



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

April 20, 2023 at 7:00 PM

Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. Approval of March 16, 2023, Meeting Minutes
4. **Continued Applications**
 - a. **Case No. 23-04-SU: 564 Green Bay Road - New Mixed-Use Building:** An amended 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. The Village Council has final jurisdiction on this request. *This item was continued from the March 16, 2023, Board meeting.*
 - b. **Case No. 23-03-DR: 594 Green Bay Road - Baird & Warner:** Sign Permit and Sign Code Variation to allow window decal signs. This item was continued from the March 16, 2023, Board meeting. *The Applicant has withdrawn this application. The Board will not be taking action on this item.*
5. **New Applications**
 - a. **Case No. 21-03-DR: 818 Elm Street – Bliss Salon:** Sign Permit and Sign Code Variation to allow two existing window signs on storefront windows.
 - b. **Case No. 23-02-DR: 557 Chestnut Street – Bunny & Babe:** Sign Permit to allow window decal signs and Awning permit to allow awning.
 - c. **Case No. 23-07-DR: 1010 Green Bay Road – Bank of America:** Certificate of Appropriateness to allow installation of new exterior building lighting.
 - d. **Case No. 23-08-DR: 64 Green Bay Road – Aboyer:** Certificate of Appropriateness to allow an existing temporary pergola to become a permanent structure.
 - e. **Case No. 23-09-DR: 962-964 Green Bay Road – Fence:** Certificate of Appropriateness to allow installation of a backyard fence on a commercial property that is visible from a public street.

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).

- f. **Case No. 22-25-PD: 714-16, 718-732, 736 & 740 Elm Street and 511 & 515 Lincoln Avenue - One-Winnetka Preliminary Planned Development:**
Certificate of Appropriateness to allow construction of new four-story mixed-use building as part of a planned development. The Village Council has final jurisdiction on this request.

6. Other Business

- a. **May 18, 2023, meeting - Quorum check**

7. Adjournment

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

Members Present:

Kirk Albinson, Chairman
Maggie Meiners
Heather Niehoff
Michael Ritter

Members Absent:

Michael Klaskin
Paul Konstant
Katie Moor

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

Chairman Albinson called the meeting to order at 7:00 p.m. Ms. Klaassen took roll call of the Board Members present.

Approval of Minutes:

a. **February 16, 2023, Regular Meeting Minutes**

Chairman Albinson asked if there were any comments or for a motion to approve the February 16, 2023, meeting minutes. A motion to approve the February 16, 2023, meeting minutes was made and seconded. A vote was taken, and the motion unanimously passed, 4 to 0:

AYES: Albinson, Meiners, Niehoff, Ritter
NAYS: None

Chairman Albinson suggested the agenda items be taken out of order and the Board Members agreed.

New Applications:

a. **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.**

Chairman Albinson first asked for public comment or comments from the Board prior to the applicant's presentation. Mr. Ritter asked if the request related to the windows and door. Chairman Albinson clarified the request for the Board.

A motion to approve the request as presented was made by Ms. Meiners. Mr. Ritter seconded the motion. A vote was taken, and the motion unanimously passed, 4 to 0:

AYES: Albinson, Meiners, Niehoff, Ritter
NAYS: None

b. **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.**

Ms. Klaassen confirmed there is no staff presentation. Chairman Albinson stated the request is a deviation from a recent change to the sign code. He asked if the sign would be applied to the outside of the glass and the applicant confirmed that is correct. Chairman Albinson referred to the request not being allowed

1 to go through the staff approval process. Mr. Schoon confirmed it is because the sign cannot take up more
2 than 90% of the window.

3
4 Bob Kohler of Baird & Warner stated the sign was designed prior to the January 17, 2023, code change
5 and explained the necessity for the sign's size and location in order to elevate their business presence. He
6 stated they were cognizant of the window's width, and they wanted to make an elegant sign. Mr. Kohler
7 then stated the sign's proposed placement is due to vehicles parked in front of the property and noted
8 the sign would be vinyl. Ms. Niehoff questioned the logo which Mr. Kohler responded it represented part
9 of the applicant's luxury brand.

10
11 Ms. Niehoff identified her concerns relating to the band and the lack of connection to the awning which
12 she commented does not feel related. Ms. Meiners agreed with Ms. Niehoff's comments and added it did
13 not appear cohesive from a design perspective. Chairman Albinson agreed with the comments made and
14 stated the background graphics bring it down a notch among other aspects of the sign which are not
15 consistent. He referred to the problem with sign visibility relating to vehicles parked in front of the location
16 and referred to the number of graphics included with the sign.

17
18 Mr. Kohler asked the Board for suggestions to take back to their designer. The Board Members provided
19 three options to the applicant which would allow for administrative approval including limiting the
20 number of colors, eliminating the band and to use die cut lettering.

21
22 Chairman Albinson asked Mr. Kohler if he would like the discussion to continue to the next meeting and
23 Mr. Kohler agreed. Chairman Albinson then asked for a motion to continue the application to the next
24 meeting. Mr. Ritter moved to continue the application to the next meeting date. Ms. Meiners seconded
25 the motion. A vote was taken, and the motion unanimously passed, 4 to 0:

26 AYES: Albinson, Meiners, Niehoff, Ritter

27 NAYS: None

28
29 c. **Case No. 23-05-DR: 1041-47 Tower Road / 886-890 Green Bay Road: An Application seeking**
30 **approval of a Certificate of Appropriateness to allow removal of existing iron railings and concrete**
31 **balconies on the south, west, and east façades and replace them with Juliette railings on the commercial**
32 **building located at 1041-47 Tower Road / 886-890 Green Bay Road.**

33 Ms. Klaassen confirmed there is no staff presentation. Chairman Albinson then asked for the applicant's
34 presentation.

35
36 Dan Schermerhorn of Schermerhorn & Co. stated the request included removing the existing railings and
37 replacing them with Juliette railings. He described the current metal structure and railing's condition with
38 the request having a minimal visual effect. Mr. Schermerhorn stated the request would be an overall
39 improvement for the stores on the Green Bay Road side. Mr. Ritter questioned the specifics which Mr.
40 Schermerhorn provided to the Board. Mr. Schoon referred the Board to page 133. Mr. Schermerhorn
41 further described the railing specifics and location for the Board. He added the current balcony design is
42 not functional or in use.

43
44 Ms. Meiners moved to approve the request as presented. The motion was seconded by Ms. Niehoff. A
45 vote was taken, and the motion unanimously passed, 4 to 0:

46 AYES: Albinson, Meiners, Niehoff, Ritter

47 NAYS: None

1 d. **Case No. 23-03-SU: Hubbard Woods Elementary School (1110 Chatfield Road): An Application**
2 **submitted by Winnetka Public School District 36 seeking approval of a Certificate of Appropriateness to**
3 **allow construction of an addition on the southwest corner of the existing school building located at**
4 **1110 Chatfield Road. The Village Council has final jurisdiction on this request.**

5 Ms. Klaassen identified the location of the proposed addition and its components and noted that there
6 are interior renovations included as part of the project. She also identified the increase in GFA and Roofed
7 Lot Coverage, noting the proposed addition would be compliant with the required setbacks. Ms. Klaassen
8 then referred to a rendering and described the materials to be used on the proposed addition which would
9 match those of the existing school as well as the materials used on the enclosure for the mechanical
10 equipment.

11
12 Ms. Klaassen stated the ZBA reviewed the zoning variations and special use standards noting their
13 discussion related primarily to the impermeable lot coverage increase and the previous approval received
14 last year to replace the playground located towards the northwest corner of the school property. She
15 stated the applicant request rescinding last year's application for the playground improvements. She
16 added that the Plan Commission would consider the current special use request at their next meeting
17 with all recommendations going to the Village Council for final approval. Ms. Klaassen stated following
18 the applicant's presentation, public comment and Board discussion, the Board may make a motion
19 recommending approval or denial, with a draft motion provided on page nos. 13 and 14 of the agenda
20 packet. She noted additional public correspondence received was provided to the Board and then asked
21 if there were any questions.

22
23 Ms. Meiners asked if the current request is separate from the previous playground equipment. Ms.
24 Klaassen responded yes, the concern raised in the public correspondence related to the playground and
25 clarified that the playground equipment request is not part of the current application.

26
27 Chairman Albinson asked if there were any comments from the public. No comments were made at this
28 time. He then asked for the applicant's presentation.

29
30 Brad Goldstein, School District 36 CFO, introduced himself and their architects. He stated there are no
31 dedicated spaces for lunch at the school and described their current issues relating to the needed
32 addition. Mr. Goldstein confirmed they are not planning for additional student growth and the addition
33 would provide needed classroom and programming space as well as improve the look of the
34 neighborhood as well.

35
36 Chairman Albinson asked if there were any comments. Ms. Niehoff applauded the applicant's design and
37 cohesive look of the proposed addition and described the request as an appropriate response in terms of
38 the community's and school's needs. She asked if there were any improvements which could be made to
39 the mechanical equipment size and location. Rick Young of Perkins & Will responded they considered
40 several options to better hide the mechanical equipment. He also stated the mechanical enclosure is as
41 small as possible and explained how alternative locations were not suitable. He also described the
42 proposed location as the most discreet in terms of access and neighboring properties. Mr. Young then
43 stated the enclosure would include sound dampening measures.

44
45 Ms. Niehoff asked if landscaping was considered to shield the wall enclosing the mechanical equipment.
46 Mr. Young responded that due to the ongoing conversation relating to the playground, final landscaping
47 would be decided once that issue is resolved. He also identified the dumpster location in an illustration
48 for the Board for which all the property's trash would be consolidated into one location. Ms. Meiners

1 suggested approval be conditioned upon adding landscaping to the trash enclosure. Mr. Goldstein agreed
2 landscaping can be considered as a screening option following the final determination on the playground
3 equipment and impermeable lot coverage issues.
4

5 Chairman Albinson questioned the trash enclosure gate's material. Mr. Young responded it would be solid
6 panel metal gates. Chairman Albinson asked if similar considerations would be made for the Greeley
7 School. Mr. Young explained their plans for Greeley School and the options being considered. Ms. Meiners
8 asked if neighbors raised concerns relating to the wall and Mr. Goldstein responded they received
9 responses from two neighbors noting there is quite a bit of distance from this area to the neighboring
10 homes which would be hardly visible.
11

12 Ms. Meiners asked if the proposed landscaping plan would be brought before the Board. Ms. Klaassen
13 responded that the Board can make landscaping approval part of their recommendation. Mr. Young then
14 described the proposed ADA accessible ramp. No additional comments were made at this time.
15

16 Chairman Albinson then asked for a recommendation as indicated on page no. 13 and 14 including
17 language relating to the landscape plan review. Ms. Niehoff moved to recommend approval of the
18 Certificate of Appropriateness for the design of the proposed addition at Hubbard Woods Elementary
19 School subject to the condition that the Board would like to review a landscape plan to buffer the walls of
20 the mechanical enclosure. Mr. Ritter seconded the motion. Mr. Goldstein confirmed they would include
21 the landscape plan with the playground equipment installation, which will have to come back to the
22 Village for approval. A vote was taken, and the motion unanimously passed, 4 to 0:

23 AYES: Albinson, Meiners, Niehoff, Ritter

24 NAYS: None
25

26 e. **Case No. 23-04-SU: 564 Green Bay Road - New Mixed-Use Building: An Application submitted**
27 **by 564 Green Bay Road, LLC, seeking approval of a Certificate of Appropriateness for the construction**
28 **of a new four-story mixed-use building located at 564 Green Bay Road. The Village Council has final**
29 **jurisdiction on this request.**

30 Ms. Klaassen referred to previous applications in 2022 for a Certificate of Appropriateness and zoning
31 relief for construction of a three-story mixed-use building and a rooftop deck with the Village Council
32 approving the project after receiving recommendations of approval from the advisory bodies. She stated
33 the applicant is now requesting approval of a four-story mixed-use building which would allow for an
34 additional residential unit on the fourth floor. Ms. Klaassen then identified the site's location, the existing
35 building, which would be removed to accommodate the proposed building, and surrounding buildings.
36 She also referred to the rear elevation and the one commercial unit Engel & Völkers would occupy on the
37 ground floor and lower level of the new building, as well as the three residential units on the second, third,
38 and fourth floors. Ms. Klaassen also stated there would be two street-level parking spaces for the
39 residential units and described in detail the building's proposed materials and features. She also identified
40 the screening elements and noted proposed signage would be presented to the Board at a later date.
41

42 Ms. Klaassen described the proposed zoning relief being requested relating to the upper story setback,
43 rear yard setback, and parking. She stated the ZBA and Plan Commission would review the special use
44 request at their respective meetings noting the Landmark Preservation Commission approved demolition
45 of the existing building without delay. Ms. Klaassen stated the DRB is to consider the Certificate of
46 Appropriateness and stated a draft motion is provided on agenda packet page no. 154. She then asked if
47 there were any questions. No questions were raised at this time.
48

Chairman Albinson then asked for the applicant's presentation. Paul Lazarre, 564 Green Bay LLC, referred to their prior approval and a Village Council member's comment that the building be built higher. Nathan Kipnis introduced himself as the architect and provided material samples to the Board for their review which he elaborated on as well as a detailed description of the proposed brick to be used. Mr. Kipnis then referred to a Village Council member's comment that a fourth story be added.

Ms. Niehoff commented that the building façade is attractive and stated her concern related to the materials which may not actually look like stone, and which did not appear appropriate. She added the request is a huge improvement over the prior submission and suggested true limestone or cast stone materials be used. Mr. Kipnis described the cornice material as having a real appearance. Ms. Meiners identified her concerns relating to having a row of four-story buildings in terms of precedent and suggested the middle section contain limestone instead of brick. She commented that the rest of the proposal is great. Chairman Albinson noted four-story buildings are permitted. Ms. Niehoff and Mr. Ritter stated they did not have any concerns relating to the building's four stories. Chairman Albinson referred to the windows and suggested the divide pattern be reconsidered. He also commented that the embellishments around the door and windows on the front elevation felt plain. Chairman Albinson then stated the brick is fine. Mr. Kipnis described the reason for the contrast. Chairman Albinson also encouraged consideration of the materials the Board suggested and agreed with the comments made relating to the fourth story, adding the setback would help in terms of scale. Mr. Kipnis stated the building would not have an elevator and they wanted the top unit to contain two bedrooms. Chairman Albinson suggested the walls on the top floor be pushed back toward the alley and identified his concern relating to setting a precedent. Mr. Kipnis referred to the power line in that area. No additional comments were made at this time.

Mr. Schoon identified the Board's concerns relating to materials and the upper-story setback in terms of the design and suggested the applicant come back before the Board for review before the request is presented to the Village Council. He then provided the Board with options. Mr. Kipnis stated they can provide revisions within two weeks and explained the project's timing. The Board Members suggested the applicant look at a building on Lincoln Avenue in terms of its appearance. Chairman Albinson also suggested the use of fourth floor dormers to reduce the building's scale.

Chairman Albinson asked for a motion to continue the application to the next meeting, April 20. Ms. Meiners moved to continue the matter until the next meeting date. Mr. Ritter seconded the motion. A vote was taken, and the motion unanimously passed, 4 to 0:

AYES: Albinson, Meiners, Niehoff, Ritter

NAYS: None

Public Comment:

No comments were made at this time.

Other Business.

a. April 20, 2023, Meeting – Quorum check.

The Board Members discussed their availability.

Adjournment:

Chairman Albinson asked for a motion to adjourn. A motion to adjourn was made by Mr. Ritter and seconded by Ms. Niehoff. A vote was taken, and the motion unanimously passed:

AYES: Albinson, Meiners, Niehoff, Ritter

- 1 NAYS: None
- 2 The meeting was adjourned at 8:28 p.m.
- 3
- 4 Respectfully submitted,
- 5
- 6 Antionette Johnson
- 7 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: APRIL 12, 2023
SUBJECT: 564 GREEN BAY ROAD – NEW MIXED-USE BUILDING
CERTIFICATE OF APPROPRIATENESS (AMENDED CASE NO. 23-04-SU)

INTRODUCTION

On April 20, 2023, the Design Review Board (DRB) is scheduled to hold a continued public hearing on an amended 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.

A mailed notice was sent to property owners within 250 feet of the Subject Property, for the initial hearing in March, 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.

MARCH 16, 2023, DESIGN REVIEW BOARD MEETING

On March 16, 2023, the DRB held a public hearing on the Applicant’s request for approval of a Certificate of Appropriateness for the design of the proposed building to allow construction of a new four-story mixed-use building on the Subject Property. The staff report for the March 16 meeting can be found in **Attachment B1**.

After hearing from Village staff and the Applicant, the DRB discussed the proposed building. The Board members were very complimentary of the design but expressed concern about some of the proposed building materials. The DRB also suggested that the fourth story be setback to break down the scale of the building. At the Applicant’s request, the DRB continued the item to the April 20 DRB meeting to provide the Applicant time to respond to the Board’s comments. A copy of the March 16 meeting minutes is included in the April 20 agenda packet for the DRB’s approval.

AMENDED PROPOSED PLAN

In response to the comments at the March 16 DRB meeting, the Applicant has provided the attached written explanation describing the revised design, building materials, and revised plans (**Attachment A1**). The primary changes include the following:

- The fourth story has been setback to comply with the upper-story setback of 10 feet and is now designed as a standing seam metal mansard roof, in a dark gray color referred to as Cityscape, that would match the metal parapet cap;

- Elimination of the EIFS panels on the upper stories. The revised design includes the use of brick for the second and third stories, with limestone decorated windows.
- Use of StoneLite panels for the cornice.

At the April 20 meeting, the Applicant will review the revised plans and explain the design decisions in response to the Board's comments.

The images on the following pages compare some of the plans considered at the March 16 DRB meeting with the current amended plan (Figures 1 through 6).



Figure 1 – Front Building Elevation – Green Bay Road (March 16 Meeting)



Figure 2 – Amended Front Building Elevation – Green Bay Road

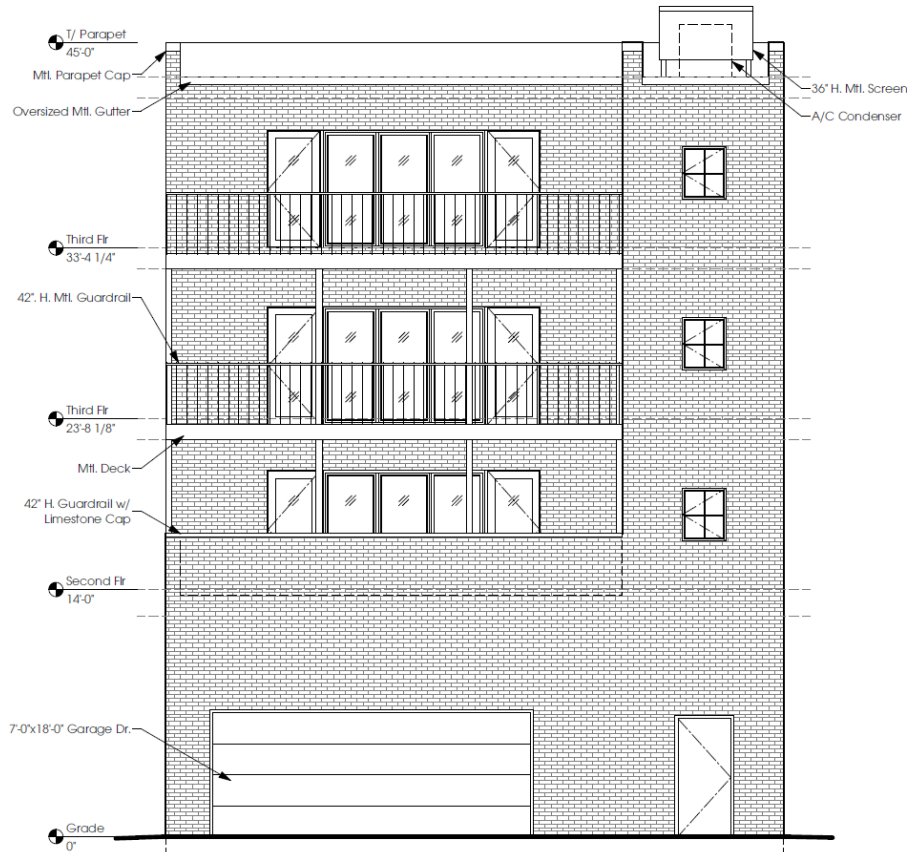


Figure 3 – Rear Building Elevation – Public Alley (March 16 Meeting)

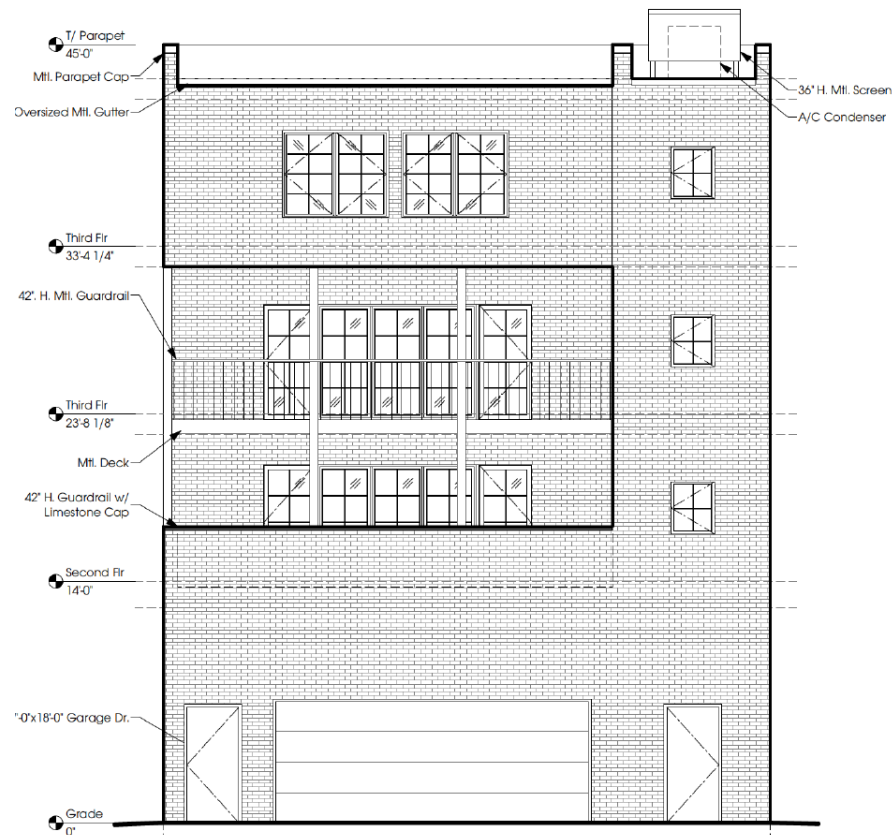


Figure 4 – Amended Rear Building Elevation – Public Alley



Figure 5 – Rendering of Proposed Building (March 16 Meeting)



Figure 6 – Amended Rendering of Proposed Building

OTHER ADVISORY BOARD/COMMISSION REVIEW

As noted in the March staff report to the DRB, 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 seeking approval to (i) provide less than the minimum required rear yard setback; and (ii) provide less than the minimum required off-street parking spaces for the three residential units. The upper-story setback variation that was noted in the March DRB staff report is no longer necessary as the revised plans currently before the DRB include the required fourth story setback of 10 feet.

It is worth noting that Village staff and the Applicant are studying issues with the powerlines at the rear of the Subject Property. In order for the proposed construction to comply with the minimum clearance requirements between powerlines and buildings, the design of the rear of the building may have to be altered, which would increase the rear yard setback of the building; and therefore, reduce the requested rear yard setback variation.

The Zoning Board of Appeals (ZBA) considered the special use permit and variation requests on April 10, 2023. It is important to note that the plans considered by the ZBA were the same as the revised plans that are currently being considered by the DRB. After hearing from the Applicant, the ZBA discussed the request. The members did not have concern regarding the rear yard setback variation. However, two members expressed concern regarding the lack of parking that would be provided for the residential units and setting a precedent for future mixed-use development. Others felt that the parking requirements are outdated, especially for a site that is located in close proximity to public transit and within walking distance of many businesses and community services. The difficulty of providing the required parking on a site that is 2,512 square feet in lot area was also discussed by the ZBA. Ultimately, by a vote of 4-1, the ZBA voted to recommend approval of the request.

The Plan Commission is scheduled to consider the special use permit on April 26, 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 B1.

RECOMMENDATION

At the April 20, 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 A1: Applicant's Explanation of Revised Design, Materials, and Revised Plans

Attachment B1: March 9, 2023, DRB Staff Report and Attachments

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 engage the street front. 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 three forms. A strong limestone base to embrace the street level, the brick upper stories with limestone decorated windows, and the setback 4th flr mansard roof deck. A detailed limestone belt course highlights the change between the limestone base and the upper portion. The bedroom windows provide a balanced and restrained amount of glazing compared to a contemporary design. 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 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

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 - Stone Panels, LLC - See Attachment #9
 - Style: StoneLite Panel Cornice
 - Finish: Indiana Grey Limestone Below
10. Thin Veneer Limestone Panels - Stone Panels, LLC - See Attachment #10
 - Finish: Sanded
 - Color: Indiana Grey Limestone
11. Metal Coping - PAC Clad - See Attachment 11
 - Finish: Cityscape
12. Metal Standing Seam Roof - PAC Clad - See Attachment 12
 - Finish: Cityscape

564 Greenbay Rd - Material Sample Board



**Windows & Doors - Exterior
Finish - Black**
Marvin

**Storefront Windows -
Exterior Finish - Black**
Kawneer

**Metal Railing - Powder Coat
Finish - Black**

**Limestone Block &
Decoration - Indiana
Limestone Grey**

**Metal Roof & Coping -
Cityscape**
PAC-Clad

**Brick - Atlas, Color - Pewter
& Pale Gray Mortar**
Interstate Brick

**Thin Veneer Limestone
& Cornice -
Indiana Limestone -
Sanded Finish**
StonePanels Inc.

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.

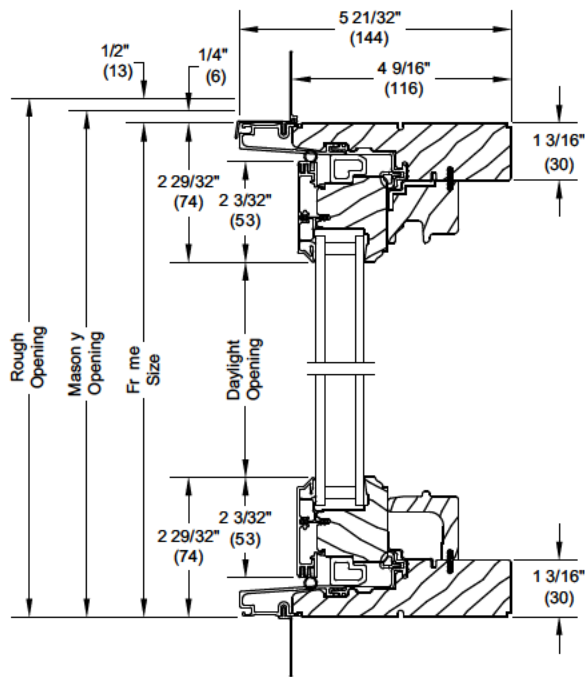
Attachment #1

Ultimate Casement, Awning and Picture

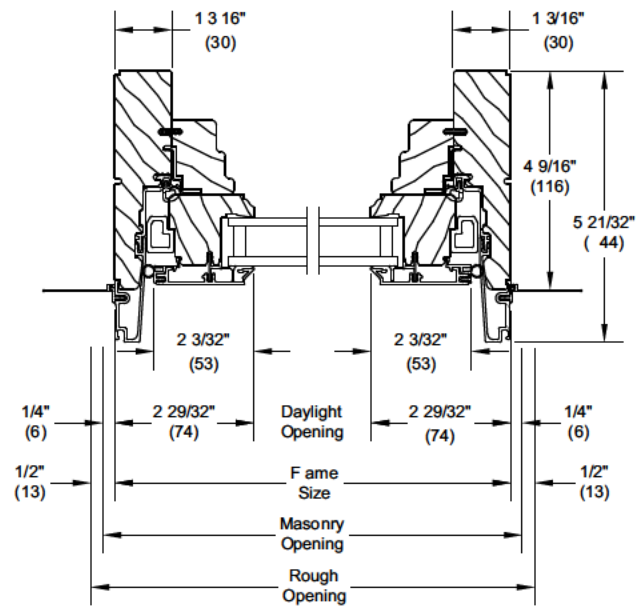
Section Details: Operating/Stationary/Picture - 1" (25) IG

Scale: 3" = 1' 0"

Stationary/Picture

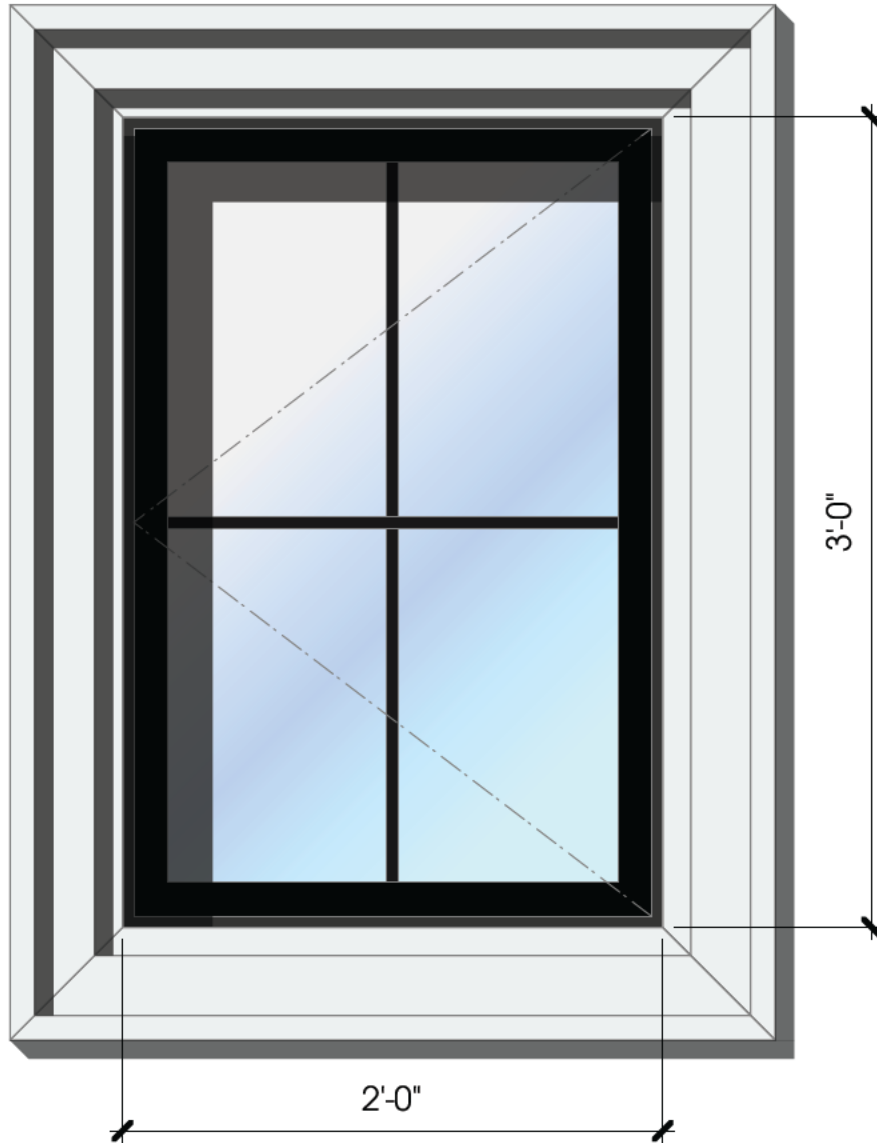


Head Jamb and Sill



Jambs

Architectoral 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:**

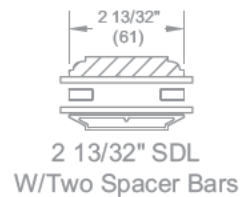
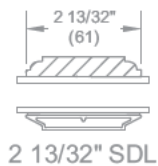
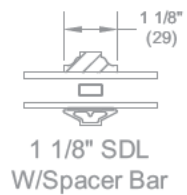
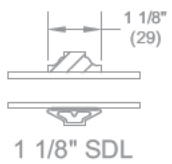
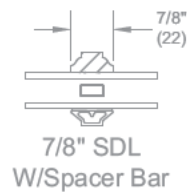
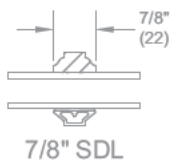
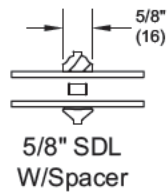
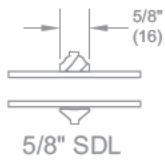
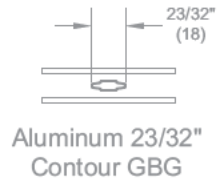
- Glazing method: Insulating - Dual Pane or Tri Pane
- Glazing seal: Silicone glazed
- Standard glass: Insulating Dual Pane Low E2 with Argon or Air
- Optional dual-pane glass make-ups:
 - Low E1 Argon or Air,
 - Low E3 Argon or Air,
 - Low E2/ERS Argon or air,
 - Low E3/ERS Argon or air, clear, tints, 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

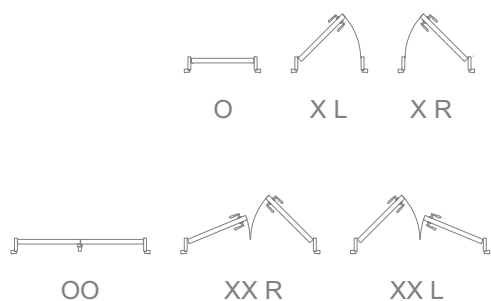
Standard Divided Lite Options



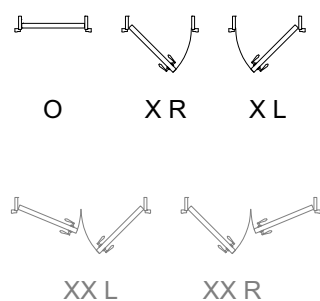
Attachment #2

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.

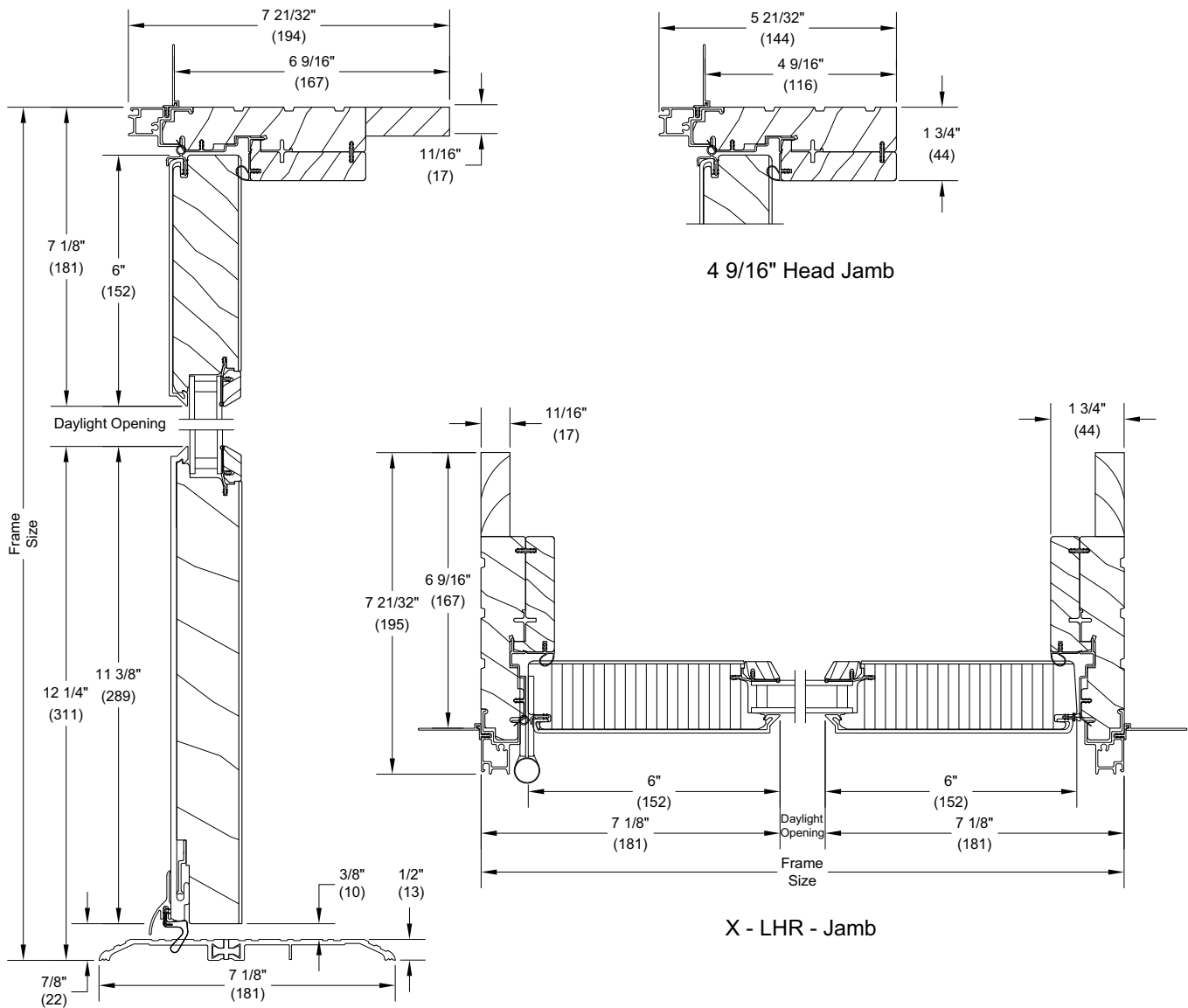
Weather Strip:

- 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

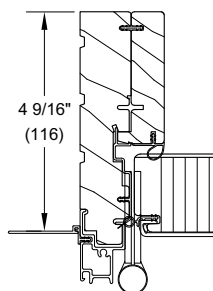
1 3/4" Commercial Section Details: Operating

Scale: 3" = 1' 0"

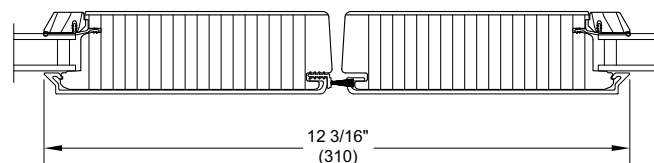


Head Jamb and Sill

X - LHR - Jamb



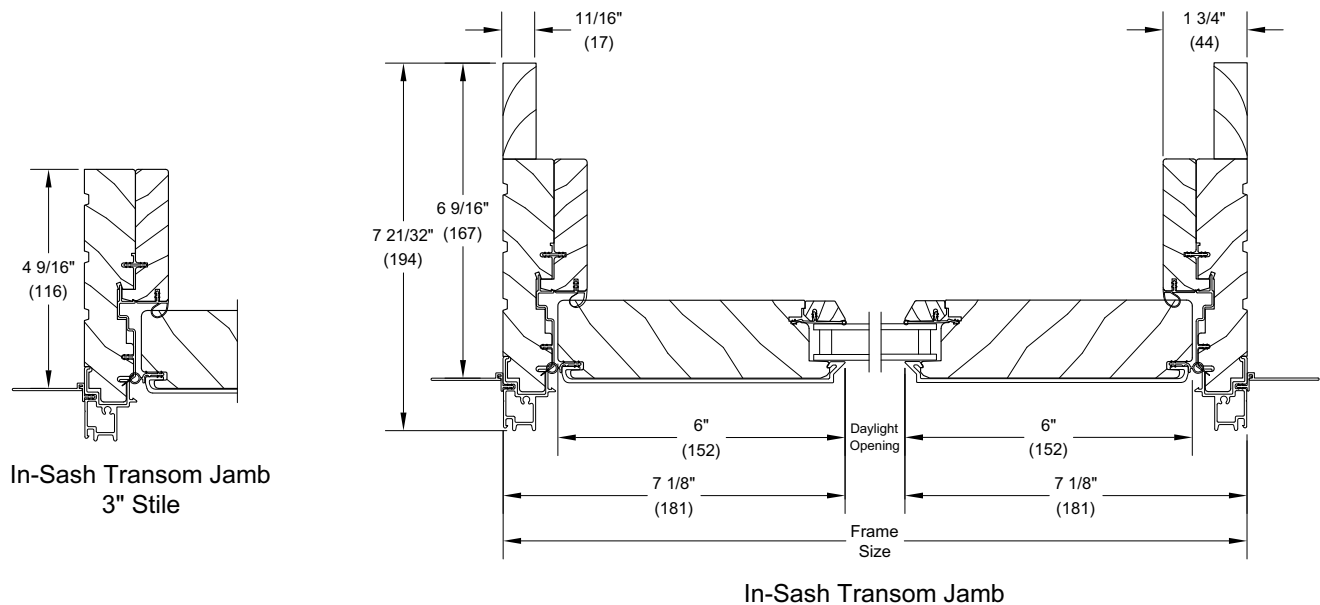
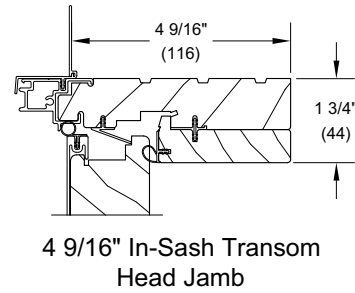
4 9/16" Jamb



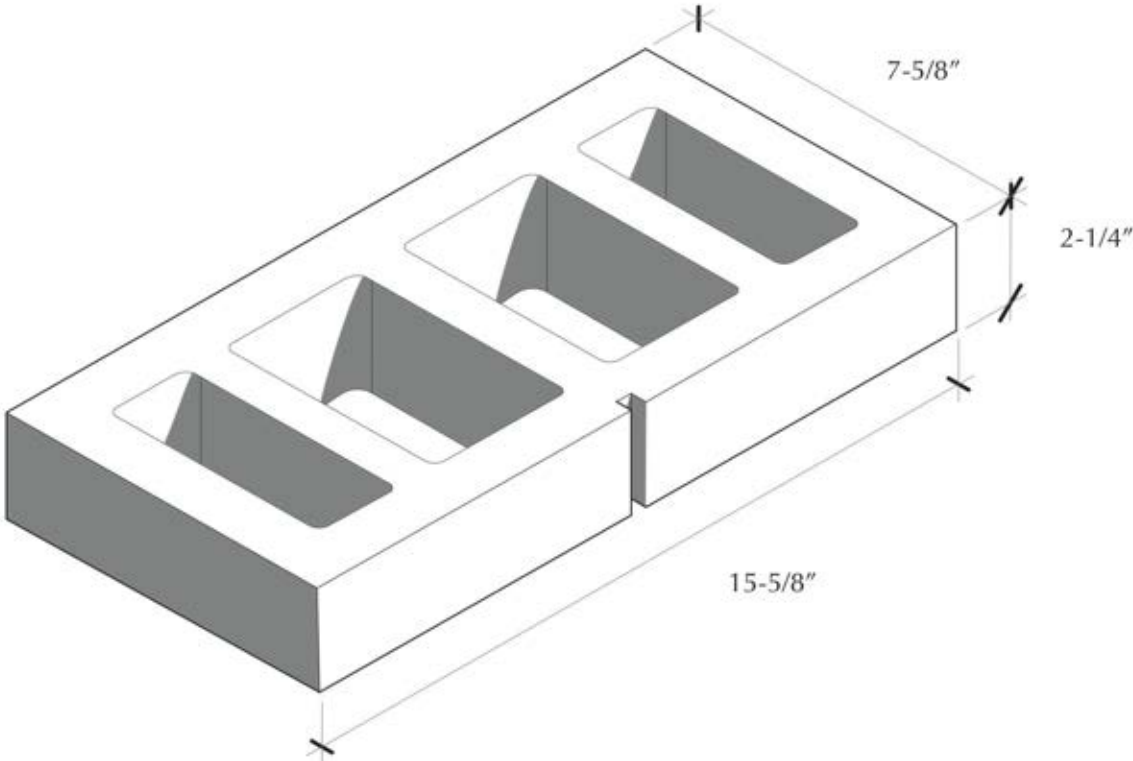
XX - Meeting Stiles

Attachment #3

Scale: 3" = 1' 0"



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 >

Attachment #6

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:

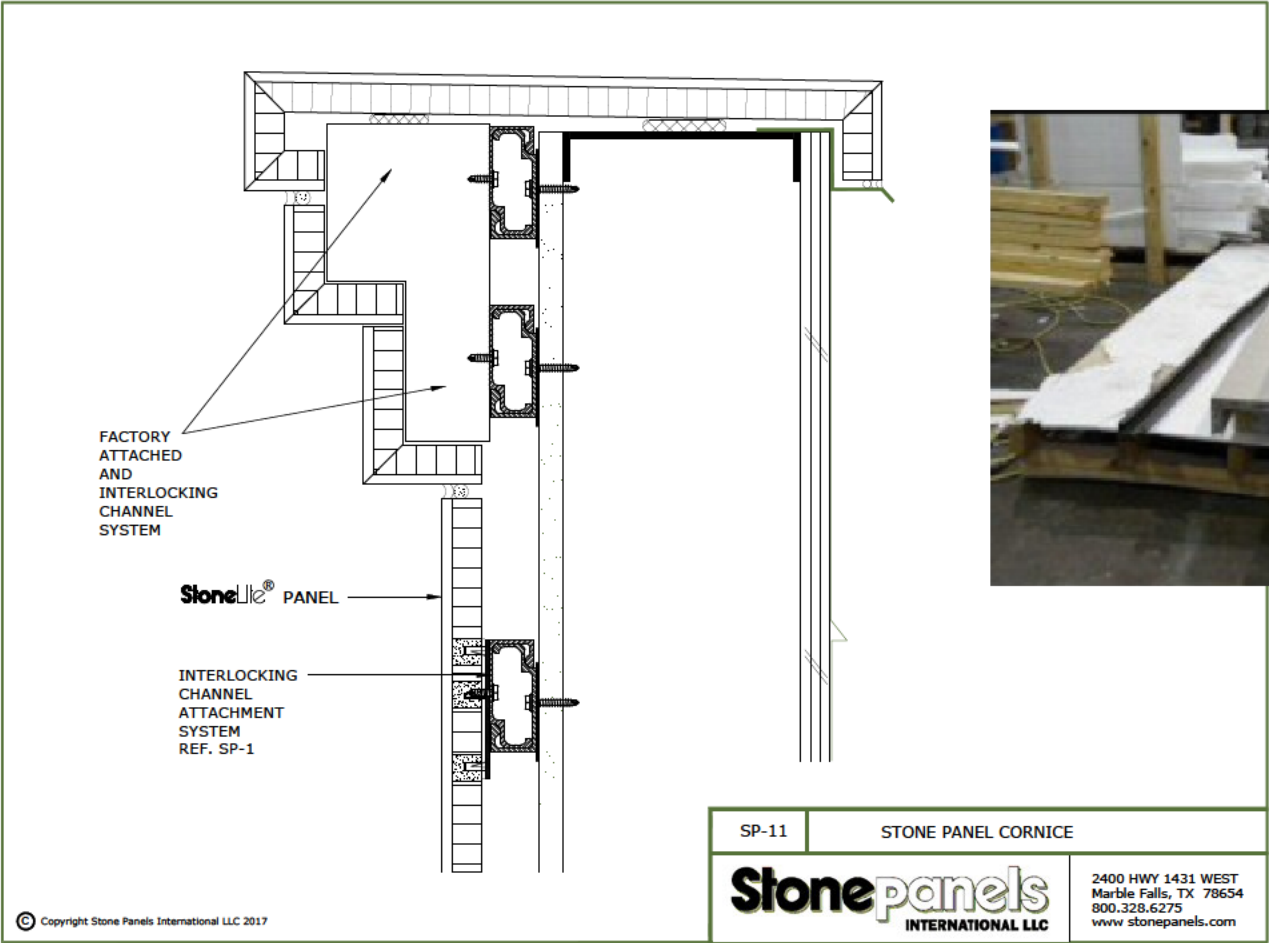
Room:

Placement:

Approval:

Attachment #8

Example Cornice Section



Technical Information

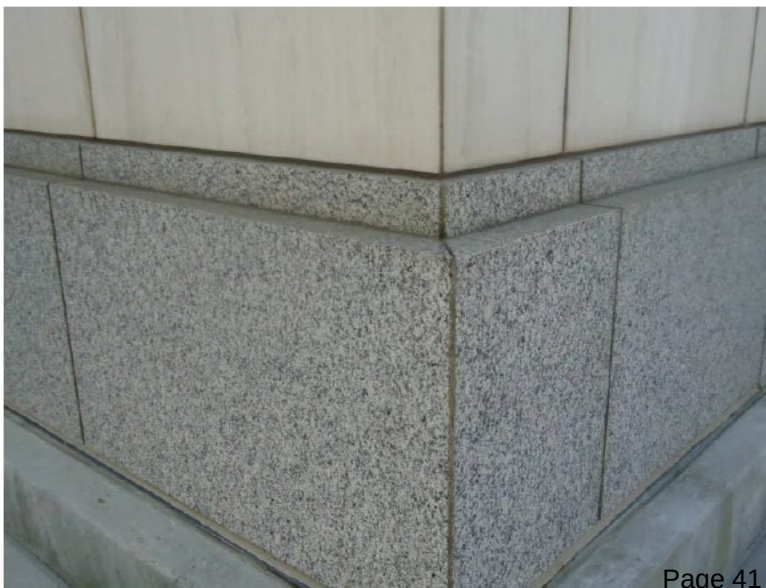
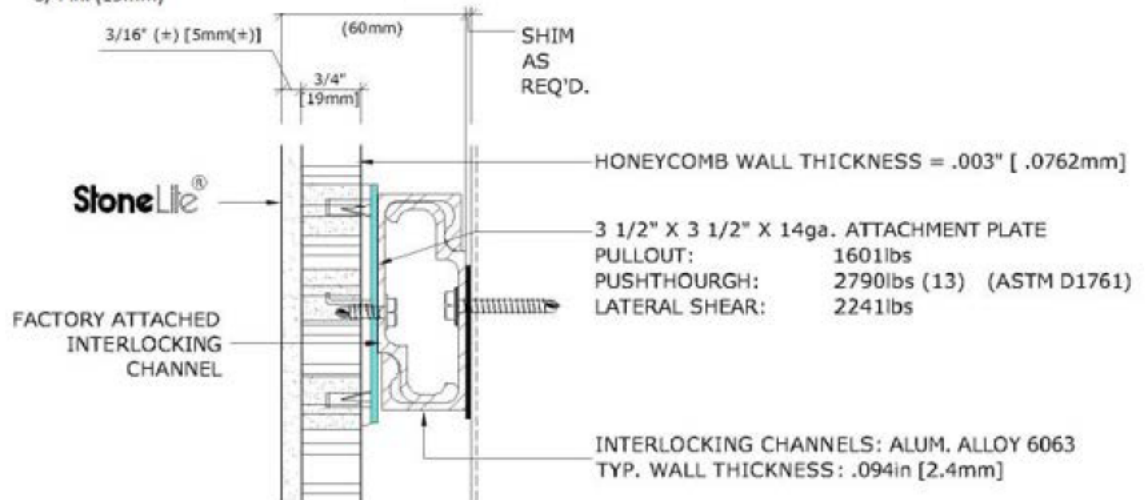


Panel Strength

- (1) Flexural Strength = 1012in - lbs (ASTMC880)
- (1) Tensile Bond = 299 psi (ASTM D897)
- (4) Flatwise Tension = 290 psi (ASTM C-67)
- (10) Racking Shear = 5000 lbs (+) (ASTM E-72)
- (12) Flexural = 479 psf positive (ASTM E-72-05)
430 psf negative (35.5" span)

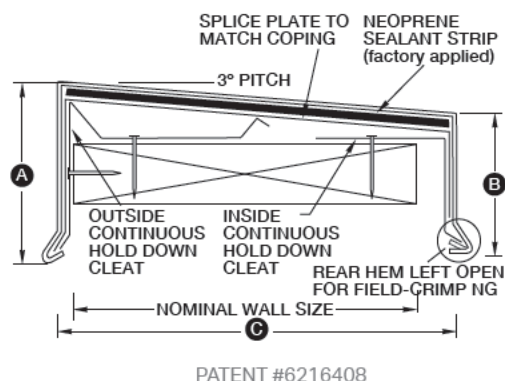
Product Data

Average Weight:	3.3 pounds / sq. ft. (16 kg/sq. M)
Standard panel dimensions:	4' x 8' (1219 x 2438mm)
Maximum panel dimensions:	5' x 10' (1524 x 2845mm) Ltd. Availability
Overall panel thickness:	15/16 in. +/- 1/16 in. (24mm +/- 1.6mm)
Tolerances (length, width & squareness):	+/- 1/16 in. (+/- 1.6mm)
Aluminum honeycomb thickness:	3/4 in. (19mm)



Attachment #10

PAC-CONTINUOUS CLEAT COPING



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

TITE-LOC PLUS PANEL

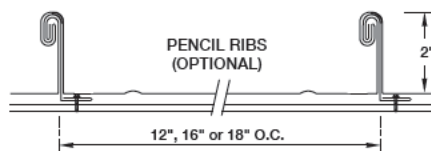
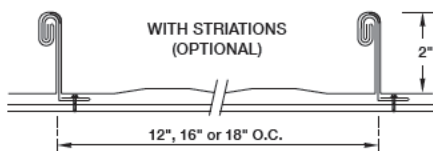
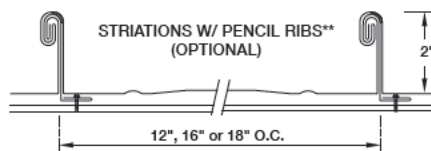
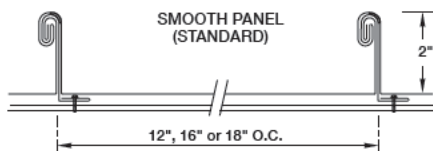
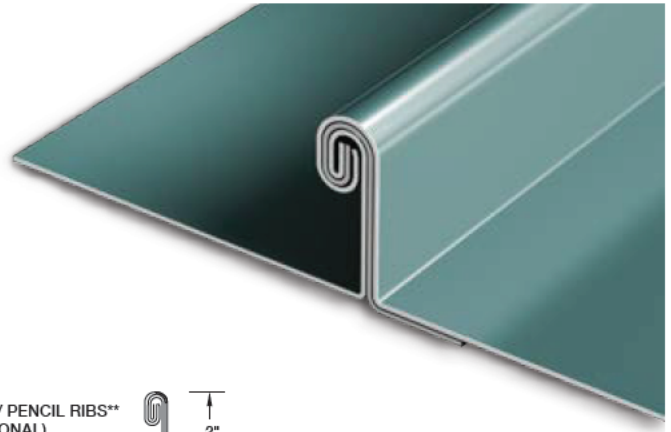
MATERIALS

.032 aluminum*	24 gauge steel*
.040 aluminum*	22 gauge steel*

SPECS

12", 16" or 18" O.C. 2" High

UL-90



PRODUCT FEATURES

- ▶ Herr-Voss corrective leveled
- ▶ Pencil ribs and striations are only available by request
- ▶ 30-year non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)

- ▶ 22 stocked colors (.040 aluminum)
- ▶ Galvalume Plus available

UL CLASSIFICATION

- ▶ UL-580 Class 90 rated up to 18" O.C.
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

TESTS (TITE-LOC PLUS ONLY)

- ▶ 24 Gauge steel SSTD Missile Impact Tested - Passed

- ▶ .032 aluminum SSTD Missile Impact Tested - Passed

ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E331/1646 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E2140 (Tite-Loc Plus only)

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Tite-Loc Plus.

*24 gauge and 22 gauge steel and .032 and .040 aluminum panels are UL-90 classified over solid substrate. See roof deck construction in Underwriters Laboratories roofing materials and systems directory. 24 gauge and 22 gauge Tite-Loc Plus panels are FM Approved in 12" and 16" widths over 16 gauge open purlins only.

** Not available in all locations. Consult PAC rep for availability.

Not all panel conditions are available in each Petersen branch; additional freight charges might apply if specific panel condition is required. Tite-Loc and Tite-Loc Plus panels are supplied "smooth" as standard. Customer must advise if additional panel conditions are required.

Attachment #12



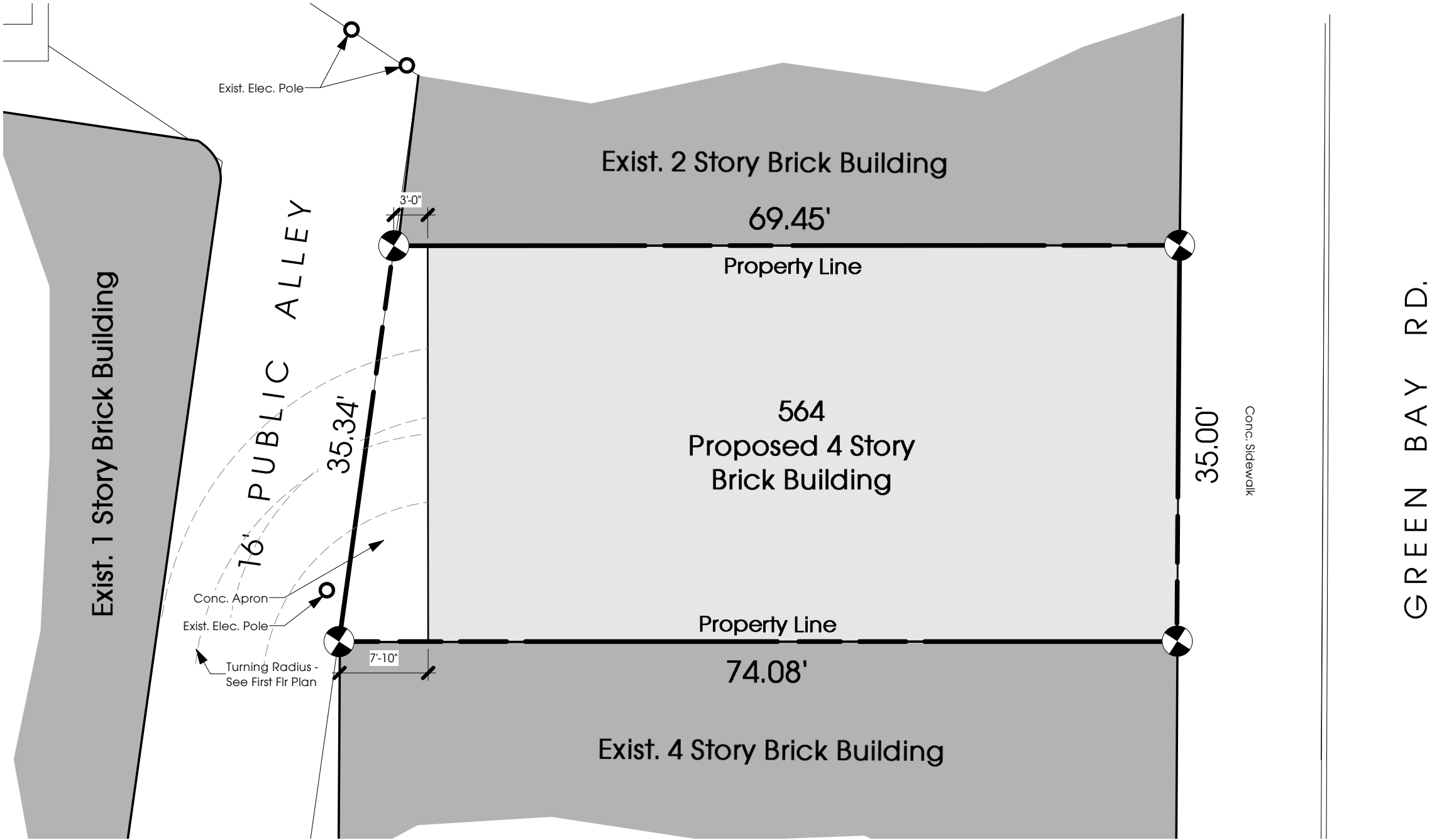
800 PAC CLAD | PAC-CLAD.COM

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Zoning Data

Zoning District	C2	
	Req'd/ Max	Proposed
Lot Area (Per Surveyor)		2,512 s.f.
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"	10'-0"
Floor Area:		
Lower Flr		2,313 s.f.
GFA for Commerical		1,388 s.f.
First Floor		2,313 s.f.
GFA for Commercial		922 s.f.
Second Floor		1,790 s.f.
Interior		1,532 s.f.
Deck		258 s.f.
Third Floor		1,698 s.f.
Interior		1,532 s.f.
Deck		166 s.f.
Fourth Floor		1,690 s.f.
Interior		1,344 s.f.
Deck		346 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 31, 2023

08162432 FT

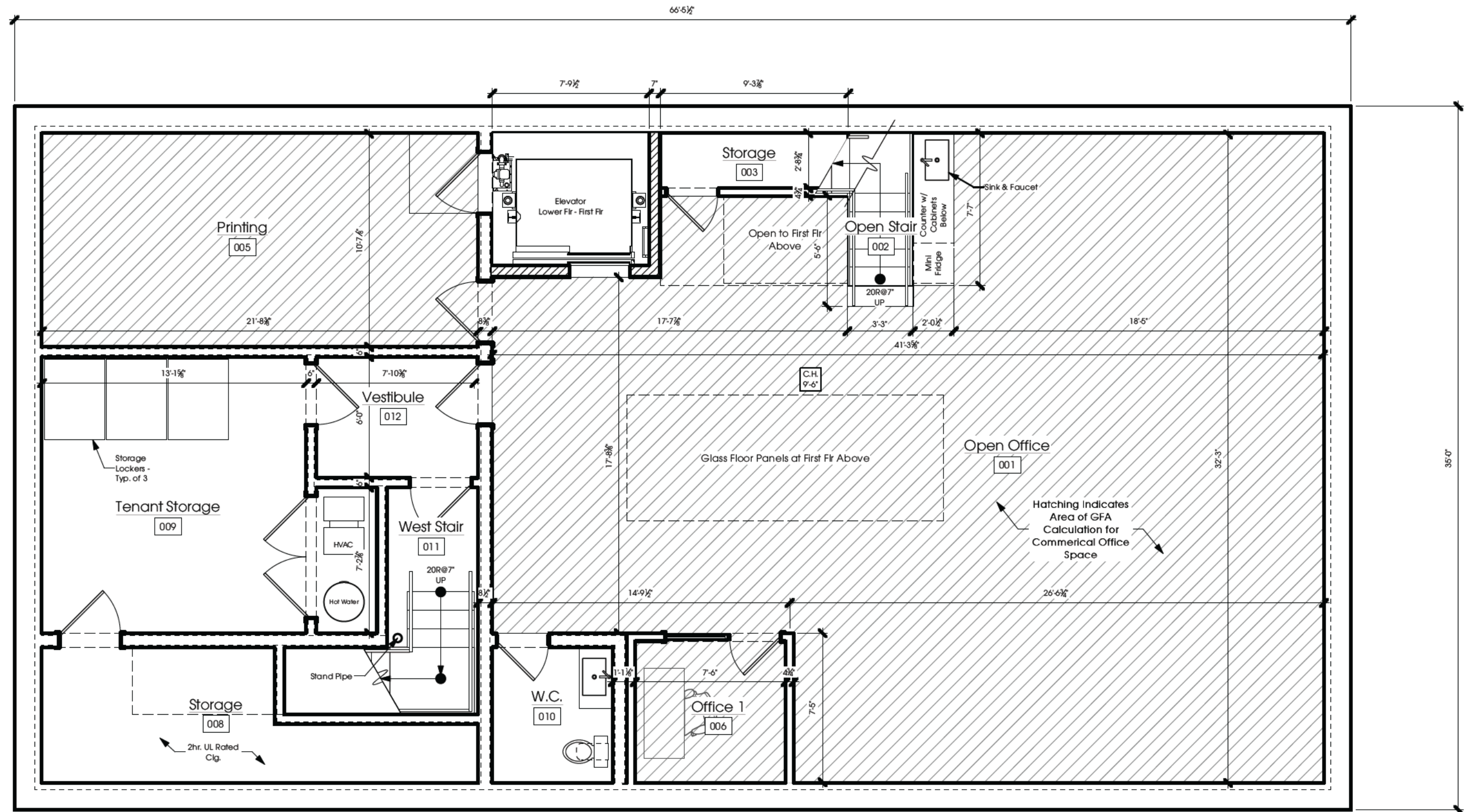
3/32" = 1'-0"

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1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

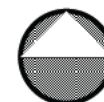
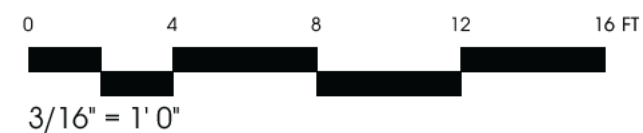


New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

Lower Flr Plan

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

Mar 31, 2023



GFA Calculations:

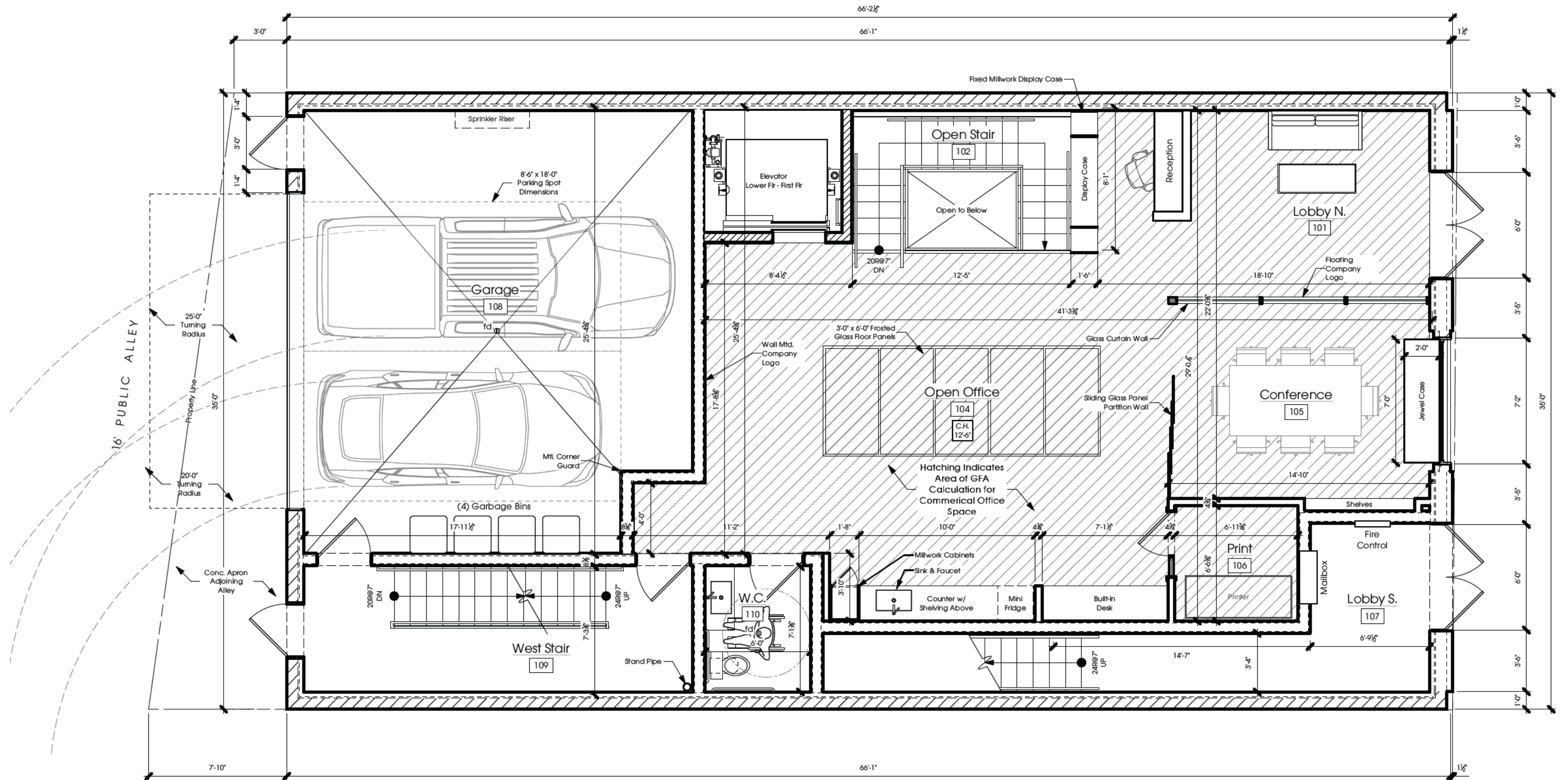
First Floor: 922 SF

Lower Floor: 1,388 SF

Total GFA: 2,310 SF

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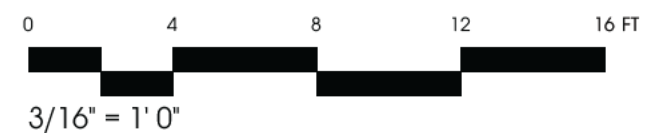


First Flr Plan

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

Mar 31, 2023

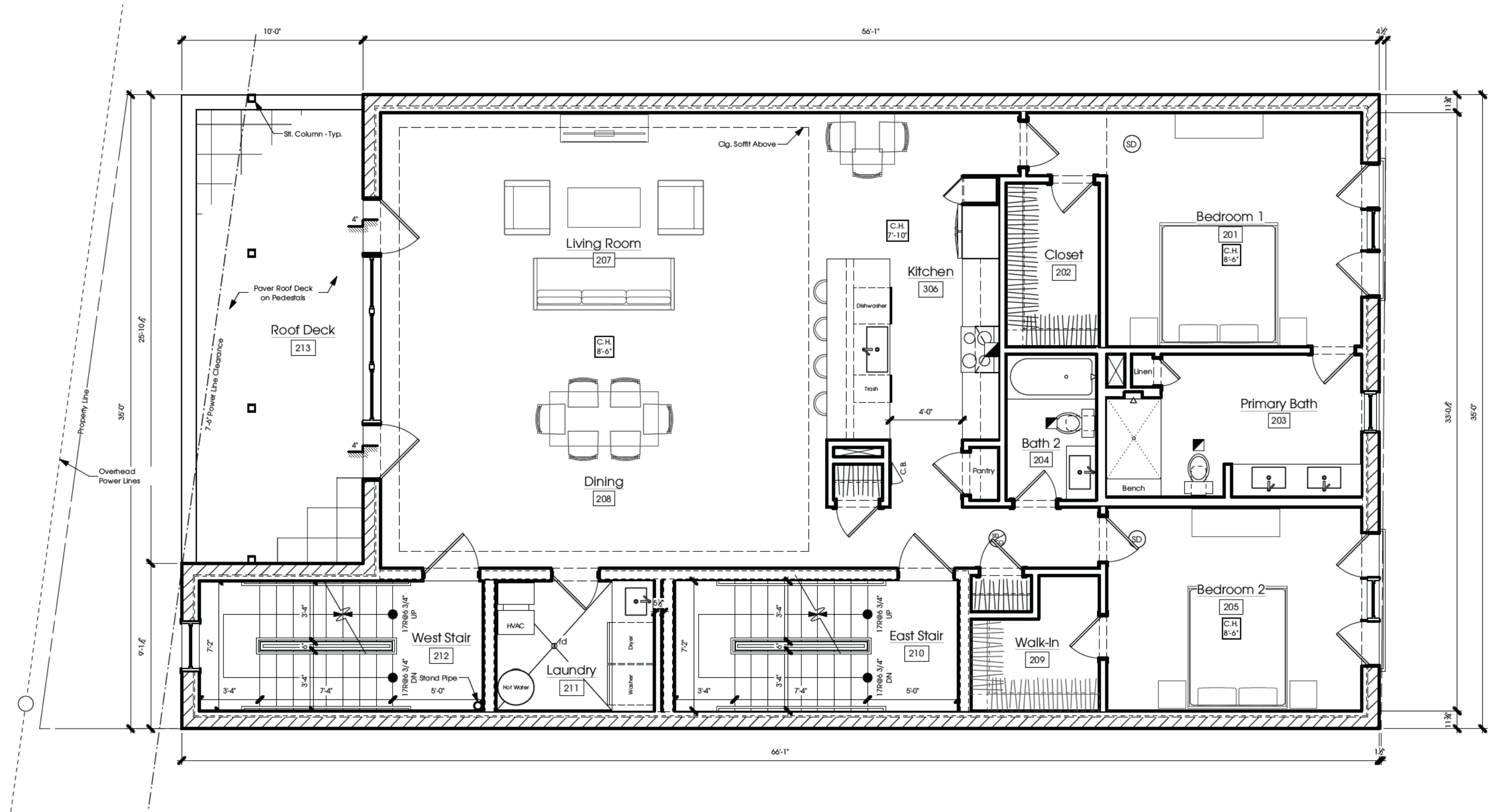
New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL



GFA Calculations:

First Floor: 922 SF
Lower Floor: 1,388 SF
Total GFA: 2,310 SF

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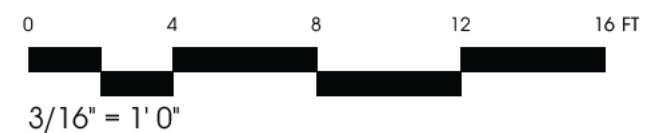


Second Flr Plan

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

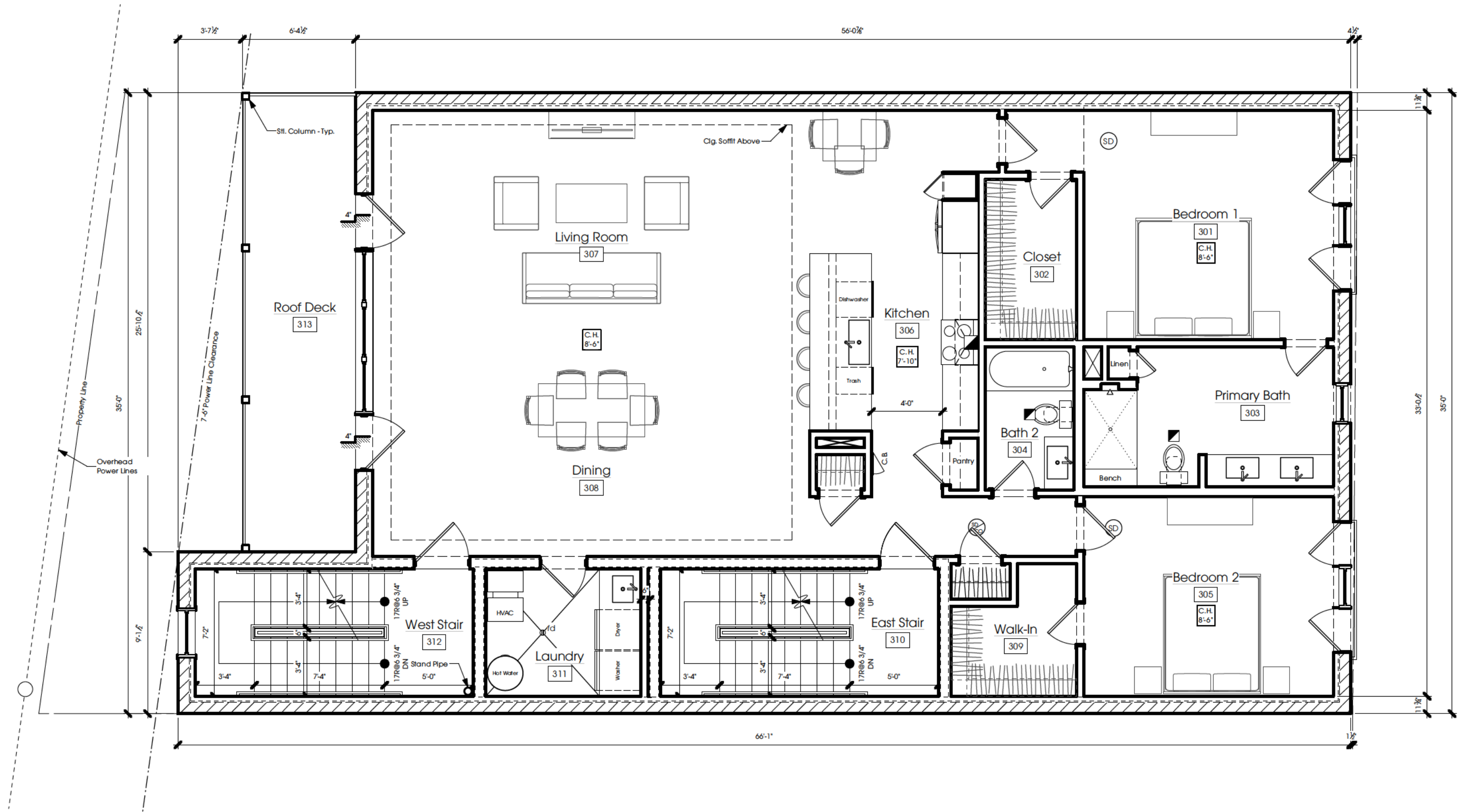
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New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL



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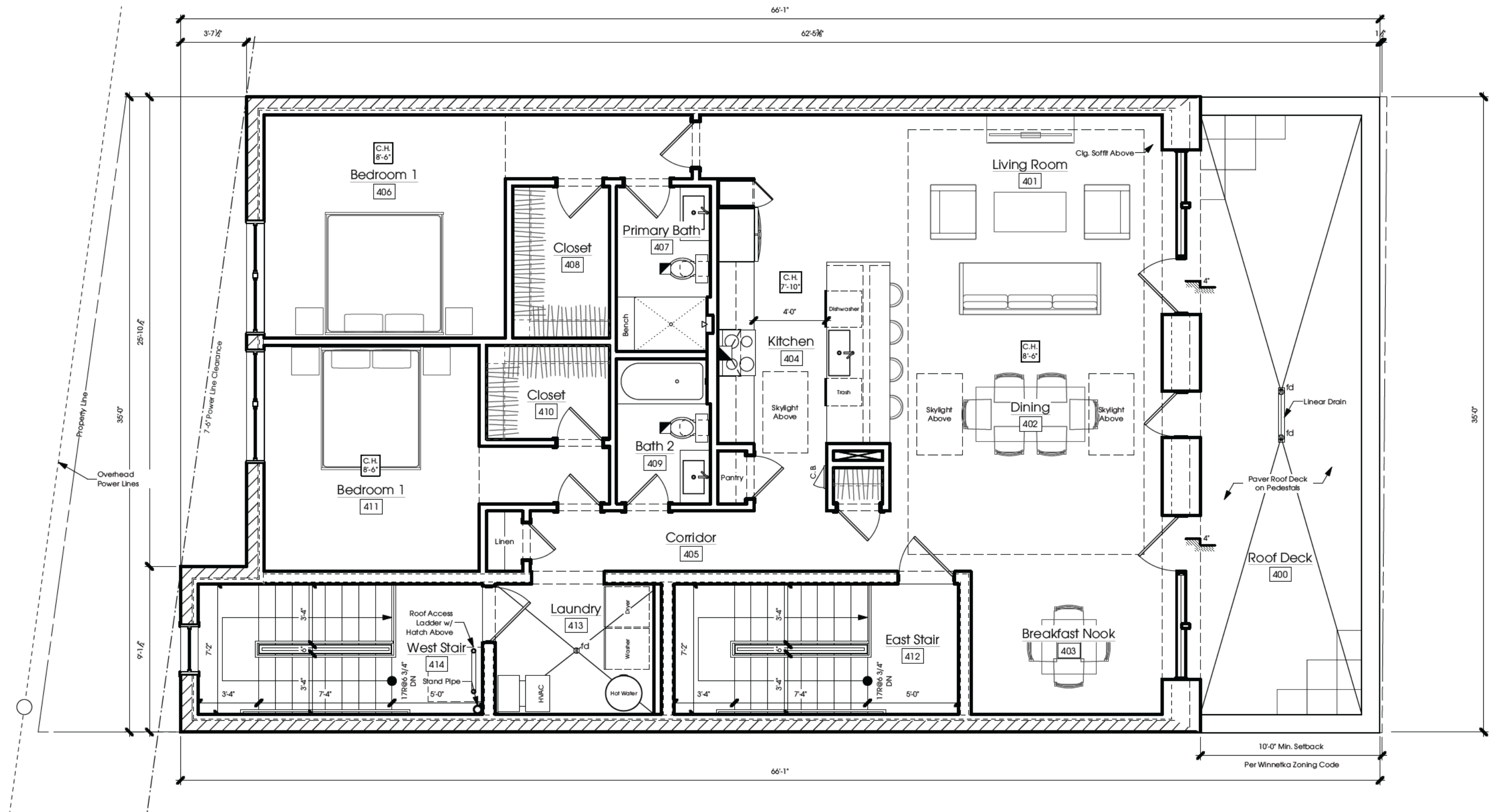
New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

Third Flr Plan
Scale: 3/16" = 1'-0"
Mar 31, 2023

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Pg.6

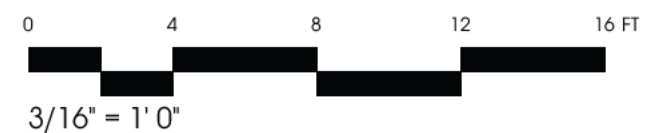


Fourth Flr Plan

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

Mar 31, 2023

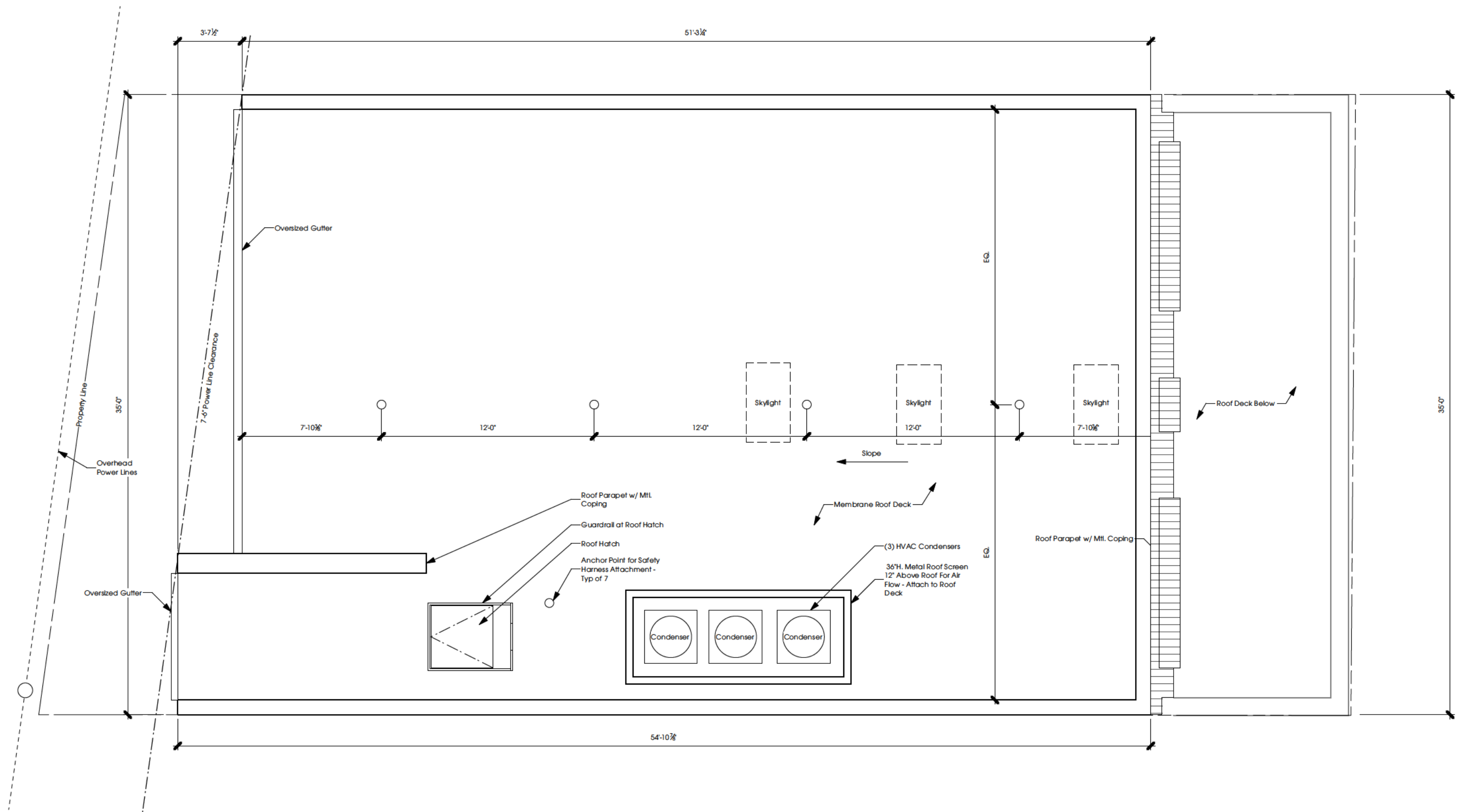
New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL



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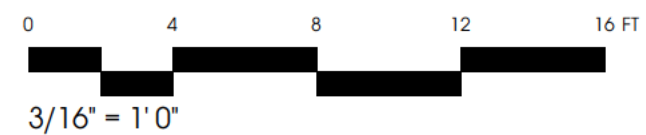


Roof Plan

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

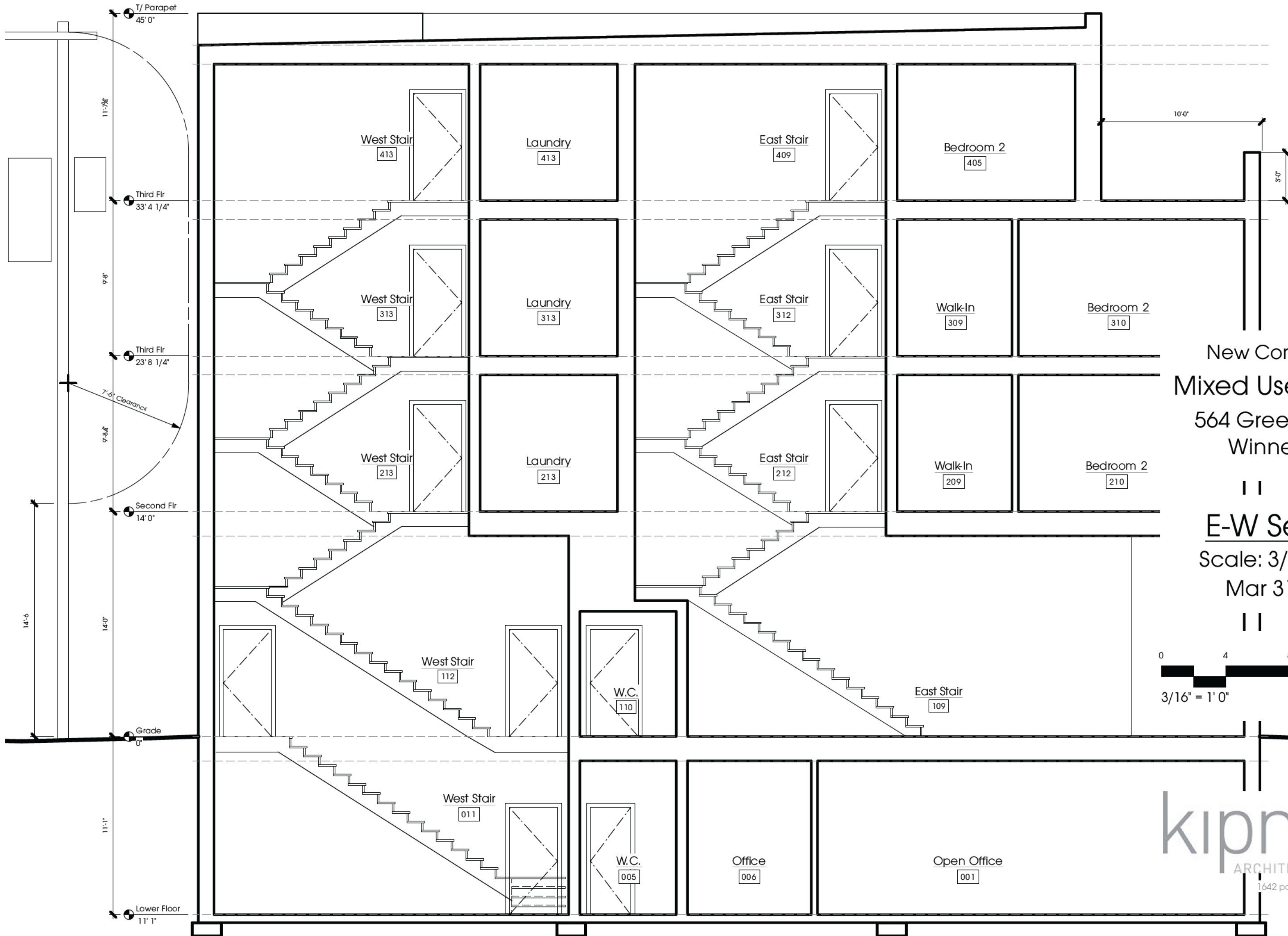
Mar 31, 2023

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Mixed Use Building
564 Green Bay Rd.
Winnetka, IL



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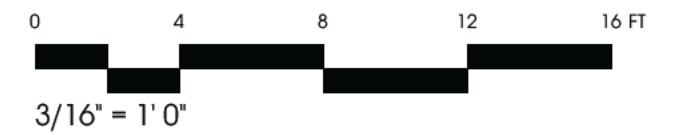


New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

E-W Section

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

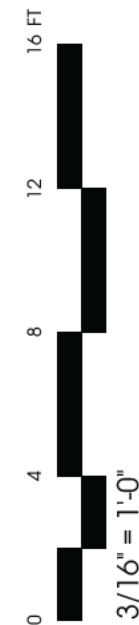
Mar 31, 2023



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



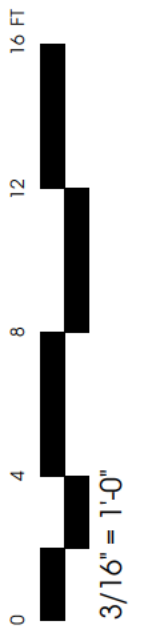
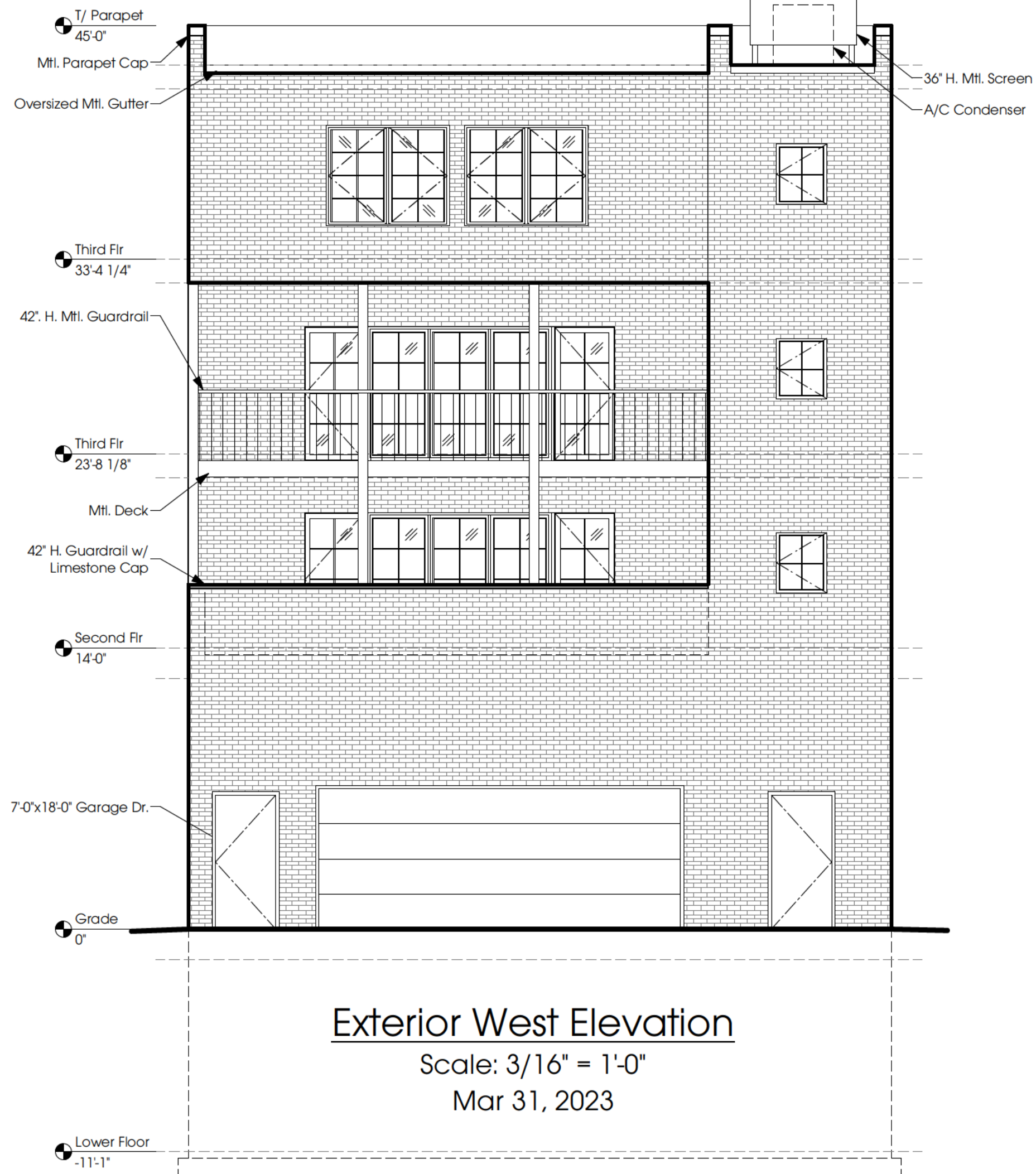
Exterior East Elevation

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

Mar 31, 2023

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

Exterior West Elevation

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

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Pg.11



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

Exterior Rendering
Scale: 3/16" = 1'-0"
Mar 31, 2023

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Pg.12



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).

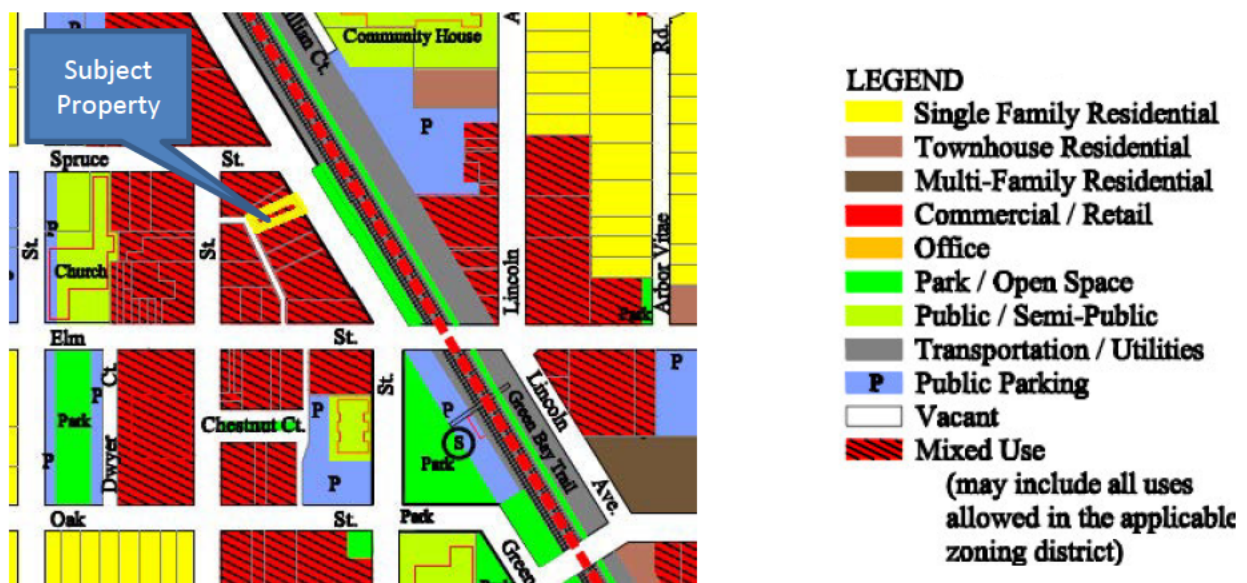


Figure 4 – Comprehensive Plan Land Use Map

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.

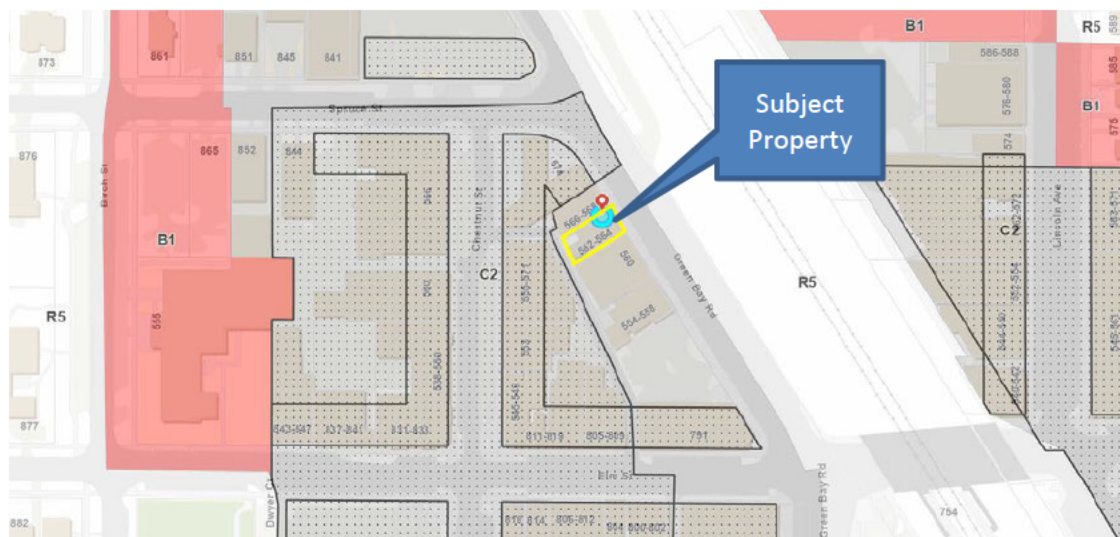


Figure 5 – Zoning Map

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.

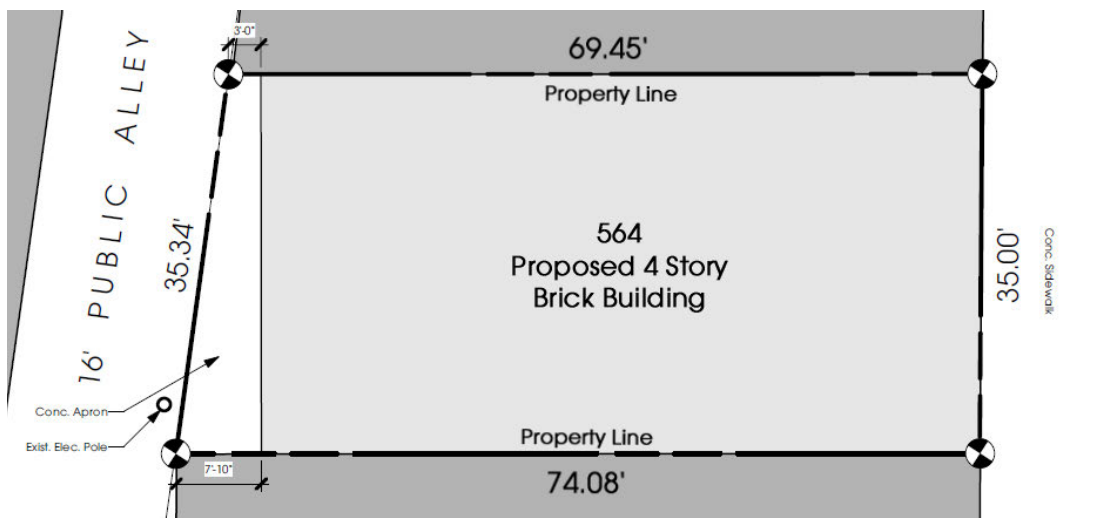


Figure 6 – Site Plan



Figure 7 – Front Building Elevation – Green Bay Road

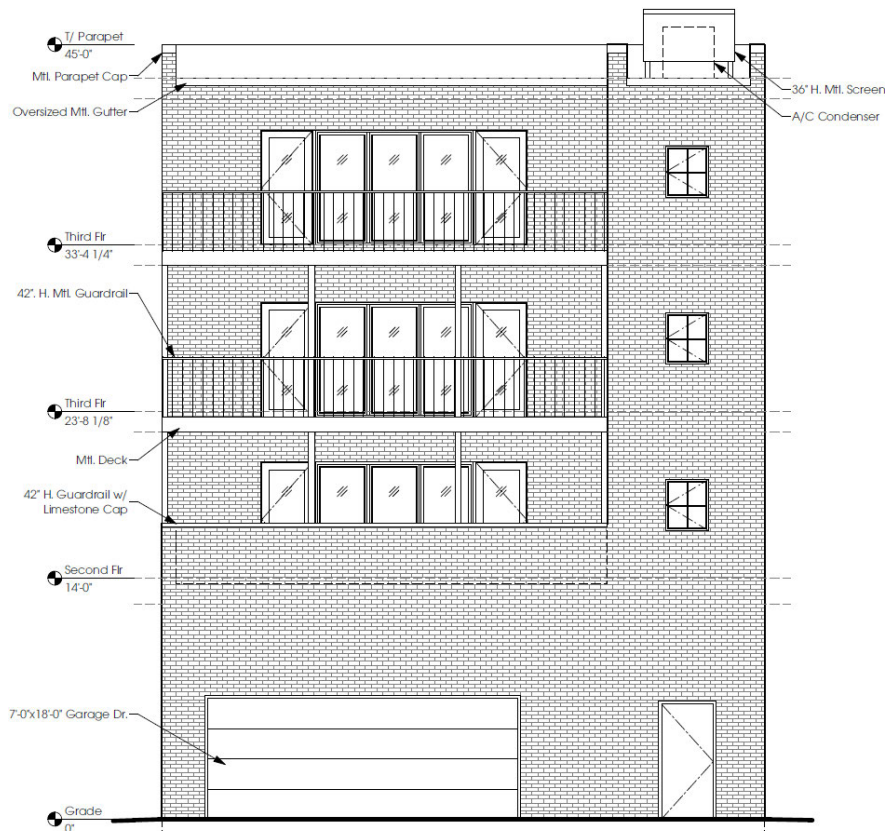


Figure 8 – Rear Building Elevation – Public Alley



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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Paul E. Lazarre

ADDRESS

2401 N. Clark Street, Chicago, IL 60614

PHONE NO.

847-274-6898

EMAIL

[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 StreetEvanston, 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, FALA

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



Metal Coping Cap -
Color - Granite
Pac-Clad

Brick - Atlas C I - Pewter
& Pale ra M ta
Interstate Brick

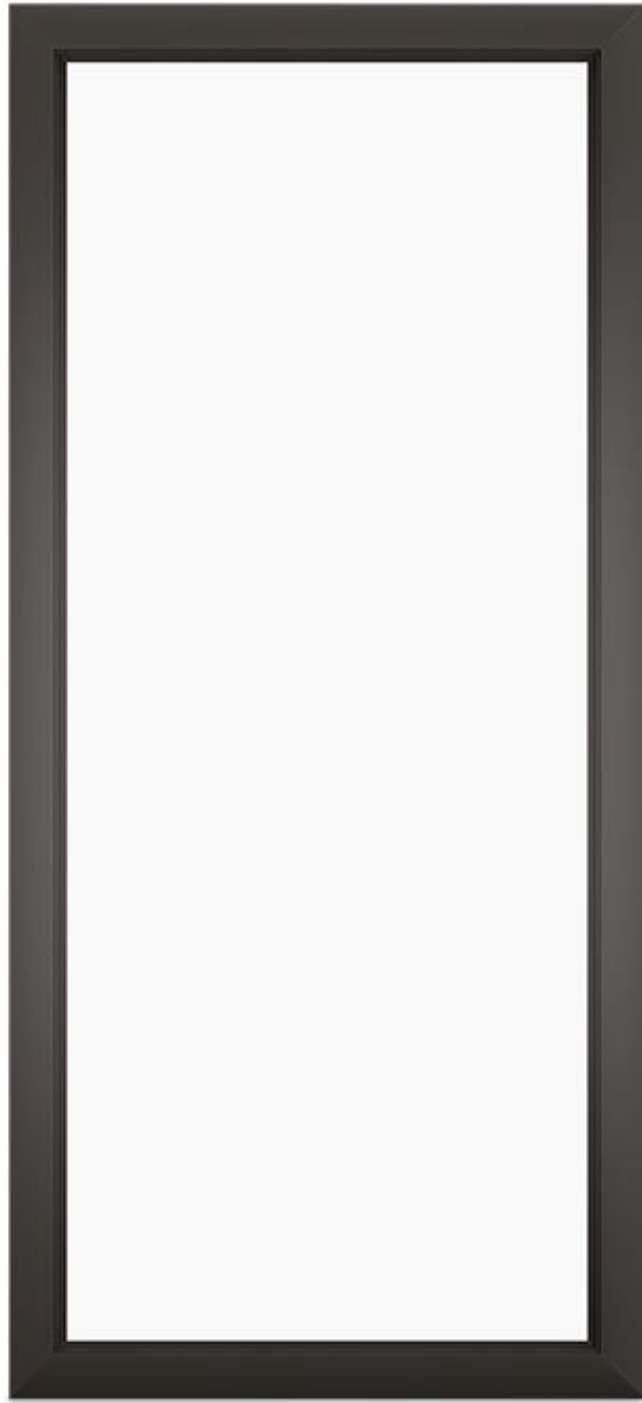


Limestone - Indiana
Limestone

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.

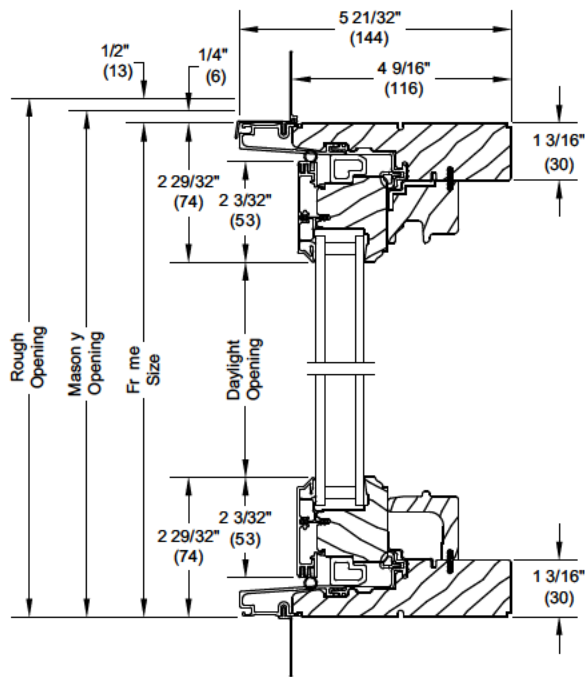
Attachment #1

Ultimate Casement, Awning and Picture

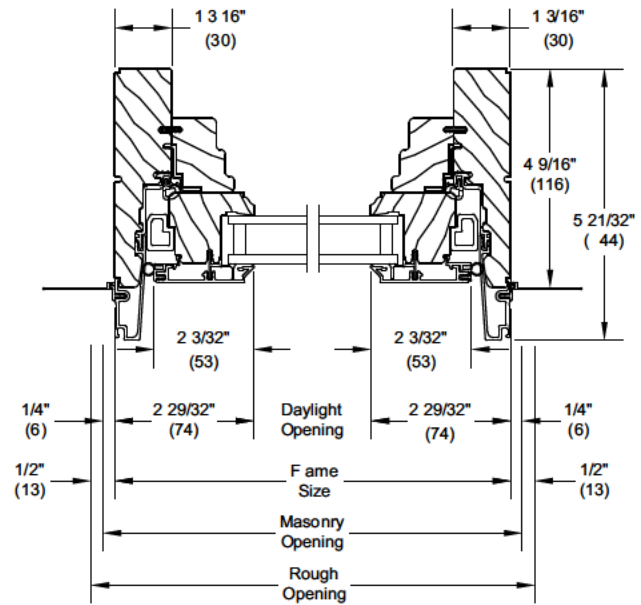
Section Details: Operating/Stationary/Picture - 1" (25) IG

Scale: 3" = 1' 0"

Stationary/Picture



Head Jamb and Sill



Jambs

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:**

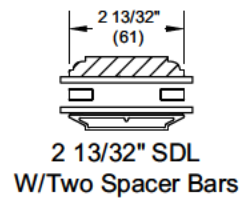
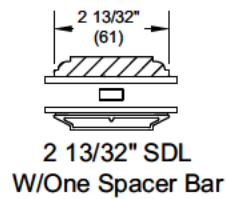
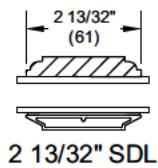
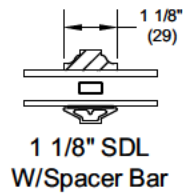
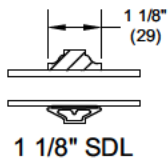
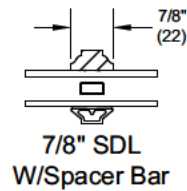
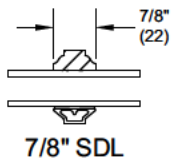
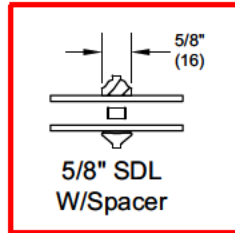
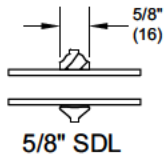
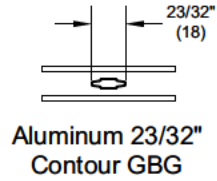
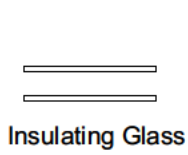
- Glazing method: Insulating - Dual Pane or Tri Pane
- Glazing seal: Silicone glazed
- Standard glass: Insulating Dual Pane Low E2 with Argon or Air
- Optional dual-pane glass make-ups:
 - Low E1 Argon or Air,
 - Low E3 Argon or Air,
 - Low E2/ERS Argon or air,
 - Low E3/ERS Argon or air, clear, tints, 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

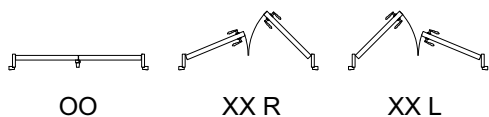
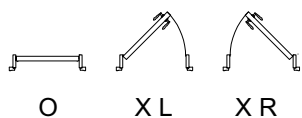
Standard Divided Lite Options



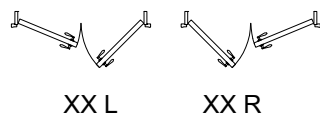
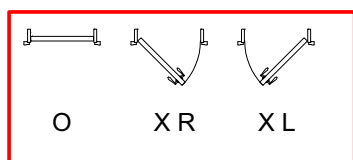
Attachment #2

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.

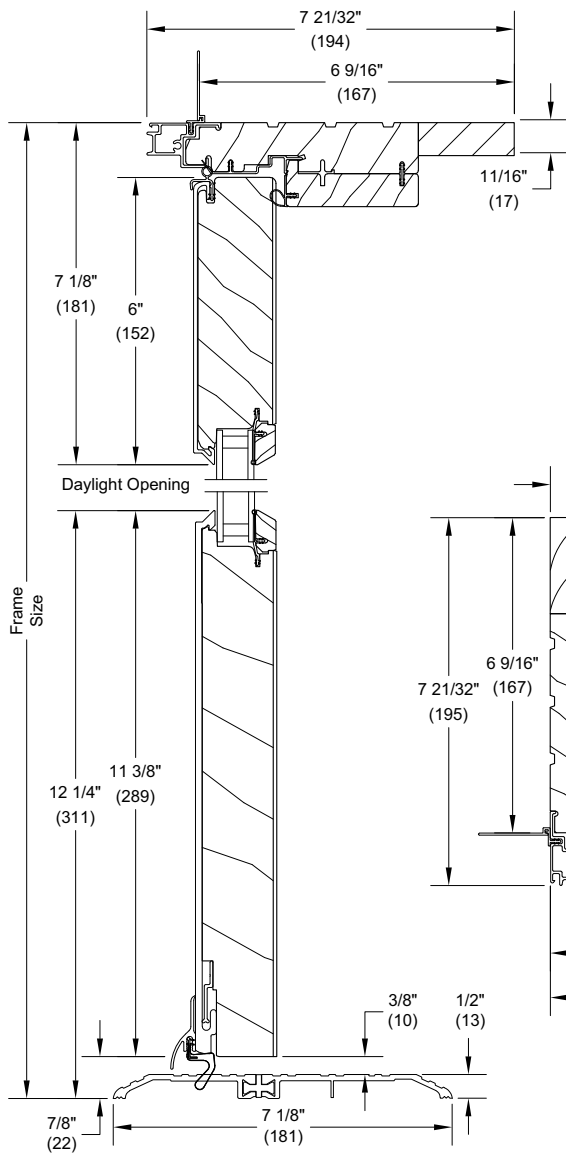
Weather Strip:

- 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.

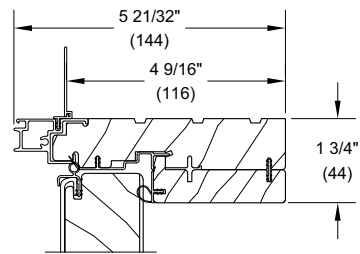
Attachment #3

1 3/4" Commercial Section Details: Operating

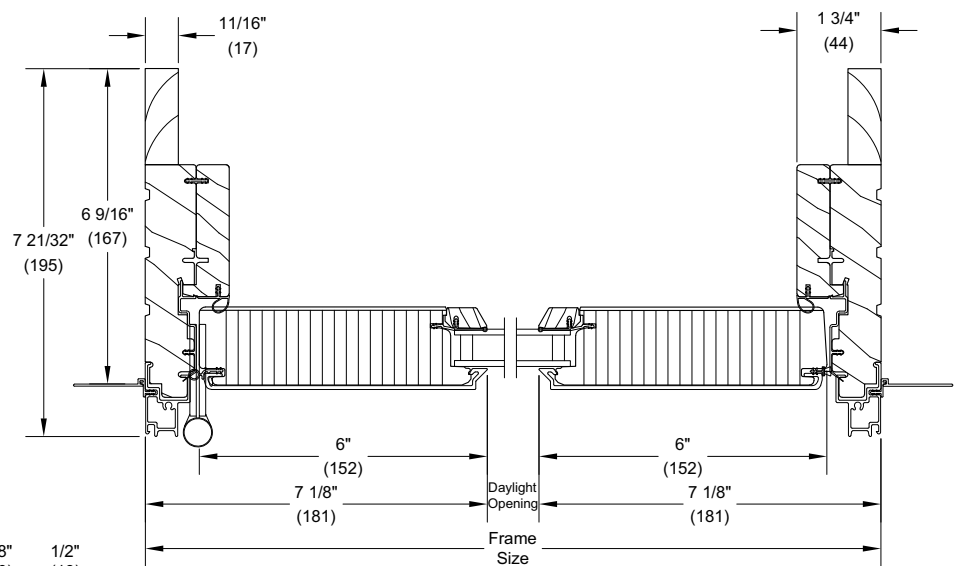
Scale: 3" = 1' 0"



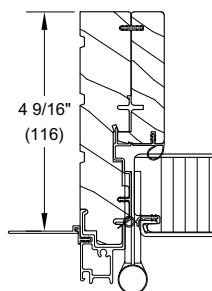
Head Jamb and Sill



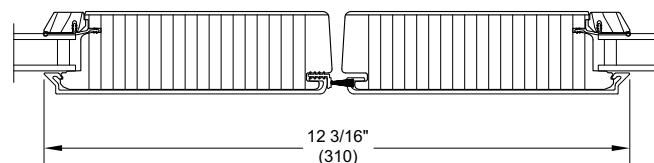
4 9/16" Head Jamb



X - LHR - Jamb



4 9/16" Jamb

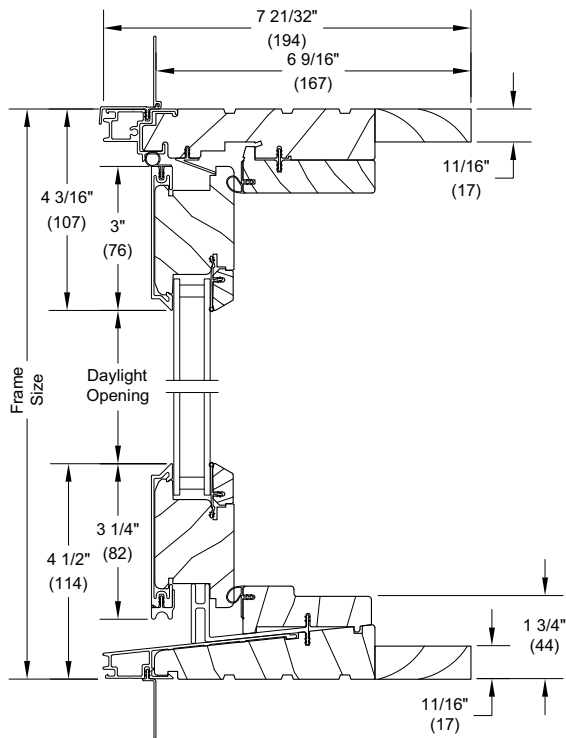


XX - Meeting Stiles

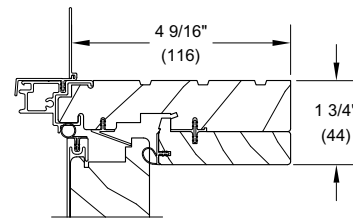
Attachment #3

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

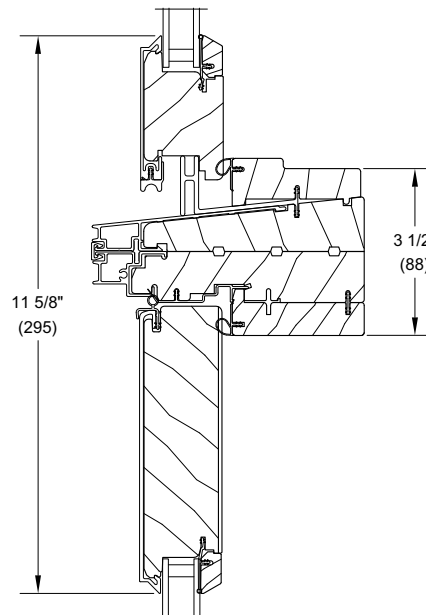
Scale: 3" = 1' 0"



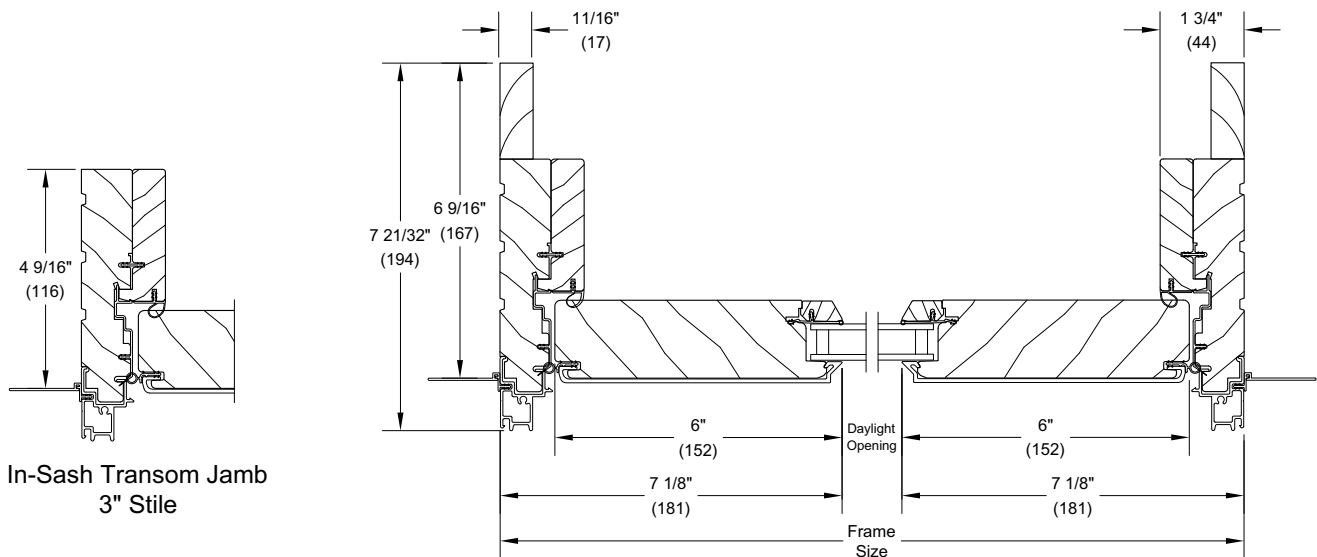
Head Jamb and Sill



4 9/16" In-Sash Transom
Head Jamb



Rectangular Transom
over Outswing CD Door

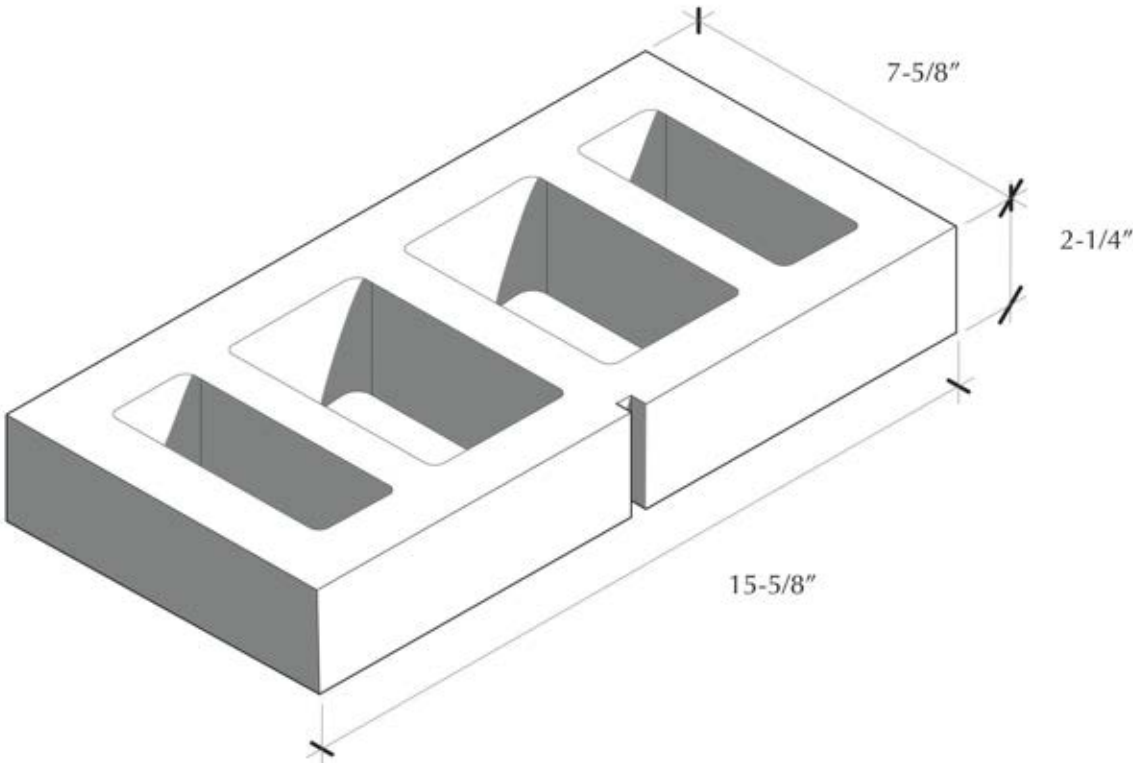


In-Sash Transom Jamb
3" Stile

In-Sash Transom Jamb

Attachment #3

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:

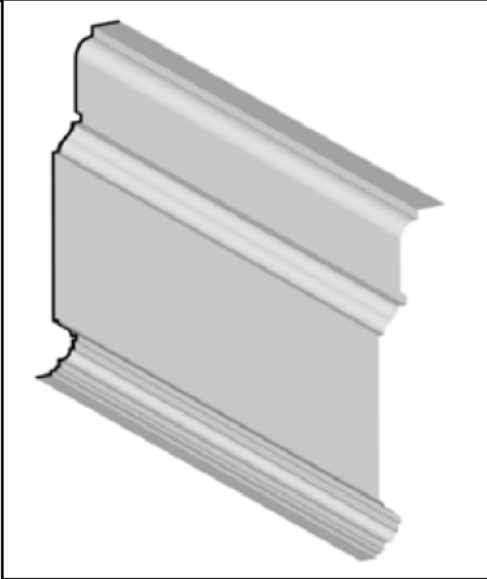
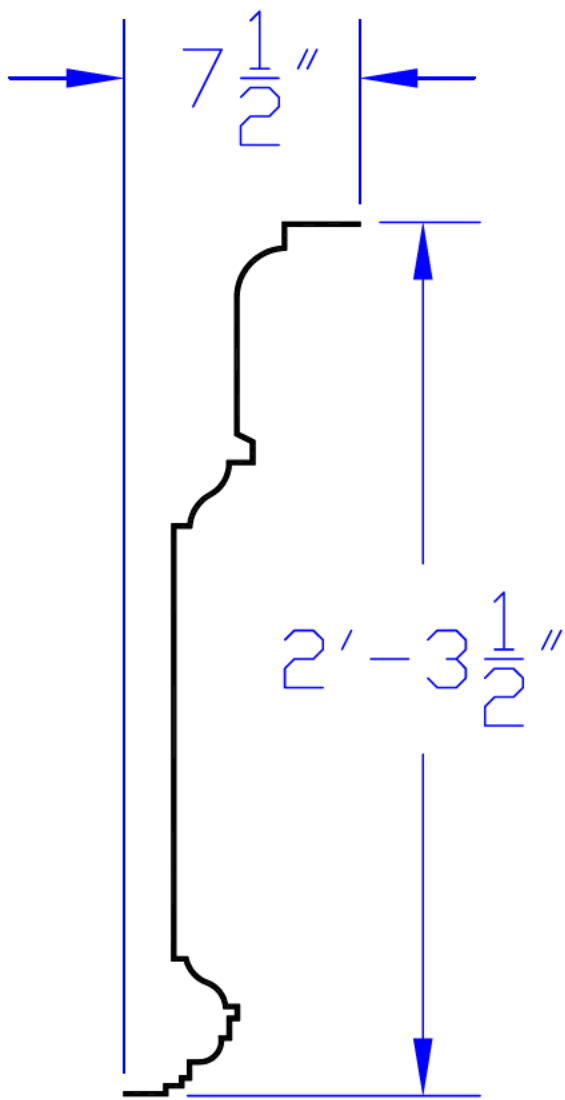
Room:

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.

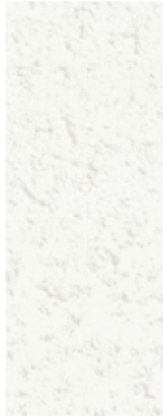
Sandblast®



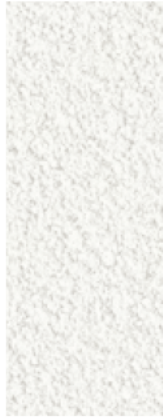
Freestyle®



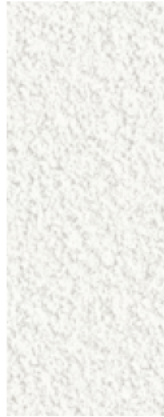
Quarzputz®



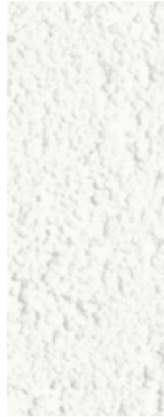
Sandpebble™



Sandpebble Fine™



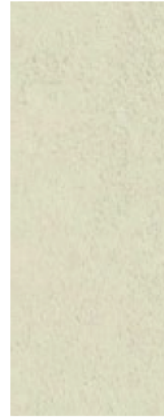
Mojave™



SPECIALTY TEXTURES

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

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	ANSI/EIMA 99-A-2001 528 quarts	528 quarts (500 liters):
	Falling Sand	(500 liters): No deleterious effects ²	No deleterious effects ²
	ASTM D 4060 Taber Abrasion	No ICC or ANSI/EIMA Criteria	1000 cycles: 0.086 g weight loss
	(1 kg load)		
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	ICC and ANSI/EIMA 99-A-2001: 15 psi minimum	25 psi
	(Formerly EIMA 101.03)		

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.

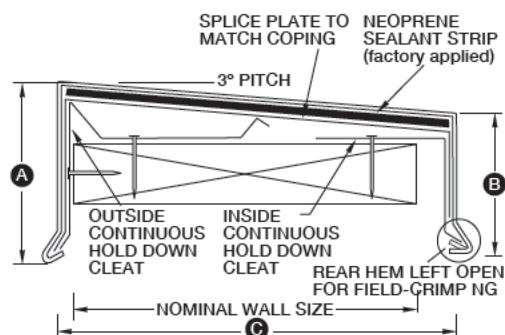


dryvit.com | 800.556.7752



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



800 PAC CLAD | PAC-CLAD.COM

©2017 Petersen Aluminum Corporation

556



560



Adjacent Buildings on Green Bay Rd to South

Photos taken Mar, 2023
Page 99 of 376

568



574



Adjacent Buildings on Green Bay Rd

Photos taken Mar, 2023
Page 100 of 376

Alley at 568 & 574



Alley at 560 (North)



Adjacent Buildings on Green Bay Rd

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

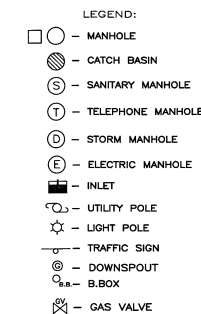
THE NORTHWESTERLY 10 FEET OF LOT 8 AND THE SOUTHEASTERLY 25 FEET OF LOT 9, THE SOUTHEASTERLY LINE OF WHICH PART OF SAID LOT 8 IS 10 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 8, THE NORTHWESTERLY LINE OF WHICH PART OF SAID LOT 9 IS 25 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 9 IN DALE AND BERS 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.



10 5 0 10

(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 INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 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

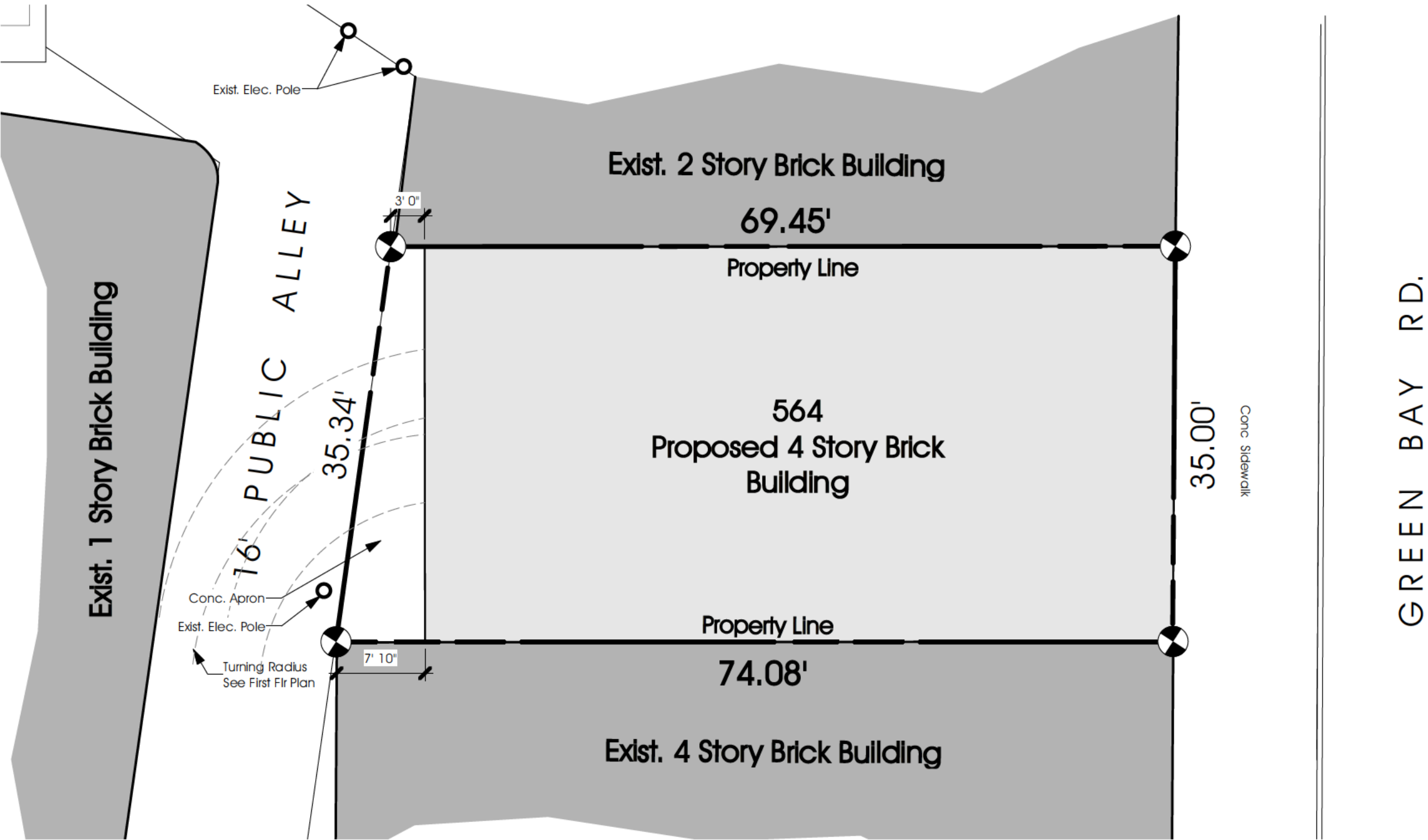
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Zoning Data

Zoning District	C2	
Lot Area (Per Surveyor)	Req'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.

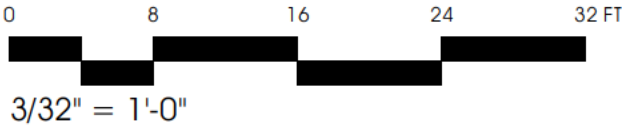
MEP Notes

- 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.

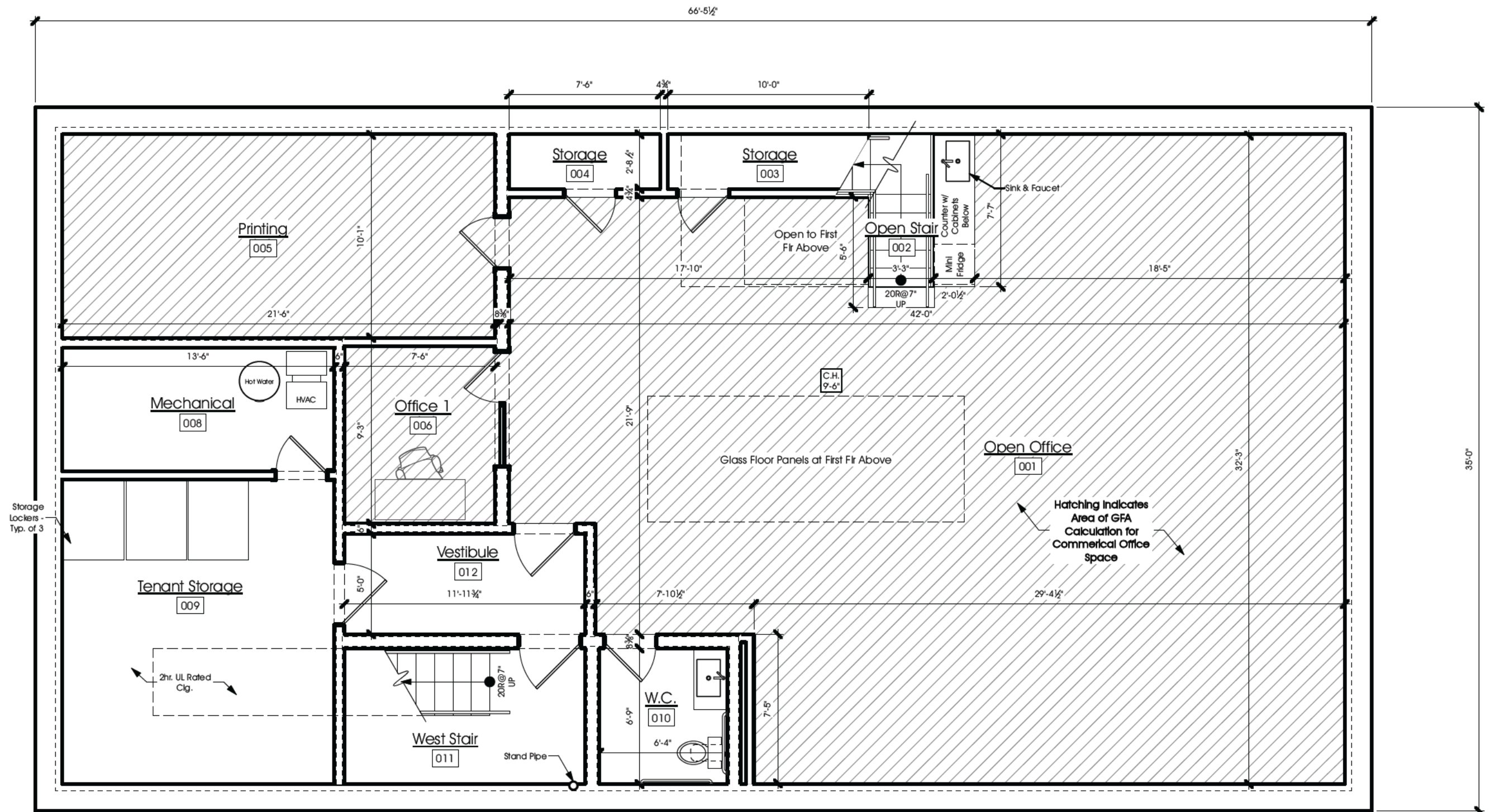


New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

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



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1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956



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

Lower Flr Plan

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

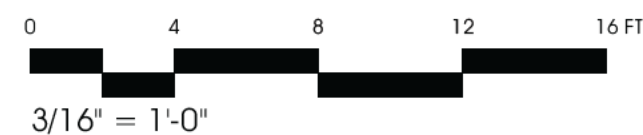
Mar 9, 2023

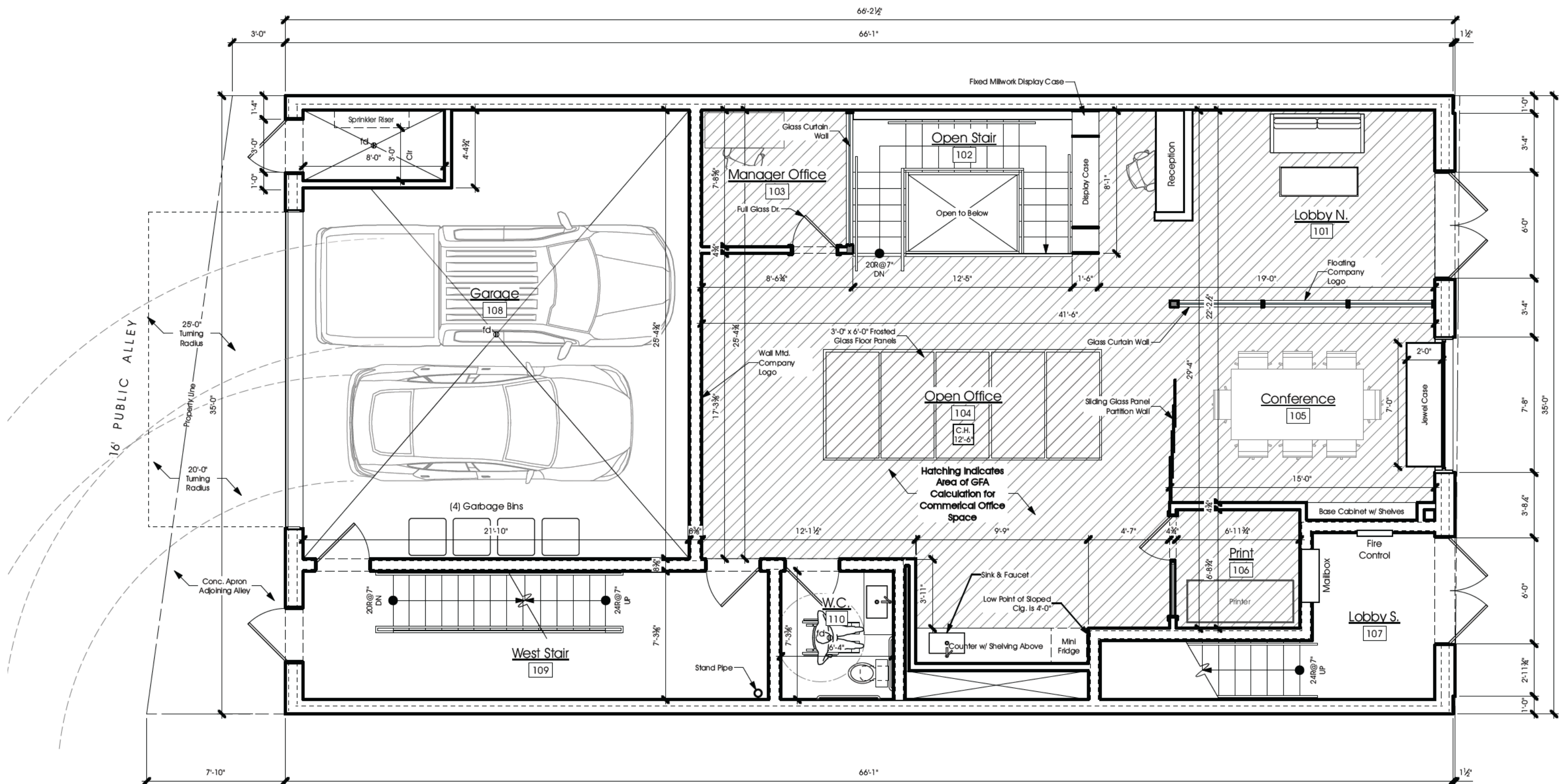
GFA Calculations:

First Floor: 990 SF

Lower Floor: 1,431 SF

Total GFA: 2,421 SF





First Flr Plan

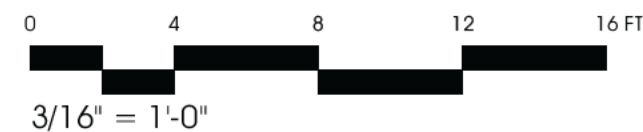
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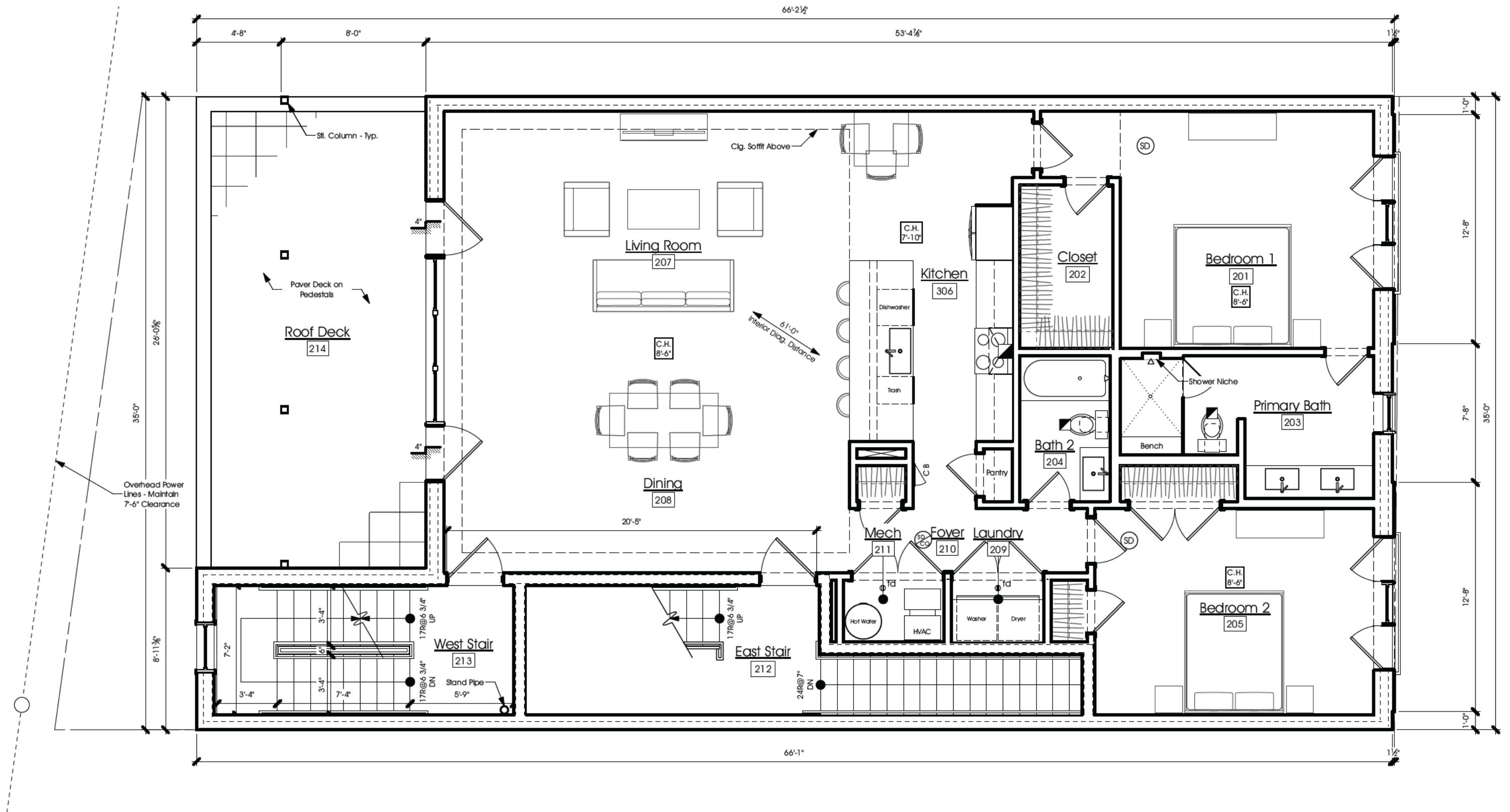
Mar 9, 2023

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

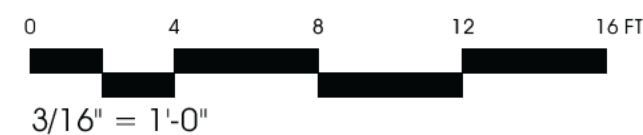
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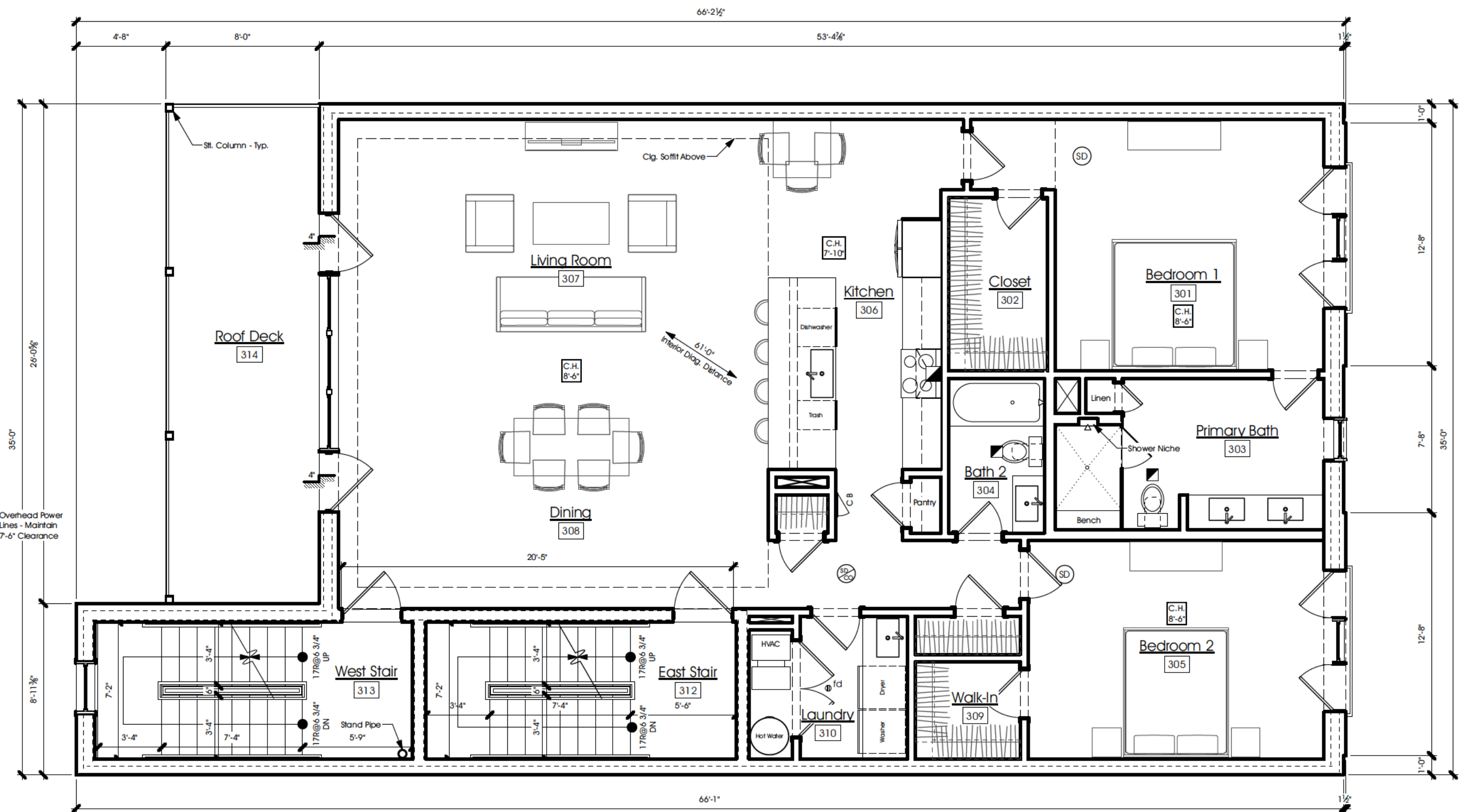
Mar 9, 2023

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

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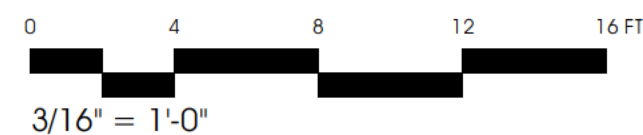
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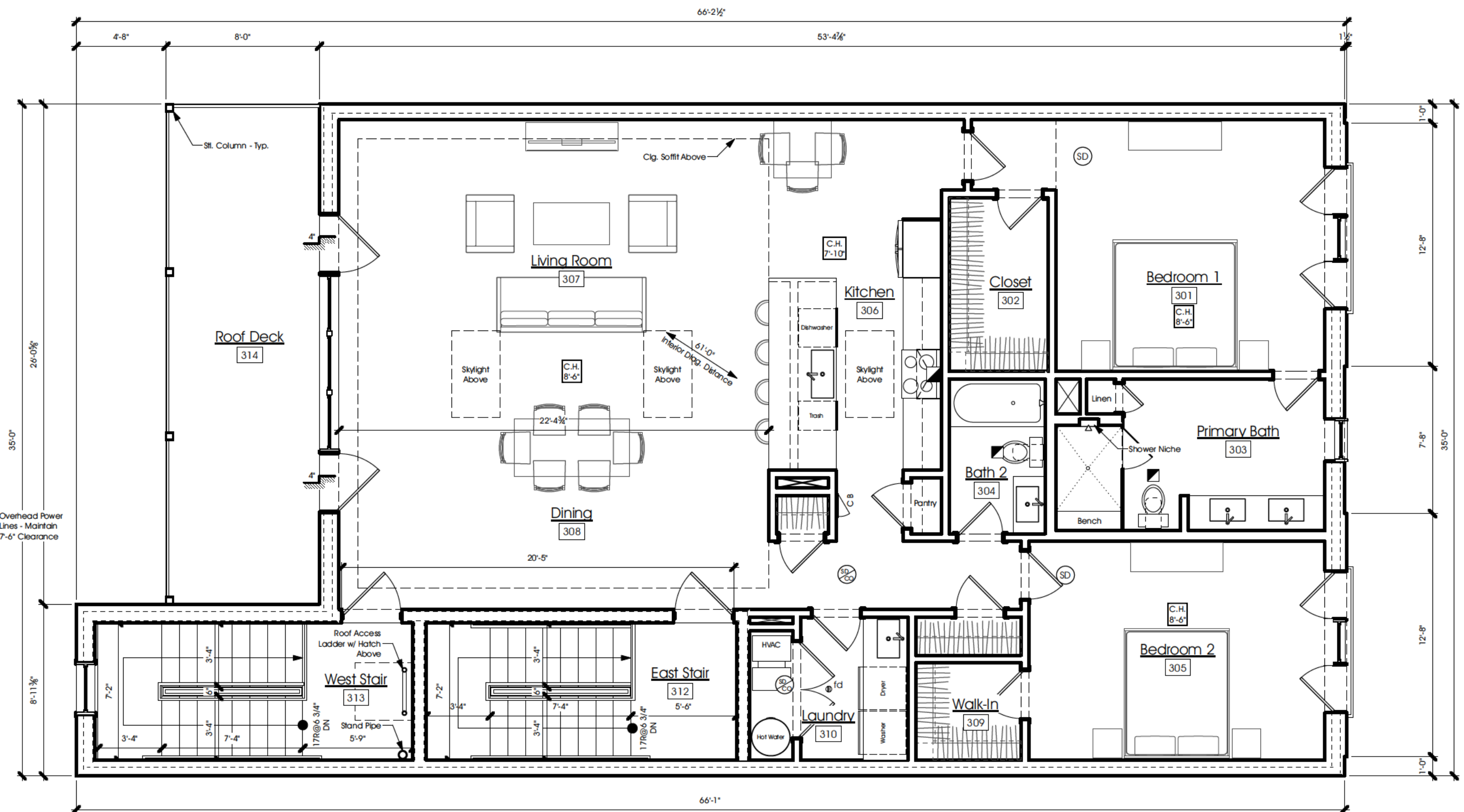




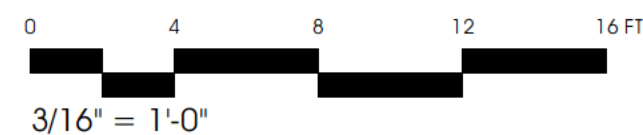
New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

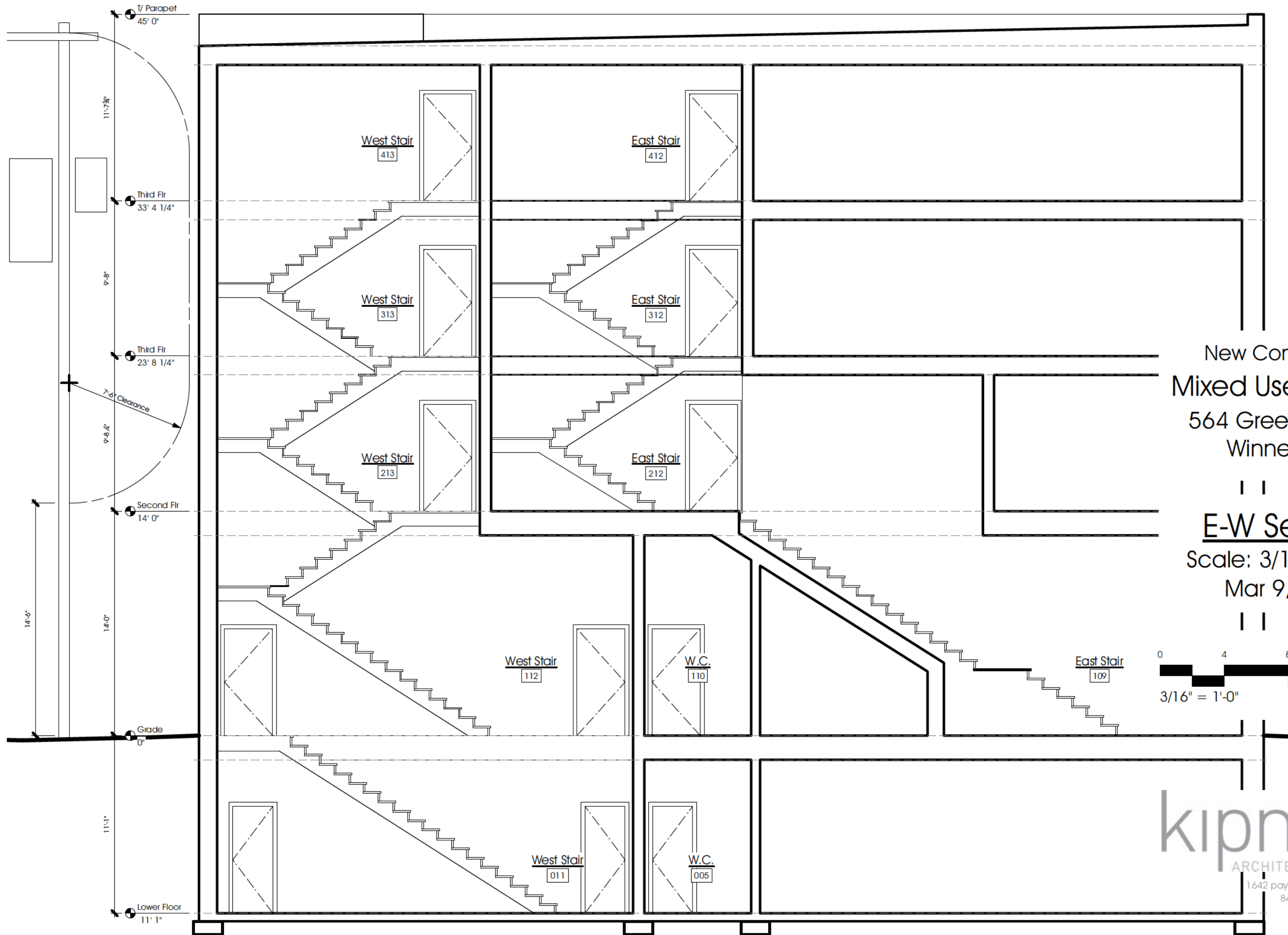
Third Flr Plan
Scale: 3/16" = 1'-0"
Mar 9, 2023





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



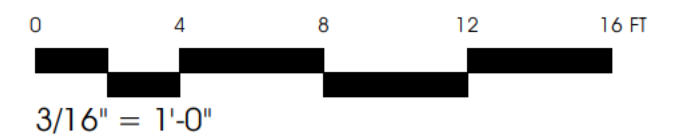


New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

E-W Section

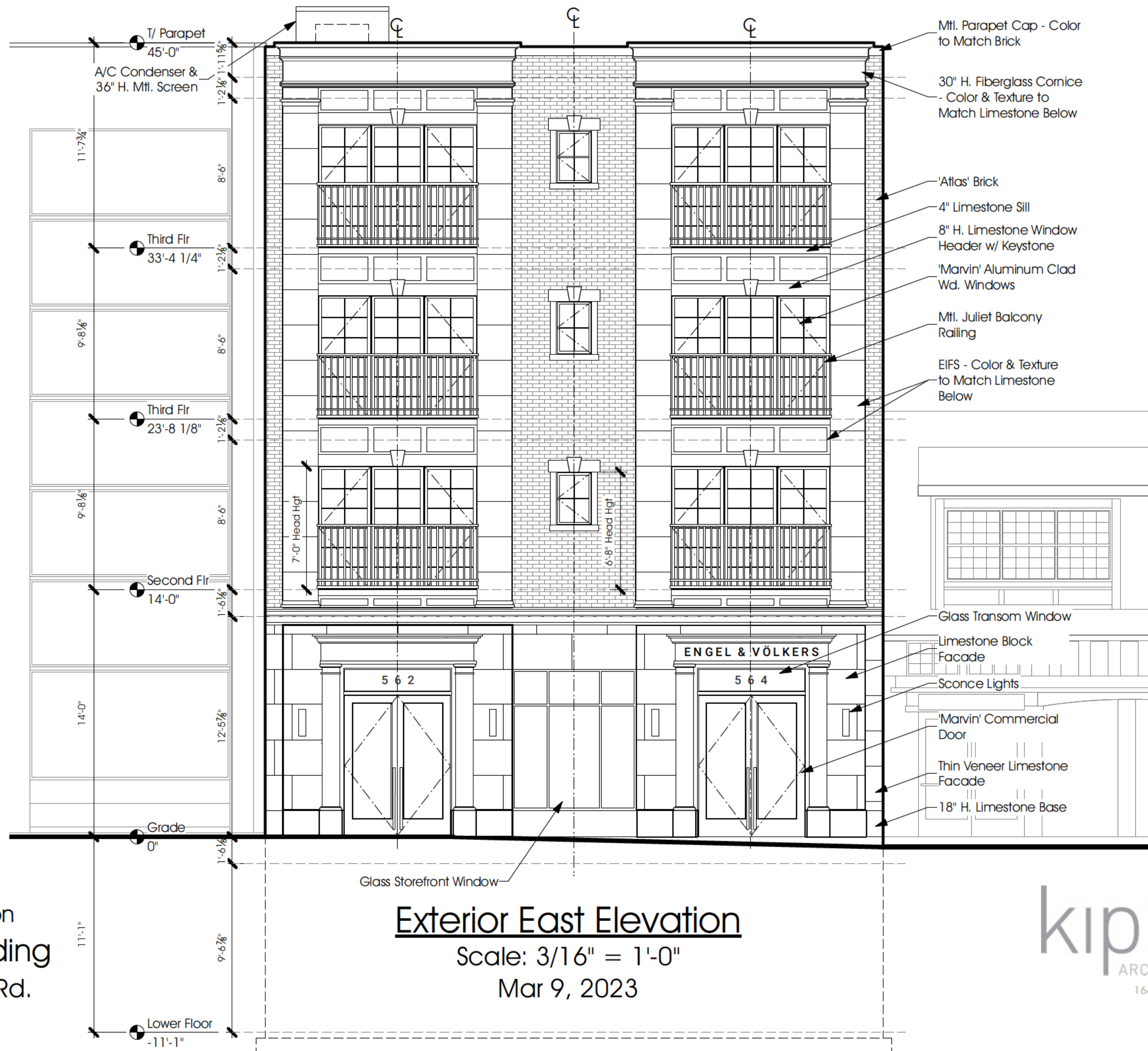
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Mar 9, 2023

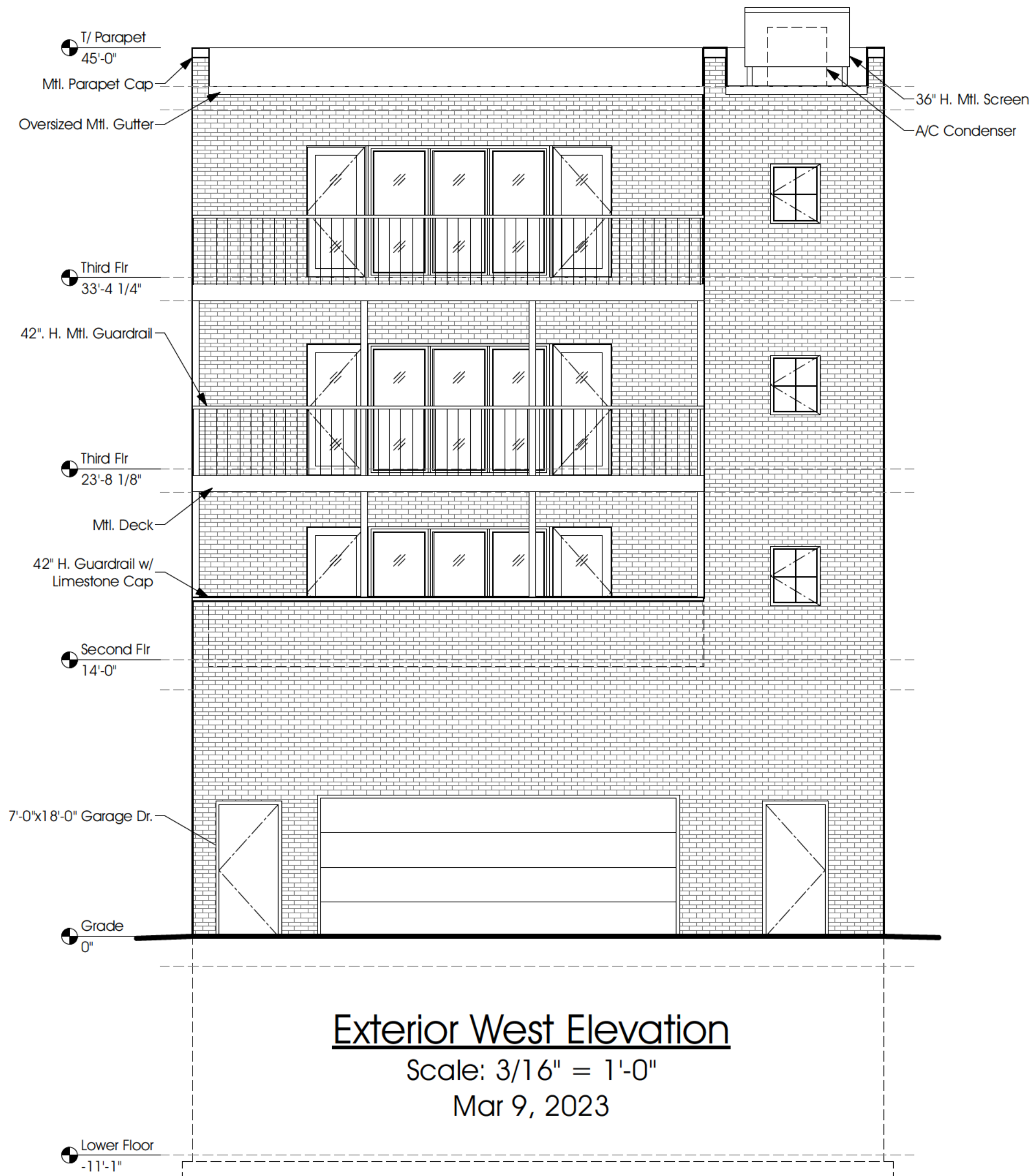


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New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL



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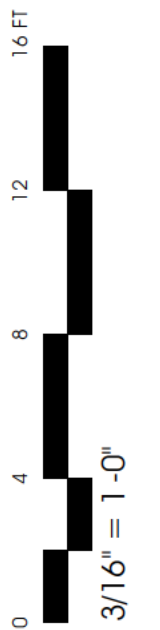


New Construction
 Mixed Use Building
 564 Green Bay Rd.
 Winnetka, IL

Exterior West Elevation

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

Mar 9, 2023



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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)

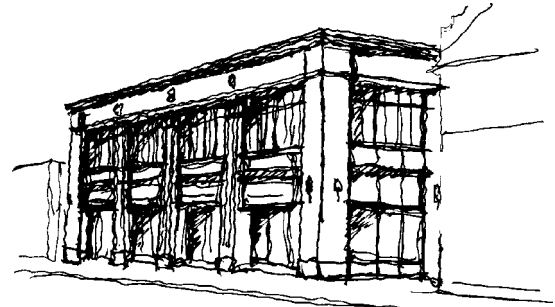


Figure 17 Art Deco

- 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.

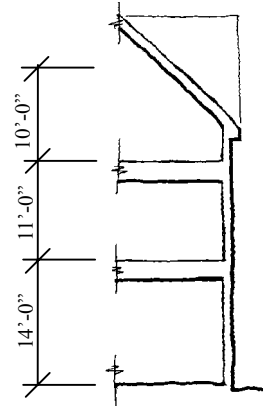


Figure 20

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)

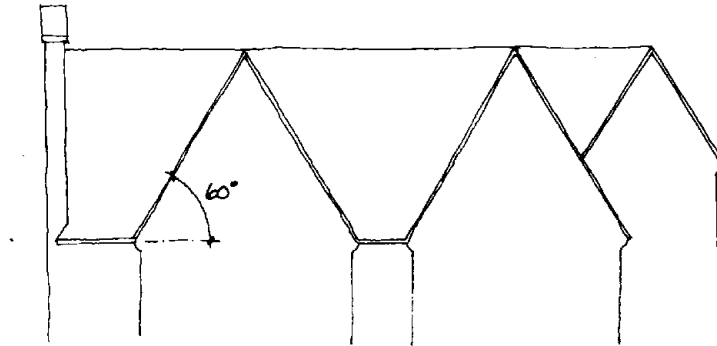


Figure 22

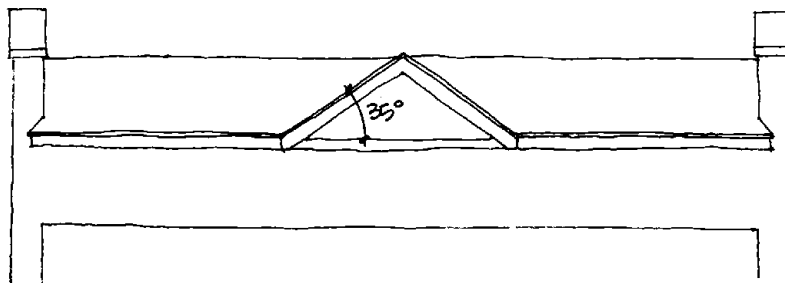


Figure 23

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)

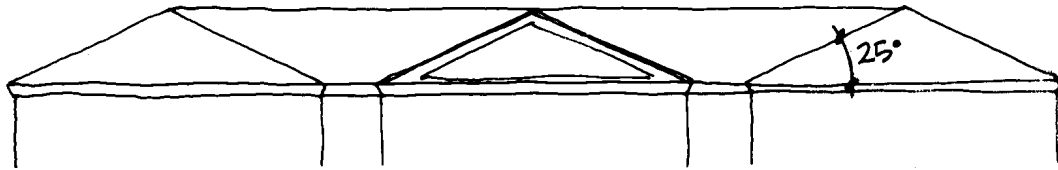


Figure 24

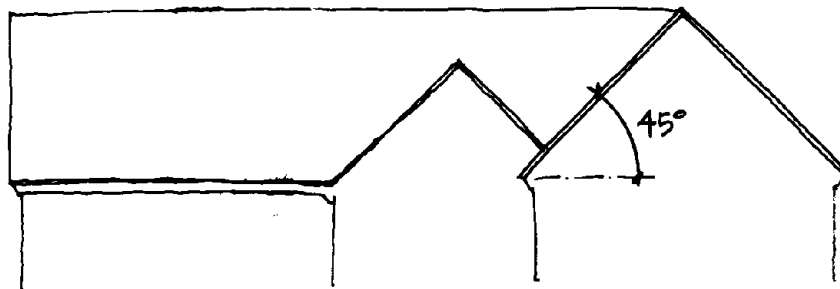


Figure 25

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.

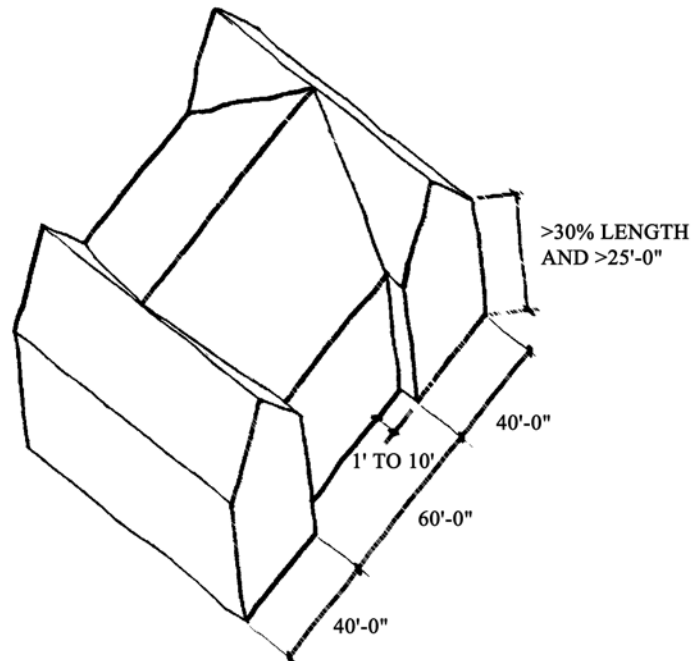


Figure 27

- 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



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.

WISHLIST

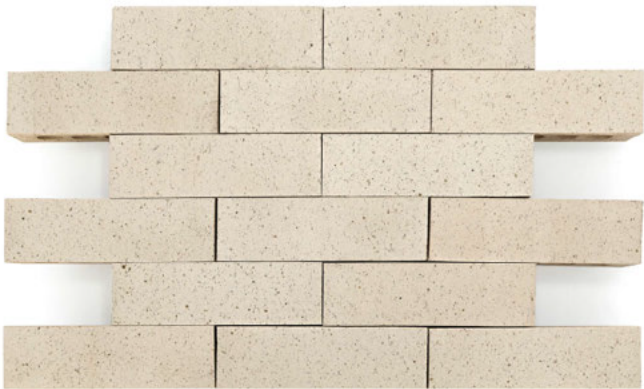
FIND A DEALER

INTERSTATE[®] BRICK

SEARCH

Atlas® 8 x 2¼ x 16

Home / Structural Brick / Sizes



Choose Your **Color** : Arctic White +

Choose Your **Texture** : Matte +

Clear

Choose Your **Shape**

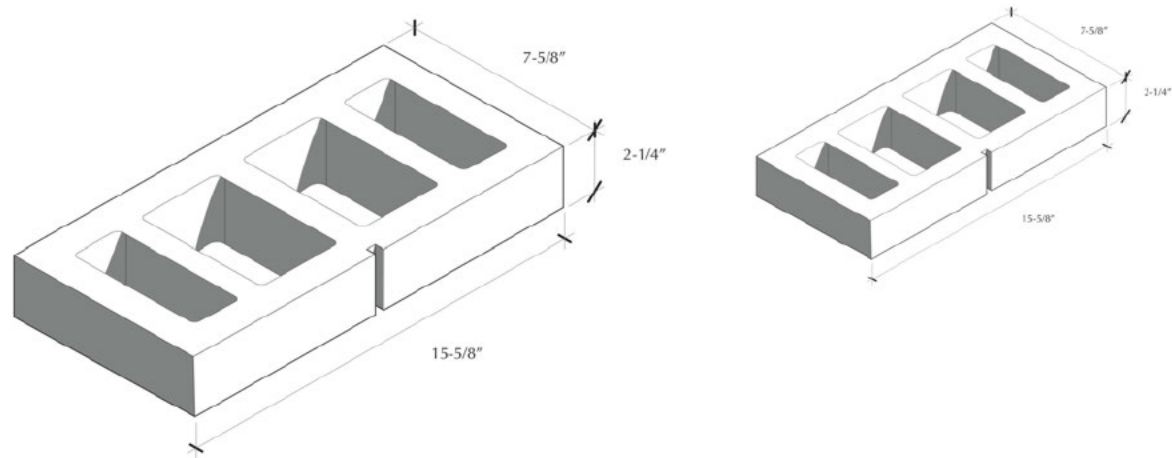
Click here to talk to one our consultants to find exactly what you're looking for.

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 >		



Construction Details

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CONST-1

11708532
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.

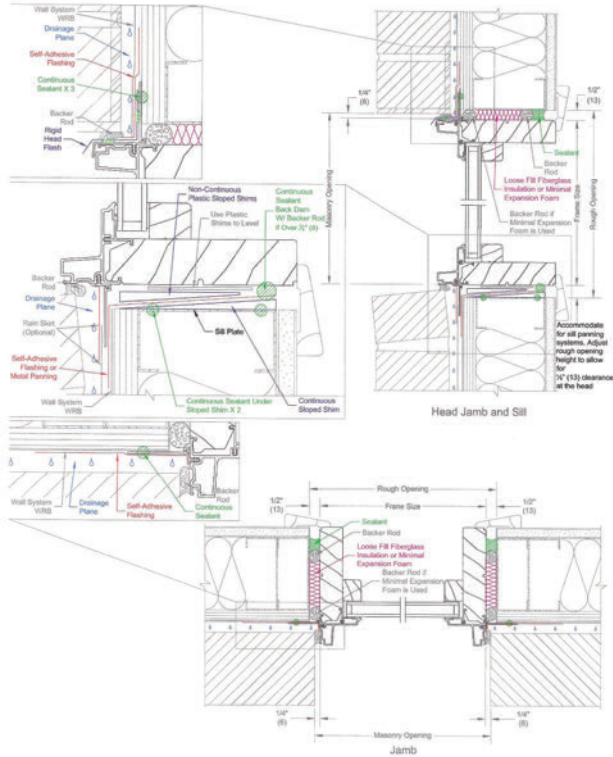
NOTE: Details shown not typical and subject to change without notice. Always refer to your local code for proper construction and rough opening preparation.

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"



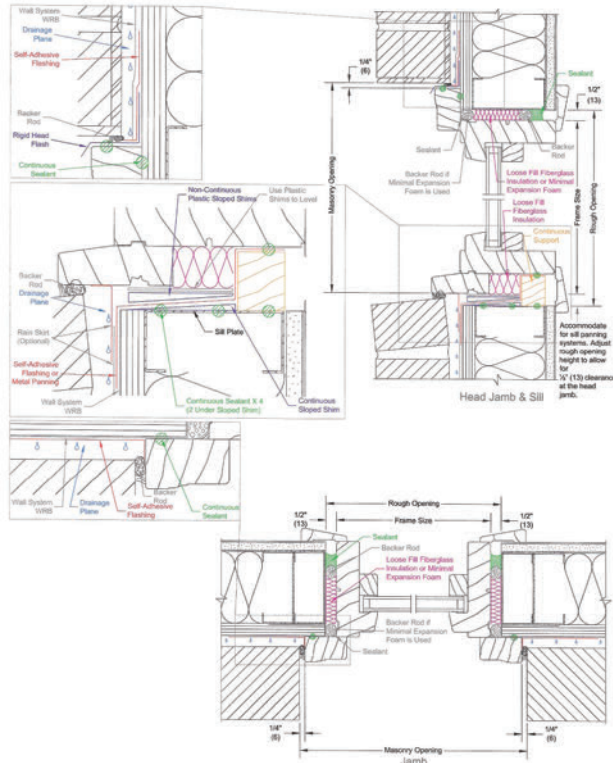
Ver 2019.5 2019-10-28

CONST

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Marvin Architectural Detail Manual

Ultimate Wood Direct Glaze Polygon - 2x4 Steel Stud with Brick Veneer

Scale: 3" = 1'0"



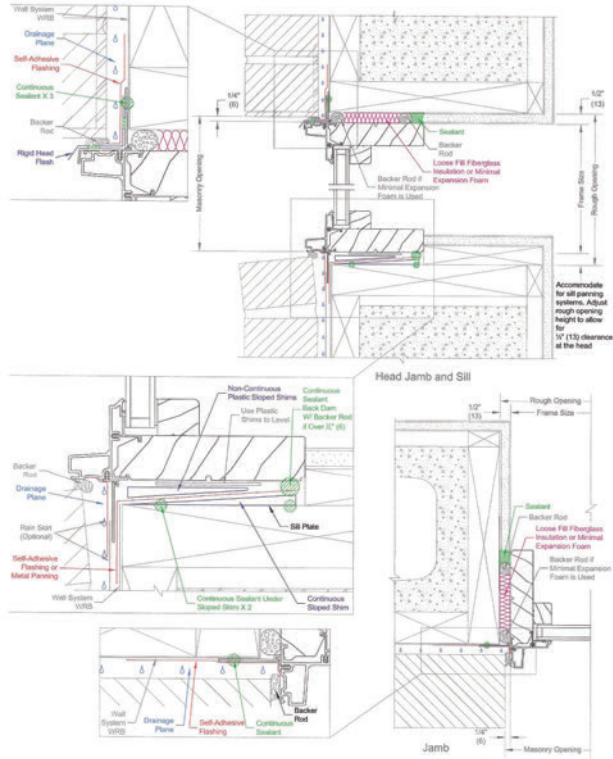
Ver 2019.5 2019-10-28

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Marvin Architectural Detail Manual

Ultimate Direct Glaze Polygon - Concrete Block with Brick Veneer

Scale: 3" = 1'0"



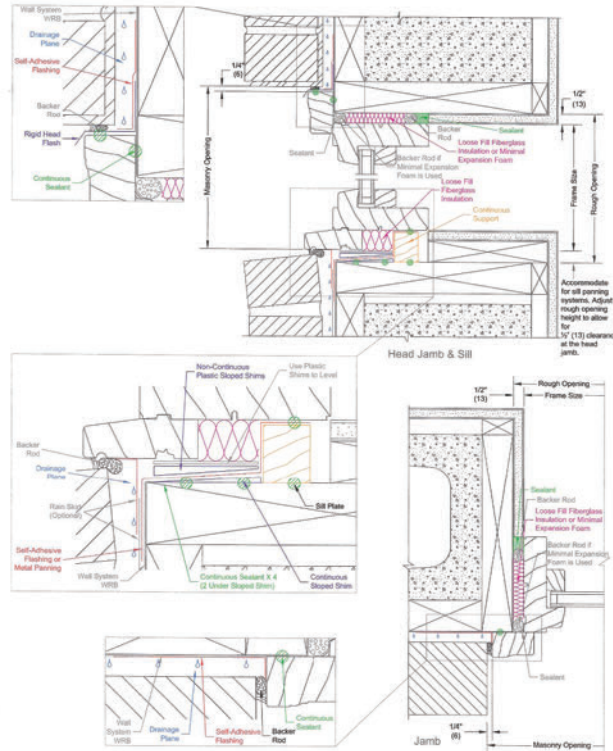
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Marvin Architectural Detail Manual

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. E1896: 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/LS.2/A440-05 Standard/Specification for Window, Skylights, and Doors
 - 2. AAMA/WDMA/CSA 101/LS.2/A440-08, NAFS – North American Fenestration Standard/Specification for Windows, Doors, and Skylights
 - 3. AAMA/WDMA/CSA 101/LS.2/A440-11, NAFS 2011 – Northern American Fenestration Standard/Specification for Windows, Doors, and Skylights
- D. WDMA I.S.4: Industry Standard for Water Repellent Preservative Treatment for Millwork
- E. Window and Door Manufacturer's Association (WDMA): 101/LS.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/-65	48	(1219)	47.13	(1197)
Ultimate Casement 3/4" IZ4 (Full Frame)	1.57	10.65	+105/-127.5	+70/-65	36	(914)	85.71	(2177)
Ultimate Casement Picture 3/4" IZ4 (Full Frame)	1.57	10.65	+105/-127.5	+70/-65	36	(914)	85.71	(2177)
Ultimate Casement Picture 3/4" IZ4 (Full Frame)	1.57	10.65	+105/-127.5	+70/-65	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 manufacturer'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 01 66 00

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

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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

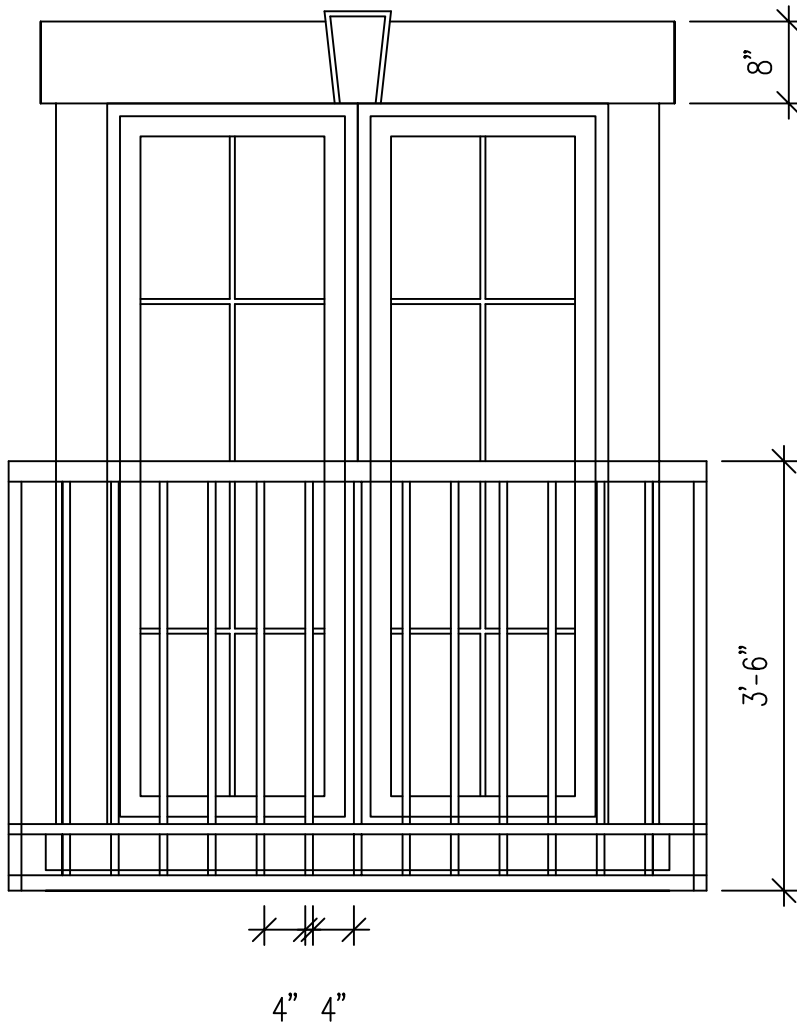
- A. Comply with CSI MasterFormat Section 07 76 00.
 - B. Protecting windows from damage by chemicals, solvents, paint, or other construction operations that may cause damage.
- End of Section

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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	

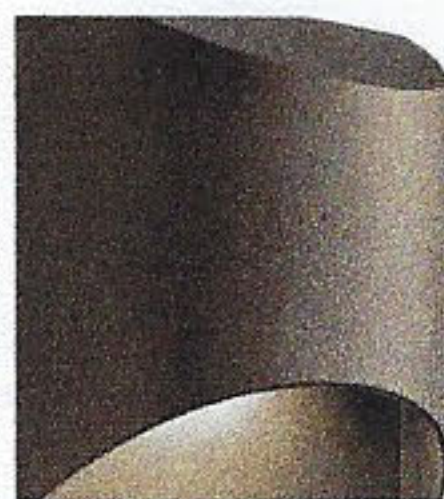


ALSO IN THIS FAMILY


49278BKLED


49278WHLED


49279WHLED


49278AZTLED


49278PLLED


49279AZTLED

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

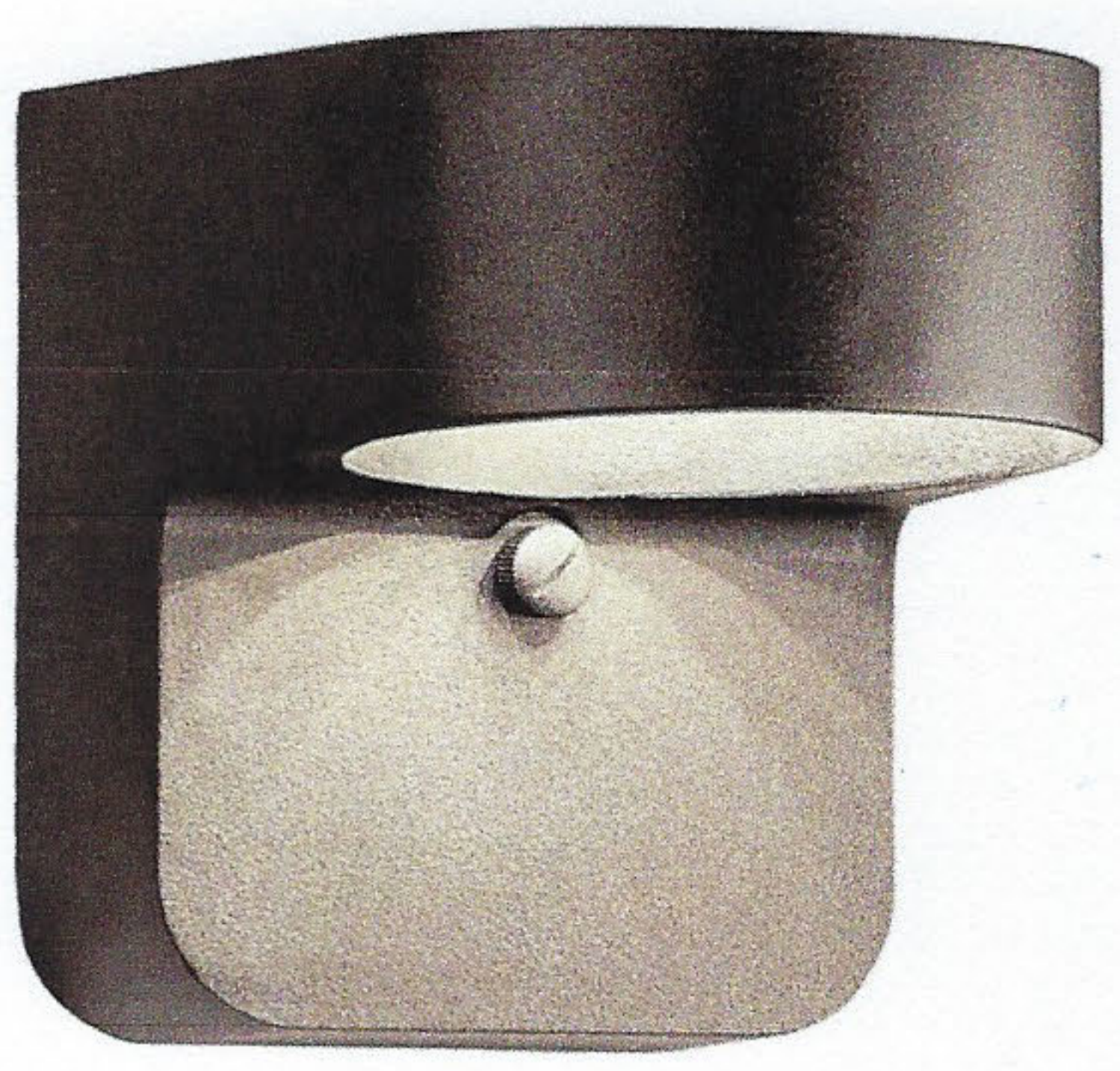
Primary Material	Aluminum
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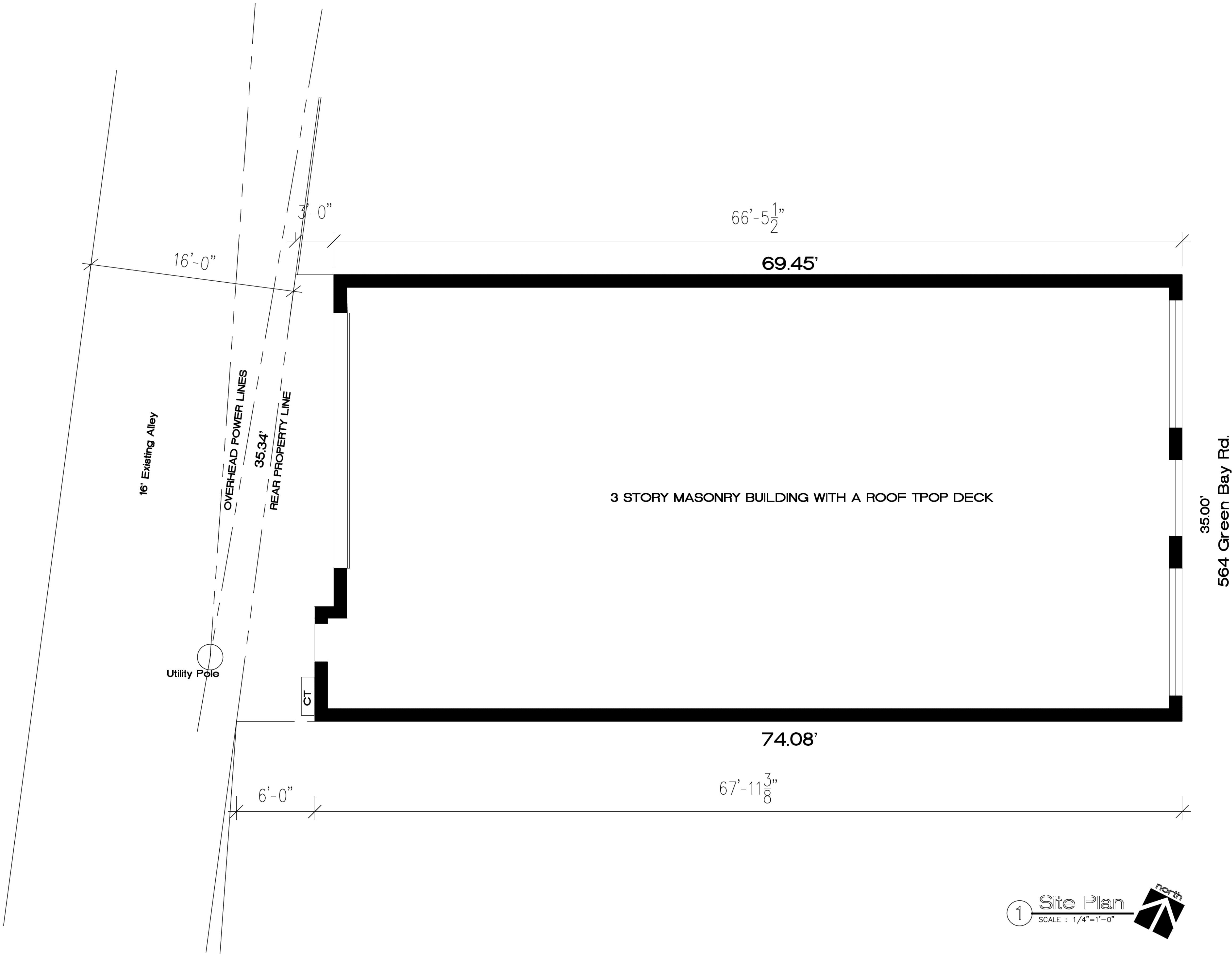
Product/Ordering Information

SKU	11077AZT
Finish	Textured Architectural Bronze
Style	Other
UPC	783927394512

Finish Options

-  Textured Architectural Bronze
-  Textured Black





KAMINSKI

ARCHITECTS LTD.

448 CENTRAL AVENUE

NORTHFIELD, ILLINOIS 60093

PHONE: 847.501.5338

bohdan@architects-ll.com

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL GOVERNING CODES AND ORDINANCES.

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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND KAMINSKI ARCHITECTS LTD. SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BOHDAN KAMINSKI
ARCHITECT
KAMINSKI ARCHITECTS LTD.

REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4
07.22.22	Revision 5
Design by: BK	

TITLE

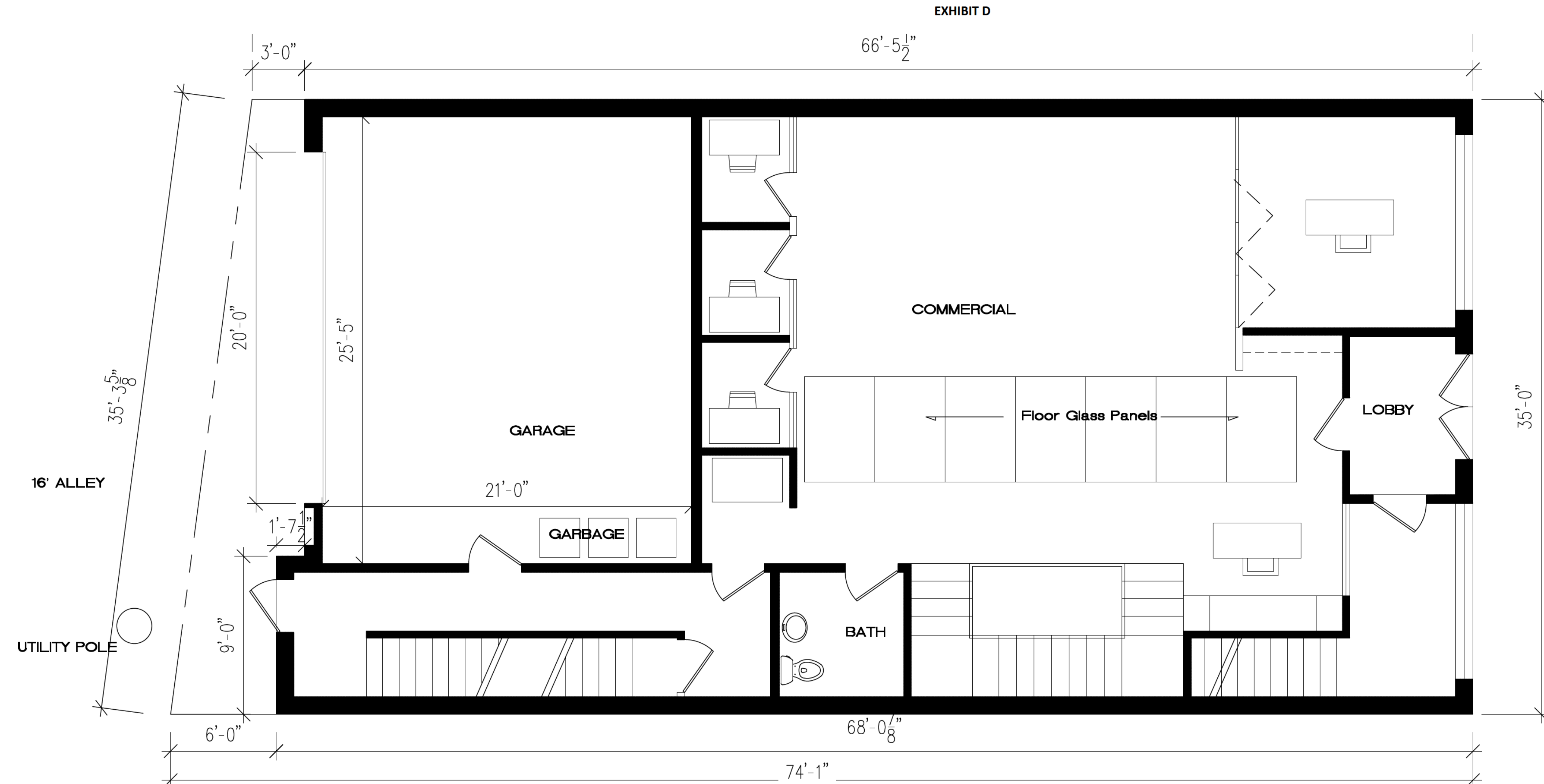
Site Plan

JOB #

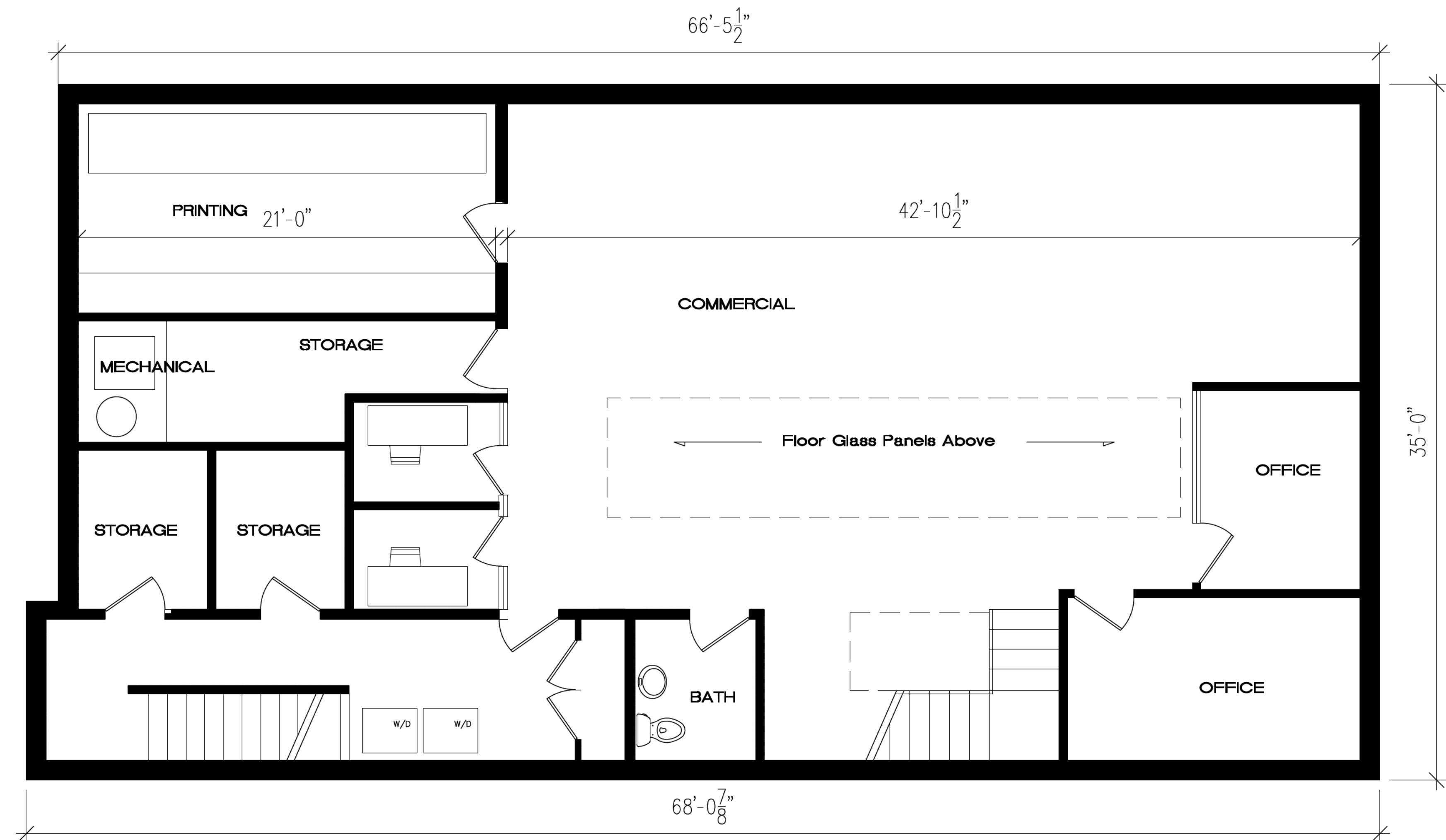
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SHEET #

A8.1



1 **1st Floor Plan**
SCALE : 1/4"=1'-0"



2 **Basement Floor Plan**
SCALE : 1/4"=1'-0"

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PHONE: 847.501.5338
bohdan@Architects.LTD.com

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL GOVERNING CODES AND ORDINANCES.

THESE DRAWINGS, SPECIFICATIONS, DESIGNS AND DETAILS ARE AND SHALL REMAIN THE PROPERTY OF KAMINSKI ARCHITECTS LTD. NO PART SHALL BE REUSED IN ANY FORM WITHOUT THE EXPRESSED WRITTEN PERMISSION OF KAMINSKI ARCHITECTS LTD.

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BOHDAN KAMINSKI
ARCHITECT
KAMINSKI ARCHITECTS LTD.

564 Green Bay Rd.
Winnetka IL, 60093

REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4
07.22.22	Revision 5

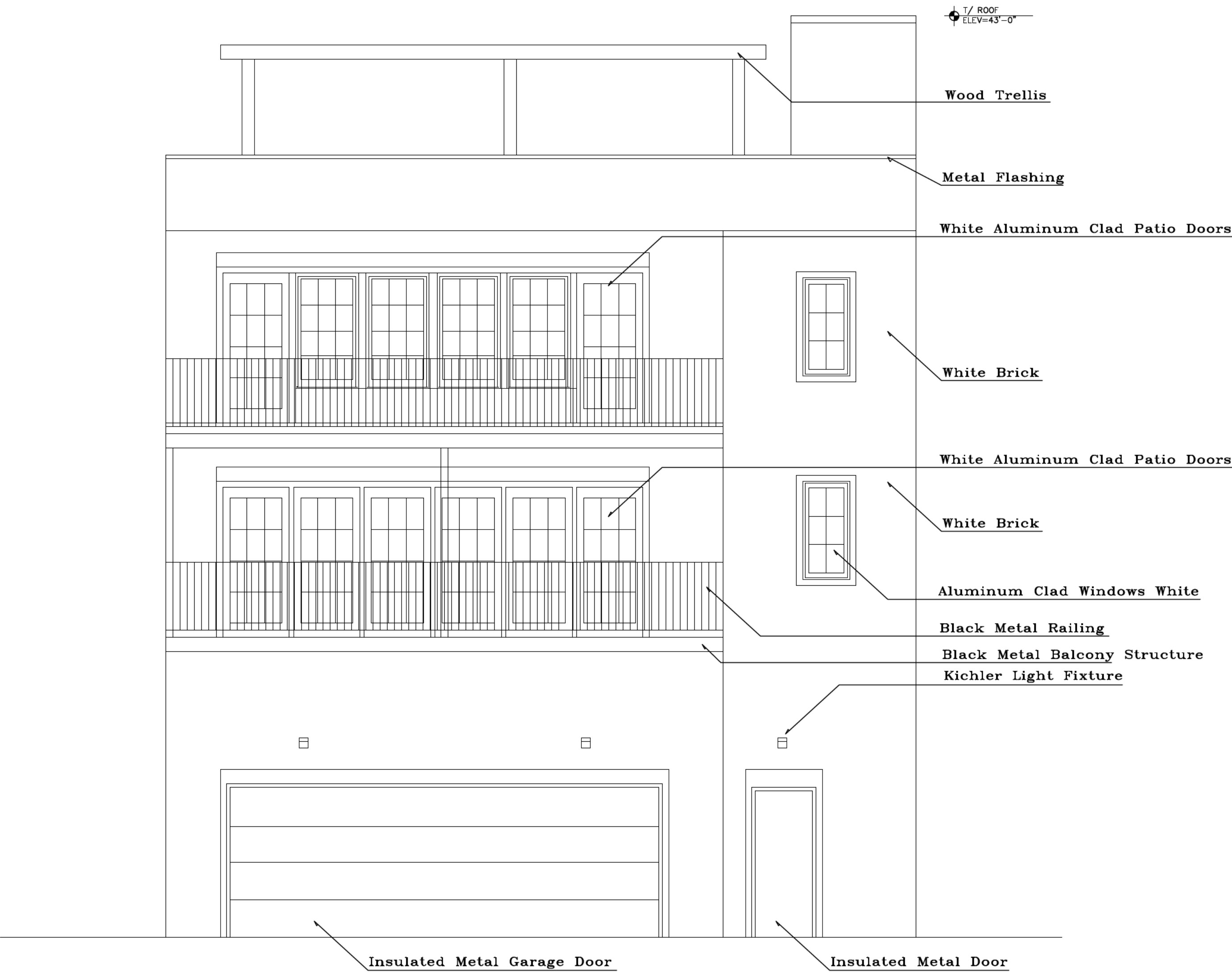
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TITLE

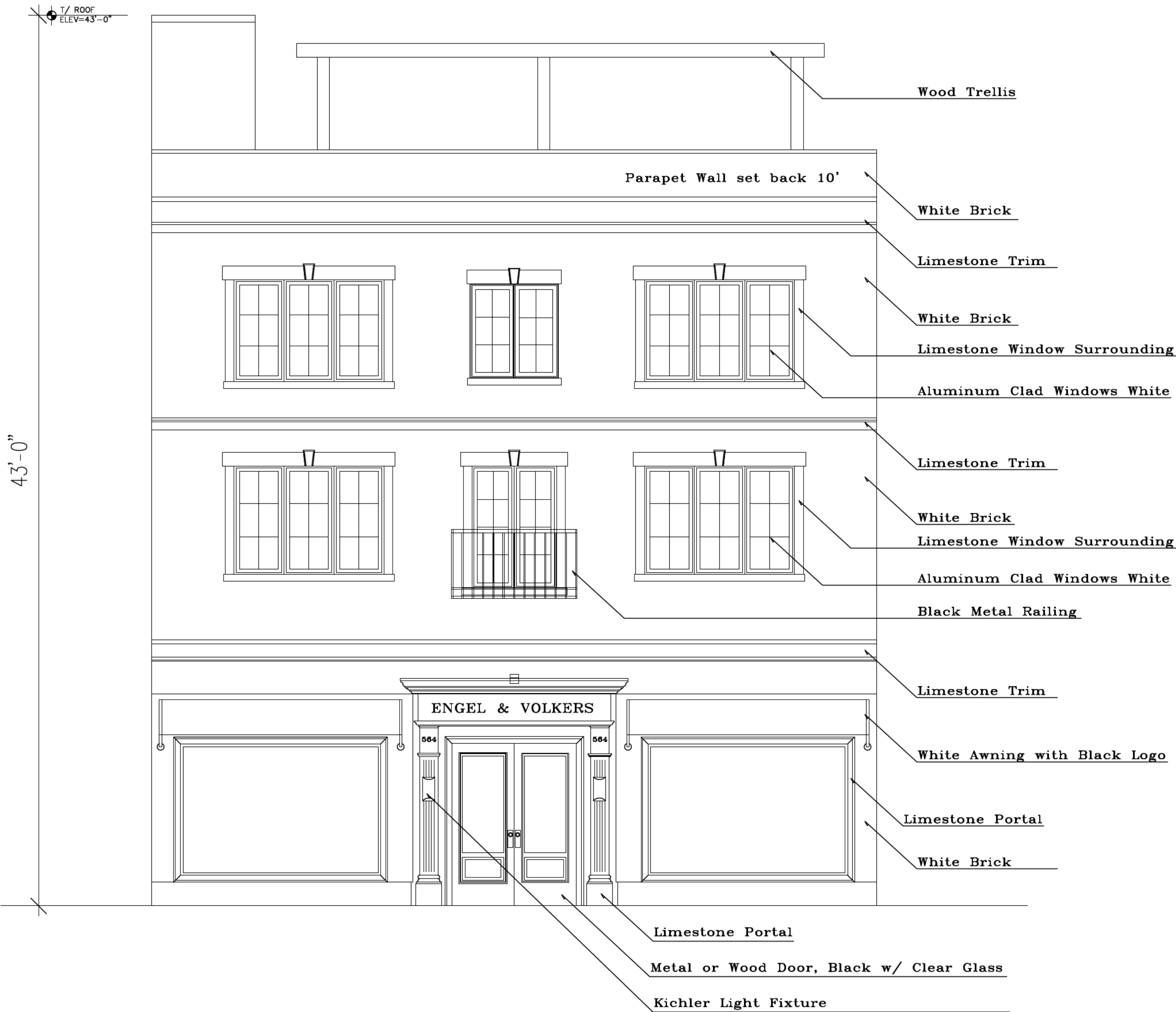
Floor Plans

JOB # 112021
SHEET #

A8.2



2 Rear Elevation
SCALE : 1/4"=1'-0"



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

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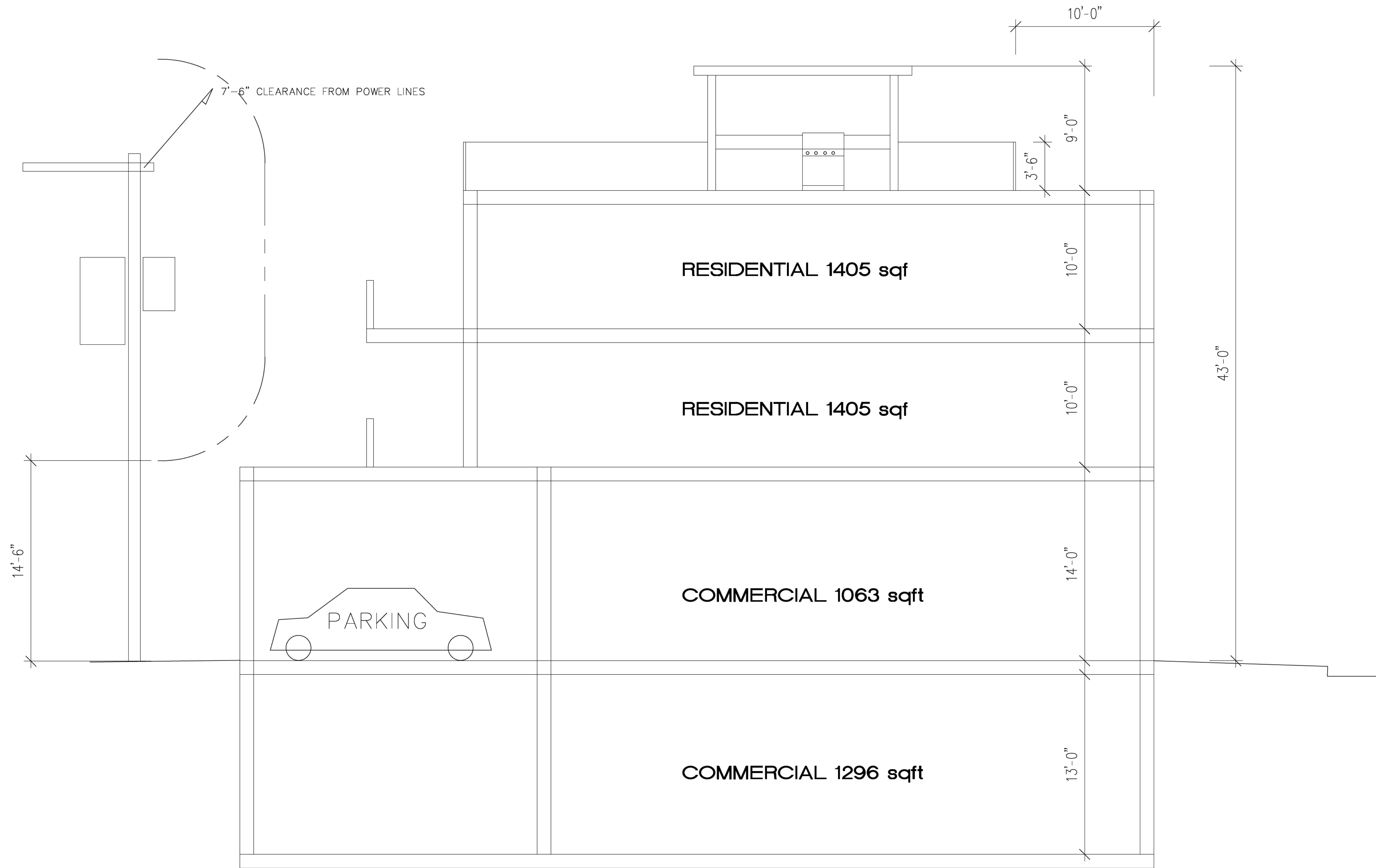
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DATE	DESCRIPTION
04.26.22	Revision 4
07.22.22	Revision 5

Design by: BK

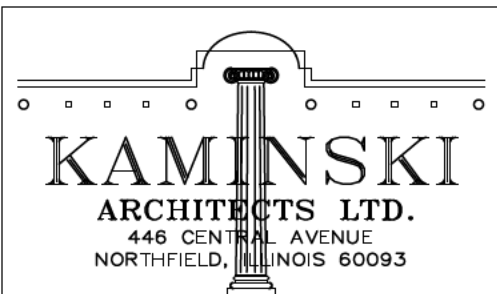
TITLE
Exterior
Elevations

JOB # 112021
SHEET #

A8.4



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



KAMINSKI
ARCHITECTS LTD.
446 CENTRAL AVENUE
NORTHFIELD, ILLINOIS 60093
PHONE: 847.501.5338
bohdon@Architects.LD.com

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL GOVERNING CODES AND ORDINANCES.

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564 Green Bay Rd.
Winnetka IL, 60093

REVISIONS	
DATE	DESCRIPTION
04.25.22	Revision 4
07.22.22	Revision 5
Design by: BK	
TITLE	
Building Section	
JOB #	112021
SHEET #	
A8.5	

564 Green Bay Rd.
Winnetka IL, 60093

[illegible]

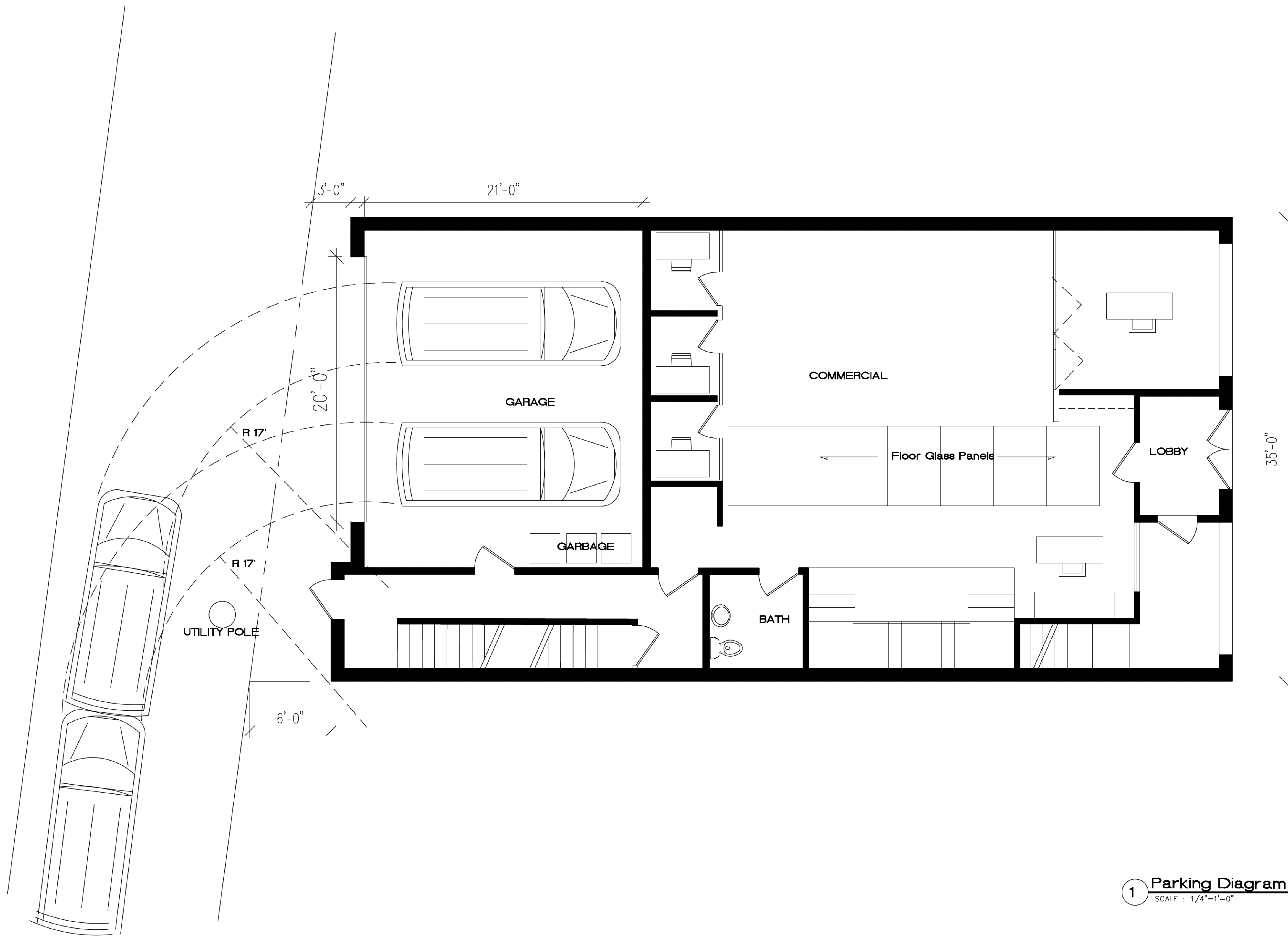
Design by:	BK
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TITLE

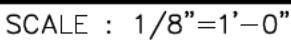
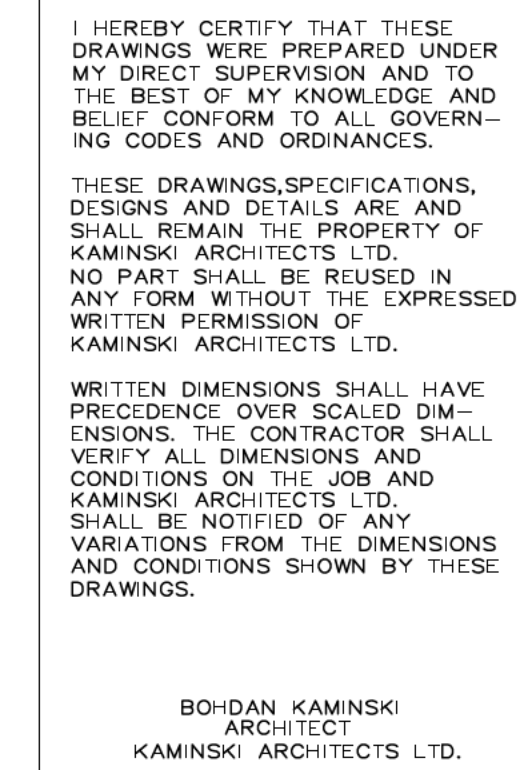
Parking Diagram

JOB # 112021
SHEET #

A8.6



1 Parking Diagram



Design by: BK

Line of
Sight

SHEET #

A8.7



Street View

KAMINSKI
ARCHITECTS LTD.
400 WEST 10TH STREET
WINNETKA, IL 60093

LAURENCE KAMINSKI, FAS, LEED AP
Principal Architect
1000 WEST 10TH STREET, SUITE 200
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TEL: 847.399.1234
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JOHN KAMINSKI, FAS, LEED AP
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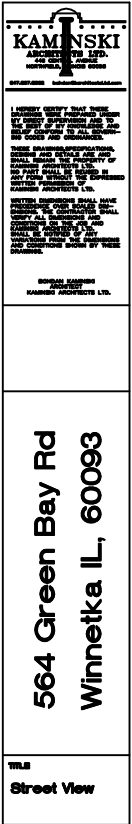
ROBERT KAMINSKI, FAS, LEED AP
Principal Architect
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TEL: 847.399.1234
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WINNETKA, ILLINOIS
KAMINSKI ARCHITECTS LTD.

564 Green Bay Rd
Winnetka IL, 60093

WLS
Street View

EXHIBIT E



Street View

EXHIBIT F





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP, ASSOCIATE PLANNER
DATE: APRIL 12, 2023
SUBJECT: 818 ELM STREET – BLISS SALON OF WINNETKA- CONSIDERATION OF SIGN PERMIT AND SIGN CODE VARIATION FOR WINDOW SIGNS (CASE NO. 21-03-DR)

INTRODUCTION

On April 20, 2023, the Design Review Board (“DRB”) is scheduled to conduct a public hearing on an application submitted by Bliss Salon (the “Applicant”), as lessee of the commercial space at 818 Elm Street (the “Subject Property”) for the following approvals:

1. Sign Permit to allow the two existing window signs; and
2. Sign Code Variation to permit two existing window signs that each exceeds the maximum permitted size of 10% of their respective window area.

On February 18, 2021, the Design Review Board (DRB) originally conducted a public hearing on this application. Due to the pandemic and the hardship it created for businesses, the DRB decided to delay the consideration of the application for at least a year. During that time, the Applicant was allowed to keep the signs. In early 2022, the Village initiated amendments to the Village’s window sign regulations, which further delayed the Board’s consideration of this application. Given recent amendments the Village Council adopted regarding window signs, staff reached out to the applicant regarding the non-compliant signs. The Applicant continues to request the above sign relief.

PROPERTY DESCRIPTION

The Subject Property is located on the southeast corner of the intersection of Elm and Chestnut Streets and is zoned C-2 General Retail Commercial in the West Elm Street Business District. The Subject Property contains a two-story commercial building with the Applicant’s hair salon and other tenants. Figures 1 through 3 at the end of this memo identify the Subject Property.

PREVIOUS APPROVALS

The Subject Property received prior approvals from the DRB for an Awning Permit in October 2018 and a Certificate of Appropriateness in November 2018 to permit exterior lighting. Both applications involved exterior changes to the store frontage along the Applicant’s commercial space.

CURRENT REQUEST

The Applicant is seeking approval of a sign permit for two window signs that were installed without a permit. The signs are almost identical in appearance, with each appearing on the main storefront windows

of the Elm Street and Chestnut Street frontages. Each sign has text that reads “Bliss” in a large cursive white font with “SALON OF WINNETKA” below it in a smaller and more traditional sans serif font. The sign on the northern Elm Street frontage window is 20.28 square feet, taking up 23.68% of the window area. The sign on the western Chestnut Street frontage is 9.00 square feet in area and takes up 16.73% of the window area. The Applicant has provided an e-mail with window and signs measurements and sign renderings that depict the signs in the submitted application materials in Attachment A.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes standards for window signs in commercial districts. Standards require window sign decals to be die-cut and limited to individual letters and logos, placed in the lower two-thirds of the storefront window area, applied only to the windows' interior, and occupy no more than 10% of the glass area of a single pane.

The Applicant has installed decals die-cut window signs that are individual letters, are applied to the exterior of the window, have center placement in the window panes, and have covered areas of more than 10%. The decals' color of white is traditionally neutral and more easily harmonious with the surrounding landscape. The total area of each existing window sign exceeds the maximum permitted area of 10% of each window pane, with respective coverages of 23.68% and 16.73%. Additionally, the Sign Code states that for each street exposure, the total area of all awning, wall, and window signs may not exceed 15% of the total area of street exposure. The existing window signs and an existing awning sign occupy only 2.53% of the existing street exposure. A staff analysis of the sign area with calculations is included in Attachment B.

SIGN CODE VARIATION REQUEST

The Applicant has also applied for a Sign Code Variation because a window sign may not exceed 10% of the window area. The Applicant has submitted an application for a Sign Code Variation from Section 15.60.120 [Commercial Signs] to allow the following:

1. Two existing window signs occupy 23.68% and 16.73% of their respective window area, whereas a maximum of 10% is permitted.

The Design Review Board (also sitting as the Sign Board of Appeals) may grant variations from the Sign Code. The Board shall consider the following factors as may be applicable:

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 will be located, the design of the sign is as compatible, if not more compatible, with the character of the business district than 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.*

The Village's Design Guidelines provide guidance on the building signage. The Guidelines recommend that commercial signs reflect the building style's character while expressing each store's individuality and that sign colors harmonize with the building upon which it is mounted and adjacent structures. Lettering color can be unique to the image of the tenant/user. An excerpt of the Design Guidelines pertaining to signs is included as Attachment C.

SUMMARY

The Applicant requests that the DRB find the existing window signs as appropriate and compatible with the Sign Code and approve the Sign Permit and Sign Code Variation. If the DRB finds the proposed signs appropriate, the Applicant would still need to be issued an approved sign permit by the Community Development Department.

ATTACHMENTS

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



Figure 1 – Subject Property – Chestnut and Elm Street intersection, north and west facades (April 2023)



Figure 2 – Subject Property – North façade along Elm Street (April 2023)



Figure 3 – Subject Property –West façade along Chestnut Street (April 2023)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

MAR 27 2023

SIGN CODE VARIATION APPLICATION

Property Information

Site Address: 818 Elm Street
Name of Business: Bliss Salon of Winnetka
Parcel Identification Number(s) (PIN): _____
Application is hereby made to the Village of Winnetka for a variation from Section(s) _____
of Chapter 15.60 Signs of the Village Code for the following work: _____

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 sign's design is as compatible, if not more compatible, with the character of the business district than standard sign regulations would otherwise allow;
3. If the sign is a window sign, 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. (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.
5. The design of the sign is contextually appropriate for the type of business;
6. The design of the sign exhibits a high degree of artistic embellishment.

Property Owner Information

Legal Name: 818 Elm, LLC
Primary Contact: JENN EPSTEIN
Address: 818 508 Lincoln Ave
City, State, Zip: Winnetka IL 60093
Phone No. 847-572-3191
Email: jennepstein@blissmann.com
Owner Signature: _____

Applicant Information

Legal Name: Penelope Halonen
Penny Halonen
Primary Contact: _____
Address: _____
City, State, Zip: _____
Phone No. _____
Email: _____
Applicant Signature: _____



Penny Halonen [REDACTED]

Compliance with Village Standards

1 message

Penny Halonen [REDACTED]

Wed, Mar 22, 2023 at 4:05 PM

To: Penny Halonen [REDACTED]

1. The Bliss sign is in complete harmony with the newly remodeled Salon Image and is our new Logo .
2. The Bliss sign is more compatible than our old sign and certainly more in character with the business district.
- 3 The Bliss window sign does not inhibit the viewing of store products, activities, or services. It is white and completely see through from the street. The white color keeps it completely unobtrusive as it blends with our white and grey decor.
4. The Bliss Sign is perfect for the design of our Salon and our type of business in this location.
5. The Bliss Sign was designed to be contemporary and exude the essence of Bliss Salon of Winnetka.
6. We worked with a Graphic Designer to create a Logo that fit our space and created a welcoming energy to our guests. We have had only positive responses to our new design and sign.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN CODE VARIATION APPLICATION



Property Information

Site Address: 818 Elm Street
Name of Business: Bliss Salon of Winnetka LLC
Parcel Identification Number(s) (PIN): _____

Application is hereby made to the Village of Winnetka for a variation from Section(s) _____
of Chapter 15.60 Signs of the Village Code for the following work: new Logo on front window

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: Hoffman Properties
Primary Contact: JENN EPSTEIN
Address: _____
City, State, Zip: _____
Phone No. 847-828-3340
Email: jepstein@hoffmannllc.com
Owner Signature: _____

Applicant Information

Legal Name: Bliss Salon of Winnetka
Primary Contact: Penny Halonen
Address: 818 Elm St.
City, State, Zip: Winnetka IL 60093
Phone No. [REDACTED]
Email: [REDACTED]
Applicant Signature: [REDACTED]

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION



Tenant/Lessee

Name of Business Bliss Salon of Winnetka		Primary contact name Penny Halonen		Phone No. [REDACTED]
Street Address 818 Elm Street				
City Winnetka	State IL	Zip Code 60093	Email [REDACTED]	

Sign Company

Name of Sign Company Printwell		Primary contact name David Kohn		Phone No. 312-404-0431
Street Address 1717 Chestnut Ave				
City Glenview	State IL	Zip Code 60025	Email david@printwellnow.com	

Property Owner

Name of Company Properties Hoffman		Primary contact name JENN Epstein		Phone No. 847-828-3340
Street Address:				
City Wilmette	State IL	Zip Code 60091	Email jepstein@hoffmanncre.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: _____

SBC 2021-049
Review fee \$55⁰⁰

Olissa
SALON OF WINNETKA

From: [Penny Halonen](#)
To: [Christopher Marx](#)
Subject: Bliss Sign Dimensions
Date: Friday, January 29, 2021 4:28:50 PM

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.

Front window Elm St. height 90" width 137"

Sign height 38" width 94"

Side Window Chestnut St. height 90" width 86"

Sign height 64" width 25"

If you have any questions please call Penny Halonen [REDACTED]

Thank you

ATTACHMENT B – Staff Analysis of Sign Area



Area of Elm Street Window: 7.5 feet x 11.42 feet = 85.65 square feet

Area of Existing Window Sign: (4.33 feet x 3.17 feet) + (3.58 feet x 1.83 feet) = 20.28 square feet

Maximum Permitted Window Sign Area: 8.565 square feet (10%)

Existing Window Sign Area: 20.28 square feet (23.68%)



Area of Chestnut Street Window: 7.5 feet x 7.17 feet = 53.78 square feet

Area of Existing Window Sign: (2.92 feet x 2.08 feet) + (2.42 feet x 1.21 feet) = 9.00 square feet

Maximum Permitted Window Sign Area: 5.378 square feet (10%)

Existing Window Sign Area: 9.00 square feet (16.73%)



Street Frontage Length: 64.9 feet (Chestnut Street, Front Entrance, and Elm Street)

First Floor Height: 12 feet

Total Frontage Area: 778.8 square feet

Elm Street Sign: 20.28 square feet

Chestnut Street Sign: 9.00 square feet

Awning Sign: 0.29 square feet

Total Signage Area: 29.57 square feet

Maximum Permitted Total Street Exposure: **116.82 (15%)**

Existing Total Street Exposure: **29.57 (2.53%)**

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: APRIL 14, 2023
SUBJECT: 559 CHESTNUT STREET - BUNNY & BABE - SIGN AND AWNING PERMITS (CASE NO. 23-02-DR)

INTRODUCTION

On April 20, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on applications submitted by Bunny & Babe (the "Applicant") as a tenant of the commercial space 559 Chestnut Street (the "Subject Property"), to allow the installation of an awning, awning sign, and two window signs on the storefront of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Chestnut Street between Spruce Street and Elm Street in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Retail Overlay District. The Subject Property is one of four (4) storefronts within the one-story commercial building that includes tenants such as the Applicant's existing business spaces in addition to *Doyle Optical*. The Applicant is expanding her business in the space that was formally occupied by *Bleachers Sports Music and Framing*. The building has an older brick façade with some minor architectural accents along with windows and awnings along the other storefronts. Figures 1 below identifies the respective storefront space of the Subject Property. Figures 2 through 4 later in this report further identify the Subject Property.



Figure 1 – Subject Property – Store frontage 557 Chestnut Street between 555 and 559 Chestnut Street

PREVIOUS APPROVALS

In 2019 and 2021, the DRB approved identical awnings and window signs for previous expansions of the business.

CURRENT REQUEST

The Applicant is seeking approval of a sign permit and awning permit for an awning, awning sign, and two window signs that would provide identification and promotion for the expanded space at the Subject Property. The Applicant is expanding her business space again from the adjacent spaces at 555 and 559 Chestnut Street and plans to install signs that are identical to the other two storefront spaces. Each decal sign would be a white square with slanted corners and a 2.88-inch text that reads “BUNNY & BABE” in a modern, white sans serif font with empty space within the square that is transparent. The square would measure 2.29 feet in width and height for an area of approximately 5.24 square feet. The awning would be retractable and span for most of the storefront and have dimensions of 4 feet in height, 21.5 feet in length, and project 4 feet from the building. The awning would also have a clearance of 8 feet above the sidewalk and a scalloped valance with copy that reads “BUNNY & BABE” in 6-inch white painted letters. The awning would have a metal frame with a “Mid Blue” fabric designed to match the adjacent awnings of the business. The Applicant has provided details of the proposed signs and awning 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:

- Window Side Application – The proposed decals would be installed on the window exteriors, which is consistent with the existing windows signs that business has.

The proposed window signs would comply with the requirement of no more than 10% window coverage with coverages of 7.86%, each. The proposed awning sign would comply with a maximum permitted awning sign text font height of 6 inches. The business’ storefront space would comply with the requirement of having all 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.

AWNING CODE ANALYSIS

Chapter 12.24 of the Village Code establishes standards for the installation of awnings located within the public right-of-way. The proposed awning complies with the code requirement of having a minimum clearance of eight feet above the sidewalk. It would also not project over more than three-fourths of the width of the 10-foot sidewalk with its 4-foot depth, as required by Village Code.

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. For awnings, the Guidelines recommend conformity and proportionality for the building in which it serves. The awning's color should enhance and contribute to the building and surrounding neighborhood and are restricted to earth tones, primary colors and secondary colors. The proposed awning would match the aesthetic of the Applicant's existing storefront spaces while being similar in color to the other awnings of the neighboring storefronts. 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 and awning as appropriate and compatible with the Design Guidelines and approve the Sign Permit and Awning Permit as submitted. Should the DRB find the proposed signs and awnings as appropriate, the Applicant must first receive the approved permits 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 – Four storefront spaces of the building along 555-565 Chestnut Street



Figure 3 – Subject Property – Storefront space of Applicant at 555 Chestnut Street



Figure 4 – Subject Property – Storefront space of Applicant at 559 Chestnut Street

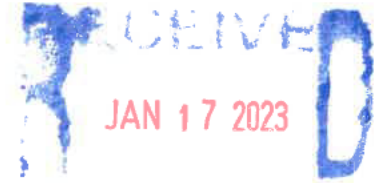
* Same as currently at 555 Chestnut St. + 559 Chestnut St.

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION



Tenant/Lessee

Name of Business Bunny + Bobo	Primary contact name Payton Merrill	Phone No. [REDACTED]
Street Address 557 Chestnut St.		
City Winnetka	State IL	Zip Code 60093
Email [REDACTED]		

Sign Company

Name of Sign Company Fast Signs of Skokie	Primary contact name Kim Hackl	Phone No. 847-8123-3456
Street Address 3437 Dempster St.		
City Skokie	State IL	Zip Code 60076
Email kim.hackl@fastsigns.com		

Property Owner

Name of Company Jean Wright Real Estate / Sherinut	Primary contact name Todd Stephens	Phone No. [REDACTED]
Street Address: [REDACTED]		
City Winnetka	State IL	Zip Code 60093
Email [REDACTED]		

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

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

Additional description of sign type and materials _____

* as seen at my other stores at
555 + 559 Chestnut St.

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

3862023-026
\$60.-

CONDITIONS OF APPROVAL: _____

* Same exact awning as at 555 Village of Winnetka
 +559 Chestnut
 AWNING PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

AWNING PERMIT APPLICATION

JAN 17 2023

Tenant/Lessee

Name of Business Bunny + Babe	Primary contact name Peyton Merrill	Phone No. [REDACTED]
Street Address 557 Chestnut St.		
City Winnetka	State IL	Zip Code 60093
Email [REDACTED]		

Awning Company

Name of Awning Company Evanson Awning Co.	Primary contact name Darryl / George	Phone No. 847-864-4520
Street Address 2801 Central St. Evanson, IL 60201		
City Evanson	State IL	Zip Code 60201
Email [REDACTED]		

Property Owner

/Sherinut

Name of Company Jeon Wright Estate	Primary contact name Todd Stephens	Phone No. [REDACTED]
Street Address [REDACTED]		
City Winnetka	State IL	Zip Code 60093
Email [REDACTED]		

Awning is ☒ retractable or ☐ rigid
☒ new awning or ☐ recovering of existing frame

Description of fabric type and color (attach samples) **Tempotest, non fire retardant shade fabric**

Description of awning sign material, method of application and color: **Mid Blue w/ white binding trim on reg. scalloped valance edge design.**

Height of awning logo/copy: _____ inches

Awning Dimensions: Width _____ Height **21'6" w x 4'0" arms** Projection from Building Face _____

OFFICE USE ONLY: PERMIT FEE (\$70 each) _____

ABC2023-005

CONDITIONS OF APPROVAL: _____

\$125.-





2801 Central St.
Evanston, IL 60201
Phone: 847-864-4520
Fax: 847-864-5886
awnings@evanstonawnings.com
EVANSTONAWNINGS.COM

Sales: George Schaefer, CPP, Sales Mgr
Rendering by: Aaron Hunzinger



NOTES:

- (1) Retractable awning manufactured and installed over the W/F storefront.
- Awning size: 21'-6" x 4'-0" h/out
- Using Tempotest fabric #T17/15 Mid Blue
*please note fabric color in rendering is not a true representation of finished color.
- Signage to be WHITE color, @ 6"h.



JOB NAME	Bunny & Babe	PHONE	773-259-9822
CONTACT	Peyton Merrill	FAX	
JOB ADDRESS	557 Chestnut	EMAIL	
CITY, STATE, ZIP	Winnetka, IL. 60093	MISC.	

This image belongs to Evanston Awning Co. and was produced to only represent awning design, fabric color and graphic placement, as recommended from discussion with customer. Changes can be made to any feature prior to production. Please indicate your approval of this image with your signature.

From: [REDACTED]
To: [Christopher Marx](#)
Subject: Re: Additional info for awning for Bunny & Babe-557 Chestnut St.
Date: Thursday, March 16, 2023 11:27:40 AM
Attachments: [Screenshot 2023-03-15 at 5.25.31 PM.png](#)

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

Hi Chris-

Here are the answers to your final & remaining questions for my awning & signage permits!
Please see below:

1. The awning sign text height is confirmed to be 6" high
2. The window(and center door) sizes from left to right are- 46.5"W x 73"H, 46.5"W x 73"H, 25.5"W x 70"H(door), 46.5" x 73"H, 46.5" x 73"H
3. The decals ARE DIE CUT and placed on outside of windows.
4. Proof of decals for windows is attached from Fast Signs of Skokie(Kim Hackl). There will be TWO decals, one on either side of door, centered in window.
5. We will remove.
6. Font sizes for Window decals- Overall size is 27.5" x 27.5" and font sizes are 2.88" high(for BUNNY, BABE) and the & is 7.03"high.

Please let me know if you have any questions at all!!! Hoping we are all good now & can proceed with approval?!

Thanks!

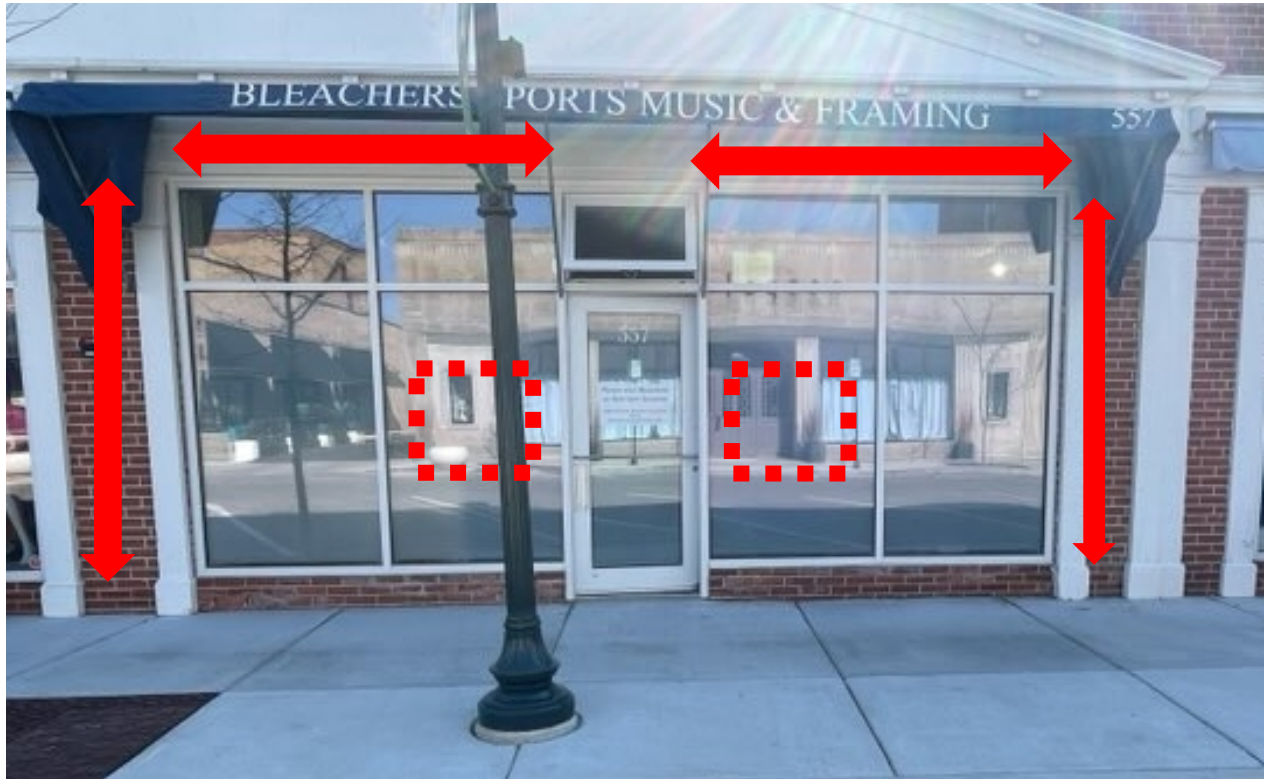
Peyton Merrill
Owner, Bunny & Babe
[REDACTED]

555 Chestnut Street
Winnetka IL 60093



From: Peyton Merrill
Sent: Monday, February 20, 2023 1:37 PM
To: Christopher Marx <CMarx@winnetka.org>

ATTACHMENT B



Area of Left Storefront Window: 8.08 feet x 8.25 feet = 66.66 square feet

Area of Left Window Sign: 2.29 feet x 2.29 feet = 5.24 square feet

Maximum Permitted Window Sign Area Coverage: 6.66 square feet **(10%)**

Proposed Window Sign Area Coverage: 5.24 square feet **(7.86%)**

Area of Left Storefront Window: 8.08 feet x 8.25 feet = 66.66 square feet

Area of Left Window Sign: 2.29 feet x 2.29 feet = 5.24 square feet

Maximum Permitted Window Sign Area Coverage: 6.66 square feet **(10%)**

Proposed Window Sign Area Coverage: 5.24 square feet **(7.86%)**

Total Street Frontage: 8.25 feet x 18.29 feet = 150.89 square feet

Maximum Permitted Street Frontage Area Coverage: 15.09 square feet **(10%)**

Proposed Sign Coverage: 3 ft² (Awning Sign) + 5.25 ft² (Window Sign) + 5.25 ft² (Window Sign) = 13.5 ft² **(9.2%)**

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)

e. Awnings and Banners

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



Figure 42

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

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

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

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

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: APRIL 11, 2023

SUBJECT: CASE NO. 23-07-DR: 1010 GREEN BAY ROAD - BANK OF AMERICA
CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR
EXTERIOR LIGHTING

INTRODUCTION

On April 20, 2023, the Design Review Board (DRB) is scheduled to consider an application submitted by Erin Gleason (the "Applicant") as a representative of 1010 Green Bay Road, LLC (the "Owner") of the property located at 1010 Green Bay Road (the "Subject Property"). The Applicant requests approval of a Certificate of Appropriateness for the exterior lighting that will be installed on the Bank of America building located on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the northwest corner of the intersection of Scott Avenue and Green Bay Road in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is not located in the Commercial Overlay District. The Subject Property contains a two-story commercial building with *Bank of America* as its main tenant. The existing building location is identified in Figure 1, and the building view is in Figure 2.

CURRENT REQUEST

The Applicant is seeking approval to allow the installation of seven new wall-mounted lights on the exterior building facades. The fixtures will be bronze in color and are being installed to even out the illumination of the walkways to the building. The light fixtures will be installed on the following locations of the building:

- (2) Type AY1 fixtures at 18'-9" AFG height on the north and south sides of the building
- (1) Type AZ1 light fixture at 18'-9" AFG height on the east side of the building
- (1) Type SE1 light fixture at 18'-9" AFG on the north/west corner of the building
- (1) Type SF1 lights at 12'-0" AFG on the north/west corner of the building
- (2) Type SG1 wall-mounted lights at 18-9" AFG height on the east side of the building

Additionally, the applicant is seeking approval to replace two existing ground-mounted fixtures that are illuminating the existing flagpole in front of the Subject Property. The Type FA1 fixture has a similar look and color to the existing fixtures and matches the existing illumination. The location of the new and replacement fixtures are shown in Figure 3.

The design specifications and elevation renderings with the light fixture locations can be found in the application materials included as **Attachment A**.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines give guidance on exterior lighting. The Guidelines state:

“Exterior Uses and Types: Exterior building lighting should be carefully designed. Incandescent and low-voltage lighting may be allowed. Fixtures should be contextual with the building and adjacent building design. Building lighting should focus on providing light on building signs and enhancing architectural details on the facade. All lighting shall be located and shielded from direct visibility from any dwelling or public street per the Winnetka Village Code. Wall lanterns and architectural highlighting should be considered. Sodium and fluorescent lighting is not allowed.”

The lighting provides very high visibility for the building entrance and nearby sidewalk space. The lighting fixtures are modern-looking luminaires.

SUMMARY

The Applicant requests that the DRB find the existing exterior lighting as appropriate and compatible with the Design Guidelines and approve the application. Should the DRB approve the Certificate of Appropriateness, the Applicant still needs to receive a building permit from the Community Development Department for the proposed replacement of the existing and new light fixtures.

ATTACHMENTS

Attachment A: Application Materials

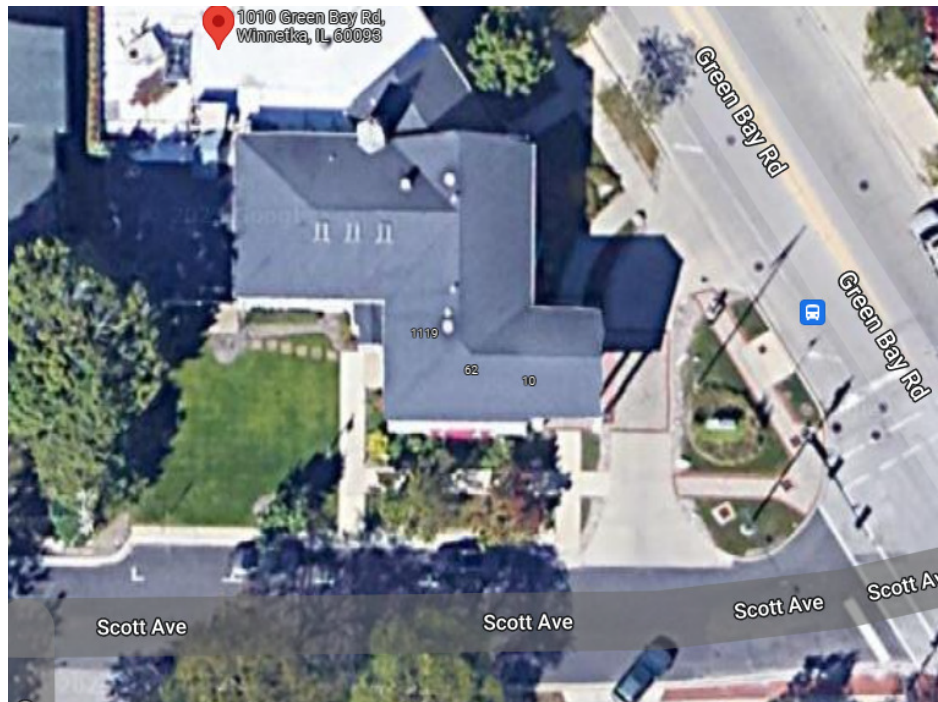


Figure 1 – Subject Property location – Corner of Scott and Green Bay Road



Figure 2 – Subject Property – Corner of Scott and Green Bay Road view

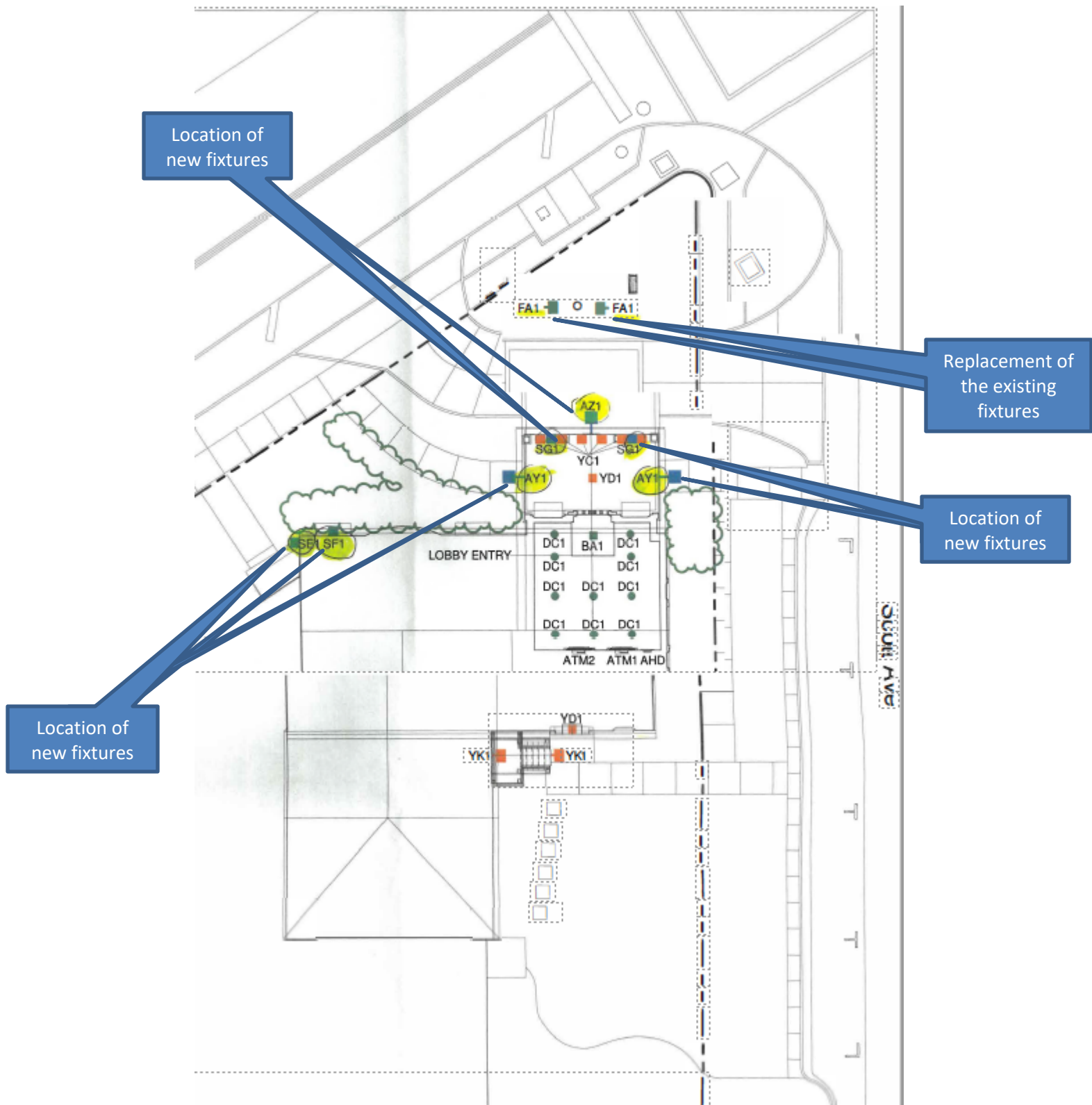


Figure 3 – Subject Property – Location of the proposed light fixtures

ATTACHMENT A

COA 2023 - 0136

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 1010 Green Bay Road

Name of Business(es): Bank of America - IL2-100

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) Exterior lighting refresh.



Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Exterior lighting refresh per plans.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 1010 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

Erin Gleason

Charlotte NC

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM _____

CONTACT NAME _____

ADDRESS _____

PHONE NO. _____

EMAIL _____

Memorandum

Date: April 12, 2023
To: Davorika Kiruncic
From: Michael Hanek
CC: Sarah Mosher
Subject: Bank of America - IL2-100, 1010 Green Bay Road, Winnetka, IL

This is a description of the exterior lighting refresh at the Bank of America. Continental Electrical Construction Company (CECCo), a licensed electrical contractor of the State of Illinois and will be performing the electrical work with union electricians. CECCo will be installing the following exterior fixtures.

- (2) Type AY1 Wall Mounted Fixture. The fixture will be mounted 18'-9" above finished grade on the north and south sides of the building to even out the illumination of the walkways to the building. The fixture will be bronze in color.
- (1) Type AZ1 Wall Mounted Fixture. The fixture will be mounted 18'-9" above finished grade on the east side of the building to even out the illumination of the front entrance. The fixture will be bronze in color.
- (2) FA1 Ground Mounted Fixture. The fixture is a more energy efficient fixture to be a direct replacement for the existing fixture that is illuminating the existing flagpole. The fixture will be bronze in color.
- (1) SE1 Wall Mounted Fixture. The fixture will be mounted 8'-6" above finished grade on the north/west corner of the building to even out the illumination of the north entrance. The fixture will be bronze in color.
- (1) SF1 Wall Mounted Fixture. The fixture will be mounted 12'-0" above finished grade on the north/west corner to even out the illumination of the north entrance. The fixture will be bronze in color.

This is a description of the exterior lighting refresh at the Bank of America. Continental Electrical Construction Company (CECCo), a licensed electrical contractor of the State of Illinois and will be performing the electrical work with union electricians. CECCo will be installing the following exterior fixtures.

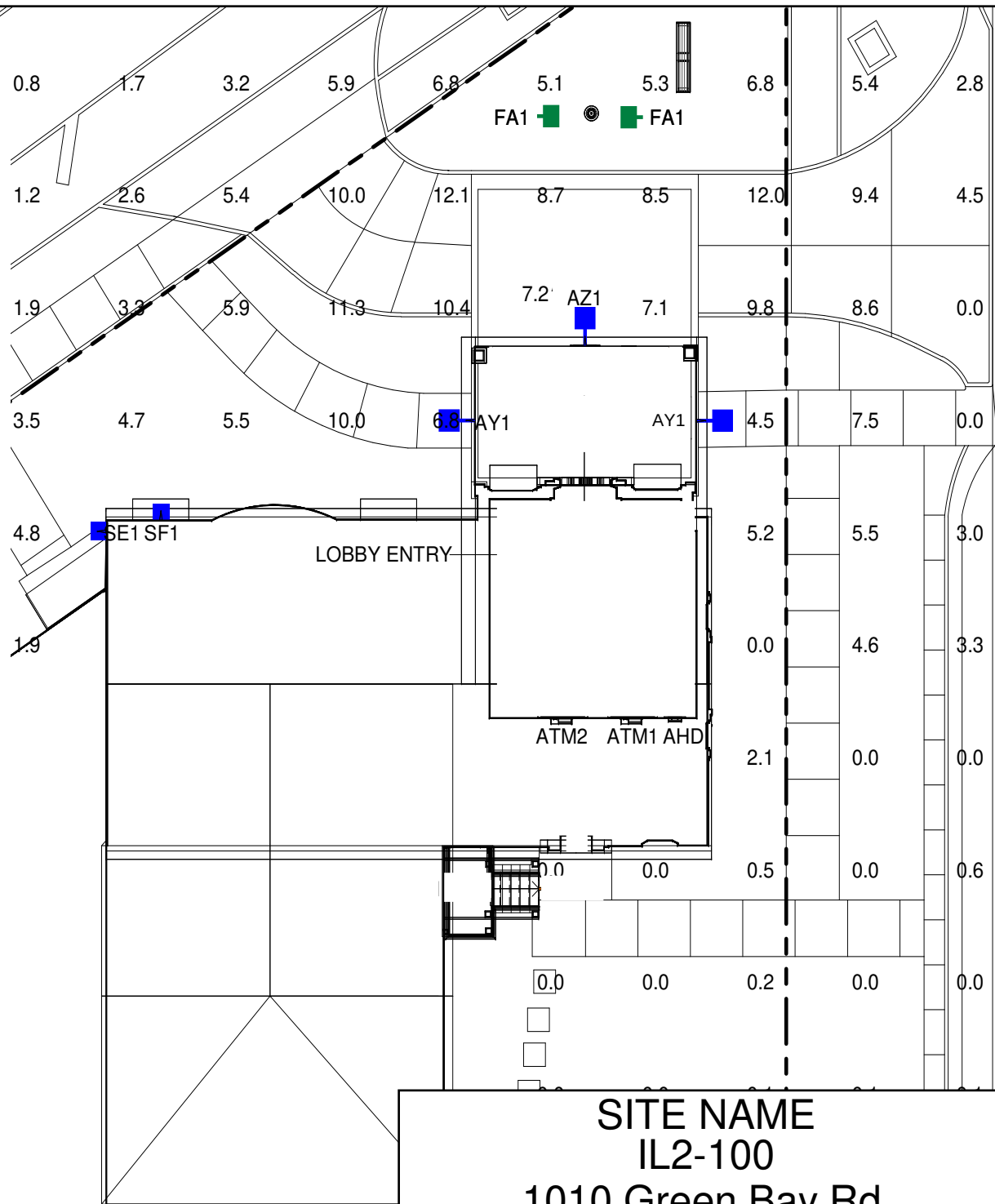
(2) Type AY1 Wall Mounted Fixture. The fixture will be mounted 18'-9" above finished grade on the north and south sides of the building to even out the illumination of the walkways to the building. The fixture will be bronze in color.

(1) Type AZ1 Wall Mounted Fixture. The fixture will be mounted 18'-9" above finished grade on the east side of the building to even out the illumination of the front entrance. The fixture will be bronze in color.

(2) FA1 Ground Mounted Fixture. The fixture is a more energy efficient fixture to be a direct replacement for the existing fixture that is illuminating the existing flagpole. The fixture will be bronze in color.

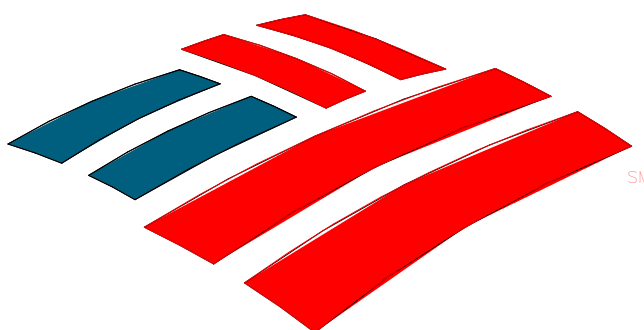
(1) SE1 Wall Mounted Fixture. The fixture will be mounted 8'-6" above finished grade on the north/west corner of the building to even out the illumination of the north entrance. The fixture will be bronze in color.

(1) SF1 Wall Mounted Fixture. The fixture will be mounted 12'-0" above finished grade on the north/west corner to even out the illumination of the north entrance. The fixture will be bronze in color.



SITE NAME
IL2-100
1010 Green Bay Rd,
Winnetka, IL, 60093

Bank of America

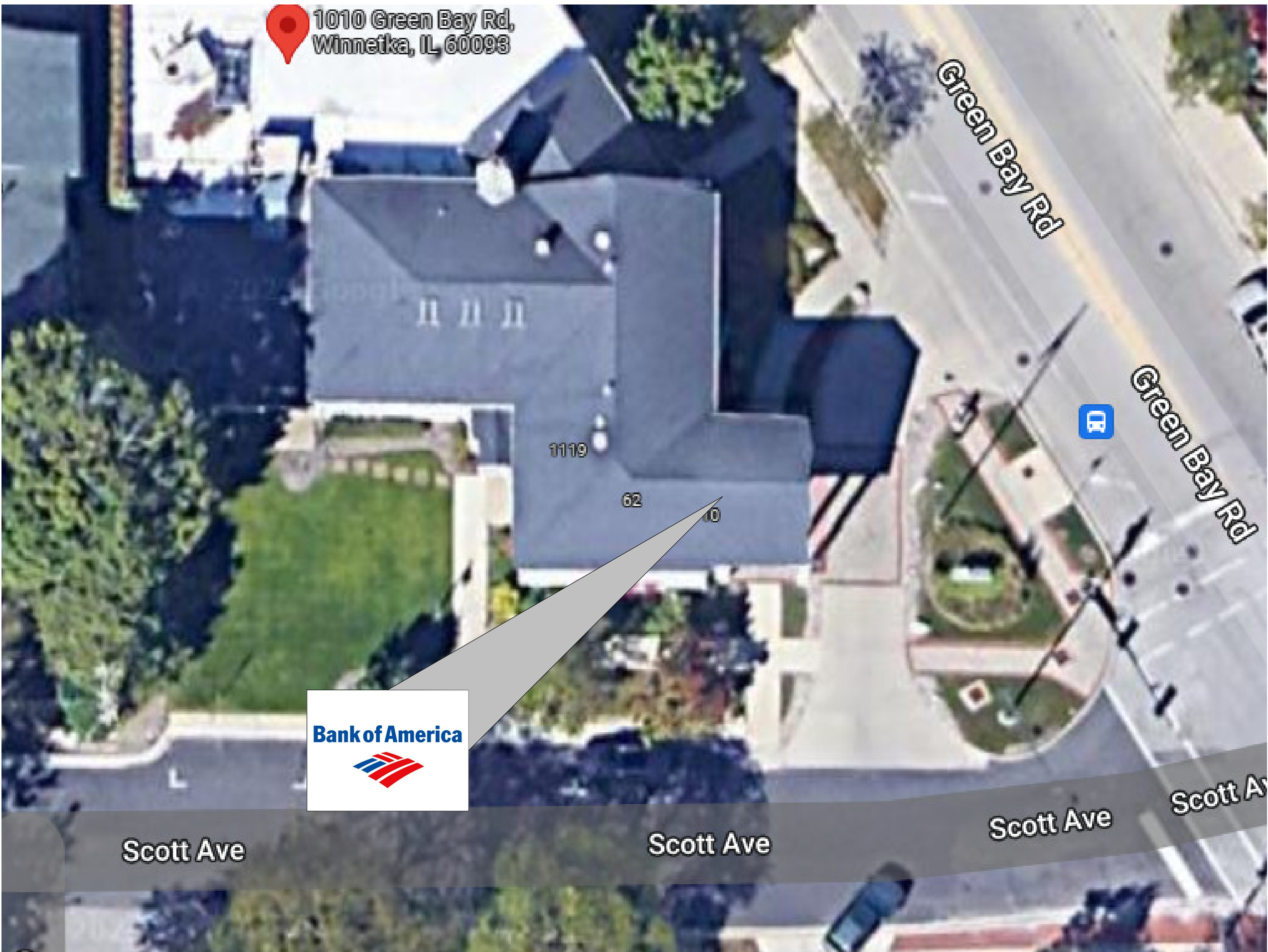


EXTERIOR LIGHTING PROGRAM

IL2-100
1010 Green Bay Rd,
Winnetka, IL, 60093

DRAWING INDEX:

- COVER SHEET
- LU-1 GENERAL NOTES
- LU-2 LUMINAIRE SCHEDULE
- LU-3 OVERALL SITE PLAN
- LU-4 FULL SITE PHOTOMETRICS PLAN AT GRADE
- LU-5 FIXTURE REMOVAL PLAN
- LU-6 DIMENSIONING PLAN
- LU-7 LANDSCAPING PLAN
- LU-8 ATM COMPLIANCE AREA PHOTOMETRICS PLAN - FOR BANK USE ONLY
- LU-9 ELEVATIONS



VICINITY MAP

v1 220502



Office: (972) 771-6038
1629 Smirl Drive, Suite 200, Heath, Texas 75032
www.gmr1.com

SCOPE OF WORK	
COUNT	NOTES
13	REPLACE EXISTING FIXTURE
10	OUT OF SCOPE
7	ADD NEW FIXTURE



CONTRACTOR RESPONSIBILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING, INCLUDING COORDINATION WITH THE LOCAL JURISDICTION AND ANY ASSOCIATED PERMIT FEES OR PROCESSING. CONTRACTOR SHALL NOTIFY GMR UPON RECEIPT OF PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING DOCUMENTS THAT ARE NOT INCLUDED IN THE LIGHTING DESIGN PACKAGE. THESE INCLUDE, BUT ARE NOT LIMITED TO, STAMPED ELECTRICAL DRAWINGS, STAMPED POLE BASE DRAWINGS, AND PROFESSIONAL SURVEYS.
3. SHOULD STAMPED PHOTOMETRIC DRAWINGS BE REQUIRED, CONTRACTOR SHALL ENGAGE LOCAL ENGINEER OR LIGHTING DESIGNER AS REQUIRED TO PROVIDE STAMP ON GMR PHOTOMETRIC DESIGN DOCUMENTS.
4. CONTRACTOR SHALL PROVIDE THE BANKING CENTER NOTIFICATION AT LEAST ONE WEEK IN ADVANCE OF VISITING SITES OR STARTING WORK.
5. CONTRACTOR SHALL VERIFY VOLTAGE REQUIREMENTS FOR FIXTURES PRIOR TO PLACEMENT OF FIXTURE ORDERS.
6. CONTRACTOR TO VERIFY LIGHTING CONTROLS PRIOR TO BEGINNING CONSTRUCTION. SEE LIGHTING CONTROL NOTES.
7. CONTRACTOR SHALL RECEIVE FORMAL APPROVAL FROM GMR ON ANY FIXTURE MODIFICATIONS OR VARIATIONS FROM THE LUMINAIRE SCHEDULE.
8. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED FIXTURE MOUNTING CONDITIONS IN FIELD. ANY SPECIAL MOUNTING HARDWARE NEEDED FOR PROPOSED FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL SUPPLY ALL NEW LIGHT POLES. NEW LIGHT POLES SHALL MATCH EXISTING CONDITIONS ON SITE FOR POLE TYPE AND PAINT COLOR.
10. CONTRACTOR SHALL ORDER ALL FIXTURES FROM BORDER STATES IN ACCORDANCE WITH BANK OF AMERICA NATIONAL ACCOUNT. CONTACT NATIONAL ACCOUNT QUOTES DEPARTMENT AT BOA@BORDERSTATES.COM OR 704-372-3040.
11. CONTRACTOR SHALL PERFORM ALL NECESSARY PATCHING OR REPAINTING FOR ADDED, REMOVED, OR REPLACED FIXTURES.
12. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS BACK TO EXISTING CONDITION INCLUDING PAVED AREAS, LANDSCAPED AREAS, ETC.
13. CONTRACTOR SHALL VERIFY AND DOCUMENT COMPLETED WORK DURING NIGHT HOURS. ALL FIXTURES MUST BE FUNCTIONAL DURING NIGHT HOURS PRIOR TO SCHEDULING A FINAL SURVEY WITH GMR.
14. CONTRACTOR SHALL PROVIDE BEFORE AND AFTER NIGHT TIME PHOTOS OF THE SITE.
15. CONTRACTOR SHALL UTILIZE THE "BOA ELP INCENTIVE SITE SURVEY FORM" TO DOCUMENT THE EXACT DETAILS OF EACH FIXTURE BEING REMOVED FOR REBATE AND ENERGY SAVINGS CALCULATION PURPOSES.
16. CONTRACTOR SHALL RECEIVE A PUNCHLIST FROM GMR UPON FINAL SURVEY FOR ANY REMAINING ITEMS TO BE COMPLETED.

CONTROLS & ADDITIONAL NOTES:

LIGHTING CONTROL NOTES:

THE CONTRACTOR SHALL VERIFY THE CONTROLS FOR ALL EXTERIOR LIGHTING AND ATM/AHD INTERIOR LOBBIES ON THE SITE (EXCLUDING SIGNAGE) AND ADJUST ACCORDING TO THE FOLLOWING:

- IC3 CONTROL:

CONTRACTOR SHALL VERIFY THAT EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED BY THE CORRECT IC3 CIRCUIT. WHERE EXTERIOR LIGHTING IS INCLUDED ON CONTROL CIRCUITS FOR INTERIOR SYSTEMS, INTERIOR LIGHTING, OR EXTERIOR SIGNAGE, CONTRACTOR SHALL ADJUST EXTERIOR LIGHTING TO THE CORRECT CONTROL CIRCUIT AS REQUIRED.

- PHOTOCELL CONTROL:

CONTRACTOR SHALL REPLACE EXISTING PHOTOCELLS WITH NEW AND INSTALL IN A LOCATION BEST SUITED TO PROVIDE APPROPRIATE LIGHT EXPOSURE SUCH THAT EXTERIOR LIGHTS ARE ON DURING DARKNESS.

- TIME CLOCK CONTROL:

CONTRACTOR SHALL VERIFY LOCATION OF TIME CLOCK. IF TIME CLOCK IS IN ELECTRICAL ROOM ALONG WITH IC3 CONTROLS, CONTRACTOR SHALL ADJUST CIRCUIT TO BE CONTROLLED BY IC3 EXTERIOR LIGHTING CONTROLS. IF TIME CLOCK IS IN A REMOTE LOCATION NOT IN CLOSE PROXIMITY TO THE IC3 CONTROLS, CONTRACTOR SHALL VERIFY TIME CLOCK IS SET PROPERLY AND LEAVE CIRCUIT ON TIME CLOCK CONTROL.

- MANUAL CONTROL:

CONTRACTOR SHALL VERIFY THAT NO EXTERIOR LIGHTING IS CONTROLLED MANUALLY. IF ANY EXTERIOR LIGHTING IS ON A MANUALLY CONTROLLED CIRCUIT, CONTRACTOR SHALL ADJUST TO BE CONTROLLED BY PHOTOCELL OR IC3, WHICHEVER IS MOST ECONOMICALLY ACCOMPLISHED.

ADDITIONAL CONTRACTOR NOTES:

CONSTRUCTION COMPLETION VERIFICATION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE VERIFICATION IN WRITING TO THE BANK OF AMERICA PJM THAT ALL WORK IS COMPLETE ACCORDING TO THE CONSTRUCTION DOCUMENTS, AND THAT ALL EXTERIOR LIGHTING IS FUNCTIONING DURING NIGHTTIME HOURS. COMPLETION PHOTOS, TAKEN AT NIGHT, SHALL BE PROVIDED IN THE FOLLOWING FORMAT:

PROVIDE A SINGLE DOCUMENT CONTAINING THE FOLLOWING:

- SITE PHOTOS FROM ALL SIDES OF BUILDING
- MINIMUM OF 3 PHOTOS OF EACH COMPLIANCE AREA (ATM(S), AFTER-HOUR DEPOSITORIES, ASSOCIATE ENTRY) FROM DIFFERENT ANGLES
- MINIMUM OF 2 PHOTOS OF ALL NON-COMPLIANCE AREAS FROM DIFFERENT ANGLES

FIXTURE CLARIFICATION NOTES:

1. **OUT OF SCOPE** - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
2. **REMOVE AND PATCH** - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
3. **REPLACE EXISTING FIXTURE** - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. CONTRACTOR TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
4. **ADD NEW FIXTURE** - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
5. **ADD NEW POLE & FIXTURE** - A NEW POLE AND FIXTURE TO BE ADDED. CONTRACTOR TO SPECIFY POLE TO MATCH EXISTING STYLE AND COLOR AND, IF NOT PROVIDED, POLE BASE DATA FOR NEW POLE LOCATIONS. CONTRACTOR TO VERIFY IF POLE AND POLE BASE IS SUFFICIENT FOR THE HEIGHT, LOCATION AND FIXTURE SPECIFIED.
6. GMR DOES NOT SPECIFY MOUNTING HARDWARE FOR ANY SPECIFIED FIXTURES. CONTRACTOR IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
7. CONTRACTOR TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
8. CONTRACTOR TO SPECIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
9. ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. CONTRACTOR TO CONFIRM PRIOR TO ORDERING.

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE TO THE ENGINEER. ALL SUCH CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING THE BID AND ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION SHALL BE GRANTED AFTER AWARDDING A BID FOR ANY EQUIPMENT, MATERIAL OR LABOR REQUIRED TO REWORK OR OTHERWISE MODIFY EXISTING CONDITIONS.
2. THIS LIGHTING DESIGN IS BASED ON A COMBINATION OF STATE STANDARDS, THE BANK'S CURRENT SECURITY POLICY FOR EXTERIOR ATM AND AFTER-HOUR DEPOSITORIES AND BANK GUIDELINES FOR NON-SECURITY COMPLIANCE ZONES.
3. TRIM ALL TREES/LANDSCAPING TO MINIMIZE IMPEDING LIGHT FROM ANY LIGHT FIXTURES THAT IMPACT THE 60' RADIUS AROUND ALL ATMS AND A RADIUS OF 50' AROUND ALL AFTER-HOUR DEPOSITORIES. CONSIDERATION MUST BE GIVEN TO TREES/LANDSCAPING IN A STATE OF FULL FOLIAGE/BLOOM AND FUTURE GROWTH. ALL LANDSCAPING WORK WILL BE PERFORMED BY OTHERS WITH A SEPARATE PERMIT (IF REQUIRED).
4. ALL MOUNTING HEIGHTS ARE INTENDED TO THE BOTTOM OF THE FIXTURE.
5. CONTRACTOR TO FIELD VERIFY FIXTURE PLACEMENT DIMENSIONS PRIOR TO CONSTRUCTION.
6. DIMENSIONING PROVIDED IS FOR PROPOSED FIXTURE LOCATIONS ONLY, UNLESS OTHERWISE NOTED ON THE DRAWING.
7. THE CONTRACTOR SHALL ATTEMPT TO ELIMINATE THE USE OF EXPOSED CONDUIT WHERE POSSIBLE. IF EXPOSED CONDUIT IS NECESSARY, THE CONTRACTOR SHALL VERIFY USE WITH PROJECT MANAGER.
8. ALL EXISTING LIGHTS WILL BE REPLACED WITH LED LIGHTS AND ALL PROPOSED LIGHTS WILL ALSO BE LED, UNLESS OTHERWISE NOTED.
9. ALL FIXTURES ARE TO BE MOUNTED ABOVE FINISH GRADE. UNLESS OTHERWISE NOTED, MATCH EXISTING POLE BASES.

SITE ABBREVIATIONS:

PL = PROPERTY LINE

AFG = ABOVE FINISHED GRADE

FC = FOOTCANDLE

CBO = CONTROLLED BY OTHERS

AHD = AFTER HOUR DEPOSITORY

v1 220502

		KRM



SITE NAME
IL2-100
1010 Green Bay Rd,
Winnetka, IL, 60093

GENERAL NOTES

DESIGNED BY:	DCC	DRAWN BY:	DCC
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO.	LU-1
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THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

SEE FIXTURE CLARIFICATION NOTE #9							LUMINAIRE SCHEDULE							**CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING**				
SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	TOTAL WATTAGE						
	2	AY1	-	CREE	AREA EDGE	ARE-EDG-4MB-DA-10-E-UL-BZ-525-40K	ADD NEW FIXTURE	18' - 9" AFG	WM-DM-BZ	B1-U0-G2	WALL MOUNT	342 W						
	1	AZ1	-	CREE	AREA EDGE	ARE-EDG-4MB-DA-12-E-UL-BZ-525-40K	ADD NEW FIXTURE	18' - 9" AFG	WM-DM-BZ	B3-U0-G2	WALL MOUNT	202 W						
	1	BA1	-	CREE	CPY	CPY250-C-2L-40K7-F-UL-DM-WH	REPLACE EXISTING FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	SURFACE CANOPY MOUNT	14 W						
	10	DC1	-	CREE	CDR	CDR-8-ALS(2500L)-9ACK(40K)-10V5-WH-UNV	REPLACE EXISTING FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U2-G0	RECESSED CANOPY MOUNT	290 W						
	2	FA1	-	CREE	NOCTURA	NTF-A-NM-N4-3L-40K-UL-BZ	REPLACE EXISTING FIXTURE	MATCH EXISTING	NTF-KN-BZ, NTF-YM-3L-BZ	B2-U0-G0	FLOOD	42 W						
	1	SE1	-	CREE	SECURITY EDGE	SEC-EDG-3M-WM-02-E-UL-BZ-350-40K	ADD NEW FIXTURE	8' - 6" AFG	-	B1-U0-G1	WALL MOUNT	25 W						
	1	SF1	-	CREE	SECURITY EDGE	SEC-EDG-3M-WM-02-E-UL-BZ-525-40K	ADD NEW FIXTURE	12' AFG	-	B1-U0-G1	WALL MOUNT	37 W						
	2	SG1	-	CREE	SECURITY EDGE	SEC-EDG-3M-WM-04-E-UL-BZ-350-40K	ADD NEW FIXTURE	18' - 9" AFG	-	B1-U0-G1	WALL MOUNT	92 W						
	6	YC1	-	-	-	-	OUT OF SCOPE	-	-	-	WALL MOUNT	0 W						
	2	YD1	-	-	-	-	OUT OF SCOPE	-	-	-	CANOPY MOUNT	0 W						
	2	YK1	-	-	-	-	OUT OF SCOPE	-	-	-	WALL MOUNT	0 W						
GRAND TOTAL WATTAGE												1044 W						

v1 220502



REVISION NO.

DESCRIPTION

REVISED BY

KRM



SITE NAME

IL2-100

1010 Green Bay Rd,

Winnetka, IL, 60093

LUMINAIRE SCHEDULE

DESIGNED BY: DCC

DRAWN BY: DCC

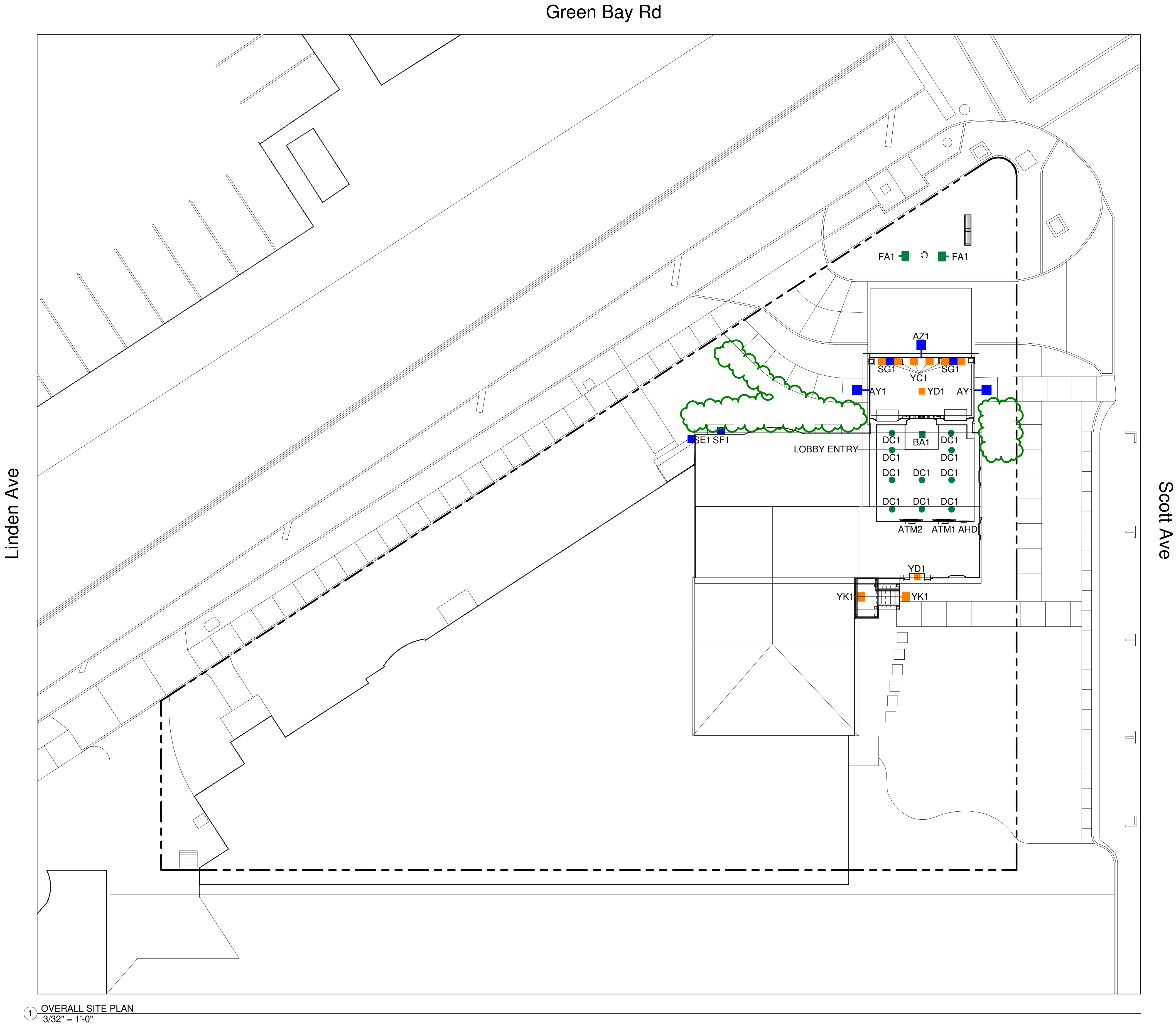
REVIEWED BY: AWD

APPROVED BY: KRM

SHEET NO.

LU-2

TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
2	AY1	ADD NEW FIXTURE	18' - 9" AFG
1	AZ1	ADD NEW FIXTURE	18' - 9" AFG
1	BA1	REPLACE EXISTING FIXTURE	MATCH EXISTING CANOPY HEIGHT
10	DC1	REPLACE EXISTING FIXTURE	MATCH EXISTING CANOPY HEIGHT
2	FA1	REPLACE EXISTING FIXTURE	MATCH EXISTING
1	SE1	ADD NEW FIXTURE	8' - 6" AFG
1	SF1	ADD NEW FIXTURE	12' AFG
2	SG1	ADD NEW FIXTURE	18' - 9" AFG
6	YC1	OUT OF SCOPE	-
2	YD1	OUT OF SCOPE	-
2	YK1	OUT OF SCOPE	-



Bank of America®



BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
- - - = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
- - - = INDICATES NEW SECURITY FENCE



v1 220502

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⚠		
⚠		KRM
REVISION NO.	DESCRIPTION	REVISED BY



SITE NAME
IL2-100
1010 Green Bay Rd,
Winnetka, IL, 60093

OVERALL SITE PLAN

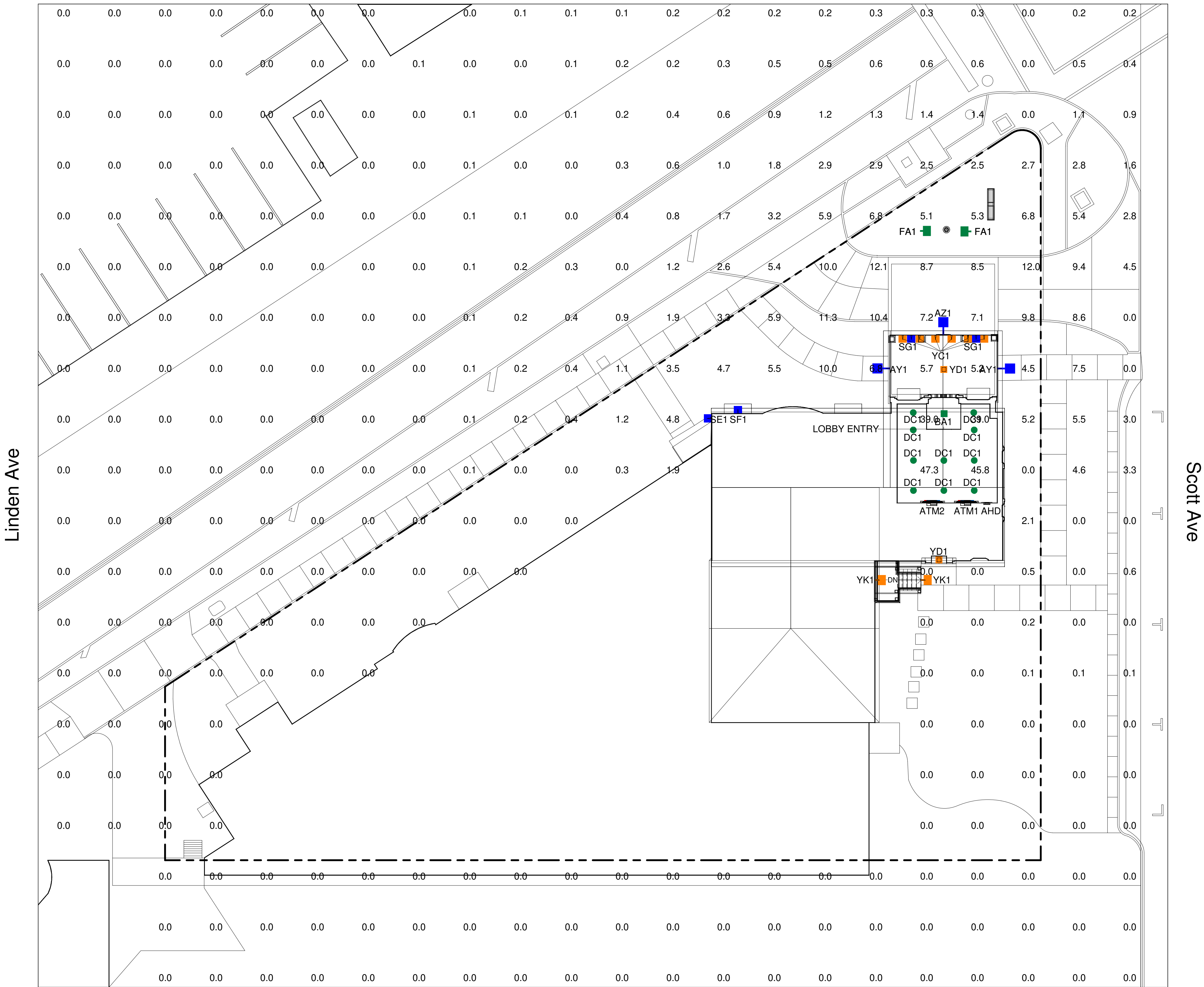
DESIGNED BY:	DCC	DRAWN BY:	DCC
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-3		

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK

- NOTES:
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
 2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
 3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
 4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.

Green Bay Rd



1 FULL SITE PHOTOMETRICS PLAN
3/32" = 1'-0"

CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	1.4 fc	47.3 fc	0.0 fc	0.0	0.0

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

Bank of America®



- BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
--- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
--- = INDICATES NEW SECURITY FENCE



v1 220502

⚠		
⚠		
⚠		KRM
REVISION NO.	DESCRIPTION	REVISED BY



SITE NAME
IL2-100
1010 Green Bay Rd,
Winnetka, IL, 60093

FULL SITE
PHOTOMETRICS PLAN

DESIGNED BY:	DCC	DRAWN BY:	DCC
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO. LU-4

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK

THE EDGE® Series

LED Area/Flood Luminaire

Rev. Date: V11 09/07/2021

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology
Assembled in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)
CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish /1 year on accessories

* See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSBK Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	Backlight Control Shields XA-20BLS-4 - Four-pack - Unpainted stainless steel Shorting Cap XA-XSLSHRT NEMA® 3-Pin Photocell C-ACC-A-PCCELL-NEMA3-LV - On/off functionality only - Available with UL voltage only

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

						E					
Product	Optic			Mounting*	LED Count (x10)	Series	Voltage	Color Op-tions	Drive Current	Options	
ARE-EDG	2M	3MB	4MP	AA	02	E	UL	BK	350	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML options F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included P Photocell - Refer to PML spec sheet for availability with PML options - Available with UL voltage only PML Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt	PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® 3-Pin Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Not available with SA mount - Intended for downlight applications with maximum 45° tilt - Requires photocell or shorting cap by others - Refer to PML spec sheet for availability with PML options 30K 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire 50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire TRL Amber Turtle Friendly LEDs - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance
	Type II Medium	Type III Medium w/BLS	Type IV w/Partial BLS	Adjustable Arm	04	Universal 120-277V	Black	350mA			
	2MB	3MP	5M	DA	06		BZ	525			
	Type II Medium w/BLS	Type III Medium w/Partial BLS	Type V Medium	Direct Arm	08	Universal 347-480V	Bronze	525mA			
	2MP	4M	5S	DL	10		SV	700			
	Type II Medium w/Partial BLS	Type IV Medium	Type V Short	Direct Long Arm	12		Silver	700mA			
	3M	4MB			14		White	~ Available with 20-60 LEDs			
	Type III Medium w/BLS	Type IV w/Partial BLS			16						
FLD-EDG	25° Flood	70° Flood	N6 NEMA® 6	AA							
	40° Flood	70° Sign		Adjustable Arm							
				SA							
				Side Arm							
				- Available with 20-60 LEDs							

* Reference EPA and pole configuration suitability data beginning on page 19



US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®

THE EDGE® Series

LED Area/Flood Luminaire

Rev. Date: V11 09/07/2021

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish /1 year on accessories

* See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSBK Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	Backlight Control Shields XA-20BLS-4 - Four-pack - Unpainted stainless steel Shorting Cap XA-XSLSHRT NEMA® 3-Pin Photocell C-ACC-A-PCCELL-NEMA3-LV - On/off functionality only - Available with UL voltage only

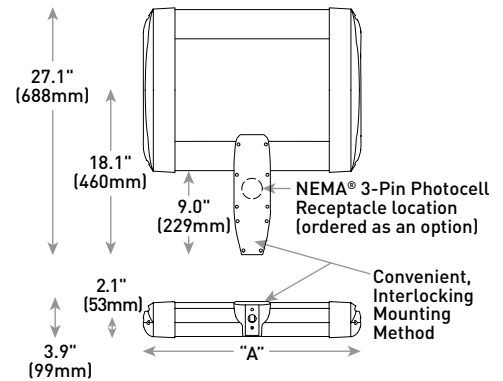
Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Op-tions	Drive Current	Options
ARE-EDG	2M Type II Medium 3MB Type III Medium w/BLS 4MP Type IV Medium w/Partial BLS 2MB Type II Medium w/BLS 3MP Type III Medium w/Partial BLS 5M Type V Medium 2MP Type II Medium w/Partial BLS 4M Type IV Medium 5S Type V Short 3M Type III Medium w/BLS	AA Adjustable Arm DA Direct Arm DL Direct Long Arm	02 04 06 08 10 12 14 16	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML options F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included P Photocell - Refer to PML spec sheet for availability with PML options - Available with UL voltage only PML Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt
FLD-EDG	25 25° Flood 70 70° Flood 40 40° Sign Flood N6 NEMA® 6 SN Sign	AA Adjustable Arm SA Side Arm - Available with 20-60 LEDs						PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® 3-Pin Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Not available with SA mount - Intended for downlight applications with maximum 45° tilt - Requires photocell or shorting cap by others - Refer to PML spec sheet for availability with PML options 30K 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire 50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire TRL Amber Turtle Friendly LEDs - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

* Reference EPA and pole configuration suitability data beginning on page 19

DA Mount **COLOR: BRONZE**



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions



US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®



TYPE FA

NTF-A-NM-N4-3L-40K-UL-BZ

Noctura™ Series - Luminaires & Accessories



Noctura™ Area



Noctura™ Flood

COLOR: BRONZE



Noctura™ Wall Mount



Noctura™ Accessories

Platt Item #	Cat #	Description	Replaces
--------------	-------	-------------	----------

NOCTURA™ SERIES - AREA

1434325	NTA-A-NM-T3-11L-40K-UL-BZ	NOCTURA, AREA, T3, 11L, 75W, 40K, 120-277	250W MH / HPS / PSMH
1434327	NTA-A-NM-T5-11L-40K-UL-BZ	NOCTURA, AREA, T5, 11L, 75W, 40K, 120-277	250W MH / HPS / PSMH
1434326	NTA-A-NM-T3-19L-40K-UL-BZ	NOCTURA, AREA, T3, 19L, 130W, 40K, 120-277	400W MH / HPS / PSMH
1434328	NTA-A-NM-T5-19L-40K-UL-BZ	NOCTURA, AREA, T5, 19L, 130W, 40K, 120-277	400W MH / HPS / PSMH

NOCTURA™ SERIES - FLOOD

1434317	NTF-A-NM-N4-3L-40K-UL-BZ	NOCTURA, FLOOD, N4, 3L, 21W, 40K, 120-277	70W MH / 100W HPS / PSMH
1434320	NTF-A-NM-N6-3L-40K-UL-BZ	NOCTURA, FLOOD, N6, 3L, 21W, 40K, 120-277	70W MH / 100W HPS / PSMH
1434321	NTF-A-NM-N4-10L-40K-UL-BZ	NOCTURA, FLOOD, N4, 10L, 64W, 40K, 120-277	250W MH / PSMH / 200W HPS
1434322	NTF-A-NM-N6-10L-40K-UL-BZ	NOCTURA, FLOOD, N6, 10L, 64W, 40K, 120-277	250W MH / PSMH / 200W HPS
1434323	NTF-A-NM-N4-21L-40K-UL-BZ	NOCTURA, FLOOD, N4, 21L, 140W, 40K, 120-277	400W PSMH / HPS
1434324	NTF-A-NM-N6-21L-40K-UL-BZ	NOCTURA, FLOOD, N6, 21L, 140W, 40K, 120-277	400W PSMH / HPS

NOCTURA™ SERIES - WALL MOUNT

1434247	NTW-A-WM-T3-3L-50K-UL-BZ	NOCTURA, WALL, 3L, 24W, 50K, 120-277, BZ	100W MH / HPS / PSMH
1434249	NTW-A-WM-T3-7L-40K-UL-BZ	NOCTURA, WALL, 7L, 46W, 40K, 120-277, BZ	150W MH / HPS / PSMH
1434251	NTW-A-WM-T3-11L-40K-UL-BZ	NOCTURA, WALL, 11L, 74W, 40K, 120-277, BZ	250W MH / HPS / PSMH
1434253	NTW-A-WM-T3-17L-40K-UL-BZ	NOCTURA, WALL, 17L, 111W, 40K, 120-277, BZ	400W MH

NOCTURA™ SERIES - ACCESSORIES

1434330	NTA-DA-BZ	NOCTURA DIRECT ARM, 120-277	
1434331	NTF-KN-BZ	NOCTURA SMALL FLOOD KNUCKLE	
1434332	NTF-YM-3L-BZ	NOCTURA SMALL FLOOD 3L YOKE	
1434333	NTF-YM-10L-BZ	NOCTURA SMALL FLOOD 10L YOKE	
1434334	NTX-AA-BZ	NOCTURA ADJUSTABLE ARM, 120-277	
1434335	NTX-TR-BZ	NOCTURA TRUNNION, 120-277	
1434337	NTX-TR-3R-BZ	NOCTURA TRUNNION WITH 3-PIN NEMA RECEPTACLE, 120-277	
1434338	NTX-3R-BZ	NOCTURA EXTENSION ARM WITH 3-PIN NEMA RECEPTACLE, 120-277	

Visit creelighting.com or contact a Cree Lighting representative to learn more.info@creelighting.com | 800.236.6800

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800.257.5288

4:00am-midnight (PST), 7 days a week

CREE  LIGHTING

A COMPANY OF IDEAL INDUSTRIES, INC.

THE EDGE® Series

LED Security Wall Pack Luminaire

Rev. Date: V8 09/03/2021

Product Description

THE EDGE® wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

* See <http://creelighting.com/warranty> for warranty terms

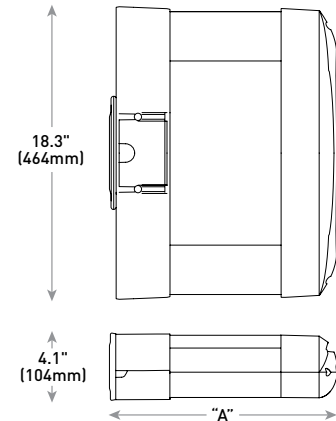
Accessories

Field-Installed		
Bird Spikes XA-BRDSPK	Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color



COLOR: BRONZE



LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	2M Type II Medium 2MB Type II Medium w/BLS 2S Type II Short 2SB Type II Short w/BLS 3M Type III Medium 3MB Type III Medium w/BLS 4M Type IV Medium 4MB Type IV Medium w/BLS	WM Wall Mount	02 04 06 08 10 12	E	UL Universal 120-277V UH Universal 347-480V 34 347V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML option F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse P Photocell - Must specify UL or 34 voltage PML Programmable Multi-Level - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt 30K 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire 50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire TRL Amber Turtle Friendly LEDs - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance



US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®

THE EDGE® Series

LED Security Wall Pack Luminaire

Rev. Date: V8 09/03/2021

Product Description

THE EDGE® wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

* See <http://creelighting.com/warranty> for warranty terms

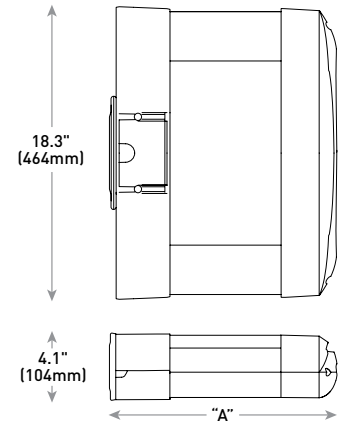
Accessories

Field-Installed		
Bird Spikes XA-BRDSPK	Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color



COLOR: BRONZE



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Ordering Information

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SEC-EDG		WM		E				
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SEC-EDG	2M Type II Medium 2MB Type II Medium w/BLS 2S Type II Short 2SB Type II Short w/BLS 3M Type III Medium 3MB Type III Medium w/BLS 4M Type IV Medium 4MB Type IV Medium w/BLS	WM Wall Mount	02 04 06 08 10 12	E	UL Universal 120-277V UH Universal 347-480V 34 347V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA -Available with 20-80 LEDs -Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML option F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse P Photocell - Must specify UL or 34 voltage PML Programmable Multi-Level - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt 30K 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire 50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire TRL Amber Turtle Friendly LEDs - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance



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Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: APRIL 11, 2023
SUBJECT: 64 GREEN BAY ROAD (ABOYER) - CONSIDERATION OF FOR
PERMANENT WOOD PERGOLA CERTIFICATE OF APPROPRIATENESS
(CASE NO. 23-08-DR)

INTRODUCTION

On April 20, 2023, the Design Review Board is scheduled to consider an application submitted by Michael Lachowicz (the "Applicant") as the lessee of the property located at 64 Green Bay Road for the Aboyer restaurant (the "Subject Property") for consideration of a Certificate of Appropriateness to allow the existing temporary pergola to become a permanent structure on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Winnetka Avenue and Roger Avenue in the Indian Hill Business District and contains a one-story commercial building. The Applicant is the current tenant of the building. The Subject Property is located in the C-1 Limited Commercial Zoning District and is not in the Commercial Overlay District.

PREVIOUS APPROVALS

During the height of the pandemic, the Village worked with businesses to help them during that challenging time. On November 10, 2021, it approved a building permit for a temporary pergola on the existing patio as additional outside seating for the subject restaurant.

CURRENT REQUEST

Given that the COVID-19 disease has transitioned from a pandemic to an endemic phase and that the Federal and State pandemic emergency orders will be canceled in May of this year, the Applicant would like permanent approval of the existing pergola for the outside seating. In addition, the Applicant would like in the winter to install three sides on the pergola to create a more secure space for off-season storage of patio tables, chairs, umbrellas, and outdoor heaters, as well as protection from the weather elements.

The existing pergola is 23'-9" X 13'-9", roofed, and currently does not have installed side panels. The subject pergola is setback 18'-8" from the rear property line, setback 18'-3" from the east side property line and complies with Village Zoning Ordinance requirements. Figure 1 on the following page identifies the Subject Property. Figures 2 and 3 show the existing pergola without side panels, and Figure 4 shows a closer look at the existing pergola with side panels.

The Applicant has provided a written explanation of why he wants to keep the originally approved temporary pergola as a permanent structure, photos of the existing pergola, and a site plan showing the location of the same, which are all available in the application materials included in Attachment A.



Figure 1 – Subject Property – West view from Green Bay Road



Figure 2 – Subject Property – West Façade/Existing pergola/View from the Green Bay Road



Figure 3 – Subject Property – South Façade/Existing pergola view from the Green Bay Road alley



Figure 4 –The closer look at the existing pergola (with side panels)/ West 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 existing temporary roofed pergola complies with the above standards and can stay as a permanent structure.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide general guidance on the design and appearance of exterior façades on commercial buildings. These guidelines require that new designs retain a contextual relationship with the existing character of commercial districts and that any new structures should harmonize with the principal building and reflect the character of the building style. The Village’s Design Guidelines are more focused on providing guidance on the character of the principal building style in the commercial district and do not have guidance/requirements for the accessory structures, whereas the Applicant is requesting to keep the existing temporary pergola as an accessory structure.

SUMMARY

The Applicant requests that the DRB find the administratively approved temporary structure as appropriate and compatible with the Design Guidelines and approve it as a permanent structure. Should the DRB find the proposed alterations as appropriate, the Applicant would need to secure an approved Building Permit from the Community Development Department prior to keeping the existing structure permanently.

ATTACHMENTS

Attachment A: Application Materials

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 64 GREEN BAY ROAD COA 2023-0146

Name of Business(es): ABOYER RESTAURANT

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) PATIO PERGOLA

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): EXISTING TEMPORARY APPROVED
PATIO PERGOLA TO STAY PERMANENTLY

I/We hereby certify that as Lessee (Lessee/Owner) of the property located at 64 GREEN BAY RD. (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

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM _____

CONTACT NAME _____

ADDRESS _____

PHONE NO. _____

EMAIL _____



Davorka Kirincic

From: [REDACTED]
Sent: Monday, March 20, 2023 6:27 AM
To: Davorka Kirincic
Cc: Rudy Martinez; sergio Angel; Emlyn D. Thomas
Subject: Pergola at 64 Green Bay Rd

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.

Good morning Davorka,

As per your request I am writing this email to inform you of the purpose of the sides attached to the pergola on my property at 64 Green Bay Rd. Winnetka IL 60093, Aboyer/George Trois Restaurants.

These sides were custom made to fit the pergola and create a more secure space for off season storage of my patio tables, chairs, umbrellas and outdoor heaters. They are not and will not be used or attached while diners are present as this is neither their purpose nor intent.

Please let me know if you have any questions or concerns.

Regards,

Michael Lachowicz,
Chef/Proprietor, The George Trois Group

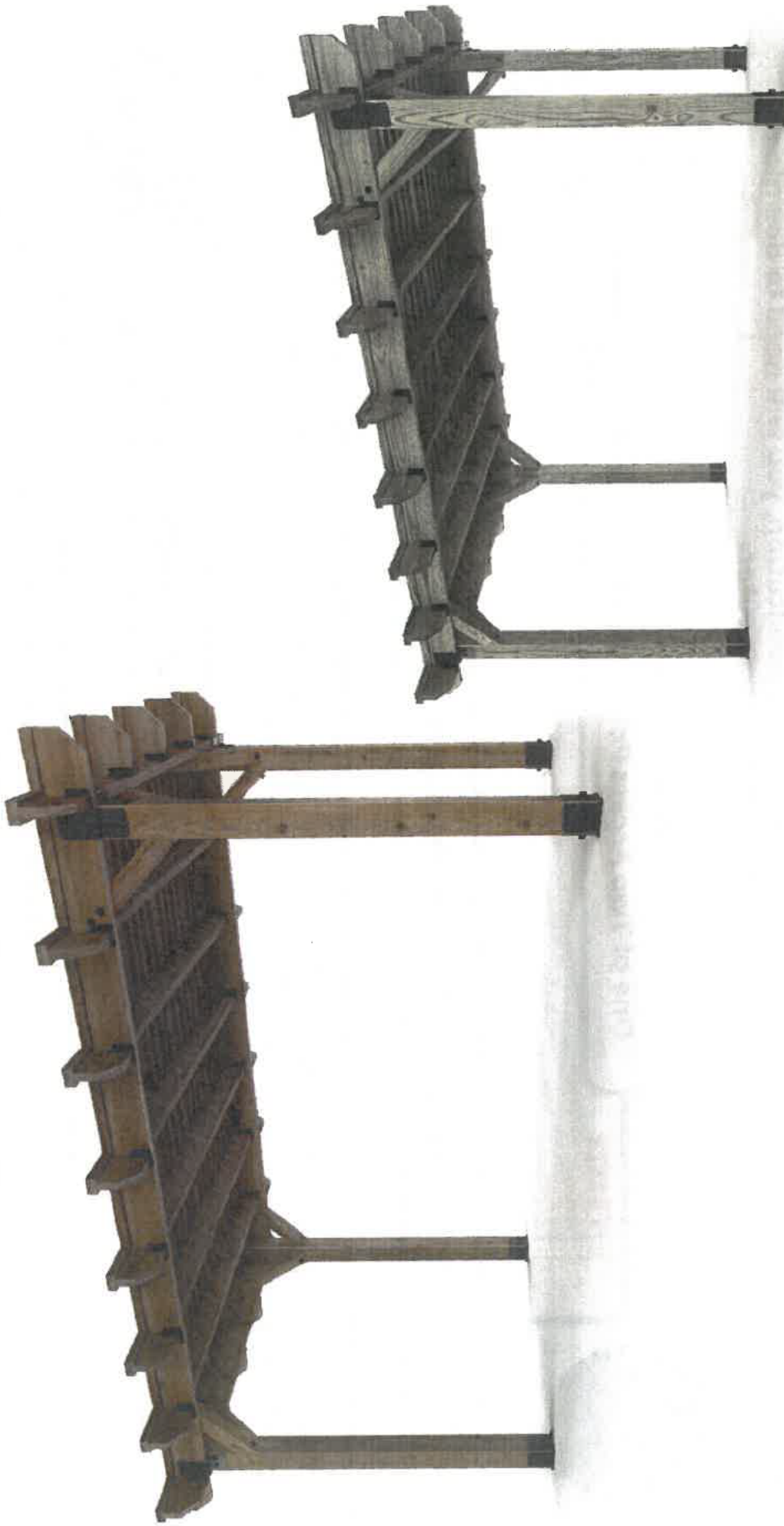
DESIGN

PURCHASE

CONSTRUCT

ENJOY

OZCO Project #836 IW- Pergola 16x10



OZCO Ornamental
Wood Ties

OZCO BUILDING PRODUCTS

V2.00 - Installation Instructions, Specifications and Project Plans are effective 6/16/2017. This information is updated periodically and should not be relied upon after 2 years from 6/16/2017. Please visit OZCOBP.com to get current information.

OZCO Project #836 IW- Pergola 16x10



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: APRIL 11, 2023
SUBJECT: 962-964 GREEN BAY ROAD – CERTIFICATE OF APPROPRIATENESS FOR
FENCE (CASE NO. 23-09-DR)

INTRODUCTION

On April 20, 2023, the Design Review Board (DRB) is scheduled to consider an application for a Certificate of Appropriateness submitted by Ramon Sanchez (the “Applicant”), as the property owner of the mixed-use building located at 962-964 Green Bay Road (the “Subject Property”). The Applicant is seeking approval to allow the installation of a wood fence along portions of the north and south property lines of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Gage Street and Merrill St. in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. The Subject Property contains an existing two-story mixed-use building with commercial tenants on the first floor: Courtney Elizabeth Salon, Randoons, HeARTs Studio, Bick Coin & Stamp Emporium, and residential units on the second floor. The proposed fence will be visible from Green Bay Road due to the vacant property to the north side of the subject property. Figures 1 and 2 on the following page identify the Subject Property.

CURRENT REQUEST

The Applicant is seeking approval to install a 5-foot height traditional wood fence along portions of the north and south property lines to enhance the property’s privacy and aesthetics. Figure 3 shows the location of the proposed fence at the Subject Property.

The Applicant has provided a written explanation of the proposed work, details of the proposed traditional wood fence, photos of the rear yard viewed from the alley, and a plat of survey identifying the location of the fence on each side property line, which is all available in the application materials included in Attachment A.



Figure 1 – Subject Property – East and North Facade/View from Green Bay Road



Figure 2 – Subject Property – Rear yard view from the alley

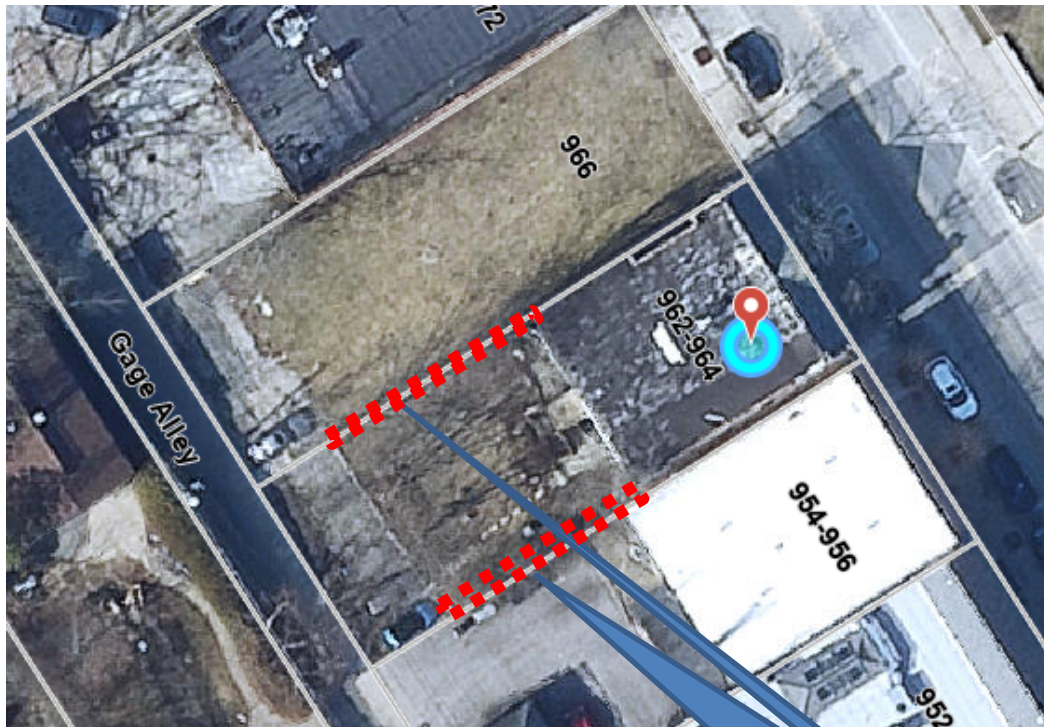


Figure 3 –Location of the proposed fence in the rear yard

Location of the proposed wood

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

“(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;”

“(3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and”

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

The proposed fence would provide screening that is consistent with the built environment of other properties in the surrounding neighborhood. The Village’s Design Guidelines are more focused on providing guidance on fencing enclosure for the dumpster and parking areas in the commercial districts, whereas the Subject Property is bordered by other commercial buildings and would like to have a private

backyard for their tenants.

SUMMARY

The Applicant requests that the DRB find the new 5-foot height wood fence on the north and south property lines in the rear yard appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed fence as appropriate, the Applicant would first need to receive an approved Building Permit from the Community Development Department prior to the construction of the fence.

ATTACHMENTS

Attachment A: Application Materials

ATTACHMENT A

COA 2022 - 204

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATIONVILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 964 Green Bay RoadName of Business(es): RRR S3 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) back yard fence

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

I/We hereby certify that as owner (Lessee/Owner) of the property located at 964 Green Bay Rd (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.

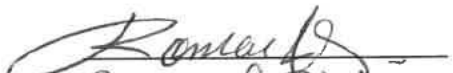
SIGNED

PRINTED NAME(S)

ADDRESS

PHONE NO.

EMAIL


Roman Sanchez

[REDACTED ADDRESS]

[REDACTED PHONE NO. AND EMAIL]

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

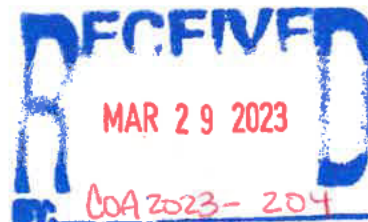
PRIMARY DESIGN FIRM

CONTACT NAME

ADDRESS

PHONE NO.

EMAIL

Fence WorksTom Stotter3177 MacArthur BlvdNorthbrook, IL847.432.0900

PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

1418 SHERMAN AVENUE, EVANSTON, ILLINOIS 60201

CHICAGO TELEPHONE 273-5315

EVANSTON TELEPHONE 844-83

BOOK CE-88 PAGE 878

ORDER NO. CE-68-878

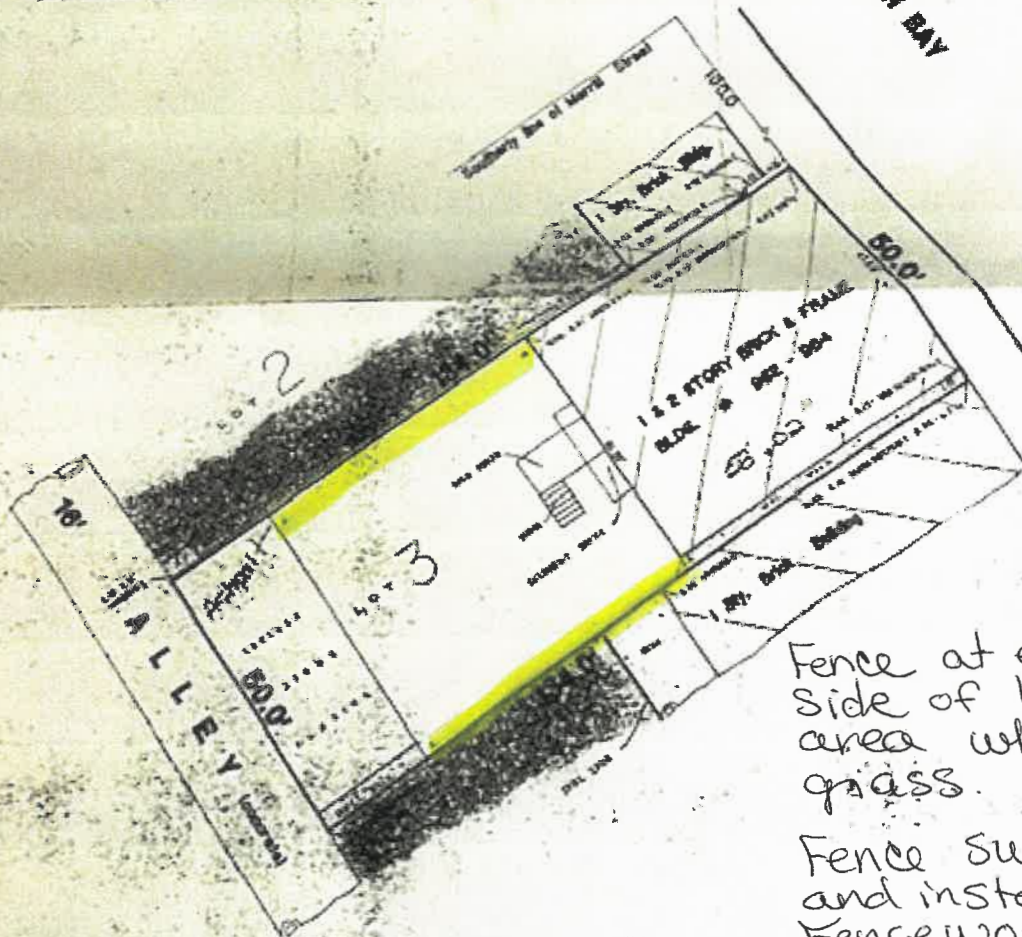
EVANSTON JUNE 10, 1988

FOR PHILLIPS, TOMCH

LOT 3 EXCEPT THE SOUTHWESTERLY 16.0 FT. IN BLOCK 3 IN JARED BAE'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 17, AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

964 GREEN BAY ROAD, WINNETKA, ILLINOIS



SCALE 1" = 20' & TOP OF PLAT IS NORTH

EVANSTON JUNE 10, 1988

STATE OF ILLINOIS,
COUNTY OF COOK,

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises, except as noted.

[Signature]
SURVEYOR

STATE OF ILLINOIS,
COUNTY OF COOK,

This is to certify that we have surveyed the above described lot and the above plat correctly represents said survey.

B. H. SUHR & CO.
SURVEYORS

By *[Signature]*

Compare the description in this plat with your deed, abstract or certificate of title, and recheck all details before building the same and

Davorka Kirincic

Subject: FW: Certificate of Appropriateness Application

Certificate of Appropriateness Application

964 Green Bay Rd -fence

Hi,

Enclosed are photos of property, survey, and fence design information we would like to install on north and south sides of the back of the property enclosing the grass yard and providing privacy and security for the tenants.

We are aware that the back of the building needs painted and are waiting for warmer weather before we touch up the paint. We took over the building care during the winter and did not have the opportunity to paint as it was already cold.

Please contact me if I can provide any other information or assistance.

Thank you so much,

Kathy Sanchez

Sent from my iPhone

Our Semi-Private Collection is more than stylish, it's functional, providing the perfect blend of screening and airflow.

wood



1 x 6 spaced traditional



1 x 4 spaced traditional

964 Green Bay Rd

← 1 x 6 spaced
traditional
wood
fence

5 foot height



semi-private
collection



shadowbox with 1 x 4 cap board



lattice garden fence







MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: APRIL 14, 2023
**SUBJECT: 714-740 ELM & 511-515 LINCOLN - ONE WINNETKA
PLANNED DEVELOPMENT - PRELIMINARY PLAN REVIEW
(CASE NO. 2022-25-PD)**

INTRODUCTION

On April 20, 2023, the Design Review Board is scheduled to consider a **preliminary planned development plan application** filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue. The "Owner" also has under contract 736 Elm Street, which together with the other properties make up the Subject Property. The designated architect for the project is OKW Architects, LLC.

The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, and a preliminary planned development plan with zoning exceptions and special uses.

At the April 20 meeting, the Design Review Board will review the design of the proposed building, signage, and landscaping and streetscape improvements as part of its recommendation regarding a Certificate of Appropriateness to allow the construction of a new **four-story mixed use planned development** on the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

- a) 59 residential rental units,
- b) 19,478 square feet of commercial space, and
- c) a total of 154 parking spaces consisting of 38 spaces at ground level for the commercial uses and 116 spaces on the lower (underground) level for the residential uses.



The application materials are included in **Attachment A**.

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

Property owners within 250 feet of the Subject Property have been notified of the Design Review Board meeting by mail notice. As of the writing of this date of this memo, the Village has yet to receive any written public comments regarding the proposed project.

PLANNED DEVELOPMENT PROCESS

In early 2019, the Village Council adopted amendments to the Village's planned development regulations. Given this is the second proposed planned development to be reviewed under these new regulations, staff thought it would be helpful if we reviewed the process with the Board.

The new process consists of the following major steps:

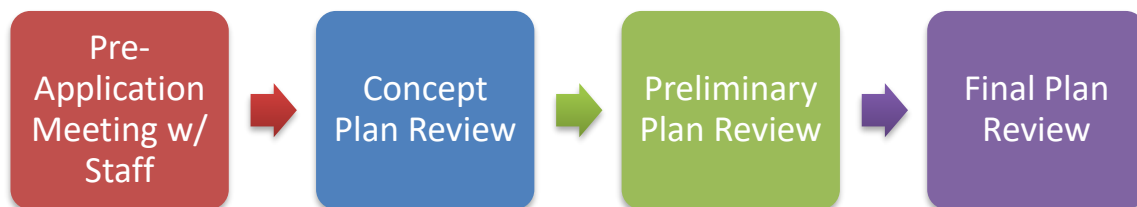


Figure 1 – Concept Plan Review

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

On January 17, 2023, the Village Council conducted the concept plan review of the proposed four-story mixed-use building. The current preliminary proposal is generally consistent with the site layout and building design as presented at the January 17, 2023, concept plan review. Copies of a couple images from the January 2023 concept plan review are below.



Figure 2 - Concept Plan - Site Plan Presented to Council on January 17, 2023



Figure 3 - Preliminary Plan – Elm Street Elevation Presented to Council January 17, 2023

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

- a) In general, Council members liked the direction the architectural design was taking, while a few thought a little more work could be done, such as:
 - a. While a couple of trustees indicated that they liked the appearance of the gray stucco material; others expressed reservations about its use, in particular in terms of its appearance and its ability to withstand the elements, in particular the western sun.
 - b. Council members were generally open to the proposed heights and setbacks; however, one asks that the Applicant continue be mindful in terms of how the design impacts the appearance of the building height.
 - c. Particular attention should be paid to the design of the proposed covered pedestrian walkway between Elm Street and the commercial parking area to make sure it is more inviting, such as the addition of windows or displays along the corridor.

- d. One Council member expressed that additional consideration should be given to the design of the building at the corner of Lincoln and Elm as it should have a stronger presence that anchors the building.
- e. Regarding proposed balconies, a couple of council members asked that the Applicant consider placing limitation on what tenants can place on the balconies.
- f. Given the size of the building it is important that there is sufficient articulation in the building design.
- g. A Council member expressed the opinion that the residential entry needed additional work.
- h. Council members expressed an interest in hearing the Design Review Board members' thoughts regarding the project.
- b) Regarding the streetscape design, one Council member asked that they consider a larger bumpout at Elm and Lincoln.
- c) Regarding the ground floor commercial space
 - a. All Council members expressed an openness to consider medical office uses and financial office uses, which require special use approval, for the commercial space. Some members indicated that they would consider approving such uses as part of the planned development, while others had reservations and stated that each should individually apply to the Village for special use approval.
 - b. One Council member encouraged the Applicant to reconsider the amount of commercial space that they were including as well as to reconsider the depth of the space as the proposed depths appear too deep for traditional retail.

Council members also asked the Applicant to continue to communicate with the neighbors to hear their comments regarding the proposed development. A copy of the staff report for the Council's January 17, 2023, meeting as well as a copy of the meeting minutes are included as **Attachment B**.

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



Figure 4 – Preliminary Plan Review

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

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

Upon the Design Review Board forwarding a recommendation regarding the design of the proposed project, the Planned Development Commission will consider the requested zoning and subdivision relief.

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

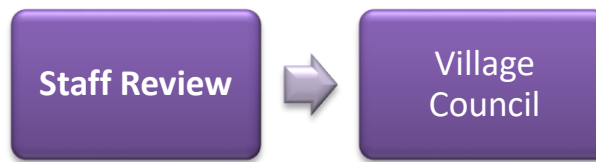


Figure 5 – Final Plan Review

During the final plan review process, the Council may return the final application to the Planned Development Commission and/or the Design Review Board for further consideration and recommendations to the Village Council. ***Unless the Council returns the application to the Design Review Board during the final plan review process, the Board will only review the request during this preliminary plan review process.***

DESCRIPTION OF PROPERTY

The Subject Property is generally located on the southeast corner of Lincoln Avenue and Elm Street and is approximately 1.21 acres (Figure 6). The Subject Property contains six vacant commercial buildings. In the center of the buildings is a small surface parking lot that accommodates approximately 14 vehicles. The Village parking lot immediately east of the Subject Property (the “Village Parcel”) is not part of the Applicant’s redevelopment plans. The 63 parking spaces on the Village Parcel would continue to be available for use by customers and employees of the Elm Street Business District.

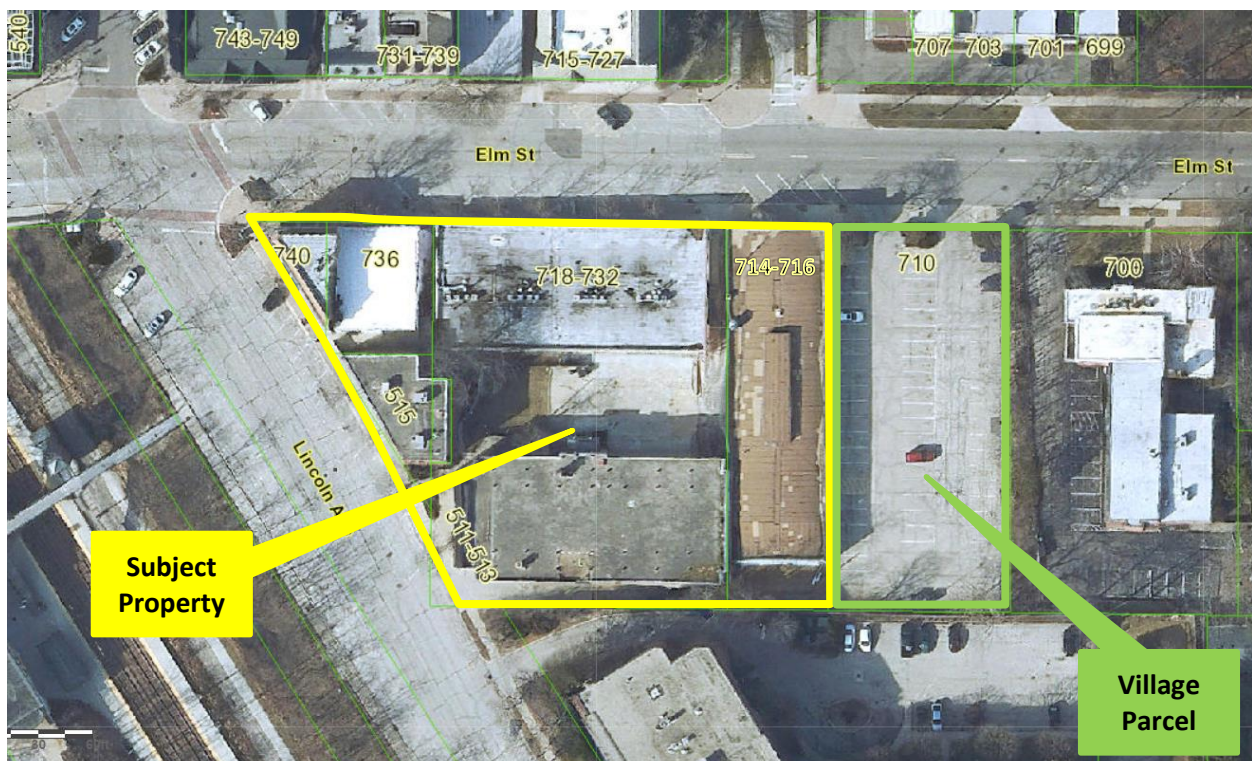


Figure 6 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial, and a portion is located in the C-2 Commercial Overlay District as shown in Figure 7.

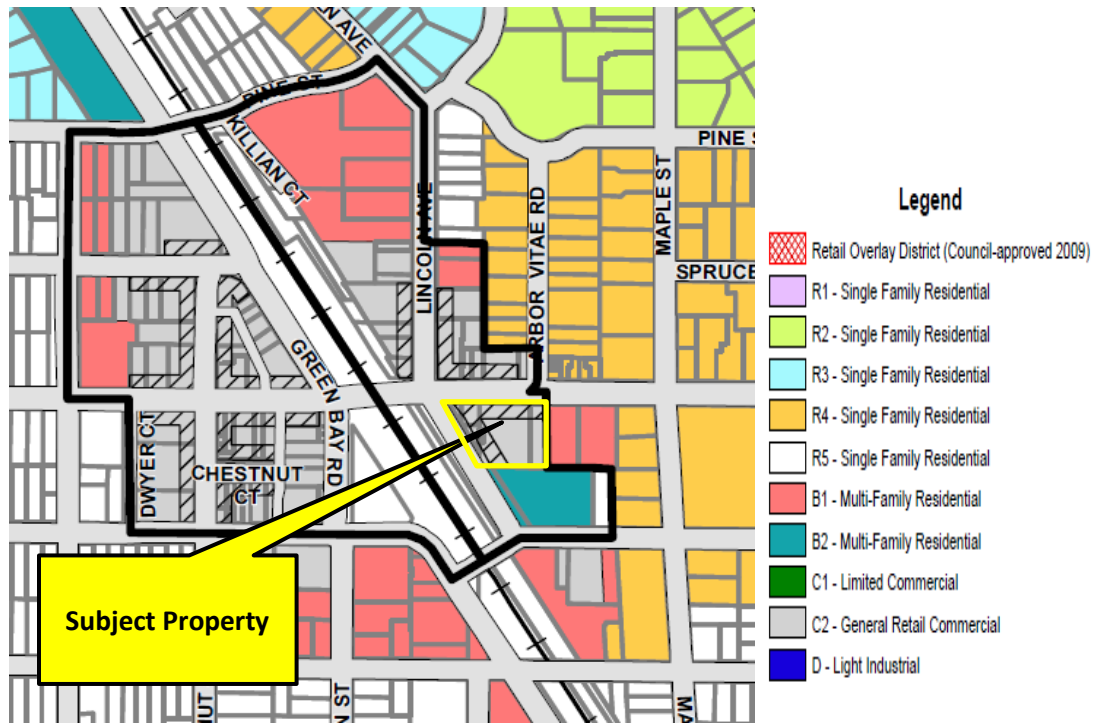


Figure 7 – Zoning Map

On Tuesday, April 18, 2023, the Village Council is scheduled to consider an ordinance adopting the Winnetka Futures 2040 Plan as the new comprehensive plan for the community. The Village's current comprehensive plan future land use map and the new comprehensive plan future land use both designate the Subject Property as appropriate for commercial and mixed-use development – See Figures 8 & 9.

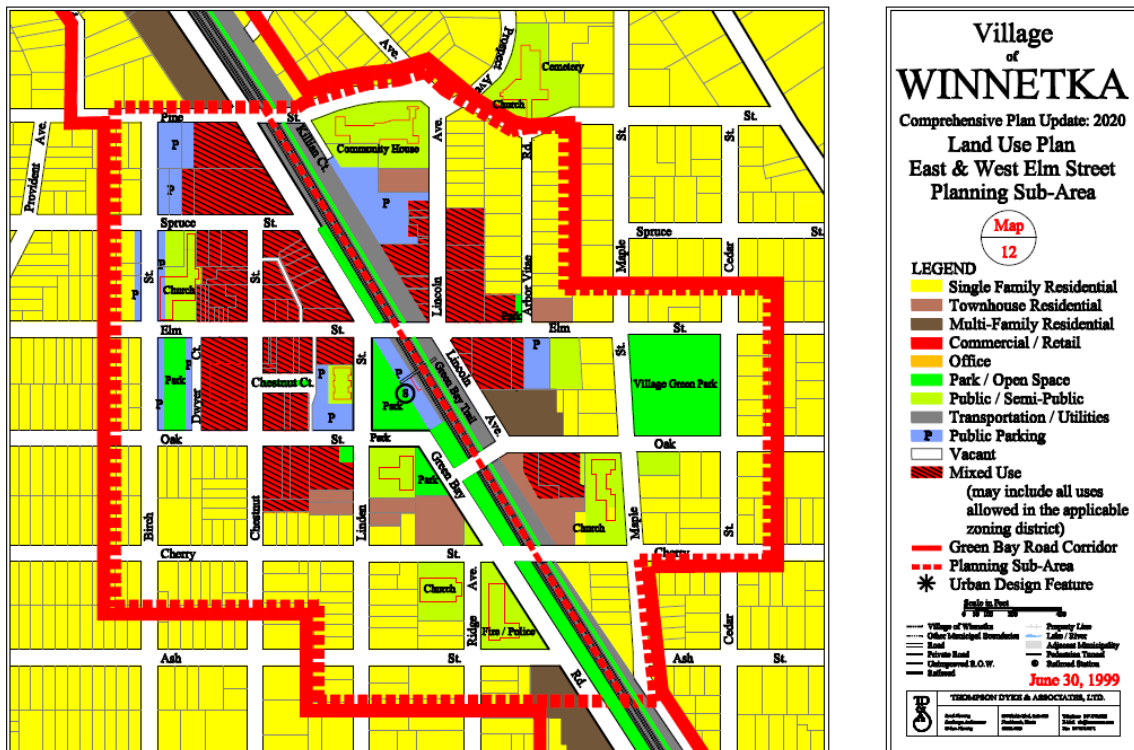


Figure 8 – Comprehensive Plan Land Use Plan – Winnetka 2020 Comprehensive Plan



Figure 9 – Comprehensive Plan Land Use Plan – Winnetka Futures 2040 Plan

CURRENT PROPOSED PLAN

As previously stated, the Applicant has submitted a preliminary planned development plan for a four-story mixed-use building which consists of the following:

- 59 residential rental units consisting of 1, 2 and 3 bedrooms on levels 2-4 (some units will have dens),
- 19,478 square feet of commercial space, and
- 154 parking spaces consisting of 38 spaces at ground level for commercial uses and 116 spaces on the lower (underground) level for residential uses.

Site & Building Design

The residential units would be accessed by a lobby off Lincoln Avenue. The lower-level parking for the residential tenants would be accessed off Lincoln Avenue along the south end of the property.

The bulk of the commercial space would be along Elm Street with a smaller portion along Lincoln Avenue. The commercial parking spaces would be located at ground level behind the first-floor commercial and residential uses, and the parking spaces would be accessed off Lincoln Avenue by a two-way drive aisle. A limited loading area for the building would also be in this general area. A small public plaza would be located on the corner of Elm and Lincoln, and a mid-block covered pedestrian walkway would connect the commercial parking lot to the Elm Street sidewalk. The Applicant has identified an interest with leasing the first-floor commercial space to medical office uses and financial service office uses, both of which would require special use approval as portions of either use would be located with the Commercial Overlay District.

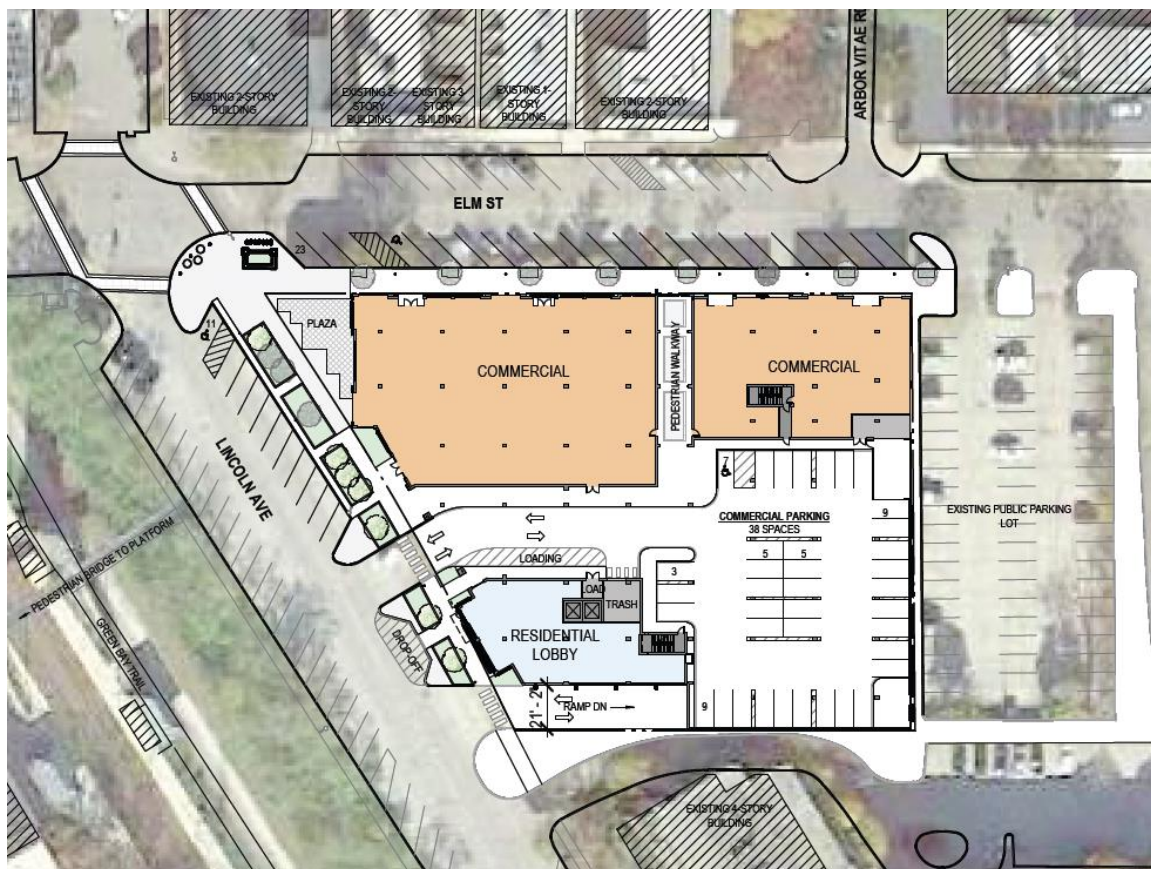


Figure 10 – Preliminary Plan – Site Plan

The façade of the building contains Tudor design elements expressed in a more contemporary building design. The façade consists of brick work as well as smooth faced and rusticated cast stone. It also includes painted wood framework and dark charcoal stucco on the upper level and selected portions of the lower level. The façade contains some steeply pitched roof elements as well as bay elements, terraces, and large groupings of window openings. The application materials include further description

of the design team's approach to the design.



Figure 11 – Preliminary Plan – Lincoln Avenue Elevation



Figure 12 – Preliminary Plan – Elm Street Elevation

In most locations the fourth story building element would be stepped back a minimum of 10 feet, as required by the Zoning Ordinance. The setback of the upper stories is required by code to reduce the perceived scale of buildings at the sidewalk. Residential terraces are provided at the second level along the south and east sides of the building and at the fourth level along the east, north, and west sides of the building.

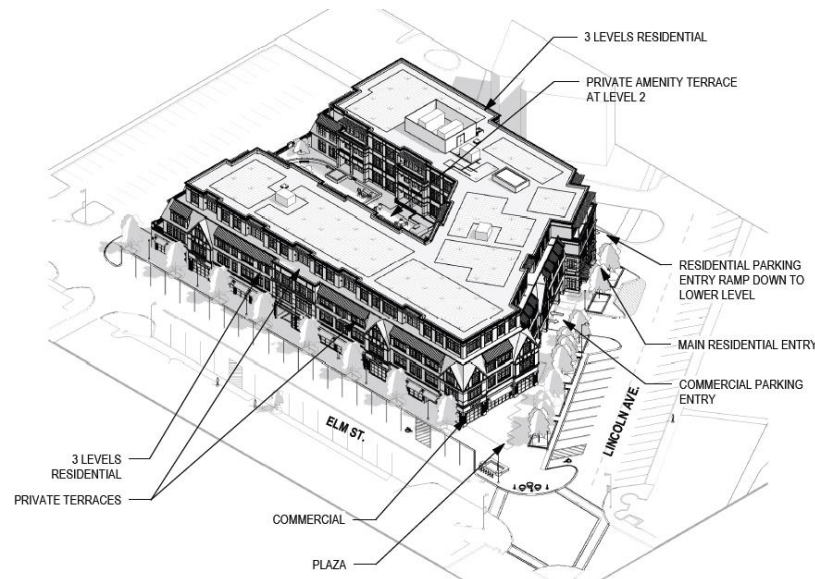


Figure 13 – Preliminary Plan – Axonometric View

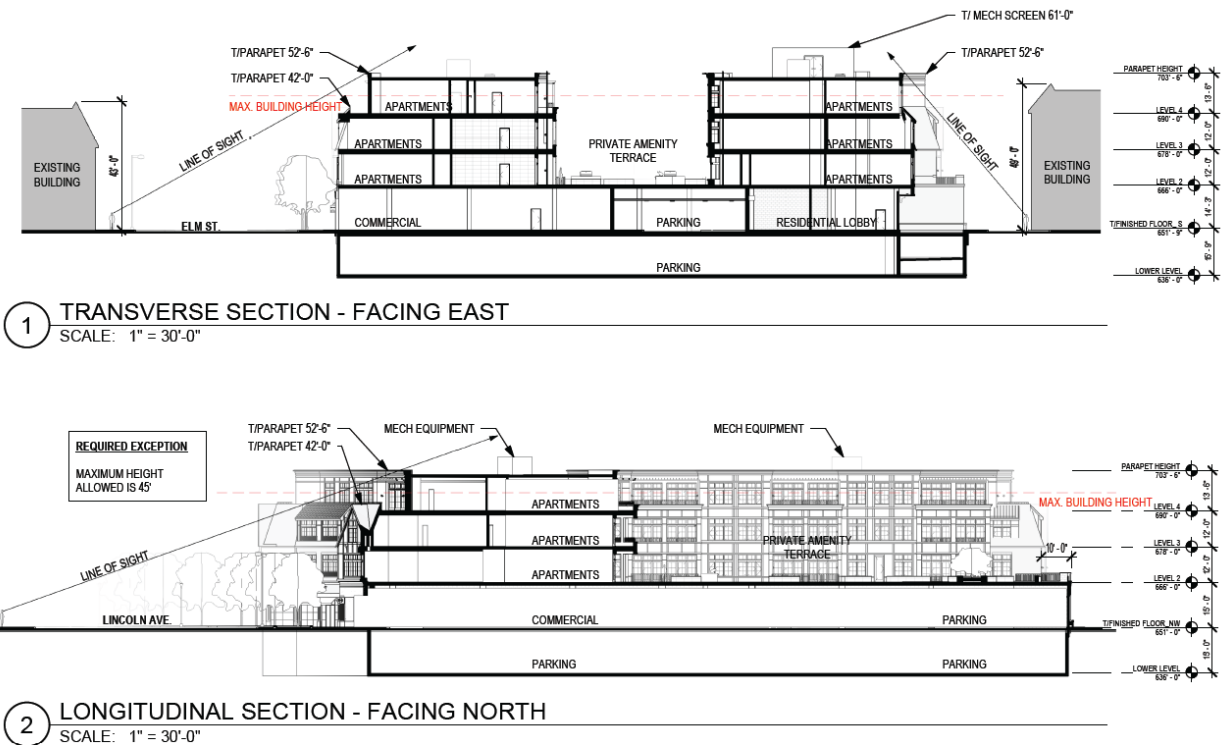
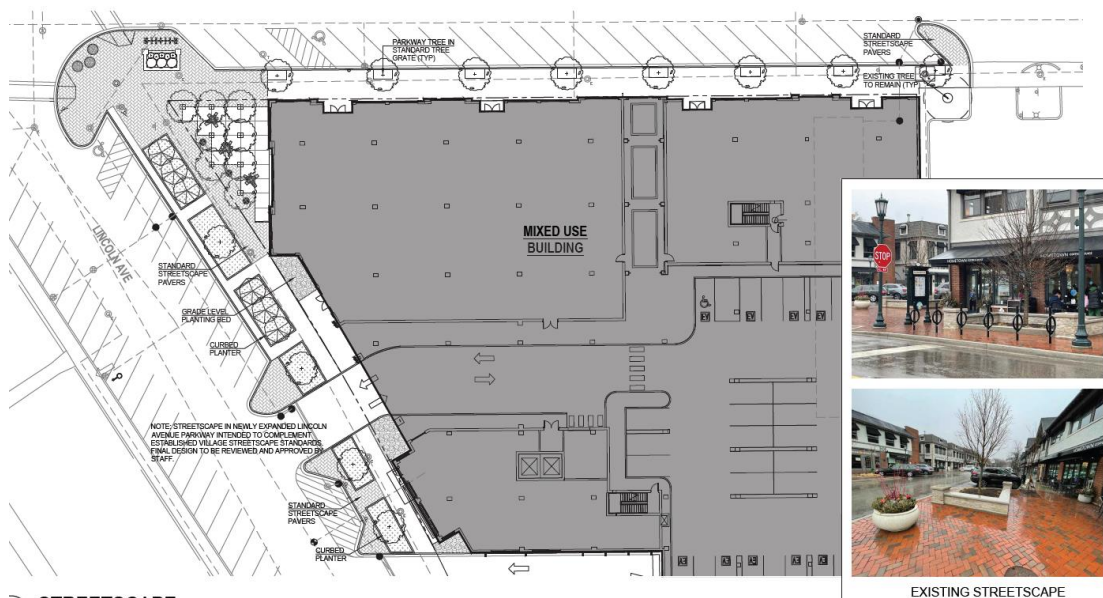


Figure 14 – Preliminary Plan – Building Sections

Streetscape & Landscaping Design

The Applicant proposes streetscape improvements within the Village rights-of-way along Elm Street and Lincoln Avenue that are generally consistent with the Village's Downtown Master Streetscape and Signage plan. Consistent with those plans, the Applicant proposes creating a larger bumpout area at the street intersection for a gathering space, installation of pedestrian light fixtures, bumpouts to demarcate driveways, street trees, bicycle racks, seat walls, and at grade planting beds. In addition, the Applicant proposes creating a small plaza area on private property at the corner of Elm Street and Lincoln Avenue. The plaza would have a small grove of trees on the plaza. Based upon the materials submitted, the Applicant continues to work on refining the plaza's design.



The sidewalk along Elm Street and the Elm Street vehicular travel lanes would remain the same; however, as was planned for the previous project on the site, the existing extra wide vehicular travel lanes on Lincoln Avenue would be narrowed, which provides for the widening of the sidewalk along the east side of Lincoln Avenue. The number of parking spaces along Elm would remain the same, while the number of parking spaces along Lincoln Avenue would be reduced to accommodate an additional driveway as well as accommodate the larger bumpout at Elm and Lincoln and a pick-up/drop-off area in front of the entry to the residential portion of the building.

Changes Since Council Concept Plan Review

As previously stated, the preliminary planned development plans presented for the Design Review Board's consideration are generally consistent with the plan reviewed by the Village Council at the concept plan review stage. The following summarizes the more significant changes and refinements that the Applicant has made to the plans.

Building Design. The following summarizes the more significant changes to the building design since Council's review of the January 2023 concept plan.

- a) The building façade elevations along Lincoln and Elm have been further refined including, but not limited to, the following changes:
 - a. Refinement of the building design at the corner of Elm and Lincoln.
 - b. Refinement of the residential entry element along Lincoln Avenue as well as the pedestrian walkway element along Elm Street.
 - c. The elimination of residential balconies from the second and third floors along Elm Street and Lincoln Avenue.
- b) Trellis elements have been added along portions of the east and south elevations of the ground floor to further break-up the long spans of brick and cast stone walls. However, some of those long expanses remain on portions of these elevations closest to Elm Street and Lincoln Avenue. See south and east building elevations in Figures 16 and 17.

AL SCHEDULE ON PAGE 48



Figure 16 – Preliminary Plan – South Elevation



Figure 17 – Preliminary Plan – East Elevation

- c) The Applicant continues to refine the design of the enclosed pedestrian walkway between Elm Street and the commercial parking lot, which refinements are intended to increase the visual attractiveness of this pedestrian area.
- d) The plans now reflect the rooftop mechanical equipment, which includes a nearly 10-foot-tall screening element around the largest rooftop mechanical equipment element.

Streetscape Design. The following summarizes the more significant changes to the streetscape design since Council concept plan review.

- a) The plan now shows the widening of the sidewalk along Lincoln Avenue and a more detailed streetscape and landscape plan. Staff's initial review indicated that further discussions and refinement are necessary regarding the proposed streetscape improvements within the Village right-of-way, in particular along Lincoln Avenue, which the Applicant would be responsible for installing. The Village's streetscape consultant has provided some initial thoughts regarding refinements to the Applicant's proposed streetscape improvements (See Figure 18). Following the DRB's review the Applicant will need to continue to work with staff to further refine the streetscape design.

b)

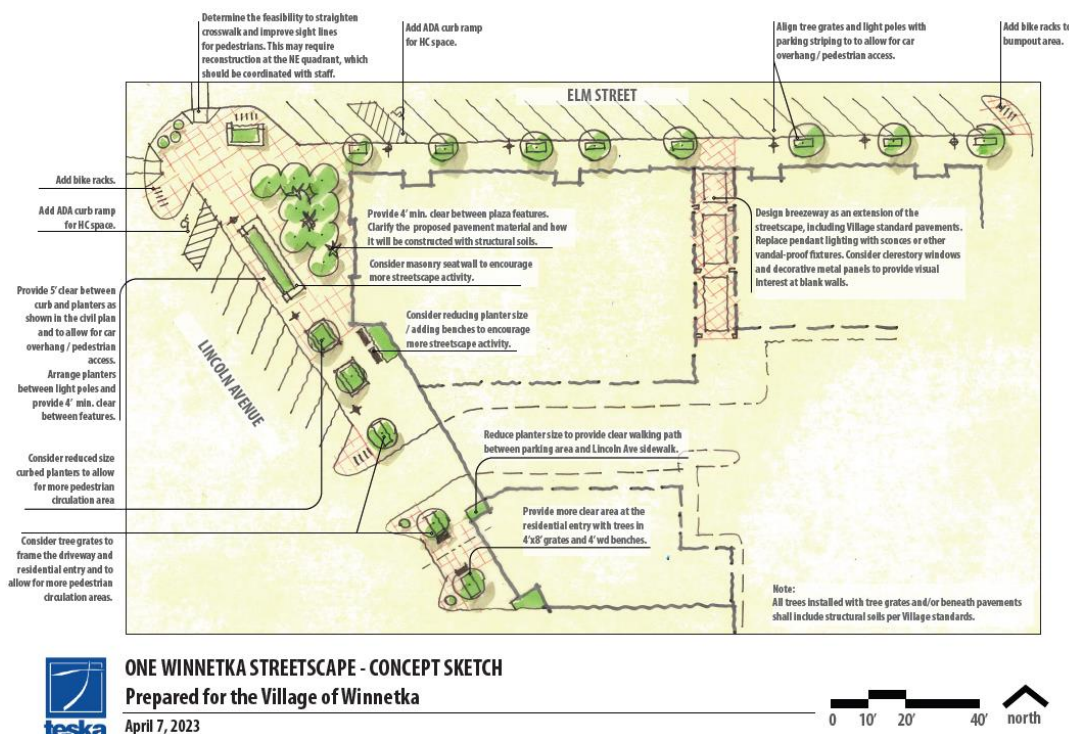


Figure 18 – Initial Streetscape Refinement Comments by Village's Streetscape Consultant

VILLAGE STAFF REVIEW

Village Staff has completed its review of the Applicant's initial submittal of the preliminary plan application materials. The Applicant has yet to respond to all of staff's comments. However, the Applicant requested that they be provided an opportunity to present their current plans to the Design Review Board to provide them with an opportunity to hear the Board's thoughts prior to them responding to all of staff's review comments. Staff determined that the application materials were in such a condition that an initial review by the Design Review Board was appropriate. (One item to note as you review the plans is that the preliminary engineering plans are not totally consistent with the architectural site plan and landscape plan.)

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

An excerpt of the *Village Design Guidelines* is included (**Attachment C**), highlighting standards **which apply to mixed-use buildings**. The standards in the guidelines address:

- I. Contextual Design
- II. Uses
- III. Historic Buildings and Building Elements
- IV. Styles
- V. Building Mass (setbacks, height, roof forms)
- VI. Proportion/Scale (horizontal rhythm, vertical rhythms, façade articulation, fenestration, hierarchy)
- VII. Articulation (entries, window and door fenestration, building lighting, building signage, accessibility, mechanical equipment)
- VIII. Materials
- IX. Services, Secondary Facades & Parking Structures

REQUIRED SUBDIVISION & ZONING RELIEF

Based upon staff's initial review of the preliminary plan submitted to date, the following subdivision and zoning relief has been identified:

- A. Approval of a Plat of Consolidation – The parcels that make up the Subject Property will need to be consolidated into one single lot of record, which approval requires an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.
- B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following ***special uses and exceptions*** from the requirements of the Zoning Ordinance:
 - a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes the following:
 - i. Building (Top of Parapet) – 55'-6" (at the northeast corner of building)
 - ii. Building (Top of Rooftop Mechanical Screening) – 61'-0"

[It should be noted for Zoning Ordinance measures building height from the top of the finished floor to the highest point of the building. You will note on the plan sheets, the Applicant has provided dimensions for the exposed building height, which is measuring from the proposed adjacent grade to the highest point of the building. This measurement is greatest (57'-3 5/8") at the northeast corner of the building due to the sloping grade from west to east along Elm Street.]

- b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet (at most 42'-1") along portions of the Lincoln Avenue property line.
- c. No side yard is required, but when a side yard is provided it must be at least three feet; the Applicant proposes the ground floor of the building and the second level terraces to be more than zero feet, but less than three feet from the south property line.
- d. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet along the easterly property line to accommodate the building and terraces.
- e. Building levels at the fourth level or higher must be setback 10 feet from the front property line; the Applicant proposes a setback at the fourth level less than 10 feet from the Lincoln Avenue property line.
- f. The proposed parking located on the ground level requires special use approval.
- g. The proposal to allow medical offices and financial service offices requires special use approval as a portion of the uses would be located within the Commercial Overlay District.

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

RECOMMENDATION

At the April 20, 2023, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed building, signage, hardscape, and landscaping. As stated earlier in the memo, the Applicant has requested review by the Design Review Board prior to responding to staff's review comments on the initial application submittals. Prior to making revisions on the plans in response to those comments, the Applicant would like input regarding the project's design from the Board.

After hearing from the Applicant and the public, the Board is asked to provide its initial thoughts and comments on the design of the building, signage, hardscape, and landscaping. The Board will then want to continue its 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.

At a future meeting, when the Board is prepared to make a formal recommendation, 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 building, streetscape, and landscaping for the proposed 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.*

Staff and the Applicant will be present at the April 20, 2023, Board meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

Attachment A: Applicant's Preliminary Planned Development Plan Application Materials

Attachment B: January 17, 2023, Council Review of Concept Plan for the Subject Property

Attachment C: Design Review Guidelines Excerpts

Attachment A

Application Material

PD-P



VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT **PRELIMINARY PLAN APPLICATION**

Prior to submitting this formal application, the matter must first be reviewed as a concept plan application by the Village Council. If the Council has not yet reviewed your concept plan application, please contact the Community Development Department to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Winnetka's Planned Development Commission and Village Council. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Community Development Department at 847-716-3525.

The initial submittal **MUST** contain:

- ☐ 7 collated copies of complete sets of all application materials, including the application form, required attachments, and folded full size plat/plan sheets
- ☐ 1 electronic version (PDF) of ALL application materials (refer to application section regarding instructions).

Applicant Information

Legal Name John T. Murphy

Company Murphy Development Group

Address 227 W Monroe, Suite 5040

City, State, Zip Chicago, IL 60606

Phone No. 312.625.3120

Email john@murphyres.com

Primary Contact Person

Name Deirdre Clein

Company Murphy Development Group

Address 227 W Monroe, Suite 5040

City, State, Zip Chicago, IL 60606

Phone No. 312.625.3383

Email dclein@murphyres.com

Consultants (as applicable)

Attorney

Name Harold W. Francke

Company MPS Law

Address 1515 E. Woodfield Road, Suite 250

City, State, Zip Schaumburg, Illinois 60173

Phone No. 847.330.6068

Email hfrancke@mpslaw.com

Architect/Planner

Name Jon P. Talty, AIA

Company OKW Architects

Address 600 W Jackson Blvd, Suite 250

City, State, Zip Chicago, IL 60661

Phone No. 312.798.7702

Email jtalty@okwarchitects.com

Civil Engineer

Name Patrick Dimmer, PE (IL)

Company ERIKSSON ENGINEERING ASSOCIATES, LTD.

Address 145 Commerce Drive, Suite A

City, State, Zip Grayslake, IL 60030

Phone No. 847.250.2601

Email pdimmer@eea-ltd.com

Other

Name Kathryn Maxwell Talty, PLA, ASLA

Company Kathryn Talty Landscape Architecture

Address 1926 Waukegan Road, Suite 340

City, State, Zip Glenview, IL 60025

Phone No. 847.612.5154

Email kathryn@KTLandArch.com

Village of Winnetka

PLANNED DEVELOPMENT – PRELIMINARY APPLICATION

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 714-740 Elm Street & 511-515 Lincoln Avenue, Winnetka, IL 60093

Property Index Numbers: 05-20-213-004, 05-20-213-004, 05-20-213-005, 05-20-213-006, 05-21-109-003, 05-21-109-017

Size of Property: (square feet/acres) 52,755 SF / 1.21 acres

Size of Building Space, if applicable: (square feet) 195,835 SF

Current Comprehensive Plan Land Use Designation: Mixed-Use, Commercial, Office

Current Zoning: C-2 - General Retail Commercial, Retail Overlay

Current Use of the Property: Vacant retail/commercial building

Is any portion of the property within the 100-year floodplain?¹ Yes: _____ No: X

Requested Action(s) *(check all that are applicable):*

☒ Planned Development – Preliminary Plan

☐ Amendment to Existing Planned Development

Ord. No. _____

☐ Comprehensive Plan Amendment

☐ Rezoning from _____ to _____

☐ Special Permit for _____

☐ Zoning Code Text Amendment

☒ Zoning Exceptions (attach document listing and explaining exceptions)

☐ Subdivision – Preliminary Plat

☐ Subdivision Exceptions (attach document listing and explaining exceptions)

☐ Other _____

☒ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☐ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Comprehensive Plan Map. Where the approval being requested does not conform to the Comprehensive Plan, provide reasons justifying the requested approval.

Site Ownership and Control**Current Property Owner Information**Legal Name: RIC (Winnetka Lincoln), LLCPrimary Contact: Bill UlickiAddress 162 Cumberland St., Suite 300City, State, Zip Toronto, Canada M5R 3N5Phone No. (416) 928-5126Email BillUlicki@romspen.com**Proposed Property Owner Information**Legal Name: RIC (Winnetka Lincoln), LLCPrimary Contact: Bill UlickiAddress 162 Cumberland St., Suite 300City, State, Zip Toronto, Canada M5R 3N5Phone No. (416) 928-5126Email BillUlicki@romspen.com

Attach a copy of a title policy and affidavit of ownership showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. (Check which document(s) are attached):

- ☒ Affidavit of Ownership
☒ Title Policy or Title Commitment
☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☒ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☒ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property (Check which document is attached. The dollar amounts in documents may be blacked-out):

- ☐ Owner (see the previous box) ☐ Lease
☐ Real Estate Contract ☒ Other Development Agreement

☒ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

- ☒ Planned Development Worksheet - Preliminary Plan
☐ If zoning or subdivision relief in addition to planned development preliminary plan approval and preliminary plat approval is requested, submit the appropriate application forms and materials.

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted.

\$ _____ Amount of Non-Refundable Fee (\$935)
\$ _____ Amount of Escrow (\$2,500)
\$ _____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as staff & Village attorney time and public notice expenses. If these expenses exceed the initial escrow deposit, the applicant is responsible for reimbursing the Village for the additional fees. If the expenses are less than the escrow deposit, the applicant will be issued a refund by the Village

Site Ownership and Control**Current Property Owner Information**Legal Name: Elm Street Pharmacy, LLCPrimary Contact: Mark JacobsAddress 736 Elm StreetCity, State, Zip Winnetka, IL 60093Phone No. 847.219.7071Email markjacobs736@gmail.com**Proposed Property Owner Information**Legal Name: RIC (Winnetka Lincoln), LLCPrimary Contact: Bill UlickiAddress 162 Cumberland St., Suite 300City, State, Zip Toronto, Canada M5R 3N5Phone No. (416) 928-5126Email BillUlicki@romspen.com

Attach a copy of a title policy and affidavit of ownership showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. (Check which document(s) are attached):

- ☒ Affidavit of Ownership
- ☒ Title Policy or Title Commitment
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☒ Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property

☒ Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property (Check which document is attached. The dollar amounts in documents may be blacked-out):

- ☐ Owner (see the previous box) ☐ Lease
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\$ _____ Amount of Non-Refundable Fee (\$935)

\$ _____ Amount of Escrow (\$2,500)

\$ _____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as staff & Village attorney time and public notice expenses. If these expenses exceed the initial escrow deposit, the applicant is responsible for reimbursing the Village for the additional fees. If the expenses are less than the escrow deposit, the applicant will be issued a refund by the Village

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the Winnetka Zoning Ordinance and Winnetka Subdivision Ordinance and fully understand the terms and provisions of each.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I (We), in accordance with the requirements of the Annual Fee Resolution, the Winnetka Zoning Ordinance and the Winnetka Subdivision Ordinance, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: [Redacted] **Date** 3/22/23
Print Name & Title: John T. Murphy, Chairman & CEO

Signatures of Property Owner(s): [Redacted] **Date** 03/22/2023
Print Name & Title: Joel Mickelson, Secretary **Property Address:** 714-740 Elm & 511-515 Lin
of sole member

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of any zoning or subdivision applications may be dependent upon the applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

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2. I (We) have carefully read this application, the Winnetka Zoning Ordinance and Winnetka Subdivision Ordinance and fully understand the terms and provisions of each.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I (We), in accordance with the requirements of the Annual Fee Resolution, the Winnetka Zoning Ordinance and the Winnetka Subdivision Ordinance, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: _____

Print Name & Title: John T. Murphy, Chairman & CEO

Date 3/16/23

Signatures of Property Owner(s): _____

Print Name & Title: Mark Jacobs

Date 3/14/23

Property Address: _____

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of any zoning or subdivision applications may be dependent upon the applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If current property owner is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If current property owner is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If current property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the current property owner in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Romspen (Reomaster) Holdings Inc.

Address: 162 Cumberland Street, Suite 300
Toronto, Ontario, Canada M5R 3N5

Ownership or Trust Interest: 100.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If current property owner is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If current property owner is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If current property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the current property owner in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Mark Jacobs

Address: 385 Newtown
Buffalo Grove, IL 60089
Ownership or Trust Interest: 100.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If the proposed property owner is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If proposed property owner is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If proposed property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the proposed property owner in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Romspen (Reomaster) Holdings Inc.

Address: 162 Cumberland Street, Suite 300
Toronto, Ontario, Canada M5R 3N5

Ownership or Trust Interest: 100.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If applicant is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If applicant is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If the applicant is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the applicant in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: John T. Murphy
Murphy Development Group, LLC
Address: 710 S County Line
Hinsdale, IL 60521
Ownership or Trust Interest: 100.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00% %

March 15, 2023

Re: One Winnetka Mixed Use Development
Elm St. and Lincoln Ave. Winnetka, IL 60093

STATEMENT OF OBJECTIVES AND PROPOSED USE

OKW Architects, LLC, and John Murphy of Murphy Development Group (MDG) have proposed a new concept for the **One Winnetka** site bounded by Elm Street and Lincoln Avenue in east Winnetka. **MDG** brings to the table a deeply creative understanding in luxury, multi-family housing and mixed-use developments as well as the economic realities associated with the product type. **MDG** will help us to better respond to the marketplace and make **One Winnetka** not a dream, but a reality. **MDG's** role will be one of General Partner. They will gather input from the project team but have full control over the development of **One Winnetka**.

This solution, rooted in sound planning principles addressing scale, density, context, and use, is also relevant to a mixed-use marketplace in need of modern and "right sized" ground floor commercial spaces, along with luxury apartments that address a void in the current North Shore fabric. Together, these program elements promote community, walkability, and place-making, which will successfully allow Winnetka to build upon its re-development strategies and further evolve its downtown.

The plan is to provide leasable ground floor commercial spaces to enhance, activate, and complement both the Lincoln Avenue and Elm Street corridors, while successfully integrating apartment units on floors two through four, offering housing for local step-down buyers as well as those wanting to move into this incredible community. The ground floor commercial spaces have drawn interest from multiple potential tenants, including financial institutions and a medical office that would require Special Use approval. These entities will not only stimulate foot traffic to the development, but their employees will help to help support local businesses during the workday. The apartments will also promote pedestrian activity in Winnetka and provide an anchor for the east side of town. Together, Winnetka will welcome a project of quality and scale, the likes of which has not been seen in the community in decades.

The architecture of the project draws inspiration from the context of the Village's historic mixed-use structures, many of which are of a Tudor style. It incorporates highly detailed brickwork and stone (both smooth faced and rusticated) with the lighter weight expression of a painted wood framework and dark charcoal stucco on the upper level and select portions of the lower elevation. The roof forms have steeply pitched elements complementing bay windows and large groupings of openings in the wall surface. The scale of the building is eroded by conscientiously peeling back the top floors and corners of the building with terraces so as to reduce the overall mass. The darkened top floor also helps the building mass to recede. In carving back the building, many apartments are provided outdoor living environments to further activate the building and engage the residents with the outside. These design strategies, materiality, and style promote a familiar human scale when integrated into the existing streetscapes of Winnetka. It is not our intent to replicate buildings of the past, but learn from them and present them in a more contemporary expression allowing the tenants and residents of today's market to embrace the beauty of the style, while working and living in a building of its current time and place.

In this most recent iteration of the planning, **One Winnetka** once again incorporates the former Conney's Pharmacy parcel. This property allows the development to capture the intersection of Lincoln and Elm in a way we have not been able to do, and has the team rethinking the viability of Phototronics at the corner. Rather than repurpose an aging building with an irregular footprint, we can now extend the **One Winnetka**



architecture closer to the corner, offer some open space, present a prominent retail corner, and better introduce the development to those coming from the west side of the downtown.

One Winnetka is anticipated as a long-term investment hold for the owner, and as such, special attention has been given to the future management, leasing, and operation of the project. The project is being designed with the intention to create a condominium on the property which consists of two units (a residential unit and a commercial unit) and associated common areas and common elements, with all of the foregoing being governed by a Declaration of Condominium and Cost Sharing Agreement. While it is **MDG's** expectation to retain both condos, it will offer a heightened level of flexibility over the long-term life of this asset. **MDG** plans to hire a third-party operator to oversee the property management of the entire asset, including the residential, commercial, and parking uses. **MDG** will engage a real estate broker for the lease-up of the commercial spaces, which is anticipated to conclude prior to the delivery of the project. Pre-leasing for residential units will begin about 3-4 months prior to delivery as well.



ONE WINNETKA



DRB & PDC PACKAGE

APRIL 12, 2023

SECTION 1: PLANNING

PLANNED DEVELOPMENT STANDARDS



	Current C-2 Zoning	2023 Proposal	
Development Site Size	1.21 acres	1.21 acres	
Gross Building Area Non-parking Parking		197,019 sf Total 130,269 sf 66,750 sf	
Residential Gross Building Area Amenity Area (lobby, indoor fitness, club, etc) Service Area (back of house service, trash, equip)		106,937 sf Total 6,117 + sf 3,500 sf	
Commercial Gross Building Area Service Areas (15%)		19,478 sf Total 2,922 sf	
Commercial Gross Floor Area		17,796 sf	
Building Height	4-stories, 45'-0"	4-stories At parapet = 55'-6" At mech. screen = 61'-0"	
Exception Required			
On-Site Parking		Required	Provided
Special Use Required: Parking on street level.	Commercial 2 spaces/1,000 sf	x 17,796 sf = 36 spaces	38 spaces
	Dwelling 1-BR - 1.25/unit 2-BR - 1.5/unit 3-BR - 2/unit	x 9 units = 12 spaces x 30 units = 45 spaces x 20 units = 40 spaces = 97 spaces	116 spaces
Residential Use Type - # of Units Apartment Rental Units Condominium Units Townhome Units Total		59 0 0 59	
Residential Bedroom Size - # of Units Studio 1-bedroom + den 2-bedroom 3-bedroom		0 9 30 20	
Front Yard Setbacks (along Lincoln Ave.)	Exception Required Min. 0 ft.; Max. 3 ft.	0'-0" to 42'-1", see plans	
Corner Side Yard Setbacks (along Elm St.)	Min. 0 ft.; Max. 3 ft.	0'-0" at levels 1-3 11'-0" at level 4	
Side Yard Setback (along south property line)	Exception Required 0 ft. (3 ft.)**	0'-10" at ground level 0'-10" at level 2 (terrace) 10'-0" at levels 2-3 (facade) 10'-0" at level 4	
Rear Yard Setback (along east property line)	Exception Required 10 ft.	0'-0" at ground level 10'-0" at level 2 20'-0" at levels 3-4	
4th Story Setback (along Lincoln Ave)	Exception Required 10 ft	10'-0" at level 4 5'-0" above residential entry	

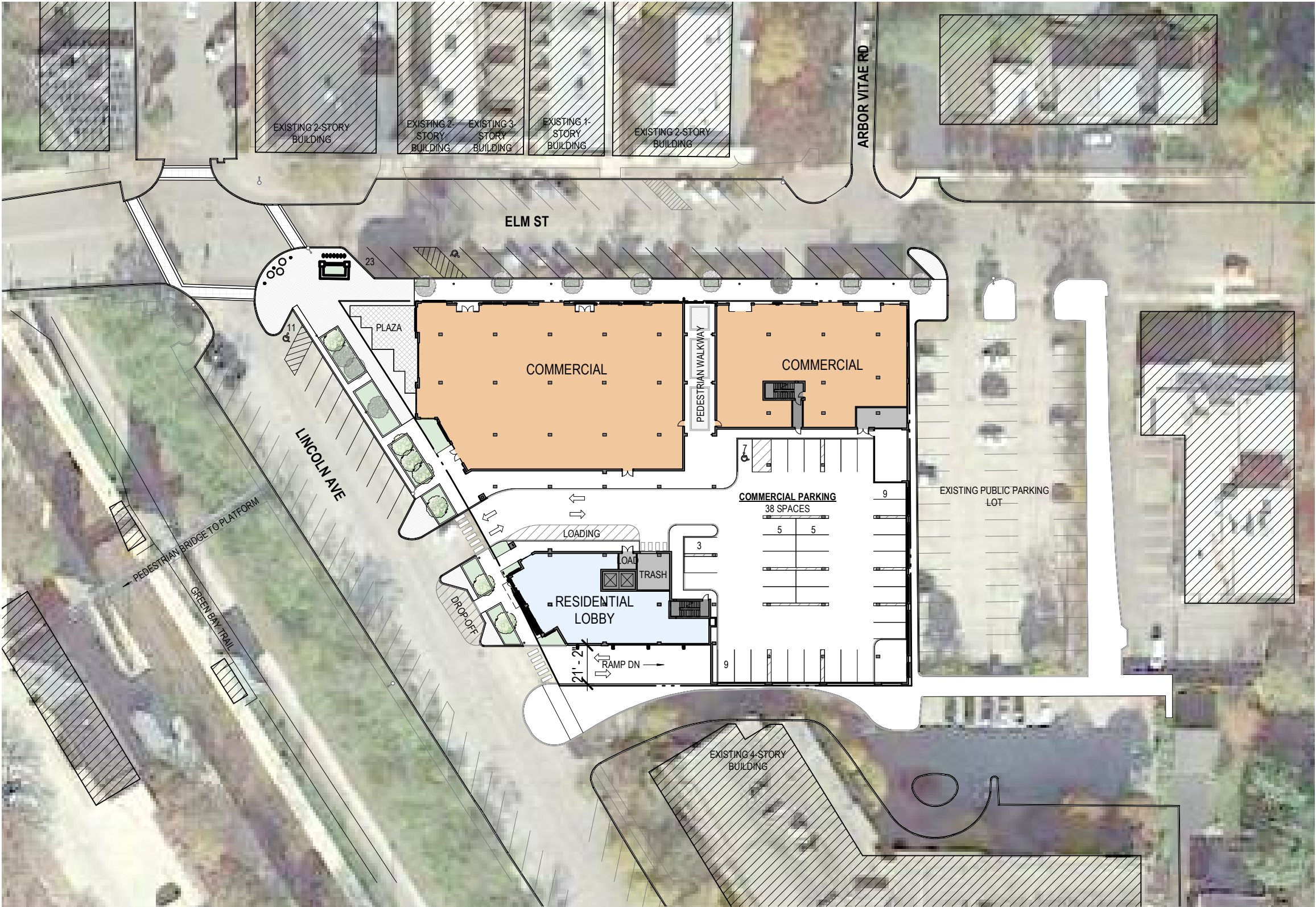
Notes

** A side yard is not required, but where a side yard is provided, it must be a minimum of 3 ft.

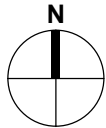
3

SITE PLAN

DEVELOPMENT SUMMARY				
<u>SITE AREA:</u> 52,755 SF (1.21 ACRES)			<u>ZONING DISTRICT:</u> C-2	
<u>BUILDING AREA</u>				
	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL GFA	PARKING
LEVEL LL	47,932 SF	--	--	44,694 SF
LEVEL 01:	46,769 SF	--	17,796 SF	22,056 SF
LEVEL 02:	36,508 SF	28,927 SF	--	--
LEVEL 03:	36,440 SF	31,335 SF	--	--
LEVEL 04:	29,370 SF	24,937 SF	--	--
TOTAL:	197,019 SF	85,199 SF	17,796 SF	66,750 SF
AVERAGE UNIT SIZE: +/- 1,426 SF				
<u>PARKING</u>				
	RESIDENTIAL	COMMERCIAL	TOTAL	
LOWER LEVEL	116			
GROUND LEVEL		38		
TOTAL PROVIDED	116	38	154	
RATIO	1.9/UNIT	1.85/1,000 SF		



1 SITE PLAN
SCALE: 1" = 60'-0"



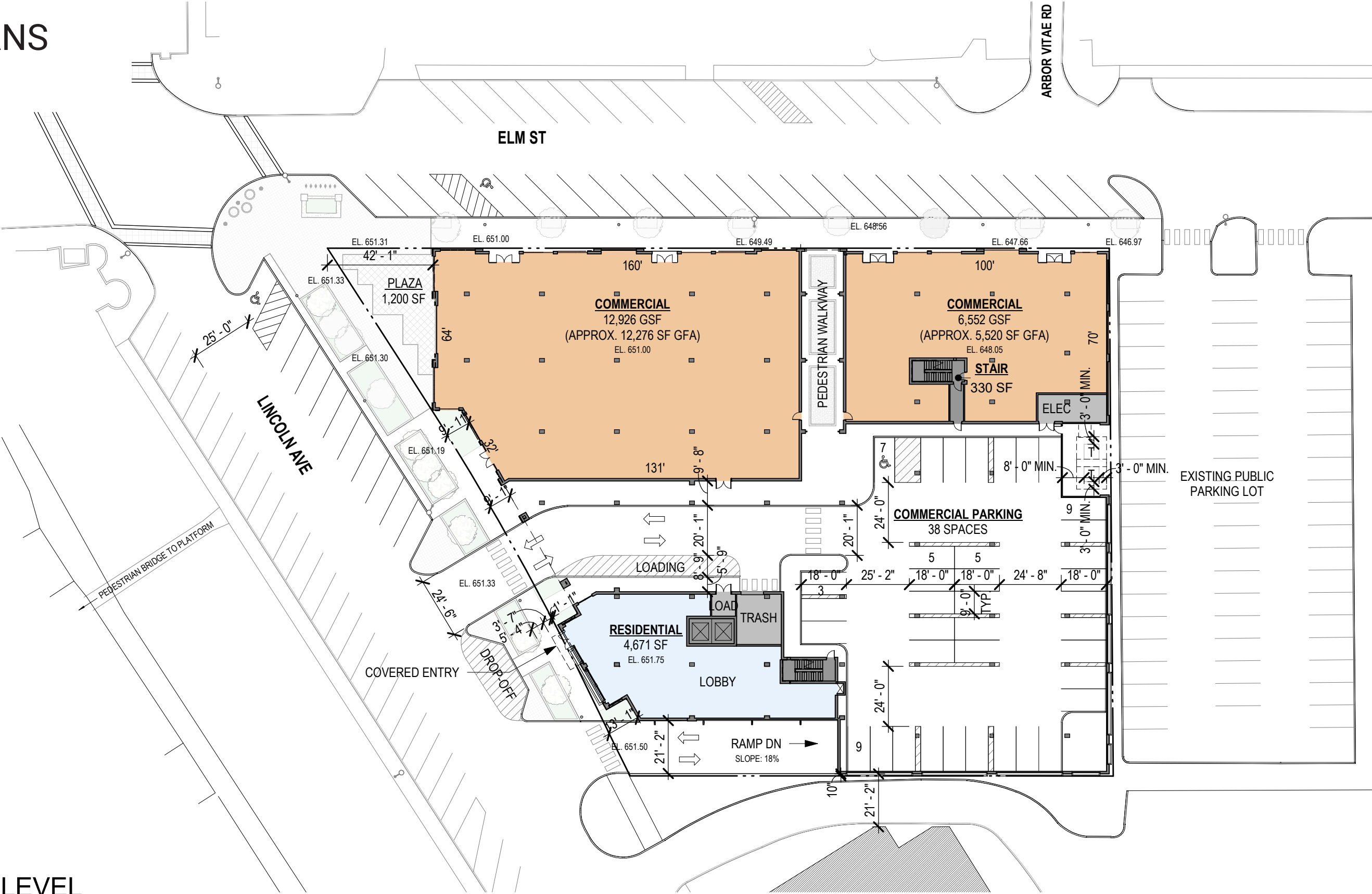
FLOOR PLANS

REQUIRED EXCEPTIONS

- FRONT SETBACK - MAXIMUM 3' (ALONG LINCOLN AVE)
- SIDE YARD SETBACK - WHEN A SIDE YARD IS PROVIDED IT MUST BE AT LEAST 3' (ALONG SOUTH PROPERTY LINE)
- BUILDING LOCATED IN REQUIRED REAR YARD. (ALONG EAST PROPERTY LINE.)

SPECIAL USE REQUIRED

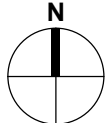
- PARKING ON STREET (GROUND) LEVEL.
- MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.



1 GROUND LEVEL
SCALE: 1" = 40'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

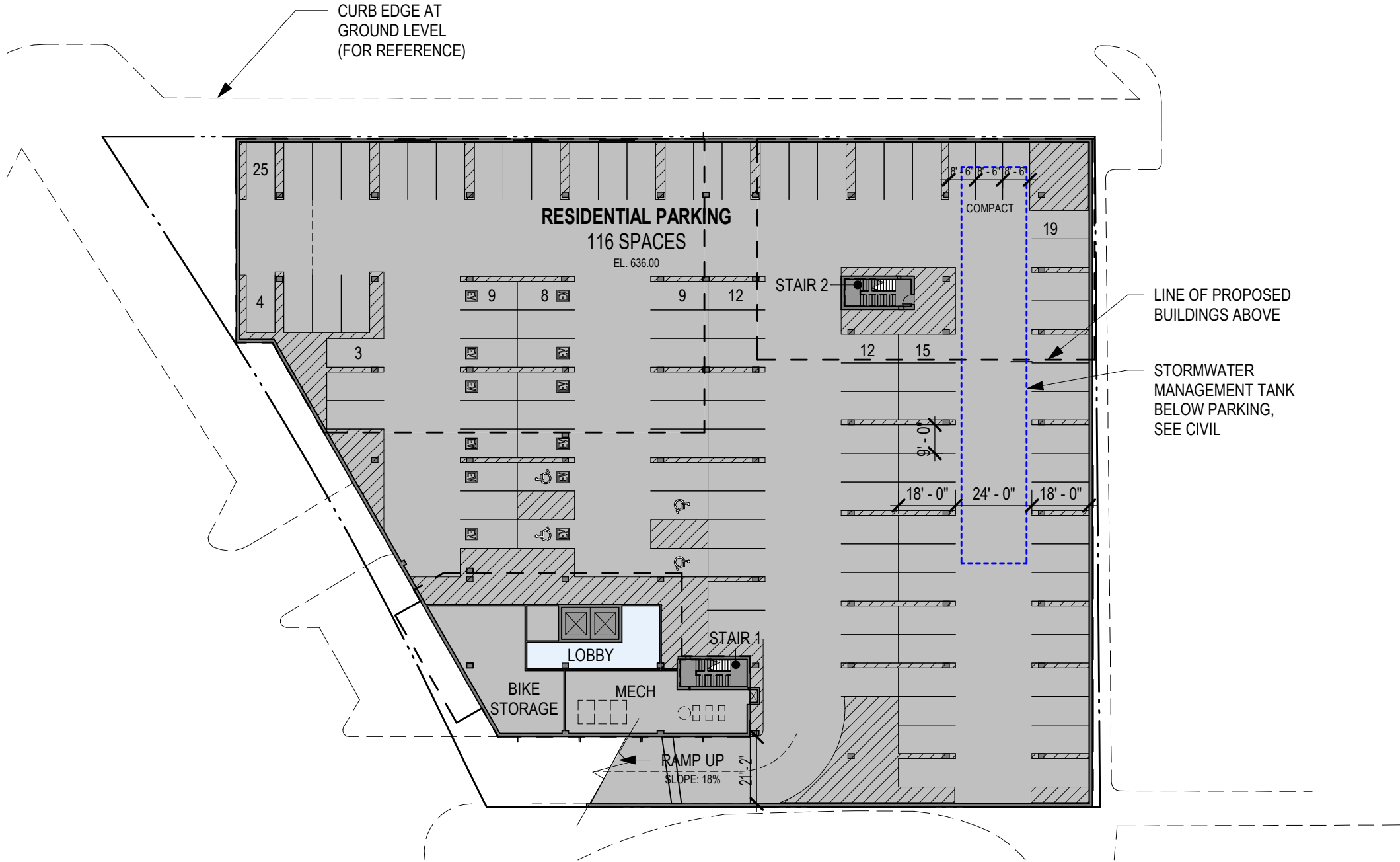


ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

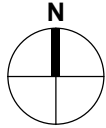
FLOOR PLANS

REQUIRED EXCEPTIONS

- LOWER LEVEL PARKING
IN REQUIRED REAR YARD.
(ALONG EAST PROPERTY LINE.)



1 LOWER LEVEL
SCALE: 1" = 40'-0"



FLOOR PLANS

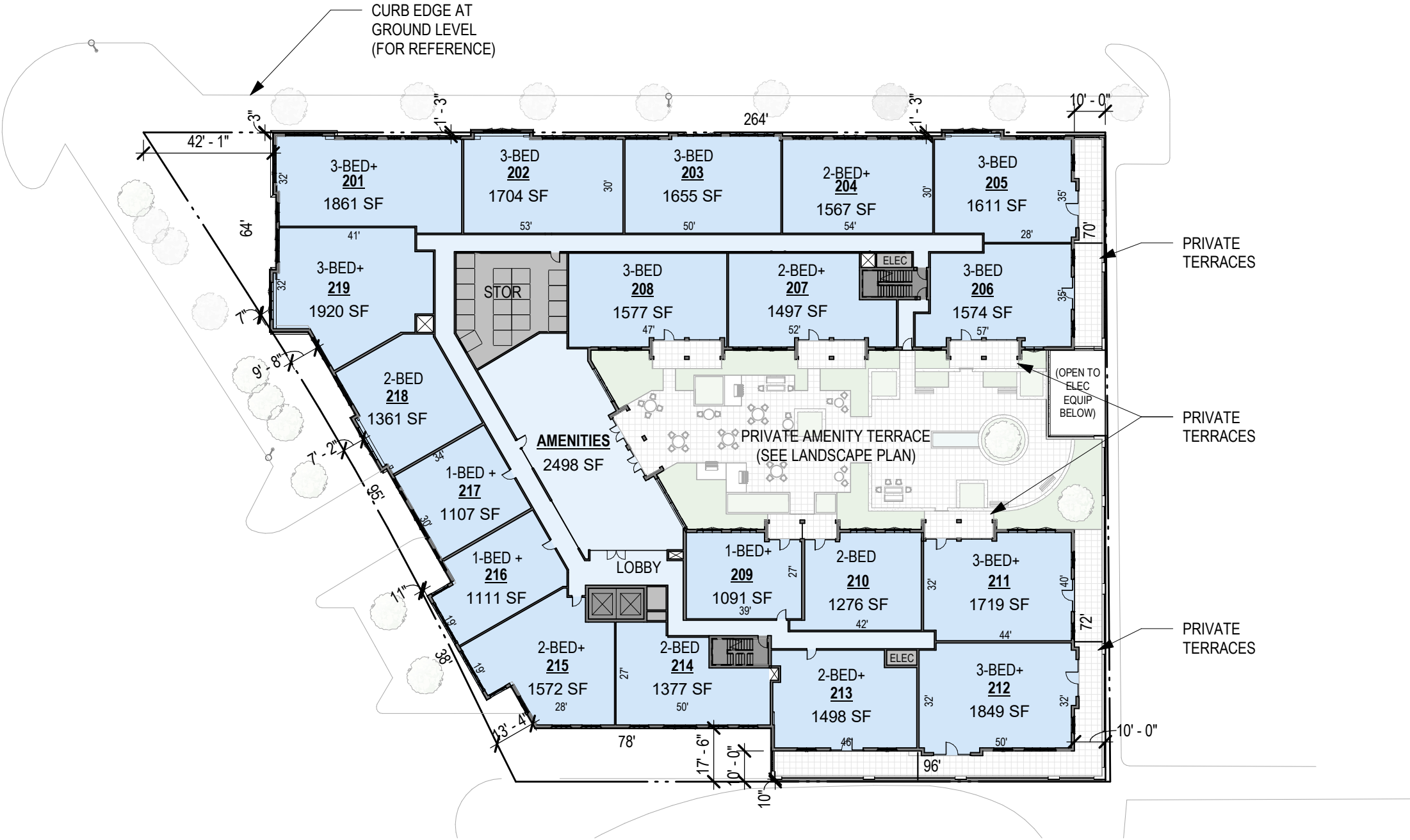
UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	3	4	5	4	19
LEVEL 3	4	4	4	4	5	21
LEVEL 4	2	12	3	1	1	19
TOTALS	9	19	11	10	10	59

REQUIRED EXCEPTION

- FRONT SETBACK - MAXIMUM 3' (ALONG LINCOLN AVE)
- WHEN A SIDE YARD IS PROVIDED IT MUST BE AT LEAST 3' (ALONG SOUTH PROPERTY LINE)
- TERRACES WITHIN SIDE YARD AND REAR YARD SETBACKS AT LEVEL 2.

LICENSE AGREEMENT REQUIRED

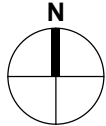
BUILDING ELEMENTS PROJECT OVER THE R.O.W. (ALONG ELM ST. & LINCOLN)



1 LEVEL 2 - 36,508 SF (GROSS) - 19 UNITS (28,927 SF RENTABLE)
SCALE: 1" = 40'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

FLOOR PLANS

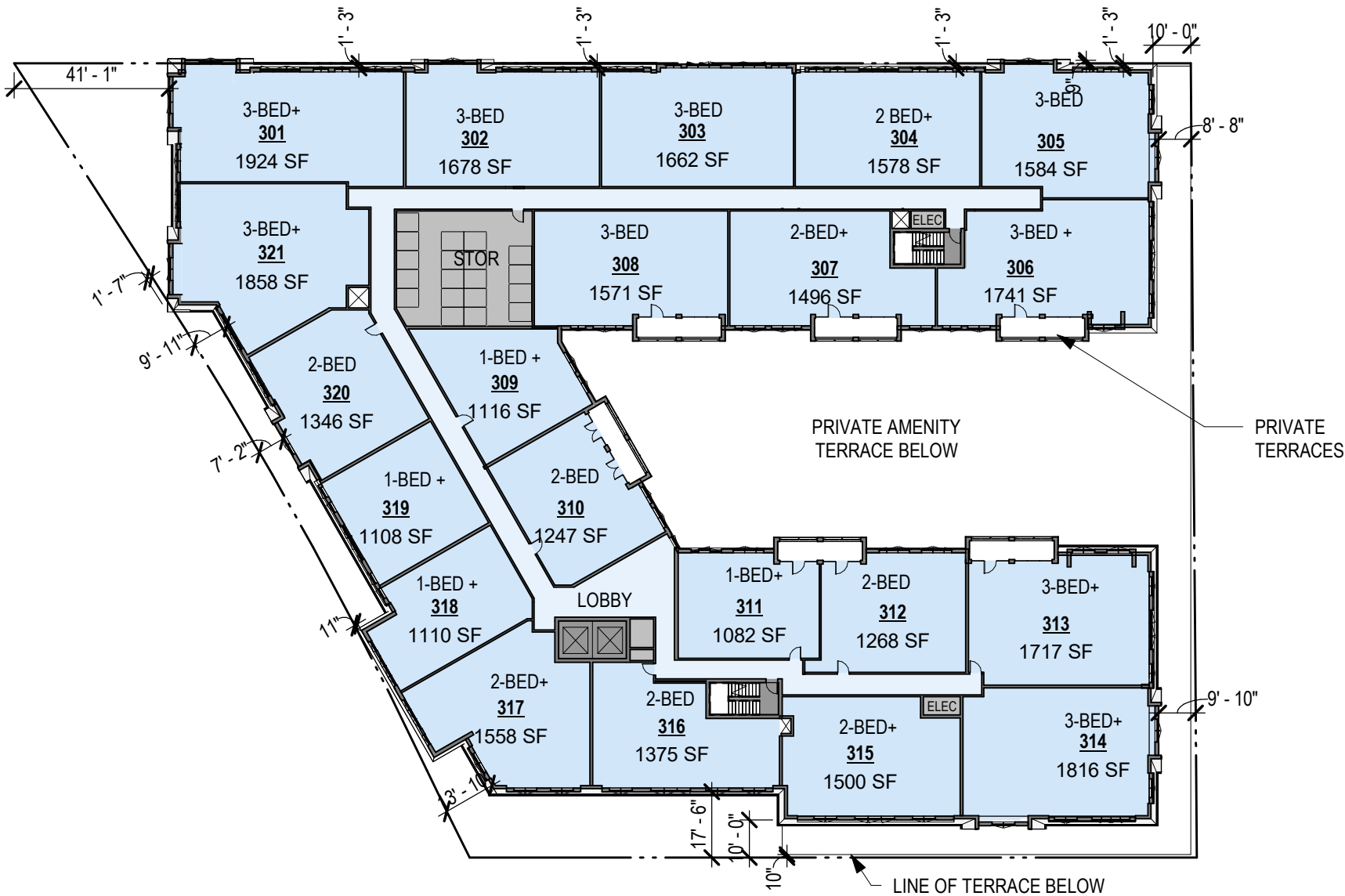
UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	3	4	5	4	19
LEVEL 3	4	4	4	4	5	21
LEVEL 4	2	12	3	1	1	19
TOTALS	9	19	11	10	10	59

REQUIRED EXCEPTION

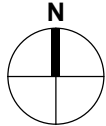
- FRONT SETBACK - MAXIMUM 3' (ALONG LINCOLN AVE)

LICENSE AGREEMENT REQUIRED

BUILDING ELEMENTS PROJECT OVER THE R.O.W. (ALONG ELM ST.)



1 LEVEL 3 - 36,440 SF (GROSS) - 21 UNITS (31,335 SF RENTABLE)
SCALE: 1" = 40'-0"

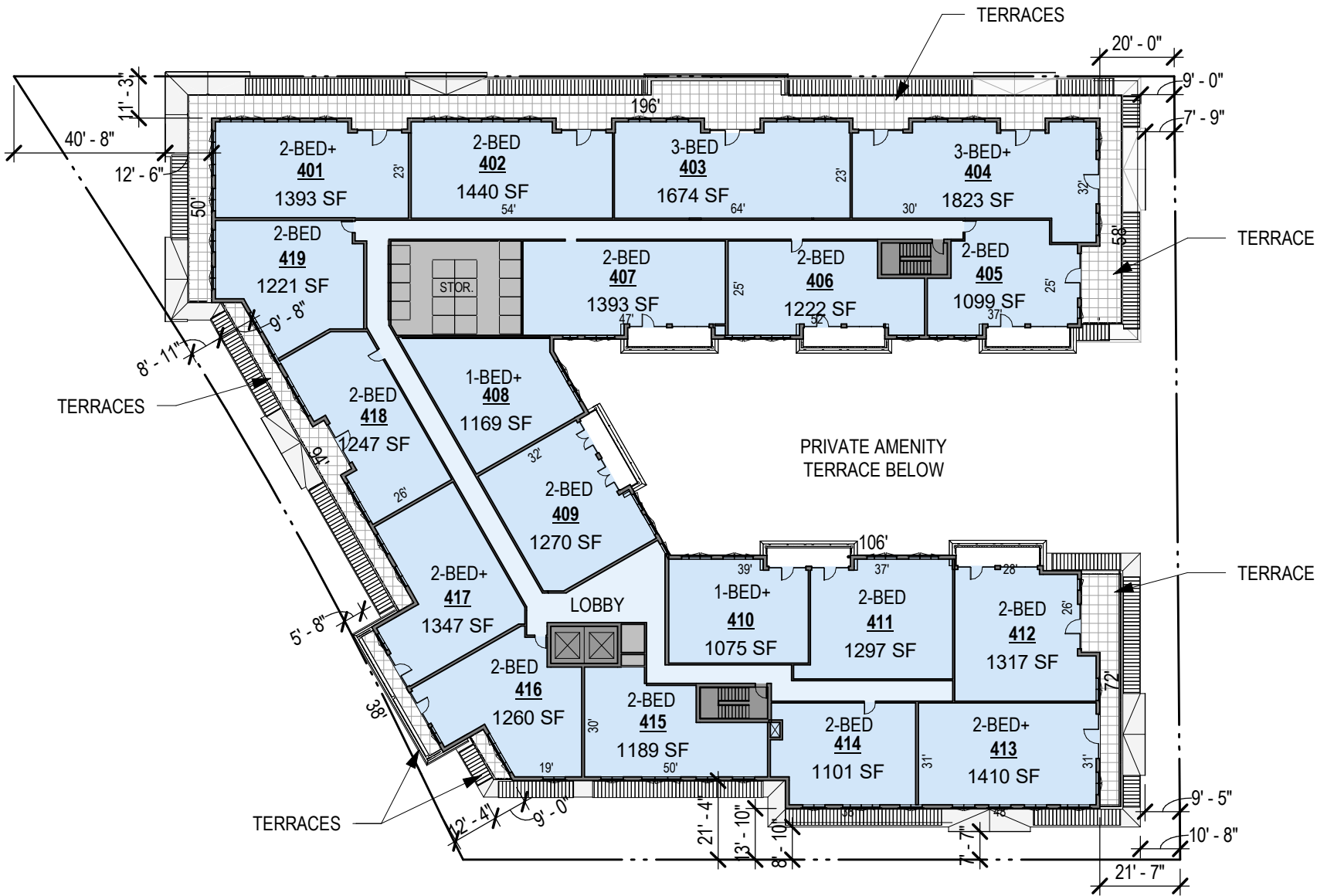


FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	3	4	5	4	19
LEVEL 3	4	4	4	4	5	21
LEVEL 4	2	12	3	1	1	19
TOTALS	9	19	11	10	10	59

REQUIRED EXCEPTION

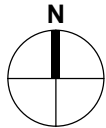
- FRONT SETBACK - MAXIMUM 3' (ALONG LINCOLN AVE)
- 4TH FLOOR BUILDING MUST BE SET BACK 10' FROM FRONT PROPERTY LINE. (ALONG LINCOLN AVE.)



1 LEVEL 4 - 29,370 SF (GROSS) - 19 UNITS (24,937 SF RENTABLE)
SCALE: 1" = 40'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

ROOF PLAN

GREEN ROOF AREA	
TOTAL PROVIDED	14,984 SF
REQUIRED w/ 4" TRAY SYSTEM	10,750 SF

The Newest GreenGrid®
Modular Vegetative Green
Roof System

MADE IN THE USA

GreenGrid®
ROOFS

*Engineered to Perform
Designed to Inspire*

The 5th Generation GreenGrid® Module Launches 2021

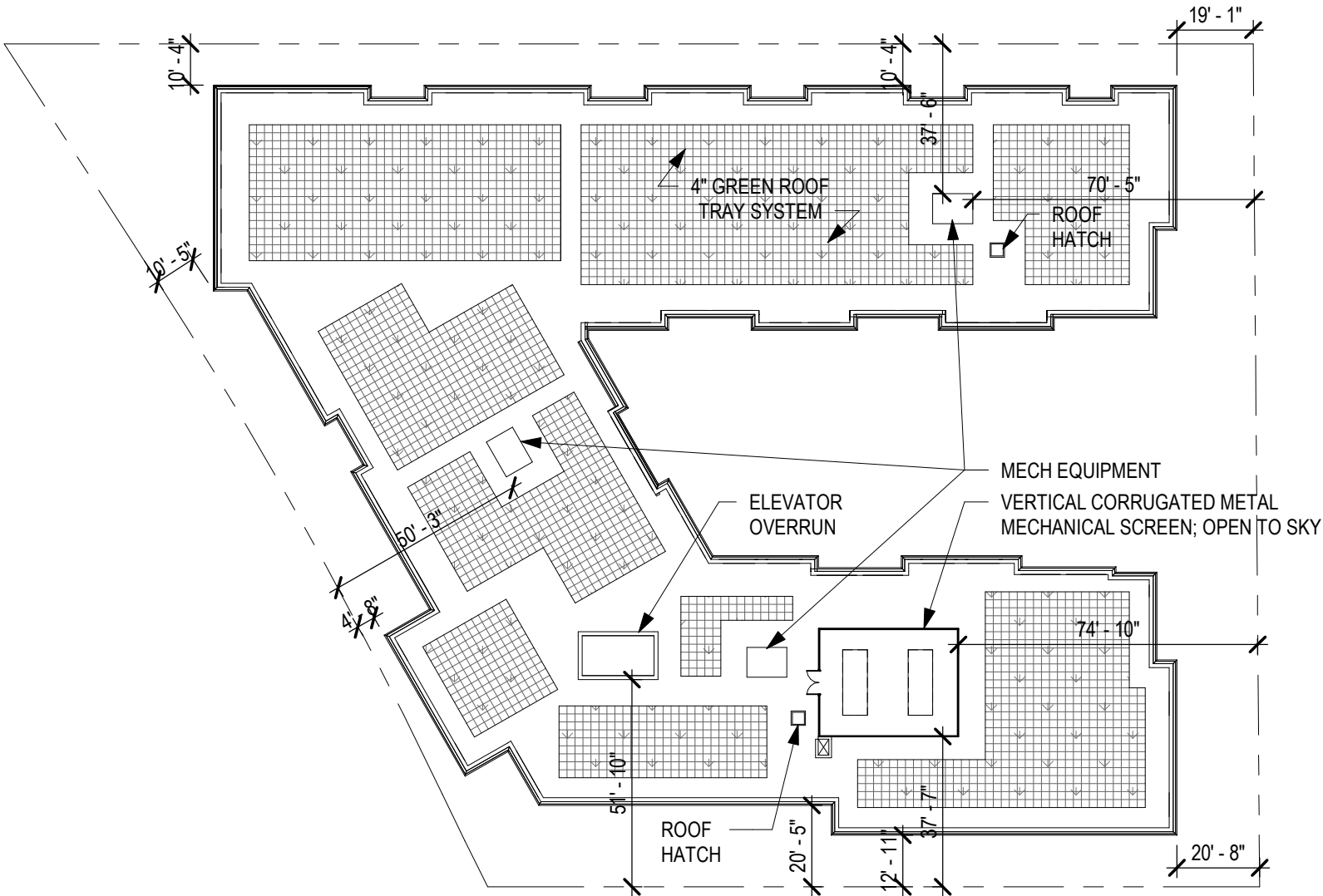
These new zero-edged modules are an improvement to the previous generation of GreenGrid®, maintaining the functionality of the original modular green roof system, but adding improved structural design, multiple depth configurations, connectivity, and excellent stormwater retention.

Unlike hybrid /subterranean modular systems and traditional layered systems, G5 modules can be easily accessed and removed to perform maintenance or repairs to the underlying roof without damaging the vegetation. Additionally, G5 modules are specifically designed to maximize stormwater control, and now allow irrigation lines directly beneath modules.

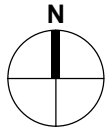
GreenGrid offers versatility and design flexibility, with modules available in FOUR different depths for a variety of planting options. Modules can be pre-grown at our nurseries to meet plant coverage specifications up to 95% and delivered to the job site to create an instant mature green roof. This translates to a successful green roof with less up-front maintenance, plus a beautiful look from day one. In addition, GreenGrid modules can be custom cut with curves or angles.



www.GreenGridRoofs.com

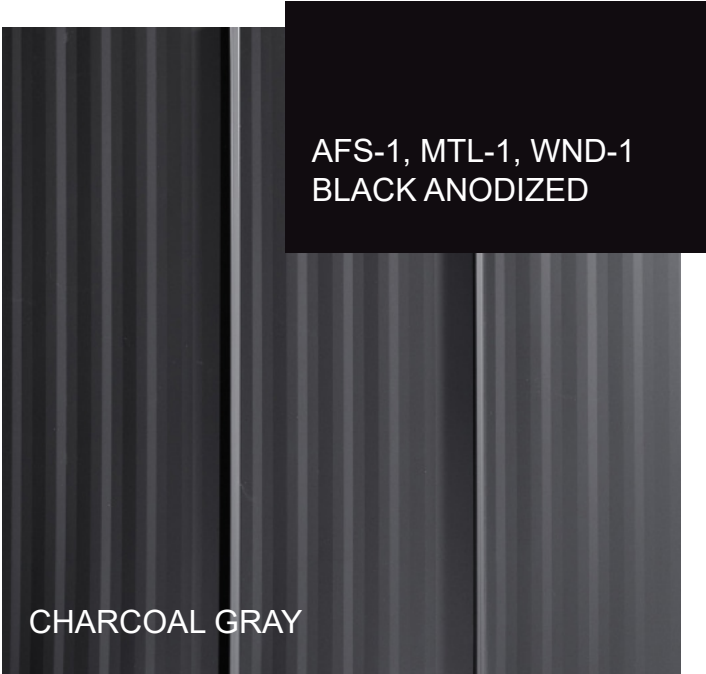


1 ROOF PLAN
SCALE: 1" = 40'-0"



SECTION 2: ELEVATIONS, MATERIALS & DIAGRAMS

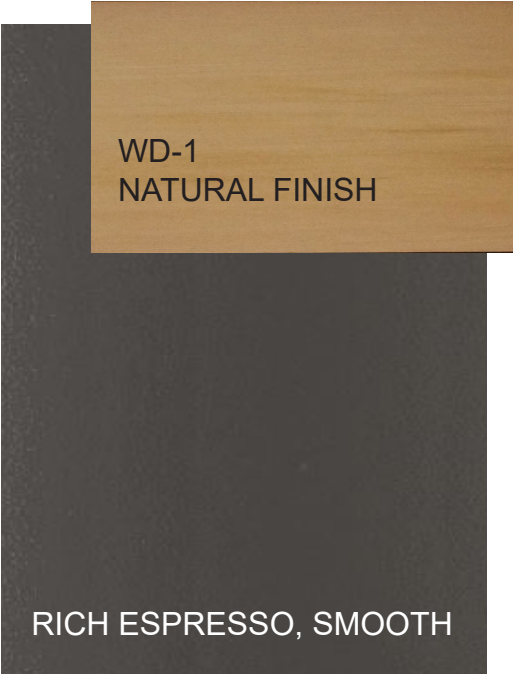
BUILDING MATERIALS



RF-2 STANDING SEAM METAL ROOF



RF-1 ASPHALT SHINGLE ROOF



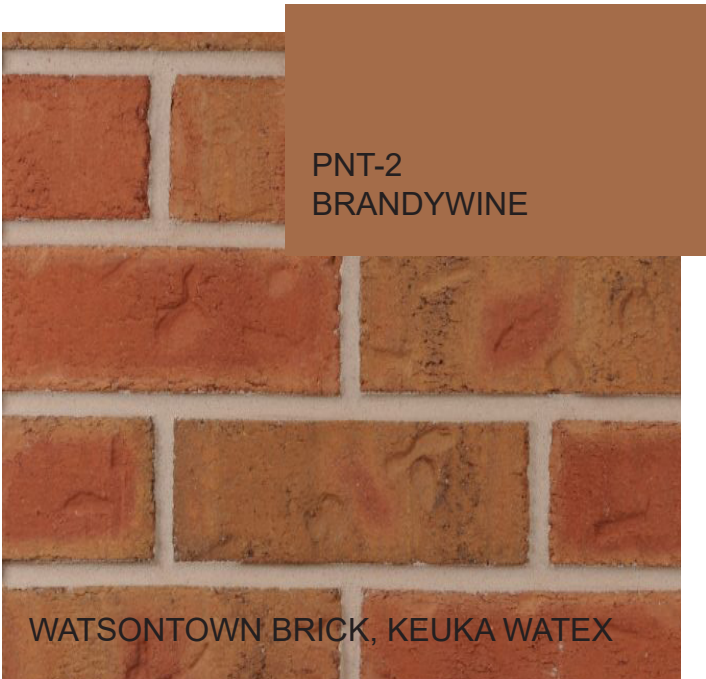
FC-1 FIBER CEMENT



FC-2 FIBER CEMENT



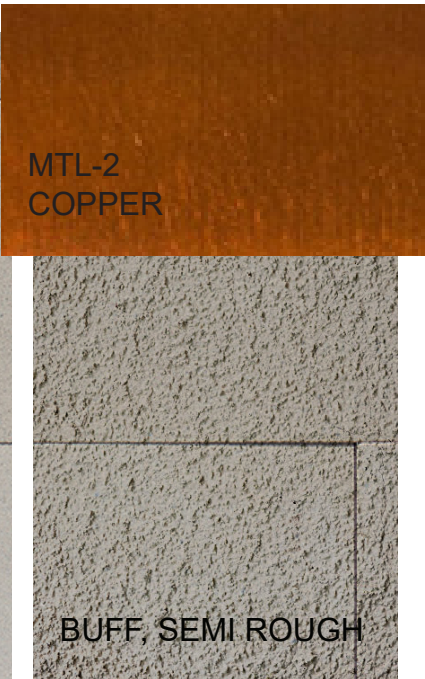
FC-3 FIBER CEMENT



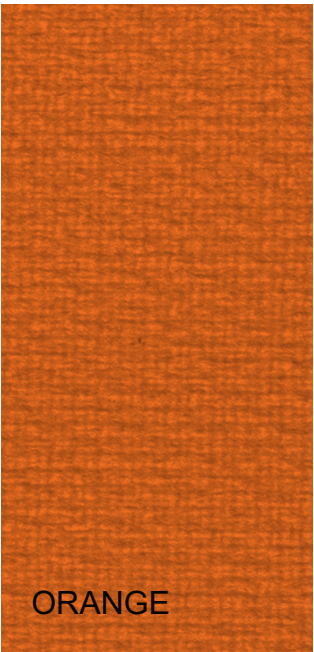
FB-1 FACE BRICK, MODULAR



CS-1 CAST STONE



CS-2 CAST STONE



FAB-1 FABRIC

G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM FRAMED STOREFRONT	BLACK ANODIZED	KAWNEER OR EQ.
CS-1	CAST STONE	BUFF, SMOOTH TEXTURE	CUSTOM CAST STONE
CS-2	CAST STONE	BUFF, SEMI ROUGH	CUSTOM CAST STONE
FAB-1	FABRIC AWNING	PANTONE 1448-HERMES ORANGE	SUNBRELLA OR EQ.
FB-1	FACE BRICK, MODULAR	KEUKA WATEX	WATSONTOWN BRICK OR EQ.
FC-1	FIBER CEMENT PANEL & TRIM	RICH ESPRESSO, SMOOTH	HARDIE PANEL OR EQ.
FC-2	FIBER CEMENT PANEL & TRIM	COBBLE STONE, SMOOTH	HARDIE PANEL OR EQ.
FC-3	FIBER CEMENT PANEL	WHITE, STUCCO FINISH	HARDIE PANEL OR EQ.
MTL-1	METAL ACCENTS	BLACK ANODIZED	ALPOLIC OR EQ.
MTL-2	METAL ACCENTS	C-12 COPPER METAL	ALPOLIC OR EQ.
PNT-1	PAINT @ HALF-TIMBERING	TIKI HUT (SW7509)	SHERWIN WILLIAMS
PNT-2	PAINT @ EXPOSED CMU	BRANDYWINE (SW7710)	SHERWIN WILLIAMS
RF-1	ASPHALT SHINGLE ROOFING	FOX HOLLOW GRAY	GAF TIMBERLINE HDZ OR EQ.
RF-2	STANDING SEAM METAL ROOFING	CHARCOAL GRAY	PAC-CLAD OR EQ
WD-1	WOOD-LOOK TRELLIS	NATURAL FINISH	NEWTCHWOOD OR EQ.
WND-1	ALUM-CLAD WOOD WINDOWS & DOORS	BLACK @ EXTERIOR	SIERRA PACIFIC OR EQ.

ELEVATIONS
REFER TO MATERIAL SCHEDULE ON PAGE 48



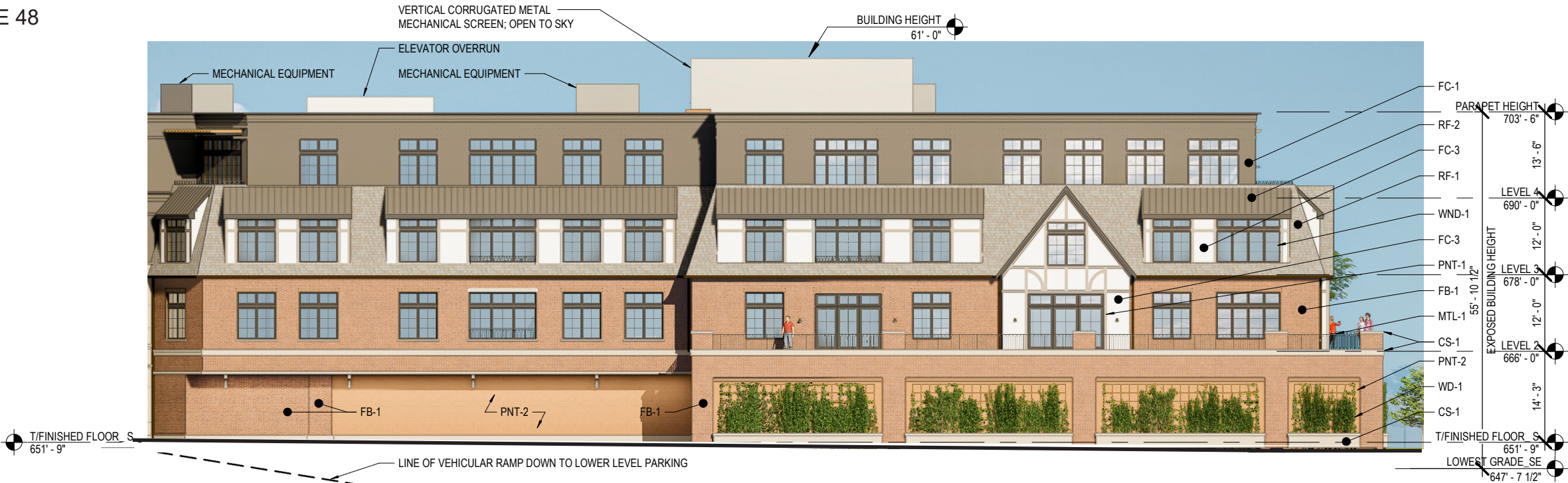
2 LINCOLN AVE ELEVATION (WEST)
SCALE: 1" = 20'-0"



1 ELM STREET ELEVATION (NORTH)
SCALE: 1" = 20'-0"

ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 48



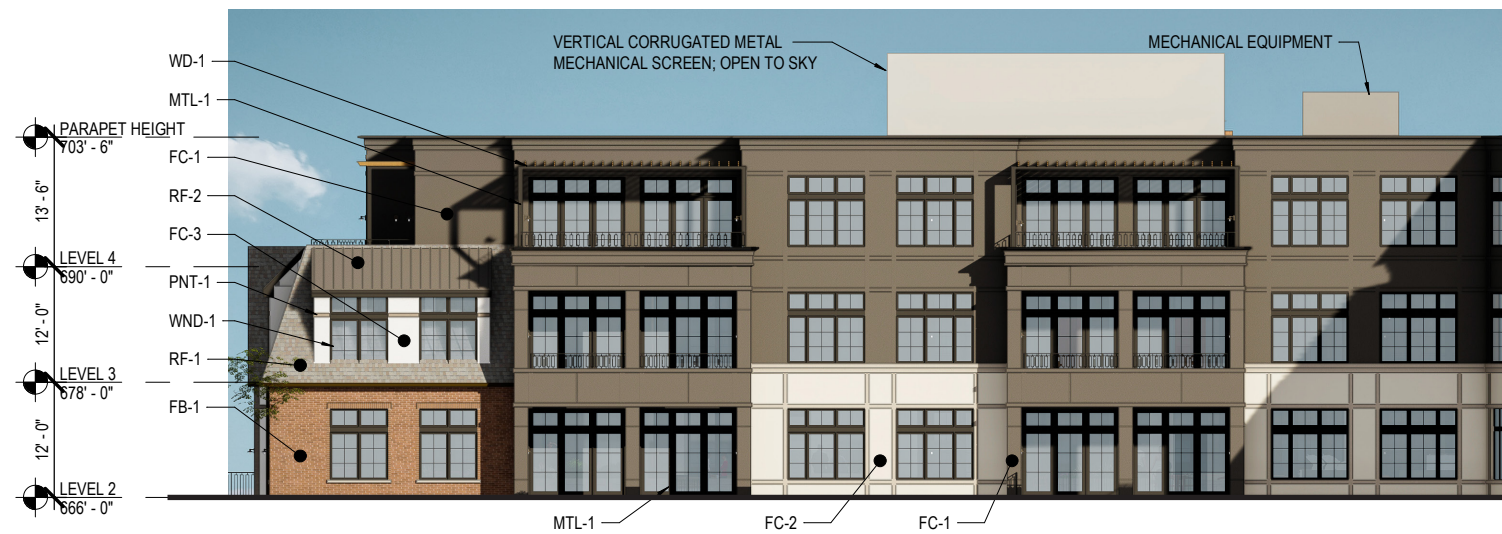
2 SOUTH ELEVATION
SCALE: 1" = 20'-0"



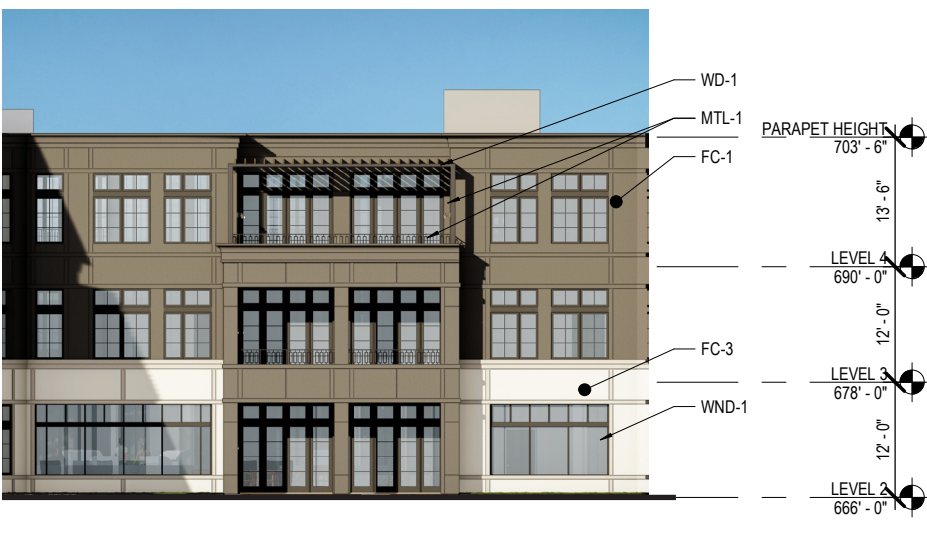
1 EAST ELEVATION
SCALE: 1" = 20'-0"

PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 48



3 AMENITY TERRACE - NORTH ELEVATION
SCALE: 1" = 20'-0"



2 AMENITY TERRACE - EAST ELEVATION
SCALE: 1" = 20'-0"



1 AMENITY TERRACE - SOUTH ELEVATION
SCALE: 1" = 20'-0"

ENLARGED ELEVATIONS



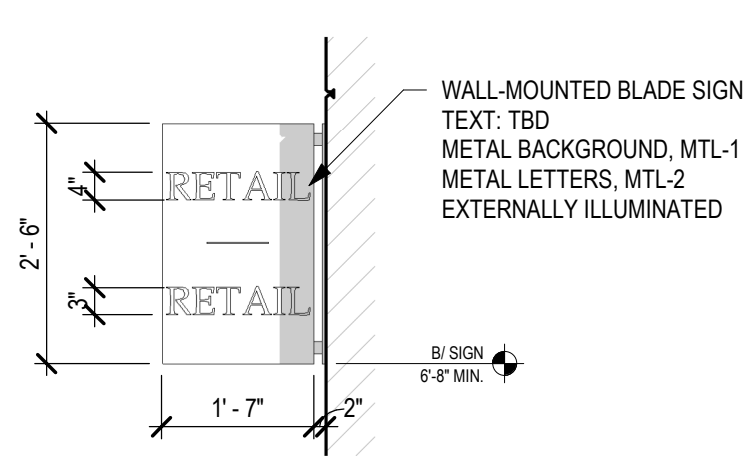
ENLARGED ELEVATION AT BREEZEWAY PORTAL

ENLARGED ELEVATIONS

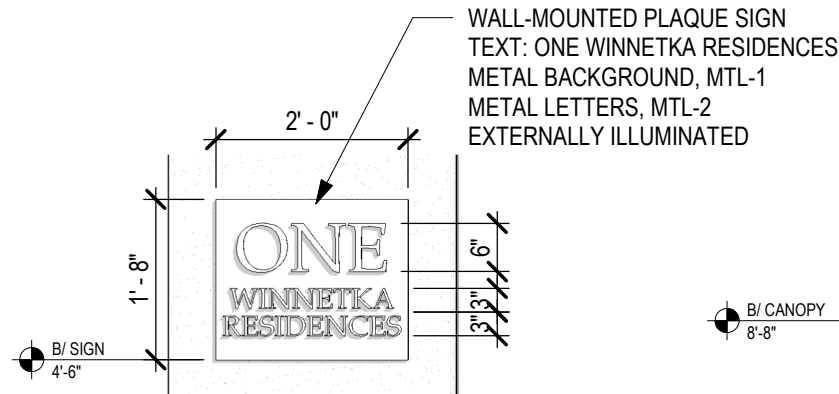


ENLARGED ELEVATION AT RESIDENTIAL ENTRY

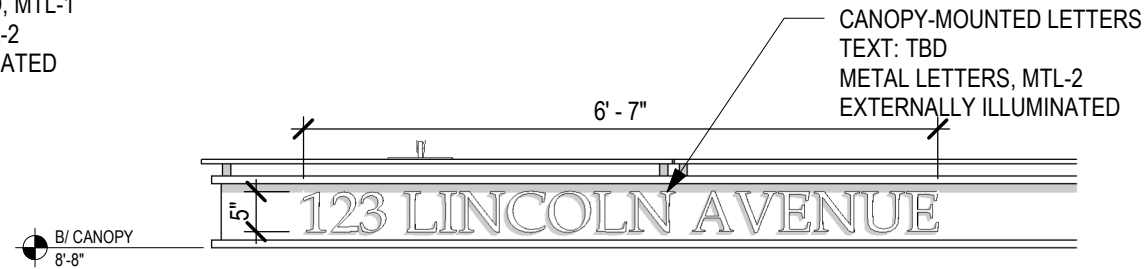
SIGN ELEVATIONS



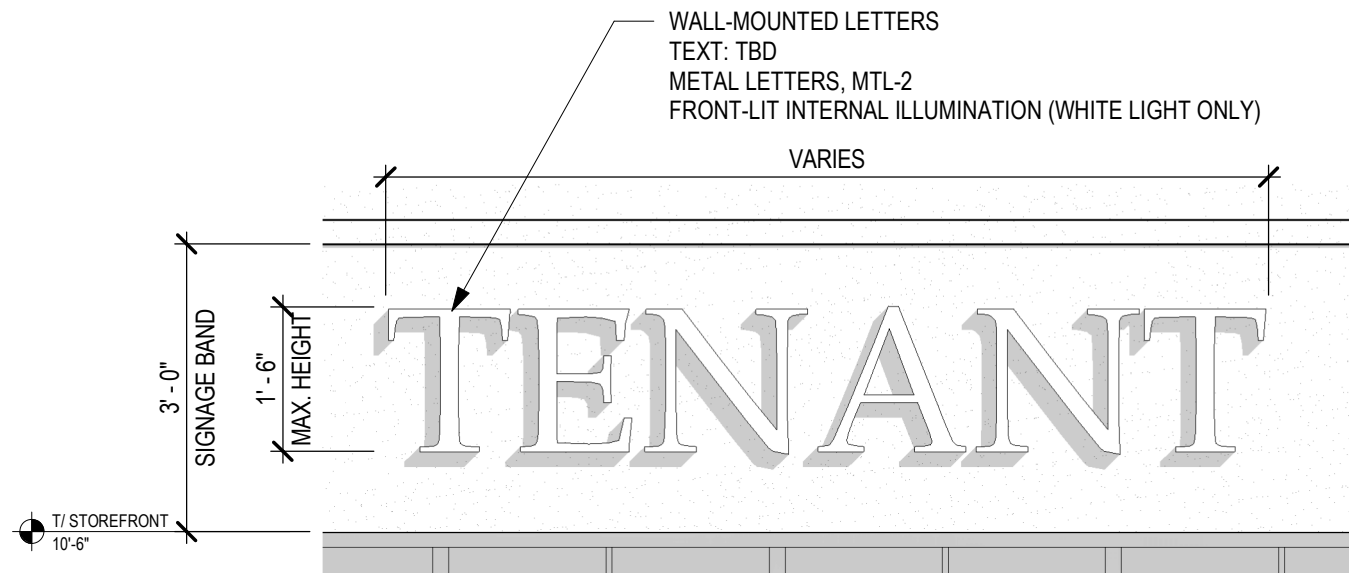
5 SIGN ELEVATION - BLADE
SCALE: 1/2" = 1'-0"



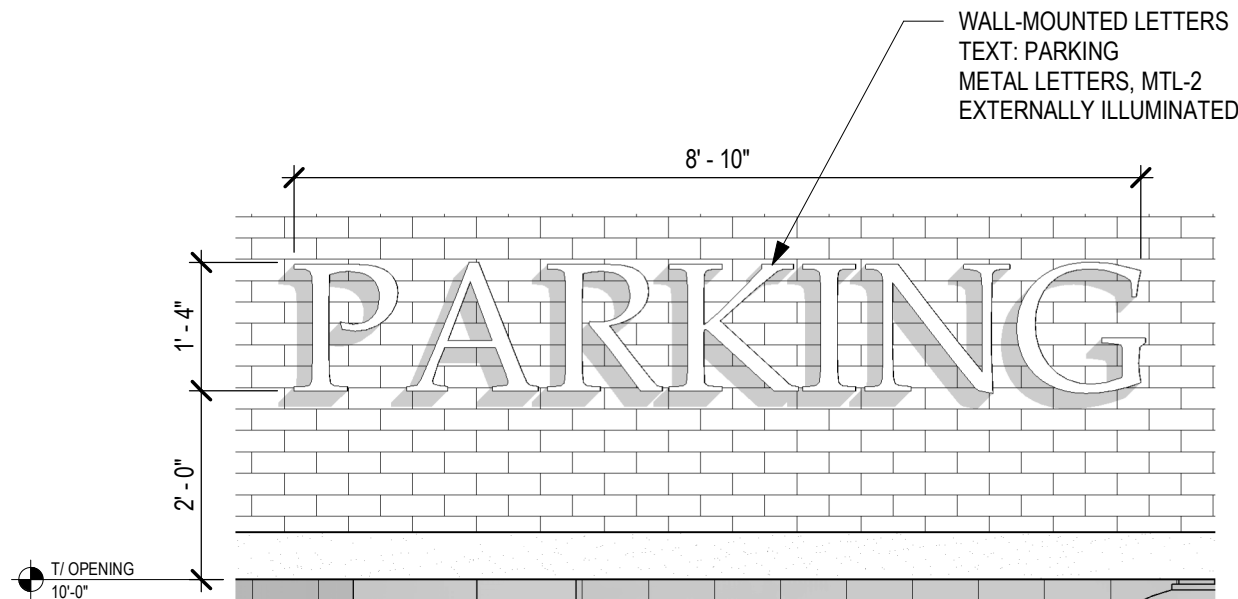
4 SIGN ELEVATION - RESI
SCALE: 1/2" = 1'-0"



3 SIGN ELEVATION - RESI ENTRY
SCALE: 1/2" = 1'-0"



2 SIGN ELEVATION - TENANT 2
SCALE: 1/2" = 1'-0"



1 SIGN ELEVATION - PARKING
SCALE: 1/2" = 1'-0"

STREETSCAPE ELEVATIONS

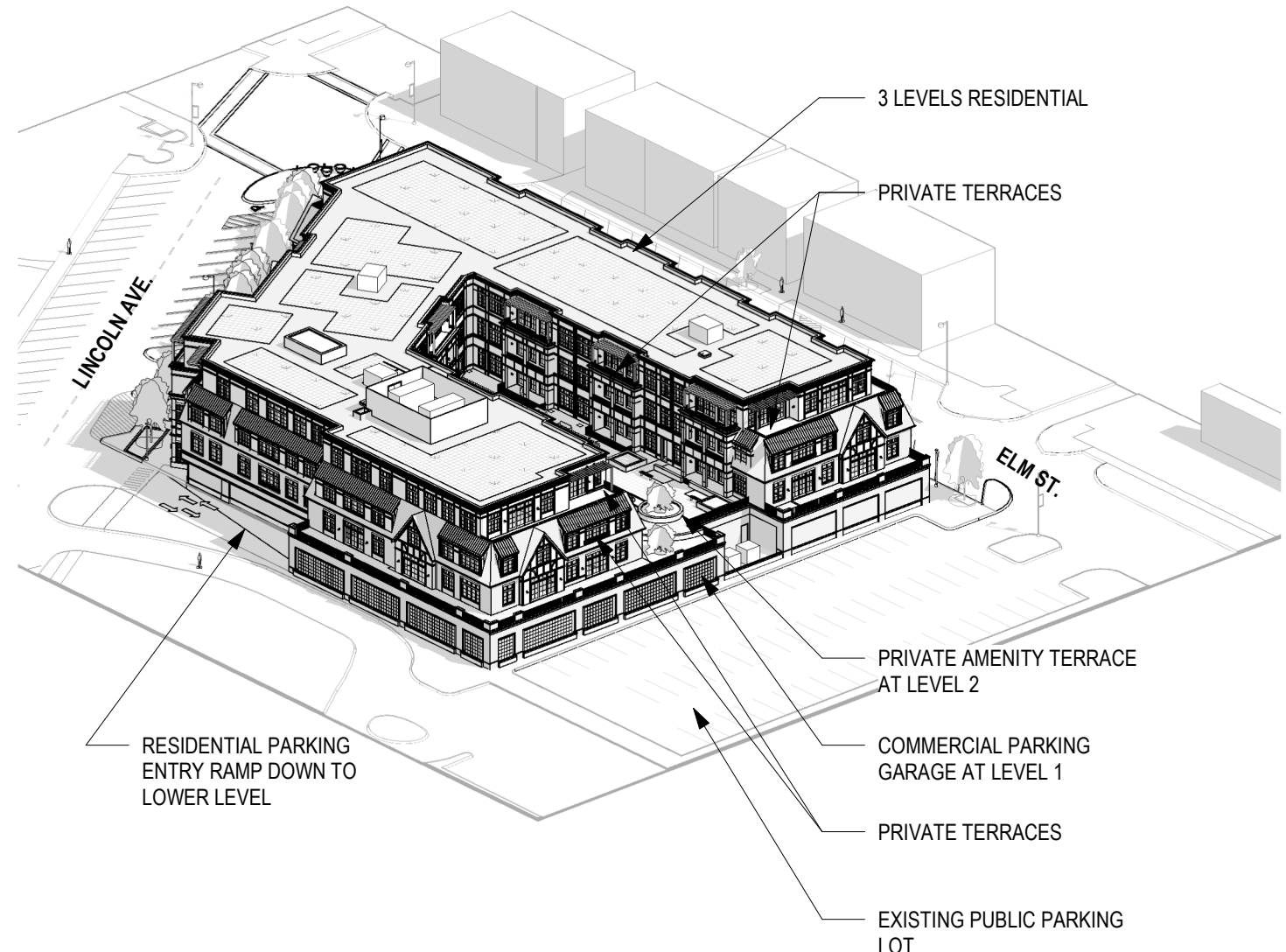
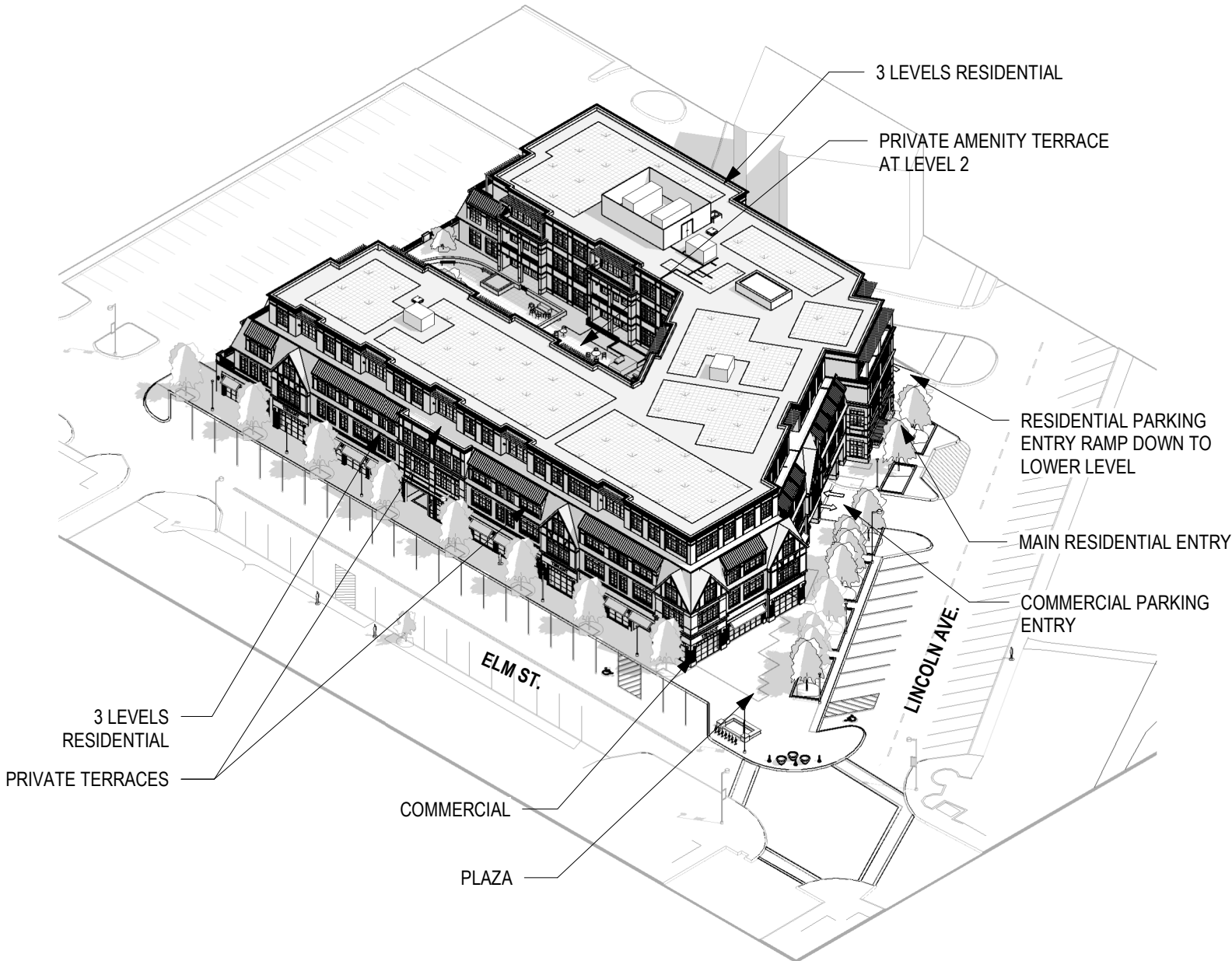


2 STREET ELEVATION - LINCOLN
SCALE: 1" = 40'-0"



1 STREET ELEVATION - ELM
SCALE: 1" = 40'-0"

AXONOMETRIC DIAGRAMS



1 AXONOMETRIC - NORTHWEST
SCALE:

2 AXONOMETRIC - SOUTHEAST
SCALE:

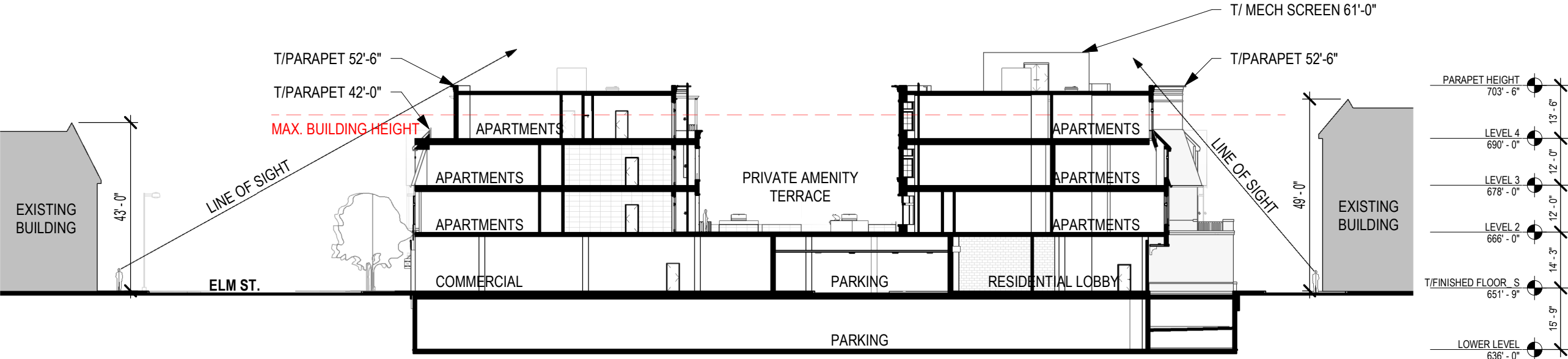


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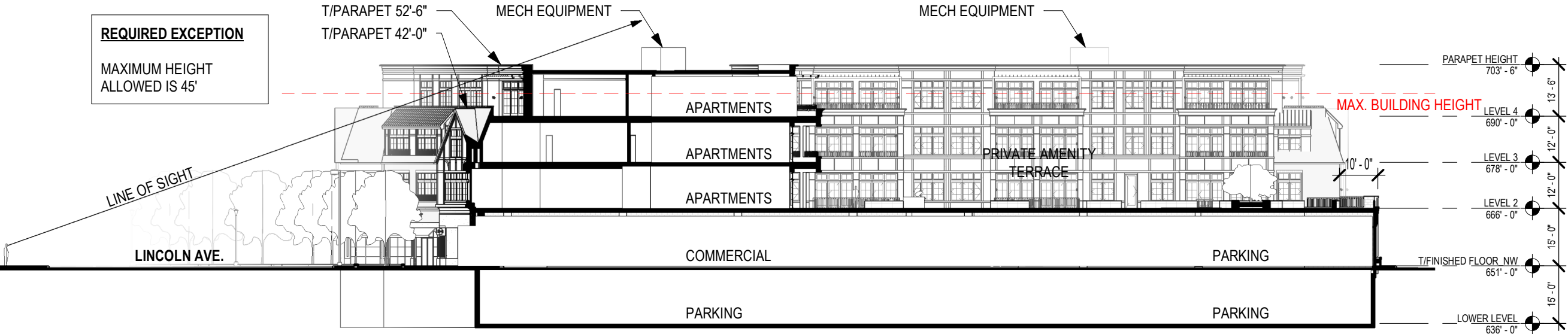


ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

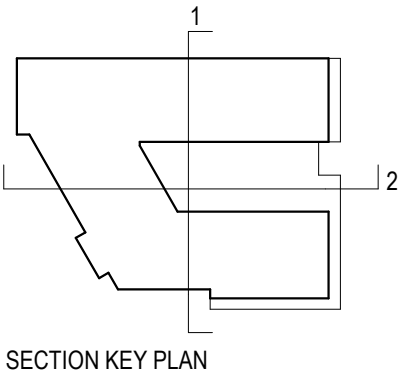
SITE SECTIONS



1 TRANSVERSE SECTION - FACING EAST
SCALE: 1" = 30'-0"

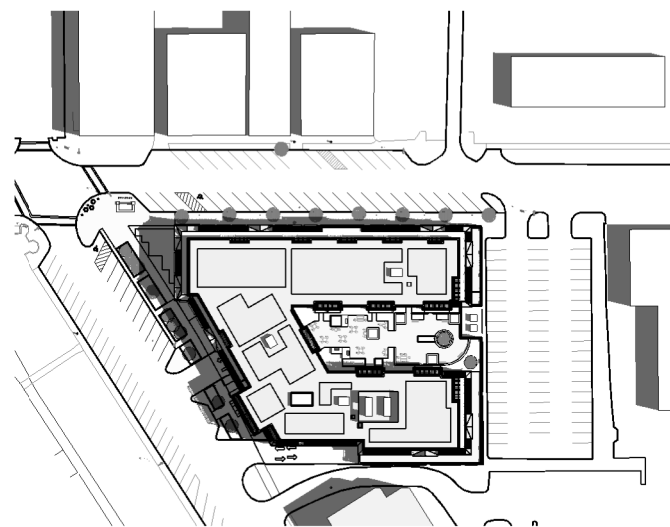


2 LONGITUDINAL SECTION - FACING NORTH
SCALE: 1" = 30'-0"

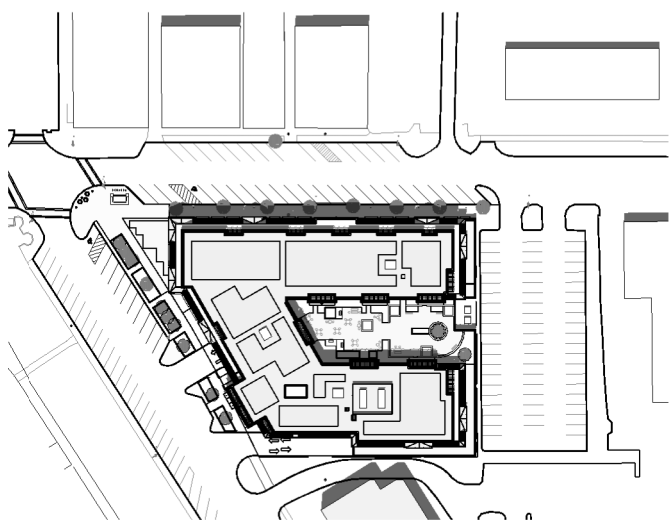


SHADOW STUDY

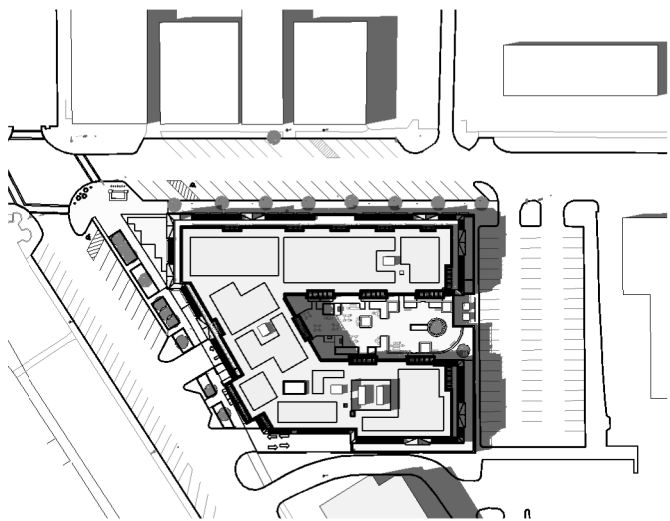
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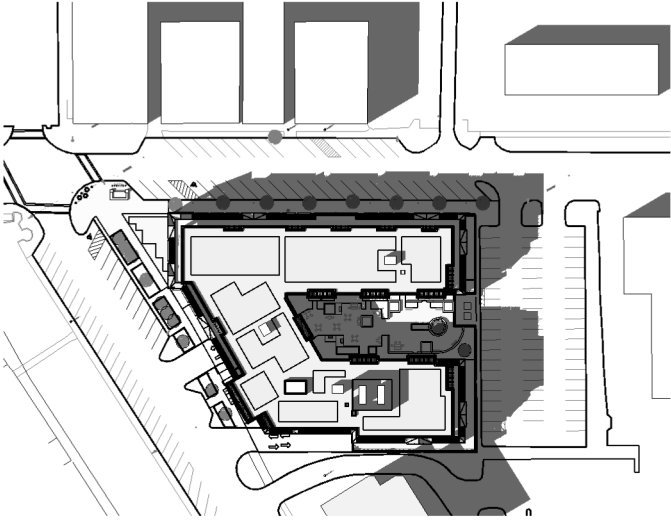
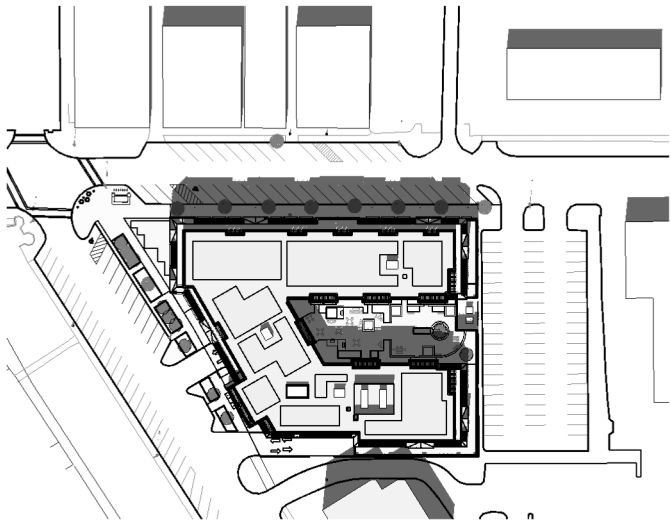
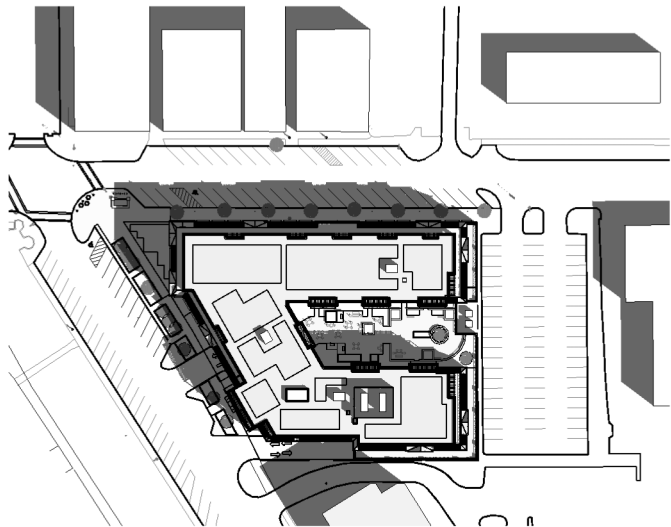
12:00 PM



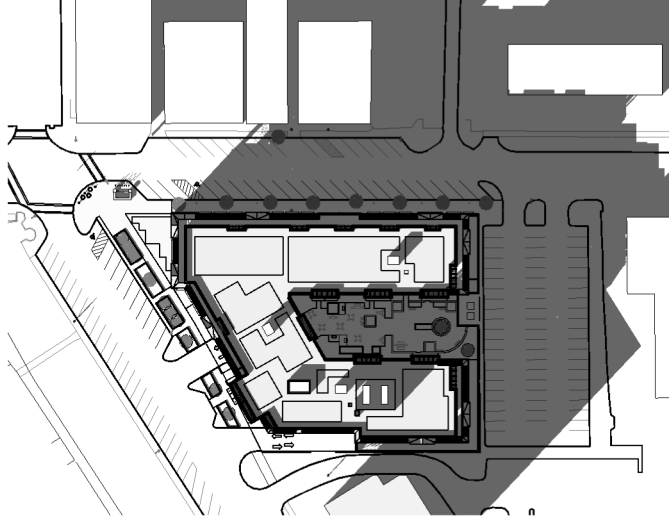
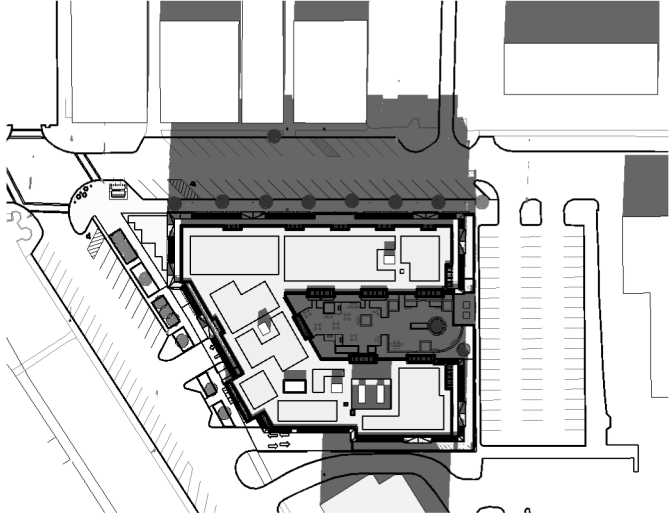
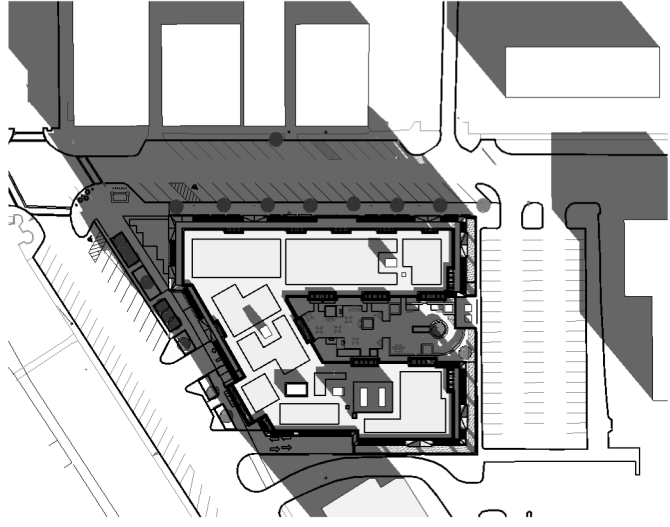
3:00 PM



SUMMER SOLSTICE



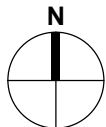
SPRING/FALL EQUINOX



WINTER SOLSTICE



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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

SECTION 3: RENDERINGS

THREE-DIMENSIONAL RENDERING
VIEW AT CORNER OF ELM ST. & LINCOLN AVE.



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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING
VIEW ALONG ELM ST. - FACING SOUTHEAST



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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING
VIEW ALONG ELM ST. - FACING SOUTHWEST



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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING VIEW AT PRIVATE AMENITY TERRACE - FACING NORTHWEST



THREE-DIMENSIONAL RENDERING
VIEW ALONG LINCOLN AVE. - FACING NORTHEAST



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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

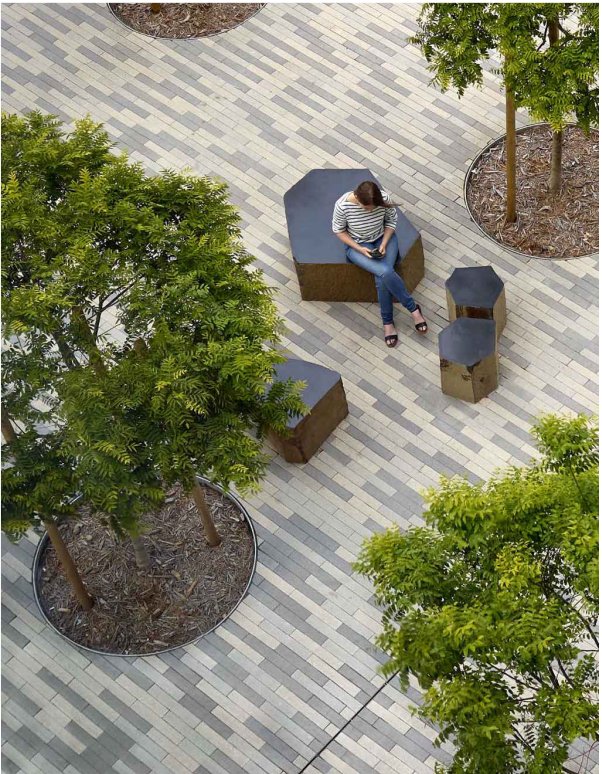
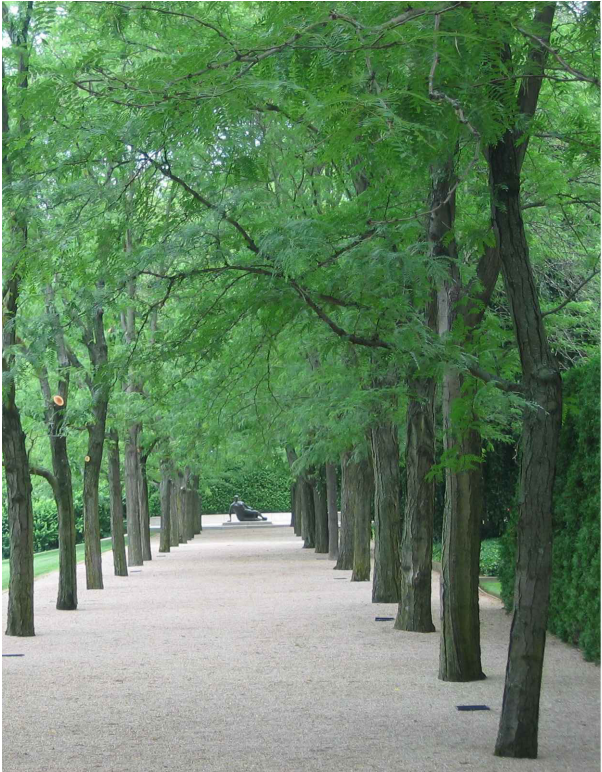
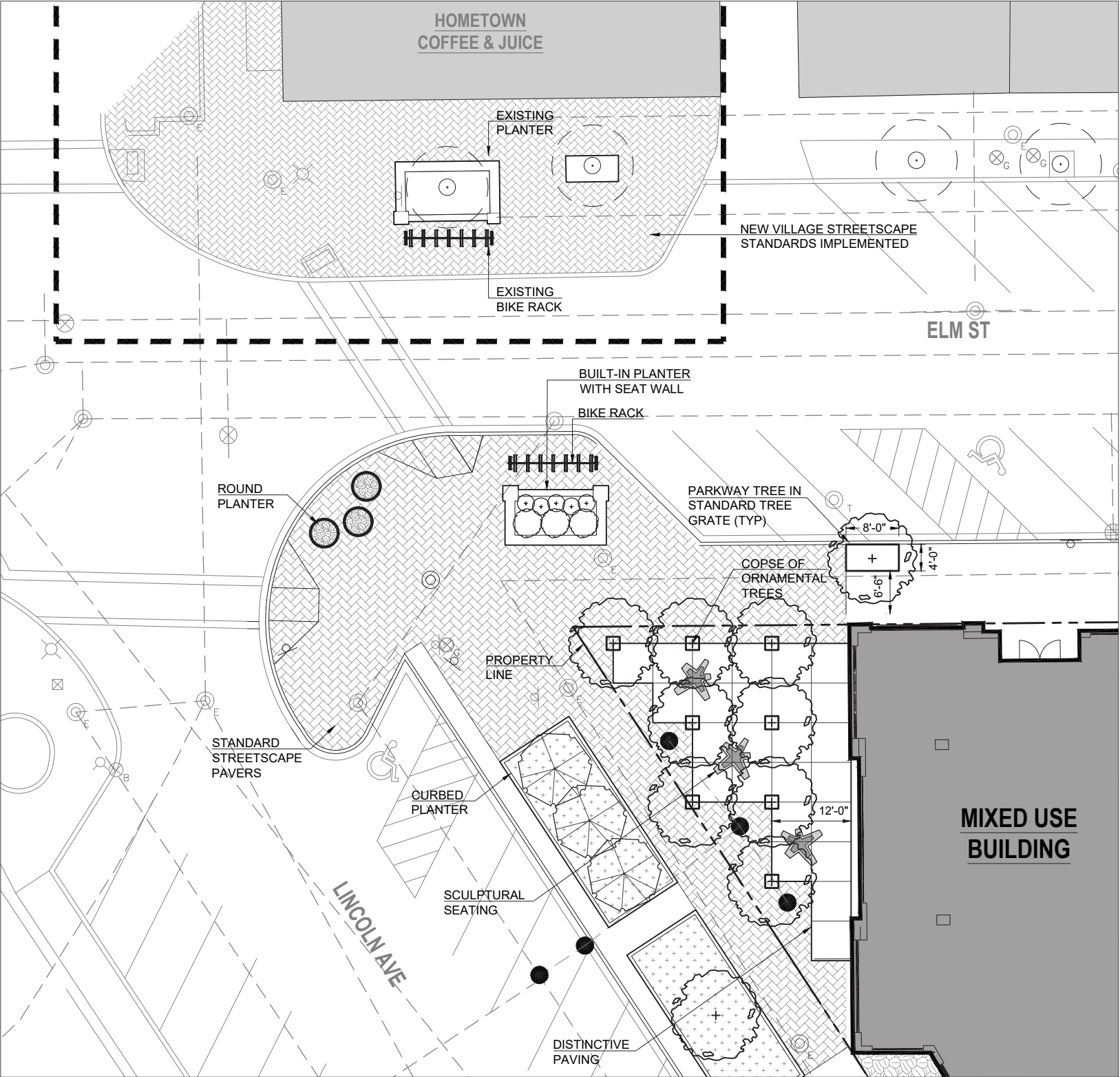
THREE-DIMENSIONAL RENDERING

VIEW ALONG LINCOLN AVE. - FACING NORTHEAST



SECTION 4: LANDSCAPE & LIGHTING

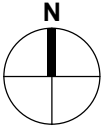
LANDSCAPE PLAN - PLAZA



EXAMPLE PLAZA SCHEME

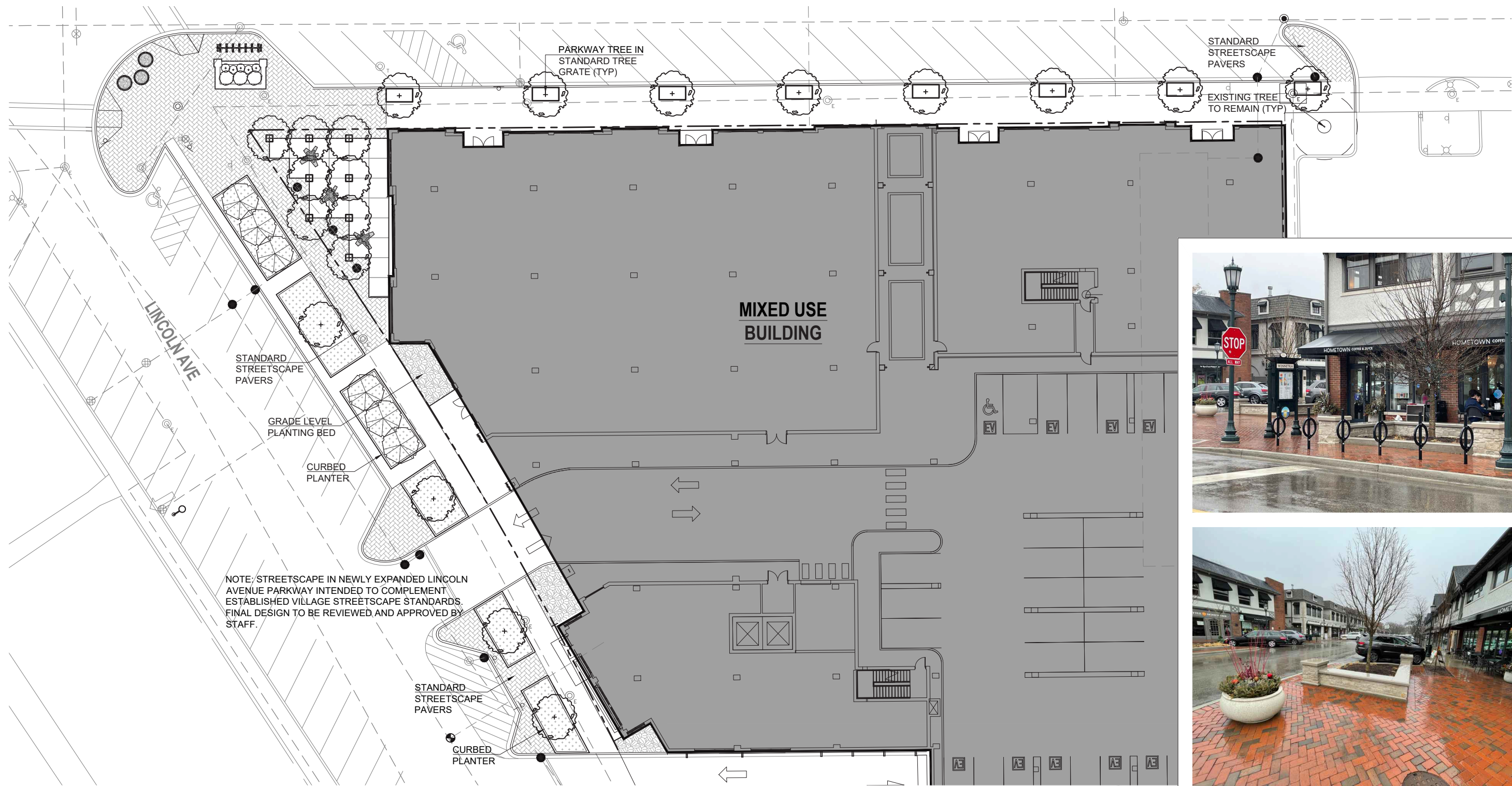


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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

LANDSCAPE PLAN - STREETSCAPE



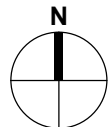
EXISTING STREETSCAPE

1 STREETSCAPE

SCALE: 1" = 30'-0"

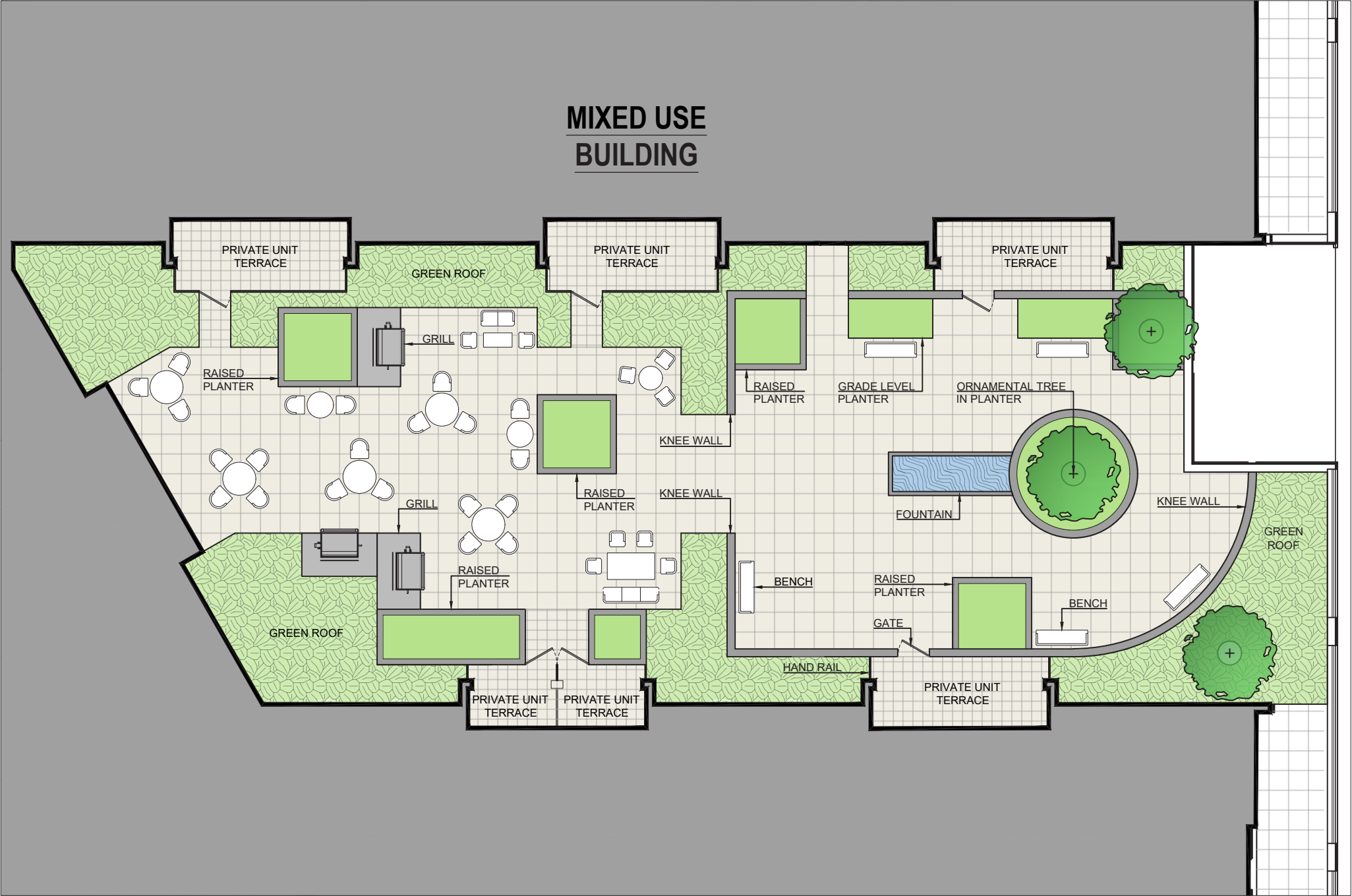


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ONE WINNETKA - MIXED USE DEVELOPMENT
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April 12, 2023 Project #: 21077

LANDSCAPE PLAN - PRIVATE AMENITY TERRACE

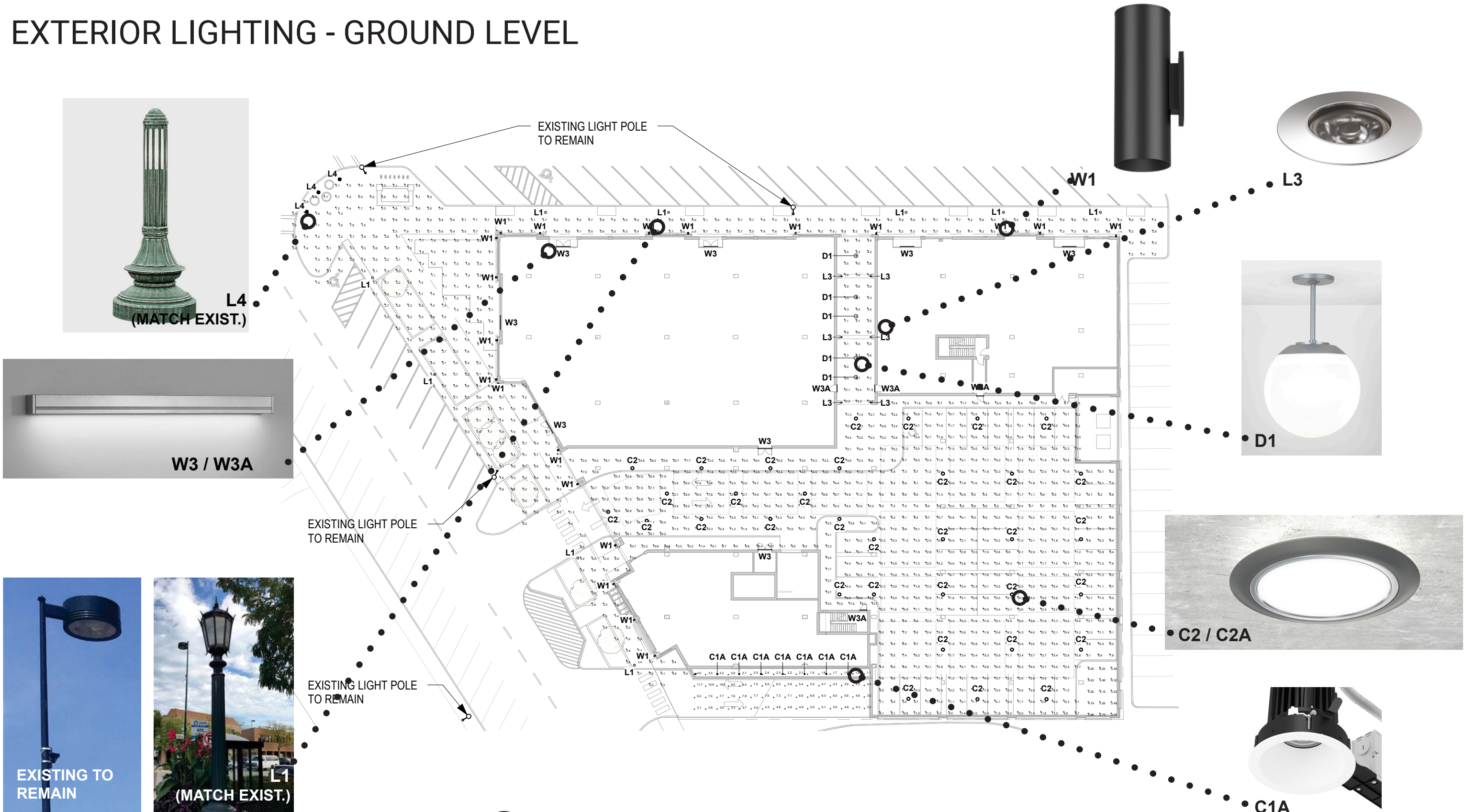


1 SECOND STORY AMENITY TERRACE
SCALE: $\frac{1}{16}'' = 1'-0''$



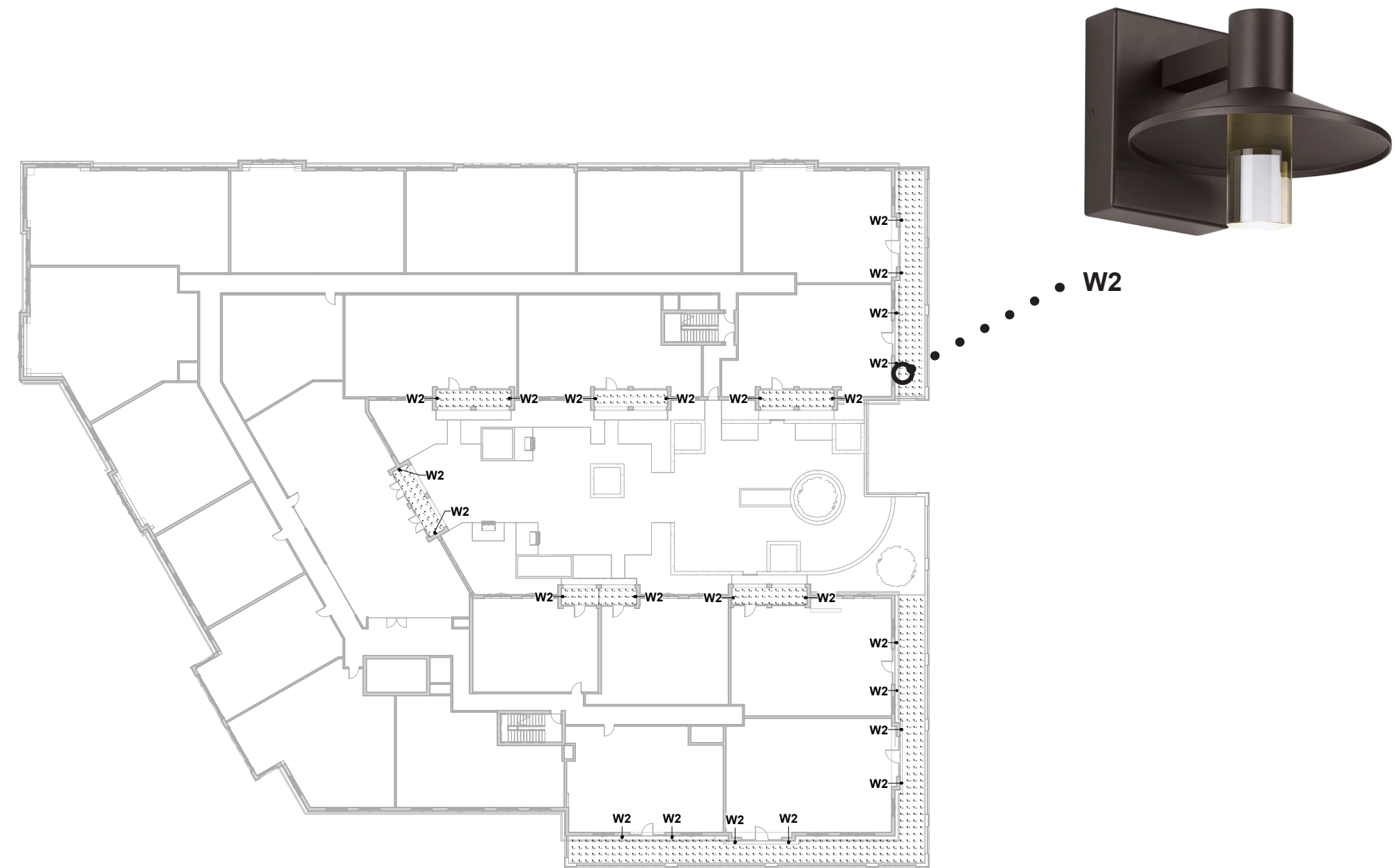
EXAMPLE TERRACE SCHEME

EXTERIOR LIGHTING - GROUND LEVEL

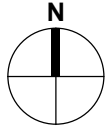


1 GROUND LEVEL EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

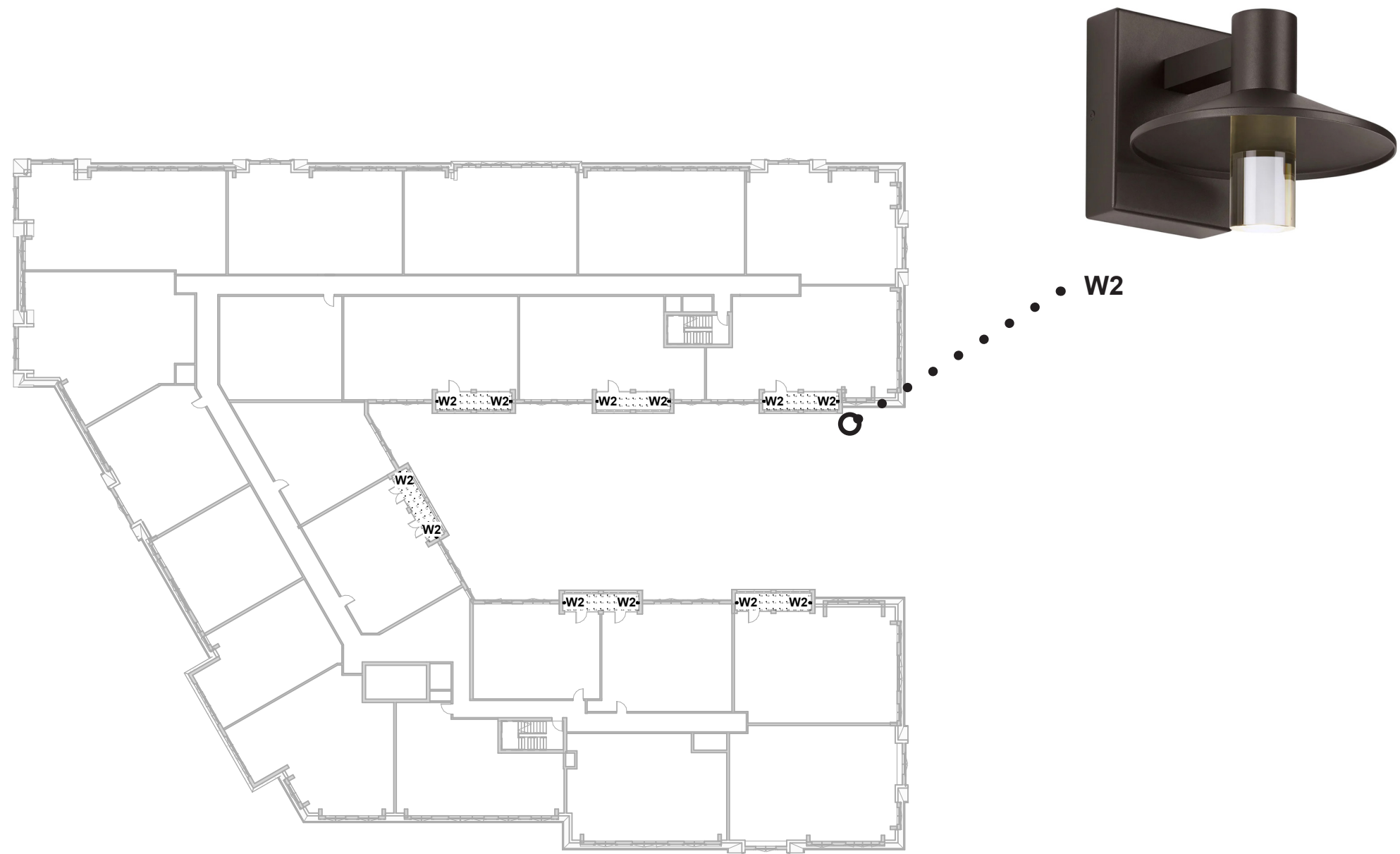
EXTERIOR LIGHTING - LEVEL 2



1 LEVEL 2 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

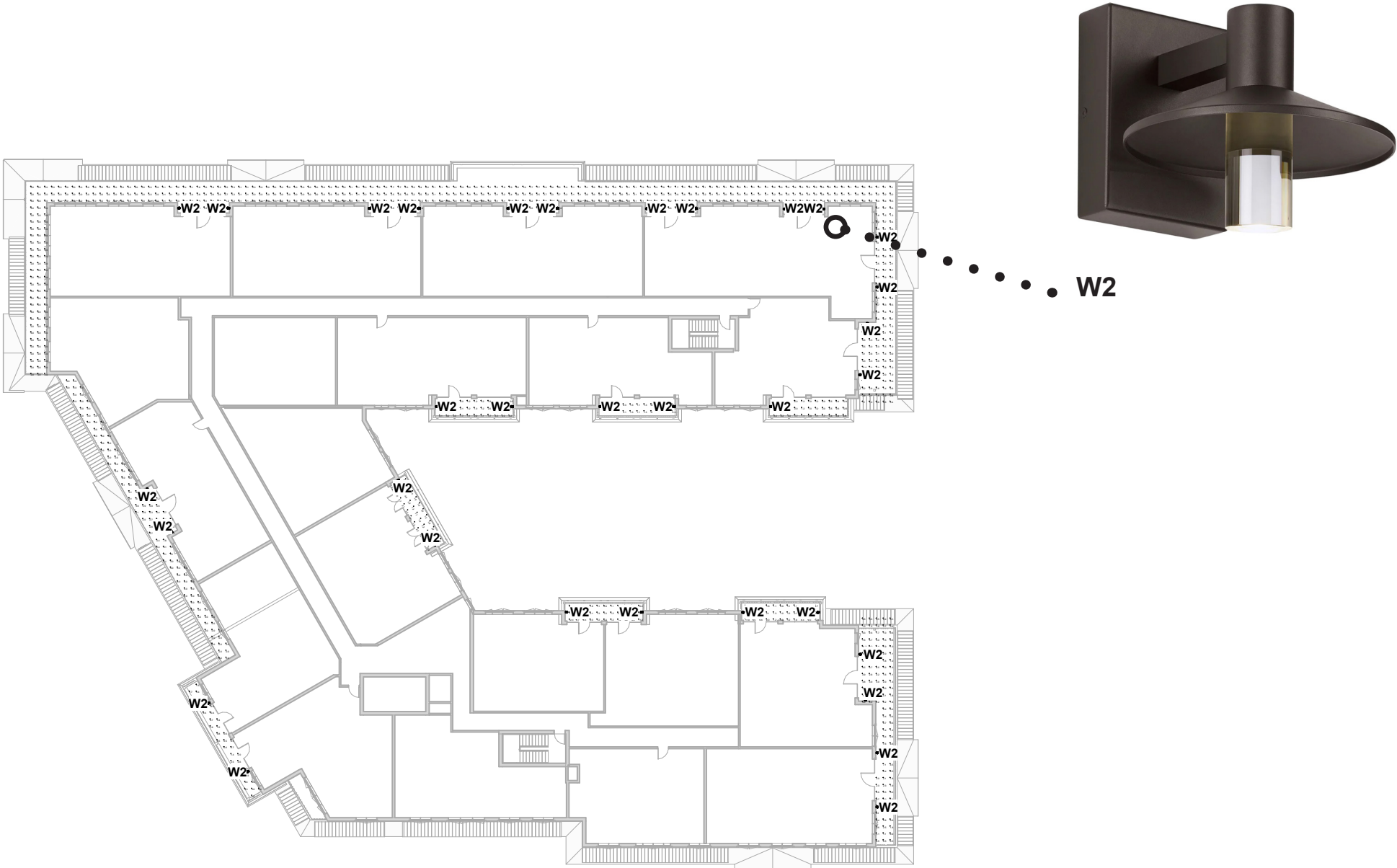


EXTERIOR LIGHTING - LEVEL 3



1 LEVEL 3 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LEVEL 4



1 LEVEL 4 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LUMINAIRE SCHEDULE



C1A



C2 / C2A



D1



L3



W1



L1
(MATCH EXIST.)



EXISTING TO
REMAIN



L4
(MATCH EXIST.)



W2



W3 / W3A

One Winnetka
Luminaire Schedule
IN PROGRESS - NOT FOR CONSTRUCTION
3/10/2023

TYPE	DESCRIPTION	MANUF.	CATALOG NUMBER	SOURCE	DRIVER TYPE	WATTS	VOLT.	MOUNTING	NOTES	LOCATION
C1	RECESSED ROUND LED DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDIUM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD3M-15-9-30-FL+DCD3T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	20	UNV	RECESSED	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C1A	RECESSED ROUND LED ADJUSTABLE DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDIUM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD4M-25-9-30-FL+DCD4T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	40	UNV	RECESSED	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C2	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A08-830-5RD-SUR-UNV-DLEA-MW-OC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	90	UNV	SURACE	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
C2A	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A10-830-5CD-SUR-UNV-DLEA-MW-OC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	132	UNV	SURACE	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
D1	DECORATIVE EXTERIOR PENDANT, NOMINAL 20" ROUND SPHERE WITH SHORT CAP. STEM MOUNT FOR OVERALL HEIGHT OF 25".	VISA LIGHTING	OP2144-SHORT CAP-L30K(H)-MVOLT-FINISH TBD-AC-25" OAH	3000K, 80+CRI 3100 LM	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	SUSPENDED	WHITE ACRYLIC DIFFUSER	BUILDING FAÇADE
L1	PEDESTRIAN SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 5000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	70	PER E.E.	POST-TOP		CITY SIDEWALKS
L2	VEHICULAR SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	KIM LIGHTING	CITY OF WINNETKA STANDARD	3000K, 80+CRI	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	ARM MOUNT		CITY SIDEWALKS
L3	RECESSED UP LIGHT	TARGETTI	JURSPL13024SSLV	3000K, 80+CRI 532 LM	INTEGRAL 0-10V DIMMABLE TO 1%	7	PER E.E.	IN-GRADE		PEDESTRIAN WALKWAY
L4	PEDESTRIAN BOLLARD - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 600 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	CONCRETE BASE		CITY SIDEWALKS
W1	LED DIRECT INDIRECT CYLINDRICAL SCONCE, NOMINAL 4" DIAMETER. DIRECT BEAM SHALL BE 50-DEGREE, INDIRECT BEAM SHALL BE 20-DEGREE. RATED FOR WET LOCATION DIRECT TO SKY.	DMF KUZKO	DCC LUND-EW3212	3000K, 80+CRI 2200 LM	INTEGRAL 0-10V DIMMABLE TO 1%	37	UNV	WALL	MOUNTED ON STONE FAÇADE FINISH AT 11- FEET ABOVE FINISHED GROUND.	BUILDING FAÇADE
W2	SMALL WALL MOUNTED SCONCE	VISUAL COMFORT	ASH 8	3000K, 80+CRI 515 LM	INTEGRAL 0-10V DIMMABLE TO 1%	18	PER E.E.	WALL	BLACK WITH BRONZE ACCENT	BUILDING FAÇADE
W3	LED 72-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2484-L30K-MVOLT-FT-"CUSTOM COLOR	3000K, 80+CRI 1809 LM	INTEGRAL 0-10V DIMMABLE TO 1%	27	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY
W3A	LED 36-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2480-L30K-MVOLT-FT-"CUSTOM COLOR	3000K, 80+CRI 900 LM	INTEGRAL 0-10V DIMMABLE TO 1%	14	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY

NOTES:
1 PROVIDE ALL OPTIONS AND ACCESSORIES REFERENCED AND AS NEEDED BASED ON REVIEW OF ARCHITECTURAL RCP'S, ELEVATIONS AND ACTUAL FIELD CONDITIONS FOR COMPLETE INSTALLATION.
2 SPECIFICATIONS AND DRAWINGS CONVEY THE FEATURES, AND FUNCTIONS OF LUMINAIRES ONLY AND DO NOT SHOW EVERY ITEM OR DETAIL NECESSARY FOR THE WORK.
3 COORDINATE HOUSING TYPE WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR GRID OR GYP. BOARD CEILING MOUNTING OF THE FIXTURES.
4 FIXTURE COLOR TEMP SHALL BE 3000K UNLESS OTHERWISE NOTED.
5 COORDINATE ALL DIMMING DRIVERS WITH SPECIFIED LIGHTING CONTROLS. VERIFY COMPATIBILITY OF DIMMING CIRCUITS AND FIXTURE SELECTION PRIOR TO ORDERING.

SECTION 5: SITE ENGINEERING

GREMLEY & BIEDERMANN

PLCS Corporation

A DIVISION OF

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

PARCEL 1:
THE EAST 106 FEET OF THE WEST 106 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS, COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING, THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET, THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS, BEGINNING AT SOUTH WEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF 45.85 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 RADIUS 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE, THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 23.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 106 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT FROM KATHARINE ROACH JACKSON AND HER HUSBAND TO AYES BOAL JR., AS TRUSTEE UNDER LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14695696 AND FILED IN REGISTRAR OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1950 AS DOCUMENT LR1329741 FOR LIGHT AND AIR AND FOR INGRESS AND EGRESS FOR PEDESTRIANS PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF GRANTTEE'S PROPERTY ADJOINING OVER THAT PORTION OF LOT 1 AND AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID PORTION OF LOT 1 DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION OF PARTS OF BLOCKS 24 AND 25 OF WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON EAST LINE OF LOT 1, 131 FEET SOUTH OF SOUTH LINE OF ELM STREET, THENCE SOUTH ALONG EAST LINE OF SAID LOT 1, 33.65 FEET TO THE NORTHEAST LINE OF LINCOLN AVENUE, THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF LINCOLN AVENUE A DISTANCE OF 37.63 FEET TO A POINT DUE WEST OF THE PLACE OF BEGINNING, THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET A DISTANCE OF 17.29 FEET TO PLACE OF BEGINNING)

PARCEL 3:
THAT PART OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, ELECTRIC RAILROAD, THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID, THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT, THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET, THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE EAST 106.00 FEET OF THE WEST 106.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT, THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET, THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:
EASEMENT FOR THE BENEFIT OF THE PARCEL 4 AS CREATED BY DEED FROM AYES BOAL JR., TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, TO KATHARINE ROACH JACKSON DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14695696 FOR INGRESS AND EGRESS, LIGHT AND AIR OVER A STRIP OF LAND 4.00 FEET WIDE AND FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID 4.00 FEET STRIP, WHICH 4.00 FEET STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 81.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF ELM STREET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, A DISTANCE OF 14.00 FEET, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 48.81 FEET TO A POINT, THENCE WEST, A DISTANCE OF 4.00 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET, THENCE WEST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET, THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7: INTENTIONALLY DELETED

PARCEL 8: INTENTIONALLY DELETED

PARCEL 9:
LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1 17.2 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24, AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID, THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1, THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET, THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 10:
THAT PART OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1 7.2 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 1 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF COUPIN, PER 0.002 INCREASE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 1703 CO2XK, EFFECTIVE DATE SEPTEMBER 10, 2021

Notes (RAM) denotes Record and Measured distances respectively.

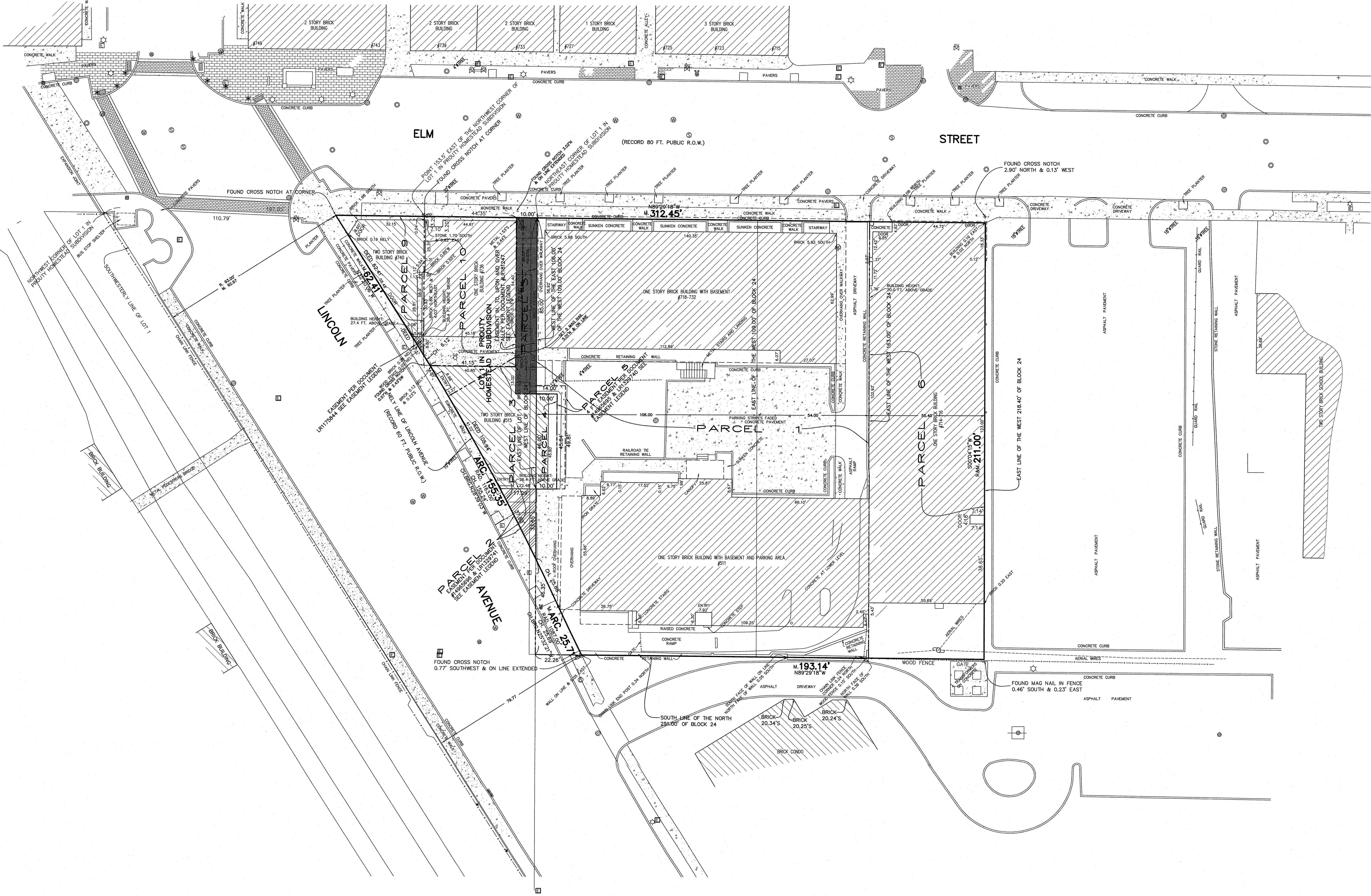
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences.

For easements, building lines and other regulations not shown on survey plat refer to your abstract, deed, contract, title policy and local building fire regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted herein the Bearing, Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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SURVEY NOTE:
PARCELS 1 THROUGH 9 OF THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT CCH2300697LD COMMITMENT DATE: January 17, 2023 AS TO MATTERS OF RECORD.

H 15. Easement contained in the deed from Ayes Boal Jr., Sr., as Trustee under the Last Will and Testament of Lesley J. Boal, deceased, to Katherine Roach Jackson dated December 4, 1950 and recorded December 4, 1950 as document number 14695696 and filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329740 for ingress, egress, light and air over a strip 4 feet wide north and adjoining east and adjoining the premises conveyed for grantee and an easement for underground public utilities under said 4 feet strip, which 4 feet strip is more particularly described as follows: Commencing at a point on the west line of said east 106 feet a distance of 51 feet south of and parallel to the south line of Elm Street, thence east parallel with the south line of Elm Street a distance of 14 feet, thence south parallel with the west line of said east 106 feet a distance of 48.81 feet to the north wall of a one story brick building, thence west along the north wall of said one story brick building thence west parallel with the south line of Elm Street, 10 feet to the west line of said east 106 feet, thence north along the west line of said east 106 feet a distance of 4.00 feet to the point of beginning. (Affects Parcel 1)

I 16. Rights of the public, the municipality and the State of Illinois in and to that part of the land, if any, falling within the boundaries of Lincoln Avenue that comprises a public right of way as dedicated or otherwise created to the municipality and/or the State of Illinois. (Affects Parcels 1 and 2)

J 17. Agreement made by and between Katherine Roach Jackson and Winifred H. Jackson, her husband, and Ayes Boal Jr., Sr., as Trustee under the Last Will and Testament of Lesley J. Boal, deceased, dated December 4, 1950 and recorded December 4, 1950 as document number LR1329741 filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329741 relating to the payment of Parcel 2 and distribution of cost of construction and maintenance thereof. (Affects Parcel 2)

K 18. Easement made by and between Katherine Roach Jackson and Winifred H. Jackson, her husband, and Ayes Boal Jr., Sr., as Trustee under the Last Will and Testament of Lesley J. Boal, deceased, dated December 4, 1950 and recorded December 4, 1950 as document number LR1329741 filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329741 relating to the payment of Parcel 2 and distribution of cost of construction and maintenance thereof. (Affects Parcel 2)

L 19. Easement made by and between Katherine Roach Jackson and Winifred H. Jackson, her husband, and Ayes Boal Jr., Sr., as Trustee under the Last Will and Testament of Lesley J. Boal, deceased, dated December 4, 1950 and recorded December 4, 1950 as document number LR1329741 filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329741 relating to the payment of Parcel 2 and distribution of cost of construction and maintenance thereof. (Affects Parcel 2)

M 20. Easement made by and between Katherine Roach Jackson and Winifred H. Jackson, her husband, and Ayes Boal Jr., Sr., as Trustee under the Last Will and Testament of Lesley J. Boal, deceased, dated December 4, 1950 and recorded December 4, 1950 as document number LR1329741 filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329741 relating to the payment of Parcel 2 and distribution of cost of construction and maintenance thereof. (Affects Parcel 2)

N 21. Easement made by and between Katherine Roach Jackson and Winifred H. Jackson, her husband, and Ayes Boal Jr., Sr., as Trustee under the Last Will and Testament of Lesley J. Boal, deceased, dated December 4, 1950 and recorded December 4, 1950 as document number LR1329741 filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329741 relating to the payment of Parcel 2 and distribution of cost of construction and maintenance thereof. (Affects Parcel 2)

O 22. Encroachment of the 1.0 foot concrete retaining wall located mainly on the land onto the property west and adjoining by approximately 0.10 feet, as shown on Plat of Survey Number by Certified Survey, Inc. dated October 7, 2013, order No. 130522(2), 22. (Affects Parcels 1 and 2)

P 23. Easement in, to, upon and over the alley located on Parcel 1 as created by Warranty Deed from Carlton Prouty and Mary B. Prouty, his wife, to Theresa J. O'Brien dated April 12, 1993 and filed in the office of the Registrar of Titles May 4, 1993 as document number LR1329741. (Affects Parcels 3, 4 and 5)

Q 24. Rights of the public, the State of Illinois and the municipality in and to that part of Parcel 5, if any, taken or used for Lincoln Avenue. (Affects Parcel 5)

R 25. Rights of the public in and to parcel being used as public walkway (Affects Parcel 5)

S 26. Perpetual easement over and under that part of the land described as follows: commencing at a point on the East Line of Lot 1 at a distance of 131 feet South of the South Line of Elm Street, thence South along the East Line of Lot 1 a distance of 23.65 feet to the Northeastern line of Lincoln Avenue, thence Northwesterly along the Northeastern line of Lincoln Avenue a distance of 57.83 feet to a point due West of the point of beginning, for the purpose of light, air, ingress and egress for pedestrians only (including the right to place and maintain any present or future walls or other property adjoining) and underground public utilities, for the benefit of premises East and adjoining, as created by Grant deed, recorded and filed December 4, 1950 as document number 14695696 and document number LR1329741 respectively. (Affects Parcel 5)

T 27. Perpetual easement over and under the East 10 feet of the North 85 feet (measured from the South Line of Elm Street of Lot 1 of Parcel 3) allocated, for ingress and egress, light, air (including the right to open windows in any present or future walls on grantee's property adjoining) and underground public utilities, for the benefit of premises East and adjoining as created by grant deed, recorded and filed December 4, 1950 as document number 14695696 and document number LR1329741 respectively. (Affects Parcel 5)

U 28. Conditions contained in the Grant of Easement recorded and filed as document number 14695696 and as document number LR1329741 relating to the maintenance, paving and grade level of the tract of land covered by the easement defined in above recited. (Affects Parcels 3, 4, and 5)

V 29. Encroachment of the concrete located mainly on the Land onto the public way Westerly of and adjoining by approximately 0.40 of a foot, as shown on Plat of Survey Number 97-38077 Prepared by Professionals Associated Survey, Inc. dated March 21, 1997 and updated July 25, 2008. (Affects Parcels 3, 4, and 5)

W 30. Encroachment of the 1-story brick building located mainly on the property West and North and adjoining onto the Land by approximately 0.55 feet, as shown on Plat of Survey Number 97-38077 Prepared by Professionals Associated Survey, Inc. dated March 21, 1997, last updated July 25, 2008. (Affects Parcels 3, 4, and 5)

X 31. Encroachment of the (1) Frame Front of the building located mainly on the Land onto the property North and adjoining by approximately up to 14 feet and (2) Frame front of the building located mainly on the Land onto the property East and adjoining by 20 feet and (3) Back of the building located mainly on the Land onto the property East and adjoining by approximately 20 feet; and (4) Sills on the building located mainly on the Land onto the property East and adjoining by various amounts up to 34 feet all as shown on Plat of Survey Number 130522(2) Prepared by Certified Survey, Inc. dated October 7, 2013. (Affects Parcel 6)

Y 32. Rights of the public and quasi-public utility companies to maintain and the right of access to the overhead wires located on the South part of the property as depicted on the survey by Certified Survey, Inc. No. 130522(2) dated October 7, 2013. (Affects Parcels 1 and 2)

Z 33. Encroachment of the parking signs, the lights and downspouts located mainly on the Land onto the property East and adjoining by undisclosed amounts, as shown on Plat of Survey Number 13-0522(2) Prepared by Certified Survey, Inc. dated October 7, 2013. (Affects Parcel 6)

AA 34. Rights of the owners West and adjoining the Land to the possible party wall of the building located mainly on the Land as disclosed by survey by Certified Survey, Inc. No. 130522(2) dated October 7, 2013. (Affects Parcel 6)

PARCEL 10 OF THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT CCH2300697LD COMMITMENT DATE: December 29, 2022 AS TO MATTERS OF RECORD.

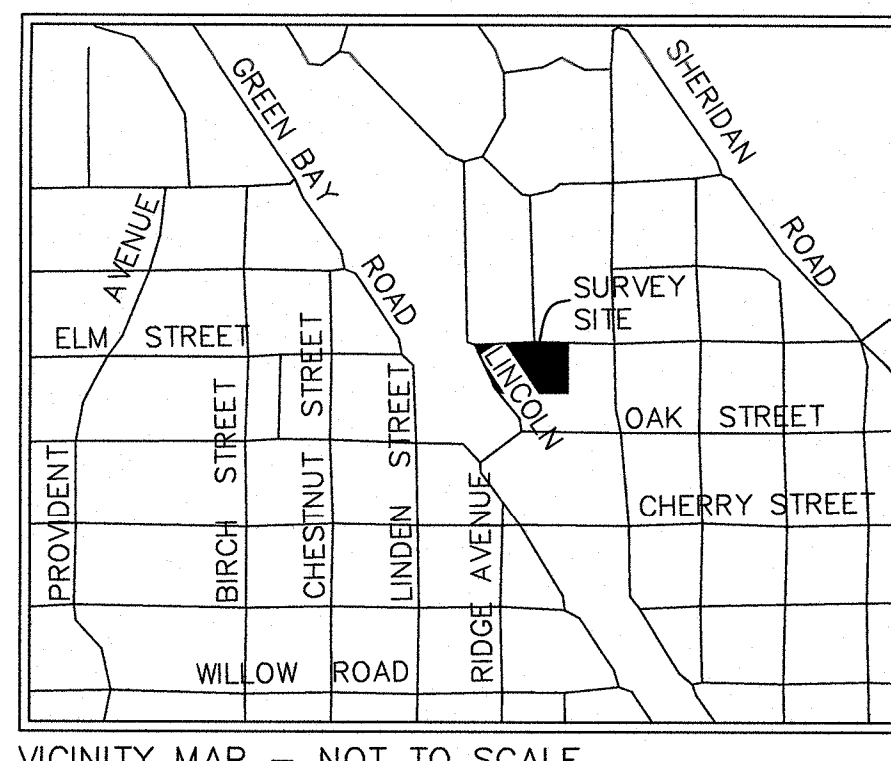
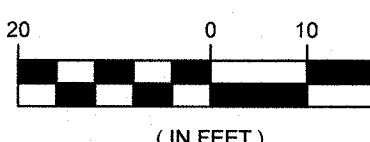
D 19. Encroachment of building located mainly on the Land onto the West Line by 60 of a foot and over the East line at the Northeast Corner by 14 of a foot and over the East line at the Southeast corner by 20 of a foot per survey DTJ AG 30, 2006 prepared by Jens K. Doe Professionals Land Surveyors, Inc.

E 20. Encroachment of fence over the East Line by 30 of a foot per survey

LEGEND

- Storm CB
- Storm Inlet
- San MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Electric Manhole
- Electric Vault
- Electric Light Pole
- Electric Ground Light
- Gas Valve
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Unclassified Manhole
- Cut Cross

GRAPHIC SCALE



ORDERED BY: GREMLEY & BIEDERMANN
ADDRESS: ONE WINNETKA PLACE
DATE: FEBRUARY 28, 2023
PAGE: 1 OF 1
2023-30929-001

(40)

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 AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 7(C), 8, 9, 11(A), 14 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2023.

DATE OF PLAT FEBRUARY 28, 2023.

BY: [Signature]

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2892



E:\P:\Pot\OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 3/10/23 @ 2:37pm By: pdimmer

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermain, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Otherwise.

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown are Approximate and May be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning In All Locations Where Proposed Pavement And/or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
10. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Much for Proposed Landscaping Where Applicable and Acceptable to Architect.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. All Accessible Parking Signs (R7-8) Must be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.

UTILITY NOTES

1. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
3. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
4. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
5. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
6. Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
9. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
10. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Reseep With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% In Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
5. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
3. Soil Disturbance Shall be Conducted in Such A Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall be Maintained On A Continuing Basis Until The Site is Permanently Stabilized And All Inspections are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization is Achieved Or After The Temporary Measures are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization is Defined By The EPA General Permit as Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Watties Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) in Paved Areas To Prevent Siltation.
9. All Temporary And Permanent Sediment And Erosion Control Measures Must be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II Requirements.
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
12. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services In Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
13. The Erosion Control Measures Indicated On The Drawings Are The Minimum requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
14. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
15. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
16. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
17. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
18. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

MWRDGC GENERAL NOTES

- A. Referenced Specifications
1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
 - * Standard Specifications For Road And Bridge Construction (Latest Edition) By The Illinois Department Of Transportation (DOT) For All Improvements Except Sanitary Sewer And Water Main Construction;
 - * Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction;
 - * Village Of Winnetka Municipal Code;
 - * The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual;
 - * In Case Of Conflict Between The Above Cited Documents, The More Stringent Shall Take Precedence And Shall Control All Construction.
- B. Notifications
1. The MWRD Local Sewer Systems Section Field Office Must be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).
 2. The Village Of Winnetka Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.
 3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Utility, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0723.
- C. General Notes

1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD83).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Attorneys, And Authorized Agent, The Construction, Installation, Or Testing Of This Work On The Project.
4. The Proposed Improvements Must be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must be Followed. Proper Construction Techniques Must be Followed On The Improvements Indicated On The Plans.
5. The Location Of Various Underground Utilities Which are Shown On The Plans are For Information Only and Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.
7. Material And Compaction Testing Shall be Performed In Accordance With The Requirements Of The Municipality, MwrD, And Owner.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Utilities are Completed. The Engineer's Payments To The Contractor Shall be Held Until They are Received, Any Changes In Length, Location Or Alignment Shall be Shown, If Changes Or Bands Shall be Located From The Constructed Manhole, All Valves, B-Boxes, Tees Or Bands Shall be Tied To A Fire Hydrant.
- D. Sanitary Sewer
 1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
 2. A Water-Tight Plug Shall be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection For All Sanitary Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.
 3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall be Prohibited Without Prior Approval From The Municipality Or MWRD.
 4. All Sanitary Sewer Construction Shall be In Accordance With The Standard Specifications For Water And Sewer Main Construction in Illinois (Latest Edition).
 5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
 6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
 7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Pipe Material	Joint Specification	
Asphalt Concrete	ASTM C-474	
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.1
Polyvinyl Chloride (PVC) Pipe	ASTM D-3034	ASTM D-3212
6-Inch To 15-Inch Diameter SDR 26		
18-Inch To 27-Inch Diameter 770V-46	ASTM F-679	ASTM S-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3251, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Cooked)
Water Main Quality PVC	ASTM D-2241	ASTM D-2672 Or ASTM D-3139
4-Inch To 36-Inch		
4-Inch To 12-Inch	AWWA C900	ASTM D-3212
14-Inch To 48-Inch	AWWA C905	ASTM D-3212
 8. All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone To 1 In. Below Minimum Bedding Thickness Equal To 1/4 The Outside Diameter Of The Sewer Pipe, But Not Less Than 1 1/2 Inches. The Bedding Shall be Extended 6" Above Material Shall be CA-11 Or CA-13 And Shall be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
 9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
 10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall be Provided With Bolted, Watertight Covers. Sanitary Lids Shall be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
 11. When Connecting To An Existing Sewer Main, By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall be Used:
 - (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shewer-Tap" Machine Or Similar) And Proper Installation Of Hubby Saddle Or Hub-Tee Saddle.
 - (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
 - (c) With Pipe Cutter, Neatly And Accurately, Cut Out Desired Length Of Pipe, For Insertion Of Proper Fitting, Using Band Seal Or Similar Couplings To Hold It Firmly In Place.
 12. Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Bottom Of The Bottom Of The Watermain Shall be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall be Maintained Unless The Sewer is Laid In A Separate Trench Keeping A Minimum 18" Vertical Separation; Or The Sewer is Laid In The Same Trench With The Watermain Located At The Opposite End Of A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall be Constructed To Watermain Standards.
 13. All Existing Septic Systems Shall be Abandoned. Abandoned Tanks Shall be Filled With Granular Material Or Removed.
 14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall be Cast In Place Or Pre-Cast Reinforced Concrete.
 15. All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast Rubber Boots That Conform To Astm. C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
 16. All Abandoned Sanitary Sewers Shall be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
 17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes are Not Allowed To be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall be Plugged Or Removed, And Shall Not be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
 18. A Backflow Preventer is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenance Shall be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure The Clean Out And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

MWRDGC SESC NOTES

- E. Erosion And Sediment Control
1. Urban Manual And Shall be Installed Prior To The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
 2. Erosion And Sediment Control Practices Shall be Functional Prior To Hydrologic Disturbance Of The Site.
 3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall be In Accordance With The Illinois Urban Manual.
 4. Copy Of The Approved Erosion And Sediment Control Plan Shall be Maintained On The Site At All Times.
 5. Inspections And Documentation Shall be Performed, At A Minimum:
 - (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
 - (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
 6. Soil Disturbance Shall be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping are To be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
 7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall be Installed At Any Point Where Traffic Will be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.
 8. Concrete Washout Facilities Shall be Constructed In Accordance With The Illinois Urban Manual And Shall be Installed Prior To Any On Site Construction Activities Involving Concrete.
 9. Mortar Washout Facilities Shall be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
 10. Temporary Diversions Shall be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not be Used As Temporary Sediment Basins.
 11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently ceased Shall be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
 12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, be Protected With A Double-Row Of Silt Fence (Or Equivalent).
 13. Volume Control Facilities Shall Not be Constructed Until All Of The Contributing Drainage Area Has been Stabilized.
 14. Soil Stockpiles Shall, At A Minimum, be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not be Placed In Flood Protection Areas Or Their Buffers.
 15. Earthen Embankment Side Slopes Shall be Stabilized With Appropriate Erosion Control Blanket.
 16. Storm Sewers That are Or Will be Functioning During Construction Shall be Protected By Appropriate Sediment Control Measures.
 17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Allowed In Combined Sewer Area For Green infrastructure Practices.
 18. If Dewatering Services are Used, Adjoining Properties And Discharge Locations Shall be Protected From Erosion And Sedimentation. Dewatering Systems Should be Inspected Daily During Operational Periods. The Site Inspector Must be Present At The Commencement Of Dewatering Activities.
 19. The Contractor Shall be Responsible For Trench Dewatering And Excavation For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall be Prohibited Without Prior Approval From The Municipality Or MWRD. The Contractor Shall be Responsible For Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Loden Waters Shall Not be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
 20. All Permanent Erosion Control Practices Shall be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
 21. All Erosion And Sediment Control Measures Shall be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization is Achieved.
 22. All Temporary Erosion And Sediment Control Measures Shall be Removed Within Thirty (30) Days After Permanent Site Stabilization.
 23. The Erosion And Sediment Control Measures Shown On The Plans are The Minimum Requirements. Additional Measures May be Required, As Directed By The Engineer, Site Inspector, Or MWRD.



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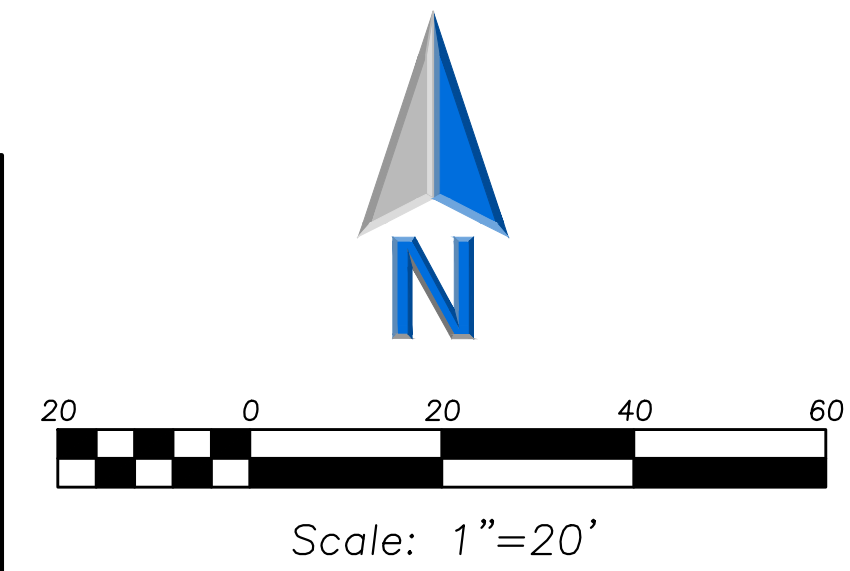
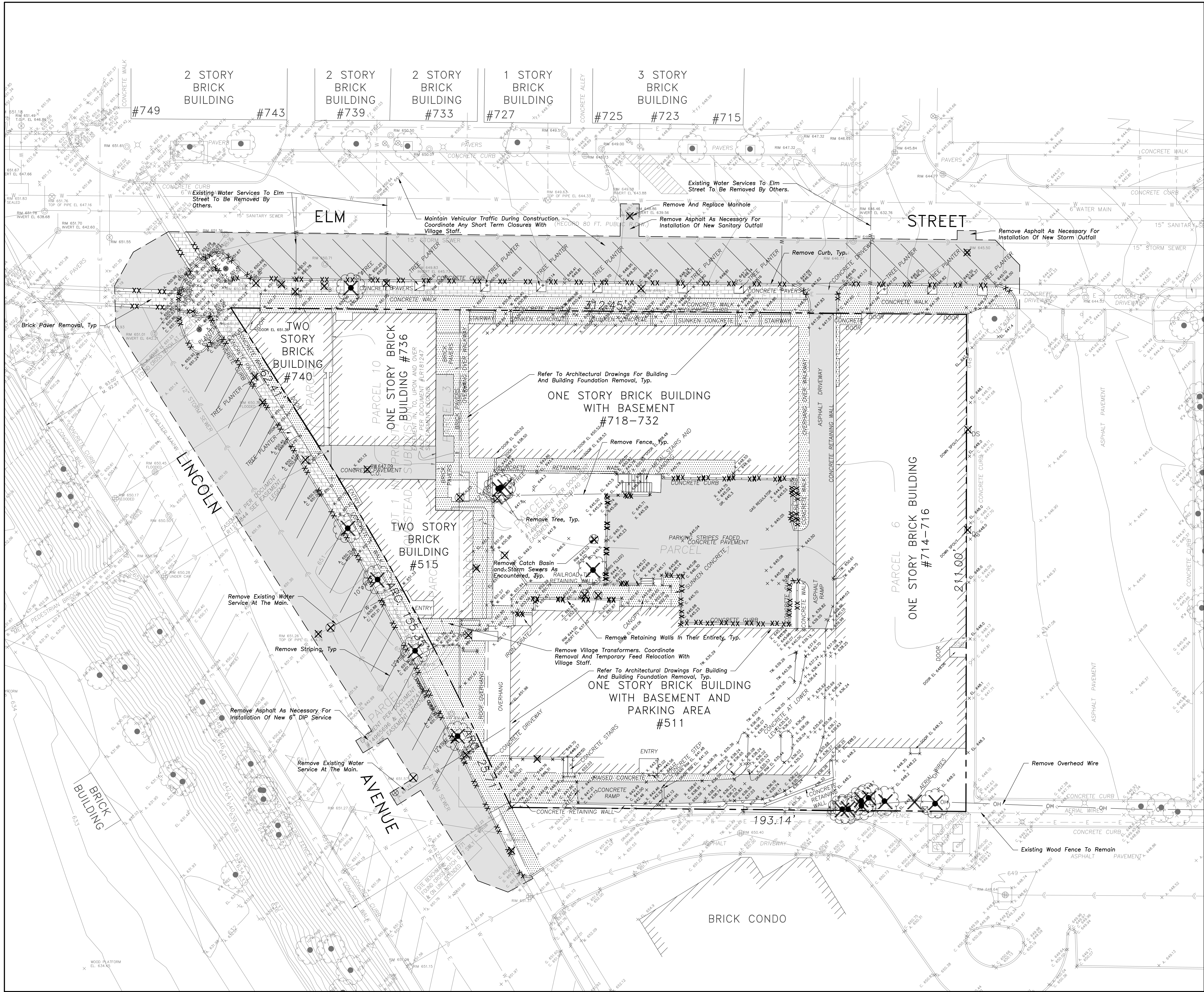
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Sheet Title:

SITE NOTES AND
LEGENDS

Sheet No:

C001 (41)



LEGEND	
EXISTING	PROPOSED

DEMOLITION LEGEND	
	Utility Line Removal
	Bituminous Pavement Removal (Full Depth)
	Concrete Pavement Removal (Full Depth)
	Brick Paver Removal
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal



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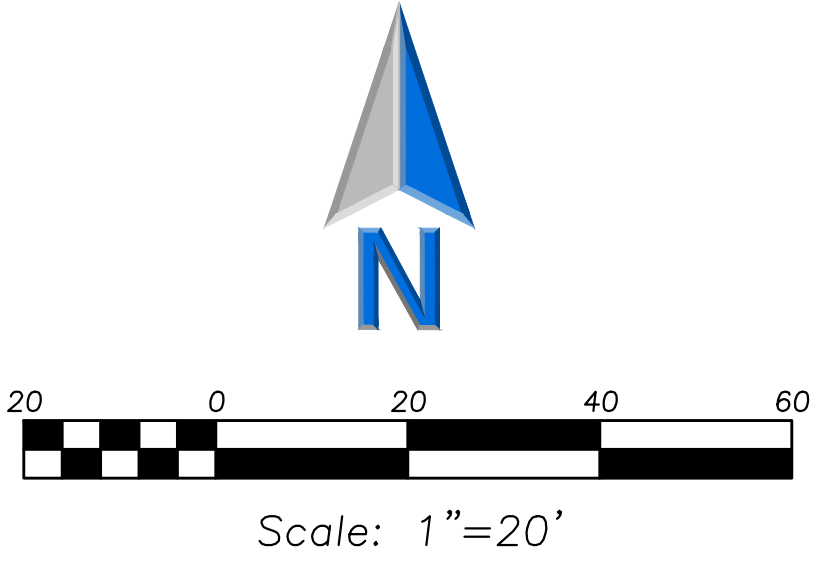
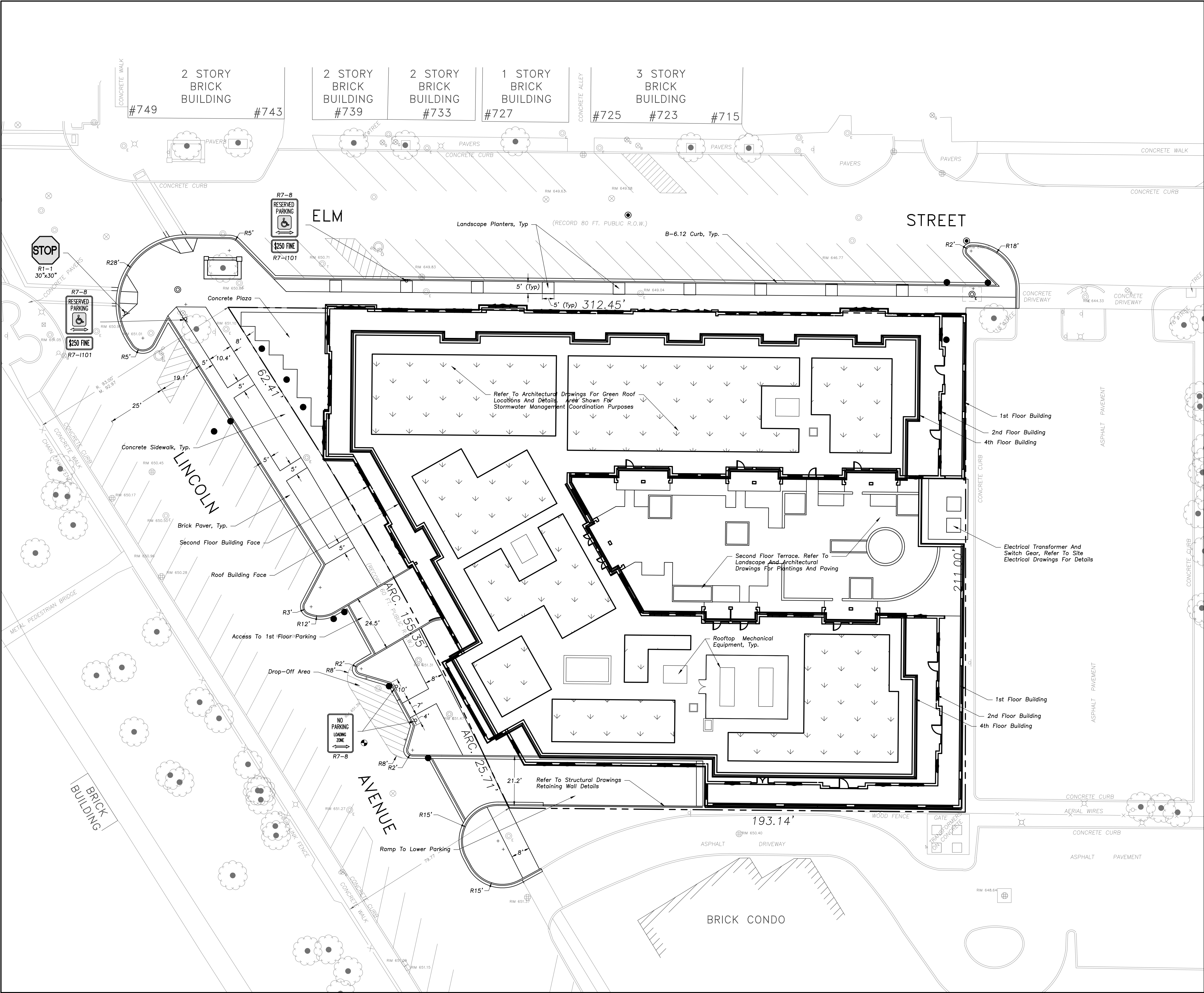
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Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C101 (42)



LEGEND	
EXISTING	PROPOSED



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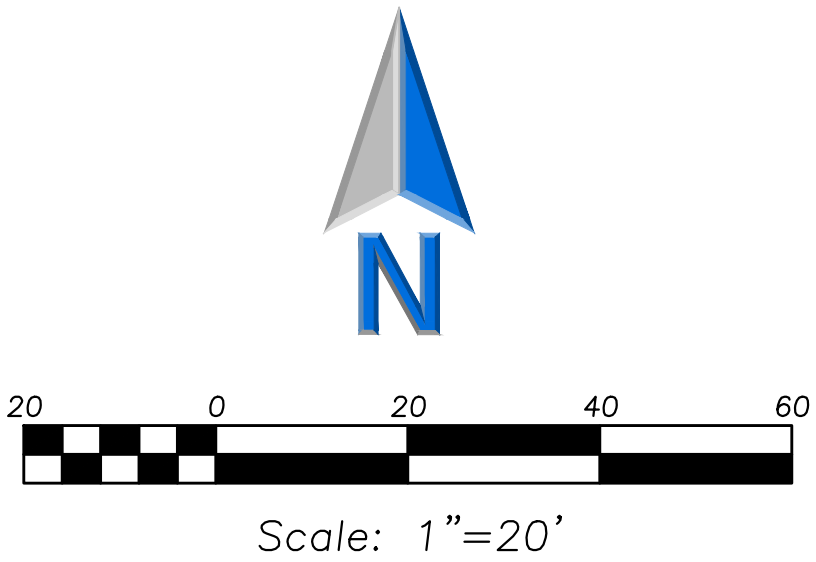
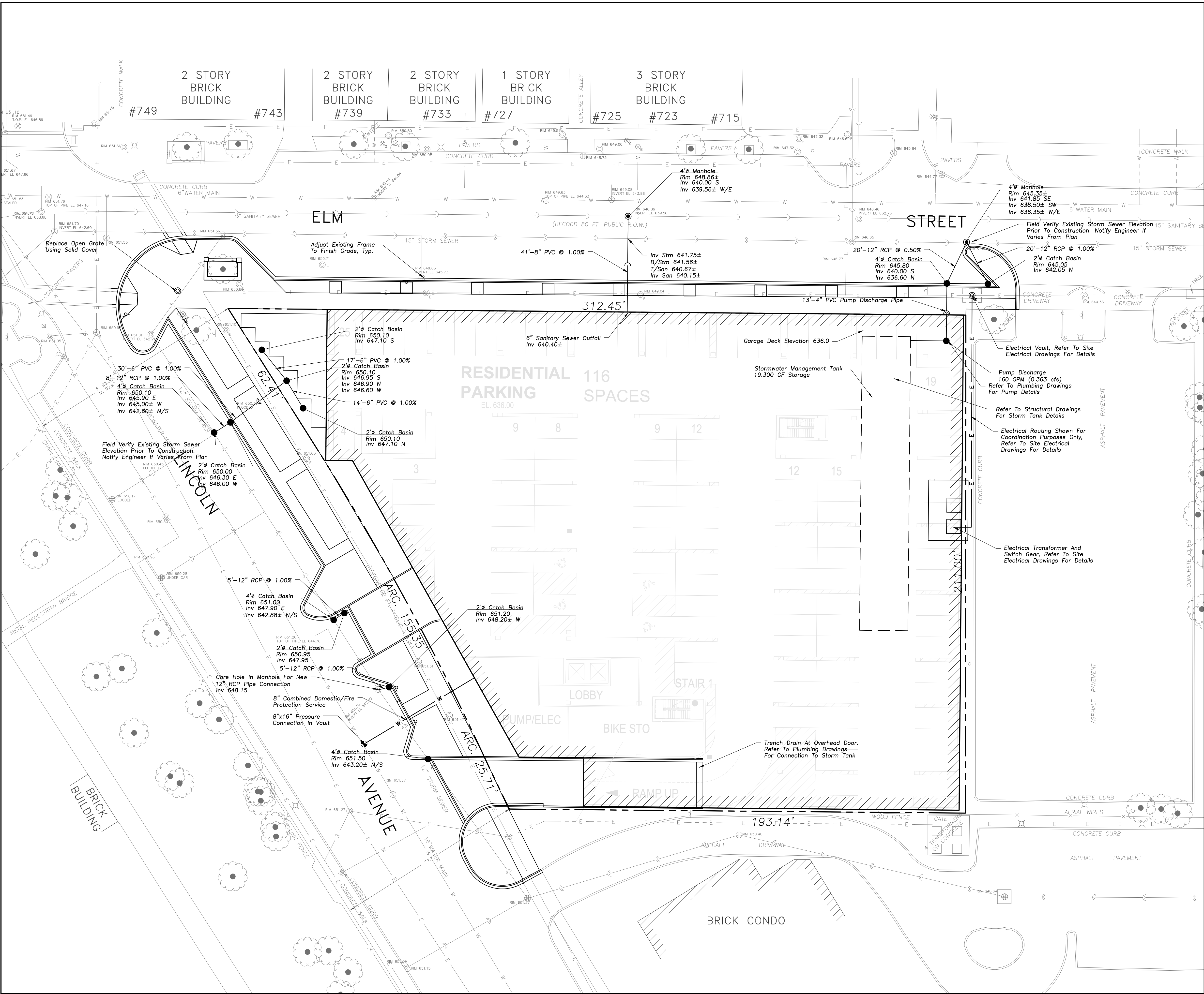
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Sheet Title:

**SITE GEOMETRY
PLAN**

Sheet No:

C201 (43)



LEGEND	
EXISTING	PROPOSED



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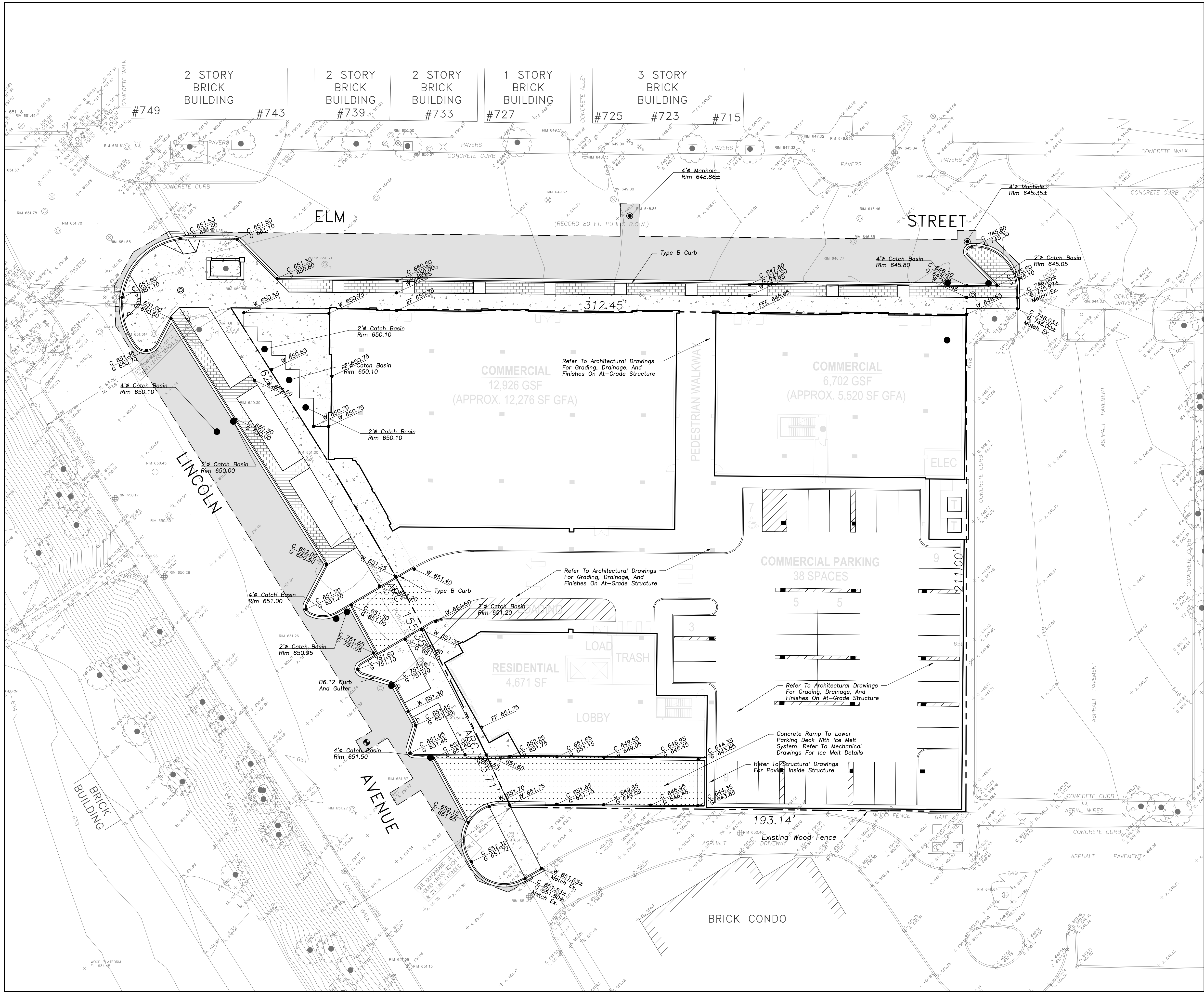
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Sheet Title:

**SITE
UTILITY
PLAN**

Sheet No:

C301 (44)



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Most Arm	Light Pole w/ Most Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection	Tree Protection
Fencing at Drip Line	Fencing at Drip Line

PAVING & SURFACE LEGEND

Asphalt Pavement Section	1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50	Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6	4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy	
Concrete Driveway Section	8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric	6" Aggregate Base Course, Type B, Crushed
Concrete Sidewalk Section	5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric	2" Aggregate Base Course, Type B, Crushed
Heavy-Duty Asphalt Pavement Section	1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
3 1/2" Hot Mix Asphalt, IL-19.0, N50	Prime Coat (0.25 gal/sq yd)
6" Aggregate Base Course, Type B, Crushed, CA-6	4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 8 oz	
Light-Duty Asphalt Pavement Section	3" Hot Mix Asphalt, Mix D, IL-9.5, N50
6" Aggregate Base Course, Type B, Crushed	
Asphalt Pavement Seal Coat and Crack Fill	Asphalt Emulsions Seal Coat-2 Coats (NO COAL TAR SEALER OR PRODUCT)
Crack Filling, Hot Applied Joint Sealant	
Pavement Restoration in Public Way	See Detail
Brick Paver Section	See Landscape Plans for Section Details
Stormwater Overland Flow Path	
Ridge Line/High Point	

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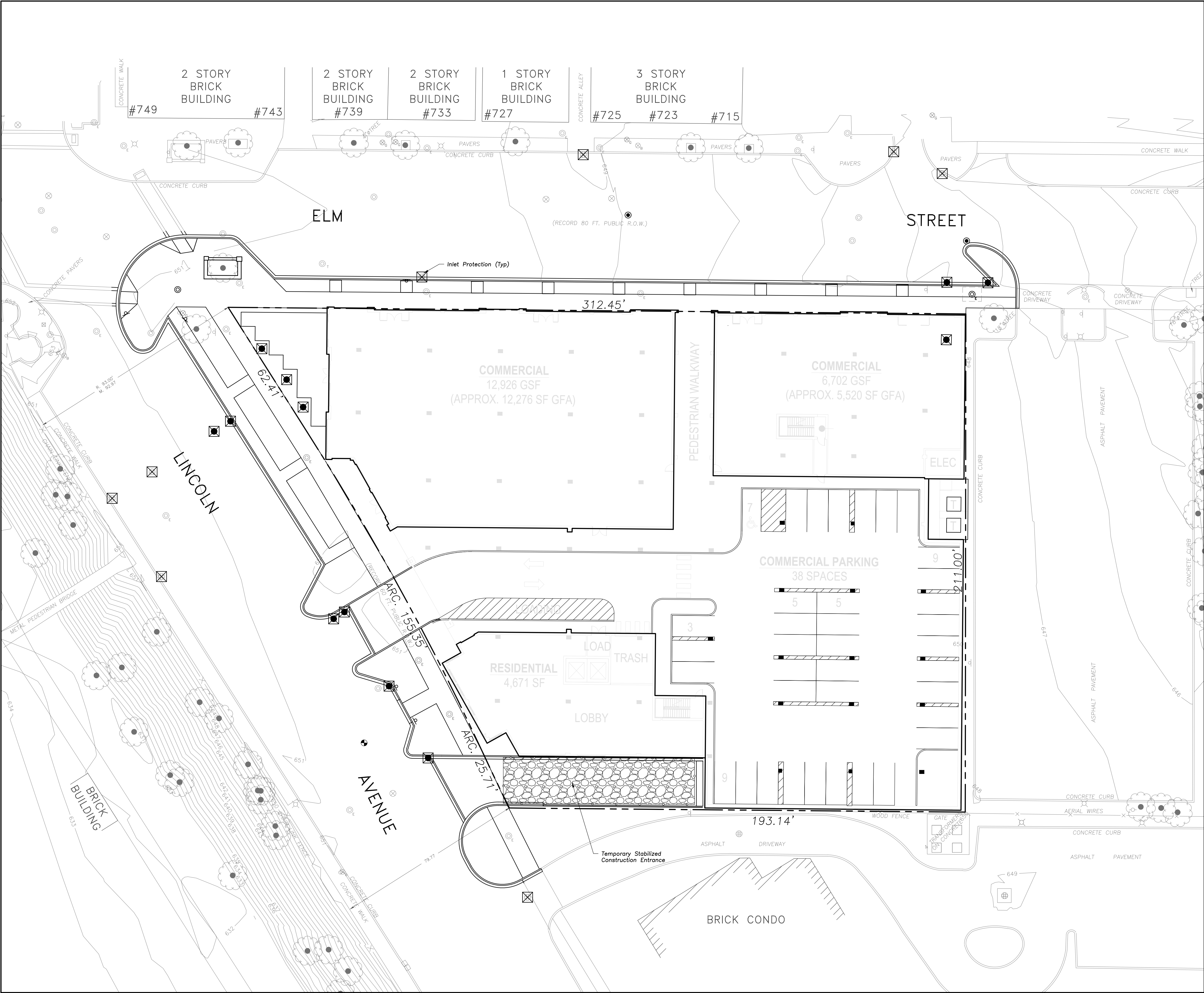
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GRADING AND PAVING PLAN

Sheet No:

C401 (45)

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Plotted: 3/10/23 @ 2:39pm By: pdimmer



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

Silt Fence
Catch-All, Park Chop Sedguard (or equal) Paved or Existing Stabilized Areas



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ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

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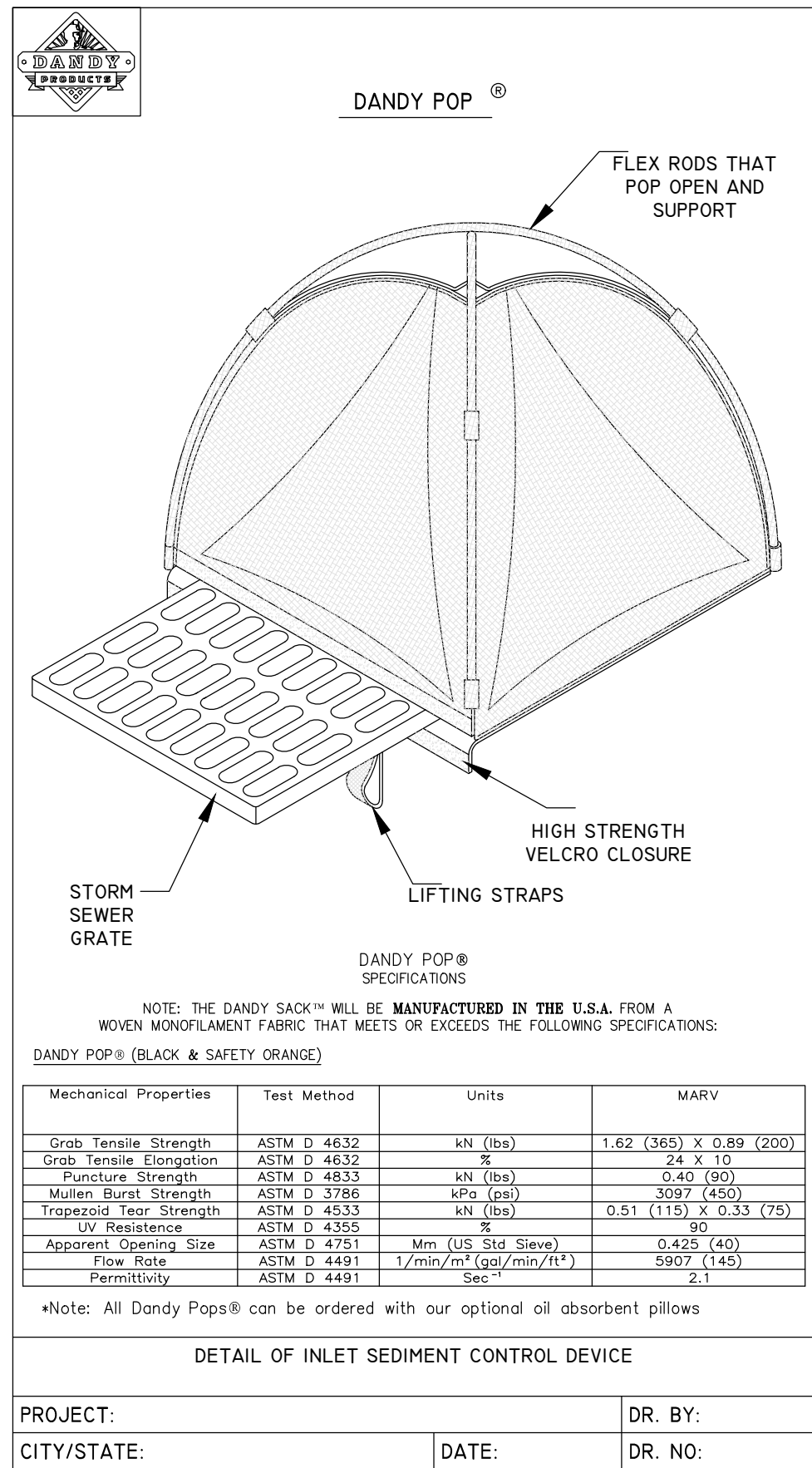
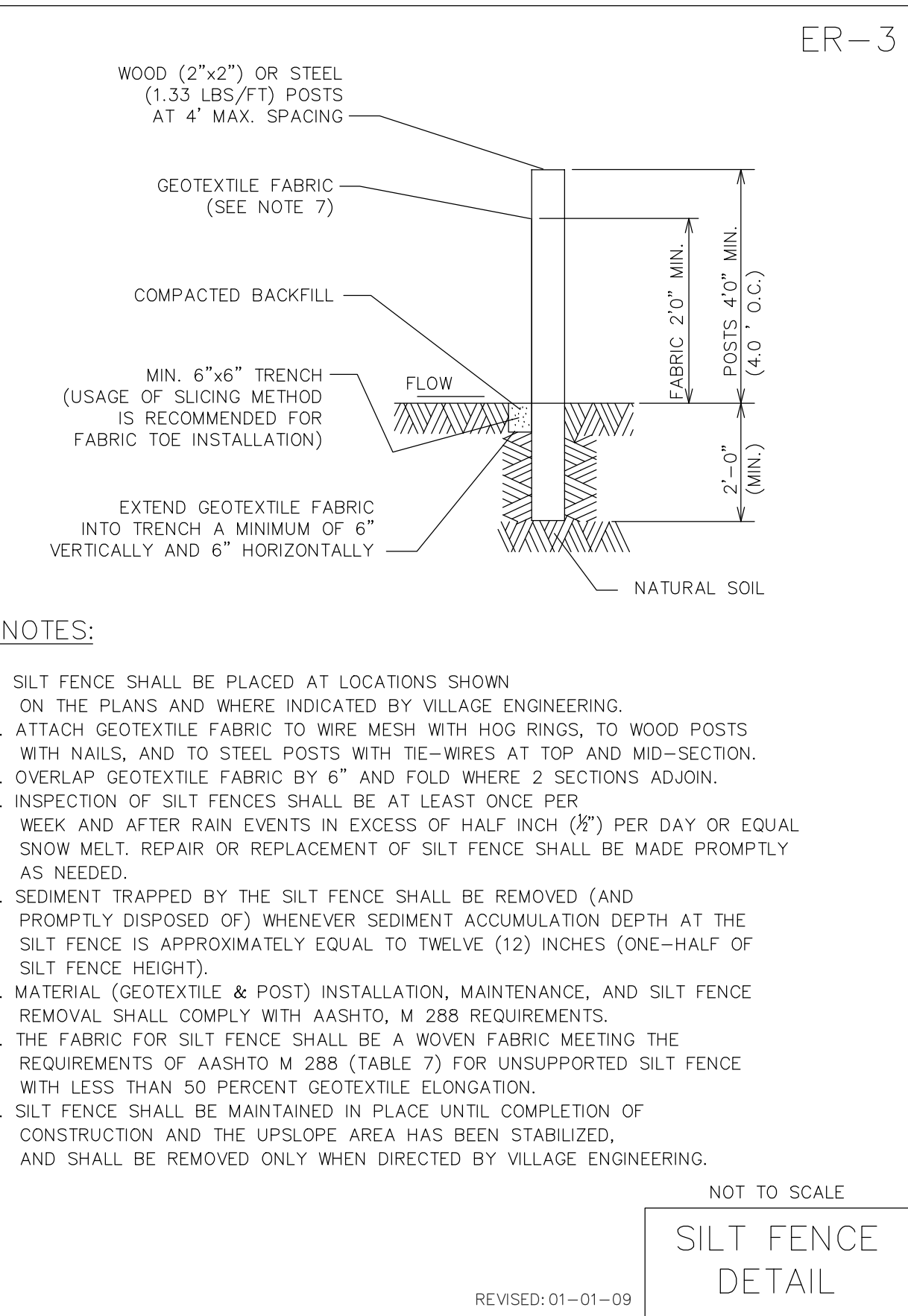
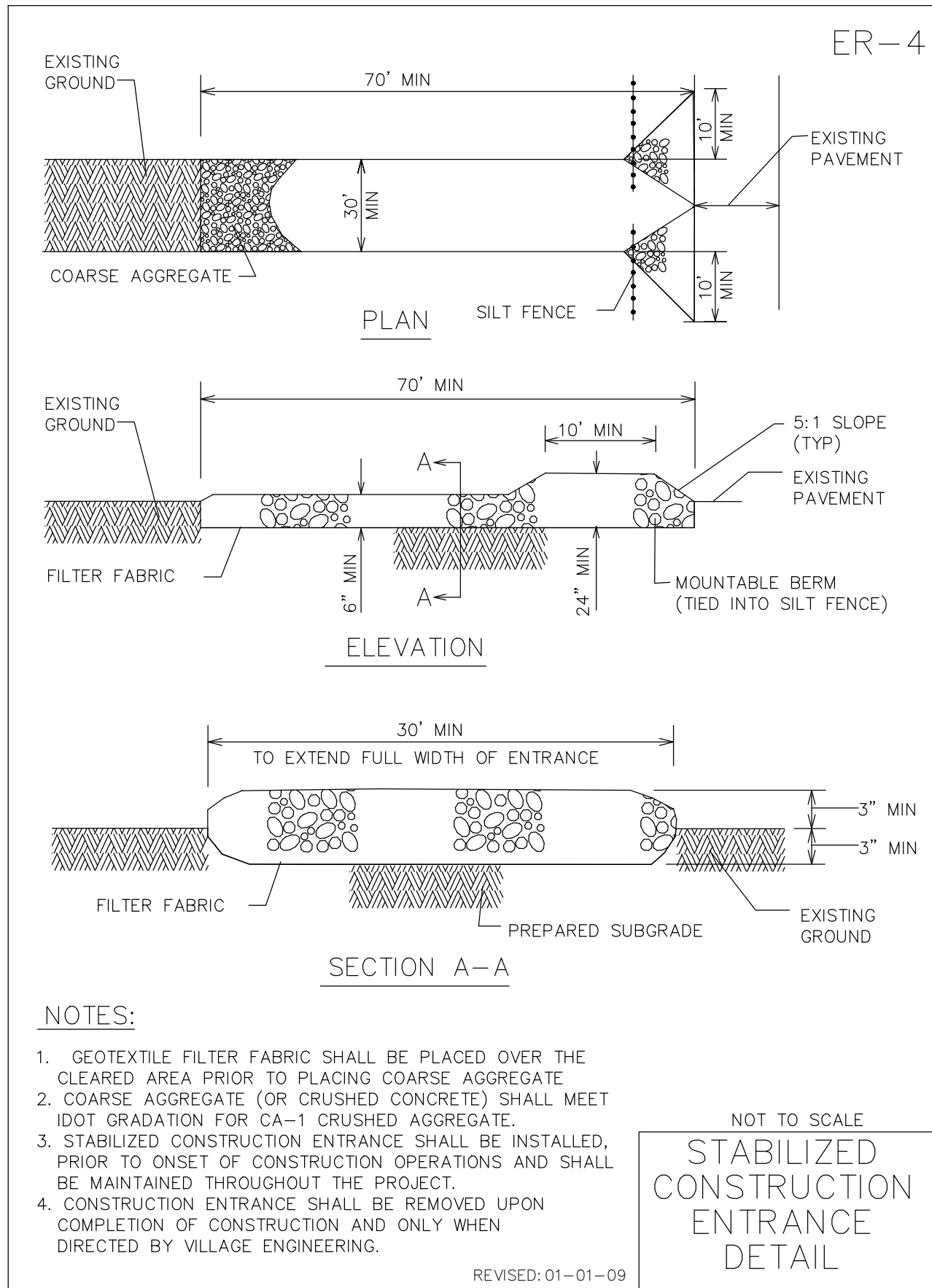
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Sheet Title:
**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:
C501 (46)

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Plotted: 3/10/23 @ 2:40pm By: pdimmer



GENERAL NOTES:

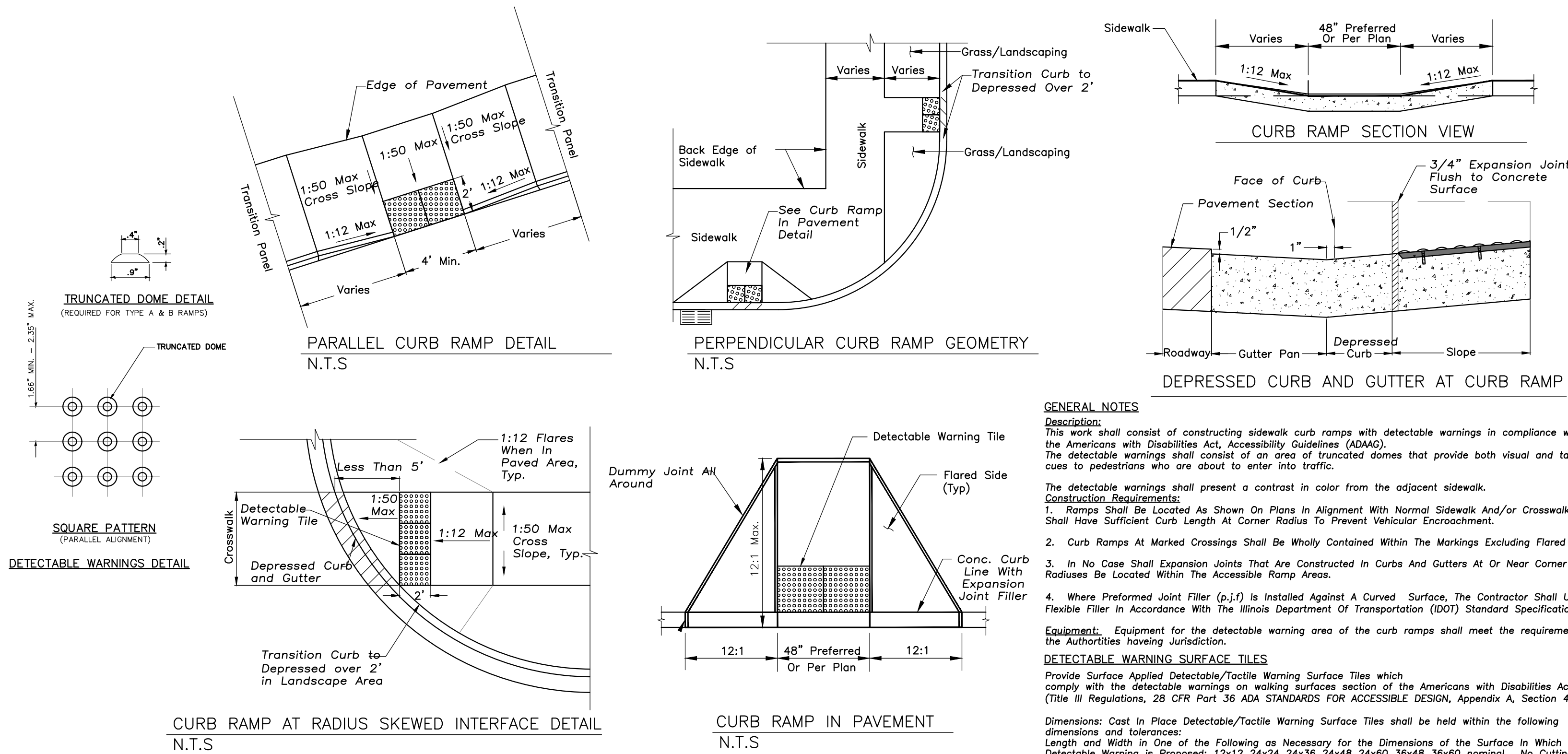
Use Marathon Materials, Inc., "Catch-All" Type 1 Inlet Protectors or Approved Equal. www.marathonmaterials.com

FRAME: Top flange fabricated from 1 1/4"x1 1/4"x1/8" angle. Base rim fabricated from 1 1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1 1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.

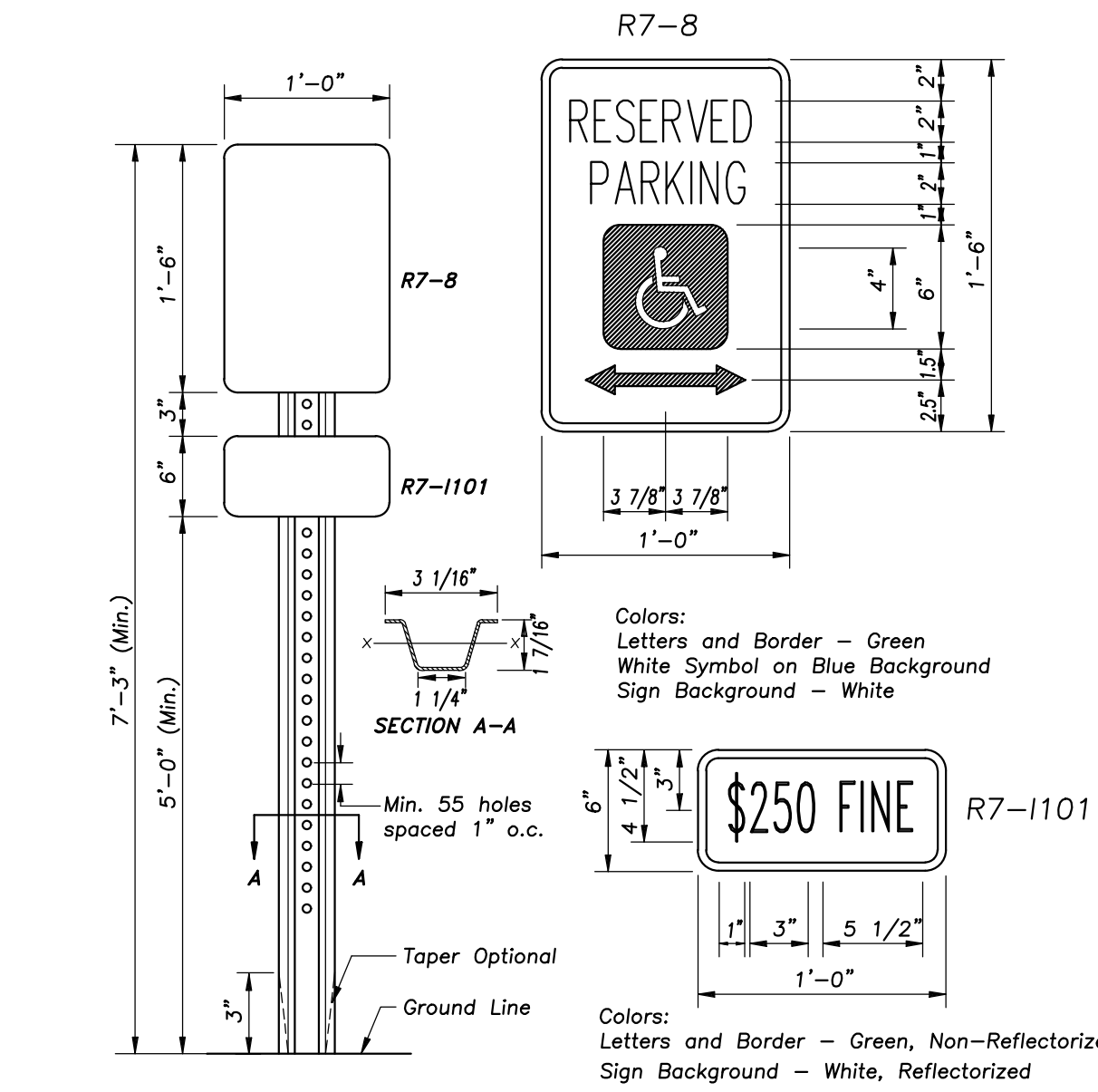
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock.

Install baskets in all existing storm inlets prior to construction and all new storm inlets immediately after installation. Contractor shall maintain throughout construction activities.

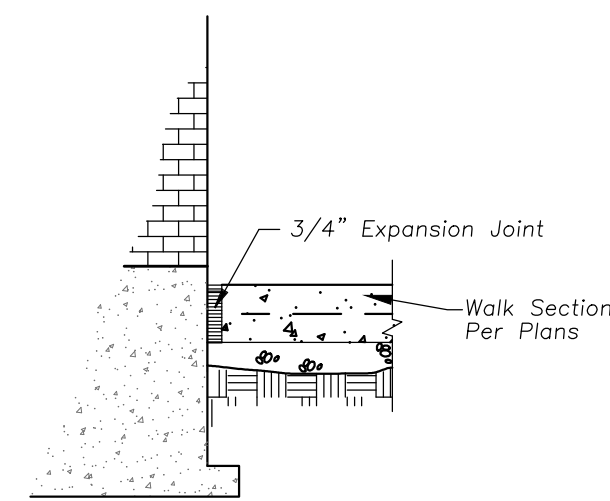
"CATCH-ALL" INLET PROTECTORS



ACCESSIBLE RAMPS FOR SIDEWALKS



ACCESSIBLE PARKING STALL PAVEMENT MARKING



WALK ADJACENT TO BUILDING

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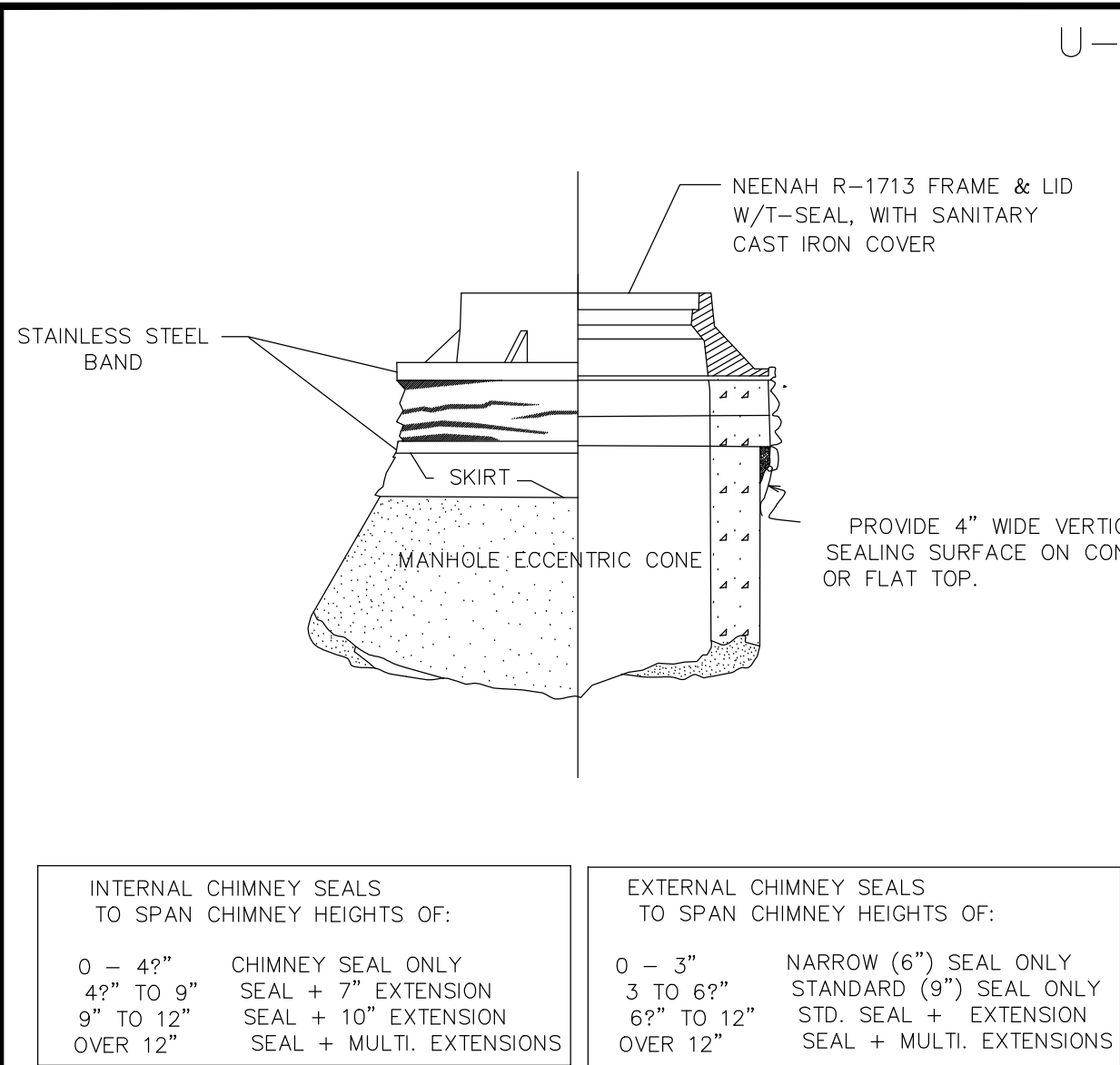
Design By: NH
Approved By: PD
Date: 03/08/23

Sheet Title:

SITE DETAILS

Sheet No:

C601 (47)

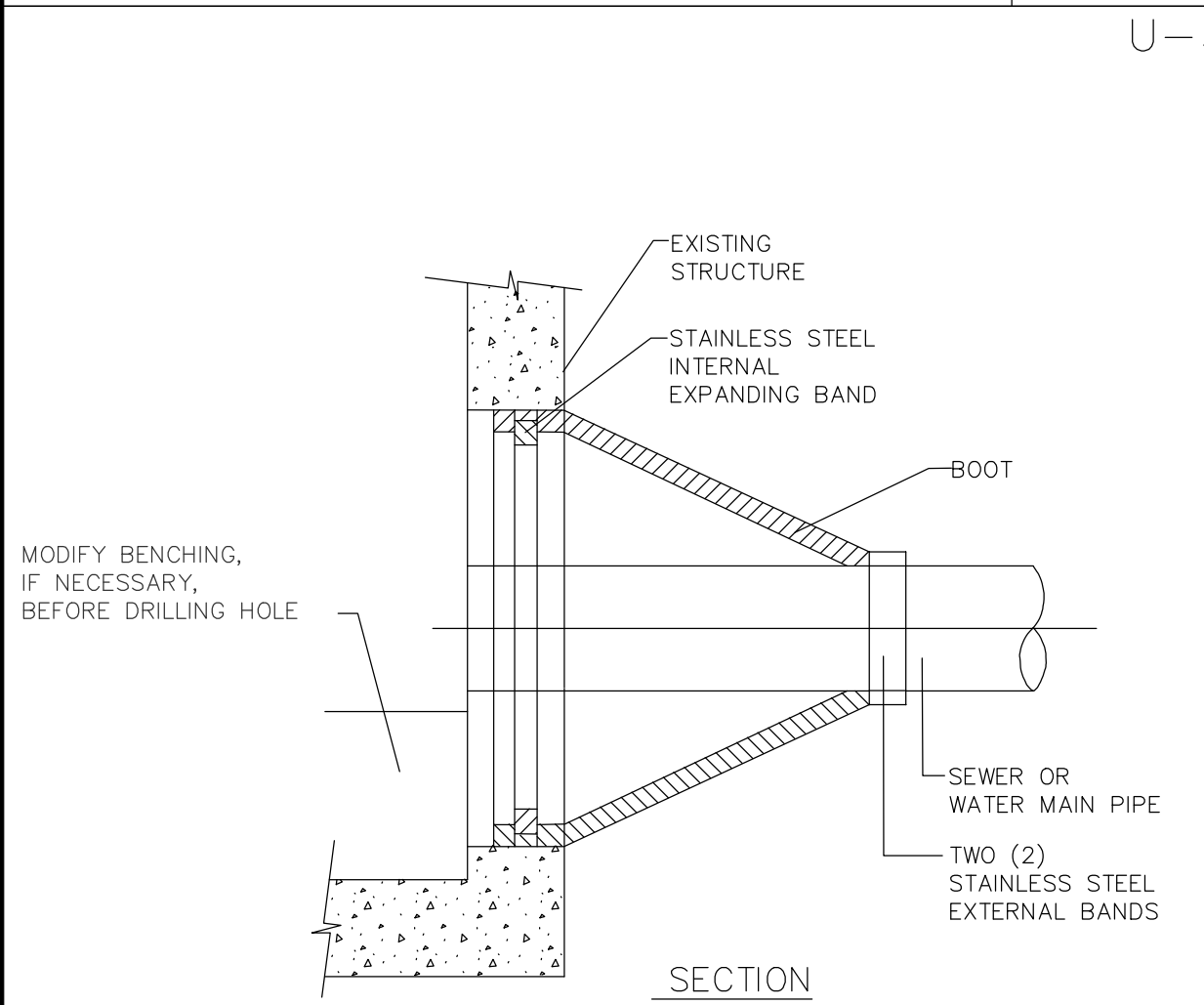


NOTE:

- CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER
- "CRETEX" EXTERNAL/INTERNAL SEALS ARE REQUIRED, OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE
- IF INTERNAL SEALS ARE USED, THE STRUCTURE, INCLUDING ADJUSTMENT RINGS, MUST BE INSPECTED BY VILLAGE
- CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

REVISED: 01-01-09

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CHIMNEY SEAL DETAIL

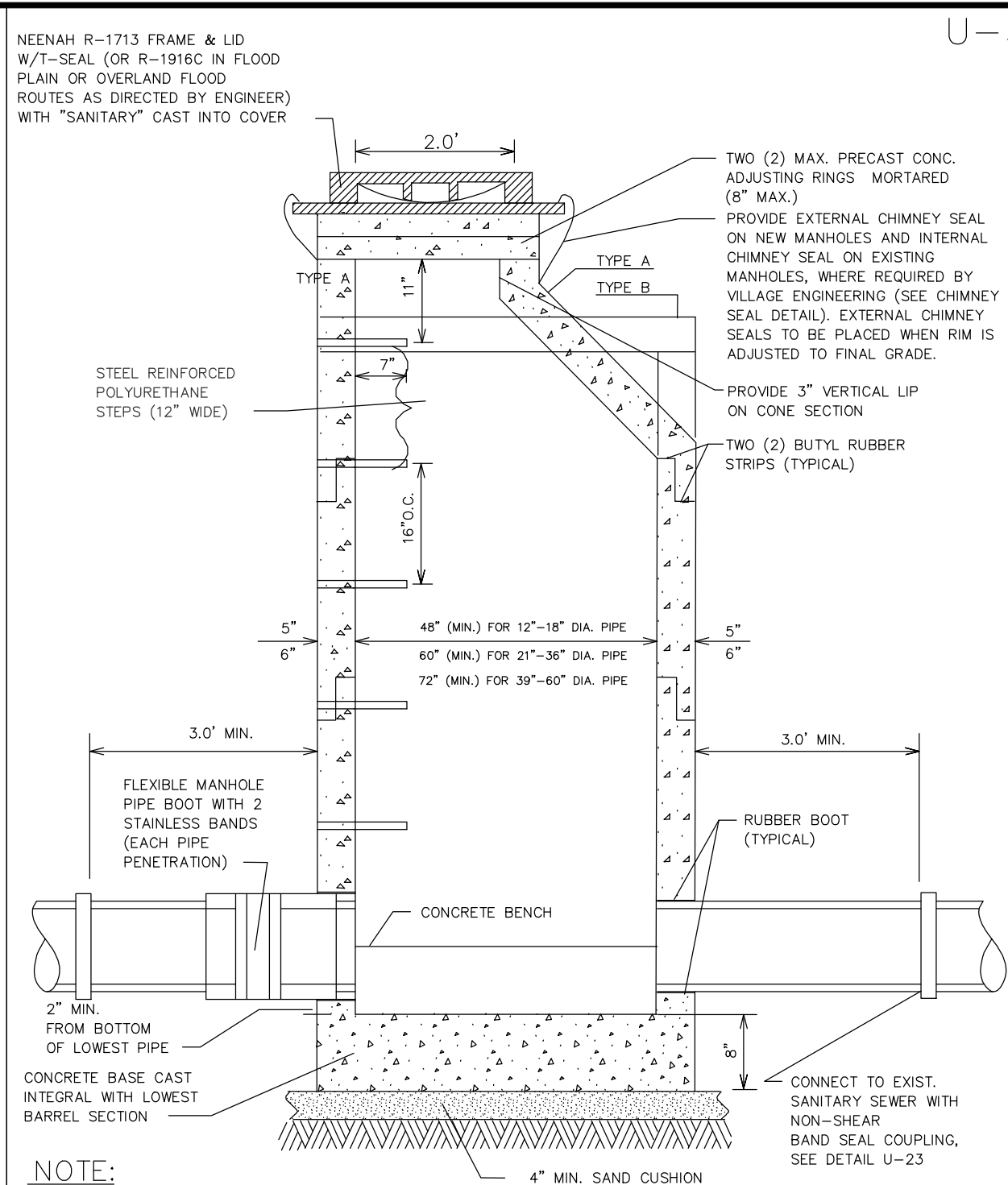


NOTES:

- CORE-DRILL CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
- KOR-N SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC. OR AS APPROVED BY VILLAGE ENGINEERING SHALL BE USED FOR WATERTIGHT CONNECTION.
- CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
- CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

REVISED: 01-01-09

NOT TO SCALE
PIPE CONNECTION TO STRUCTURE DETAIL



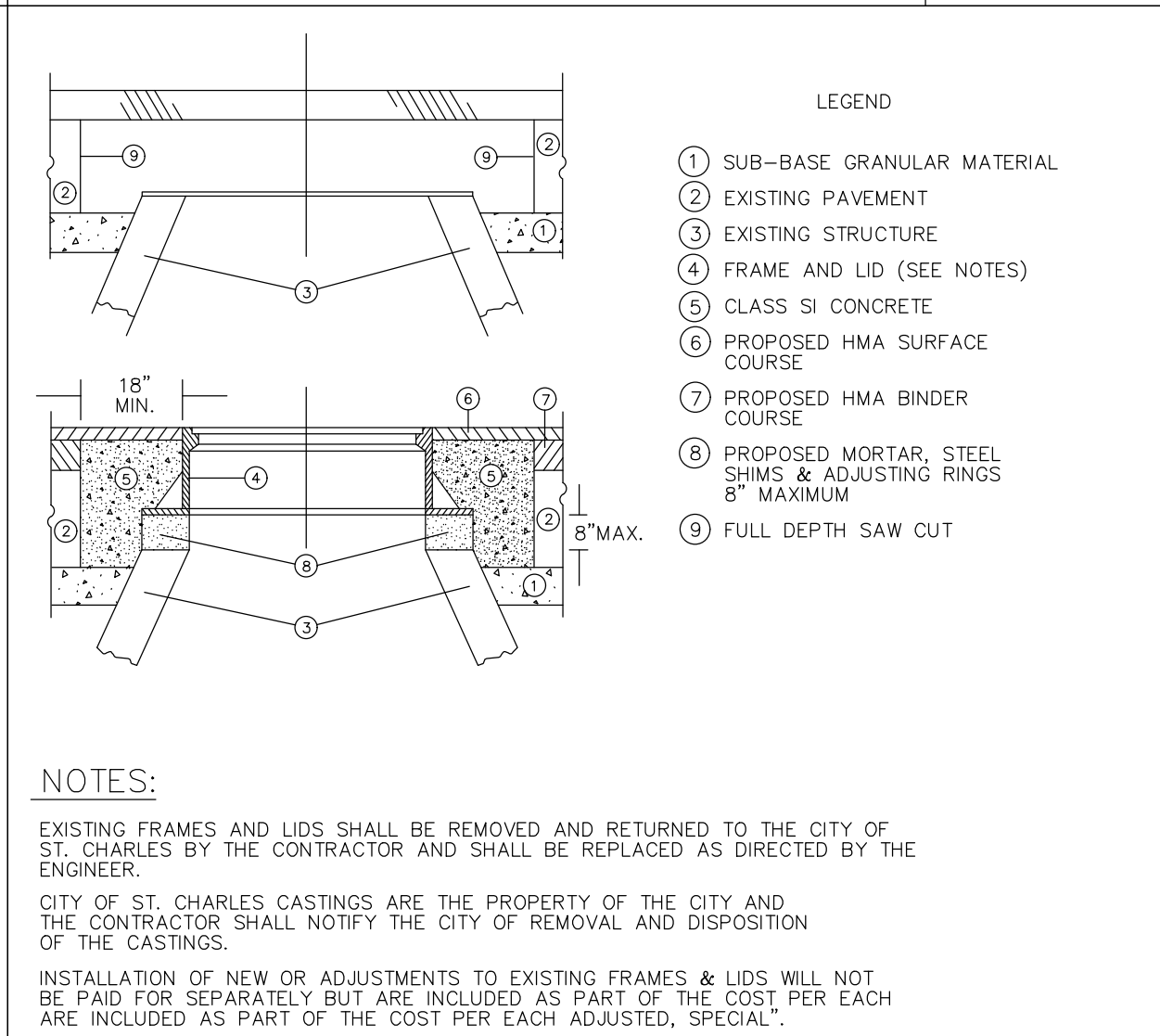
NOTE:

- MANHOLES MUST CONFORM TO ASTM C-478.
- MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
- BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES.
- USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
- ALL PIPE PENETRATIONS AND ALL NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
- USE ECCENTRIC CONE ONLY.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

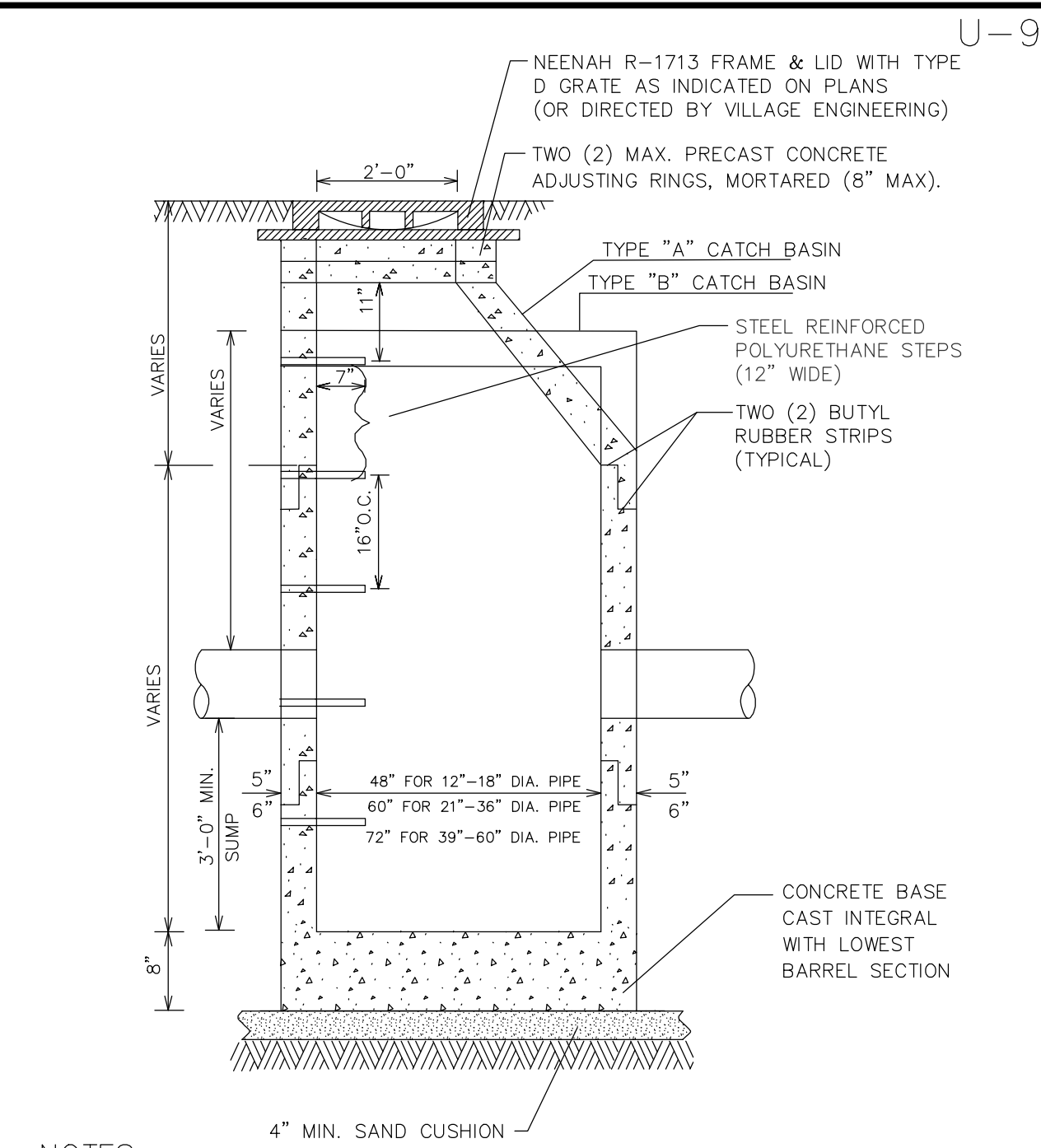
REVISED: 01-01-09

NOT TO SCALE
SANITARY MANHOLE DETAIL



NOT TO SCALE

NOT TO SCALE
FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR



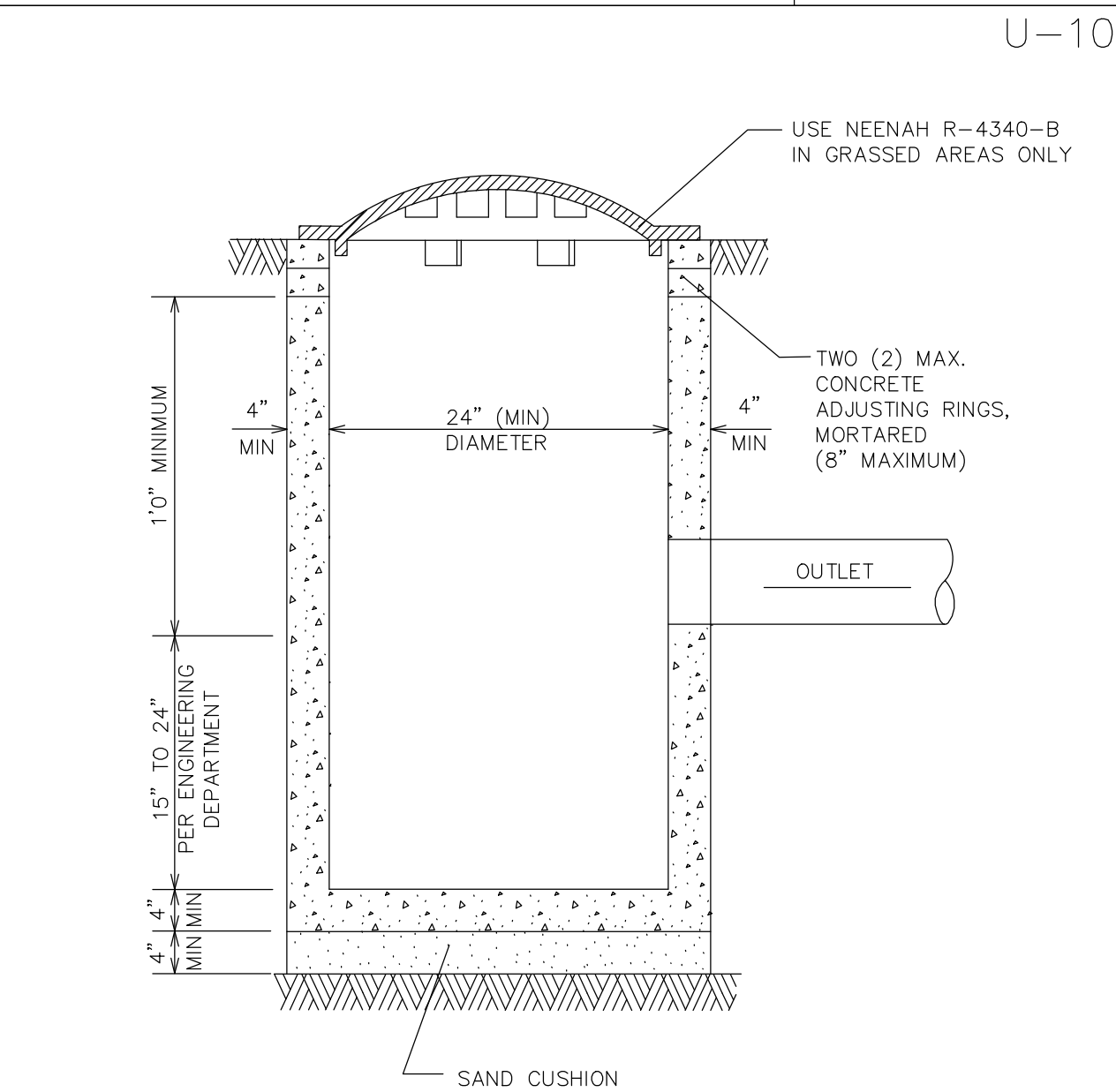
NOTES:

- MANHOLES MUST CONFORM TO ASTM C-478.
- MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
- NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
- USE ECCENTRIC CONE ONLY.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

REVISED: 01-01-09

NOT TO SCALE
CATCH BASIN DETAIL



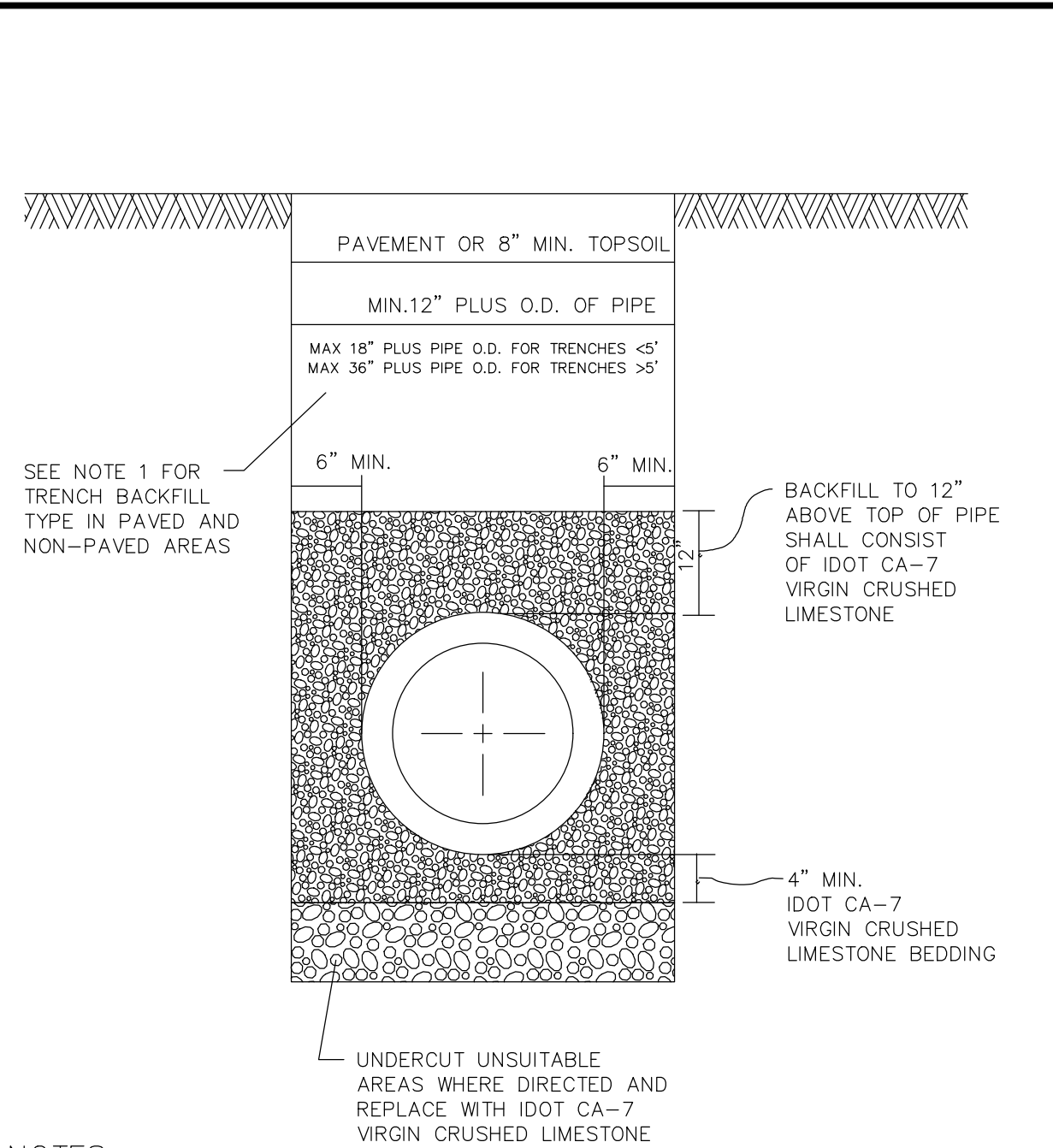
NOTE:

- CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
- CATCH BASIN MUST CONFORM TO ASTM C-478.
- NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
- MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER CATCH BASIN.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

REVISED: 01-01-09

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TYPE C CATCH BASIN DETAIL

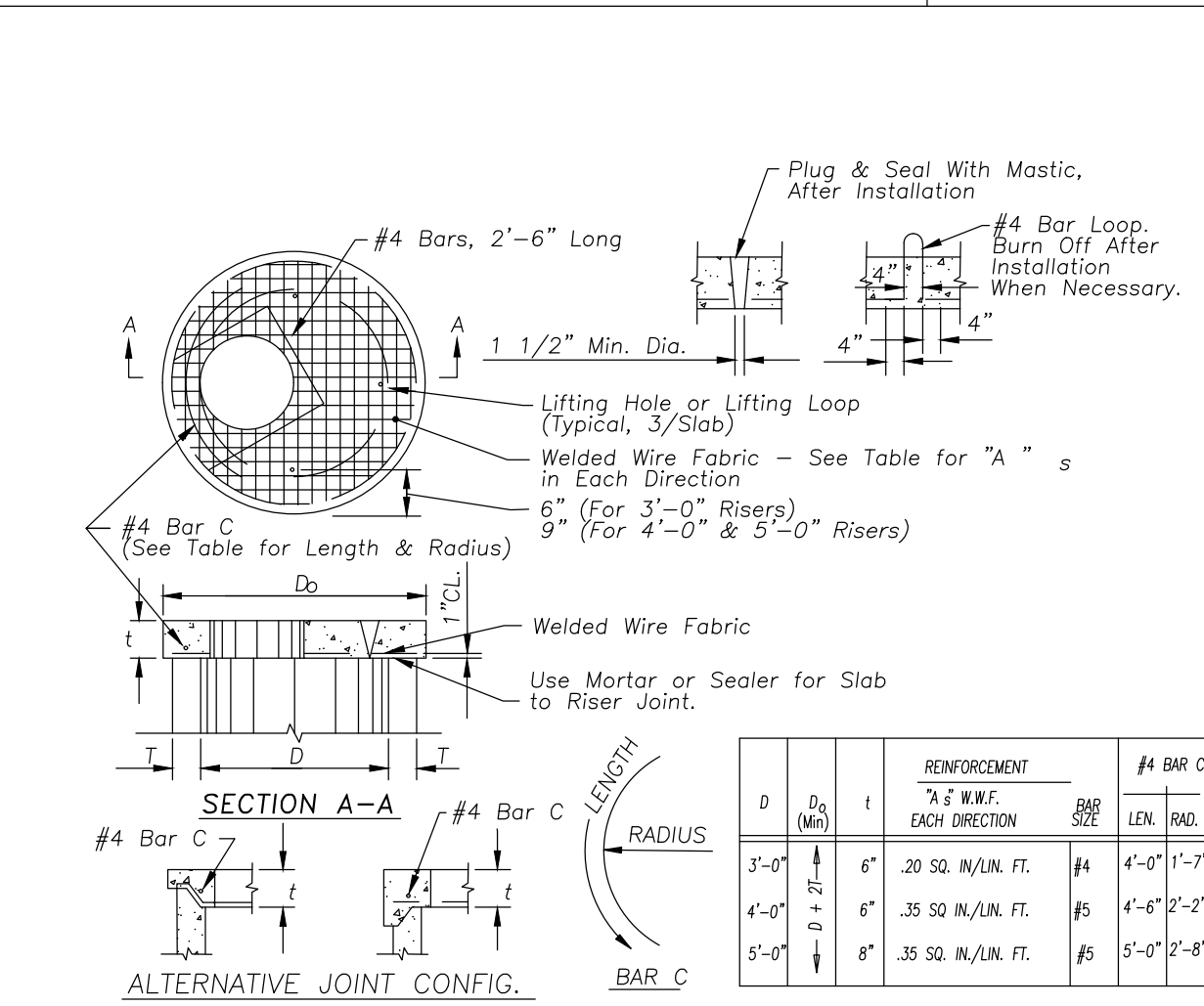


NOTES:

- TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
- ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
- ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS

DATE: 2-20-2015

NOT TO SCALE
TYPICAL PIPE TRENCH DETAIL



PRECAST REINF. CONC. FLAT SLAB TOP



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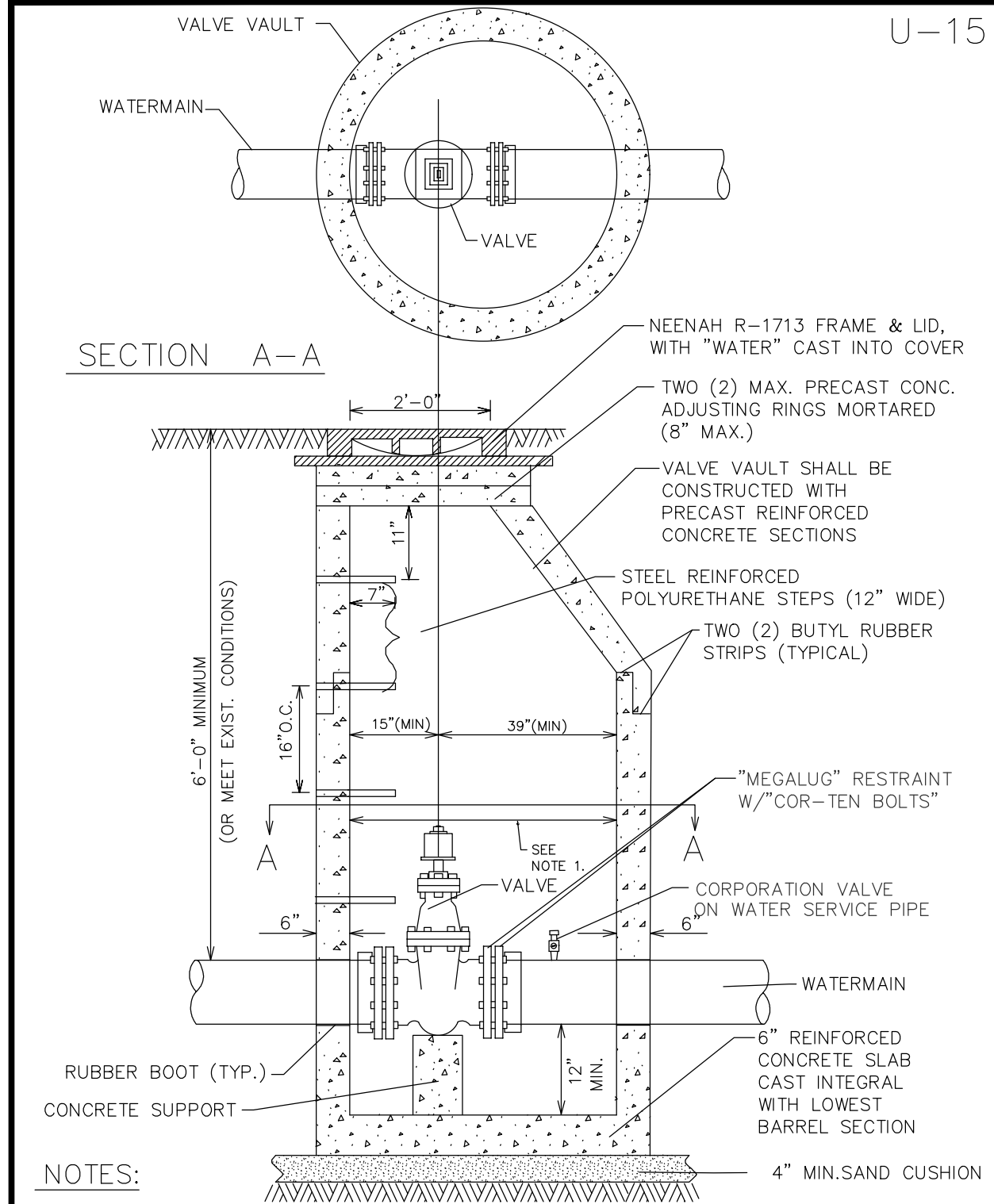
Sheet Title:

SITE DETAILS

Sheet No:

C602 (48)

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NOTES:

- 60" (MIN) INSIDE DIA. FOR ALL VALVE VAULTS.
- VALVE VAULT MUST CONFORM TO ASTM C-478.
- USE ECCENTRIC CONE ONLY.
- VALVE SECTIONS TO BE TONGUE AND GROOVED.
- NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
- BACKFILL MATERIAL SHALL BE IDOT CA 7, STONE.
- a) MECHANICAL JOINT BOLTS & NUTS SHALL BE COMPOSED OF CORE-TEN.
- b) ALL OTHER HEXAGONAL BOLTS & NUTS SHALL BE COMPOSED OF STAINLESS STEEL.

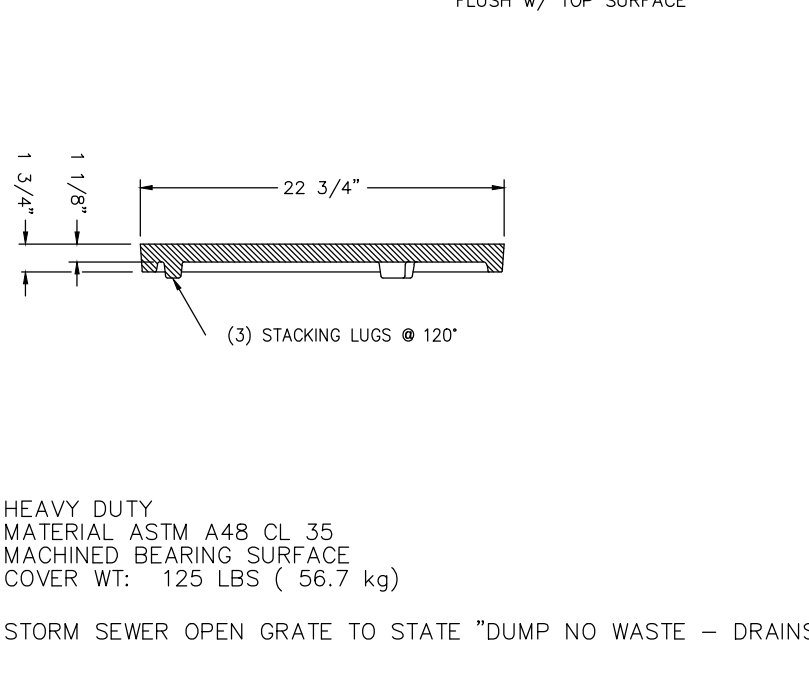
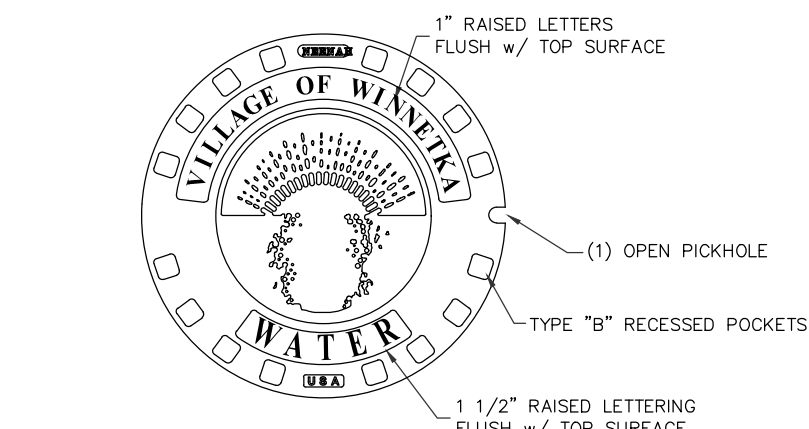
• SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

REVISED: 01-01-09

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VALVE VAULT DETAIL

SPECIAL LETTERED R-1713 HDSE WATER VAULT, SANITARY AND STORM SEWER MANHOLE COVER



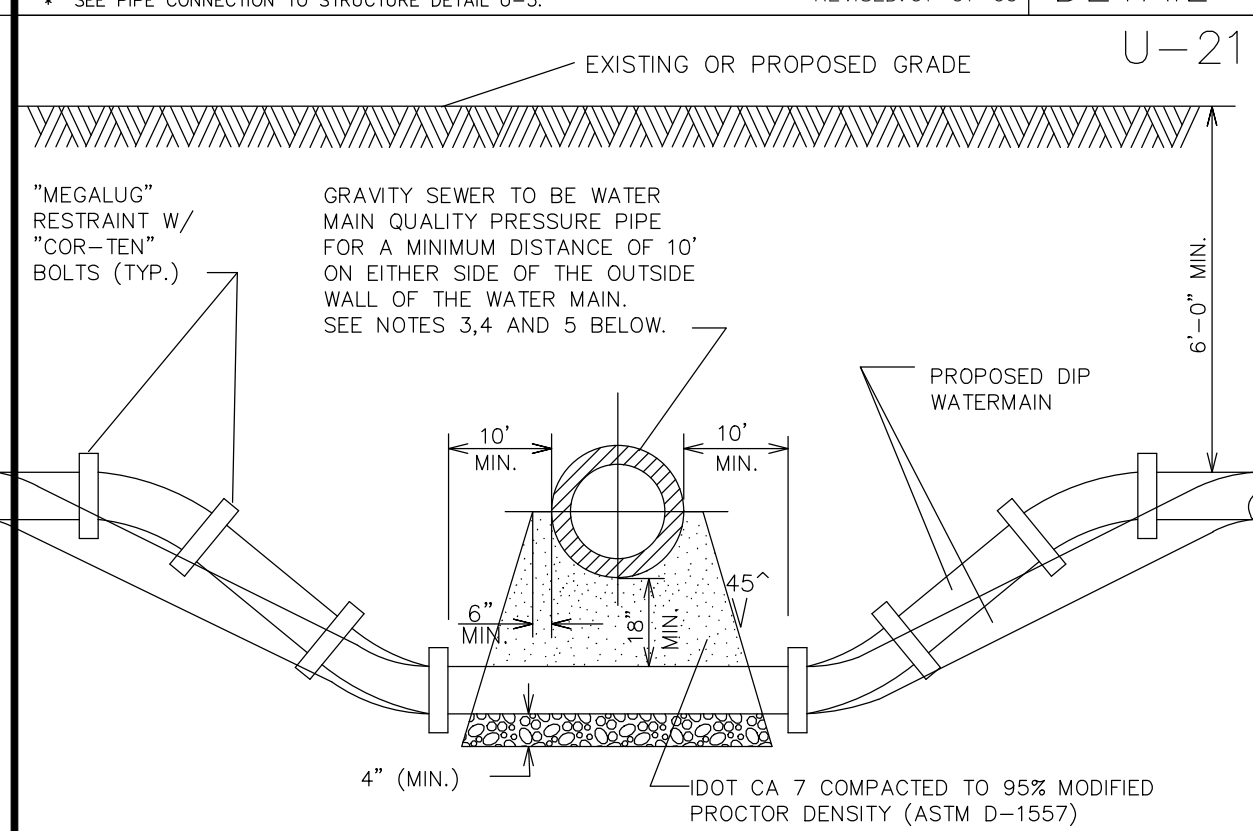
HEAVY DUTY
MATERIAL ASTM A48 CL 35
MACHINED BEARING SURFACE
COVER WT: 125 LBS (56.7 kg)

STORM SEWER OPEN GRATE TO STATE "DUMP NO WASTE - DRAINS TO LAKE"

NOT TO SCALE

STANDARD
COVER
DETAIL

DATE: 2-20-2015



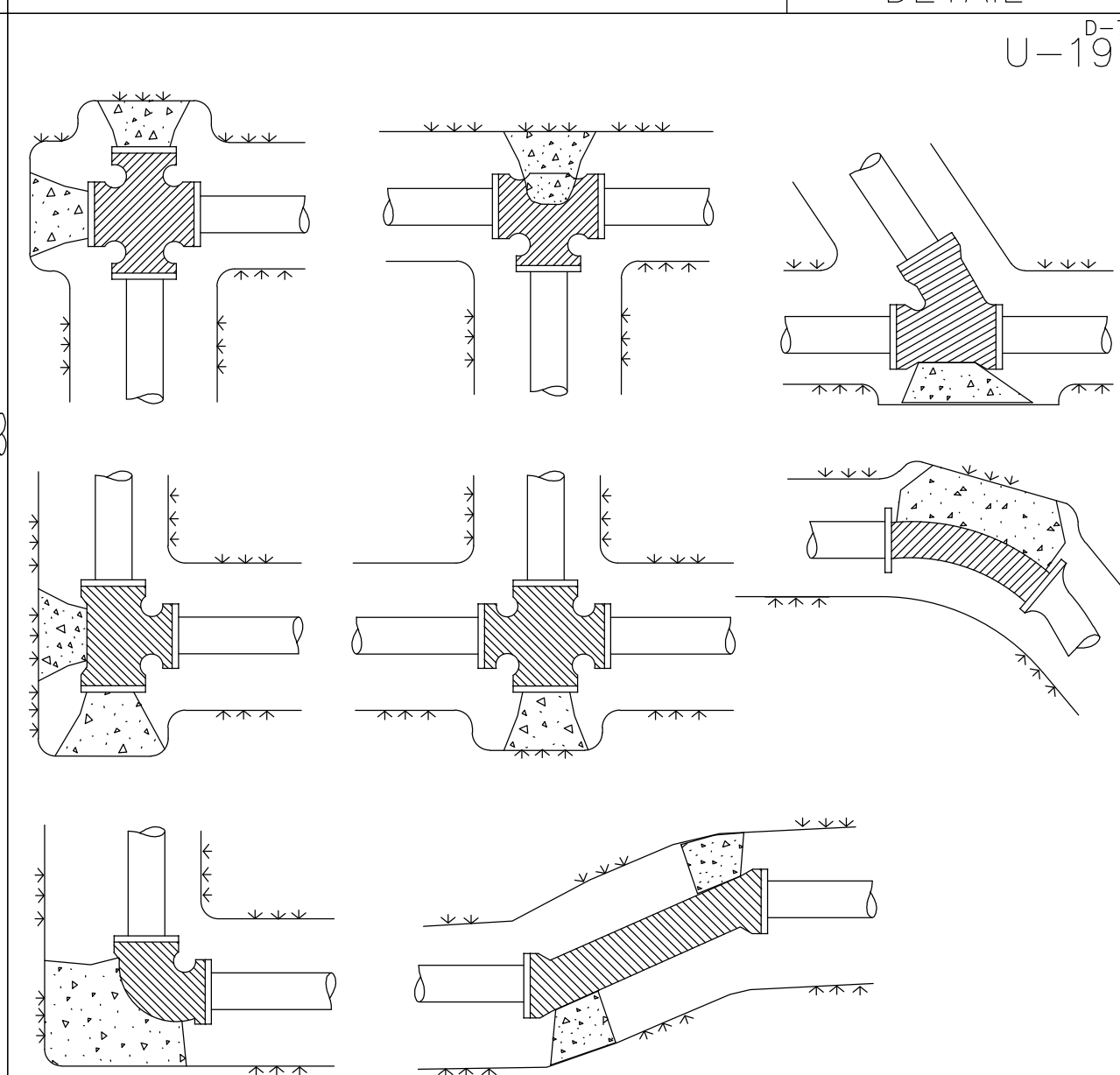
NOTES:

- HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH VILLAGE OF GLENVIEW ENGINEERING STANDARDS MANUAL OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED, OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE "MEGALUG" RESTRAINT, SERIES 1100 OR APPROVED EQUAL WITH "COR TEN" BOLTS.
- ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (SDR 26-160 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D-2241. JOINTS SHALL CONFORM TO ASTM D-3159 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
- ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-25, WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
- FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

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WATER MAIN
CROSSING
DETAIL



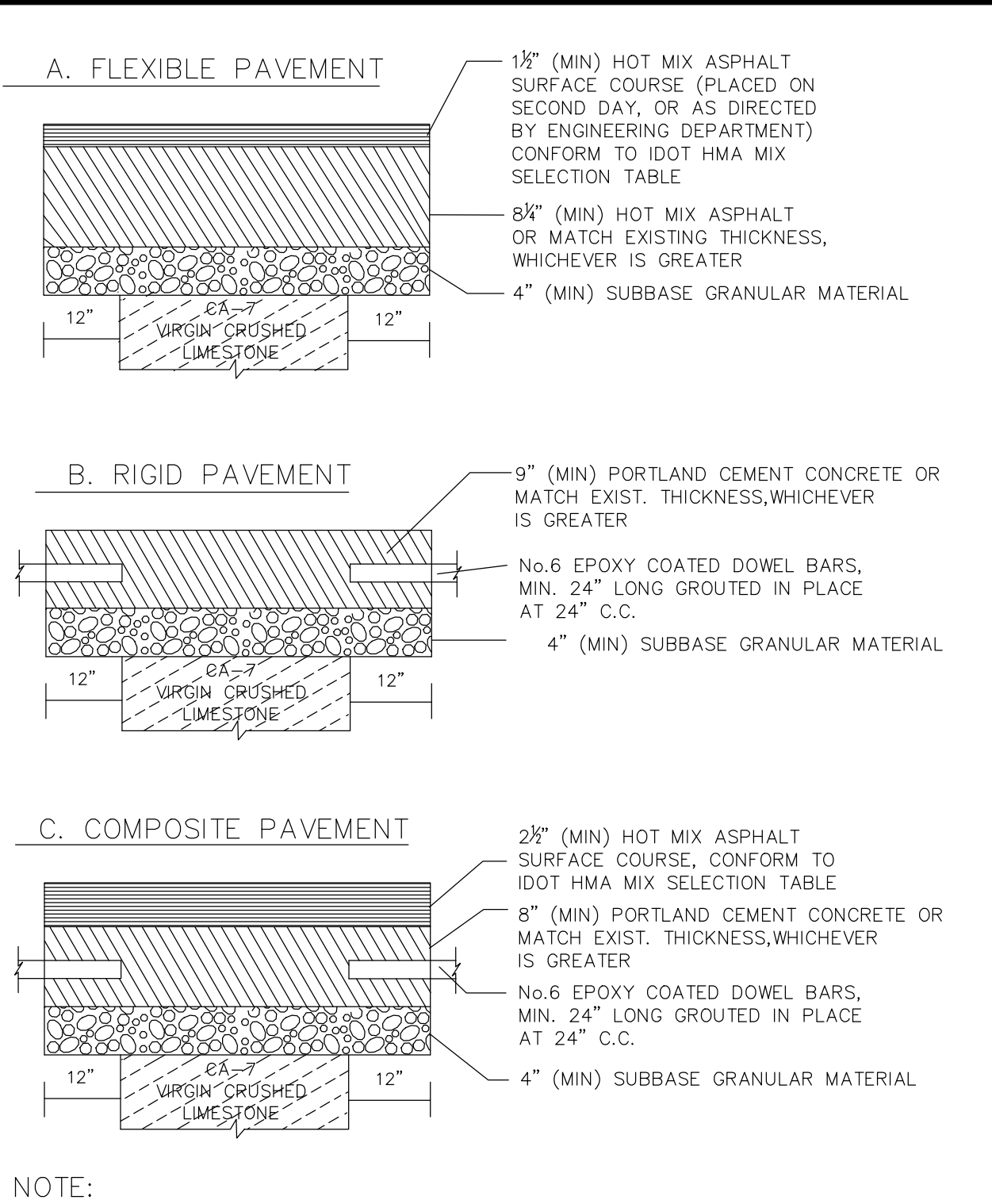
NOTE:

- ALL BENDS OF 10" AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK POURED IN PLACE CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH FACE.
- ALL CONCRETE TO BE MIN. 3,000 PSI.
- IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, (BENDS OVER 10, TEES, CROSSES, VALVES AND FIRE HYDRANTS) SHALL HAVE A "MEGALUG" RESTRAINT, OR AS APPROVED BY VILLAGE ENGINEERING. BOLTS SHALL BE "COR-TEN".
- NO CONCRETE SHALL BE PLACED DIRECTLY ON WATER MAIN

NOT TO SCALE

THRUST BLOCK
DETAIL

DATE: 2-20-2015



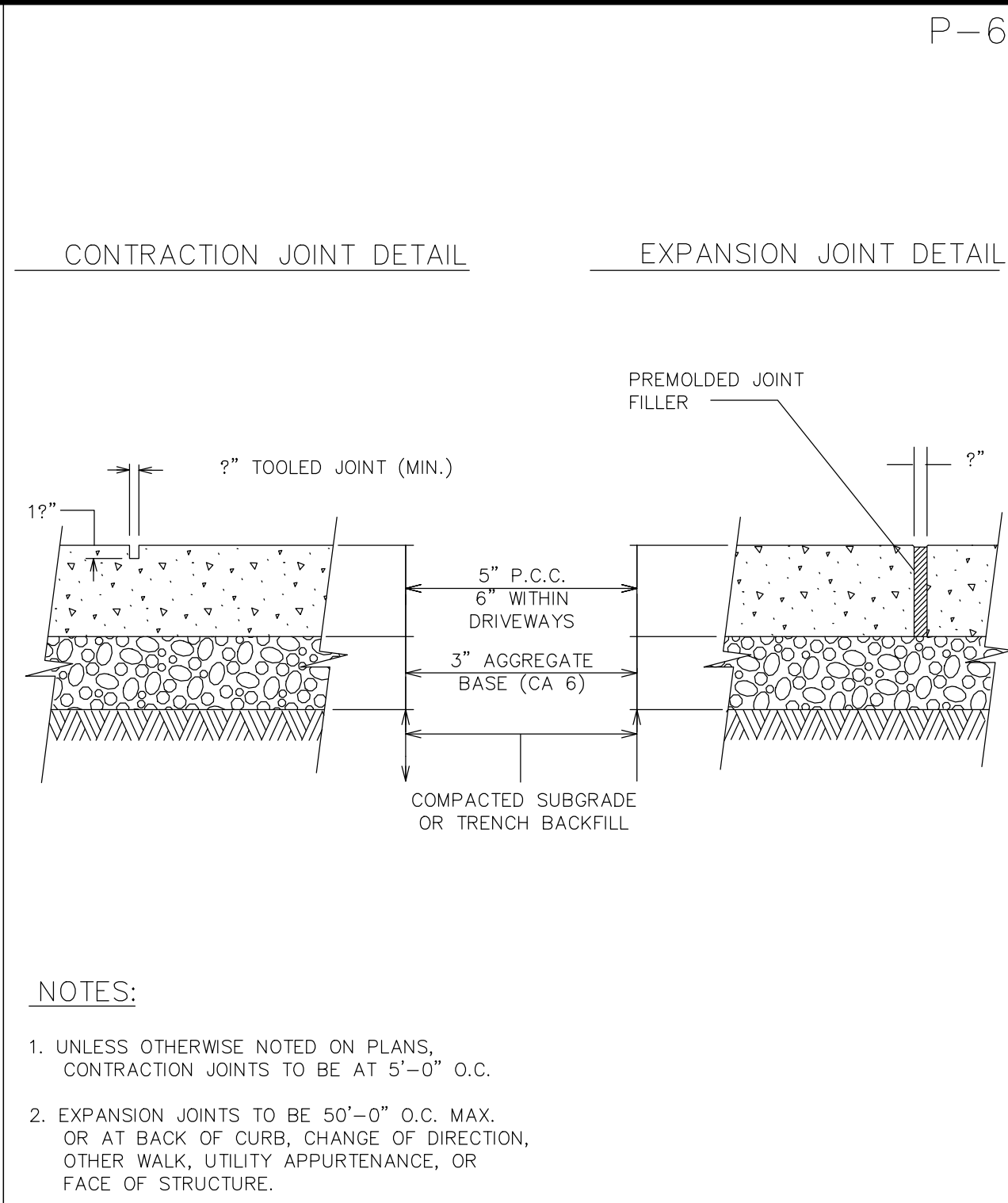
NOTES:

- ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF THE FAILED PAVEMENT IN ALL DIRECTIONS.
- PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS PP MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5 % TO 7 % AIR ENTRAINMENT, (NO FLY ASH ALLOWED).

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PAVEMENT
PATCH
DETAIL

DATE: 2-20-2015



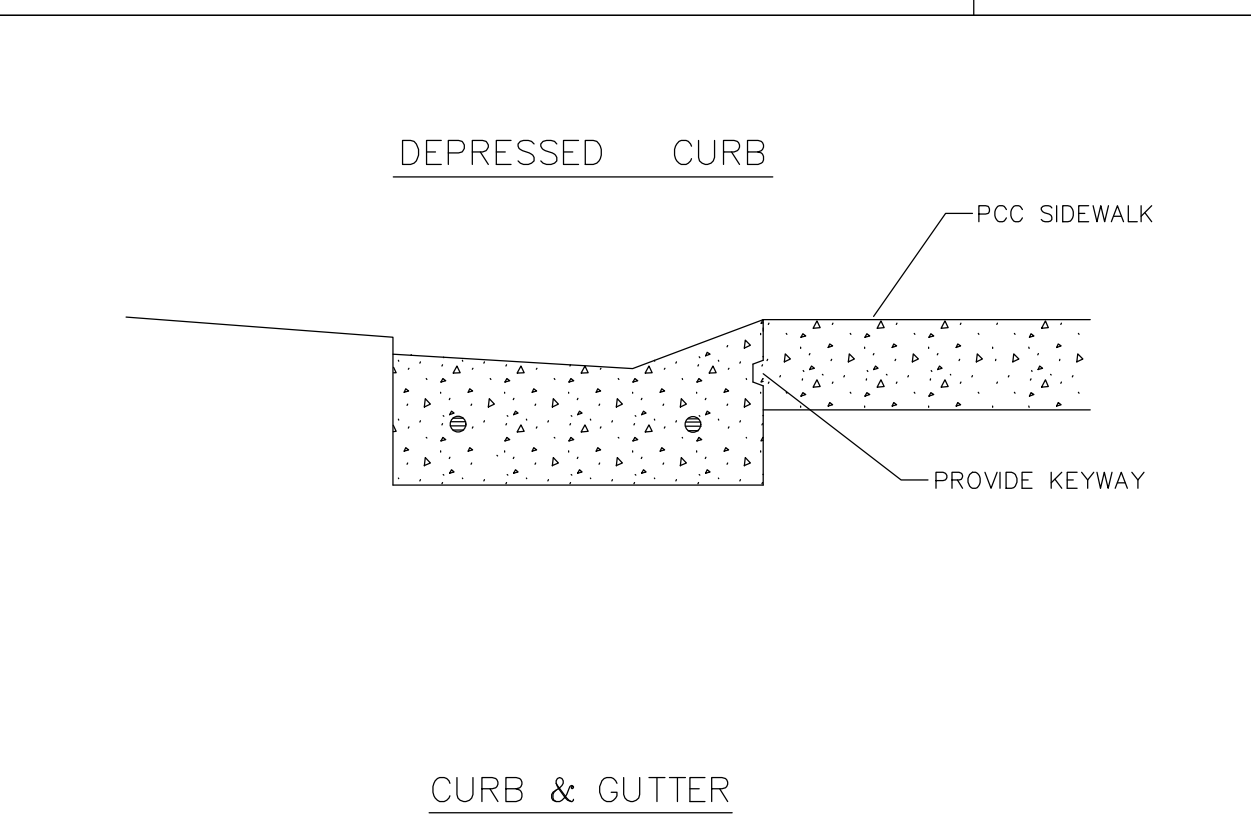
NOTES:

- UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
- EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
- PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

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CONCRETE WALK
JOINT DETAIL

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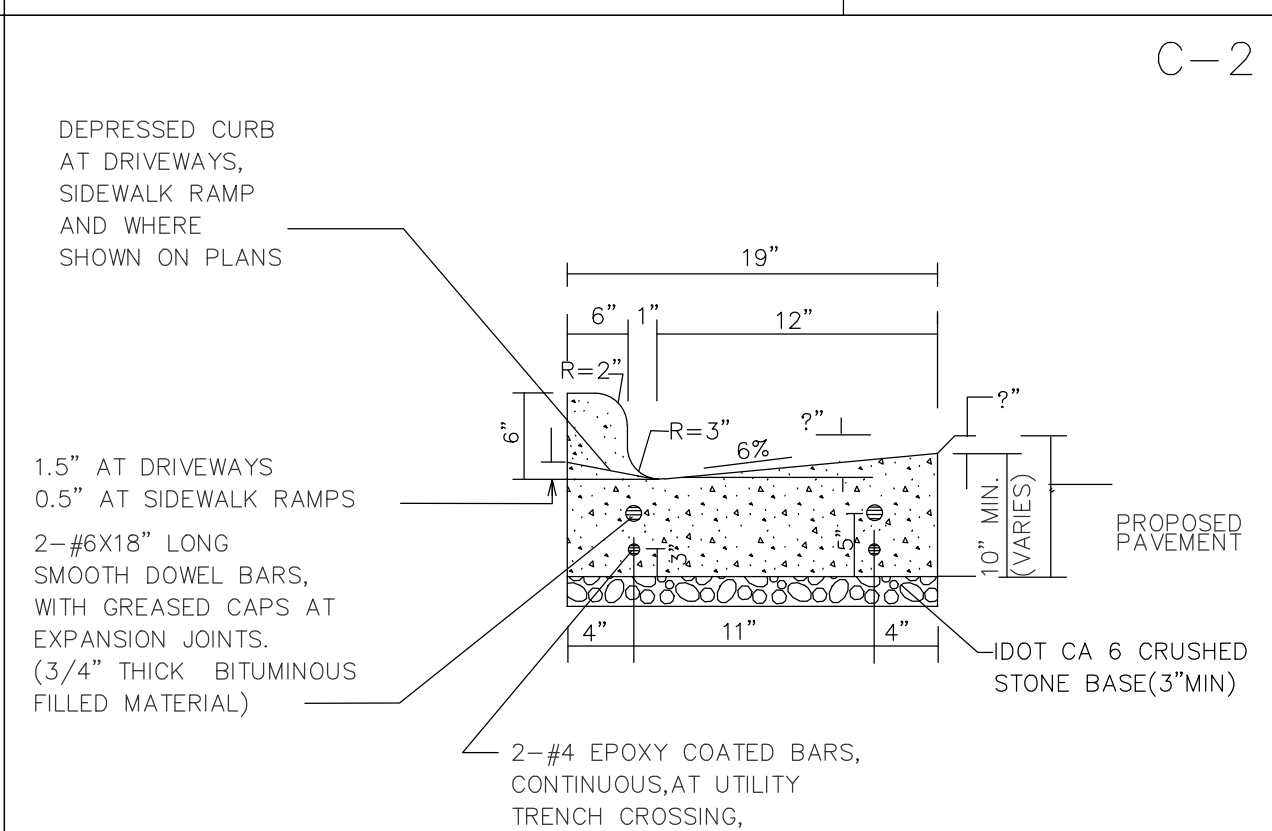
NOTES:

- SEE TYPICAL DETAIL FOR CURB AND GUTTER FOR CURB DIMENSIONS AND SPECIFICATIONS.

NOT TO SCALE

SIDEWALK AT CURB AND GUTTER

DATE: 2-20-2015



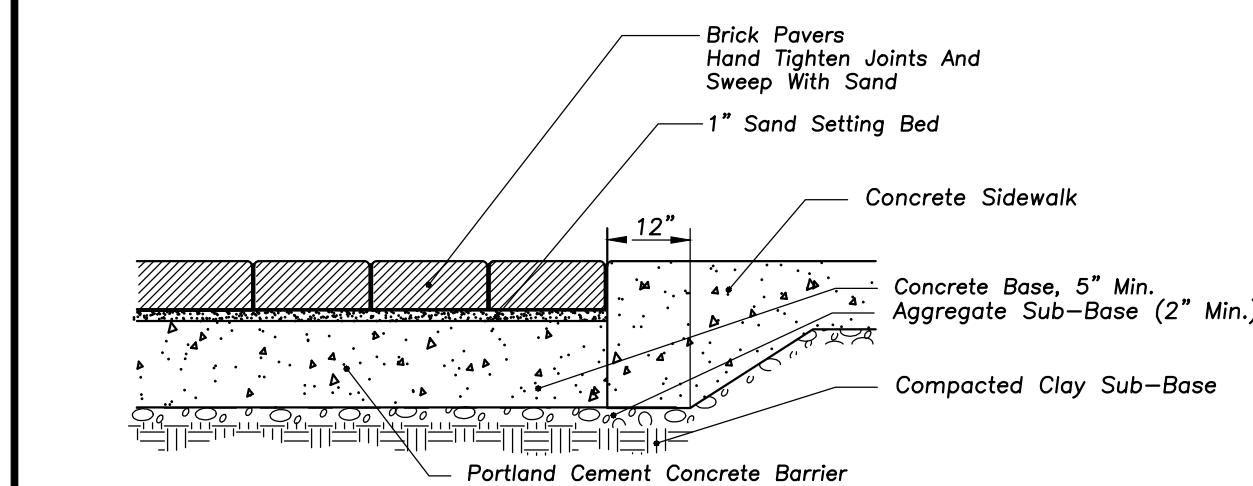
NOTE:

- 2" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLES 420.05 AND 606 OF IDOT STANDARD SPECIFICATIONS.
- EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR.
- P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG) CONCRETE MIX, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS (NO FLY ASH ALLOWED)
- PROVIDE 2 #6X24" LONG TIE BARS AT CONNECTIONS BETWEEN EXISTING AND NEW CURB & GUTTER.
- CURBS, SPANNING UTILITY TRENCHES, SHALL BE CONSTRUCTED WITH TWO #4 REINFORCEMENT BARS, WHICH EXTEND FIVE (5) FEET BEYOND THE TRENCH WALLS.

NOT TO SCALE

B-6.12
CURB & GUTTER
DETAIL

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BRICK PAVER SIDEWALK



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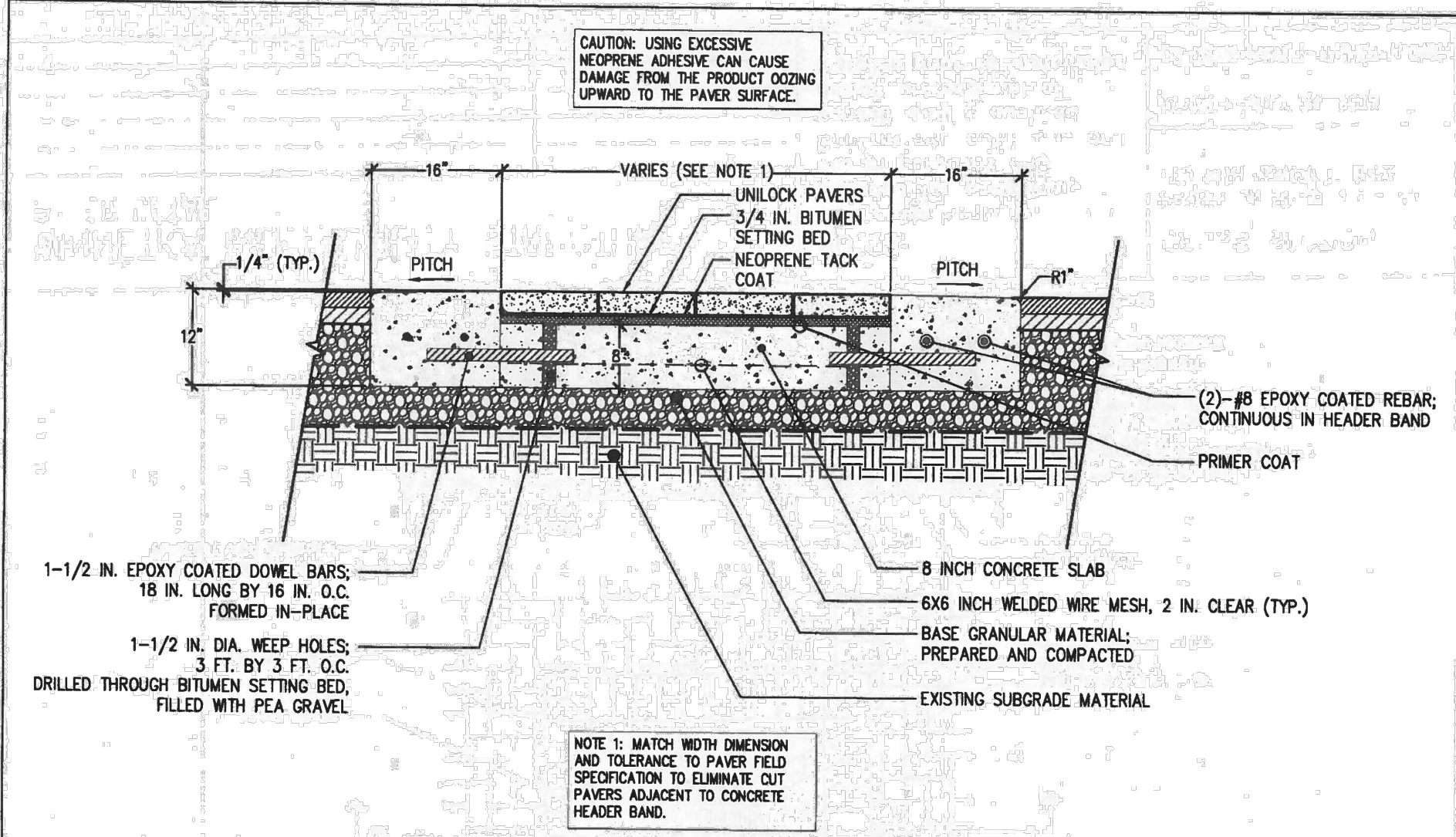
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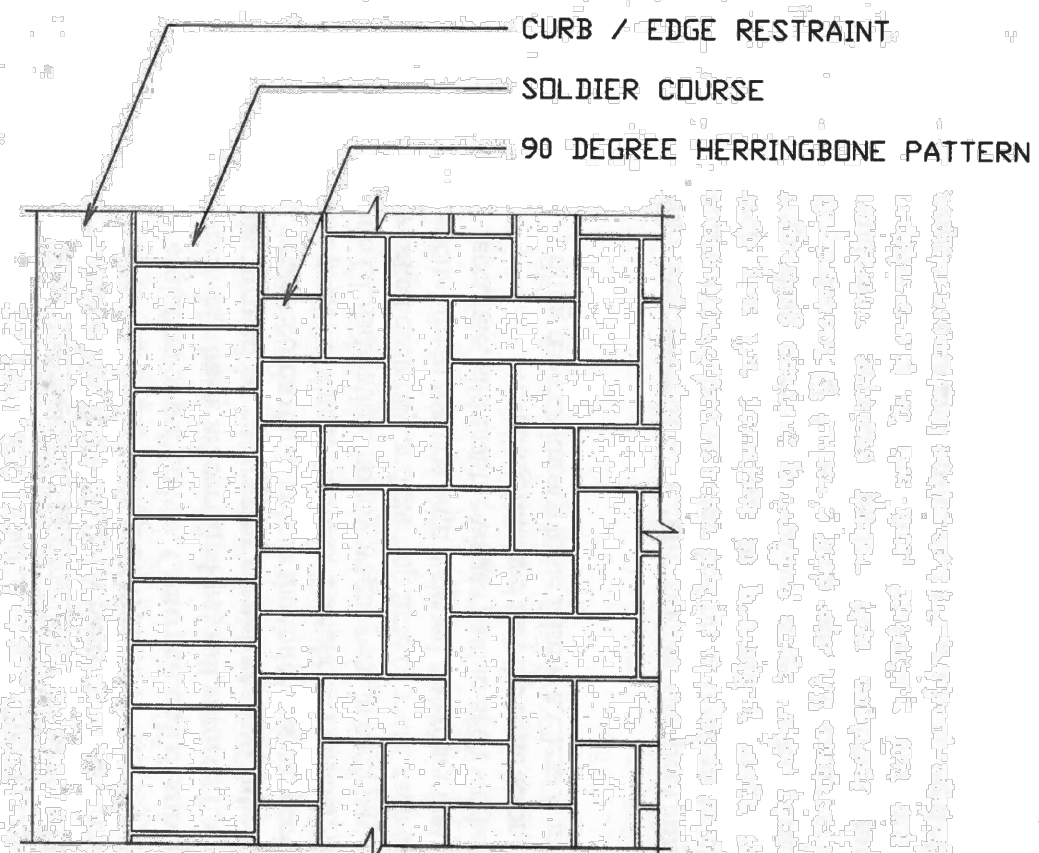
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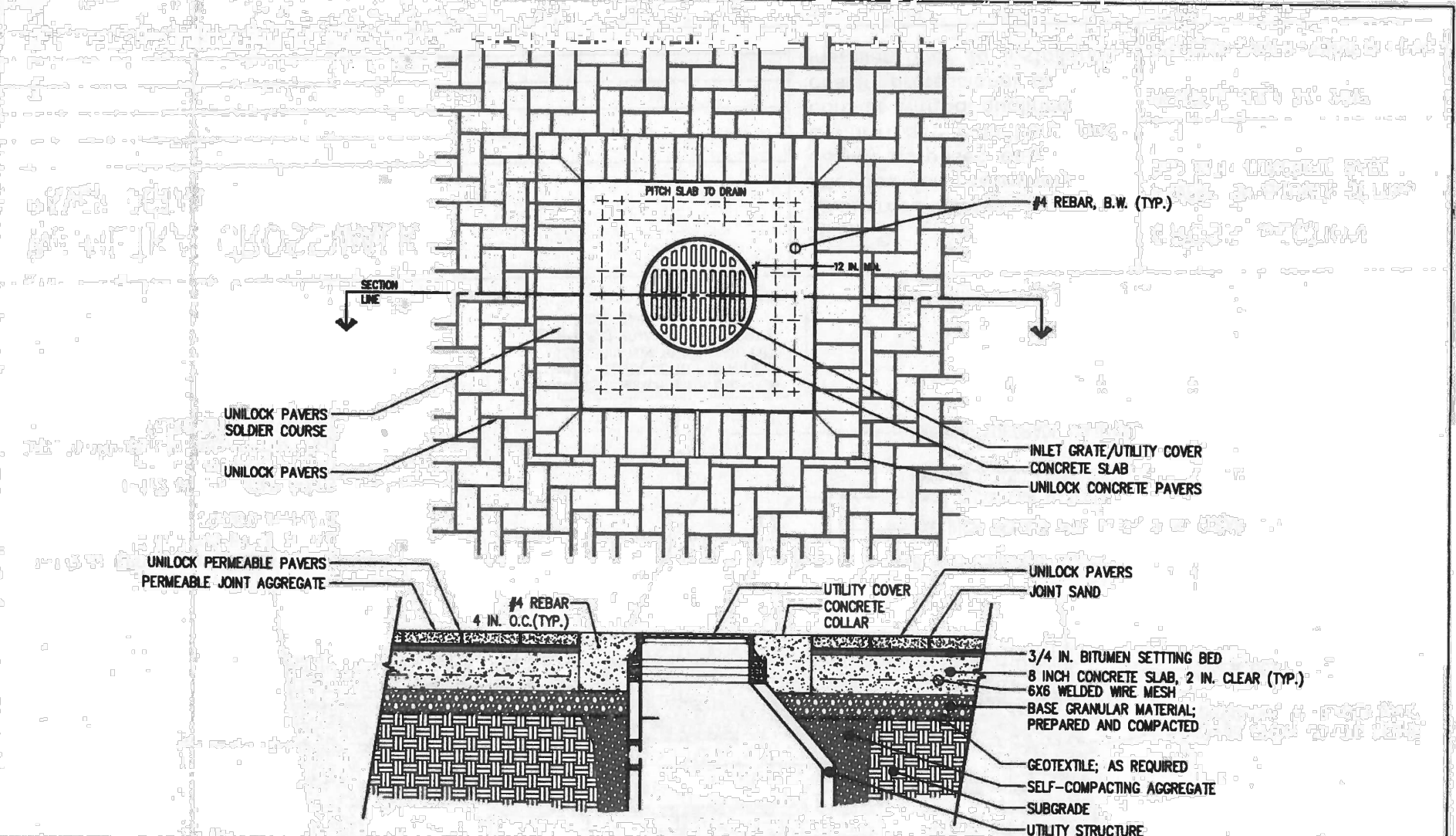
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WINNETKA CROSSWALK PAVER DETAIL		NOTES: This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.	CROSS SECTION PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE
			REVISED: JULY 24, 2013
			CS-COM-PAVER-WINNETKA.DWG



WINNETKA LAYING PATTERN 90 DEGREE SOLDIER COURSE W/ HERRINGBONE FIELD		NOTES: This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.	CROSS SECTION PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE
			REVISED: JULY 24, 2013
			CS-COM-PAVER-WINNETKA.DWG



WINNETKA INLET/UTILITY STRUCTURE PAVER DETAIL		NOTES: This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.	CROSS SECTION PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE
			REVISED: JULY 24, 2013
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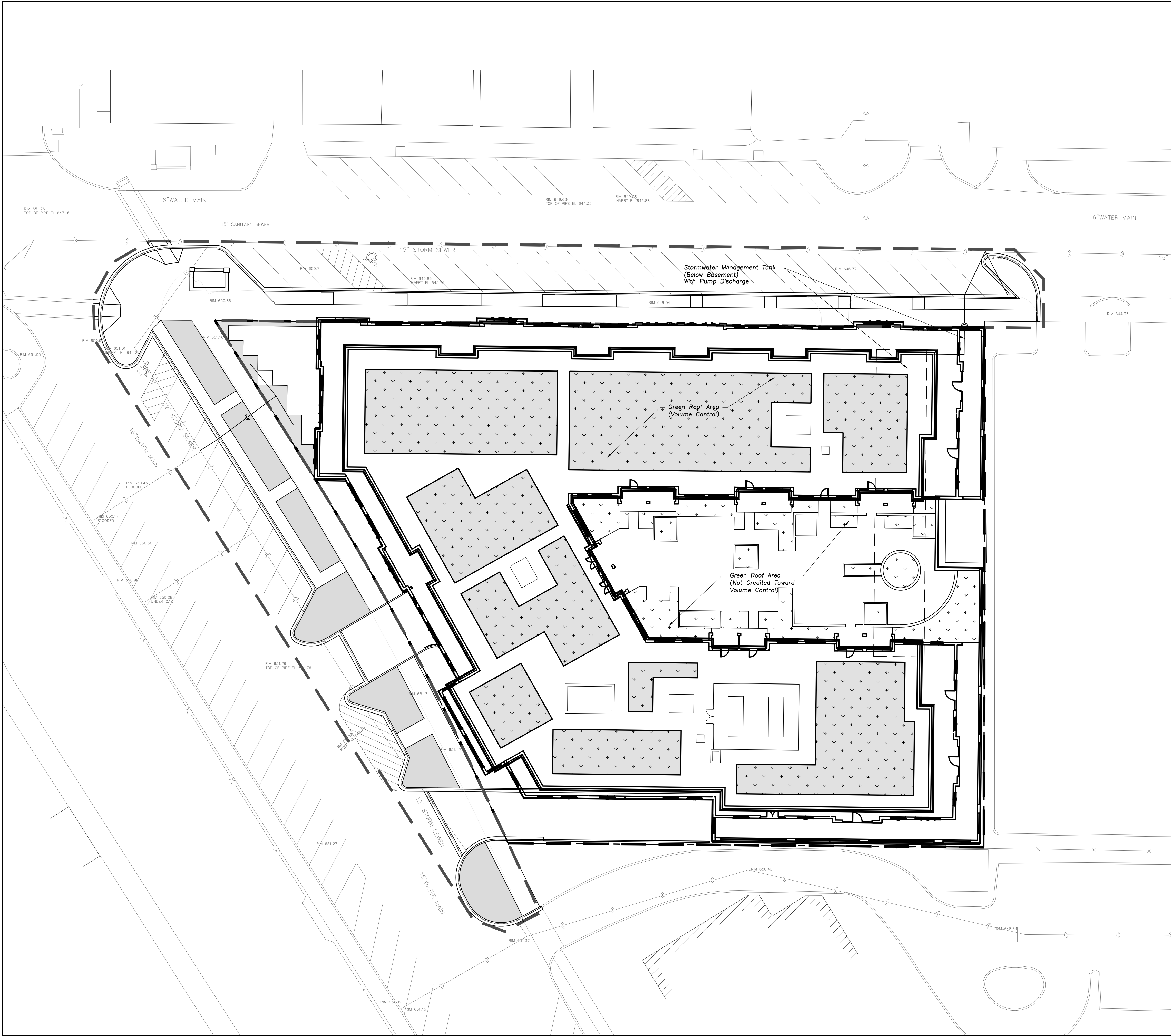
Sheet Title:

SITE DETAILS

Sheet No:

C604 (50)

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STORMWATER SUMMARY

PROPERTY AREA 1.21 Acres (Development Area)		
EXISTING SITE		
Pervious Area	0.10 Acres (CN 80)	
Impervious Area	1.11 Acres (CN98)	
	91.7%	
PROPOSED SITE		
Pervious Area	0.01 Acres (CN 80)	
Green Roof Area	0.41 Acres (CN 90)	
Impervious Area	0.79 Acres (CN 98)	
	65.3%	
Required VC Volume	0.065 Ac-Ft	
	2,870 CF	
Allowed VC Reduction	26 x 5% > 100%	
Green Roof Area	14,985 SF (4\" Media Thickness=1\"/SF)	
VC Volume Prov'd	1,249 CF (Excludes 2nd Level Terrace)	
CN	95.14	
Watershed	North Branch Chicago River	
Discharge	0.30 cfs/acre	
	0.363 cfs	
Required Det	0.443 Ac-Ft (19,300 CF) (B75 Nomograph)	

ROW AREA 0.54 Acres (Maintenance and Demolition)

EXISTING SITE		
Pervious Area	0.01 Acres (CN 80)	
Impervious Area	0.53 Acres (CN 98)	
	98.1%	
PROPOSED SITE		
Pervious Area	0.06 Acres (CN 80)	
Impervious Area	0.47 Acres (CN 98)	
	88.7%	

SURFACE LEGEND

	PERVIOUS SURFACE CN 80
	GREEN ROOF CN 90 (Reduced CN) 8\" Media Thickness
	IMPERVIOUS SURFACE CN 98



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EXPIRES: 04/30/2023

ONE WINNETKA
Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD

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Design By: NH	Approved By: PD	Date: 03/08/23

Sheet Title:
**STORMWATER
PLAN**

Sheet No:
CX1 (51)

Attachment B

Village Council Review of One Winnetka Concept Plan

MINUTES EXCERPTS **WINNETKA VILLAGE COUNCIL** **REGULAR MEETING** **January 17, 2023**

(Approved: February 7, 2023)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, January 17, 2023, at 7:00 PM.

- 1) Call to Order. President Rintz called the meeting to order at 7:03 PM. Village Manager Bahan called the roll. Present: Trustees Rob Apatoff, Andy Cripe, Tina Dalman, Robert Dearborn, Kim Handler, and John Swierk. Absent: None. Also present: Assistant Village Manager Kristin Kazenas, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director David Schoon, Water & Electric Director Brian Keys, and approximately 9 persons in the audience.

President Rintz confirms that Trustee Apatoff and has provided the required notice that he will be unable to attend the regular meeting due to work obligations. The Village's policy provides that Trustee Apatoff may participate remotely unless 2/3 of the Council objects. With no objections, Trustee Apatoff participated remotely fully in the meeting.

- 8) Old Business.

One Winnetka Revised Planned Development Concept Plan Review

Community Development Director David Schoon informs members of the public and Council that the concept plan review provides the applicant an opportunity to present their ideas to Council and to receive individual feedback.

David Schoon reviews the amended proposed planned development concept plan, a four-story mixed use planned development consisting of residential rental units, commercial space, and commercial and residential use parking spaces. Mr. Schoon indicates the zoning code exceptions, variations, special use permits, and zoning and subdivision relief.

John Murphy, of Murphy Development Group, and John Talty, of OKW Architects, present the proposed changes to the development such as changes to commercial use, commercial and residential parking changes, increase in residential units, and commercial use improvements.

John Talty discusses proposed plans related to commercial spacing, residential unit sizes, development scaling, utilization of the development spacing, proposed building aesthetic and façade, and the proposed development layout.

Council discusses the developments scaling, matters related to zoning, pedestrian safety concerns regarding vehicular traffic, and the overall aesthetic and façade of the development.

Public Comment

John Phelan requests that the Village include an ordinance for monitoring airborne pollution.

Frank Petrin suggests Council members walk the One Winnetka site.

Trustee Apatoff encourages that the developer considers the public's feedback and concerns regarding the development and expresses his concerns related to the building scaling and pass through.

Council commends the work of the proposed development, however, suggests that the developer continue to focus on commercial spacing to promote increased foot traffic within the Village's business district.

President Rintz suggests improvements on the Elm and Lincoln corner from an architectural standpoint and encourages the developer to consider long term effects of a dark façade given its direct exposure to sunlight.



Agenda Item Executive Summary

TITLE: One Winnetka Revised Planned Development Concept Plan Review

PRESENTER: David Schoon

AGENDA DATE: January 17, 2023

CONSENT: No

ITEM TYPE: Old Business

ITEM HISTORY:

12/7/21 - The Village Council reviewed a proposed planned development concept plan for the Subject Property.

10/18/22 - Village Council reviewed a revised proposed planned development concept plan for the Subject Property.

EXECUTIVE SUMMARY:

On January 17, the Village Council is scheduled to consider an **amended planned development concept plan application** filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue following a foreclosure action. The "Owner" also has under contract 736 Elm Street, which together with the other properties, make up the Subject Property.

The Applicant has submitted for concept plan review by the Village Council a **four-story mixed use planned development** for the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

- a) 59 residential rental units,
- b) 20,936 square feet of commercial space, and
- c) a total of 156 parking spaces consisting of 38 spaces at ground level for the commercial uses and 118 spaces on the lower (underground) level for the residential uses.

Attached is a separate staff report providing further details regarding the Applicant's amended request.

RECOMMENDATION:

At the January 17, 2023, Village Council meeting, staff recommends that the Village Council review the Applicant's amended concept plan application, and that Council members provide individual comments, suggestions or recommendations on the proposed mixed-use development.

ATTACHMENTS:

1. Staff Report
2. Applicant's Concept Plan Application Materials
3. Comparison of the December 2021 Concept Plan for the Site, the Applicant's Most Recent Concept Plan for the Site, and the Applicant's Current Concept



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JANUARY 11, 2023

SUBJECT: 714-740 ELM & 511-515 LINCOLN - MURPHY DEVELOPMENT GROUP, LLC
PLANNED DEVELOPMENT - CONCEPT PLAN REVIEW
(CASE NO. 2022-25-PD)

INTRODUCTION

On January 17, the Village Council is scheduled to consider an **amended planned development concept plan application** filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue following a foreclosure action. The "Owner" also has under contract 736 Elm Street, which together with the other properties make up the Subject Property. The designated architect for the project is OKW Architects, LLC.

The Applicant has submitted for concept plan review by the Village Council a **four-story mixed use planned development** for the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

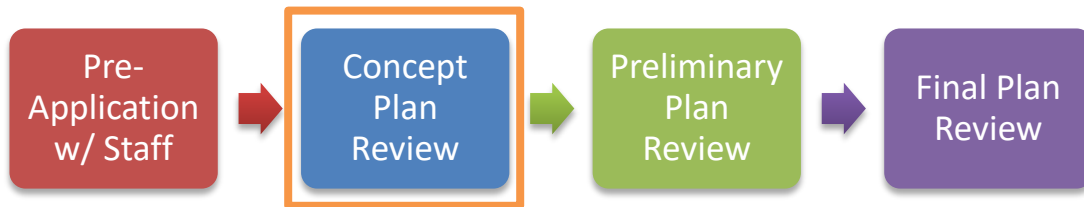
- a) 59 residential rental units,
- b) 20,936 square feet of commercial space, and
- c) a total of 156 parking spaces consisting of 38 spaces at ground level for the commercial uses and 118 spaces on the lower (underground) level for the residential uses.

The Applicant's amended concept plan application materials are included in **Attachment 2**.



Figure 1
Proposed Concept Plan -Elm Street Perspective Drawing

The purpose of the Village Council’s review of the concept plan application is to broadly acquaint the Council with the Applicant’s proposal and provide the Applicant with any preliminary views or concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application. There is not a public notice requirement for the concept plan review stage; however, as a courtesy to property owners immediately to the south and west, staff emailed representatives of the 711 Oak condominium building and the Hadley Institute informing them of the January 17 Council meeting.



After hearing the comments and suggestions from the Village Council, if the Applicant decides to proceed with the project, the Applicant will need to submit a preliminary planned development application with all the required documents for consideration by the Planned Development Commission and the Design Review Board. Property owners within 250 feet of the Subject Property would then be notified of these meetings by mail notice, a notice would be published in the local newspaper, and signs would be posted on the Subject Property. Once the advisory bodies have completed their respective reviews, the Village Council would consider the advisory bodies’ findings and recommendations on the preliminary plan and vote to grant, deny, or modify the planned development application, or the Village Council may return the matter to the Planned Development Commission or Design Review Board for further consideration and findings. Provided the preliminary plan is approved by the Village Council, a final plan must then be submitted for the Village Council’s consideration. If the Council finds the final plan substantially conforms to the approved preliminary plan, the Council will approve the final plan.

DESCRIPTION OF PROPERTY

The Subject Property is generally located on the southeast corner of Lincoln Avenue and Elm Street and is approximately 1.21 acres (Figure 2). The Subject Property contains six vacant commercial buildings. In the center of the buildings is a small surface parking lot that accommodates approximately 14 vehicles. The Village parking lot immediately east of the Subject Property (the “Village Parcel”) would not be part of the Applicant’s redevelopment plans. The 63 parking spaces on the Village Parcel would continue to be available for use by customers and employees of the Elm Street Business District.

Unlike recent concept plans reviewed by the Village Council, the Subject Property and the proposed development **now includes** 736 Elm Street, which is owned by Elm Street Pharmacy, LLC, and which formerly housed Conney’s Pharmacy. Also, unlike recent concepts plans, the 740 Elm Street property, which is commonly referred to as the former Phototronics building, will demolished and incorporated into the planned development.

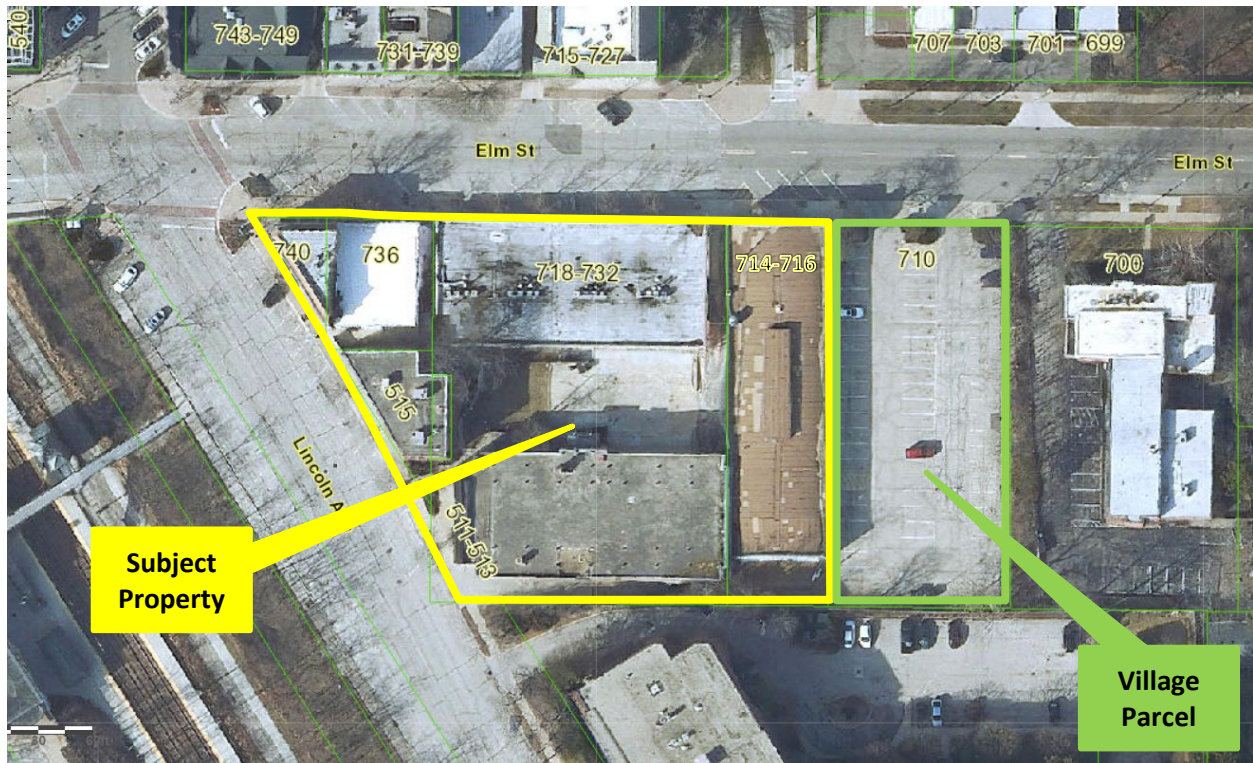


Figure 2 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial, and a portion is located in the C-2 Overlay District as shown in Figure 3.

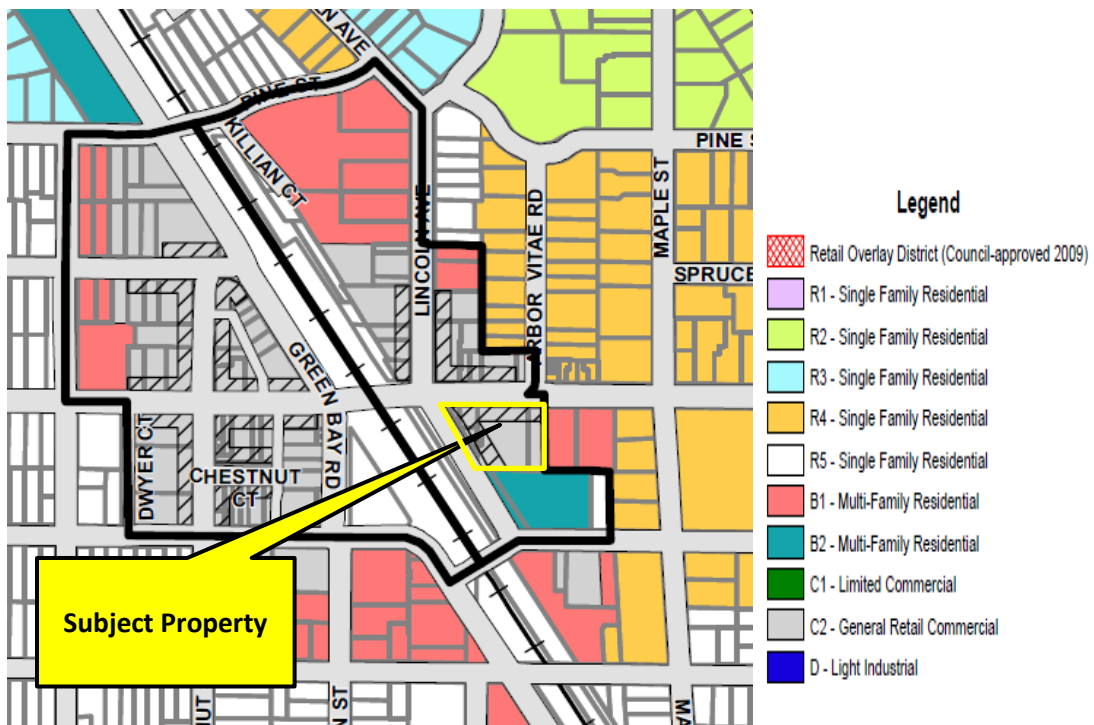


Figure 3 – Zoning Map

The Village's Comprehensive Plan designates the Subject Property as appropriate for mixed-use land uses as shown in Figure 4.

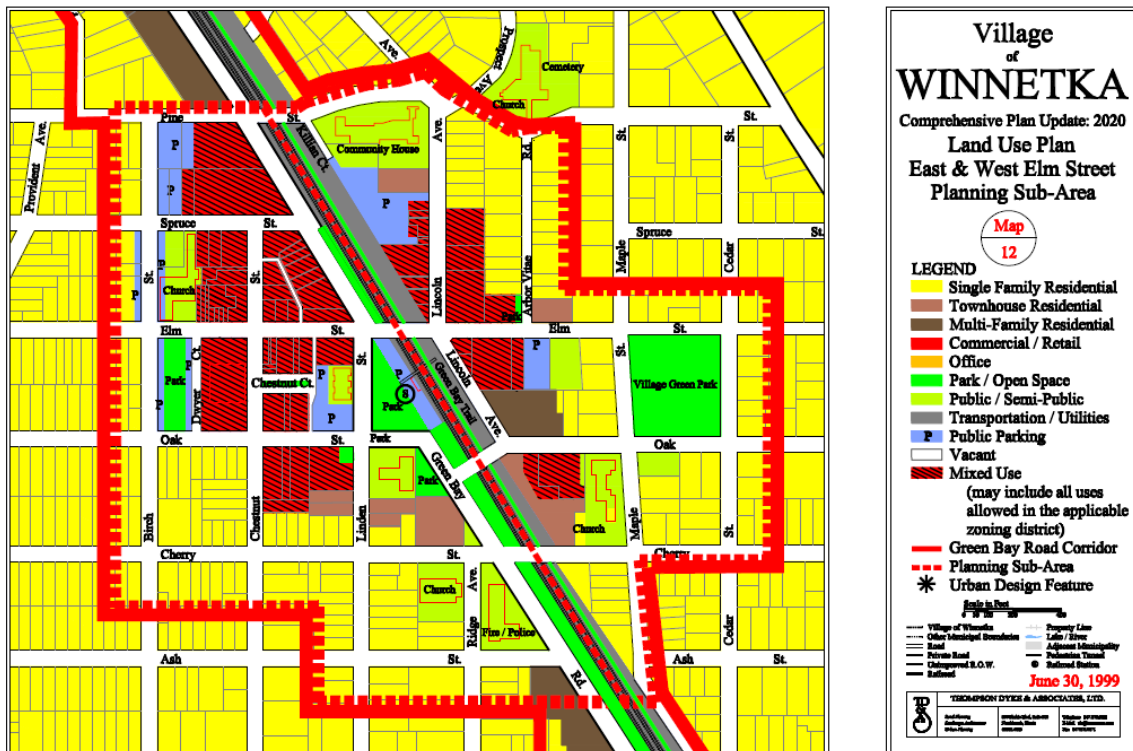


Figure 4 – Comprehensive Plan Land Use Plan

RECENT PROPERTY BACKGROUND

Recent Concept Plan Review - Submittal by Stonestreet Partners, LLC

On December 7, 2021, the Village Council considered a planned development concept plan application filed by Stonestreet Partners, LLC, who was the development entity for the previously approve One Winnetka final planned development for the site. At that time, the application materials stated that Murphy Development Group would serve as the General Partner and OKW Architects, LLC would serve as the architect. The agenda materials and meeting minutes from the December 7 meeting are available on the Village website. That proposal was for a **five-story mixed use planned development** for the Subject Property, which consisted of the following elements:

- 74 residential rental units,
- 18,000 square feet of commercial space, and
- a total of 158 parking spaces consisting of 43 spaces at ground level for the commercial uses and 115 spaces on the lower (underground) level for the residential uses.

During that concept plan review individual trustees provided comments on the proposal. At least three of the trustees stated that they could not support a five-story development on the site. Others questioned the mix of units and size of the units, in particular the number of one-bedroom units. They indicated the developer would need to submit a market study at the time they submitted their preliminary planned development application. The applicant would also need to provide a parking study for the area to support their proposed level of parking, in particular for the commercial uses. Also, during the preliminary planned development application step, they would need to address concerns regarding the access point

on Elm Street in terms of site visibility, and they should meet with the neighbors to discuss their proposal. That applicant did not move forward with the development plan that had been presented.

Recent Concept Plan Review – Submittal by Murphy Development Group

On October 18, 2022, the Village Council considered a planned development concept plan application filed by the Applicant. The agenda materials and meeting minutes from the October 18 meeting are available on the Village website. That proposal was for a **four-story mixed use planned development** for the Subject Property excluding the Conney's Pharmacy parcel, which consisted of the following elements:

- 48 residential rental units consisting of 2 and 3 bedrooms on levels 2-4,
 - 18,800 square feet of commercial space at ground level, and
 - 155 parking spaces on the ground floor and lower levels.
- The 39 parking spaces for the commercial uses on the ground level would have been accessed off Elm Street and the 116 spaces for residential uses on the lower level would have been accessed off of Lincoln Avenue.

During that concept plan review individual trustees provided comments on the proposal. In general, Council members found that the development team heard their comments on the December 2021 concept plan and found the new concept plan an improvement. Most of the Council members expressed an openness to consider special uses for medical and financial service uses on the ground floor, but consideration of such uses will be dependent on the particular tenant in terms of how it would use the space and how it would impact businesses in the area. Some members expressed concerns regarding the mid-point driveway on Elm Street as it related to pedestrian safety using the Elm Street sidewalk.

CURRENT PROPOSED PLAN

The Applicant has submitted a concept plan for a four-story mixed-use building for consideration by the Village Council, which development calls for the following:

- 59 residential rental units consisting of 1, 2 and 3 bedrooms on levels 2-4 (some units will have dens),
- 20,936 square feet of commercial space, and
- 156 parking spaces consisting of 38 spaces at ground level for the commercial uses and 118 spaces on the lower (underground) level for the residential uses.

The residential units would be accessed by a lobby off Lincoln Avenue. The lower-level parking for the residential tenants would be accessed off Lincoln Avenue along the south end of the property.

The bulk of the commercial space would be along Elm Street with a smaller portion along Lincoln Avenue. The commercial parking spaces would be located at ground level behind the first-floor commercial and residential uses, and the parking spaces would be accessed off Lincoln Avenue by a two-way drive aisle. A limited loading area for the building would also be in this general area. A small public plaza would be located on the corner of Elm and Lincoln, and a mid-block covered pedestrian walkway would connect the commercial parking lot to the Elm Street sidewalk. The Applicant has identified an interest with leasing the first-floor commercial space to medical office uses and financial service office uses, both of which would require special use approval as portions of either use would be located with the Overlay District.



Figure 5 – Current Concept Plan – Ground Floor Plan

The façade of the building contains Tudor design elements expressed in a more contemporary building design. The façade consists of brick work as well as smooth faced and rusticated stone. It also includes painted wood framework and dark charcoal stucco on the upper portions of the lower level. The façade contains some steeply pitched roof elements as well as bay elements, balconies, terraces, and large groupings of window openings. The application materials include further description of the design team's approach to the design.



Figure 6 – Current Concept Plan – Elm Street Elevation

In most locations the fourth-story building element would be stepped back from the front property line as required by code. The step back of the upper stories is required by code to reduce the perceived scale of buildings at the sidewalk. Residential balconies are provided at the second and third floor levels and more extensive terraces at the fourth level. During the preliminary plan review process, the Applicant will need to provide further details regarding the design of all building facades.

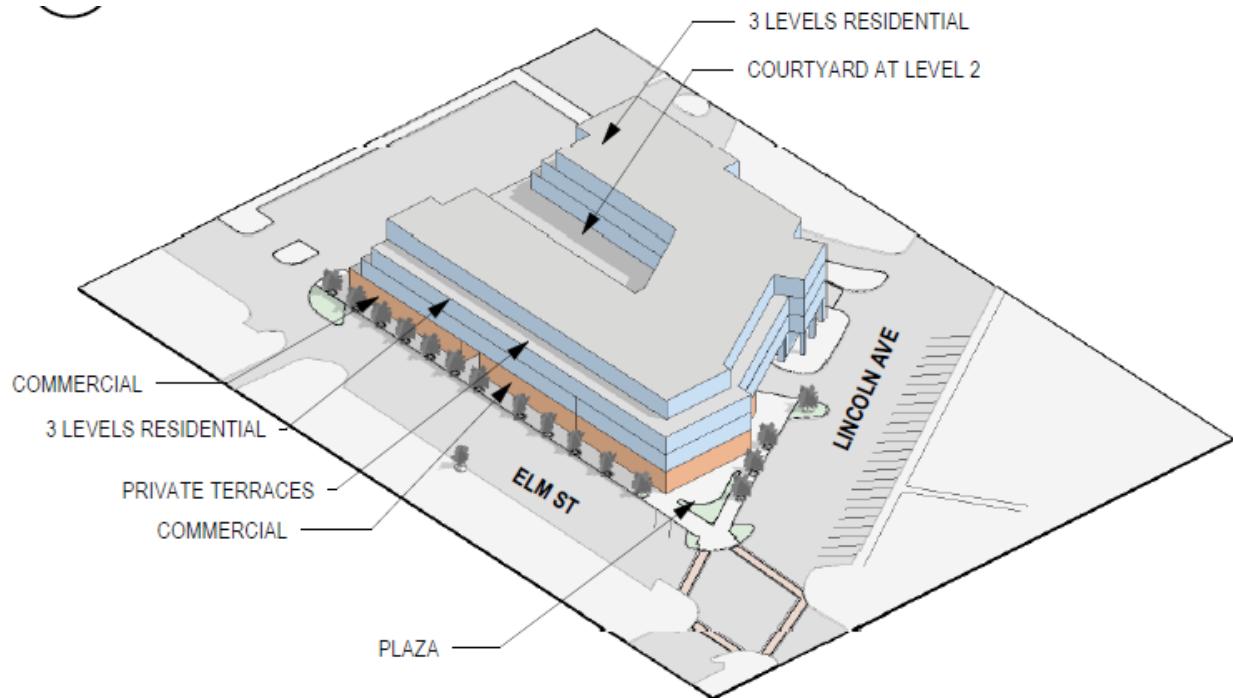


Figure 7 – Current Concept Plan – Axonometric View

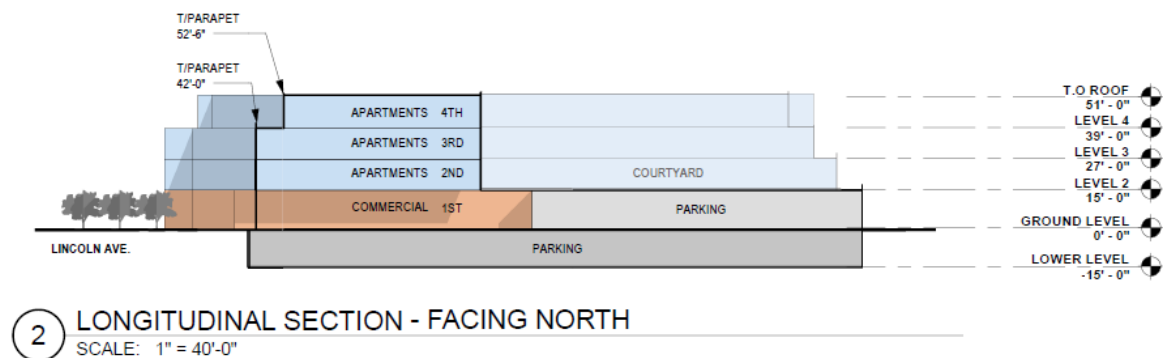
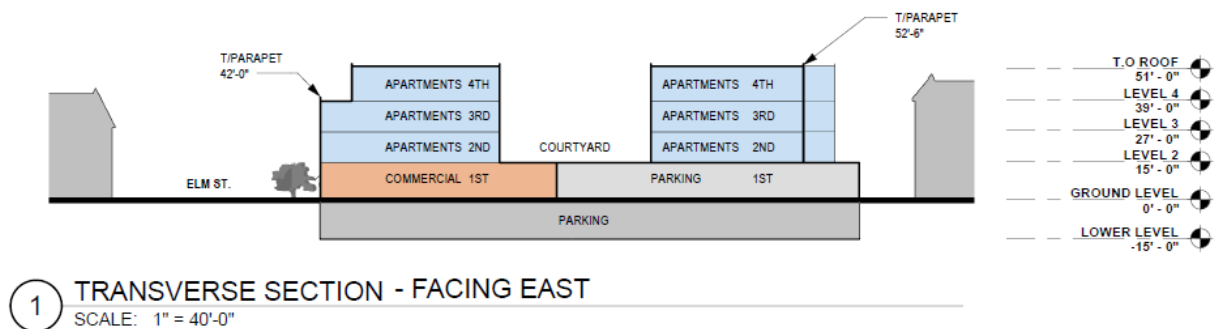


Figure 8 – Current Concept Plan – Building Sections

Attachment 3 includes a table comparing: (i) the concept plan submitted by Stonegate Partners, which the Council reviewed in December 2021; (ii) the concept plan submitted by the Applicant, which the Council reviewed in October 2022; and (iii) the current proposed concept plan for the property (January 2023).

REQUIRED SUBDIVISION & ZONING RELIEF

Based upon staff's initial review of the concept plan submitted to date, the following subdivision and zoning relief has been identified; **additional relief may be necessary as the plans evolve and become more detailed:**

- A. Approval of a Plat of Consolidation, including an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.
- B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following ***special uses and exceptions*** from the requirements of the Zoning Ordinance:
 - a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes a four-story building that is 52'-6" to the top of the parapet.
 - b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet along portions of the Lincoln Avenue property line.
 - c. No side yard is required, but when a side yard is provided it must be at least three feet; the Applicant proposes some of the upper-level terraces to be less than three feet from the south property line.
 - d. Building levels at the fourth level or higher must be setback 10 feet from the front property line; the Applicant proposes a setback at the fourth level less than 10 feet from the Lincoln Avenue property line.
 - e. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet along the easterly property line to accommodate the building and terraces.
 - f. The proposed parking located on the ground level requires special use approval.
 - g. Medical offices and financial service offices require special use approval as a portion of the uses would be located within Commercial Overlay District.
- C. License Agreement. Upper story elements along Elm Street project over the right-of-way and thus a license agreement will be required for those improvements.

As previously stated, the Applicant is proposing a total of 156 on-site parking spaces. An exception is not required for the number of parking spaces. Based upon the Village Code requirement of 1.25 spaces per 1-bedroom units, 1.5 spaces per 2-bedroom units, and 2.0 spaces per 3-bedroom units, the proposed development is required to provide 96 parking spaces for the residential units; the Applicant is proposing 118 parking spaces. Given that the development could consist of commercial spaces greater than 2,500 square feet, the development is required to provide parking at 2 spaces per 1,000 square feet of net floor area for the commercial space. Given the total amount of commercial gross floor area counted for parking requirement purposes (approximately 3,140 square feet of the commercial floor area would not be included for parking requirement purposes), the development would not be required to provide more than 38 parking spaces. The Applicant is proposing 38 commercial spaces. Though the Applicant is proposing the minimum required number of parking spaces for commercial uses; if the Applicant does decide to pursue special use approval for medical service or financial service uses, the Applicant will need to demonstrate that adequate parking on-site and in the area would exist for such uses.

As part of the request for planned development approval requiring exceptions, an applicant must provide compensating benefits. The purpose of the compensating benefits is to advance the Village's physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies. The Applicant has identified on page 5 of the attached concept plan application materials the following:

The compensating benefits and contributions of this One Winnetka Development will be a continuation and integration of the Downtown Winnetka Streetscape Improvement Plan on both Lincoln Avenue and Elm Street in front of our property, as well as on-site, at-grade parking for the intended commercial uses.

CONSIDERATION BY VILLAGE COUNCIL

Any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan they deem necessary or appropriate. However, no final or binding action is taken at this concept plan review step. Any views expressed during the Village Council's review of the concept plan are only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done during the concept review shall be deemed to create, or to prejudice, any rights of the Applicant or to obligate the Village Council to approve or deny any preliminary plan application.

RECOMMENDATION

Staff recommends that the Village Council review the Applicant's concept plan application, and that Council members provide individual comments, suggestions, or recommendations on the proposed mixed-use development.

ATTACHMENTS

Attachment 2: Applicant's Concept Plan Application Materials

Attachment 3: Comparison of the December 2021 Concept Plan for the Site, the Applicant's Most Recent Concept Plan for the Site, and the Applicant's Current Concept Plan for the Site.

ONE WINNETKA

DESIGN PRESENTATION
JANUARY 11, 2023





ONE WINNETKA PROJECT AND DESIGN NARRATIVE

OKW Architects, LLC, and John Murphy of Murphy Development Group (MDG) have proposed a new concept for the **One Winnetka** site bounded by Elm Street and Lincoln Avenue in east Winnetka. **MDG** brings to the table a deeply creative understanding in luxury, multi-family housing and mixed-use developments as well as the economic realities associated with the product type. **MDG** will help us to better respond to the marketplace and make **One Winnetka** not a dream, but a reality. **MDG’s** role will be one of General Partner. They will gather input from the project team but have full control over the development of **One Winnetka**.

This solution, rooted in sound planning principles addressing scale, density, context, and use, is also relevant to a mixed-use marketplace in need of modern and “right sized” ground floor commercial spaces, along with luxury apartments that address a void in the current North Shore fabric. Together, these program elements promote community, walkability, and place-making, which will successfully allow Winnetka to build upon its re-development strategies and further evolve its downtown.

The plan is to provide leasable ground floor commercial spaces to enhance, activate, and complement both the Lincoln Avenue and Elm Street corridors, while successfully integrating apartment units on floors two through four, offering housing for local step-down buyers as well as those wanting to move into this incredible community. The ground floor commercial has drawn interest from a health care provider as well as a financial services firm. These entities will not only stimulate foot traffic to the development, but their employees will help to help support local businesses during the workday. The apartments will also promote pedestrian activity in Winnetka and provide an anchor for the east side of town. Together, Winnetka will welcome a project of quality and scale, the likes of which has not been seen in the community in decades.

The architecture of the project draws inspiration from the context of the Village’s historic mixed-use structures, many of which are of a Tudor style. It incorporates highly detailed brickwork and stone (both smooth faced and rusticated) with the lighter weight expression of a painted wood framework and dark charcoal stucco on the upper level and select portions of the lower elevation. The roof forms have steeply pitched elements complementing bay windows and large groupings of openings in the wall surface. The scale of the building is eroded by conscientiously peeling back the top floors and corners of the building with terraces so as to reduce the overall mass. The darkened top floor also helps the building mass to recede. In carving back the building, many apartments are provided outdoor living environments to further activate the building and engage the residents with the outside. These design strategies, materiality, and style promote a familiar human scale when integrated into the existing streetscapes of Winnetka. It is not our intent to replicate buildings of the past, but learn from them and present them in a more contemporary expression allowing the tenants and residents of today’s market to embrace the beauty of the style, while working and living in a building of its current time and place.

In this most recent iteration of the planning, **One Winnetka** once again incorporates the Conney’s Pharmacy parcel. This property allows the development to capture the intersection of Lincoln and Elm in a way we have not been able to do, and has the team rethinking the viability of Phototronics at the corner. Rather than repurpose an aging building with an irregular footprint, we can now extend the **One Winnetka** architecture closer to the corner, offer some open space, present a prominent retail corner, and better introduce the development to those coming from the west side of the downtown.



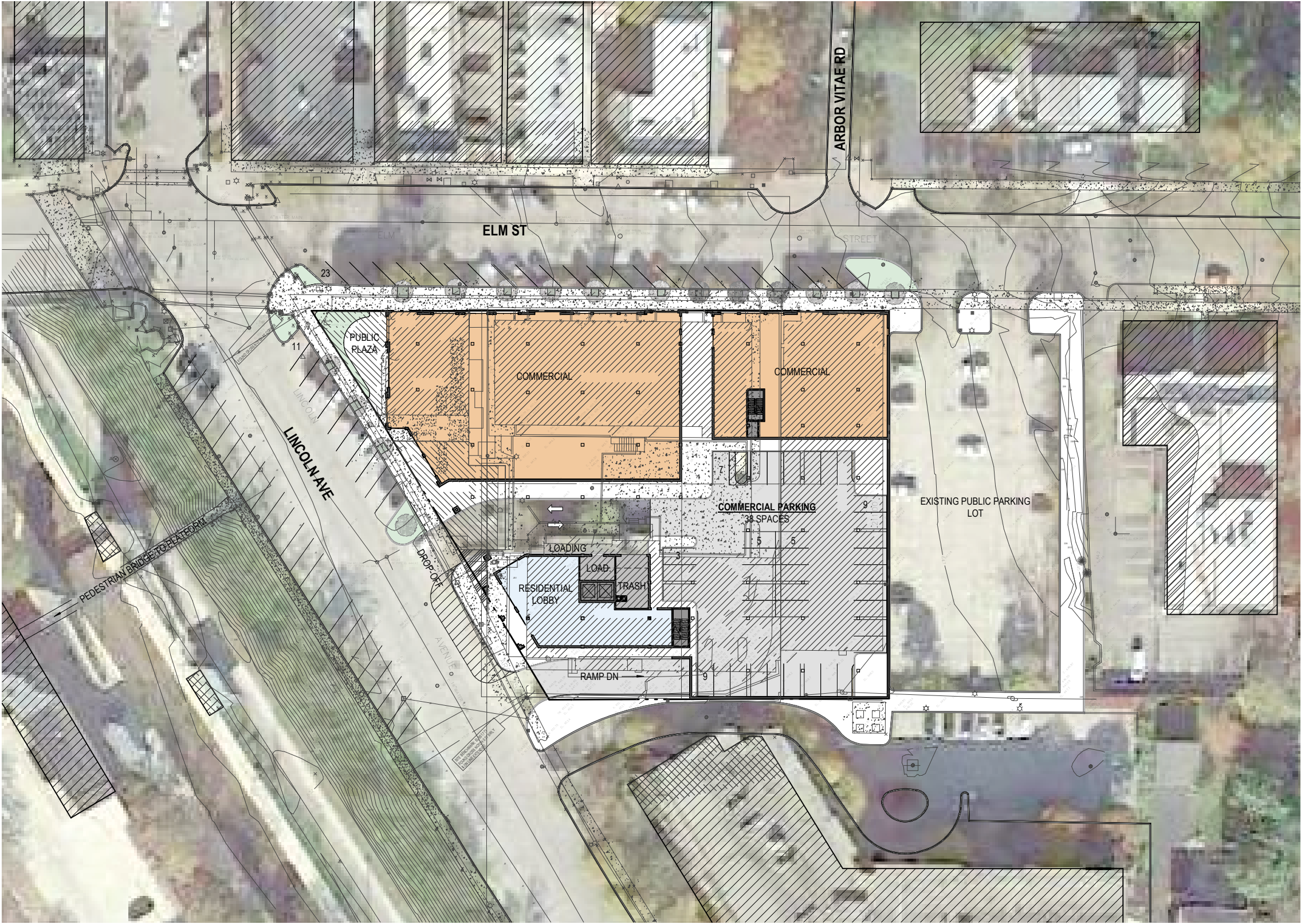
Table Comparing the Approved One Winnetka Final Plan with Proposed MDG Submittal

	Current C-2 Zoning	Approved 2018 OW Final Plan		2023 Proposal	
Development Site Size	1.21 acres	1.38 acres		1.21 acres	
Gross Building Area Non-parking Parking		304,760 sf 186,265 sf		192,186 sf Total 130,166 sf 62,020 sf	
Residential Gross Building Area Amenity Area (lobby, indoor fitness, club, etc) Service Area (back of house service, trash, equip)		140,340 sf		109,230 sf Total 5,524 sf 5,422 sf	
Commercial Gross Building Area Service Areas (15%)		29,895 sf		20,936 sf Total 3,140 sf	
Commercial Gross Floor Area				17,796 sf	
Building Height	45 ft. and 4 stories	5-stories, 59'-0" (With parapet – 61'-6")		4-stories, 51'-0" (With parapet - 52'-6")	
Exception Required					
On-Site Parking					
Special Use Required: Parking on street level.	Commercial 2 spaces/1,000 sf	Required x 29,895 sf = 60 spaces	Provided 131 spaces	Required x 17,796 sf = 36 spaces	Provided 38 spaces
	Dwelling 1-BR - 1.25/unit 2-BR - 1.5/unit 3-BR - 2/unit	x 6 units = 8 spaces x 16 units = 24 spaces x 36 units = 72 spaces = 104 spaces	115 spaces	x 9 units = 12 spaces x 33 units = 50 spaces x 17 units = 34 spaces = 96 spaces	118 spaces
Residential Use Type - # of Units Apartment Rental Units Condominium Units Townhome Units Total**		36 15 7 58		59 0 0 59	
Residential Bedroom Size - # of Units Studio 1-bedroom + den 2-bedroom 3-bedroom		0 6 16 36		0 9 33 17	
Front Yard Setbacks (along Lincoln Ave.)	0 ft.	0 ft.		0 ft.at levels 1-3	
Corner Side Yard Setbacks (along Elm St.)	0 ft.	0 ft.		0 ft.at levels 1-3 11 ft. at level 4	
Side Yard Setback (along south property line)	0 ft. (3 ft.)***	24 ft.		0 ft. at ground level 10 ft. at levels 2-3 10 ft. at level 4	
Rear Yard Setback (along east property line)	10 ft.	0 ft.		0 ft. at ground level 10 ft. at level 2 20 ft. at levels 3-4	
4th Story Setback (along Lincoln Ave)	10 ft			10'-0" at level 4 5'-0" Above Residential Ent.	

Notes
* The development was approved for between 55 and 62 units.
** A side yard is not required, but where a side yard is provided, it must be a minimum of 3 ft.

DEVELOPMENT SUMMARY				
SITE AREA: 52,755 SF				
BUILDING AREA				
	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL GFA	PARKING
LEVEL LL	48,612 SF	--	--	45,397 SF
LEVEL 01:	41,774 SF	--	17,796 SF	16,623 SF
LEVEL 02:	36,675 SF	28,719 SF	--	--
LEVEL 03:	35,265 SF	29,779 SF	--	--
LEVEL 04:	29,860 SF	25,686 SF	--	--
TOTAL:	192,186 SF	84,184 SF	17,796 SF	62,020 SF
AVERAGE UNIT SIZE: +/- 1,426 SF				
PARKING				
	RESIDENTIAL	COMMERCIAL	TOTAL	
LOWER LEVEL	118			
GROUND LEVEL		38		
TOTAL PROVIDED	118	38	156	
RATIO	2/UNIT	1.85/1,000 SF	167	

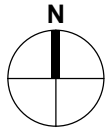
UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59



1

SITE PLAN

SCALE: 1" = 60'-0"



- REQUIRED EXCEPTIONS**
- FRONT SETBACK - MAXIMUM 3' (ALONG LINCOLN AVE)
 - BUILDING LOCATED IN REQUIRED REAR YARD. (ALONG EAST PROPERTY LINE.)

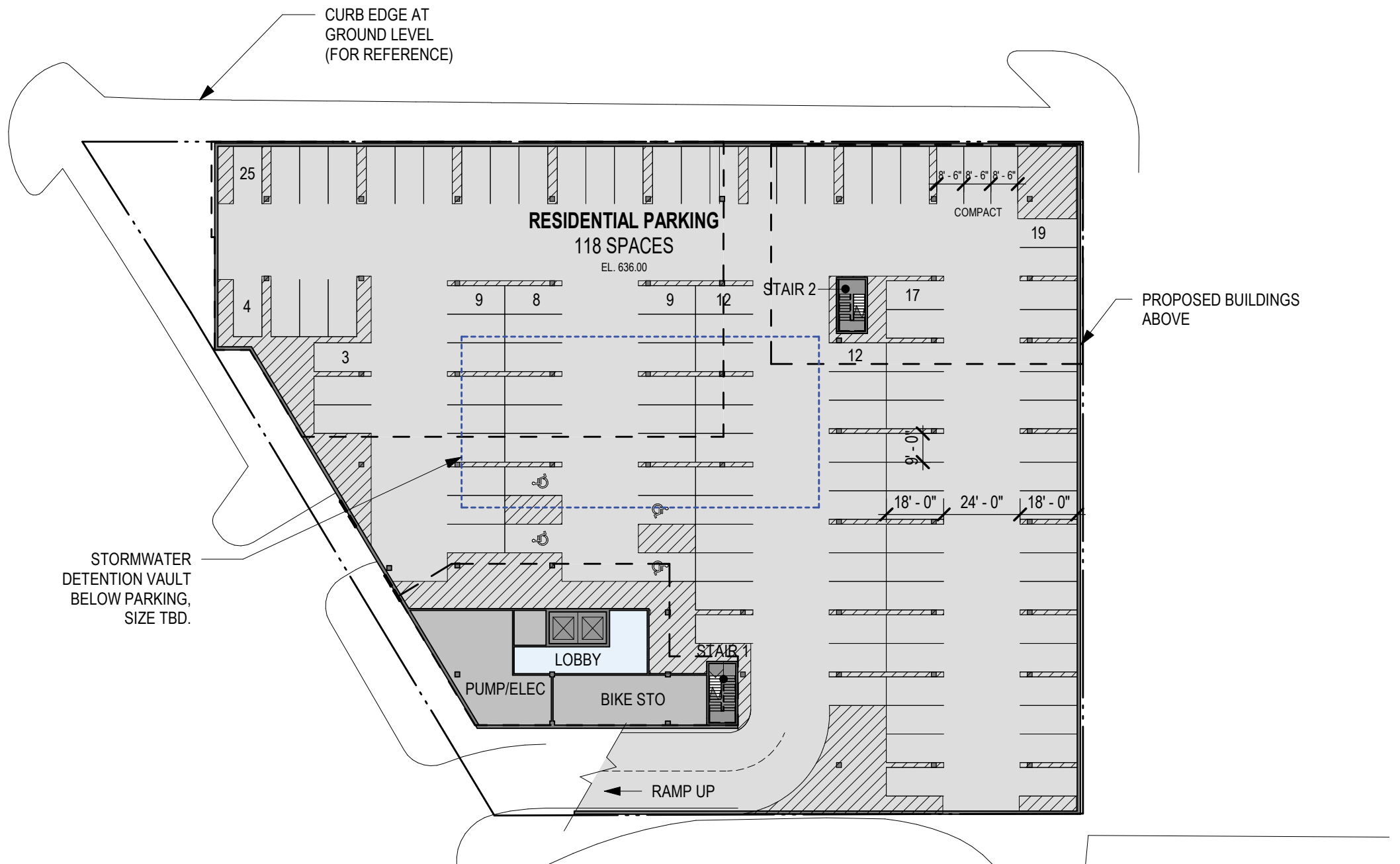
- SPECIAL USE REQUIRED**
- PARKING ON STREET (GROUND) LEVEL.
 - MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.

THE COMPENSATING BENEFITS AND CONTRIBUTIONS OF THIS ONE WINNETKA DEVELOPMENT WILL BE A CONTINUATION AND INTEGRATION OF THE DOWNTOWN WINNETKA STREETSCAPE IMPROVEMENT PLAN ON BOTH LINCOLN AVENUE AND ELM STREET IN FRONT OF OUR PROPERTY, AS WELL AS ON-SITE, AT-GRADE PUBLIC PARKING FOR THE INTENDED COMMERCIAL USES.

1 GROUND LEVEL
SCALE: 1" = 40'-0"

REQUIRED EXCEPTIONS

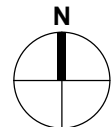
- LOWER LEVEL PARKING
IN REQUIRED REAR YARD.
(ALONG EAST PROPERTY LINE.)



1 LOWER LEVEL
SCALE: 1" = 40'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 11, 2023 Project #: 21077

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59

REQUIRED EXCEPTION

WHEN A SIDE YARD IS PROVIDED IT MUST BE AT LEAST 3' (ALONG SOUTH PROPERTY LINE)

TERRACES WITHIN SIDE YARD AND REAR YARD SETBACKS AT LEVEL 2.

LICENSE AGREEMENT REQUIRED

BUILDING ELEMENTS APPEAR TO PROJECT OVER THE R.O.W. (ALONG ELM ST.)



1

LEVEL 2 - 36,675 SF (GROSS) - 19 UNITS (29,280 SF RENTABLE)

SCALE: 1" = 40'-0"

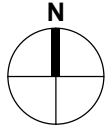
UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59

LICENSE AGREEMENT REQUIRED

BUILDING ELEMENTS APPEAR TO PROJECT OVER THE R.O.W. (ALONG ELM ST.)



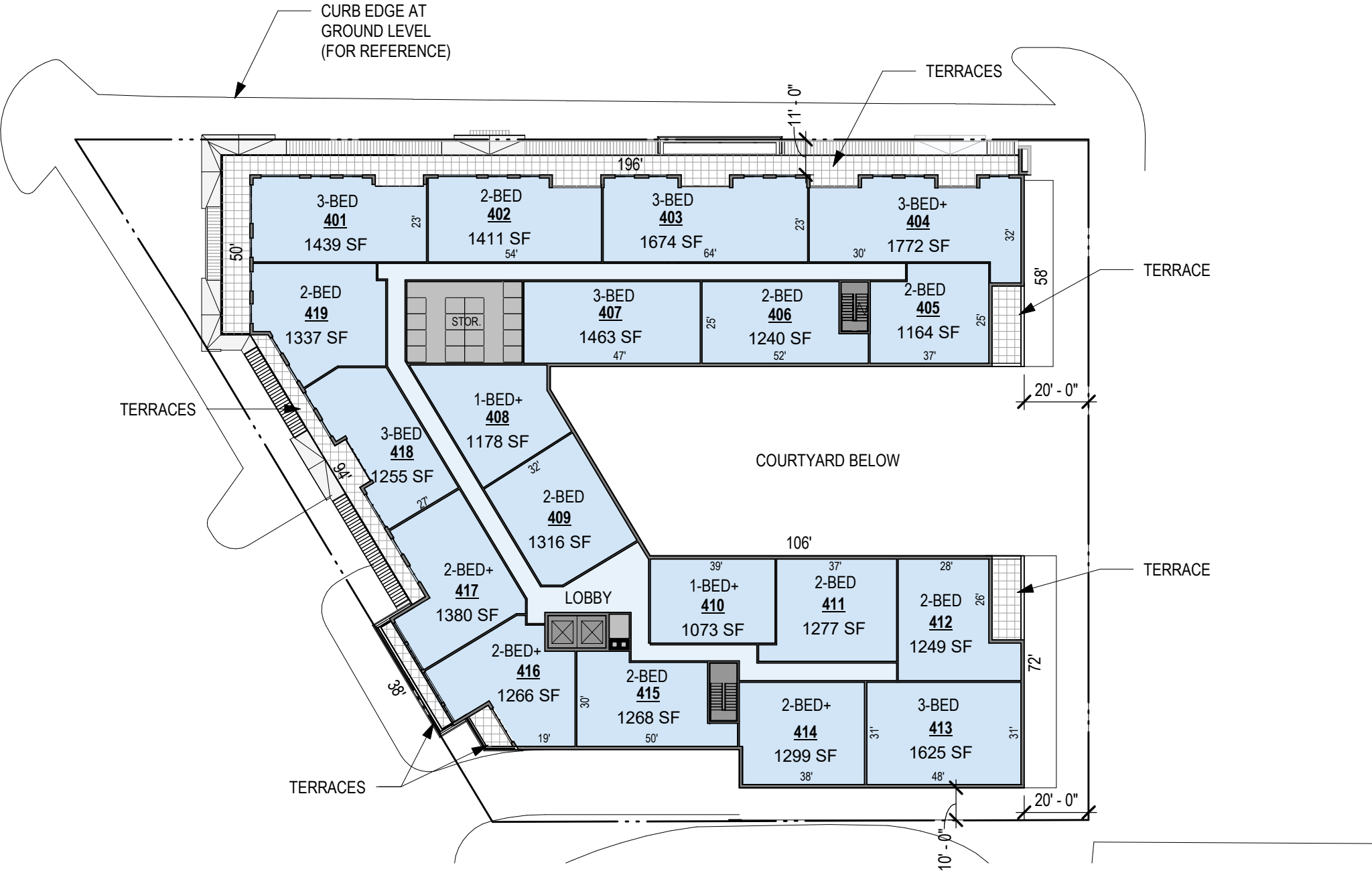
1 LEVEL 3 - 35,265 SF (GROSS) - 21 UNITS (30,270 SF RENTABLE)
SCALE: 1" = 40'-0"



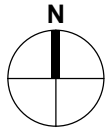
UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59

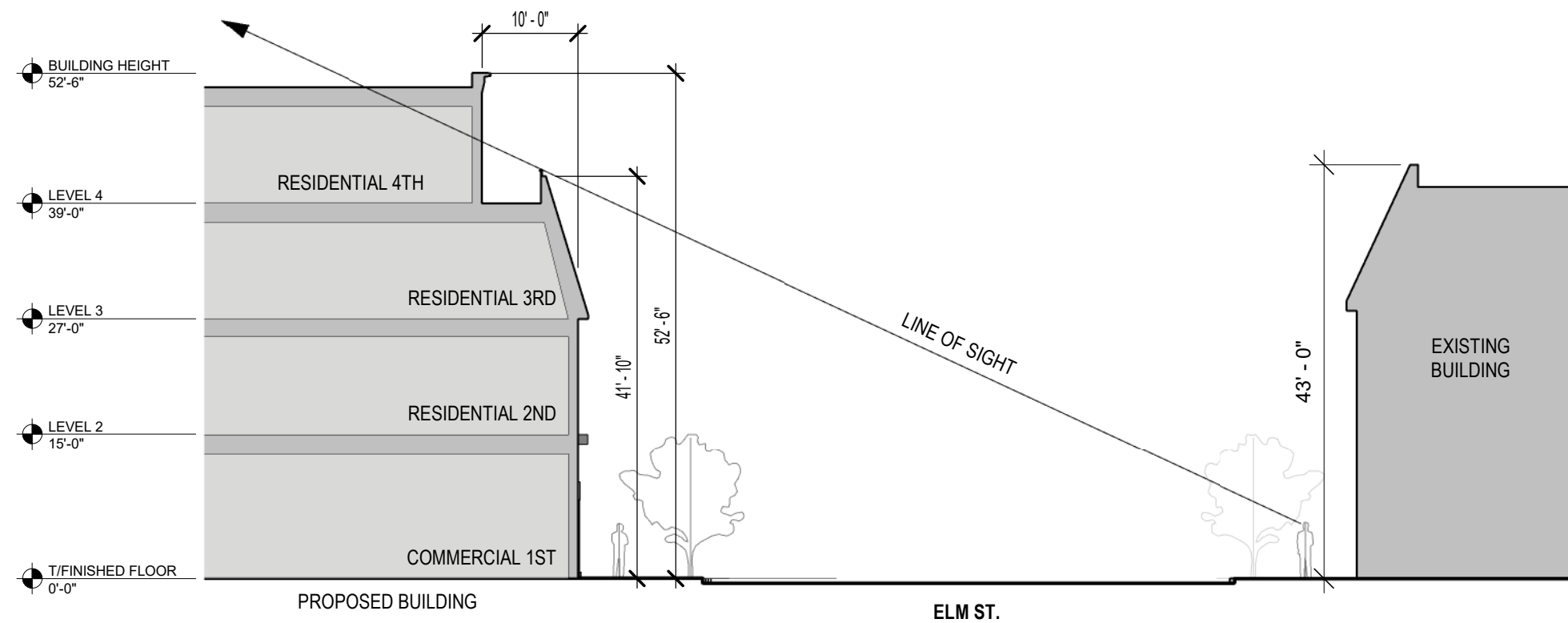
REQUIRED EXCEPTION

4TH FLOOR BUILDING MUST BE SET BACK 10' FROM FRONT PROPERTY LINE. (ALONG LINCOLN AVE.)

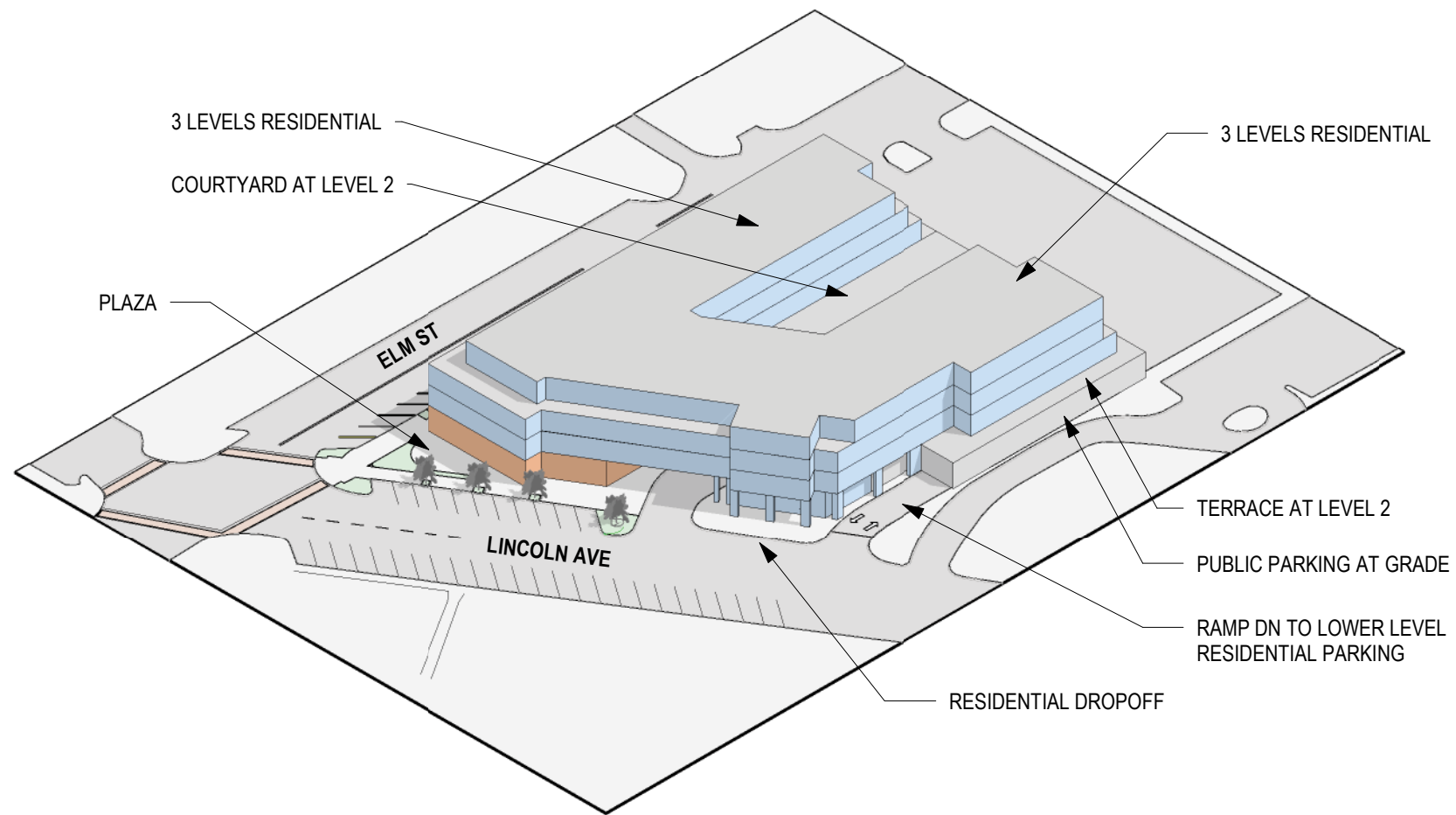


1 LEVEL 4 - 29,860 SF (GROSS) - 19 UNITS (25,690 SF RENTABLE)
SCALE: 1" = 40'-0"

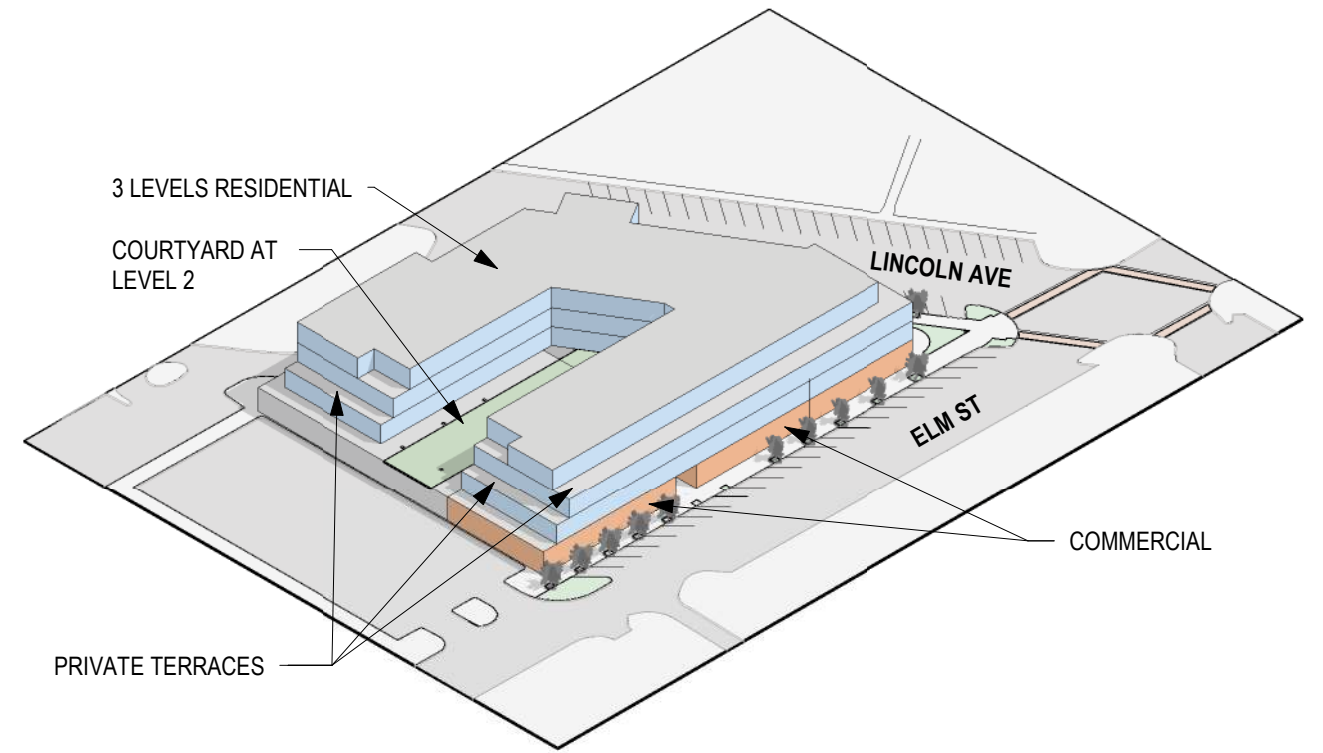




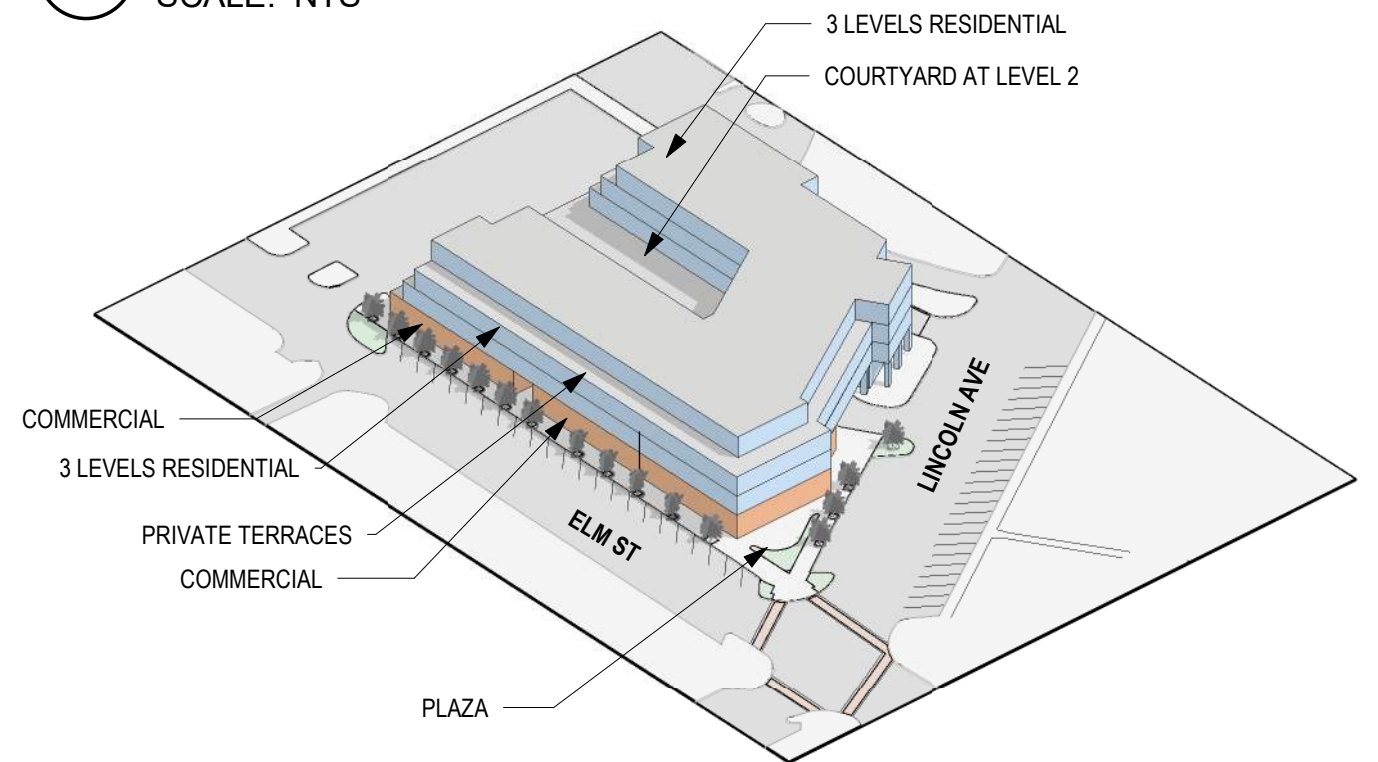
2 ELM ST. SECTION - FACING WEST
SCALE: 1/16" = 1'-0"



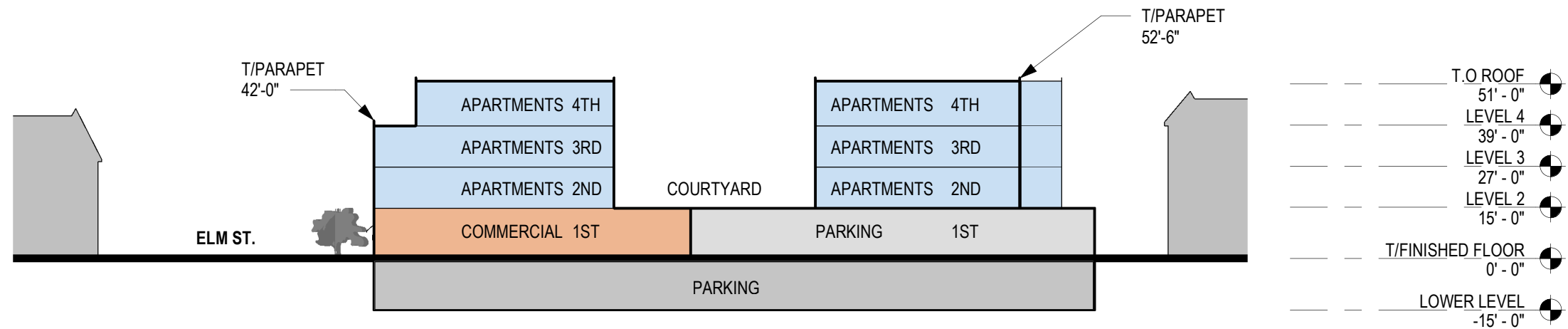
1 STACKING DIAGRAM - SOUTHWEST AXONOMETRIC
SCALE: NTS



2 STACKING DIAGRAM - NORTHEAST AXONOMETRIC
SCALE: NTS



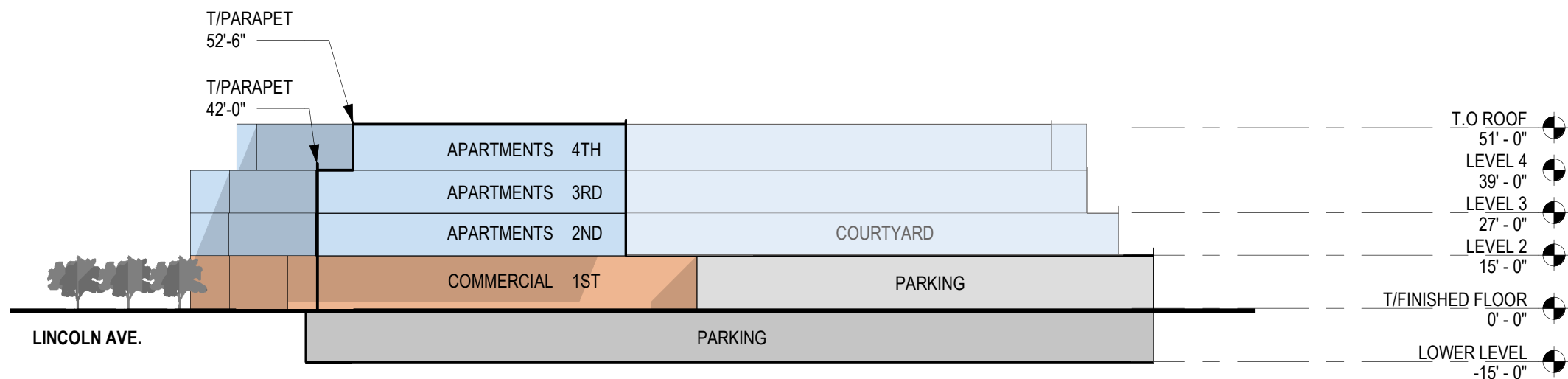
3 STACKING DIAGRAM - NORTHWEST AXONOMETRIC
SCALE: NTS



1 TRANSVERSE SECTION - FACING EAST
SCALE: 1" = 40'-0"

REQUIRED EXCEPTION

MAXIMUM HEIGHT
ALLOWED IS 45'



2 LONGITUDINAL SECTION - FACING NORTH
SCALE: 1" = 40'-0"

VIEW ALONG ELM ST. - FACING SOUTHEAST



VIEW AT CORNER OF ELM ST. & LINCOLN AVE.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 11, 2023 Project #: 21077

VIEW ALONG LINCOLN AVE. - FACING SOUTHEAST





2 WEST ELEVATION
SCALE: 1" = 20'-0"



3 LINCOLN ELEVATION
SCALE: 1" = 20'-0"

BUILDING HEIGHT
52'-6"

LEVEL 4
39'-0"

LEVEL 3
27'-0"

LEVEL 2
15'-0"

HIGHEST NATURAL
GRADE
0'-9"

T/FINISHED FLOOR
0'-0"



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

BUILDING HEIGHT
52'-6"

STRUCTURE HEIGHT = 55'-10"

T/FINISHED FLOOR
-2'-0"

LOWEST NATURAL
GRADE
-3'-4"

BUILDING HEIGHT
52'-6"

LEVEL 4
39'-0"

LEVEL 3
27'-0"

LEVEL 2
15'-0"

T/FINISHED FLOOR
0'-0"



ENLARGED ELEVATION AT BREEZEWAY PORTAL



ENLARGED ELEVATION AT RESIDENTIAL ENTRY

PD-C 	VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNED DEVELOPMENT CONCEPT PLAN APPLICATION
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This application addresses the first step of the Village's planned development public review process. Prior to submittal of this form and accompanying project details, an applicant is required to meet with the Community Development Department staff to discuss the planned development requirements and procedures.

Once this application is received, Village staff will schedule a presentation of the application materials to the Village Council at a regular Council meeting. The purpose of the concept plan presentation to the Council is to broadly acquaint the Village Council with the applicant's proposal and provide the applicant with any preliminary views or concerns that members of the Village Council may have at a time in the process when positions are still flexible, adjustment is still possible, and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a preliminary plan application.

At the meeting at which the concept plan application is considered, any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any concept plan application. Any views expressed in the course of the Village Council's review of any concept plan application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Council, or any member of it, to approve or deny any preliminary plan application following full consideration thereof as required by this Code.

The following materials are the minimum required for the processing of a concept plan review by the Village of Winnetka's Village Council. There is no filing fee for the concept plan review; however, review of a submitted formal *preliminary planned development* application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Community Development Department at (847) 716-3525.

Current Property Owner Information

Legal Name: RIC (Winnetka Lincoln), LLC

Primary Contact: Bill Ullicki

Address: 162 CUMBERLAND ST., SUITE 300

City, State, Zip: TORONTO, CANADA,

Phone No. 416 928 5126 MSR 3NS

Email: billullicki@romspen.com

Applicant Information

Legal Name: Murphy Development Group, LLC

Primary Contact: Deirdre Clein

Company: Murphy Real Estate Services

Address: 227 W Monroe, Suite 5040

City, State, Zip: Chicago, IL 60606

Phone No: 312.625.3383

Email: dclein@murphyres.com

Village of Winnetka
PLANNED DEVELOPMENT – CONCEPT PLAN REVIEW APPLICATION

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 714-740 Elm Street & 515 Lincoln Avenue, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-21-109-003, 05-21-109-017, 05-20-213-004, 05-20-213-005, 05-20-213-006

Dimensions and Size of Parcel(s): 211' x 193' x 236' x 317' | 50,810 SF

Current Zoning: C2 - General Retail Commercial, Retail Overlay

Current Use of the Property: Vacant retail/commercial building

Applicant's Current Interest in Property: Owner's Representative

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information to Village staff at least two weeks prior to the Village Council meeting date. The Council meets on the 1st and 3rd Tuesdays of the month.

- ☐ If the Applicant is *not* the owner of the subject property, the current property owner must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Council agenda. Authorization on file in Community Development.
- ☐ A sketch site plan drawn to scale showing the general layout of proposed buildings and land uses within the property, as well as the general location of vehicular parking and circulation areas and pedestrian circulation systems. Showing the context of the site plan in relationship to surrounding parcels and land uses as well as the adjacent street and sidewalk network would be helpful.
- ☐ A narrative describing the general scale, use and character of the proposed development, including the proposed categories of land uses for property. The narrative should also include a general outline of the project's overall building footprint, impermeable surface area and gross floor area, as well as a summary of the anticipated number and size of residential units and parking spaces for a residential development and the number, type and size of proposed uses, as well as anticipated parking areas for commercial developments;
- ☐ A general visual description or images of the architectural style of the proposed development;
- ☐ List of zoning and subdivision exceptions that the planned development requires for approval;
- ☐ The general location and extent of compensating benefits as required by Section 17.58.120 B; the following is a non-exclusive list: (1) the provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities; (2) the preservation of existing historic features; (3) The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities; (4) the adaptive reuse of existing buildings; (5) the provision of public car and/or bike share facilities; (6) the provision of off-street public parking spaces; (7) the provision of affordable housing units; (8) the incorporation of building and site elements that enhance the environment and increase sustainability; and (9) the provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.
- ☐ The nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant; and
- ☐ Applicant's qualifications to carry out the proposed development.

PD-C



VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

**PLANNED DEVELOPMENT
CONCEPT PLAN APPLICATION**

This application addresses the first step of the Village's planned development public review process. **Prior to submittal of this form** and accompanying project details, an applicant is **required** to meet with the Community Development Department staff to discuss the planned development requirements and procedures.

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Current Property Owner Information

Legal Name: Elm Street Pharmacy, LLC

Primary Contact: Mark Jacobs

Address: 636 Elm Street

City, State, Zip: Winnetka, IL 60093

Phone No.

Email: markjacobs736@gmail.com

Applicant Information

Legal Name: Murphy Development Group, LLC

Primary Contact: Deirdre Clein

Company: Murphy Real Estate Services

Address: 227 W Monroe, Suite 5040

City, State, Zip: Chicago, IL 60606

Phone No: 312.625.3383

Email: dclein@murphyres.com

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 736 Elm Street, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-20-213-004

Dimensions and Size of Parcel(s): 3,156 SF

Current Zoning: C2 - General Retail Commercial, Retail Overlay

Current Use of the Property: Commercial/vacant retail

Applicant's Current Interest in Property: Owner's Representative

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information to Village staff at least **two weeks prior** to the Village Council meeting date. The Council meets on the 1st and 3rd Tuesdays of the month.

- ☐ If the Applicant is ***not*** the owner of the subject property, the **current property owner** must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Council agenda. Authorization on file in Community Development.
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- ☐ List of zoning and subdivision exceptions that the planned development requires for approval;
- ☐ The general location and extent of compensating benefits as required by Section 17.58.120 B; the following is a non-exclusive list: (1) the provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities; (2) the preservation of existing historic features; (3) The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities; (4) the adaptive reuse of existing buildings; (5) the provision of public car and/or bike share facilities; (6) the provision of off-street public parking spaces; (7) the provision of affordable housing units; (8) the incorporation of building and site elements that enhance the environment and increase sustainability; and (9) the provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.
- ☐ The nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant; and
- ☐ Applicant's qualifications to carry out the proposed development.



JOHN T. MURPHY

CHAIRMAN & CEO

Recognized as one of the leading real estate experts in Chicago for his development, advisory, and management skills, John T. Murphy has been a prominent member of the real estate industry since 1989. As Chairman and Chief Executive Officer of Murphy Real Estate Services, John provides leasing and development services and serves as a principal and advisor to institutional clients and investors. He also leads development initiatives and has been involved in various equity syndications for the acquisition and repositioning of assets across the United States.

As a principal and owner, John has been involved in and led the development and repositioning of several million square feet of developments throughout the Midwest and East Coast. Currently, John is developing a seven-story office complex for Michigan State University in Grand Rapids and is leading

the redevelopment of Old Cook County Hospital, a five-phase, \$1 billion project located in the world-renowned Illinois Medical District. Most recently, John completed The Paragon, a 500-unit apartment tower, located at 1326 S. Michigan in Chicago's South Loop and Cambria Hotels & Suites in Milwaukee, WI. Upcoming projects include two office towers, totaling one million square feet, located at 301 and 321 S. Wacker Drive in Chicago. Other notable accomplishments include Lincoln Park 2550, a prestigious three-tower, 228-unit luxury condominium development in Chicago's Lincoln Park neighborhood, the Hyatt Chicago "The Loop," a \$71 million redevelopment of 100 W. Monroe, transformation of a 131,000 square foot historic office high-rise in Chicago into a 257-room, full-service hotel, the 86,000 square foot redevelopment of the Chicago Motor Club building at 68 E. Wacker into a 143-room, select-service Hampton Inn, and a 237,000 square foot redevelopment of the Oriental Theater Building at 32 W. Randolph into the Cambria Hotel Chicago Loop. He is also actively involved in the development of a 206-acre private marina and beach resort on Lake Erie in Ohio

Over the years, Mr. Murphy has also brokered high-profile properties such as the development site at 155 N. Wacker and 200 W. Jackson. Other notable past achievements include successfully leasing several Chicago properties such as the Citadel Center, 200 N. LaSalle, and 230 W. Monroe.

EDUCATION

Advanced Real Estate Management & Analytics, Harvard Business School

Bachelors Degree, John Carroll University

ACHIEVEMENTS

- Licensed real estate broker in the state of Illinois
- Featured in Real Estate Chicago Magazines' 40 Under 40 List, Wall Street Journal, Chicago Tribune, Chicago Sun-Times and Crain's
- Chicago Architectural Foundation Trustee Award
- Illinois Real Estate Journal's Broker All-Stars Award

ACTIVE INVOLVEMENT

- Building Owners & Managers Association (BOMA)
- Board Member of Peggy Notebaert Nature Museum
- Executive Club of Chicago
- Urban Land Institute (ULI)
- Co-chair of buildOn (formerly Building with Books)

CLIENT SAMPLING

- General Electric Pension Trust
- New York Private Bank and Trust
- AON
- Chase
- Eurohypo
- MassMutual
- Cornerstone Real Estate Advisors LLC





CHRIS HORNEY

MANAGING DIRECTOR

Chris Horney joined Murphy Real Estate Services in 2013 and currently serves as the company's Managing Director. Chris brings a breadth of real estate and finance experience to the role, including real estate/asset investment analysis and development execution. Chris leads the development team by analyzing and underwriting commercial real estate development and acquisition opportunities and is actively involved in the execution of all development projects. Chris also oversees and supports the firm's business operations, including financial planning and budgeting, staff development and overall business strategy.

Chris is involved in the day-to-day management and oversight of the firm's development initiatives, such as the redevelopment of the Old Cook County Hospital and the ground-up development of a seven-story office complex for Michigan State University in Grand Rapids . Most recently, Chris completed The Paragon, a 500-unit luxury apartment building at 1326 S. Michigan and the ground-up development of a 132-key Cambria Hotel in downtown Milwaukee. Other projects include the Hyatt Centric "The Loop" Chicago, a redevelopment of Class C office into a 257-key hotel, the award-winning redevelopment of the landmark Chicago Motor Club into a 143-key Hampton Inn, the ground-up development of a 276-key Holiday Inn on the Cleveland Clinic Campus, and the redevelopment of the Oriental Theater Building in Chicago into a 199-key Cambria Hotel.

Additionally, Chris is a LEED-accredited professional, and a member of both the Economic Club of Chicago and Young Real Estate Professionals, and is the Treasurer of Purdue Sigma Chi House Corporation. Prior to joining Murphy Real Estate Services, Chris held roles at Inland American, Hersha Hospitality Trust, and Barton Malow.

EDUCATION

- Masters in Business Administration, Harvard Business School
- Bachelor of Science, Purdue University

ACHIEVEMENTS

- LEED Accredited Professional

ACTIVE INVOLVEMENT

- Director on Purdue Sigma Chi House Corporation Board
- Member, Economic Club of Chicago
- Member, Young Real Estate Professionals



DEIRDRE CLEIN

DEVELOPMENT ASSOCIATE

Deirdre Clein joined Murphy Real Estate Services in 2021 and currently serves as a development associate. Deirdre oversees the project management of Murphy Real Estate Service's development branch, including renovation and new construction projects in the hospitality, mixed-use, and residential sectors. Deirdre manages projects from the due diligence phase through design, construction, and close out. Deirdre has experience ranging across project and construction management, financial modeling and budgets, land use planning, zoning and entitlements, contracts, leases, utility coordination/upgrades, and has worked on developments both in the US and internationally.

Deirdre is involved in the day-to-day project management and oversight of Chicago-based development projects, including the renovation of the 521-key Holiday Inn Mart Plaza into a dual-branded hotel and the Cook County Health Phase 1A2 – Harrison Square Apartment project. Prior to joining Murphy RES, Deirdre was the Director of Development for Albion Residential and managed multiple ground-up and value-add multi-family projects throughout the greater Midwest region. Deirdre also previously worked for Project Management Advisors, overseeing multiple tenant improvement buildouts for a Fortune 500 tech company throughout North and South America.

Additionally, Deirdre serves on the Tulane School of Architecture Alumni Council, working with the dean and helping to influence a range of initiatives at her alma mater.

EDUCATION

- Master of Sustainable Real Estate Development, Tulane University
- Bachelor of Arts, University of Michigan

ACTIVE INVOLVEMENT

- Tulane School of Architecture Alumni Council

ATTACHMENT 3

One Winnetka Comparison – 12/2021 Concept Plan, 10/2022 Concept Plan & Current Concept Plan

	12/2021 Proposed Concept Plan	10/2022 Proposed Concept Plan	Current Proposed Concept Plan
Development Site Size	1.10 acres	1.10 acres	1.21 acres
Gross Building Area	191,290 sf	177,191 sf	192,186 sf
Non-Parking (Residential + Commercial Gross Bldg Area)	127,315 sf	113,216 sf	130,166 sf
Parking Area	63,975 sf	63,975 sf	62,020 sf
Residential Gross Building Area	109,315 sf	94,416 sf	109,230 sf
Amenity Area (lobby, indoor fitness, club, etc.)	5,530 sf	5,530 sf	5,524 sf
Service Area (back of house service, trash, equip)	2,180 sf	2,180 sf	5,422 sf
Commercial Gross Building Area	18,000 sf	18,800 sf	20,936 sf
Gross Floor Area for Parking Calculations	Not provided	Not provided	17,796 sf
Service Areas	Not provided	Not provided	3,140 sf
Building Height (<i>Exception Required</i>)	5-stories, 64'-0" (no parapet) (with parapet – 64'-6")	4-stories, 51'-0" (no parapet) (with parapet – 52'-6")	4-stories, 51'-0" (no parapet) (with parapet – 52'-6")
Parking Spaces			
<u>On-Site Parking</u>			
Ground Level (commercial use) (<i>Special Use Required</i>)	43 spaces	39 spaces	38 spaces
Lower Level (residential use)	115 spaces	116 spaces	118 spaces
On-Site Parking Total	158 spaces	155 spaces	156 spaces
<u>Off-Site Parking</u>			
Lincoln Avenue Surface (*) (shopper use)	33 spaces	33 spaces	33 spaces
Lincoln Avenue Surface (*) (commuter use)	18 spaces	18 spaces	18 spaces
East Parking Garage/Lot (shopper and/or employee use)	63 spaces	63 spaces	63 spaces
East Elm – South Side Only (shopper use)	18 spaces	18 spaces	18 spaces
Off-Site Parking Total	132 spaces	132 spaces	132 spaces
Total On-Street & Off-Street Parking	290 spaces	287 spaces	288 spaces
Residential Use Type - # of Units			
Apartment Rental Units	74	48	59
Condominium Units	0	0	0
Townhome Units	0	0	0
Total (Approved for up to 62 Units)	74	48	59
Residential Bedroom Size - # of Units			
Studio	0	0	0
1-bedroom	17	0	9
2-bedroom	46	36	33
3-bedroom	11	12	17
Front Yard Setbacks (along Lincoln Ave.) (<i>Exception Required</i>)	> 3 ft	> 3 ft	>3 ft
Corner Side Yard Setbacks (along Elm St.) (<i>R-O-W License Agreement Required</i>)	0 ft (architectural elements project over property line)	0 ft (architectural elements project over property)	0 ft (architectural elements project over property)
Front Yard Setbacks at 4th Level & Higher (along Elm St.) (along Lincoln Ave.) (<i>Exception Required</i>)	>10 ft along Elm < 10 ft along Lincoln	>10 ft along Elm < 10 ft along Lincoln	>10 ft along Elm < 10 ft along Lincoln
Side Yard Setback (along south property line) (<i>Exception Required</i>)	0 ft lower & 1 st levels >0 but less than 3 ft at 2 nd level	0 ft lower & 1 st levels >0 but less than 3 ft at 2 nd level	0 ft lower & 1 st levels >0 but less than 3 ft at 2 nd
Rear Yard Setback (along east property line) (<i>Exception Required</i>)	< 10 ft	< 10 ft	< 10 ft

* Staff assumption: Lincoln Avenue numbers include parking spaces located between Elm Street & Oak Street, except the 10 existing spaces located along the east side of Lincoln Avenue adjacent to 711 Oak. Also assumes for the unaltered parking areas the current parking configuration and use would remain.

The Village of

Winnetka

Design Guidelines

Amendments

- 01/17/2023 - Ordinance MC-01-2023 - Building Signage, pages 19 & 20



Village of Winnetka Design Guidelines

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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

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

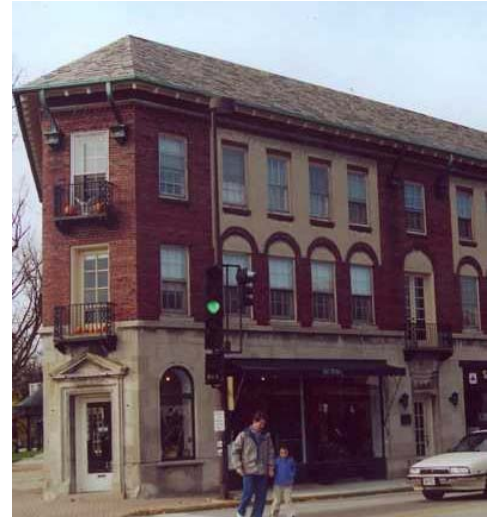


Figure 13

IV. Style(s)

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

- a. **English Tudor.** The most prominent Winnetka architectural style is characterized by a mixture of materials, medieval detailing, human scale and proportion. A typical commercial building has a heavy masonry base with the upper floors articulated by timber and stucco bays and punched windows. Most of the Tudor buildings range from 1-½ to 2 -½ stories in height. The top story is usually concealed under a steeply pitched roof interrupted by cross gables and dormers. (See figures 14 & 15)



Figure 14 English Tudor

- b. **Georgian.** Several prominent institutional buildings reflect the Georgian style, which is characterized by a symmetrical facade, hipped roof with gabled entry, classical detailing and the use of quoins to articulate the corners. Georgian buildings are generally constructed of brick with limestone detailing. The fenestration pattern on Georgian buildings is typically small stacked punched openings with double-hung, divided-light windows. (See figure 16)



Figure 15 English Tudor

- c. **Art Deco.** Art Deco is a style of decoration consisting largely of low-relief geometrical designs of straight lines, zigzags, chevrons and stylized floral motifs. The style is a conscious expression of modernity and the machine age. Exterior architectural materials vary from smooth faced concrete and stone to metal, terra cotta and glass. Predominant Midwest Art Deco buildings, as exemplified in Winnetka, are built of dressed limestone and are generally horizontal, most often single story commercial structures with low-relief stylized designs at the sign band. (See figure 17)



Figure 16 Georgian

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

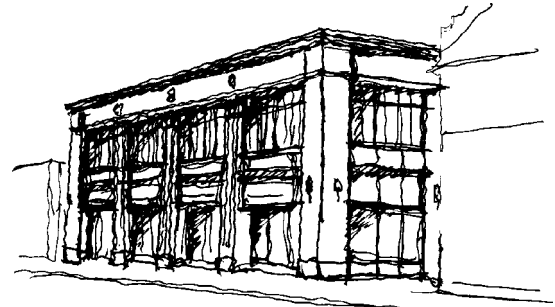


Figure 17 Art Deco

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



Figure 18 Dutch Colonial

V. Building Mass

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



Figure 19 Contemporary

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

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

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

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

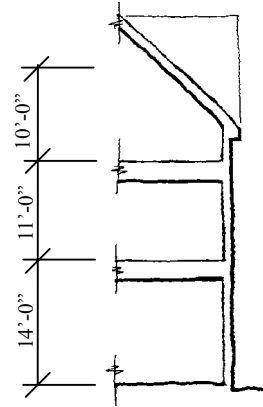


Figure 20

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

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

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

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

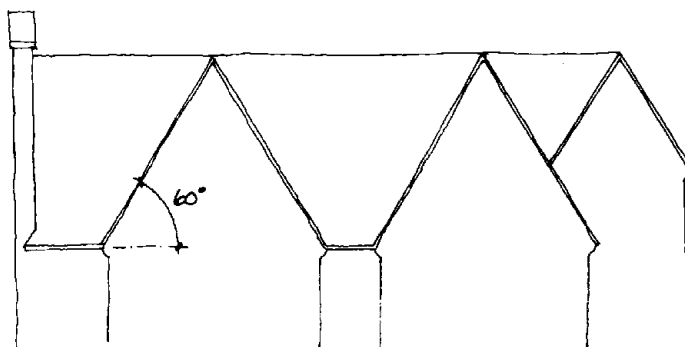


Figure 22

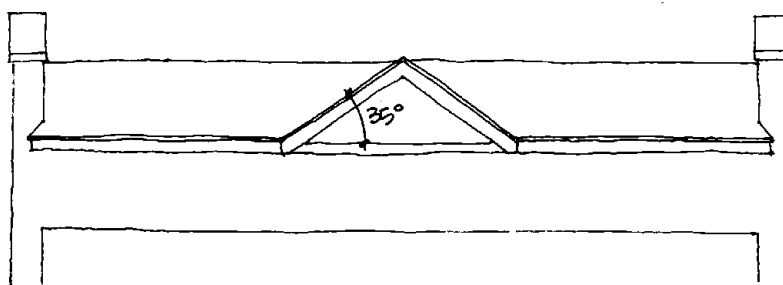


Figure 23

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)

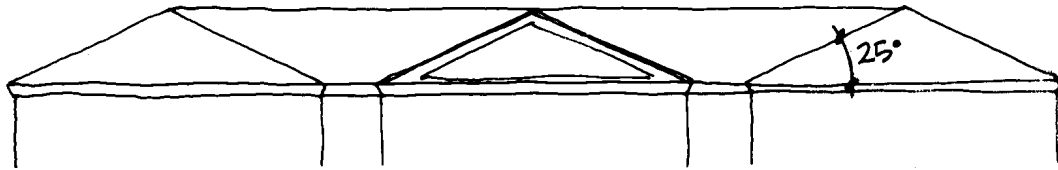


Figure 24

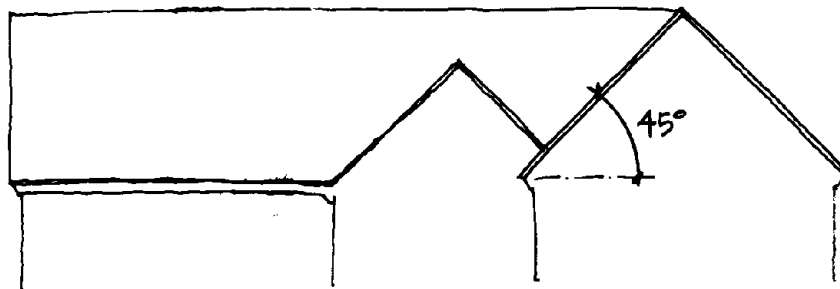


Figure 25

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.

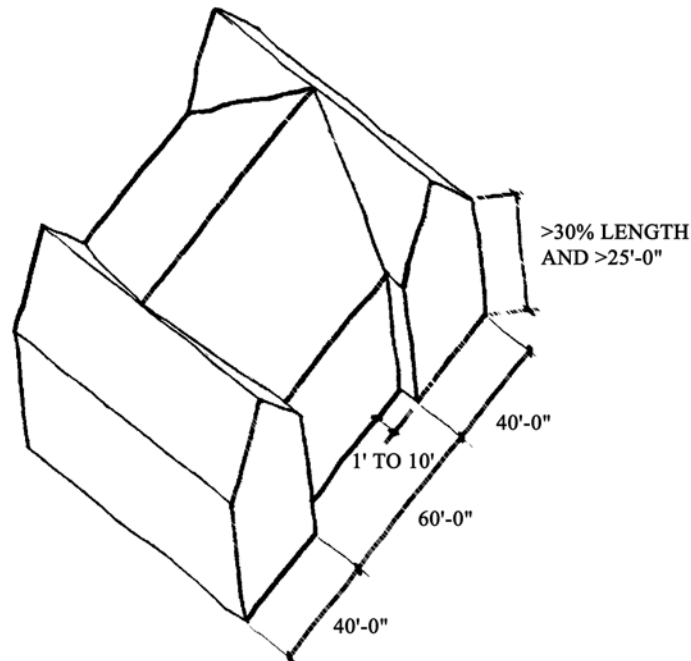


Figure 27

- 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

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



Figure 35

c. Building Lighting

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

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



Figure 36



Figure 37

d. Building Signage

Commercial signs should reflect the character of the building style, while expressing each store's individuality. There are several prominent sign styles that are appropriate to Winnetka: surface mounted, pin-mounted, interior, decal and projecting blade signs. Sign materials are limited to painted wood, canvas, architectural glass and metal. Sign color must harmonize with the building upon which it is mounted and adjacent structures. 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)

e. Awnings and Banners

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



Figure 42

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

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

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

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

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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

2. Screening

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

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

VIII. Materials

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

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

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

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

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

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

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 45

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



Figure 46

Institutional only

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

Commercial and Multiple- Family

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

d. Door and Window Materials:

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

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

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



Figure 47



Figure 48



Figure 49

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

IX. Service, Secondary Facades and Parking Structures

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

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

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

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

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

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

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

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

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