Total Watts	11.00
Volts	120 /277 Volt
Color Temp	3000 (Soft White)
Average Lifespan	72000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/caliber-led-outdoor-wall-sconce-by-dweled-DWE695106.html>
Rating: ETL Listed Wet

ITEM#: DWE695106



Notes:

Prepared by:

Prepared for:

Project:

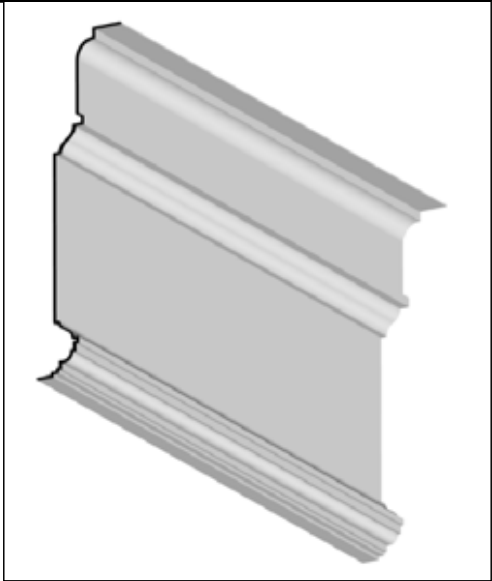
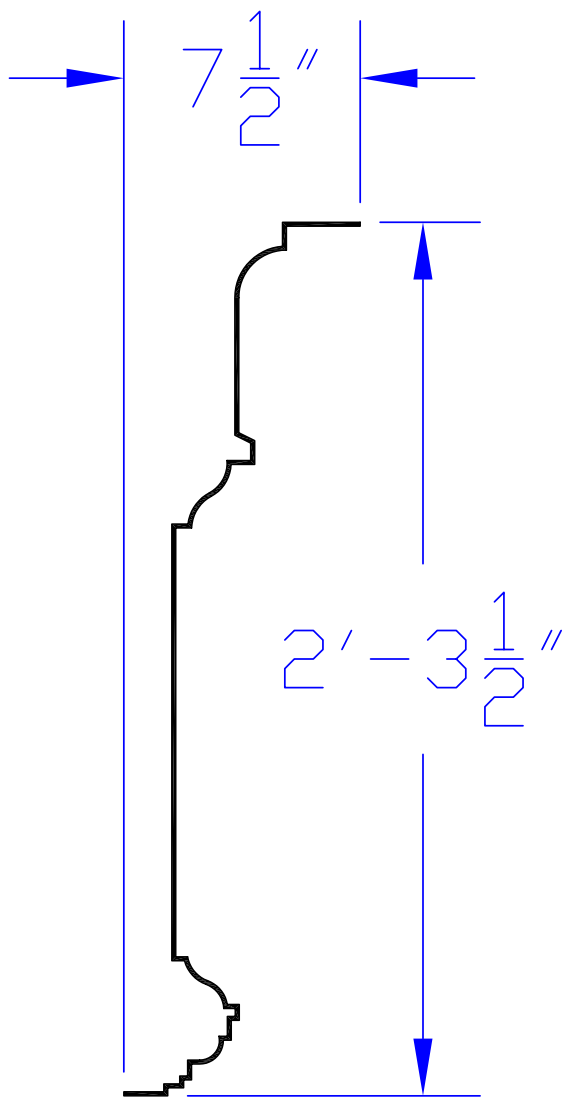
Room:

Placement:

Approval:

Attachment #8

Fiberglass Cornice



CR073B

FIBERGLASS
TECHNOLOGIES, INC.

1610 Hanford St., Levittown, PA * (215) 943-4567 * FAX (215) 943-4540

Attachment #9

Dry Vit Acrylic Limestone Siding

STANDARD TEXTURES

Whether you're looking to create a contemporary, historical or completely unique look for your building, we have the solutions to help you achieve your goal. Dryvit's range of standard textures are available in an incredible array of colors, helping your building stand out.

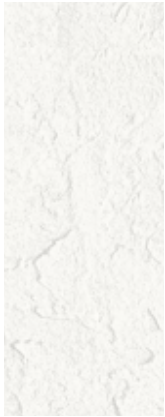
SPECIALTY TEXTURES

Create the desired impact for your building by leading the way with Dryvit specialty textures.

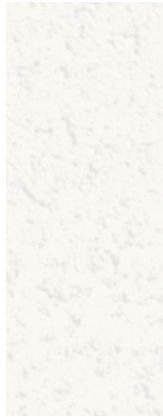
Sandblast®



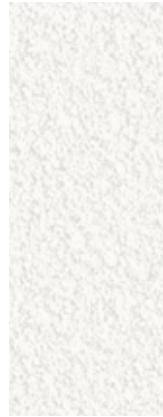
Freestyle®



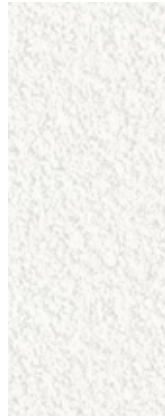
Quarzputz®



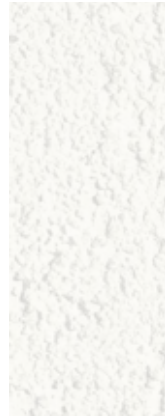
Sandpebble™



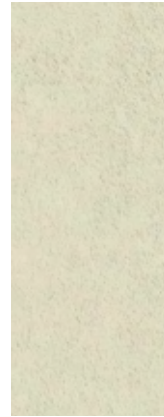
Sandpebble Fine™



Mojave™



Limestone™



Finesse™



FINISHING TOUCH

Whether you choose our standard dirt pickup resistant finish or Dryvit's more advanced technologies like our lightweight, mildew resistant and hydrophobic finishes; you can be sure that the colors you select will be vibrant and long-lasting.

HOW DO YOU SELECT YOUR PERFECT FINISH?

Simply determine your technology requirements and then pick a texture and a color. Need a hand? Dryvit technical sales representatives can walk you through the process.

Attachment #10



TECHNICAL DATA SHEET

LYMESTONE™ FINISH

100% Acrylic-Based Finish with the
Appearance of Limestone Blocks
DS472

PRODUCT DESCRIPTION

Limestone finish is a premixed 100% acrylic based coating and is offered in standard colors as well as custom colors. Limestone finish is designed to replicate the appearance of limestone blocks. Limestone provides the finishing touch that adds lasting color and texture to exterior and interior walls. Limestone finish with DPR (dirt pickup resistant) chemistry will remain cleaner longer after application.



BASIC USES

Limestone finish is a durable architectural finish, which provides surface color and texture for Dryvit systems. It is also suitable for interior applications. Limestone can also be applied over properly prepared substrates such as masonry, stucco, precast or cast-in-place concrete and other approved substrates. Limestone finish is trowel applied.

FEATURES & BENEFITS

FEATURE

- Realistic cut stone aesthetic
- Lightweight
- DPR & PMR chemistry
- Vapor permeable

BENEFIT

- Inexpensively emulates cut stone
- Reduces structural demands for exterior façade
- Resistant to dirt and the growth of mold and mildew
- Will not trap moisture vapor

PROPERTIES

Drying Time: Drying of the Limestone finish is dependent on the air temperature, relative humidity and finish thickness. Under average drying conditions [70 °F (21 °C), 55% R.H.], Limestone will dry in 24 hours. Lower temperature and higher humidity will require that the Limestone finish be protected for longer periods. Protect work from rain during the drying period.

Testing Information: For individual test data on this product's properties, refer to the chart included with this document.

Job Conditions: Air and surface temperature for application of Limestone finish must be between 40 °F (4 °C) and 100 °F (38 °C). The temperature after application must remain above 40 °F (4 °C) for a minimum of 24 hours.

Temporary Protection: Shall be provided at all times until the Limestone finish is dry, and permanent flashings, sealants, etc. are completed to protect the wall from inclement weather and other sources of damage.

SURFACE PREPARATION

- Surface must be smooth and free of imperfections to ensure satisfactory appearance.
- Interior and exterior surfaces must be above 40 °F (4 °C) and must be clean, dry, structurally sound and free of efflorescence, grease, oil, form release agents and curing compounds.
- **Dryvit Reinforced Base Coat:** The base coat must be allowed to dry and cure for a minimum of 24 hours before application of the Limestone finish. The Dryvit reinforced base coat surface must be smooth and free of trowel marks.
- **Concrete:** Shall have cured a minimum of 28 days prior to application of the Limestone finish. If efflorescence, form release agents or curing compounds are present on the concrete surface, the surface shall be thoroughly washed with muriatic acid and flushed to remove residual acid. All projections shall be removed and small voids filled with Dryvit Primus®, Primus® DM,

Attachment #10-

Genesis® or Genesis® DM mixture (see product data sheet for mixing and application). Dryvit Color Prime™ shall be applied to the prepared concrete surface using a roller or brush (see product data sheet for mixing and application) prior to application of the Limestone finish.

- **Masonry:** The masonry surface, with joints struck flush, shall be "skim coated" with Dryvit Primus, Primus DM, Genesis or Genesis DM mixture (see product data sheet for mixing and application) to produce a smooth, level surface.
- **Stucco:** Dryvit Color Prime, Color Prime™ W or Primer with Sand shall be applied over the cured brown coat surface using a roller or brush (see product data sheet for mixing and application) prior to applying the Limestone finish. If additives are present in the stucco, a test patch shall be made and bond strength checked prior to application.

MIXING

Mix Limestone finish with a "Twister" paddle or equivalent mixing blade, powered by a 1/2 in (12.7 mm) drill, at 450 - 500 rpm until a uniform workable consistency is attained.

APPLICATION

Using a stainless-steel trowel, apply and level a coat of Limestone finish to a uniform 'tight' thickness. Allow this first coat to become dry to the touch. Apply a second coat similar to the first. Float the finish lightly with a Lexan plastic float. After the finish has taken up slightly, trowel again with either a stainless-steel trowel or Lexan plastic float. **Important:** Use the same final trowelling tool and hand motion over the entire wall.

- It is recommended that either aesthetic or expansion joints be located so as to create a maximum panel size of 10 ft x 10 ft (3.05 m x 3.05 m) [or 100 ft² (9.29 m²) with the vertical height not being more than 10 ft (3.05 m)] and that a contractor prepare a mock-up for approval by the architect prior to final specification.

COVERAGE

Limestone finish is shipped in 70 lb (32 kg) pails. Approximate coverage is 150 ft² (14 m²) per pail depending upon substrate, details and individual application technique.

STORAGE

Limestone finish must be stored at a minimum of 40 °F (4 °C) and a maximum of 100 °F (38 °C) in tightly sealed containers out of direct sunlight.

The shelf life is 2 years from date of manufacture when properly stored in unopened pails.

TEXTURE

Limestone finish is designed to replicate the appearance of limestone blocks. The finish will have large flat areas with interspersed small pit marks and, depending upon final trowelling, could have burn marks to replicate weathered limestone. Application technique must be constant over an expanse of wall so that the general color, texture and gloss do not vary when viewed at a distance. Any variance noted is intended.

MAINTENANCE

All Dryvit products are designed to require minimal maintenance. However, as with all building products, depending on location, some cleaning may be required. See Dryvit publication DS152 on cleaning and recoating.

CLEAN UP

Clean tools with water while the Limestone finish is still wet.

Attachment #10

CAUTIONS & LIMITATIONS

- Avoid applying Limestone finish in direct sunlight. Always work on the shady side of the wall or protect the area with appropriate shading material.
- Limestone finish must not be used on exposed exterior horizontal surfaces. Minimum slope is 6 in12, which is 27°. Maximum length of slope is 12 in (305 mm).
- Limestone finish shall not be used below grade when applied as the finish for an EIF system.
- Limestone finish is not intended for direct-applied, exterior vertical applications over exterior gypsum based sheathing board, foam plastic insulation or other type insulation board.
- Limestone finish shall not be returned into any sealant joint. Instead a coat of Dryvit Color Prime or Dryvit Demandit® Smooth should be applied over the base coat in the joint.

-
- A site mock-up of sufficient size [min. 8 x 8 ft (2.4 x 2.4 m)] is strongly recommended for final approval. The final finished look will not be completely uniform in color or texture, thus simulating natural stone. It is recommended that experienced plasterers familiar with ultra-smooth or interior slick finishes be used for application.

TECHNICAL AND FIELD SERVICES

Available on request.

LYMESTONE™ FINISH TESTING			
TEST	TEST METHOD	CRITERIA	RESULTS
Surface Burning Characteristics	ASTM E 84	ICC and ANSI/EIMA 99-A-2001 Flame Spread <25 Smoke Developed <450	Passed
Flexibility ¹	ASTM D 522 Method B	No ICC or ANSI/EIMA Criteria	Passed: 3.0" diameter @ 73 °F
Water Vapor Transmission	ASTM E 96 Procedure B	ICC: Vapor Permeable No ANSI/EIMA Criteria	13 Perms
Accelerated Weathering	ASTM G 154 Cycle 1 (QUV)	ANSI/EIMA 99-A-2001	13 Perms
Freeze-Thaw Resistance	ASTM G 155 Cycle 1 (Xenon Arc)	2000 hours: No deleterious effects ²	3500 hours: No deleterious effects ²
	ASTM E 2485	ANSI/EIMA 99-A-2001	90 cycles: No deleterious effects ²
	(Formerly EIMA 101.01)	60 cycles: No deleterious effects ²	
	ASTM E 2485	ICC: 10 cycles: No deleterious effects ²	10 cycles: No deleterious effects ²
	ICC – ES Proc. (AC212)		
Mildew Resistance	ASTM D 3273	ANSI/EIMA 99-A-2001 28 days: No growth	28 days: No growth
Salt Spray Resistance	ASTM B 117	ICC and ANSI/EIMA 99-A-2001 300 hours: No deleterious effects ²	ANSI/EIMA 99-A-2001
Water Resistance	ASTM D 2247	ICC and ANSI/EIMA 99-A-2001 14 days: No deleterious effects ²	42 days: No deleterious effects ²
Abrasion Resistance	ASTM D 968 Method A Falling Sand	ANSI/EIMA 99-A-2001 528 quarts (500 liters): No deleterious effects ²	528 quarts (500 liters): No deleterious effects ²
	ASTM D 4060 Taber Abrasion (1 kg load)	No ICC or ANSI/EIMA Criteria	1000 cycles: 0.086 g weight loss
Adhesion to Concrete	ASTM D 4541	ICC and ANSI/EIMA 99-A-2001: 15 psi minimum	200 psi
Tensile Bond	ASTM C 297/E 2134 (Formerly EIMA 101.03)	ICC and ANSI/EIMA 99-A-2001: 15 psi minimum	25 psi

1. Finish applied over aluminum panels, bent on cylindrical mandrels as described in ASTM D 522 Method B. Lower diameter indicates higher flexibility.
2. No cracking, checking, rusting, crazing, erosion, blistering, peeling, or delamination when viewed under 5x magnification.

Information contained in this product sheet conforms to the standard detail recommendations and specifications for the installation of Dryvit products as of the date of publication of this document and is presented in good faith. Dryvit assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any project. To ensure that you are using the latest, most complete information, contact Dryvit.

For more information on Dryvit or Continuous Insulation, [click here](#).

Printed in USA. Issued 1.1.2022
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DS472

Attachment #10

Tremco Construction Products Group (CPG) brings together the Commercial Sealants & Waterproofing and Roofing & Building Maintenance divisions of Tremco CPG Inc.; Dryvit and Willseal brands; Nudura Inc.; Prebuck LLC; Tremco Barrier Solutions, Inc.; Weatherproofing Technologies, Inc.; Weatherproofing Technologies Canada, Inc.; and Pure Air Control Services, Inc.



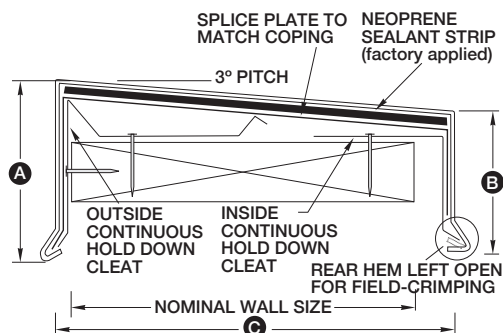
dryvit.com | 800.556.7752



Construction Products Group

3735 Green Rd. | Beachwood, OH 44122
800.321.7906 | tremcocpg.com

PAC-CONTINUOUS CLEAT COPING



PATENT #6216408

The innovative design of the PAC Continuous Cleat Coping permits the installation of a sloped coping cap over extra-wide walls. The support of the cleat substantially reduces sagging, which can induce ponding and the possibility of leaks. For further weather tightness, neoprene strips are factory applied to each hold-down cleat (see illustration above).

Factory-supplied fasteners accompany each coping order to assure proper attachment of the cleats to the wood nailer. Field-crimping on the inside leg of the coping to the inside hold-down cleat completes the installation.

PRODUCT FEATURES

- ▶ Available in up to 12' lengths
- ▶ Full continuous cleat allows for quick installation and low labor costs

- ▶ Superior resistance to high-wind environments
- ▶ Can be custom-fabricated to meet specific job requirements

MATERIALS

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 15 stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ 6 stocked colors (.063 aluminum)
- ▶ Galvalume Plus available
- ▶ Mill Finish Aluminum (.040, .050 and .063 aluminum)
- ▶ Clear & Colored Anodized (.040, .050 and .063 aluminum)

TESTING

- ▶ ANSI/SPRI/FM 4435/ES-1 Standard to comply with the International Building Code
- ▶ Factory Mutual approved for wind uplift protection

WARRANTY

A 20-Year, 120 mph Wind Warranty is available on orders to meet a project's specification. It provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in the supplied materials.



WIND UPLIFT

Material	Wall Width	FM I-90	FM I-105	FM I-120	FM I-165	FM I-180
24 ga. steel	16" max	✓				
22 ga. steel	16" max	✓	✓			
22 ga. steel	15" max	✓	✓	✓		
.050, .063 Alum.	24" max	✓	✓			
.050, .063 Alum.	16" max	✓	✓	✓	✓	
.050, .063 Alum.	15" max	✓	✓	✓	✓	✓

Attachment #11

556



560



Adjacent Buildings on Green Bay Rd to South

Photos taken Mar, 2023
Page 188 of 254

568



574



Adjacent Buildings on Green Bay Rd

Photos taken Mar, 2023
Page 189 of 254

Alley at 568 & 574



Alley at 560 (North)



Adjacent Buildings on Green Bay Rd

Photos taken Mar, 2023
Page 190 of 254

Alley at 560 (south)



Alley at 556



Adjacent Buildings on Green Bay Rd

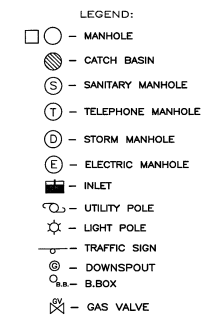
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
TEL. (847) 675-3000 FAX (847) 675-2167
e-mail: pd@professionalsassociated.com
www.professionalsassociated.com

THE NORTHWESTERLY 10 FEET OF LOT 8 AND THE SOUTHEASTERLY 25 FEET OF LOT 9, THE SOUTHEASTERLY LINE OF WHICH PART OF SAID LOT 8 IS 10 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 8, THE NORTHWESTERLY LINE OF WHICH PART OF SAID LOT 9 IS 25 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 9 IN DALE AND OTHERS SUBDIVISION OF BLOCK 14 IN WINNETKA SUBDIVISION OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NORTH

(IN FEET)
1 Inch = 10 Ft.



DIMENSIONS ARE NOT TO BE ASSUMED FROM
SCALING.

ORDER NO.: 21-98879

SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: September 21, 2021

ORDERED BY: Robert J. Ryan
Attorney at Law

TO _____

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE THE FOLLOWING: 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON September 21, 2021.

DATE OF PLAT _____

IL PROF. LAND SURVEYOR NUMBER 035-002819
MY LICENSE EXPIRES NOVEMBER 30, 2022.
Drawn by: MW.

kipnis
ARCHITECTURE+PLANNING

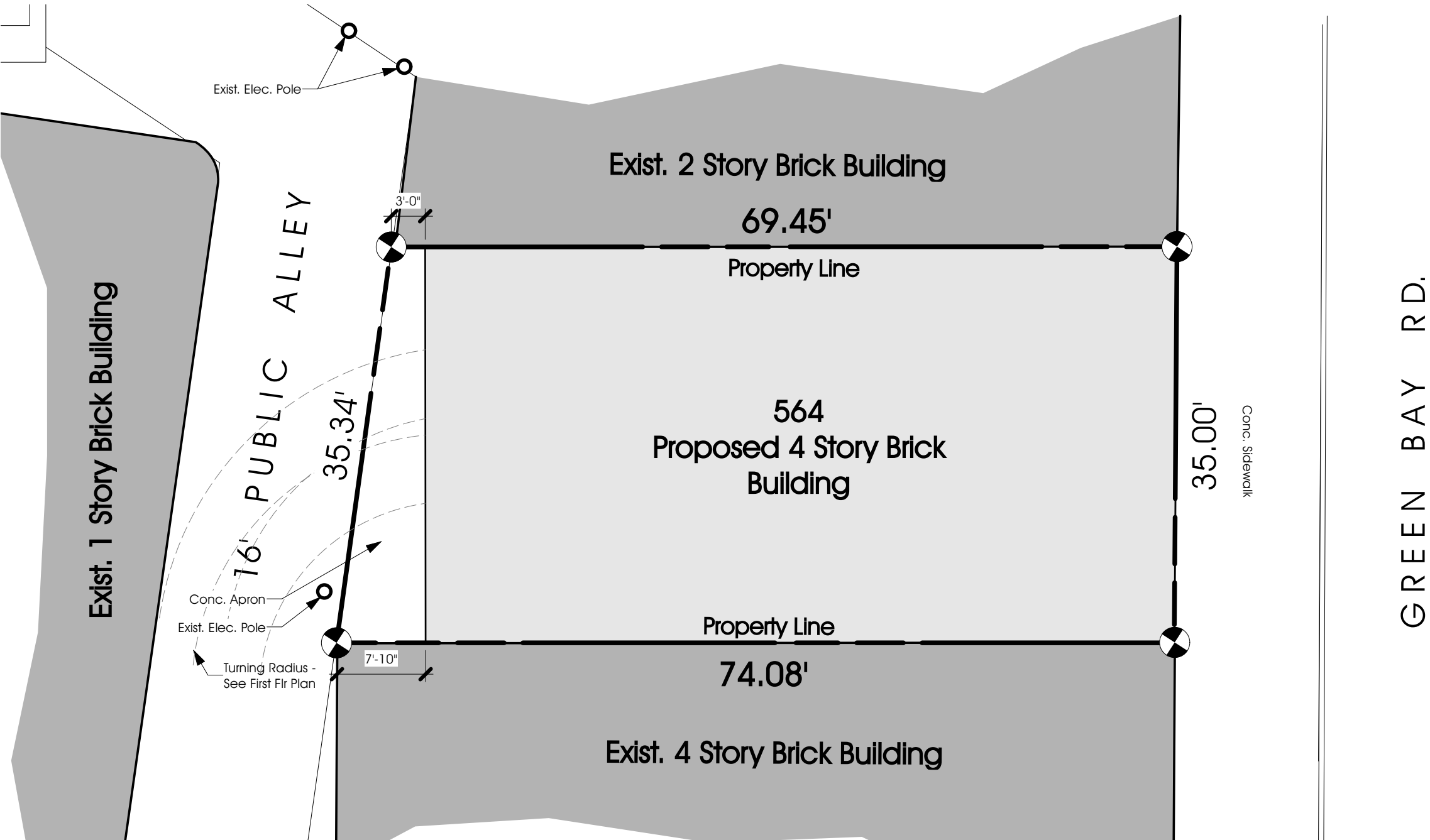
Pg. 1

Zoning Data

Zoning District	C2	
Lot Area (Per Surveyor)	Rea'd/ Max	Proposed
Min. Front Setback	0'0"	0'0"
Min. Rear Setback	10'0"	3'0"
Max. Building Height	45'0"	45'0"
Stories Above Grade	4 Stories	4 Stories
Fourth Floor Setback	10'0"	0'0"
Floor Area:		
Lower Flr		2,313 s.f.
GFA		1,487 s.f.
First Floor		2,313 s.f.
GFA		1,005 s.f.
Second Floor		1,983 s.f.
Deck		330 s.f.
Third Floor		1,983 s.f.
Deck		208 s.f.
Fourth Floor		1,983 s.f.
Deck		208 s.f.

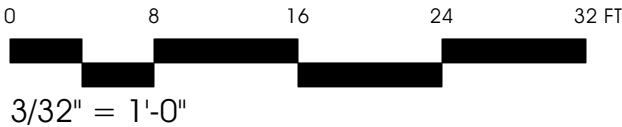
MEP Notes

- Building shall be fully sprinklered, including the garage.
- Building shall be fully alarmed w/ Fire Alarm Control Panel
- New sanitary sewer shall be provided.
- New water service shall be provided.
- New 400 amp electrical service shall be underground.
Disconnects & meters shall be located outside.

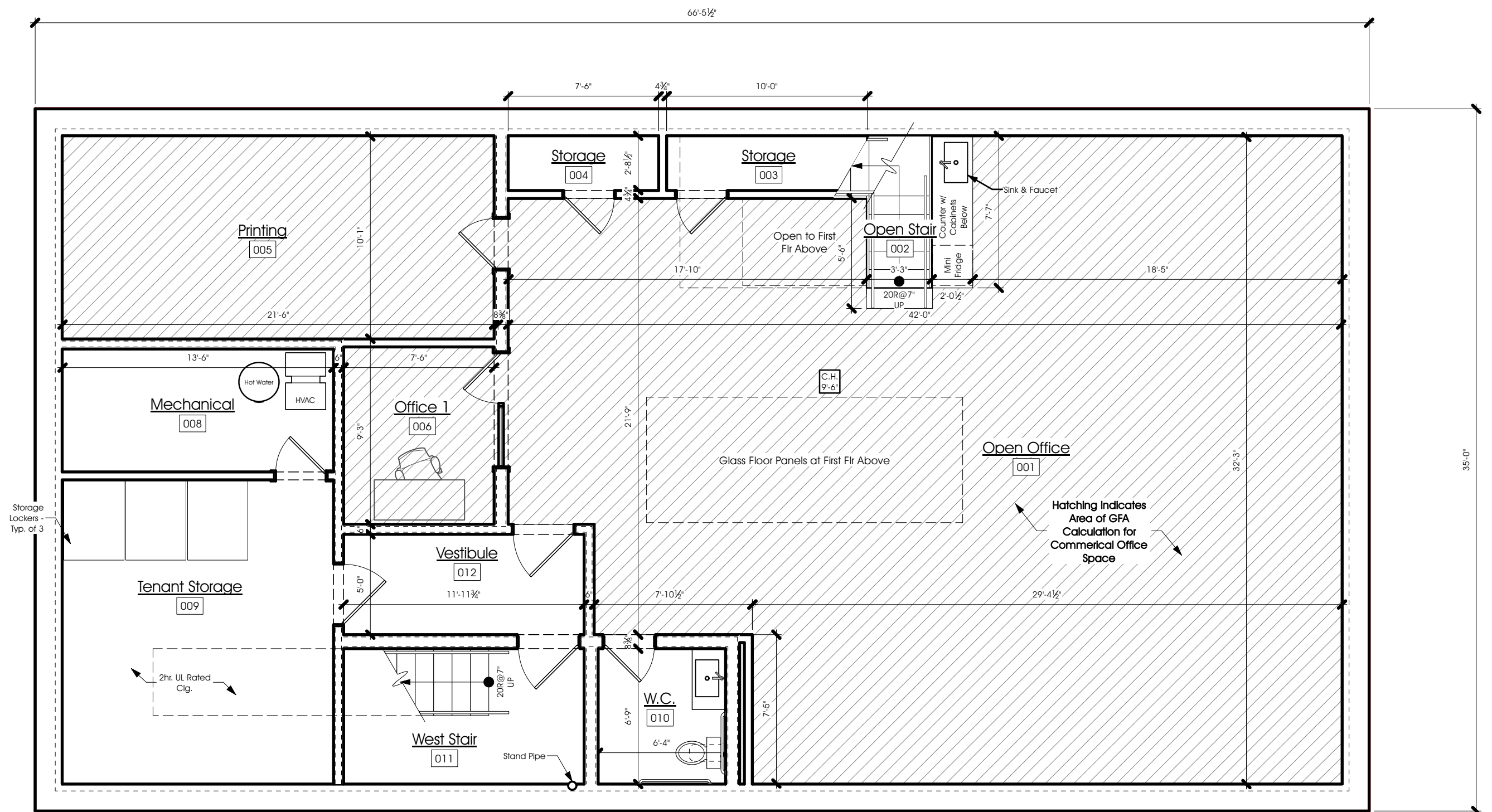


New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

Site Plan
Scale: 3/32" = 1'-0"
Mar 9, 2023



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Lower Flr Plan

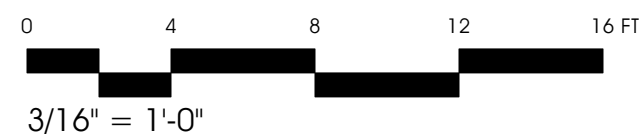
Scale: 3/16" = 1'-0"

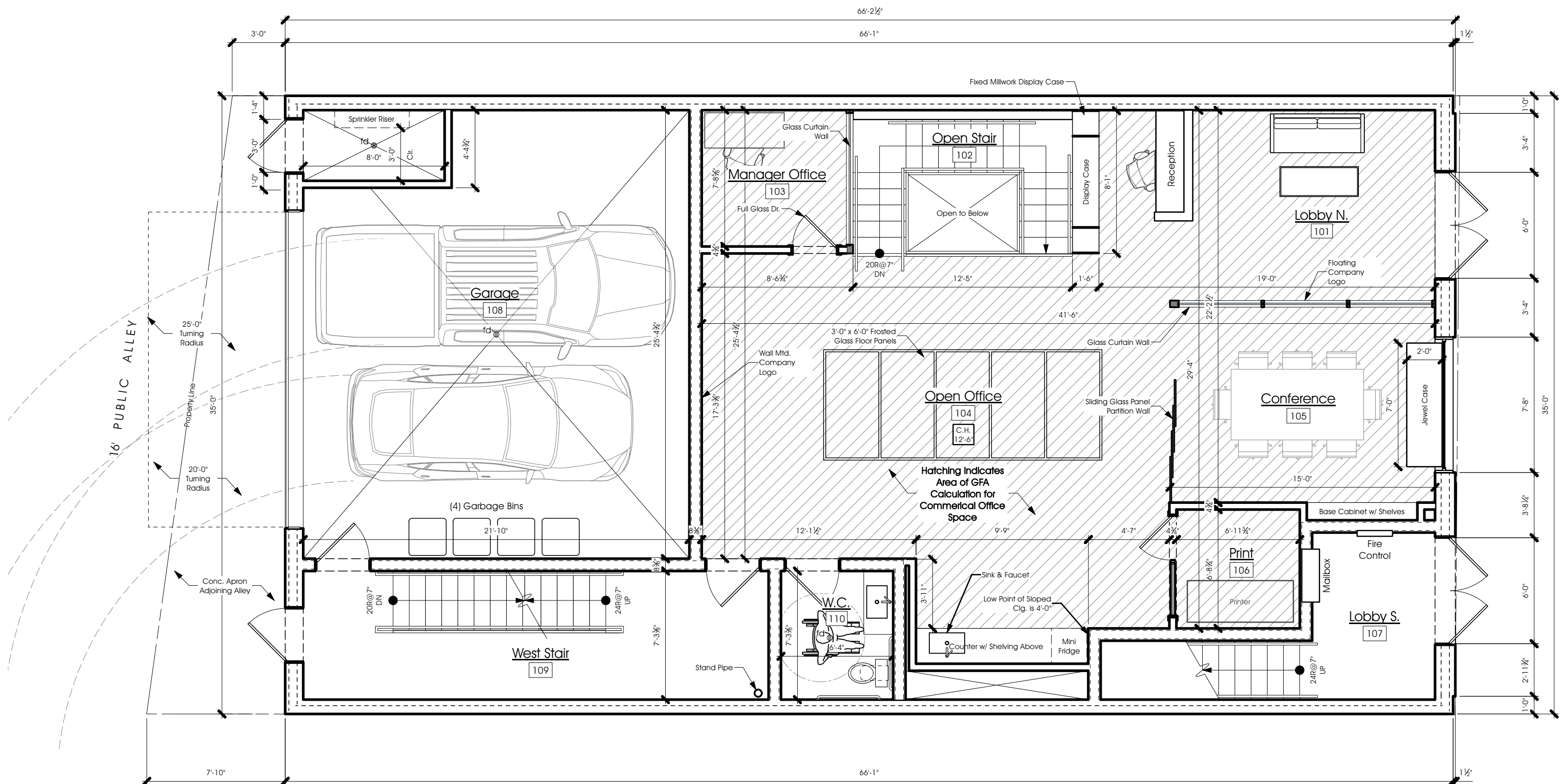
Mar 9, 2023

New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

GFA Calculations:

First Floor: 990 SF
Lower Floor: 1,431 SF
Total GFA: 2,421 SF





First Flr Plan

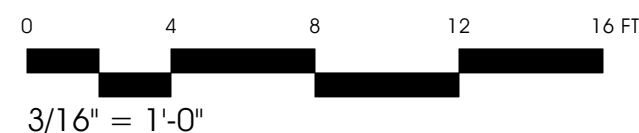
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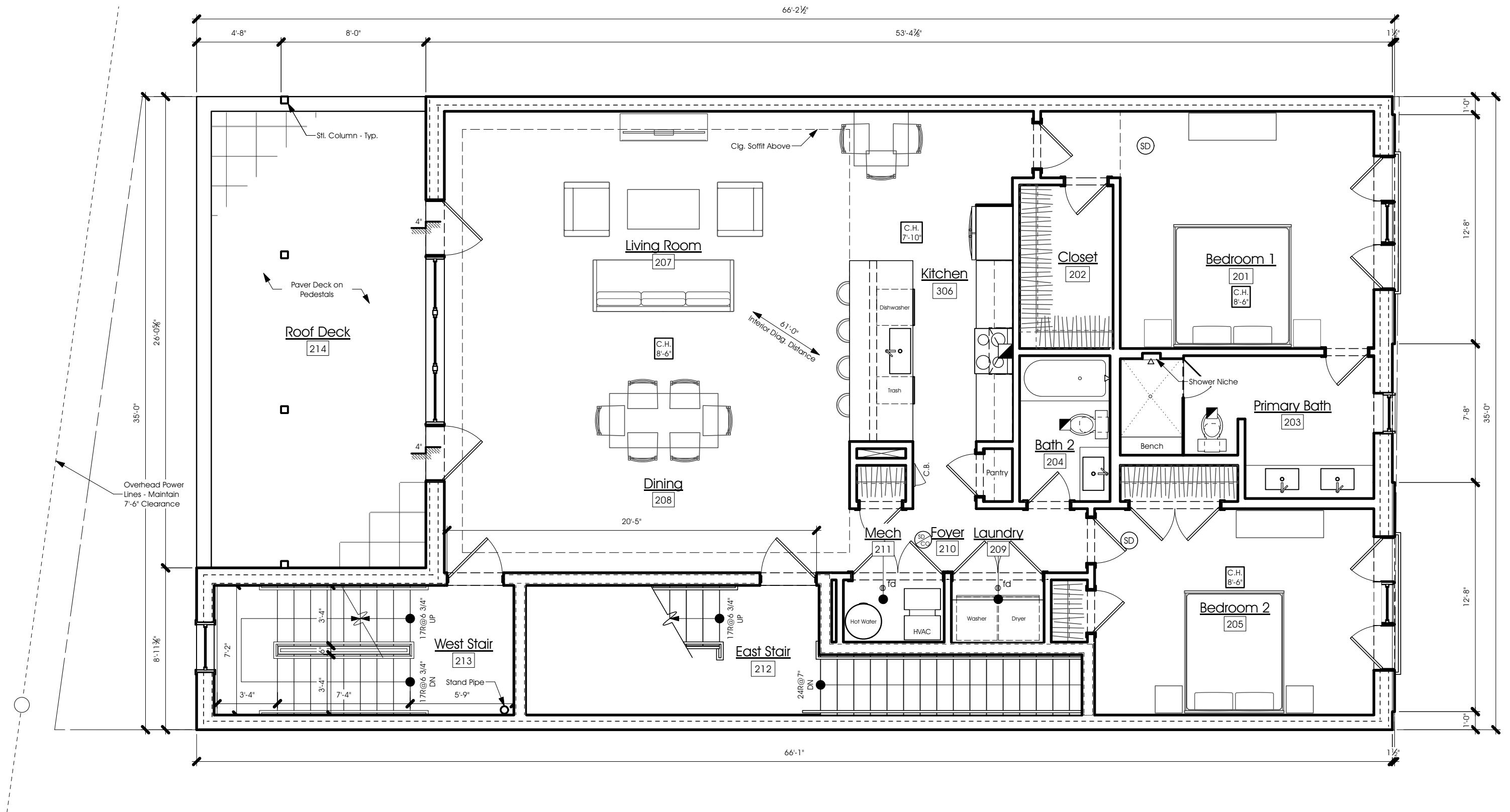
Mar 9, 2023

New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

GFA Calculations:

First Floor: 990 SF
Lower Floor: 1,431 SF
Total GFA: 2,421 SF





Second Flr Plan

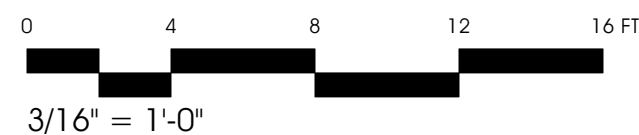
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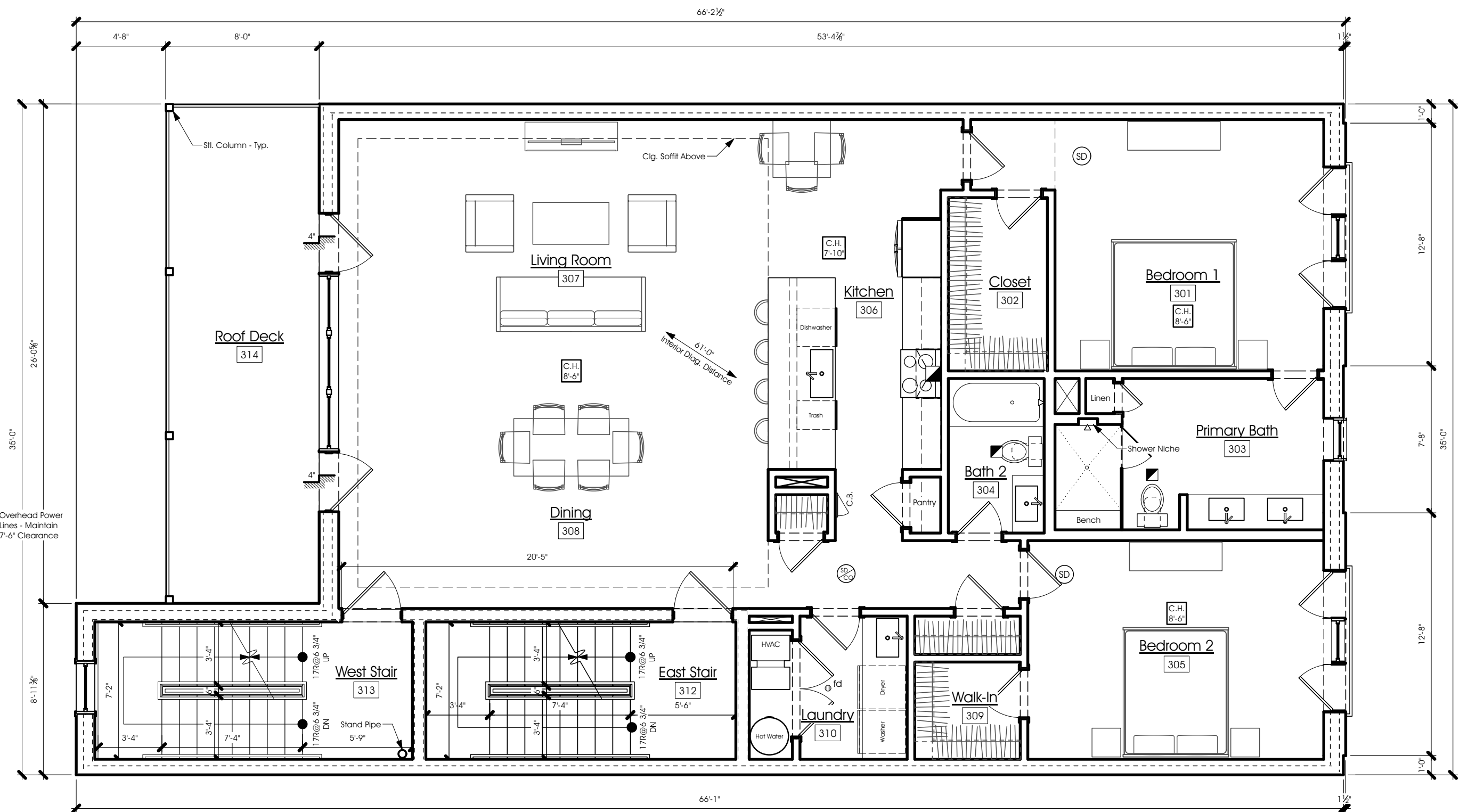
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New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL



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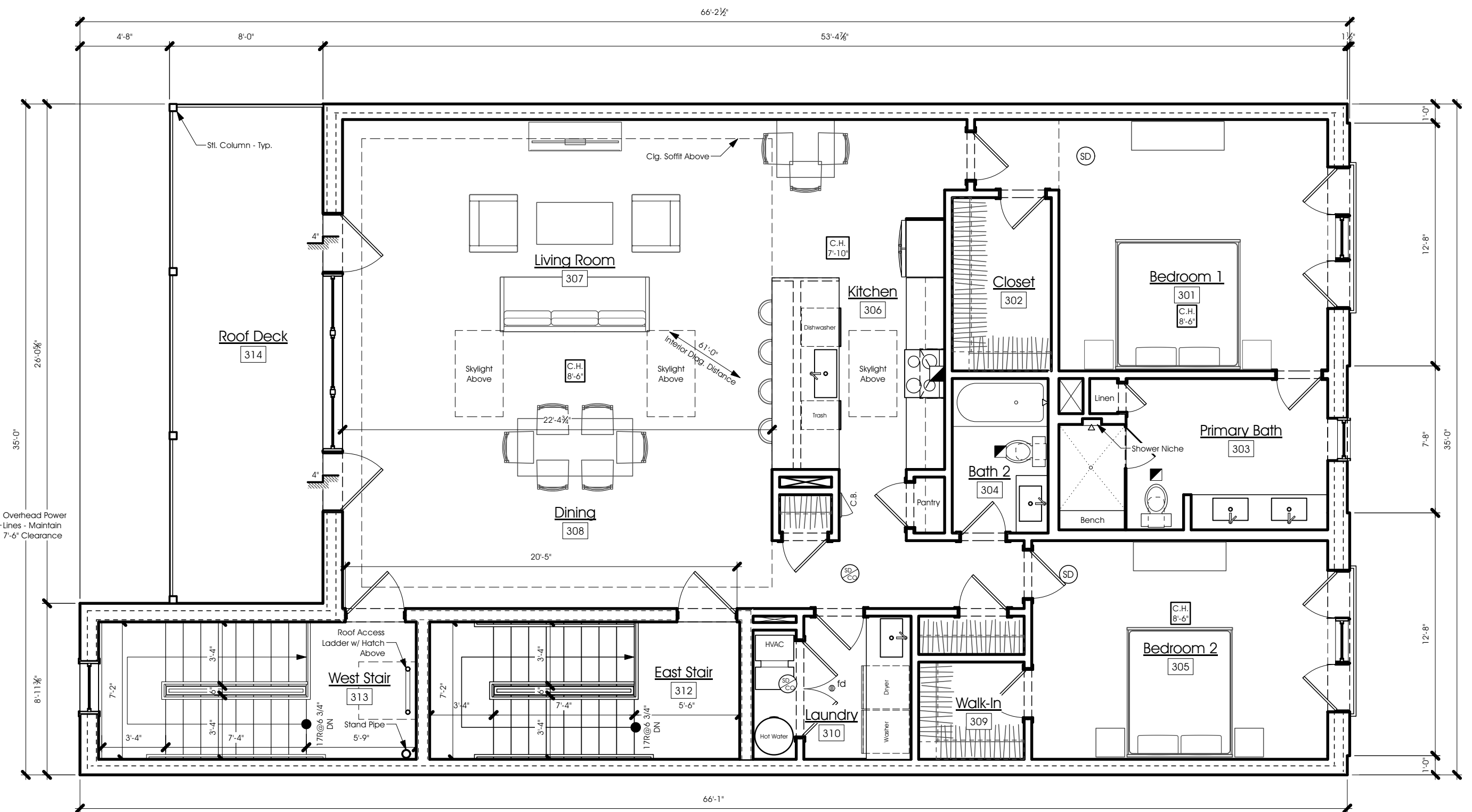




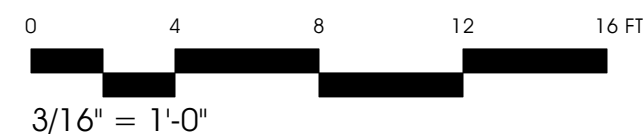
New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

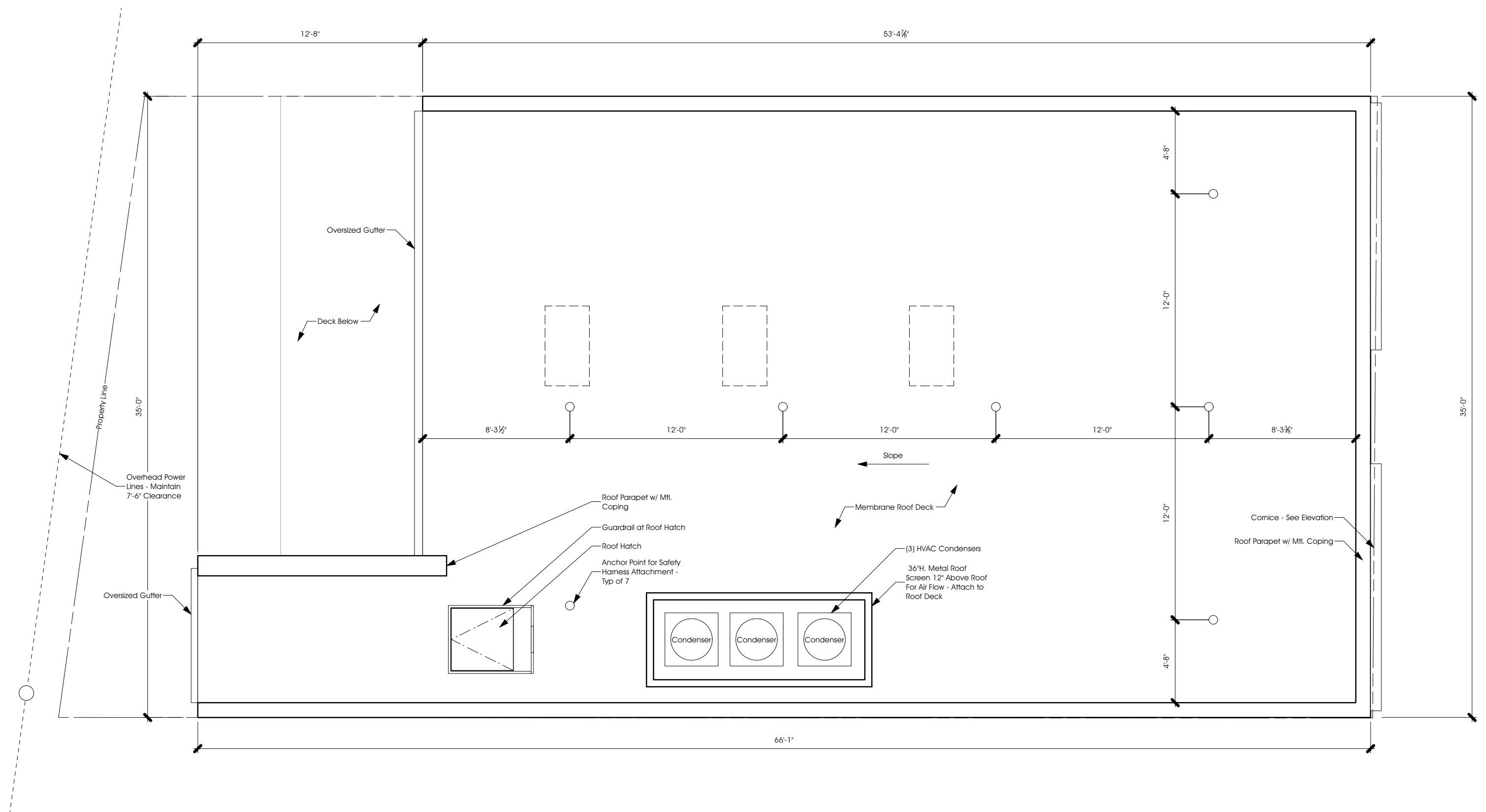
Third Flr Plan
Scale: 3/16" = 1'-0"
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New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

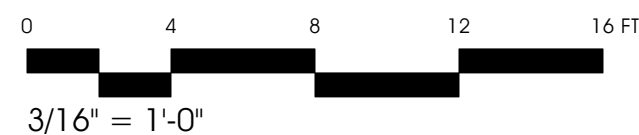


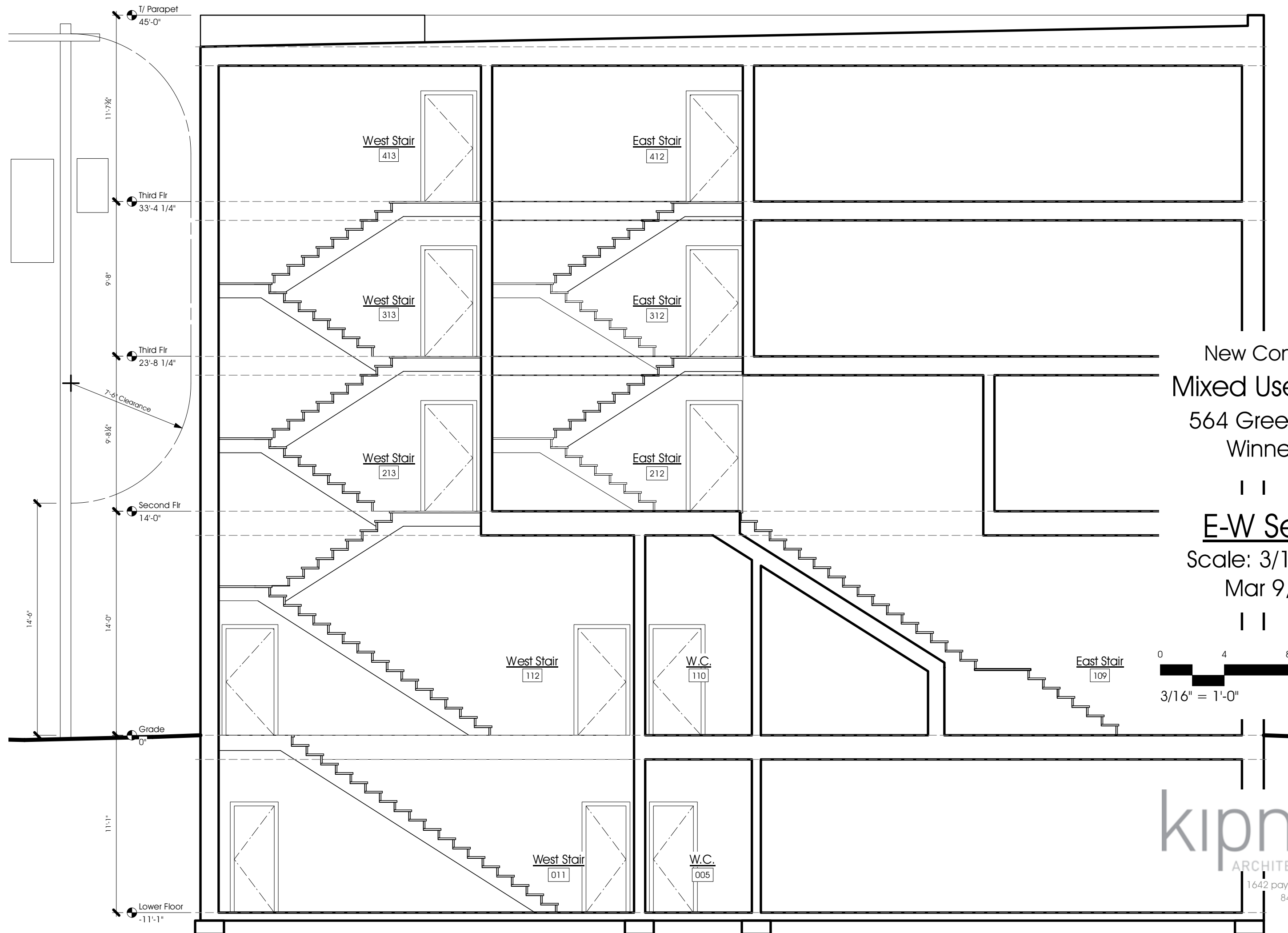


New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

Roof Plan

Scale: 3/16" = 1'-0"
Mar 9, 2023



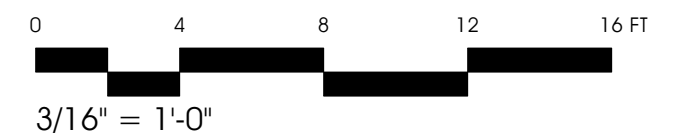


New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

E-W Section

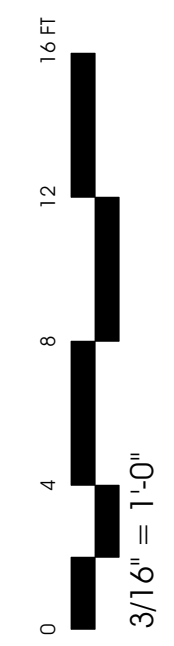
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Mar 9, 2023

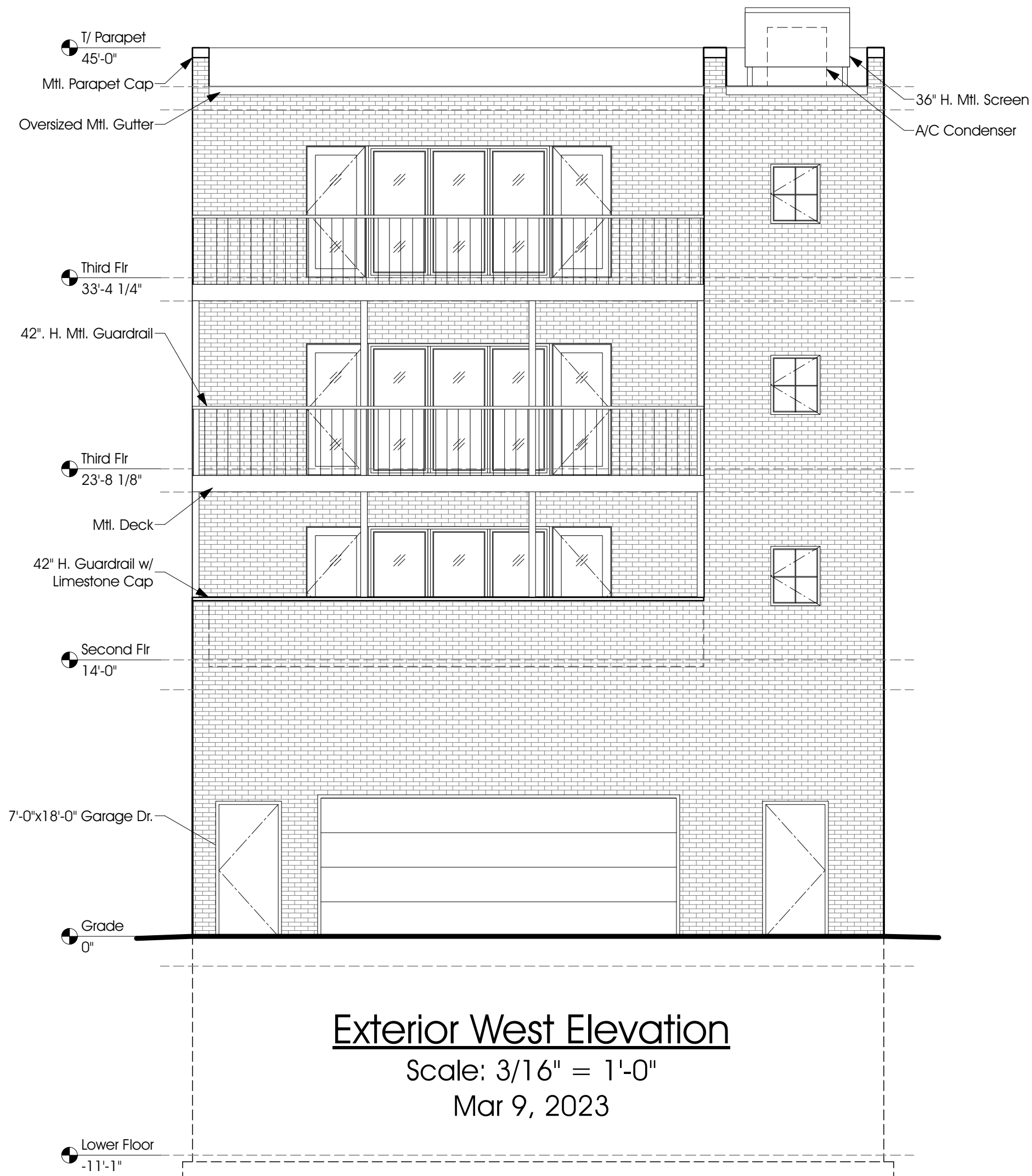


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Pg. 10



New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

Exterior West Elevation

Scale: 3/16" = 1'-0"

Mar 9, 2023



New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

Exterior Rendering

Scale: 3/16" = 1'-0"

Mar 9, 2023

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Attachment B – Photographs of Area Properties



560 Green Bay Road (office building to south)



566-568 Green Bay Road (mixed-use building to north)



574 Green Bay Road (restaurant to north)



Subject Property – Rear Building Elevation (Alley)



Subject Property with Neighboring Properties to North



Subject Property with Neighboring Properties to South



555-571 Chestnut Street (commercial building to west)

Introduction

For over thirty years, Winnetka has had a review board that examines proposed designs for commercial, multiple-family, mixed use and institutional (including both public and quasi-public) building projects. In recent years, this has been called the Design Review Board (DRB), whose seven members are appointed by the Village Council.

The Village of Winnetka seeks to maintain the high quality of its business districts' built environment, with development that is attractive and consistent with a pedestrian-oriented town center character. Whether a proposed project is for new development or an improvement to an existing building or landscape, it is important that each proposal enhances the contextual character of its surroundings and contributes positively to the goals of the community.

The Comprehensive Plan for the Village of Winnetka, *Winnetka 2020*, recognizes that the DRB, residents, developers and architects will all benefit from guidelines that encourage high-quality design that is sympathetic to its surroundings.

The following guidelines for site and building design are suggestive only and are not intended to supplement or supercede the Village's Codes or Ordinances nor do they represent a master plan for any immediate development project.

Village Character

East/West Elm Street District

The East/West Elm Street Business District known locally as "Winnetka" is the Village's main commercial district. The District conveys a strong image throughout the unified composition of the existing streetscape, landscape, land-use transitions and architecture. Visually and symbolically this district, bisected by Green Bay Road and the Union Pacific Train Line, is the heart of Winnetka's business and civic community.

The District's landscaping and harmonious land use transitions, anchored by Station Park at the intersection of Green Bay Road and Elm Street, help create a district edge and gateway. Neighborhood service and destination stores along with most of the Village's civic facilities are located here. One of the defining landmarks of this district is the open axis created by Chestnut Court west of Village Hall.



Figure 1



Figure 2

The pedestrian-oriented feel of the district is created in a variety of ways. First, the buildings have significant architectural consistency and scale that create an inviting outdoor “room” for pedestrians. Storefronts contain large retail windows and attractive displays, which encourage strolling and window shopping. Sidewalks provide ample room for pedestrian flow and streetscape features including furniture and landscaping. (See figures 1,2,3)

Parking is located in several public parking lots and on the street. Loading, servicing and additional parking generally occur in rear alley locations.



Figure 3

Hubbard Woods

The Hubbard Woods Business District is a linear business district built on both sides of a regional arterial roadway, Green Bay Road. It has a smaller building scale than the East/West Elm Street District, giving it a more intimate feel despite heavier traffic conditions. As with the Elm Street District, the Hubbard Woods District has a pedestrian-oriented, neighborhood retail character. The buildings exhibit architectural consistency, scale and storefront displays that encourage strolling and window shopping. A significant number of multiple-family residential units are located on the upper floors of the retail stores. (See figures 4,5,6)

In general, parking is provided on the streets, in alleys behind buildings and in small public lots including a two-level parking structure adjacent to the railroad tracks. Loading and servicing occur in rear alley locations.

Hubbard Woods Park and its Gazebo are actively used and provide a major Village gathering area.



Figure 4



Figure 5



Figure 6

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

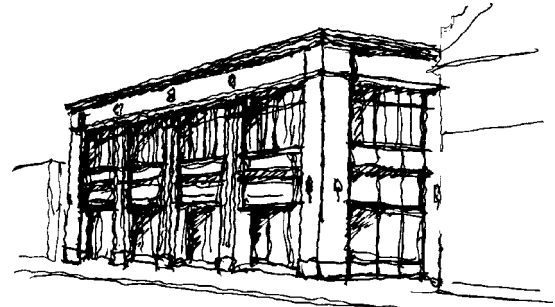


Figure 17 Art Deco

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



Figure 18 Dutch Colonial

V. Building Mass

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



Figure 19 Contemporary

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

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

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

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

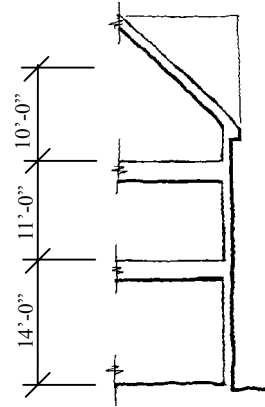


Figure 20

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

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

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

Commercial and Mixed Use: The existing building heights are consistent at 2-3 stories within the heart of the commercial district. Buildings of this height are appropriately located within dense pedestrian districts and along Green Bay Road whereas buildings of 1 and 2 stories function well as transitions to single-family residential areas. Single-story buildings are appropriately located along the automobile-oriented south end of Green Bay Road at Indian Hill. Based on existing building heights, new buildings or building additions should have transitional elements or bays such that the new building height will not vary more than $\frac{1}{2}$ 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)

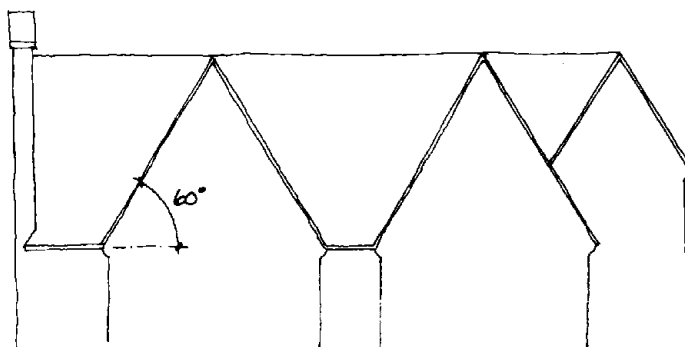


Figure 22

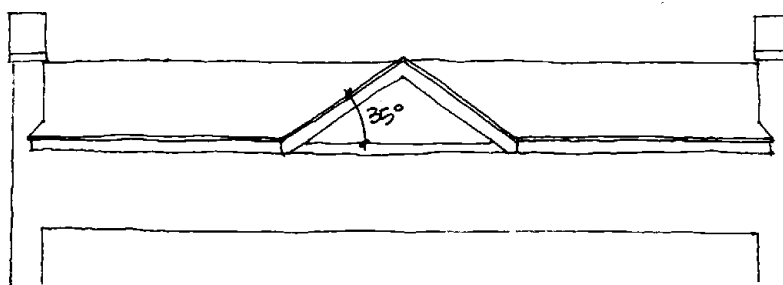


Figure 23

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)

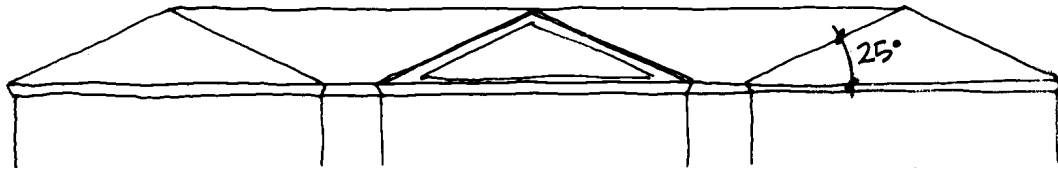


Figure 24

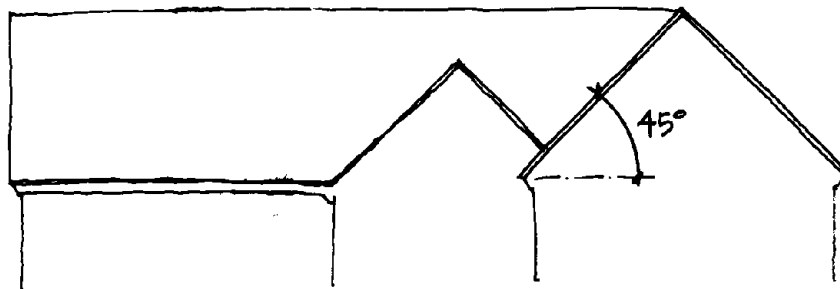


Figure 25

VI. Proportion/Scale

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

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

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



Figure 26

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

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

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

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

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

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

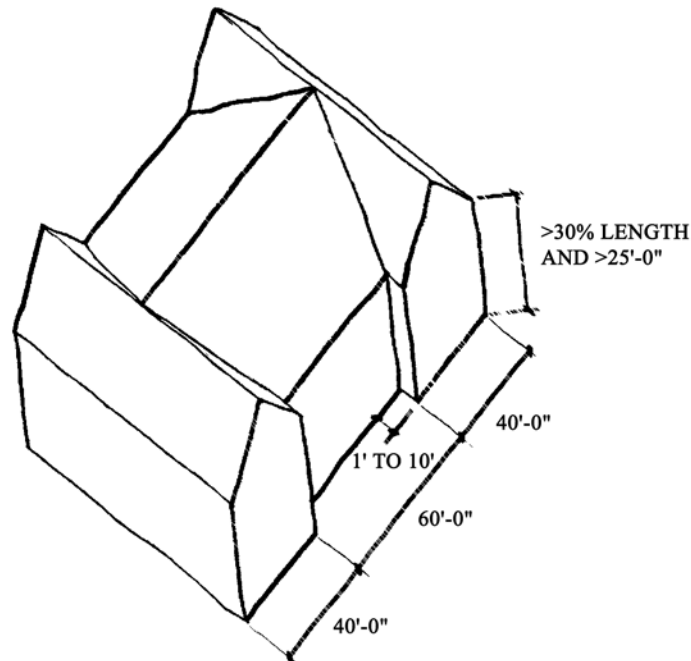


Figure 27

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

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

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

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

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

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

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

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

Strip windows are not allowed.

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

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



Figure 28



Figure 29



Figure 30

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

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

Ground floor 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

AN ORDINANCE GRANTING A SPECIAL USE PERMIT, VARIATIONS FROM THE WINNETKA ZONING ORDINANCE, AND A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A NEW MIXED-USE BUILDING

WITHIN THE C-2 DISTRICT

(564 GREEN BAY ROAD)

WHEREAS, 564 Green Bay LLC, an Illinois limited liability company ("**Applicant**"), is the record title owner of the parcel of real property commonly known as 564 Green Bay Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

WHEREAS, the Subject Property is located within the C-2 General Retail Commercial District of the Village ("**C-2 District**") measuring approximately 0.05 acres in size, and is currently improved with a two-story commercial building ("**Existing Building**"); and

WHEREAS, the Applicant desires to demolish the Existing Building and redevelop the Subject Property with a new, three-story mixed-use, multi-family building, which building is proposed to include: (i) a ground-floor and basement-level commercial unit; (ii) an interior parking garage with two street-level parking spaces; (iii) two single-level, two-bedroom residential units on the second and third floor of the proposed building, respectively; and (iv) a rooftop deck (collectively, the "**Proposed Improvements**"); and

WHEREAS, pursuant to Section 17.46.110.G of the Winnetka Zoning Ordinance ("**Zoning Ordinance**"), a parking garage at street level is not permitted within the C-2 District without a special use permit; and

WHEREAS, pursuant to Section 17.46.030 of the Zoning Ordinance, the Subject Property must have a rear yard setback of 10 feet; and

WHEREAS, pursuant to Section 17.46.110 of the Zoning Ordinance, the Proposed Improvements must include three off-street parking spaces; and

WHEREAS, to permit construction of the Proposed Improvements, the Applicant filed an application for: (i) a special use permit pursuant to Sections 17.46.110.G and Chapter 17.56 of the of the Zoning Ordinance to allow the construction and operation of a street-level parking garage within the C-2 District ("**Special Use Permit**"); (ii) a variation from Section 17.46.030 of the Zoning Ordinance to permit a rear yard setback of 3 feet; (iii) a variation from Section 17.46.110 of the Zoning Ordinance to permit two off-street parking spaces at the Subject Property (collectively, the "**Variations**"); and (iv) a certificate of appropriateness pursuant to Section 15.40.010 of the Village Code ("**Certificate of Appropriateness**") (collectively, the "**Requested Relief**"); and

WHEREAS, on May 19 and June 28, 2022, after due notice thereof, the Winnetka Design Review Board ("**Design Review Board**") conducted public hearings to consider the Certificate of Appropriateness for the Proposed Improvements; and

WHEREAS, on June 28, 2022, the Design Review Board, by a vote of five in favor and zero opposed, recommended the Village Council approve the Certificate of Appropriateness subject to the condition set forth in Section 5.A of this Ordinance; and

WHEREAS, on May 23, 2022, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special Use Permit and, by a vote of six in favor and zero opposed, recommended that the Village Council approve the Special Use Permit; and

WHEREAS, on June 13, 2022, after due notice thereof, the Zoning Board of Appeals conducted a public hearing on the Special Use Permit and Variations and, by a vote of five in favor and zero opposed, recommended that the Village Council approve the Special Use Permit and Variations; and

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

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit Amendment satisfies the standards

for the approval of special use permits within the C-2 District set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction and operation of the Proposed Improvements on the Subject Property within the C-2 District is in the best interest of the Village and its residents;

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

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

SECTION 2: APPROVAL OF SPECIAL USE PERMIT. Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.46.110.G of the Zoning Ordinance and the home rule powers of the Village, to allow the construction and operation of a street-level parking garage by Applicant on the Subject Property within the C-2 District.

SECTION 3: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Variations from Sections 17.46.030 and 17.46.110 of the Zoning Ordinance to allow the construction of the Proposed Improvements on the Subject Property are hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 4: APPROVAL OF CERTIFICATE OF APPROPRIATENESS. Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Certificate of Appropriateness is granted for the Subject Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 5: CONDITIONS. The approvals granted by Sections 2, 3, and 4 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. **Use of Brick.** The Applicant must use brick for the exterior of the Proposed Development that is consistent with the size, type, and quality of brick depicted in the Proposed Building Materials Descriptions documentation attached to and, by this reference made a part of this Ordinance as **Exhibit B**.

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

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

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

E. **Compliance with Plans.** The development, use, and maintenance of the Proposed Improvements on the Subject Property must be in strict accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

The Proposed Site Plan prepared by Kaminski Architects, consisting of one sheet, and with a latest revision date of July 22, 2022, attached to and, by this reference made a part of this Ordinance as **Exhibit C**;

The Proposed Floor Plans, Proposed Exterior Elevations, Proposed Building Section, Proposed Parking Diagram, and Proposed Line of

Site prepared by Kaminski Architects, consisting of six sheets, and with a latest revision date of July 22, 2022, attached to and, by this reference made a part of this Ordinance as **Exhibit D**;

The Proposed Street View prepared by Kaminski Architects, consisting of one sheet, attached to and, by this reference made a part of this Ordinance as **Exhibit E**.

Rendering prepared by Kaminski Architects, consisting of one sheet, attached to and, by this reference made part of this Ordinance as Exhibit F.

The Proposed Building Materials Descriptions document prepared by Kaminski Architect, consisting of 15 pages, attached to and, by this reference made a part of this Ordinance as Exhibit B.

SECTION 6 : RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 7: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2, 3, and 4 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2, 3, and 4 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 8: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 9: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 10: EFFECTIVE DATE.

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

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and

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

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 10.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 2nd day of August, 2022, pursuant to the following roll call vote:

AYES: Trustees Apatoff, Dalman, Dearborn, Handler, and Swierk

NAYS: _____

ABSENT: Trustee Andy Cripe _____

APPROVED this 2nd day of August, 2022.

Signed:

s/Chris Rintz

Village President

Countersigned:

s/Robert M. Bahan

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 3rd day of August, 2022.

Introduced: August 2, 2022

Passed and Approved: August 2, 2022

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THE NORTHWESTERLY 10 FEET OF LOT 8 AND THE SOUTHEASTERLY 25 FEET OF LOT 9, THE SOUTHEASTERLY LINE OF WHICH PART OF SAID LOT 8 IS 10 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 8, THE NORTHWESTERLY LINE OF WHICH PART OF SAID LOT 9 IS 25 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 9 IN DALE AND OTHERS SUBDIVISION OF BLOCK 14 IN WINNETKA SUBDIVISION OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 564 Green Bay Road, Winnetka, Illinois.

PIN: 05-20-208-010-0000

EXHIBIT B

PROPOSED BUILDING MATERIALS DESCRIPTIONS

EXHIBIT C

PROPOSED SITE PLAN

EXHIBIT D

PROPOSED FLOOR PLANS, EXTERIOR ELEVATIONS, BUILDING SECTION, PARKING DIAGRAM, AND LINE OF SITE

EXHIBIT E

PROPOSED STREET VIEW

EXHIBIT F

RENDERING

EXHIBIT G

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, 564 Green Bay LLC, an Illinois limited liability company ("***Applicant***"), is the record title owner of the parcel of real property commonly known as 564 Green Bay Road in Winnetka, Illinois ("***Subject Property***"); and

WHEREAS, the Subject Property is located within the C-2 General Retail Commercial District of the Village ("***C-2 District***") measuring approximately 0.05 acres in size and is currently improved with a two-story commercial building, which is currently vacant ("***Existing Building***"); and

WHEREAS, the Applicant desires to demolish the Existing Building and redevelop the Subject Property with a new, three-story multifamily building, which building is proposed to include: (i) a ground-floor and basement-level commercial unit; (ii) a street-level parking garage; (iii) two single-level, two-bedroom residential units on the second and third floor of the building, respectively; and (iv) a rooftop deck (collectively, the "***Proposed Improvements***"); and

WHEREAS, to permit construction of the Proposed Improvements, the Applicant filed an application for: (i) a special use permit pursuant to Sections 17.46.110.G and Chapter 17.56 of the of the Zoning Ordinance to allow the construction and operation of a street-level parking garage within the C-2 District ("***Special Use Permit***"); (ii) a variation from Section 17.46.030 of the Zoning Ordinance to permit a rear yard setback of 3 feet; (iii) a variation from Section 17.46.110 of the Zoning Ordinance to permit two off-street parking spaces at the Subject Property (collectively, the "***Variations***"); and (iv) a certificate of appropriateness pursuant to Section 15.40.010 of the Village Code ("***Certificate of Appropriateness***") (collectively, the "***Requested Relief***"); and

WHEREAS, Ordinance No. M-11-2022, adopted by the Village Council on August 2, 2022 ("***Ordinance***"), grants the Requested Relief; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief for the Subject Property or its adoption of the Ordinance, and

that the Village's approvals are not, and will not be, in any way, deemed to insure the Applicant against damage or injury of any kind and at any time.

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

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

Dated: __, 2022

ATTEST:

By: __

Its: __

564 GREEN BAY LLC

By: __

Its: __

EXHIBIT B

Proposed Building Materials



Additional details and specs for 564 Green Bay Rd Project:

1. Windows to be Marvin in Stone White Clad Exterior, painted wood interior, casement type with full screen. Screen to be on the inside of the window and will not be visible from outside. Windows will be SDLS which stands for simulated divided light with a space bar between the glass, creating a look of traditional windows. It means the window grills (mullions) will be on the outside and inside of the glass. The glass will be Low E2 clear with light transmittance of 0.44 and condensation resistance of 58. The windows will be double glazed with Argon. The insulation U-factor 0.3. Solar Heat Gain Coefficient is 0.26. See spec attachment #1.
2. The patio doors will have the same perimeter as the windows, Marvin in Stone White Clad Exterior, painted wood interior, with full screen. Door "French Door" type will be SDLS which stands for simulated divided light with a space bar between the glass, creating a look of traditional windows. It means the door grills (mullions) will be on the outside and inside of the glass. The glass will be Low E2 clear with light transmittance of 0.44 and condensation resistance of 58. The windows will be double glazed with Argon. The insulation U-factor 0.3. Solar Heat Gain Coefficient is 0.26 See spec attachment #1.
3. The front entry door will be Marvin Commercial type entry door. The door will be Black Clad Exterior, wood painted interior. It will be SDLS glass with the same specification as windows. It will have a commercial hardware in Satin Chrome, mortice lock and kick plate on the inside. The door is ADA-compliant. See attachment #2.
4. The balcony railing will be metal, powder coated finish in black. The railing will be 42" ht, the vertical elements will be .75" square 4" apart. See attachment #3.
5. The brick will be Interstate Brick Atlas 16"x 2 1/4" x 8" with a grout groove in the middle in Arctic White factory finish. The mortar will be pale gray.
6. The limestone details are in natural limestone: Indiana limestone.
7. Light fixtures for the front are by Kichler "Wesley" in black finish. See attachment # 4
8. Light fixtures for the rear are by Kichler "5.5" in black finish. See attachment #5
9. The trellises will be wood, 6x6 post with 2x overhead members which will turn silver gray.



SEARCH

Atlas® 8 x 2¼ x 16

[Home](#) / [Structural Brick](#) / [Sizes](#)



Choose Your **Color** : Arctic White

+

Choose Your **Texture** : Matte

+

Clear

Choose Your **Shape**

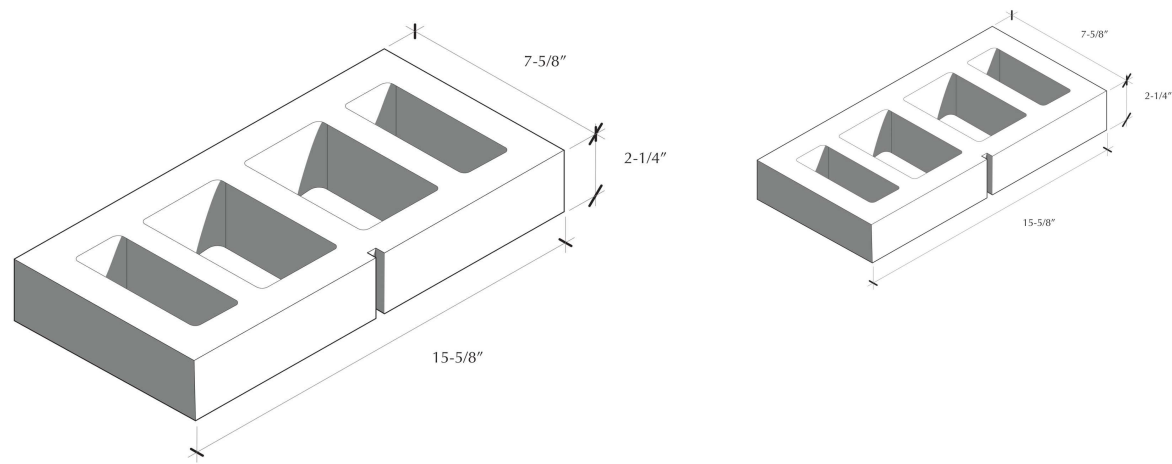
Click here to talk to one our consultants to find exactly what you're looking for,

Request a Sample

Add to Project

NOTE: Keep track of your selections by adding this Product to your Project Wishlist

Disclaimer: Images are for general color representation only – not size. Clay brick is comprised of natural materials from the ground. As such, each production run may vary from another and may have color variance within itself.



Synopsis

Atlas® is a clay brick cored in such a way as to permit reinforcing steel and the appropriate amount of grout within the cores when the brick is laid in a given bond pattern. The combination of brick, grout and reinforcing act together to resist tension, flexure and shear forces. Multiple Atlas sizes are available based on structural, fire, durability and aesthetic requirements.

Specs	Safety Data Sheet	Other Documents
Atlas® Brick Specs >		



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CONST-1

11709532
Architectural Detail Manual

Construction Details

Introduction

Marvin Windows and Doors is an industry leader in providing high quality and energy efficient windows and doors. To obtain these results, Marvin windows and doors need to be properly installed and maintained. Failure to review and utilize these construction methods can result in poor product performance, premature failure and unnecessary call backs. It is the responsibility of the architect, builder, installer, and subcontractors to comply with code requirements for their area and to utilize the best method for attachments and fastener selections.

This chapter covers the water seal requirements of the window and door installation and provides visual detail in drawing format of our installation instructions.

The water seal method can be thought of as primary and secondary methods and systems;

- **Primary water seal:** window exterior seal to the exterior coating or finish of the building
- **Secondary water seal:** window seal to the wall weather resistive barrier so that any leakage within the wall is managed and controlled.
- **Window panning system:** drains the RO area to the wall resistive barrier
- **RO air area seal:** prevents RO pressurization and air movement through the RO
- **Wall thermal barrier:** provides continuity of the wall system by installation placed around the window in the RO gap. Marvin has two systems for this; (1) batten installation system and (2) spray foam
- **Vapor seal:** is the least important of the seal systems. The vapor barrier provides continuity across the RO with the wall vapor barrier.

Units must be shimmed in the opening, true, level, and square. Shim a minimum of 3/8" above sill plate to provide unit clearance over panning.

Contact your Marvin representative if you have questions or need further technical assistance at 1-800-346-3363.

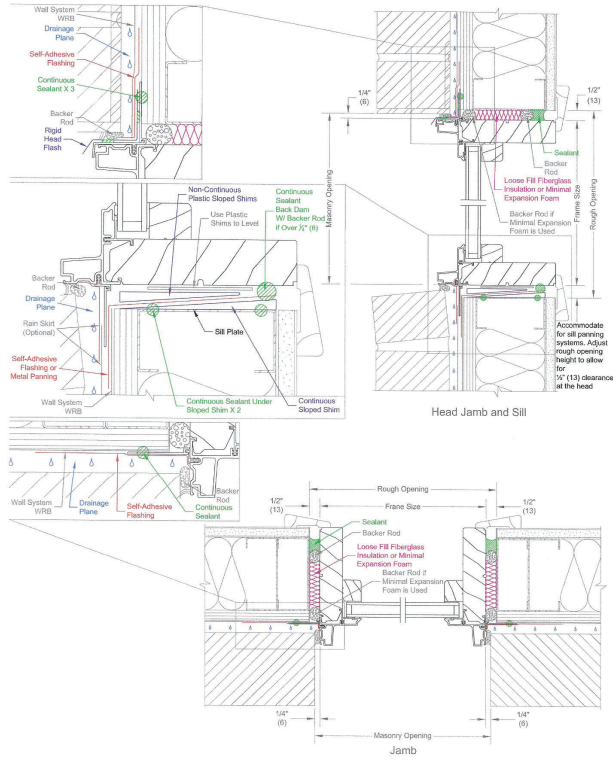
NOTE: Details shown not typical and subject to change without notice. Always refer to your local code for proper construction and rough opening preparation.

Important! Details are shown with small spaces between items for clarity, visualization, and illustrative purposes. Actual assembly details may vary. Contact Marvin Architectural for project specific aids.

Step by step instructions with color illustrations on Marvin's recommended rough opening preparation can be found at <http://www.marvin.com/roprep/>

Ultimate Direct Glaze Polygon - 2x4 Steel Stud with Brick Veneer

Scale: 3" = 1'0"



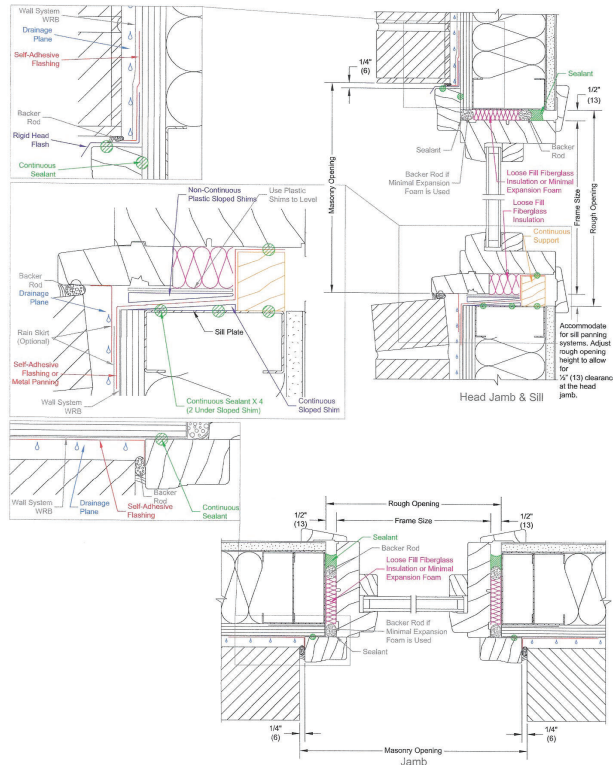
Ver 2019.5 2019-10-28

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19972255
Marvin Architectural Detail Manual

Ultimate Wood Direct Glaze Polygon - 2x4 Steel Stud with Brick Veneer

Scale: 3" = 1'0"



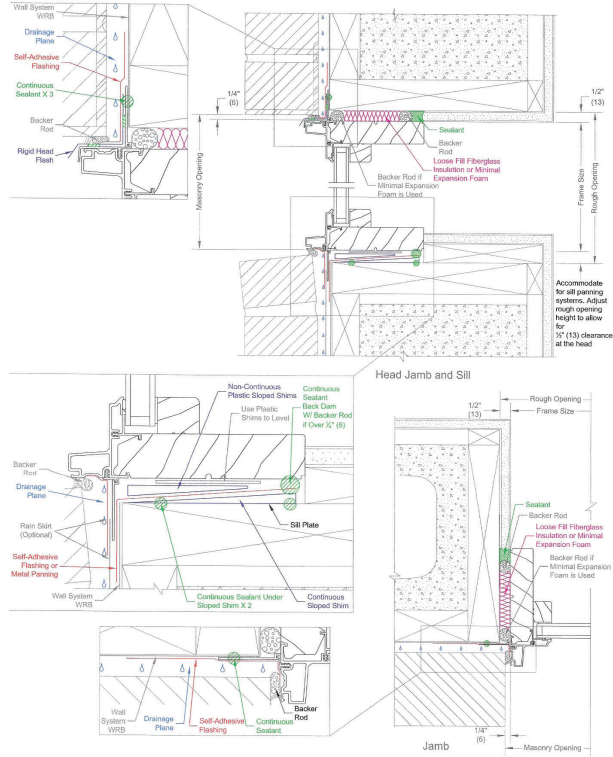
Ver 2019.5 2019-10-28

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Marvin Architectural Detail Manual

Ultimate Direct Glaze Polygon - Concrete Block with Brick Veneer

Scale: 3" = 1'0"



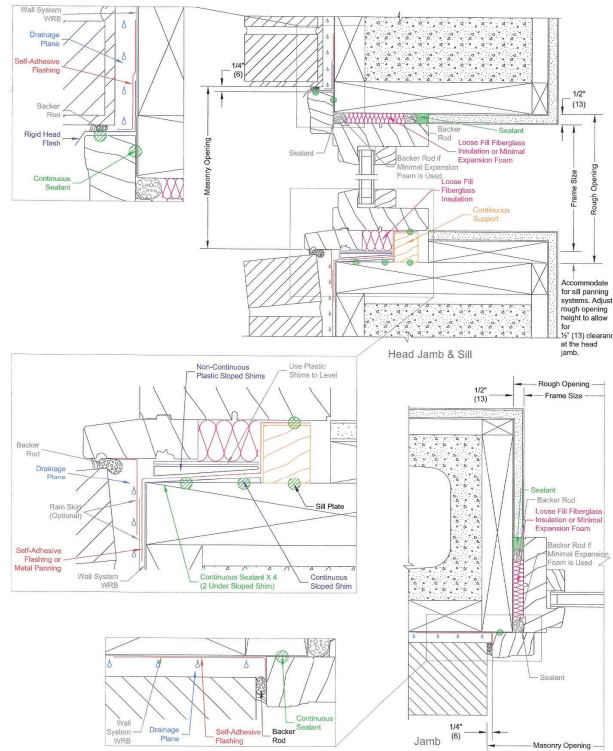
Ver 2019.5 2019-10-28

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19972255
Marvin Architectural Detail Manual

Ultimate Wood Direct Glaze Polygon - Concrete Block with Brick Veneer

Scale: 3" = 1'0"



Ver 2019.5 2019-10-28

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19972255
Marvin Architectural Detail Manual

1.1 Part 1 General

1.2 Section Includes

- A. Ultimate Casement/Awning Crank Out: Operators, Stationary, and Picture units complete with hardware, glazing, weather strip, insect screen, removable screen, simulated divided lite, jamb extension, and standard or specified anchors, trim, and attachments

1.3 Construction Specification Institute (CSI) MasterFormat Numbers and Titles

- A. Section 01 33 23 – Submittal Procedures; Shop Drawings, Product Data, and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling Requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 00 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by the window manufacturer
- J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Painting and Coatings: Paint and stain other than factory-applied finish

1.4 References

- A. Florida Building Code High-Velocity Hurricane Zone Testing Application Standards:
 - 1. TAS 201-94 Impact Test Procedures
 - 2. TAS 202-94 Criteria for Testing Impact and Non-Impact Resistance Building Envelope Components Using Uniform Static Air Pressure
 - 3. TAS 203-94 Criteria for Testing Products Subject to Cyclic Wind Pressure Loading
- B. American Society for Testing Materials (ASTM):
 - 1. E 283: Standard Test Method for Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors
 - 2. E 330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Door by Uniform Static Air Pressure Difference
 - 3. E 547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential
 - 4. E 2190: Specification for Sealed Insulated Glass Units

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- 5. C 1036: Standard Specification for Flat Glass
- 6. E1996: Standard Specification or Performance of Exterior Windows, Curtain Walls, Door and Storm Shutters Impacted by Windborne Debris in Hurricanes
- 7. E1886: Standard Test Method for Performance Windows, Curtain Walls, Doors and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials
- C. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440-05 Standard/Specification for Window, Skylights, and Doors
 - 2. AAMA/WDMA/CSA 101/I.S.2/A440-08, NAFS – North American Fenestration Standard/Specification for Windows, Doors, and Skylights
 - 3. AAMA/WDMA/CSA 101/I.S.2/A440-11, NAFS 2011 – Northern American Fenestration Standard/Specification for Windows, Doors, and Skylights
- D. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork
- E. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program
- F. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)
- G. American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High-Performance Organic Coatings on Architectural Extrusions and Panels
- H. National Fenestration Rating Council (NFRC):
 - 1. 101: Procedure for Determining Fenestration Product thermal Properties
 - 2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

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1.5 System Description

A. Design and Performance Requirements:

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Max Overall Width		Max Overall Height	
					in	mm	in	mm
Ultimate Awning 3/4" IZ4 (Full Frame)	1.57	10.65	+105/-127.5	+70/-85	48	(1219)	47.13	(1197)
Ultimate Casement 3/4" IZ4 (Full Frame)	1.57	10.65	+105/-127.5	+70/-85	36	(914)	85.71	(2177)
Ultimate Casement Picture 3/4" IZ4 (Full Frame)	1.57	10.65	+105/-127.5	+70/-85	36	(914)	85.71	(2177)
Ultimate Casement Picture 3/4" IZ4 (Full Frame)	1.57	10.65	+105/-127.5	+70/-85	85.71	(2177)	36	(914)
Ultimate Casement Picture 1" IZ4 (Full Frame)	1.57	10.65	+105/-112.5	+70/-75	60	(1524)	104.71	(2660)
Ultimate Casement Picture 1" IZ4 (Full Frame)	1.57	10.65	+105/-112.5	+70/-75	72	(1829)	71.12	(1807)
Ultimate Casement Picture 1" IZ4 (Full Frame)	1.57	10.65	+105/-112.5	+70/-75	104.71	(2660)	60	(1524)

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- A. Shop Drawings: Submit shop drawings under the provision of CSI MasterFormat Section 01 33 23
- B. Product Data: Submit catalog data under the provision of CSI MasterFormat Section 01 33 23
- C. Samples:
 - 1. Submit corner section under the provision of CSI MasterFormat Section 01 33 23
 - 2. Include glazing system, quality of construction, and specified finish
- D. Quality Control Submittals: Certificates: submit manufacture's certification indicating compliance with specified performance and design requirement under the provision of CSI MasterFormat Section 01 33 23

1.6 Quality Assurance

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
 - 1. Egress, emergency escape, and rescue requirements
 - 2. Basement window requirements
 - 3. Windows fall prevention and/or window opening control device requirements

1.7 Delivery

- A. Comply with provisions of CSI MasterFormat Section 01 65 00
- B. Deliver in original packaging and protect from weather

1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from the weather under the provision of CSI MasterFormat Section 01660

1.9 Warranty

- 1.10 Complete and current warranty information is available at marvin.com/warranty. The following summary is subject to the terms, conditions, limitations, and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:
 - A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
 - B. Standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade, and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 for twenty (20) years from the original date of purchase.

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- C. Factory applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.
- D. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

2.1 Part 2 Products

2.2 Manufactured Units

- A. Description: Factory-assembled Ultimate Casement/Awning manufactured by Marvin, Warroad, Minnesota.

2.3 Frame Description

- A. Interior: Non-Finger-Jointed Pine or finger-jointed core with non-finger-jointed Pine veneer; optional non-finger-jointed Douglas Fir or finger-jointed core with non-finger-jointed Douglas Fir veneer; optional non-finger-jointed White Oak or finger-jointed with non-finger-jointed Oak veneer; non-finger-jointed Cherry or finger-jointed core with Cherry veneer; non-finger-jointed Mahogany or finger-jointed core with non-finger-jointed Mahogany veneer; non-finger-jointed Vertical Grain Douglas Fir or finger-jointed with non-finger-jointed Vertical Grain Douglas Fir veneer.
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
 - 2. Water repellent preservative treated in accordance with WDMA I.S.4.
- B. Frame exterior aluminum clad with 0.050 inches (1.3mm) thick extruded aluminum
- C. Frame thickness: 1 3/16" (30mm)
- D. Frame depths for full-frame units have an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.

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2.4 Sash Description

- A. Interior: Non-Finger-Jointed Pine or finger-jointed core with non-finger-jointed Pine veneer; optional non-finger-jointed Douglas Fir or finger-jointed core with non-finger-jointed Douglas Fir veneer; optional non-finger-jointed White Oak or finger-jointed with non-finger-jointed Oak veneer; non-finger-jointed Cherry or finger-jointed core with Cherry veneer; non-finger-jointed Mahogany or finger-jointed core with non-finger-jointed Mahogany veneer; non-finger-jointed Vertical Grain Douglas Fir or finger-jointed with non-finger-jointed Vertical Grain Douglas Fir veneer.
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
 - 2. Water repellent preservative treated in accordance with WDMA I.S.4
- B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Sash thickness: Sash thickness is 1 5/8" (41mm) and 1 7/8" (48mm)
- D. Stiles and Rails: 2 1/16" (52mm)
- E. Sash Option: Optional tall bottom rail: 3 9/16" (90mm)
- F. Interior Sash Sticking
 - 1. Standard: Ogee
 - 2. Optional: Square Sticking Profile

2.5 Glazing

- A. Select quality complying with ASTM C 1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 2190.
- B. Glazing method: Insulating glass, consisting of inboard lite of laminated glass. Exterior glass is standard annealed glass with optional tempered glass available.
- C. Glazing seal: Silicone bedding at interior and exterior
- D. Glass Type: Clear, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon

2.6 Finish

- A. Exterior: Aluminum clad, Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements.
 - 1. Aluminum clad color options: Bahama Brown, Bronze, Cadet Gray, Cascade Blue, Cashmere, Clay, Coconut Cream, Ebony, Evergreen, Gunmetal, Hampton Sage, Pebble Gray, Sierra White, Stone White, Suede, Wineberry, Bright Silver (pearlescent), Copper (pearlescent), Liberty Bronze (pearlescent)
 - 2. Custom colors: Contact your Marvin representative
- B. Interior Finish options:

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1. Prime: Factory-applied enamel primer. Available on Pine product only. Meets WDMA TM-11 requirements.
2. Painted Interior Finish. Available on Pine product only. Available in White or Designer Black. Meets WDMA TM-14 requirements.
3. Factory-applied water-borne acrylic enamel clear coat. Applied on two coats with light sanding between coats. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Meets WDMA TM-14 requirements.
4. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat was applied in two separate coats, with light sanding between coats applied over the stain. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso. Meets WDMA TM-14 requirements.

2.7 Hardware

A. Casement operating hardware:

1. Locks: Multi-point sequential concealed locking system in the jamb opposite the hinge side for casement units. Lock handles are removable, non-handed, and are available in the same finishes as the handles. Standard tie bars, cams, and keepers – steel coated with E-Gard™. The keeper features a roller to reduce average lock force and does not easily disengage with the cam even under severe loading. Stainless steel packages are available for coastal application.
2. Handles: Standard operating handle is a folding handle, zinc painted with the standard folding cover being molded plastic. Available colors: standard is Satin Taupe (painted), White (painted), Matte Black (painted), Bronze (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Brass (plated)
3. Hinges: One at the sill to the bottom rail, one at the head jamb to the top rail. Hinges are steel coated with E-Gard™. The hinge track is stainless steel. Unit with a frame OM of 20 inches (508mm) and greater use an 18 inch (457mm) wash/egress hinge to allow the sash to slide across the frame opening, which causes the sash exterior to rotate towards the user for easy washability. Units under a frame OM of 20 inches (508mm) width use a standard 2 bar hinge, which will position the sash when fully open to 90degrees for the user to wash but does not include the feature of sliding the sash across the opening and rotating the exterior towards the user.

B. Awning hardware:

1. Locks: Uses a multipoint sequential concealed locking system in both jambs. Lock handles are removable, non-handed, and are available in the same finishes as the handles. Standard tie bars and cams – steel coated with E-Gard™. Standard keepers – steel coated with E-Gard™. Keeper features a roller to reduce average lock force and does not easily disengage with the cam even under severe loading
2. Handles: Standard operating handle is a folding handle, zinc painted with the standard folding cover being molded plastic. Available colors: standard is Satin Taupe (painted), White (painted), Bronze (painted), Matte Black (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Brass (plated)

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3. Hinges: two hinges that connect the stiles of the sash to the jambs of the frame. Hinges are steel coated with E-Gard™, and the hinge track is stainless steel.

2.8 Weather Strip

A. Weather strip at the frame is a hollow foamed material bent around a 90-degree corner to allow for seamless corner joints

1. Color: Beige

B. Sash weather strip bulb-shaped glass-filled material

1. Color: White, beige, or black

2.9 Jamb Extension

A. Jamb extensions are available for various wall thicknesses factory-applied up to a 12" (305mm) wide.

B. Finish: Match interior frame finish

2.10 Insect Screen

- A. Aluminum frame finish is available in Satin Taupe, Bronze, Stone White, Ebony
- B. Screen mesh: Charcoal Fiberglass, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire; Bright Bronze Wire, High Transparency Mesh (Hi-Tran) Charcoal Fiberglass
- C. Optional Wood Screen Surround with Hi-Tran Fiberglass Screen. Species will match unit species.
- D. Optional Retractable Wood Screen with Hi-Tran Fiberglass Screen

2.11 Simulated Divided Lites (SDL)

- A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm) wide, 1 15/16" (49mm) wide, 2 13/32" (61mm) wide with or w/out internal spacer bar
- B. Exterior muntins: 0.055" (1.4mm) thick extruded aluminum
- C. Interior muntins: Pine, Douglas Fir, White Oak, Cherry, Mahogany, Vertical Grain Douglas Fir
- D. Muntins adhere to glass with closed-cell copolymer acrylic foam tape
- E. Sticking:
 - 1. Standard: Ogee
 - 2. Optional: Square
- F. Patterns: Rectangular, diamond, custom lite cut
- G. Finish – exterior matches exterior aluminum clad colors, interior matches interior wood species and color

2.12 Grilles-Between-the-Glass (GBG)

- A. Offered on 1" glazing only
- B. 23/32" (18mm) contoured aluminum bar.
 - 1. Exterior Colors: exterior matches exterior aluminum-clad colors. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with Low E glass. The use of different types of glazing may alter the exterior GBG color appearance
 - 2. Interior Colors: Stone White, Bronze, Pebble Gray, Sierra, White, Ebony (only available with Ebony exterior)
- C. Optional flat aluminum spacer bar. Contact your Marvin representative.
- D. Pattern: Rectangular, Cottage, Custom lite layout

2.13 Accessories and Trim

- A. Installation Accessories:
 - 1. Factory-installed vinyl nailing/drip cap
 - 2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)
 - 3. Masonry brackets: 6" (152mm), 10" (254mm)
- B. Aluminum Extrusions:
 - 1. Profile: Brick mould casing, flat casing, various special casing, frame expander, jamb extender, mullion cover, mullion expander, subsill, subsill end cap, and lineal cap
 - 2. Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements.

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- 3. Available in all exterior aluminum clad colors

3.1 Part 3 Execution

3.2 Examination

- A. Verification of Condition: Before installation, verify openings are plumb, square, and proper dimensions, as required in CSI MasterFormat Section 01 71 00. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.3 Installation

- A. Comply with CSI MasterFormat Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and review shop drawing.
- C. Install sealant and related backing materials at the perimeter of unit or assembly in accordance with CSI MasterFormat Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

3.4 Field Quality Control

- A. Remove visible labels and adhesive residue according to the manufacturer's instructions.
- B. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm² (~0.45 cfm/ft²).
- C. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.

3.5 Cleaning

- A. Remove visible labels and adhesive residue according to the manufacturer's instructions.
- B. Leave windows and glass in a clean condition. Final cleaning as required in CSI MasterFormat Section 01 74 00.

3.6 Protecting Installed Construction

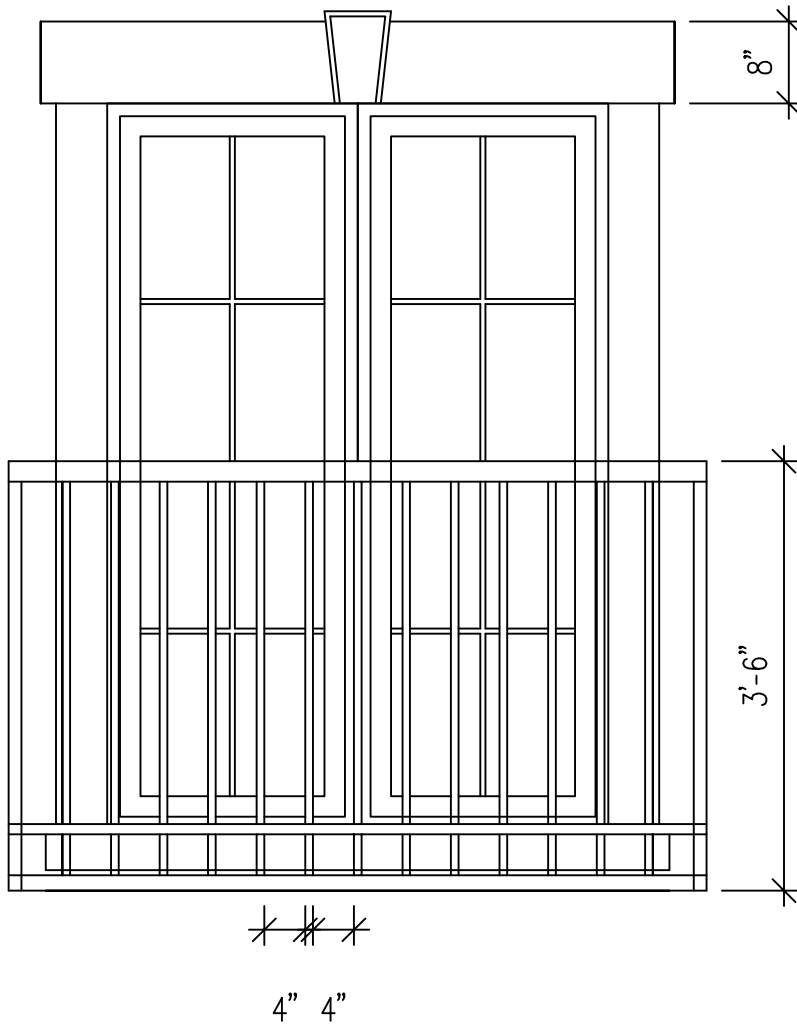
- A. Comply with CSI MasterFormat Section 07 76 00.
 - B. Protecting windows from damage by chemicals, solvents, paint, or other construction operations that may cause damage.
- End of Section

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ATT. #2



ATTACHMENT #3



ATT #4

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SPECIFICATIONS

Certifications/Qualifications	www.kichler.com/warranty
-------------------------------	--

Dimensions	
Base Backplate	5.50 X 4.25
Extension	4.00"
Weight	3.70 LBS
Height from center of Wall opening (Spec Sheet)	7.00"
Height	13.75"
Width	7.00"

Light Source	
Delivered Lumens	700
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	20W
# of Bulbs/LED Modules	2

Mounting/Installation	
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	3.70 LBS

Photometrics	
Color Rendering Index	90
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Tempered Glass
Primary Material	ALUMINUM

Product/Ordering Information	
SKU	49279BKLED
Finish	Black
Style	Contemporary
UPC	7.83928E+11

Finish Options	
 Black	
 Platinum	
 Textured Architectural Bronze	
 White	



ALSO IN THIS FAMILY


49278BKLED


49278WHLED


49279WHLED


49278AZTLED


49278PLLED


49279AZTLED

ATT # 5

5.5" 1 Light Wall Light Textured Architectural Bronze

11077AZT

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SPECIFICATIONS

Certifications/Qualifications

Dark Sky Compliant	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty

Dimensions

Base Backplate	5.50 X 5.00
Extension	6.00"
Weight	1.89 LBS
Height from center of Wall opening (Spec Sheet)	2.75"
Height	5.50"
Width	5.00"

Electrical

Input Voltage	Dual (120/140)V
---------------	-----------------

Light Source

Delivered Lumens	400
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	15W
# of Bulbs/LED Modules	1

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	CSA UL Listed Wet
Mounting Style	Wall
Mounting Weight	1.72 LBS

Photometrics

Color Rendering Index	80
Color Temperature Range	3000
Delivered Efficacy (Lumens/Watt)	28
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing

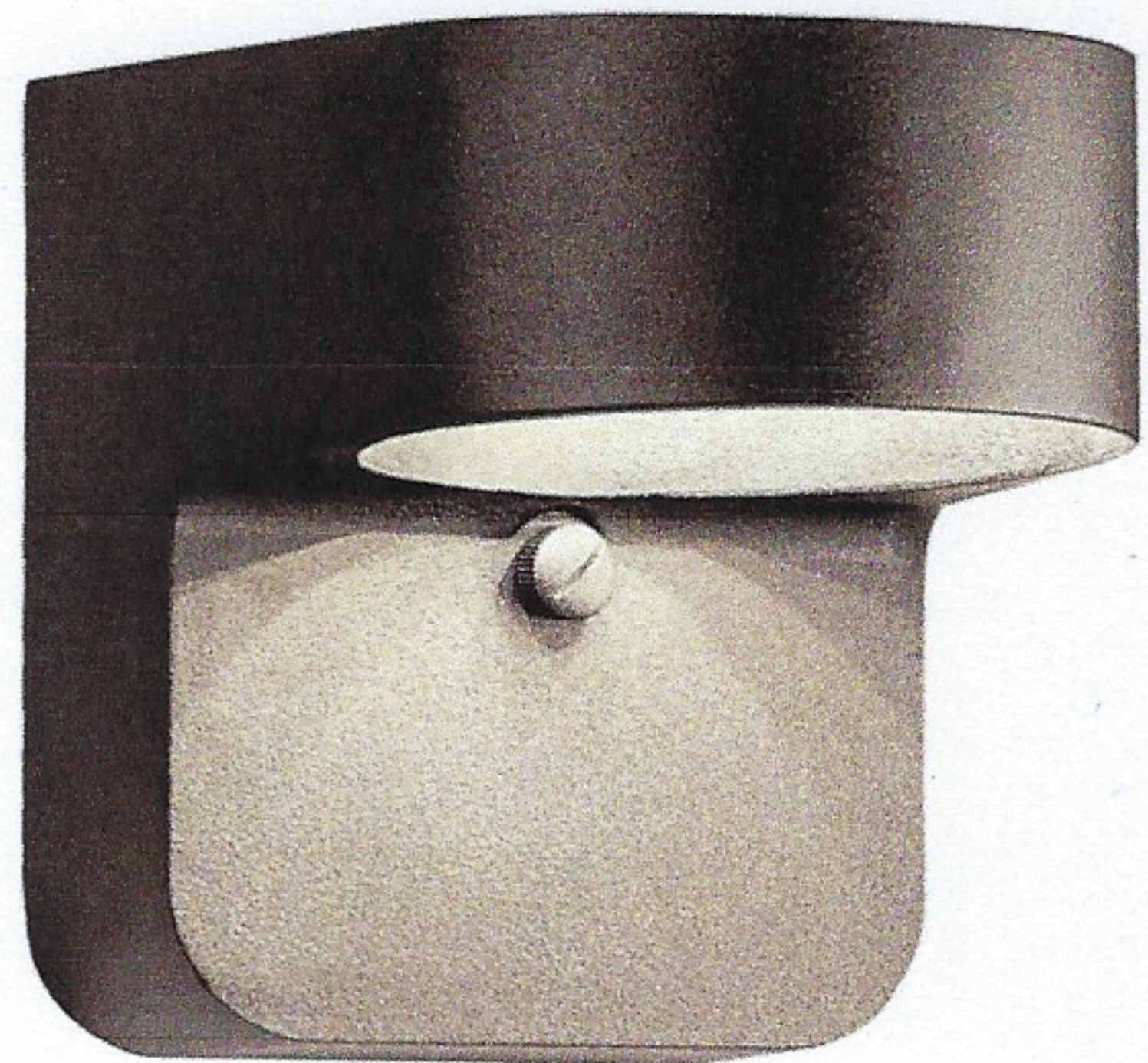
Primary Material	Aluminum
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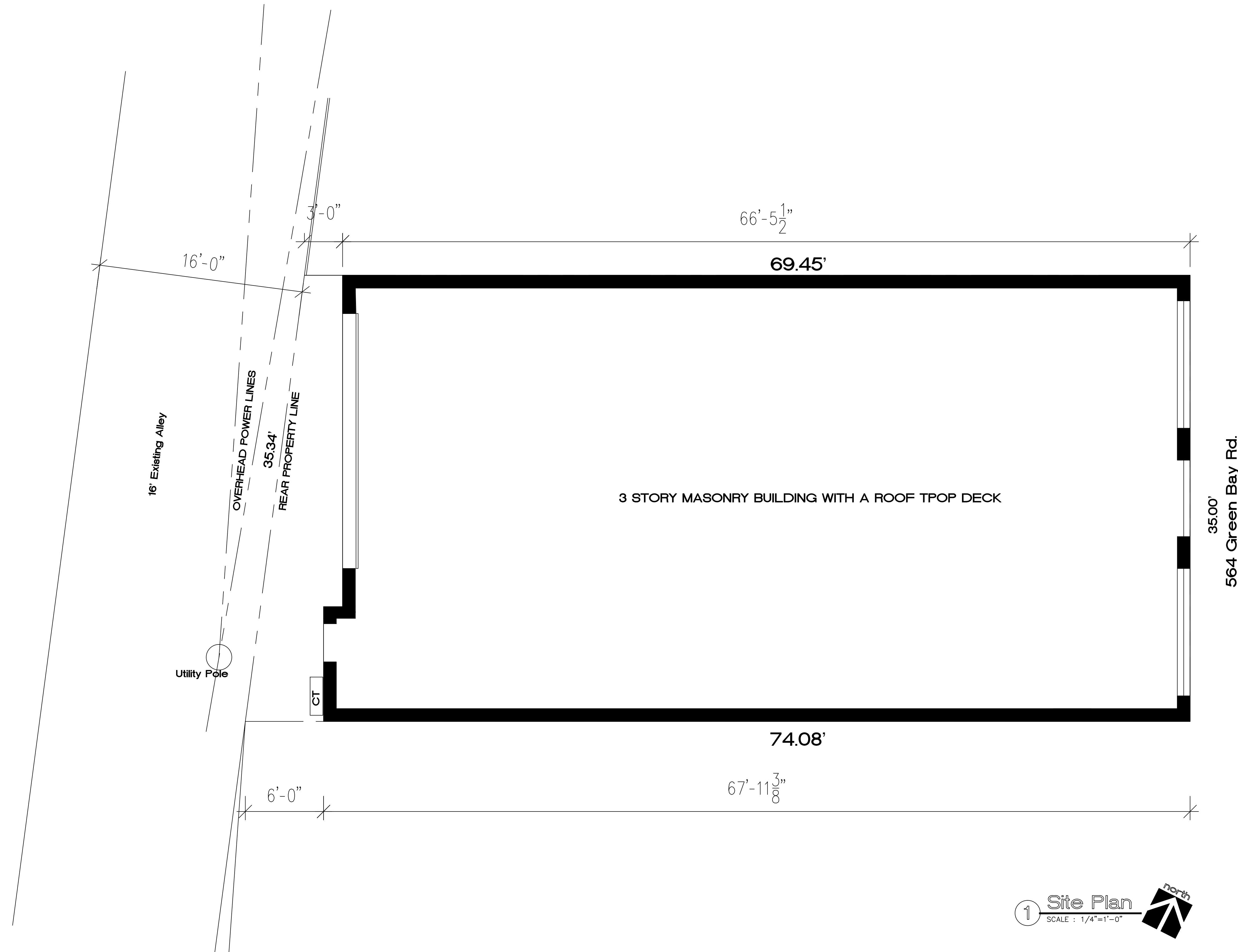
Product/Ordering Information

SKU	11077AZT
Finish	Textured Architectural Bronze
Style	Other
UPC	783927394512

Finish Options

-  Textured Architectural Bronze
-  Textured Black





HEREBY CERTIFY THAT THESE
DRAWINGS WERE PREPARED UNDER
MY DIRECT SUPERVISION AND TO
THE BEST OF MY KNOWLEDGE AND
BELIEF CONFORM TO ALL GOVERN-
ING CODES AND ORDINANCES.

THESE DRAWINGS, SPECIFICATIONS,
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NO PART SHALL BE REUSED IN
ANY FORM WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF
KAMINSKI ARCHITECTS LTD.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND CAMINSKI ARCHITECTS LTD. SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BOHDAN KAMINSKI
ARCHITECT
AMINSKI ARCHITECTS LTD.

564 Green Bay Rd.
Winnetka IL, 60093

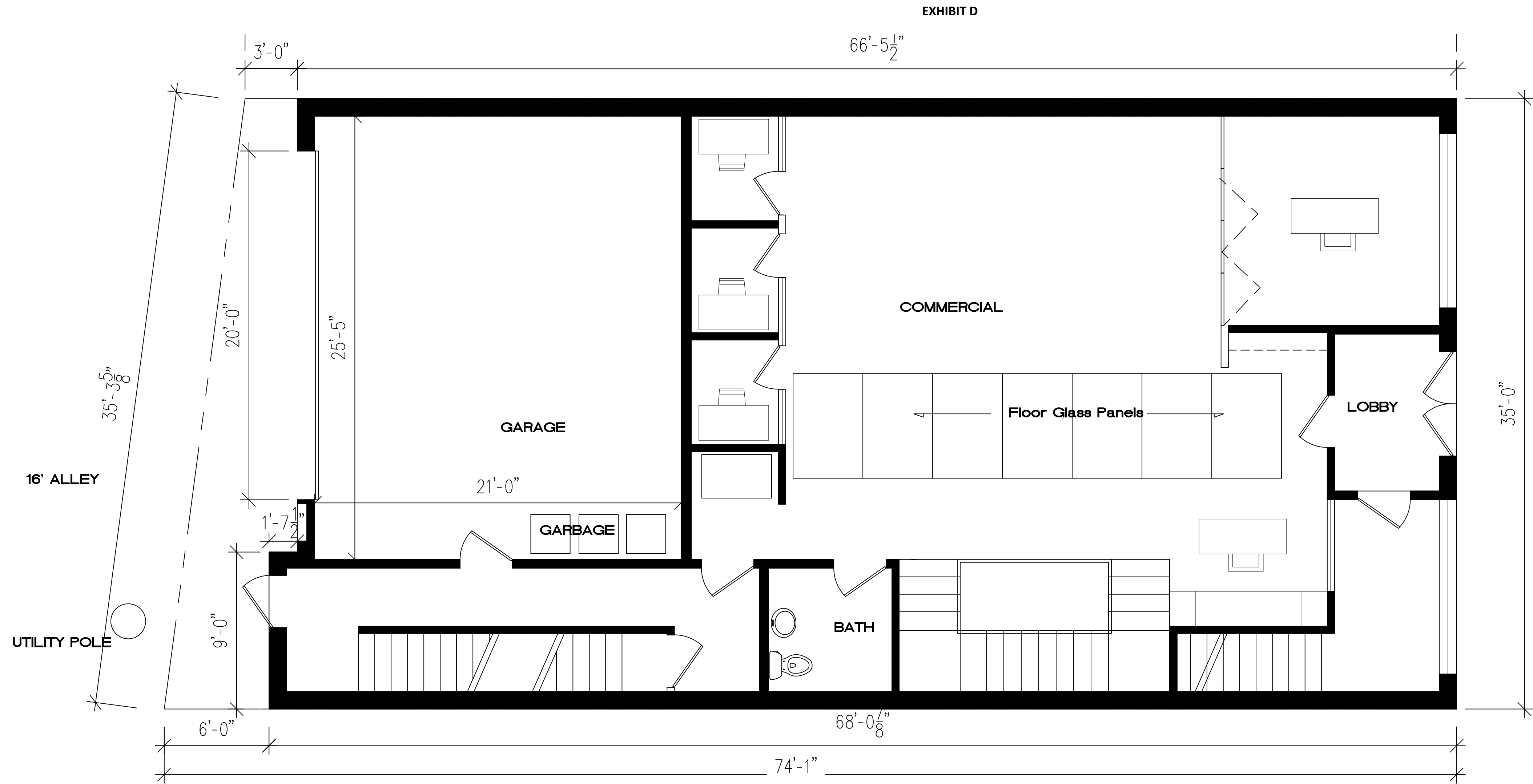
REVISIONS	
DATE	DESCRIPTION
26.22	Revision 4
22.22	Revision 5

Design by: BK

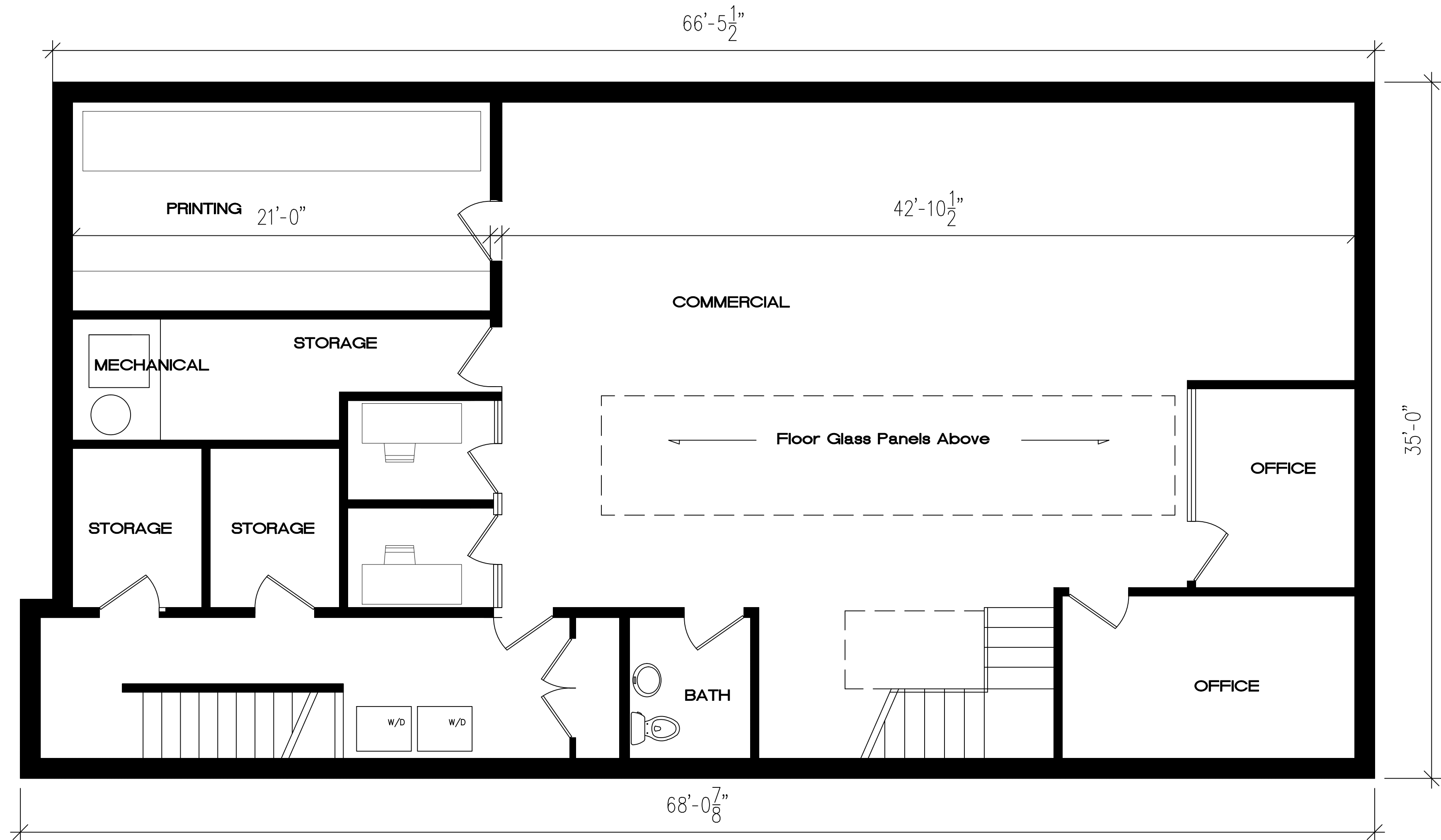
Site Plan

JOB # 112021
SHEET #

A8.1



1 1st Floor Plan
SCALE : 1/4"=1'-0"



2 Basement Floor Plan
SCALE : 1/4"=1'-0"

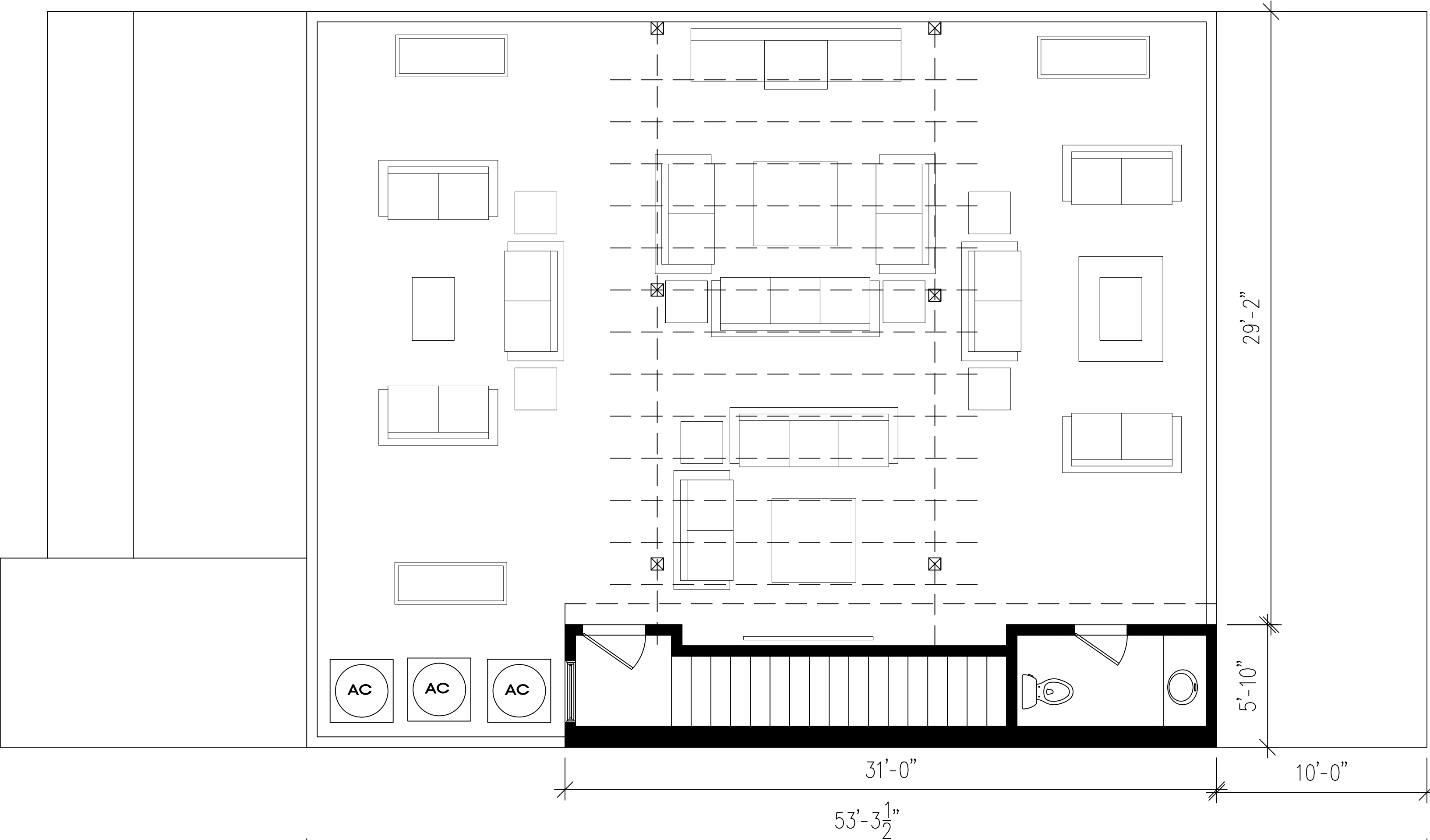
REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4
07.22.22	Revision 5

Design by: BK

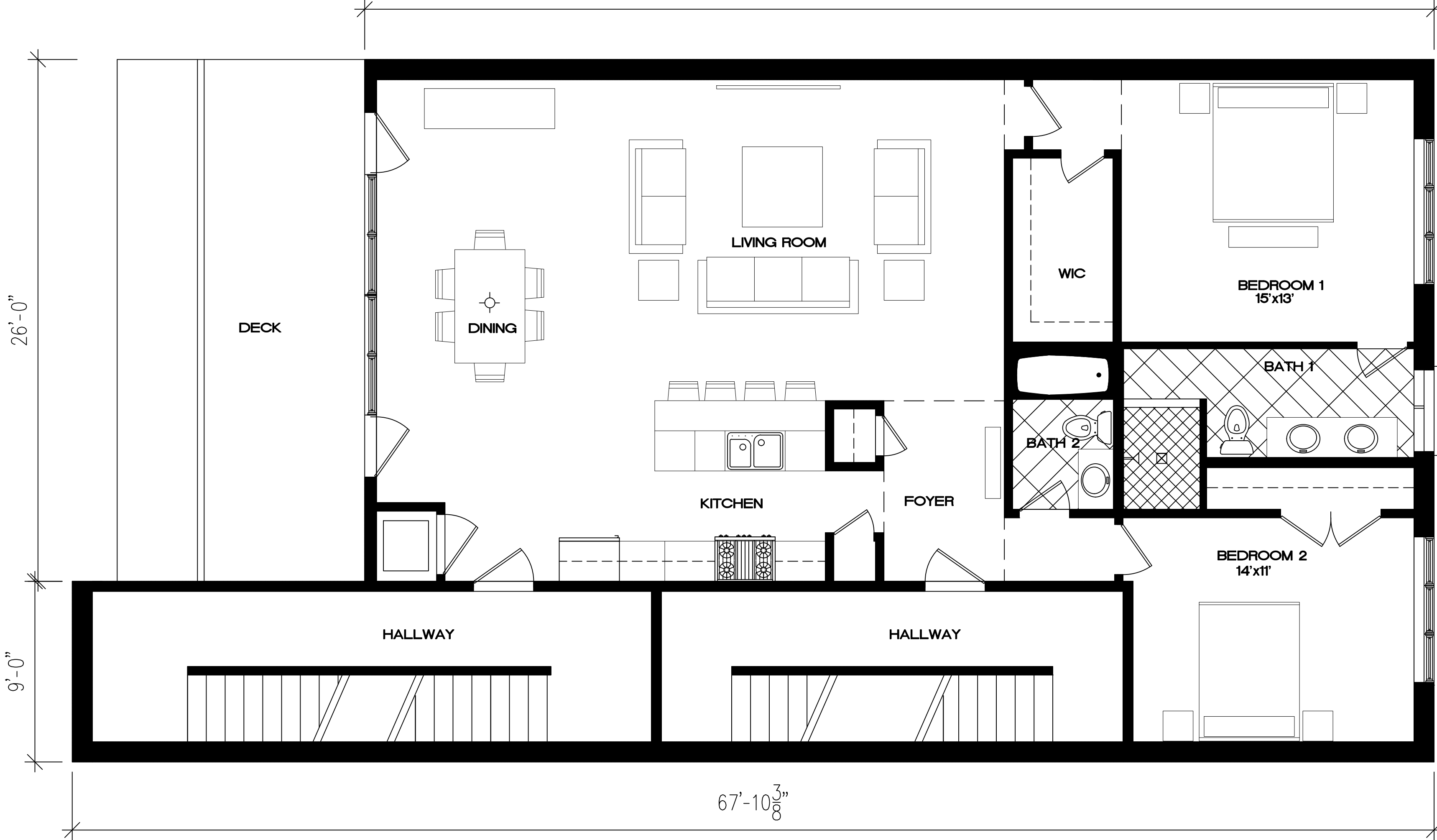
TITLE
Floor Plans

JOB # 112021
SHEET #

A8.2



2 Roof Deck
SCALE : 1/4"=1'-0"



1 2nd and 3rd Floor Plan
SCALE : 1/4"=1'-0"

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ARCHITECT
KAMINSKI ARCHITECTS LTD.

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Winnetka IL, 60093

REVISIONS	
DATE	DESCRIPTION
04.26.22	REVISION 4
07.22.22	REVISION 5
Design by: BK	

TITLE
Floor Plans
Elevation

JOB # 112021
SHEET #

A8.3

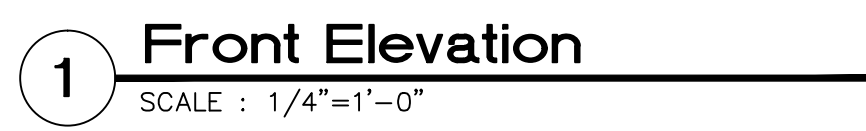
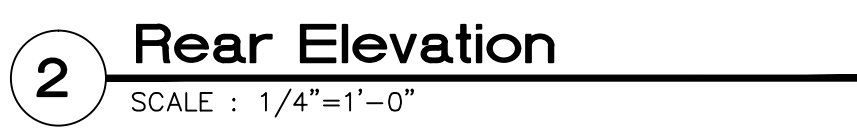
REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4
07.22.22	Revision 5

Design by: BK

TITLE
Exterior
Elevations

JOB # 112021
SHEET #

A8.4







564 Green Bay Rd.
Winnetka IL, 60093

Design by:	BK
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TITLE	
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TITLE
Parking Diagram

JOB # 112021
SHEET #

A8.6

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BOHDAN KAMINSKI
ARCHITECT
KAMINSKI ARCHITECTS LTD



SCALE : 1/8"=1'-0"

REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4
07.22.22	Revision 5

Design by: BK

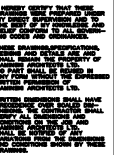
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Line of Sight

JOB # 112021

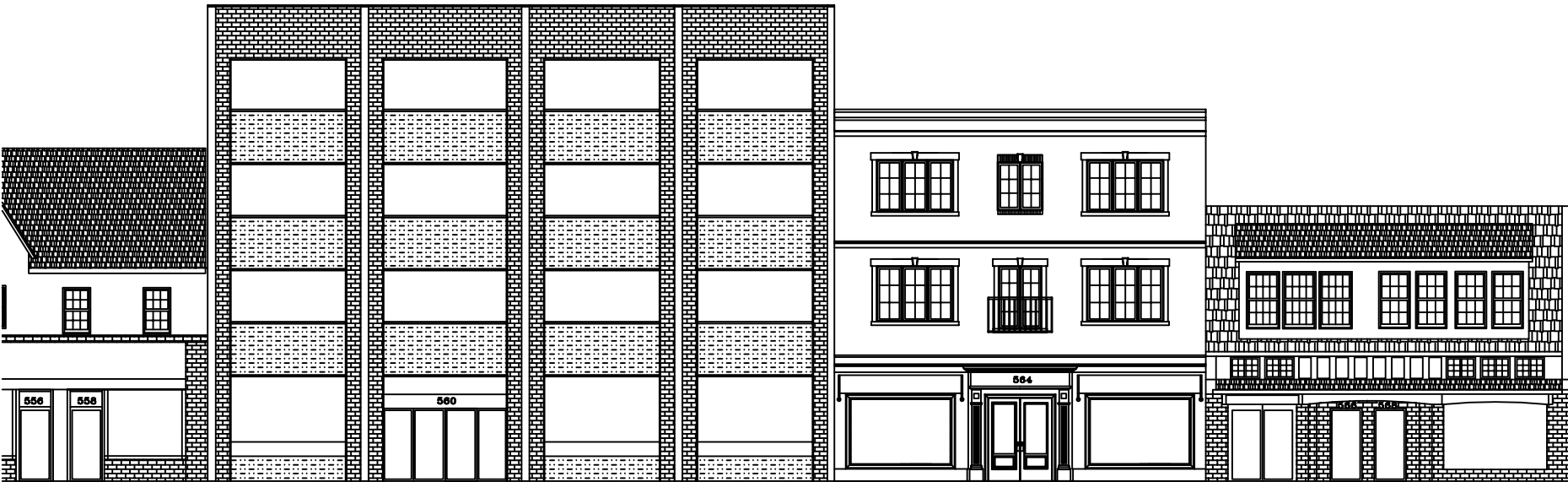
SHEET #

A8.7



364 Green Bay Rd
Winnetka IL, 60093

Street View



Street View

EXHIBIT E



Street View



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FILE
Street View

EXHIBIT F

