



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

May 18, 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. April 20, 2023, Regular Meeting Minutes
4. **Continued Applications**
 - a. **Case No. 22-25-PD: 714-16, 718-732, 736 & 740 Elm Street and 511 & 515 Lincoln Avenue:** ***This item is not ready for this meeting, and the Board is asked to continue the item to its June 15, 2023, meeting.*** One-Winnetka Preliminary Planned Development: Certificate of Appropriateness to allow construction of a new four-story mixed-use building as part of a planned development. The Village Council has final jurisdiction on this request.
 - b. **Case No. 23-07-DR: 1010 Green Bay Road - Bank of America:** Certificate of Appropriateness to allow installation of new exterior building lighting. ***This item was continued from the April 20, 2023, Board meeting.***
5. **New Applications**
 - a. **Case No. 23-10-DR: 93 Green Bay Road - Tala Coffee:** Amendment to a Certificate of Appropriateness to allow minor design revisions to the previously approved building facades and to allow the installation of wall signs with exterior lighting and door sign on the street frontages of the Subject Property.
6. **Other Business**
7. **Adjournment**

NOTICE

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

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
April 20, 2023**

Members Present:

Kirk Albinson, Chairman
Maggie Meiners
Katie Moor
Heather Niehoff

Members Absent:

Fritz Duda
Paul Konstant
Michael Ritter

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development
Davorka Kirincic, Building and Code Enforcement
Manager

Call to Order & Roll Call:

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

Public Comments:

No comments were made at this time.

Approval of Minutes:

a. Approval of March 16, 2023, Meeting Minutes

Chairman Albinson asked for a motion to approve the March 16, 2023, meeting minutes. A motion was made by Ms. Moor and seconded by Ms. Niehoff. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Albinson, Meiners, Moor, Niehoff

NAYS: None

Continued Applications:

a. **Case No. 23-04-SU: 564 Green Bay Road - New Mixed-Use Building: An amended application submitted by 564 Green Bay 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.**

Ms. Klaassen referred to the complementary comments made by the DRB at the March meeting, related to the design while outlining their concerns in connection with the building materials and fourth floor setback. She explained the changes to the proposed design including the setback on the fourth floor, the mansard roof and replacement of the EIFS panels with brick. Ms. Klaassen then referred to illustrations comparing the originally proposed building elevations to the amended elevations. She noted the rear building elevation may change in order to comply with the minimum clearance requirements between powerlines and the proposed building. Ms. Klaassen also referred to the special use application to allow street level parking and zoning variations for the rear yard setback and the number of parking spaces provided. She informed the Board the ZBA voted 4 to 0 to recommend approval of the requested relief and the Plan Commission is scheduled to consider the special use at its next meeting on April 26. Ms.

1 Klaassen stated the Board is to make a recommendation to the Village Council as to whether the proposed
2 design complied with the Certificate of Appropriateness standards with a draft motion for the Board to
3 consider included on page 15. She then asked if there were any questions.
4

5 Chairman Albinson also asked if there were any questions and informed the audience as to how the
6 meeting would proceed in terms of order. No questions were raised at this time. He then asked for the
7 applicant's presentation.
8

9 Xander Jacobs introduced himself to the Board as the project architect and provided authentic limestone
10 samples to the Board for their review. He noted the other materials remained the same and identified the
11 new mansard standing seam metal roof materials. Mr. Jacobs stated they addressed all of the Board's
12 previous comments which he described as an improvement. He then asked if there were any questions.
13

14 Ms. Niehoff stated the revisions addressed the Board's concerns with the proposed project being a great
15 improvement. She asked if the area from the second floor elevation down contained all natural stone or
16 a material mix. Mr. Jacobs responded there would be no fiberglass and there would be an authentic stone
17 surface. Ms. Niehoff referred to the height of the wall sconces and clearance requirements. Mr. Jacobs
18 stated they would be installed at the standard height. No additional questions were raised at this time.
19

20 Chairman Albinson then asked if there were any comments from the audience. Carolina Polo, 558 Arbor
21 Vitae, questioned the number of building residents as well as parking and traffic concerns. Chairman
22 Albinson informed the audience of the items within the Board's purview. Paul Lazzare, 564 Green Bay LLC,
23 stated those concerns would be addressed at the appropriate meeting. No additional comments were
24 made at this time.
25

26 Chairman Albinson then called the matter in for discussion. The Board Members agreed the revised
27 proposal is an improvement. Chairman Albinson then asked for a motion and referred to the findings on
28 page 7. Ms. Meiners moved to recommend approval of a Certificate of Appropriateness for the proposed
29 four story mixed-use building on the subject property. Ms. Moor seconded the motion. A vote was taken
30 and the motion unanimously passed, 4 to 0:

31 AYES: Albinson, Meiners, Moor, Niehoff

32 NAYS: None
33

34 **Case No. 23-03-DR: 594 Green Bay Road - Baird & Warner: Sign Permit and Sign Code Variation to allow**
35 **window decal signs. This item was continued from the March 16, 2023, Board meeting. The Applicant**
36 **has withdrawn this application. The Board will not be taking action on this item.**

37 Chairman Albinson noted the application was withdrawn by the applicant.
38

39 **New Applications:**

40 a. **Case No. 21-03-DR: 818 Elm Street – Bliss Salon: Sign Permit and Sign Code Variation to allow**
41 **two existing window signs on storefront windows.**

42 Chairman Albinson stated the sign was installed during the pandemic without permit approval. He then
43 summarized the application noting the sign did not comply and required a variance. Chairman Albinson
44 commented in the spirit of the new design guidelines and amount of void space in the logo, he had no
45 issue with the sign and described it as aesthetically pleasing. He stated he would be in favor of approving
46 the variance request. The Board Members agreed with Chairman Albinson's comments.
47

Chairman Albinson then asked for a motion. Ms. Niehoff moved to approve the signage design for Bliss Salon as presented. Ms. Meiners seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Albinson, Meiners, Moor, Niehoff

NAYS: None

b. Case No. 23-02-DR: 557 Chestnut Street – Bunny & Babe: Sign Permit to allow window decal signs and Awning permit to allow awning.

Peyton Merrill, the owner, informed the Board this is their third space and the Board approved awnings and logos at their other two locations which are similar for this application. Chairman Albinson asked if there were any comments from the audience. No comments were made at this time.

Chairman Albinson then asked for a motion. Ms. Moor moved to approve the request as presented. Ms. Niehoff seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Albinson, Meiners, Moor, Niehoff

NAYS: None

c. Case No. 23-07-DR: 1010 Green Bay Road – Bank of America: Certificate of Appropriateness to allow installation of new exterior building lighting.

Mark Francis of Continental Electrical Construction stated he represented the applicant and they are installing replacement fixtures as well as several new fixtures. He noted the overall lighting on the property would not increase but would be improved. Chairman Albinson asked if there were any questions. Mr. Francis explained where the light fixtures would be located which is where the columns meet the roof.

Ms. Meiners stated several fixtures would be installed at 18 feet 9 inches and questioned their location on the building elevation. Chairman Albinson identified the Board's concerns relating to the fixture location. Ms. Moor asked for a description of the current illumination compared to the proposal. Mr. Francis responded he did not have the photometric information and identified the fixtures to be replaced and described the current lighting's illumination. Ms. Moor suggested the fixtures not be easily visible. Ms. Meiners suggested alternative locations and asked the applicant to provide additional information.

Chairman Albinson stated the Board can either vote on the request or continue the application to a future meeting with the applicant to present alterations based on the Board's comments. Mr. Francis asked the Board to continue the matter.

Chairman Albinson then asked for a motion to continue the application to the May 18, 2023, meeting. Ms. Moor noted the Board's preference for the lighting to be concealed as well as for additional information to be provided. Ms. Meiners then moved to continue the application to the May 18, 2023, meeting. Ms. Moor seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Albinson, Meiners, Moor, Niehoff

NAYS: None

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.

Michael Lachowicz, the owner, stated they received the Village's permission to erect a temporary pergola at the rear of the property, during the pandemic, to allow for the placement of propane heaters and he would like to make the pergola a permanent structure. Chairman Albinson asked if there were any

1 questions. Ms. Niehoff commented it is fine and asked for it to be painted white. Mr. Lachowicz agreed
2 with Ms. Niehoff's suggestion.

3
4 Ms. Meiners moved to approve the Certificate of Appropriateness with the condition the pergola be
5 painted white. Ms. Niehoff seconded the motion. A vote was taken and the motion unanimously passed,
6 4 to 0:

7 AYES: Albinson, Meiners, Moor, Niehoff

8 NAYS: None
9

10 e. **Case No. 23-09-DR: 962-964 Green Bay Road – Fence: Certificate of Appropriateness to allow**
11 **installation of a backyard fence on a commercial property that is visible from a public street.**

12 Kathy Sanchez, the building owner's wife, stated the request is to install a fence to delineate the backyard
13 and install a perennial garden for the tenants since there is an empty lot next door. Chairman Albinson
14 asked if there were any questions. No questions were raised at this time. Ms. Niehoff asked if there is
15 parking and Ms. Sanchez described the area.

16
17 Chairman Albinson then asked for a motion. Ms. Moor moved to approve the Certificate of
18 Appropriateness to allow the proposed fence as presented. Ms. Meiners seconded the motion. A vote
19 was taken and the motion unanimously passed, 4 to 0:

20 AYES: Albinson, Meiners, Moor, Niehoff

21 NAYS: None
22

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

27 Chairman Albinson explained how the matter would proceed. Mr. Schoon stated he would outline the
28 planned development process, the Village Council's comments during the concept plan stage, the zoning
29 relief being requested and summarize the changes made since the concept plan review. He stated the
30 applicant would then provide a detailed presentation.

31
32 Mr. Schoon explained the planned development process and the steps it contained beginning with the
33 preliminary concept plan review. He identified the Village Council's comments and concerns made relating
34 to the preliminary concept plan. Mr. Schoon stated following the Board's review and deliberation, the
35 application would be presented to the Planned Development Commission to review the zoning and
36 subdivision relief with the matter then being presented to the Village Council for consideration. He stated
37 if the Village Council approved the preliminary plan, the applicant would need to submit all documents
38 necessary for final plan approval noting that the Board only participated in the preliminary plan review
39 stage, provided the final plan represents the approved preliminary plan.

40
41 Mr. Schoon then described the One Winnetka site which did not include the Village owned parking lot on
42 Elm Street. He noted the new Comprehensive Plan was adopted by the Village Council on Tuesday and
43 identified the various land use classifications for the site, and he noted the proposed project is consistent
44 with the Comprehensive Plan and current zoning. He referred to a summary of the project which includes
45 residential rental units, ground floor commercial space and lower level parking. Mr. Schoon then identified
46 the changes made to the plan as a result of the Village Council's comments. He noted the Village staff
47 completed their first review of the plan and provided comments in terms of design, zoning and code
48 compliance issues which the applicant is planning to address after receiving the Board's comments.

1 Mr. Schoon stated in terms of zoning relief, he identified the relief needed which included a plat of
2 consolidation, a planned development and zoning special uses. He then identified the exceptions needed
3 for the project. Mr. Schoon stated language from the code is included in the packet for a Certificate of
4 Appropriateness along with excerpts from the design guidelines. He stated following the applicant's
5 presentation and public comment, they would like to receive the Board's initial comments on the project
6 and a motion to continue the application to a date certain.

7
8 Chairman Albinson asked for the applicant's presentation. John Talty, Chairman of OKW Architects,
9 introduced himself to the Board and identified his involvement with the project from its inception. He also
10 introduced the team who would speak to the project. Mr. Talty then referred to the PowerPoint
11 presentation and stated he would first provide a project overview including the planning effort, the
12 architecture and elevations, the streetscape, and storm water issues. He described the building's
13 components which would contain residential units on three floors and ground floor commercial space and
14 identified its access. Mr. Talty stated covered ground floor parking and underground parking would be
15 provided. He discussed the driveway vehicular access which was relocated from Elm to Lincoln to address
16 concerns with regard to underground parking which would have 116 parking spaces for the residential
17 units. He then identified the site's high and low elevation points and grade changes.

18
19 Mr. Talty stated they are cognizant of how the tenants would interact with the surrounding context with
20 the plaza being an important part of it. He described the parking and mechanical elements on the lower
21 level which would include electric vehicle charging stations. Mr. Talty also identified the residential uses
22 and access with drop-off at the front door. He described the second floor residential uses and amenity
23 spaces as well as the setbacks at upper levels to help reduce massing. Mr. Talty then described the third
24 floor residential elements noting the balconies were eliminated on the building periphery on the second
25 and third floors to address the neighbors' privacy concerns. He stated the fourth floor would be pulled
26 back even further and would include terrace space and additional views. Mr. Talty then referred to the
27 green roof strategy incorporated in the project.

28
29 Mr. Talty referred to the building's materials which would consist of brick, cast stone and fiber cement,
30 or hardy-board, to create a timely and maintenance free building as well as the roof materials, fabric
31 awnings and trellises. He identified the Lincoln and Elm Street elevations and described them in
32 comparison to the former proposal, which included Tudor architecture. Mr. Talty stated while they
33 planned to respect Tudor architectural elements, it would be used in a more modern and graceful
34 application. He referred to the Elm Street elevation which would be broken up with vertical gable
35 elements and infill pieces to break up the elements and identified the materials to be used.

36
37 Mr. Talty stated on the Lincoln Avenue elevation, it would contain commercial and residential uses with
38 the primary residential access point to the south. He also identified the grade level parking access with a
39 ramp leading to below grade parking for the building residents. He identified the south elevation and
40 materials without balconies. Mr. Talty stated the east elevation would provide a view into the second
41 floor courtyard and noted the transformers would not be located where they are currently identified and
42 described the building materials, landscaping and parking. He also described the revised contemporary
43 courtyard and its materials as well as the walkway scale and residential entry. He noted some parking and
44 tenant signage has been addressed with tenant signage to come before the Board at a later date, noting
45 there would be a need for blade signage. Mr. Talty then referred to several elevations to provide a
46 streetscape view and their attempts to break up the building scale and massing along with 3D images of
47 the site. He also identified shadow studies and referred to additional renderings from various elevations
48 which would be respectful of streetscape element requirements on Lincoln and Elm. He described the

1 fourth floor element coloring and pedestrian views of the building along with parking and the ramp, the
2 courtyard elements and private terraces.

3
4 Katherine Talty, the landscape architect, informed the Board they are still working with the Village's
5 streetscape consultant to determine how to treat some of the streetscape while attempting to address
6 the standards. She referred to the Elm Street elevation which would contain standard landscape elements
7 used elsewhere in the Village and then referred to the Lincoln Avenue elevation where vehicular use was
8 reduced to expand the public sidewalk. Along Lincoln, Ms. Talty identified planters to be used and the
9 green area in front of the building as well as the residential entrance where emphasized plantings would
10 be used along with the possibility for a bench. Ms. Talty stated they plan to mirror the same elements
11 used across the street near Hometown on the widened sidewalk area which would contain standard
12 planters, light fixtures and furniture. She then described the plaza at the Elm and Lincoln corner and
13 material change to be incorporated for which they currently plan to create an overhead canopy of trees
14 and include sculptural furniture. She reiterated the landscape plans are a work in progress.

15
16 Ms. Talty then described the second floor landscape amenities which were divided into active and open
17 zones and can contain furniture, grills and planters. She described the open area to be used for communal
18 or intimate gatherings.

19
20 Mr. Talty stated with regard to lighting there would be public lighting along the streetscape, the
21 intersection, the covered pedestrian walkway and parking area, and for the retail locations on Elm and
22 Lincoln. He noted the photometrics were sensitively considered and that the parking garage needed to be
23 well lit for vehicular and pedestrian safety. Mr. Talty also identified sconces which would be mounted
24 outside the wall of the residential areas and referred to an illustration of the lighting sources for the
25 project. He then stated the project is very important to the Village and confirmed they are working hard
26 to get the project done which is needed in the community. Mr. Talty then asked if there were any
27 questions.

28
29 Chairman Albinson then asked for public comment to be limited to three minutes. Frank Petrek, 711 Oak
30 Street, stated Mr. Talty has been very responsive in working with them as the next door neighbors. He
31 then referred to an area on the illustration for the south end of the property which represented their
32 building and their view of the project and questioned the 3-foot setback and asked if there would be a
33 zero foot setback. He also referred to the second and third floor terraces on the south elevation and asked
34 for an explanation of them. Mr. Petrek then referred to another area on the illustration he described as a
35 bump out and asked if the terrace above it would be exaggerated.

36
37 Carolina Polo, 558 Arbor Vitae, described the presentation as great and agreed the Tudor façade went
38 great with the Village and the different materials break up the building's monotony. She also commented
39 favorably on the mirroring of the streetscape on Elm Street and the tree canopy. Ms. Polo then stated she
40 is concerned with the building height and commented the middle portion felt disjointed. She stated the
41 limited building heights in the Village is what made the Village and also stated she is concerned with the
42 pedestrian walkway to the west parking lot in terms of safety. Ms. Polo also stated she is concerned with
43 regard to the shadows generated by the building height as well as the difficulties of parking and the
44 possibility of noise generated by outdoor gathering spaces.

45
46 Elandro Romero, 558 Arbor Vitae, questioned the variation process in terms of the height request with
47 the request asking for 50% additional height. No additional comments were made at this time.
48

1 Chairman Albinson called the matter in for discussion. Ms. Meiners thanked the applicant for their
2 presentation and commented the proposal is great. She stated her two concerns related to the globe
3 lighting in the pedestrian walkway and the fourth floor height and suggested they work to keep the same
4 aesthetic with a lower height. Ms. Moor agreed with the comments made and referred to the Elm Street
5 façade and walkway entrance which she commented appeared unsymmetrical. She asked if they
6 considered a more symmetrical design. She also agreed with the fourth floor comments and questioned
7 the ceiling heights and pergolas on Elm Street and suggested they be lowered. Ms. Moor then stated she
8 is not in favor of the globe lighting and suggested a more traditional and contemporary fixture be used.
9 She then referred to the amount of awning colors on the Hoffman building and suggested the awning
10 color be blended more. Ms. Moor then concluded she liked the plan which would add a lot to the amount
11 of real estate in town.

12
13 Chairman Albinson asked for the applicant to respond to the issues raised. Mr. Talty stated there are other
14 four story buildings in town which are not modern in terms of function. He referred to the 5-foot grade
15 change which affected the height and noted floor to floor heights matter for the ground floor commercial
16 space and the residences. Mr. Talty stated the ground floor height is 15 feet and identified the residential
17 ceiling heights as 9 foot 6 inches with the fourth floor having a 10-foot high ceiling with the anticipation
18 of having discriminating tenants. He described the building as being very transparent with an elegant and
19 graceful residential experience which drove the height. Mr. Talty stated if the ceiling heights were
20 reduced, a 3-foot reduction of building height would be imperceptible and stated otherwise, a three-story
21 building would not work. He stated the street experience was lessened with the fourth floor being unseen
22 from the street. Mr. Talty added the building height is also a function of construction of a concrete base
23 which contained a ceiling structure containing 2 feet for mechanical ductwork, electrical, etc.

24
25 Chairman Albinson asked if the parapet height above the fourth floor can be lowered and Mr. Talty
26 responded there is a minimal parapet and noted the mechanical room is located there. He noted there
27 would be a large room on the fourth floor to house the mechanical equipment which would not generate
28 a lot of noise.

29
30 Mr. Talty then stated he understood the comments relating to the globe fixtures which would be revised
31 in the next iteration. He also stated in terms of security, there would be security and cameras installed for
32 the pedestrian walkway and parking lot. Mr. Talty stated with regard to the south wall, he referred to the
33 0-foot setback which is the parking lot wall and identified setbacks in several areas noting the building
34 would walk back as it extended upward. He then identified 116 dedicated parking spaces for the
35 residences, an additional 38 public parking spaces, Elm Street parking remaining unchanged and an
36 overall net loss of a few on-street parking spaces. Mr. Talty described the amount of parking as parking
37 neutral. He stated the parking area would be quiet and for medical or office ground floor uses, they would
38 not consume parking more than other uses would with the development being responsive to parking
39 concerns.

40
41 Ms. Moor questioned how the first floor ceiling heights compared to Hometown across the street. Mr.
42 Talty responded finished ceiling heights would be 12 feet and explained how ceiling heights could be used
43 to the tenant's advantage.

44
45 Ms. Meiners asked if there could be a building design which would make the height appear less. Mr. Talty
46 responded the fourth floor roof was intentionally made flat and the color would make it disappear. He
47 referred to the materials which he described as intentional and stated it would not loom from the

1 pedestrian perspective. He noted height was their concern initially and they tried hard to lessen it. Mr.
2 Talty noted the window height is 8½ feet.

3
4 Chairman Albinson suggested different coloring be used for the fourth floor to reduce the visual impact
5 and suggested a color study be done. He also suggested the window head height on the fourth floor be
6 altered to underscore the tall ceiling height. Mr. Talty agreed to consider optional color permutations. He
7 also stated they have to consider head height relative to the fourth floor ceiling.

8
9 Ms. Niehoff disclosed she knew John Murphy and confirmed there would be no conflict of interest. She
10 then described the presentation as thorough and stated it is important for something to happen on the
11 site. Ms. Niehoff then stated she struggled with the design and what does the site mean to the Village.
12 She described buildings which are prominent three corner entries to the Village and the consideration of
13 what can be done for this site. Ms. Niehoff then stated she is not personally in favor of Tudor but if they
14 chose to go with Tudor, she described it as a challenge. She asked for more design clarity that takes more
15 ownership over an aesthetic. Ms. Niehoff stated with regard to the height, this is a big project and she
16 understood the floor heights being a requirement in terms of marketability. She also stated with regard
17 to the fourth floor, she referred to the Elm and Lincoln facades and commented the west (Lincoln) side is
18 the most successful. Ms. Niehoff also commented on the Lincoln Avenue façade and suggested the Elm
19 Street façade needed more of that type of treatment. She agreed with Chairman Albinson's comments
20 relating to the fourth floor coloring in terms of continuity.

21
22 Mr. Talty informed the Board that in a previous iteration, the fourth floor was waterfalled to the grade to
23 better integrate with the pedestrian experience. Ms. Niehoff commented she would like to see more
24 clarity in terms of the overall design. Chairman Albinson agreed with Ms. Niehoff's comments and referred
25 to the scale and repetition but stated it gets lost on Elm Street. He then suggested more study be done in
26 that it felt disjointed.

27
28 Ms. Meiners commented she is fine with the height on Lincoln Avenue's west side. Mr. Talty explained
29 the appearance of the height elevation and its view. Ms. Niehoff suggested the use of a more vertical and
30 larger fenestration on the Elm Street side. She also referred to fenestration issues relating to the windows
31 and suggested it be broken up compared to the Lincoln Avenue commercial side. The Board members
32 discussed the awning color. Mr. Talty suggested awnings not be used on every bay when they do not serve
33 a purpose. Ms. Niehoff agreed with the concerns relating to the walkway safety issues and suggested it
34 be softened with acoustics. Mr. Talty informed the Board they have engaged in discussions with regard to
35 using public art in certain areas.

36
37 Chairman Albinson then read new Board Member Fritz Duda's comments relating to the new application
38 into the record as follows: "One Winnetka PD: In general, I support staff's review comments on design of
39 building, signage, hardscape and landscape. Specifically: (a) I commend the applicant on the proposed
40 plaza at the corner of Elm and Lincoln and believe this proposed space will not only be useful, but a fitting
41 asset to the community; (b) Applicant's response to Village Council's initial comments appear both well
42 thought out and well executed; (c) It appears "Uses" fall within the Design Guidelines and thus subject to
43 DRB review. If so, I would consider medical and financial uses to fall within customary retail/commercial
44 uses today and are typical in Winnetka's downtown area. I would also note that due to (what I believe
45 are) permanent changes to the distribution channel, a higher level of flexibility should be afforded to
46 property owners; (d) staff's comment regarding the trellis elements along the east elevation should be
47 considered, as trellises on the northern portion of such elevation (near Elm Street sidewalk) would be
48 more important than trellises on the southern portion of such wall. After reviewing site conditions, I do

1 not believe the trellises along the western portion of the southern wall are necessary, as the neighboring
2 property has a parallel access drive adjacent, with a landscaped island planned in-between.”

3
4 Chairman Albinson stated he agreed with the comments made and described the presentation and project
5 as well done. He then stated the project is not at a point where the Board can sign off on landscaping,
6 lighting ,signage, and awnings. Chairman Albinson stated with regard to materials and fixtures and tree
7 types, he stated as part of the Board’s recommendation to the Village Council for those items could be
8 specifically be omitted from the recommendation and the applicant come back before the Board to review
9 those items.

10
11 Chairman Albinson then stated he agreed with the Board Members’ comments in terms of the fourth floor
12 requiring further study with regard to coloring, the design being integral with the rest of the building,
13 rhythm and scale and if there is a way to make the solids appear less solid and less top heavy and maximize
14 glass use. He also stated he agreed with Ms. Niehoff’s comments relating to the design and Tudor use and
15 the suggestion that it be more authentic to modern sensibility. Chairman Albinson also encouraged the
16 applicant to reinterpret that style in a modern way if they decide to use it. He also referred to the tight
17 gables on the third floor dormers and suggested they be more consistently spaced and show more of the
18 sloped roofline. He suggested the use of a half-height railing over the residential entrance to make it feel
19 lighter. Chairman Albinson then referred to the walkway to the commercial parking area and agreed with
20 the comments made and suggested it be bricked and add a cast stone base with indirect light. He also
21 stated for the parking lot floor plan, he suggested the elimination of the block walls on the south and east
22 sides to allow for natural light and ventilation. Mr. Talty responded they cannot penetrate those walls
23 since it is 0-foot lot line.

24
25 Chairman Albinson also suggested the use of light wells in connection with landscaping for the pedestrian
26 walkway intersecting with the parking lot to make it feel more inviting. Mr. Talty informed the Board the
27 use of stone was intentionally used on one corner to make it more solid. He agreed the use of some of
28 the materials the Board mentioned can be investigated to make them more authentic. Chairman Albinson
29 described the site as the largest site to ever be developed in the community and challenged the applicant
30 to make it an award winning project. He also referred to the modern box residential entrance and
31 suggested in connection with the side elevation being a blank wall, to rethink it three-dimensionally.

32
33 Chairman Albinson then stated he appreciated the applicant’s initial pass and recommended the matter
34 be continued until the next meeting. Mr. Talty provided the material board to the Board for their review.
35 Ms. Niehoff suggested the proposed brick’s photo adjacent to the existing brick on the two buildings to
36 the north be provided to ensure a more accurate color comparison. The Board members commented on
37 several of the items on the material board. Ms. Meiners suggested the view of the proposed building from
38 the Elm Street bridge be considered. Mr. Talty suggested the use of more glass would provide
39 transparency. Chairman Albinson suggested a rendering from the Elm Street bridge’s high point be done,
40 and Mr. Talty agreed. Ms. Niehoff referred to the turret on the bank building at Green Bay and Elm and
41 noted that the proposed building could be a signature element such as that one. Mr. Talty stated balance
42 would be provided and they planned to take advantage of the corner.

43
44 Chairman Albinson asked for a motion to continue the matter to the May 18, 2023, meeting. Ms. Niehoff
45 moved to continue the matter to the May 18, 2023, meeting. Ms. Meiners seconded the motion. A vote
46 was taken and the motion unanimously passed, 4 to 0:

47 AYES: Albinson, Meiners, Moor, Niehoff

48 NAYS: None

1 **Other Business.**

2 a. May 18, 2023, Meeting – Quorum Check.
3 The Board Members discussed their availability.
4

5 **Adjournment:**

6 Chair Albinson asked for a motion to adjourn. A motion to adjourn was made by Ms. Niehoff and seconded
7 by Ms. Moor. A vote was taken and the motion unanimously passed, 4 to 0:

8 AYES: Albinson, Meiners, Moor, Niehoff

9 NAYS: None

10 The meeting was adjourned at 10:08 p.m.
11

12 Respectfully submitted,

13
14 Antionette Johnson

15 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: MAY 11, 2023

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

INTRODUCTION

On May 18, 2023, the Design Review Board (DRB) is scheduled to hold a continued public meeting on an amended application submitted by Erin Gleason (the "Applicant") as a representative of Bank of America (the "Owner") of the property located at 1010 Green Bay Road (the "Subject Property"). The Applicant requests approval of a Certificate of Appropriateness to allow the installation of exterior lighting on the Bank of America building located on the Subject Property.

April 20, 2023, DESIGN REVIEW BOARD MEETING

On April 20, 2023, the DRB considered the Applicant's request for approval of a Certificate of Appropriateness to allow the installation of new exterior lighting on the Subject Property. The staff report for the April 20 meeting can be found in **Attachment B1**.

After hearing from the Applicant, the DRB discussed the proposed exterior lighting and raised concerns about the location of the proposed light fixtures on the building elevations and the visibility of the fixtures. Members also expressed concern about the height of the fixtures above the grade. The DRB asked for additional information regarding the existing illumination compared to the proposed plan, as well as more information on the actual proposed fixtures and their specific locations. One member suggested that the proposed light fixtures be concealed as much as possible. At the Applicant's request, the DRB continued the item to the May 18 DRB meeting to give the Applicant time to respond to the Board's comments. A copy of the April 20 meeting minutes is included in the May 18 agenda packet for the DRB's approval.

AMENDED PROPOSED PLAN

In response to the comments at the April 20 DRB meeting, the Applicant has provided the attached revised lighting design, light fixture specifications, and revised site plan (**Attachment A1**). The primary change includes adding three new ground-mounted light poles instead of the exterior light fixtures that were previously proposed for the canopy at last DRB meeting on April 20. The proposed light poles would be 10 feet above grade.

At the May 18 meeting, the Applicant will review the revised plan and explain the design decisions in response to the Board's comments.

The images below and on the following page compare the exterior lighting considered at the April 20 DRB meeting with the current amended plan (Figures 1 and 2). Figures 3 and 4 later in this report include elevations representing the proposed light fixtures.

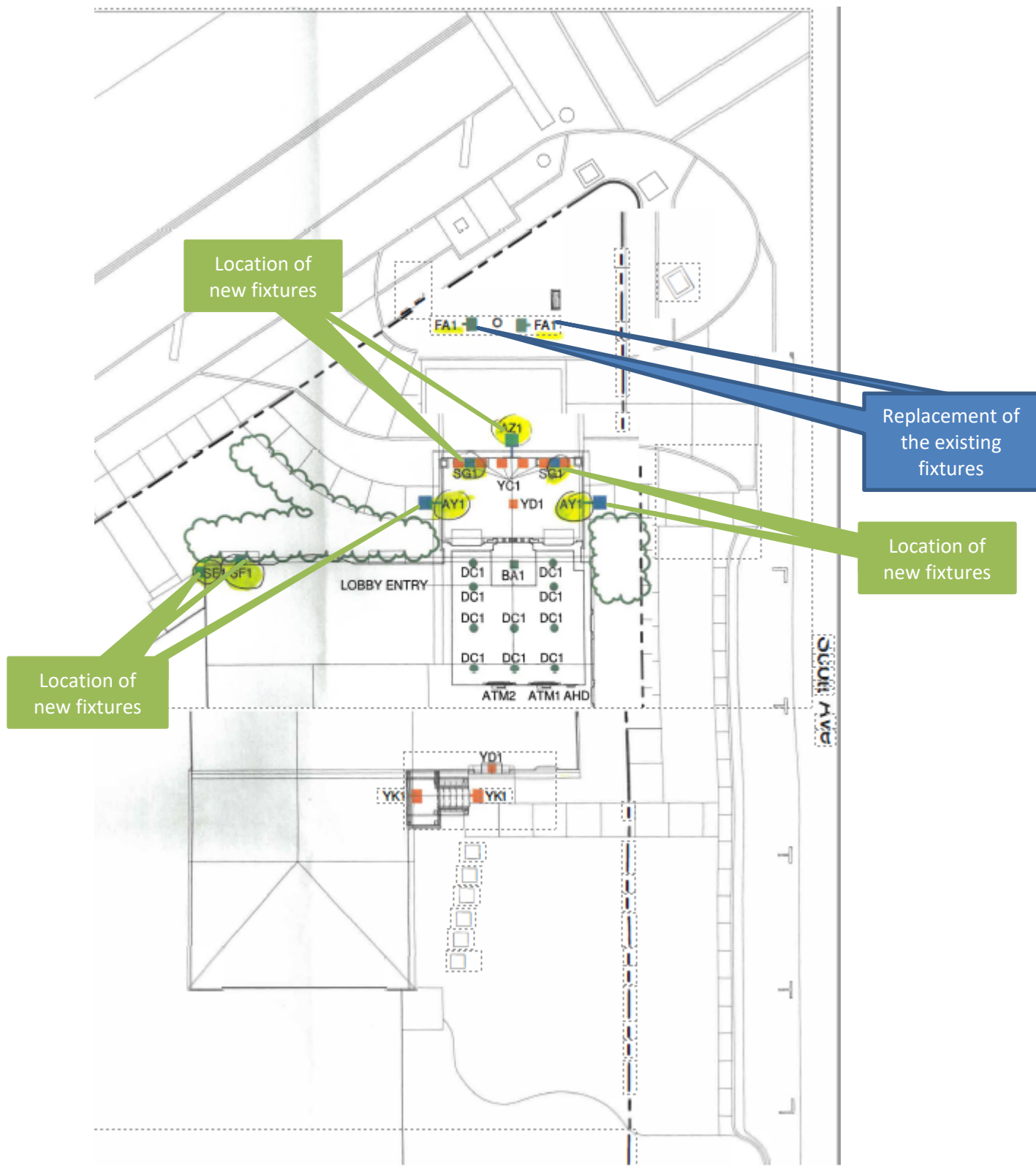


Figure 1 –Proposed Exterior Lighting Site Plan (April 20 DRB meeting)

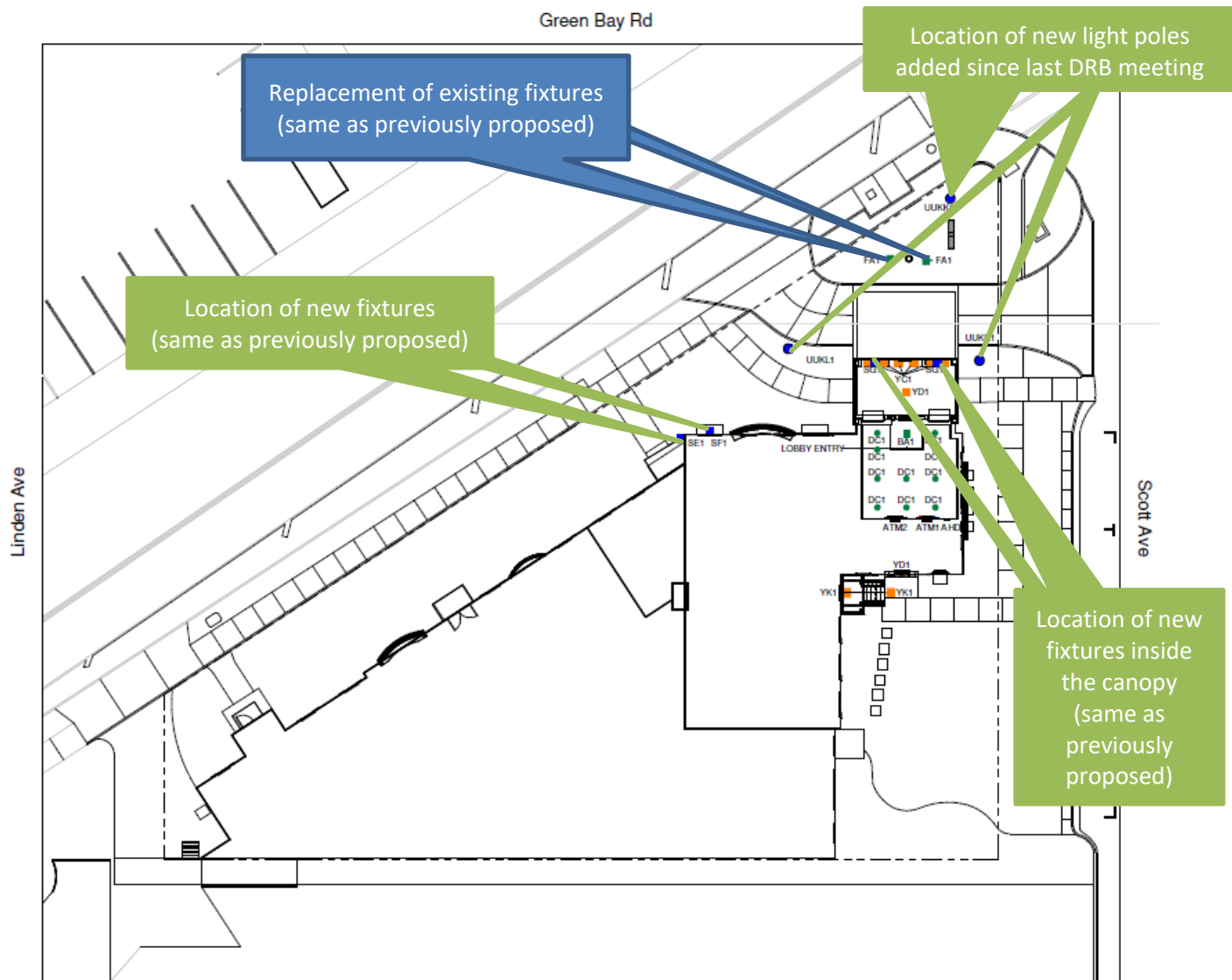


Figure 2 –Amended Proposed Exterior Lighting Site Plan



Figure 3 – Subject Property – East Building Elevation (Green Bay Road)



Figure 4 – Subject Property – South Building Elevation (Scott Avenue)

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.”

SUMMARY

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

ATTACHMENTS

Attachment A1: Applicant’s Revised Exterior Lighting Design and Site Plan, and Light Fixture Specifications
Attachment B1: April 20, 2023, DRB Staff Report and Attachments



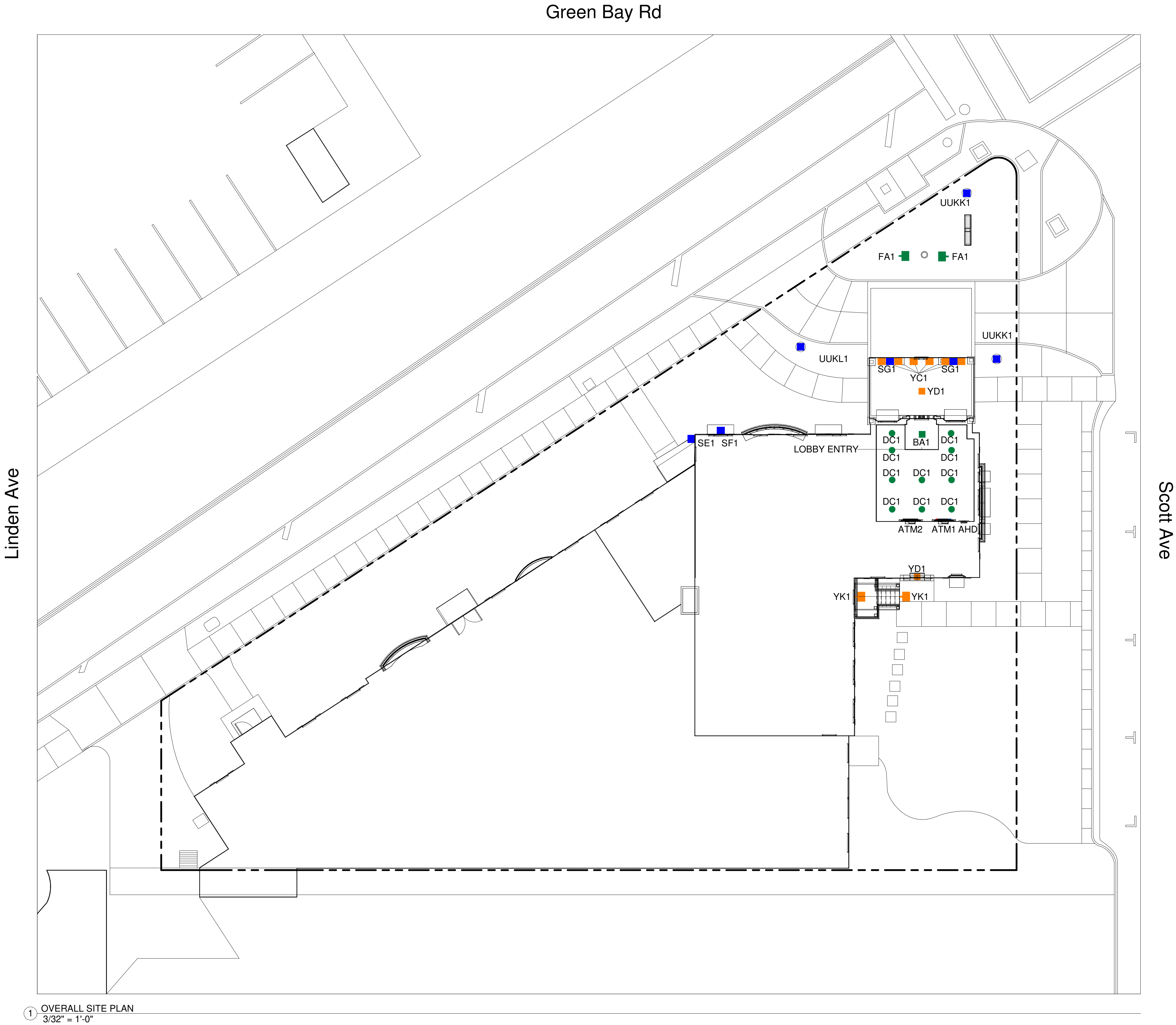
SEE FIXTURE CLARIFICATION NOTE #9												
LUMINAIRE SCHEDULE												
CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING												
SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	TOTAL WATTAGE
	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
	2	UUKK1	2	NLS	CLASSIC 1	CLA-1-T5-16L-1-40K-UNV-BRZ-T3R-CSL	ADD NEW POLE AND FIXTURE	10' AFG	-	B3-U0-G1	POLE MOUNT	112 W
	1	UUKL1	1	NLS	CLASSIC 1	CLA-1-T5-32L-7-40K-UNV-BRZ-T3R-CSL	ADD NEW POLE AND FIXTURE	10' AFG	-	B3-U0-G2	POLE MOUNT	71 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												683 W

v3 230428

		
		
		KRM
REVISION NO.	DESCRIPTION	REVISED BY
		
Winnetka IL2-100 1010 Green Bay Rd, Winnetka, IL, 60093		
LUMINAIRE SCHEDULE		
DESIGNED BY:	DMW	DRAWN BY: DMW
REVIEWED BY:	AWD	APPROVED BY: KRM
SHEET NO.		
LU-2		

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.

TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
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
2	UUKK 1	ADD NEW POLE AND FIXTURE	10' AFG
1	UUKL 1	ADD NEW POLE AND FIXTURE	10' AFG
6	YC1	OUT OF SCOPE	-
2	YD1	OUT OF SCOPE	-
2	YK1	OUT OF SCOPE	-



1 OVERALL SITE PLAN
3/32" = 1'-0"

SITE NOTES:	EXISTING CONDITIONS:
-	1. EXISTING POLES - N/A 2. EXISTING POLE BASES - N/A 3. EXISTING DRIVE THRU CEILING - N/A

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



v3 230428

⚠		
⚠		
⚠		KRM
REVISION NO.	DESCRIPTION	REVISED BY



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

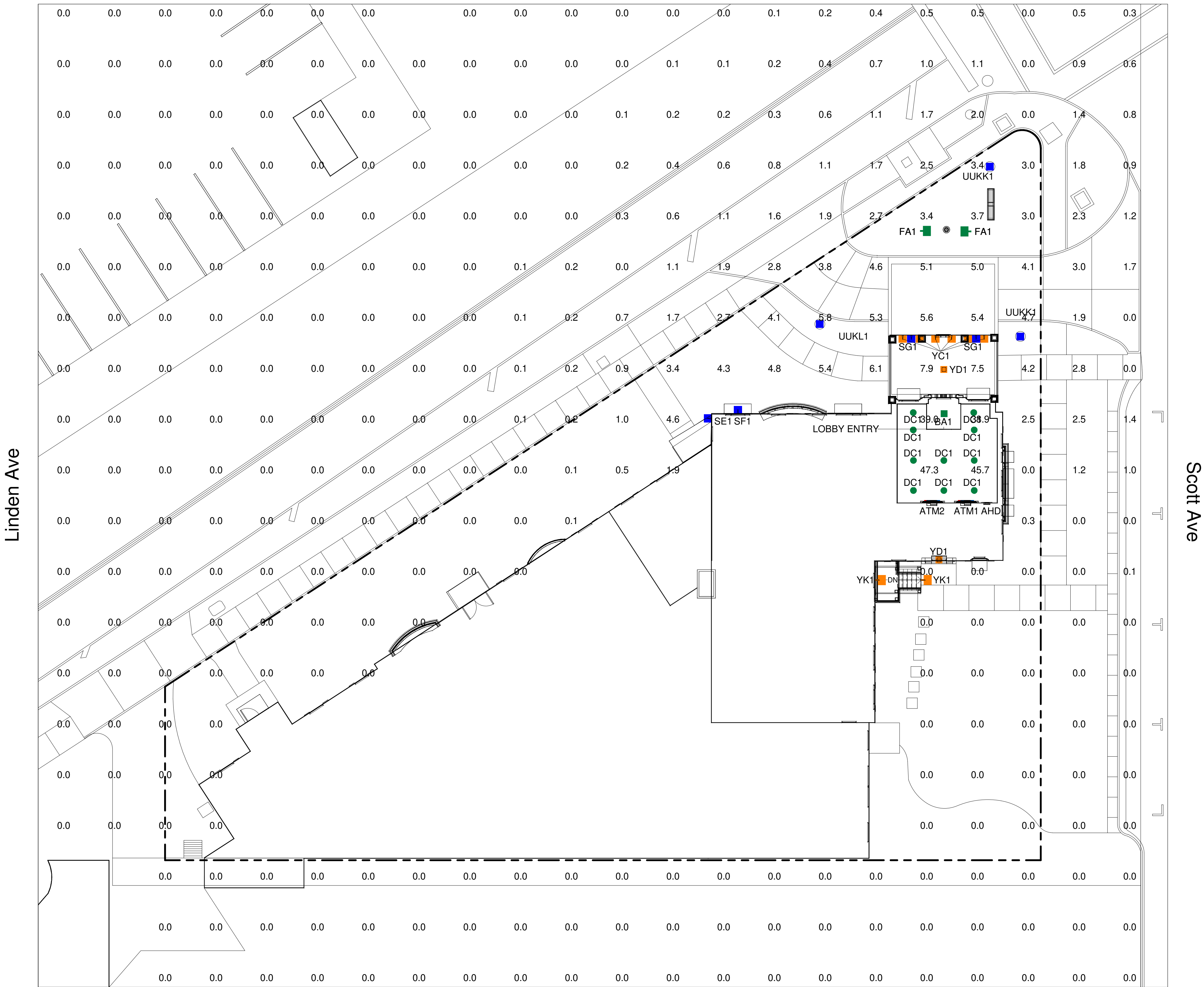
OVERALL SITE PLAN

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

SHEET NO.	LU-3
-----------	------

- 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	1.0 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



v3 230428

⚠		
⚠		
⚠		KRM
REVISION NO.	DESCRIPTION	REVISED BY



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

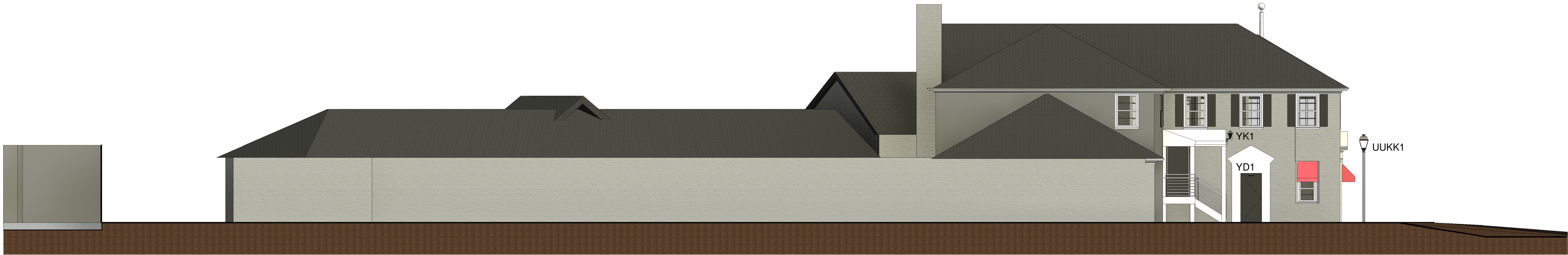
FULL SITE
PHOTOMETRICS PLAN

DESIGNED BY:	DMW	DRAWN BY:	DMW
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



① ELEVATION 1
1/8" = 1'-0"



② ELEVATION 2
1/8" = 1'-0"



③ ELEVATION 3
1/8" = 1'-0"



④ ELEVATION 4
1/8" = 1'-0"

v3 230428

△		
△		
△		KRM
REVISION NO.	DESCRIPTION	REVISED BY



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

ELEVATIONS

DESIGNED BY:	DMW	DRAWN BY:	DMW
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-9		

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.

[H],[J] - (2) SG1 Overhang 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 east entrance. It will be mounted in a recessed position on the underside of the overhang. The fixture will be bronze in color. The color temperature is 4000K.

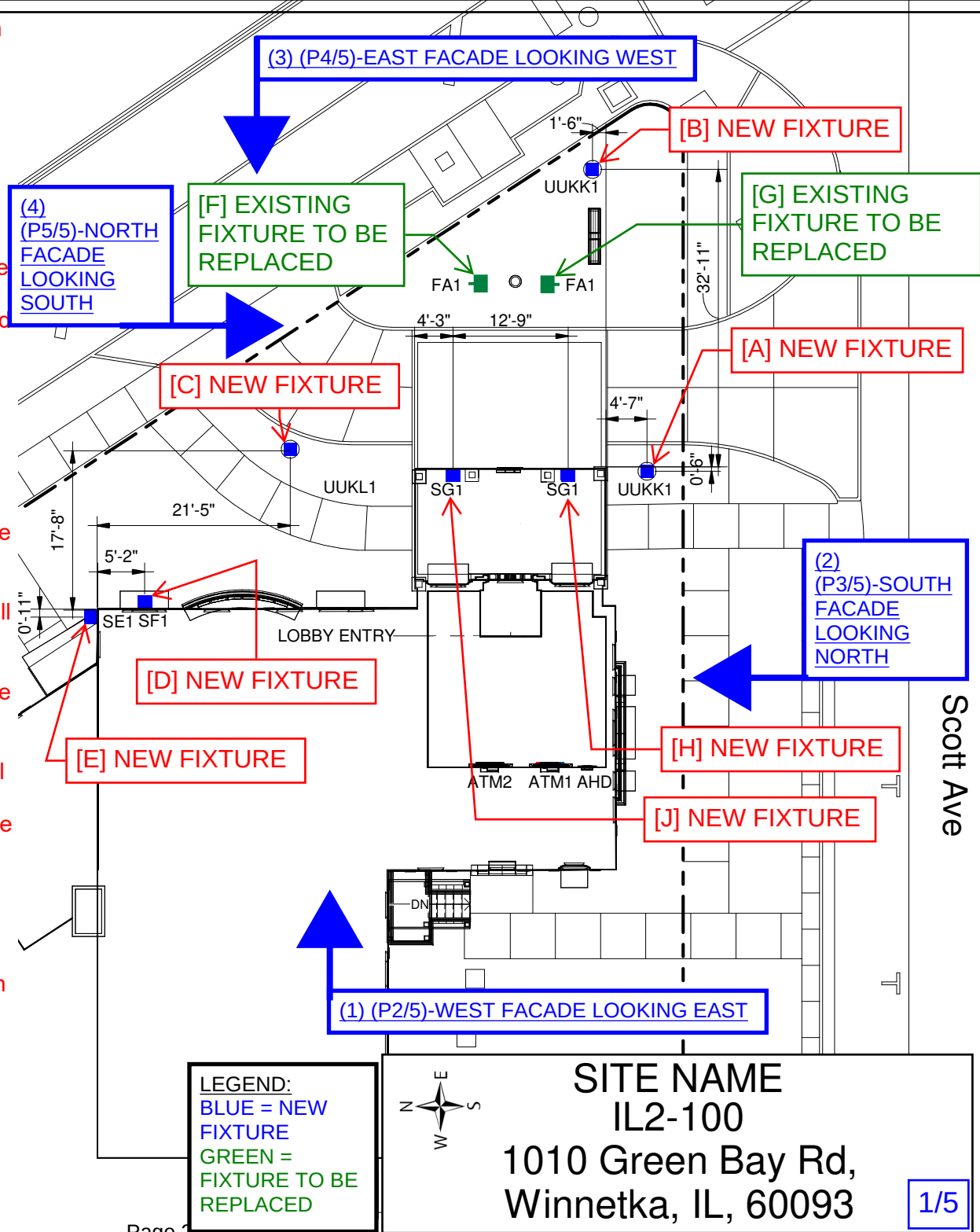
[F],[G] - (2) FA1 Ground Mounted Fixture. The fixture is a more energy efficient fixture to be a direct replacement for the existing fixture that is illuminating the existing flagpole. The fixture will be bronze in color. The color temperature is 4000K.

[E] - (1) SE1 Wall Mounted Fixture. The fixture will be mounted 8'-6" above finished grade on the north/east corner of the building to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

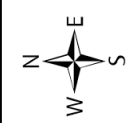
[D] - (1) SF1 Wall Mounted Fixture. The fixture will be mounted 12'-0" above finished grade on the north/east corner to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

[C] - (1) UUKL Ground Mounted Fixture on Pole. The fixture will be mounted 10'-0" above finished grade on the east area to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

[A],[B] - (2) UUKK Ground Mounted Fixtures on Pole. The fixture will be mounted 10'-0" above finished grade on the east & south areas to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.



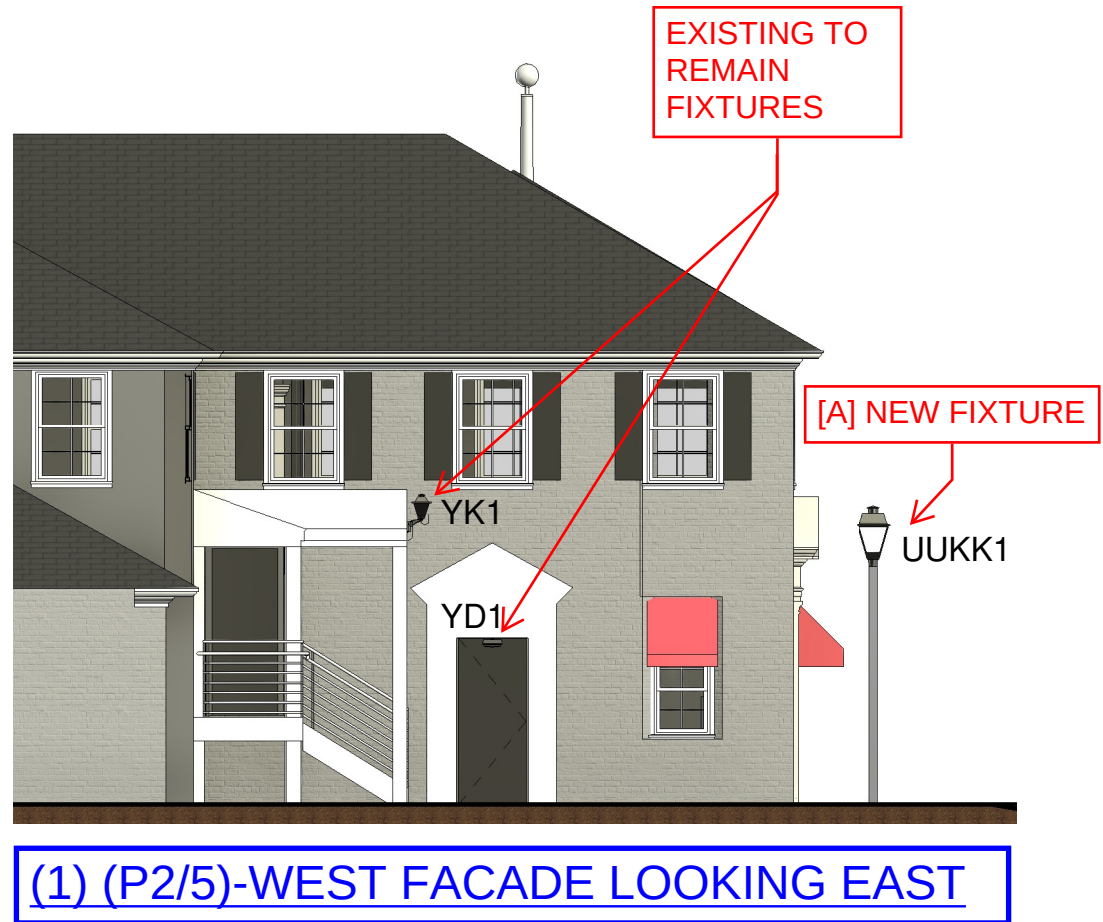
LEGEND:
 BLUE = NEW
 FIXTURE
 GREEN =
 FIXTURE TO BE
 REPLACED



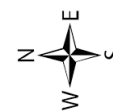
SITE NAME
 IL2-100
 1010 Green Bay Rd,
 Winnetka, IL, 60093

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.

[A] - (1 OF 2 SHOWN) UUKK Ground Mounted Fixtures on Pole. The fixture will be mounted 10'-0" above finished grade on the south areas to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.



LEGEND:
 BLUE = NEW
 FIXTURE
 GREEN =
 FIXTURE TO BE
 REPLACED



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

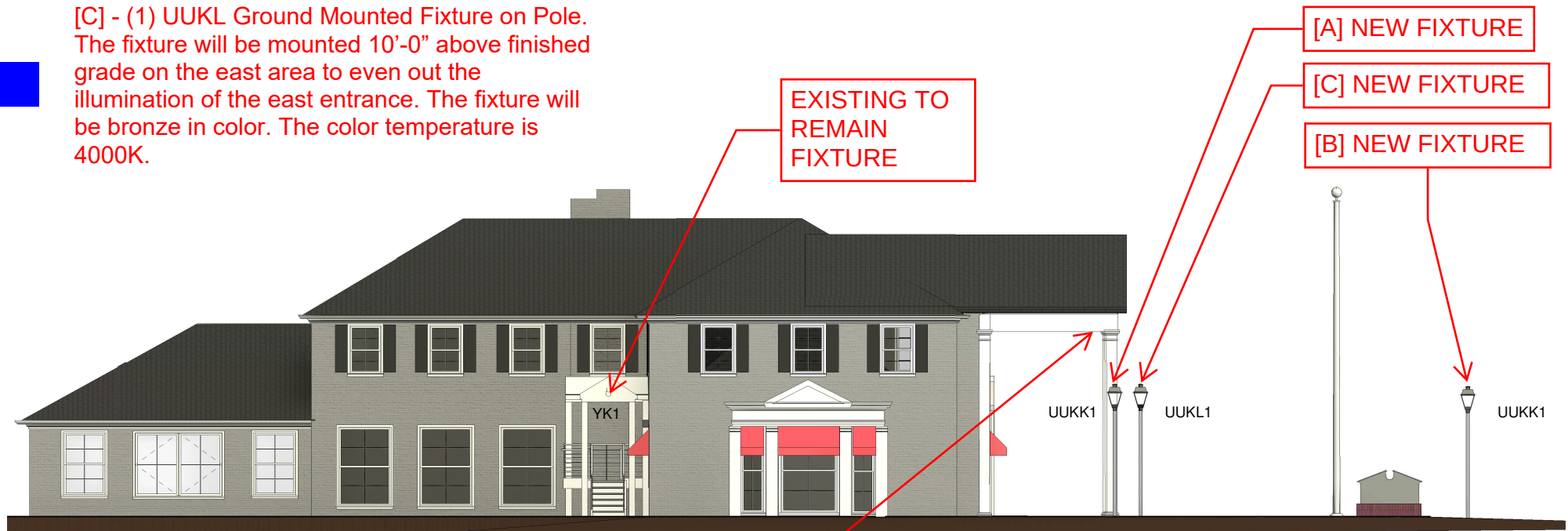
2/5

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.

[A],[B] - (2 OF 2 SHOWN) UUKK Ground Mounted Fixtures on Pole. The fixture will be mounted 10'-0" above finished grade on the south areas to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

[C] - (1) UUKL Ground Mounted Fixture on Pole. The fixture will be mounted 10'-0" above finished grade on the east area to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

[H],[J] - (2) SG1 Overhang 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 east entrance. It will be mounted in a recessed position on the underside of the overhang. The fixture will be bronze in color. The color temperature is 4000K.



(2) (P3/5)-SOUTH FACADE LOOKING NORTH

[H], [J] NEW FIXTURES
INSIDE RECESSED
CEILING COVE

LEGEND:
BLUE = NEW
FIXTURE
GREEN =
FIXTURE TO BE
REPLACED



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

3/5

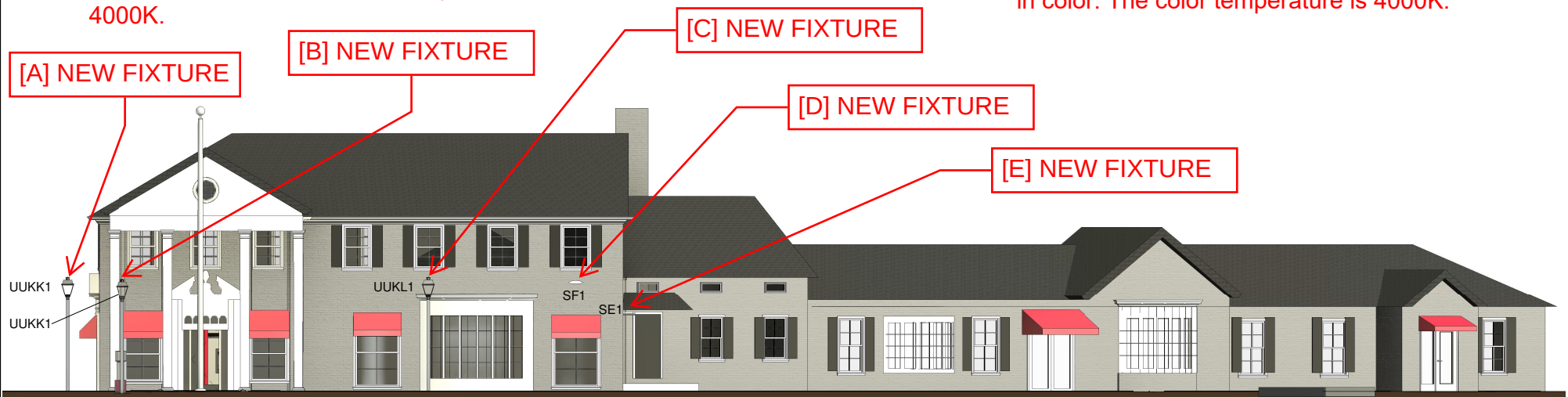
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[A],[B] - (2 OF 2 SHOWN) UUKK Ground Mounted Fixtures on Pole. The fixture will be mounted 10'-0" above finished grade on the south areas to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

[C] - (1) UUKL Ground Mounted Fixture on Pole. The fixture will be mounted 10'-0" above finished grade on the east area to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

[E] - (1) SE1 Wall Mounted Fixture. The fixture will be mounted 8'-6" above finished grade on the north/east corner of the building to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

[D] - (1) SF1 Wall Mounted Fixture. The fixture will be mounted 12'-0" above finished grade on the north/east corner to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.



(3) (P4/5)-EAST FACADE LOOKING WEST

LEGEND:
 BLUE = NEW
 FIXTURE
 GREEN =
 FIXTURE TO BE
 REPLACED



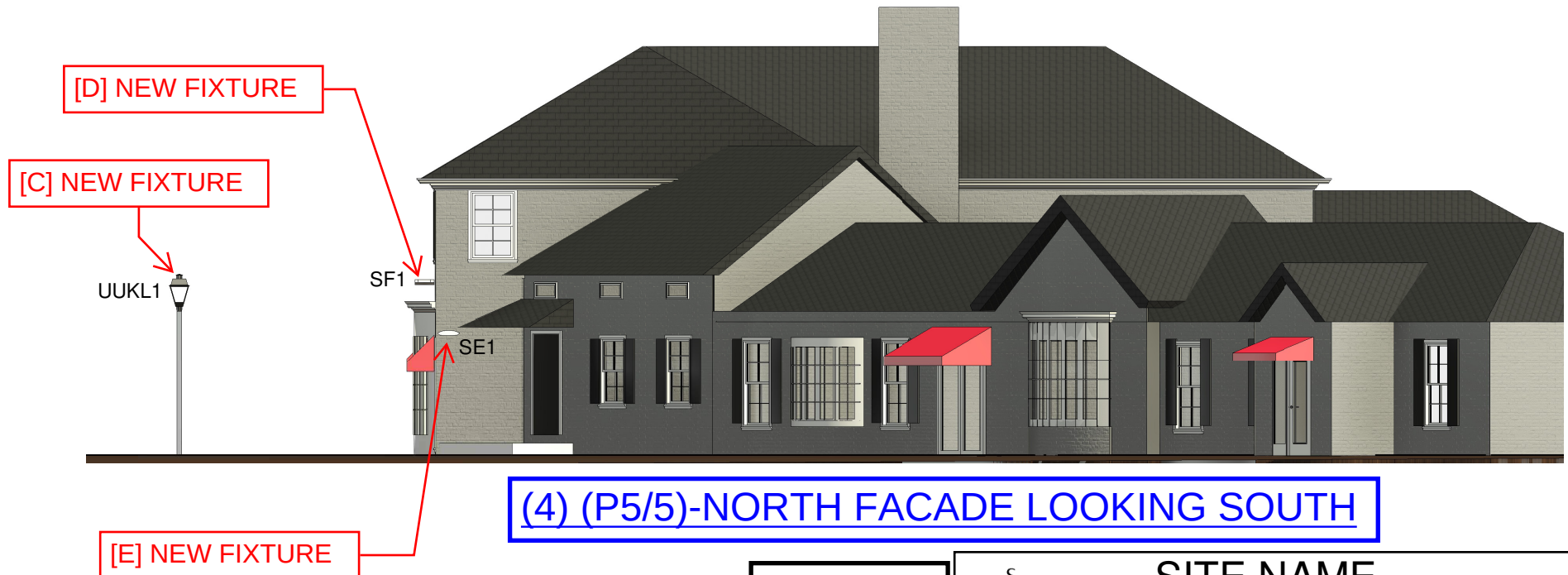
SITE NAME
 IL2-100
 1010 Green Bay Rd,
 Winnetka, IL, 60093

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.

[C] - (1) UUKL Ground Mounted Fixture on Pole. The fixture will be mounted 10'-0" above finished grade on the east area to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

[E] - (1) SE1 Wall Mounted Fixture. The fixture will be mounted 8'-6" above finished grade on the north/east corner of the building to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.

[D] - (1) SF1 Wall Mounted Fixture. The fixture will be mounted 12'-0" above finished grade on the north/east corner to even out the illumination of the east entrance. The fixture will be bronze in color. The color temperature is 4000K.



LEGEND:
BLUE = NEW
FIXTURE
GREEN =
FIXTURE TO BE
REPLACED



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

5/5

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

Noctura Series

CONTRACTOR TO SEE NOTES BELOW

Rev. Date: V8 06/15/2021

LED Flood Luminaires

Product Description

The Noctura® LED Flood luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 5-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. Versatile mounting configurations offer installation flexibility and ease of application for ground, direct pole, tenon or vertical flat surface mounting.

Applications: Ideal for both retrofit and new installation: accent, sign or facade lighting applications.

Performance Summary

Lumen Output: Up to 28,600 lumens

Efficacy: Up to 158 LPW

CRI: Minimum 70 CRI

CCT: 3000K, 4000K, 5000K

Limited Warranty*: 5 years on luminaire, mounts, visors and cables/1 year on remaining field-installed accessories

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

Accessories

Field-Installed			
Top Visor - Lumen multiplier from standard optic: 0.976 NTF-TV-1L-** - For use with 1L only NTF-TV-3L-** - For use with 3L only NTF-TV-6L-** - For use with 6L only	NTF-TV-10L-** - For use with 10L only NTF-TV-14L-** - For use with 14L only NTF-TV-21L-** - For use with 21L only NTF-TV-28L-** - For use with 28L only	Button Photocell JL-423CZ - UL (120-277V) Voltage only Cable NTX-QC-5 (120-277 Volt only) NTX-QC-5-U (120-480 Volt) - 5' (1.5m) cable replacement Shorting Cap XA-XSLSHRT	Pole Mounted Occupancy Sensor NTX-FSP221B-S-L7-W - For use with UL and UH voltages - Requires XA-SENSREM Hand-Held Remote XA-SENSREM - For successful implementation of the Pole Mounted Occupancy sensor, a minimum of one hand-held remote is required

** Specify finish color

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** NTX-AA-BZ-U + **Luminaire:** NTF-A-NM-N4-21L-40K-UL-BZ

Mount (Luminaire must be ordered separately)*		
Knuckle Mount (Small Lumen Packages only) NTF-KN-** - For use with 1L, 3L, 6L, 10L only Yoke Mounts (Small Lumen Packages only) NTF-YM-1L-** - For use with 1L only NTF-YM-3L-** - For use with 3L only NTF-YM-6L-** - For use with 6L only NTF-YM-10L-** - For use with 10L only	Adjustable Arm Mounts (Large Lumen Packages only) NTX-AA-**-U (120-480 Volt) - Adjustable Arm Mount w/knockout for Field-Installed Button Photocell (by others) NTX-AA-7R-** [120-277 Volt only] NTX-AA-7R-**-U (120-480 Volt) - Adjustable Arm Mount w/NEMA® 7-pin Photocell Receptacle	Trunnion Mounts (Large Lumen Packages only) NTX-TR-**-U (120-480 Volt) - Trunnion Mount NTX-TR-7R-**-U (120-480 Volt) - Trunnion Mount w/NEMA® 7-pin Photocell Receptacle NTX-TR-PK-** (120-277 Volt only) NTX-TR-PK-**-U (120-480 Volt) - Trunnion Mount w/knockout for Field-Installed Button Photocell (by others)

Note: NEMA® 7-pin Photocell Receptacle requires photocell or shorting cap by others

* Reference EPA and pole configuration suitability data beginning on page 7

** Specify finish color

CONTRACTOR TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Ordering Information

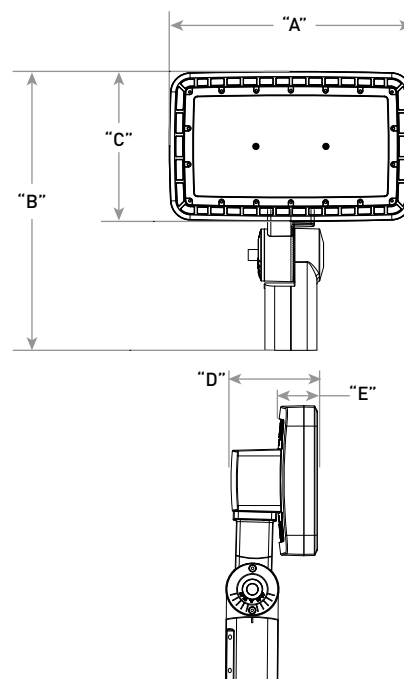
Example: NTF-A-NM-N4-1L-40K-UL-BZ

Luminaire (Mount must be ordered separately)								
NTF	A	NM						
Product	Version	Mounting	Optic	Lumen Package*		CCT	Voltage	Color Options
NTF	A	NM No Mount	N4 NEMA 4x4 N6 NEMA 6x6	Small 1L 1,600 lumens - Not available in 347-480V 3L 3,000 lumens - Not available in 347-480V 6L 6,500 lumens 10L 10,000 lumens	Large 14L 14,000 lumens 21L 21,500 lumens 28L 28,600 lumens	30K** 3000K 40K 4000K 50K 5000K	UL Universal 120-277V UH Universal 347-480V	BK** Black BZ Bronze SV** Silver WH** White

* See mount descriptions for applicable mounts. Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

** Consult factory for availability

21L Adjustable Arm Mount NTX-AA-**-U)



Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"	Dim "E"
14L*	10.8 lbs (4.9kg)	13.4" (340mm)	15.8" (401mm)	7.5" (191mm)	5.1" (130mm)	2.3" (58mm)
21L*	13.5 lbs (6.1kg)	14.4" (366mm)	15.2" (386mm)	8.9" (226mm)	5.1" (130mm)	2.3" (58mm)
28L*	17.2 lbs (7.8kg)	13.4" (340mm)	22.8" (582mm)	14.7" (373mm)	5.0" (127mm)	2.1" (53mm)

See pages 3-5 for additional line drawings

* Includes housing & mount (for housing weight only refer to page 2)



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

CLASSIC 1

ARCHITECTURAL LIGHTING

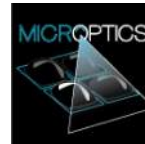
The Classic LED Post Top Lantern blends traditional design with modern LED and optical technology. The Classic is able to provide illumination at (70) seventy percent energy savings compared to previous technology. The Classic LED is also virtually maintenance free with the LEDs lasting up to 483,000 hours and beyond.

The Classic is Dark Sky Friendly and features a full cutoff optical reflector system. Micro Optics—recessed within the fixture's surface and can distribute light up to five times the mounting height, creating powerful uniformity. The Classic LED provides uniform illumination with up to four to five mounting heights. The optical system is completely concealed inside the fixture top eliminating glare. The Classic is available in 3000, 4000 and 5000 Kelvin and is available from 18-71 watts. The Classic LED Series is the perfect luminaire for traditional American neighborhoods.

The standard Classic LED comes with flat glass lens in the top of the fixture with open sides. Opal, Frosted, and Clear side lenses can be ordered as options.



*Standard Clear Top Lens



MICRO OPTIC SYSTEM

Our new cell-enclosed, Micro Optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

	16L	32L
350 milliamps	18w	-
530 milliamps	28w	-
700 milliamps	36w	71w
1050 milliamps	56w	-

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Project Name:

Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Color	Mounting	Options
Classic 1 (CLA-1)	Type 2 (T2)	16 (16L)	350 (35) <i>*16L Only</i>	3000K (30K)	120-277 (UNV)	Bronze (BRZ)	Post Top Over 2-3/8 OD (T2R)	Marine Grade Finish (MGF) Photocell (PC)
	Type 3 (T3)	32 (32L)	530 (53) <i>*16L Only</i>	4000K (40K)		White (WHT)	Post Top Over 3 OD (T3R)	<i>*Universal Voltage 120-277</i> Photocell + Receptacle (PCR)
	Type 4 (T4)		700 (7)	5000K (50K)		Silver (SVR)	Arm Mount (AM) <i>*For use with Decorative Arms</i>	Receptacle + Shortening Cap (PER)
	Type 5 (T5)		1050 (1) <i>*16L Only</i>			Hunter Green (HGN)	Pendant Mount (Comes with 1/2" Coupling)	NEMA 7 Pin Receptacle + Shortening Cap (7PIN)
						Black (BLK)	1' (PM1) 2' (PM2) 3' (PM3) 4' (PM4) 5' (PM5)	Surge Protector (10K)
						Graphite (GPH)		House Side Shield (HSS)
						Grey (GRY)		Opal Side Lens (OSL)
						Custom (CS)		Clear Side Lens (CSL)
								Frosted Side Lens (FSL)
								Terminal Block (TB)
								Toolless Entry (TE)

GC TO VERIFY VOLTAGE AND SPECIFY CHANGES BASED UPON FIELD CONDITIONS

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

CLASSIC 1

ARCHITECTURAL LIGHTING

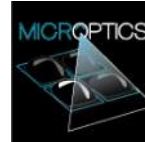
The Classic LED Post Top Lantern blends traditional design with modern LED and optical technology. The Classic is able to provide illumination at (70) seventy percent energy savings compared to previous technology. The Classic LED is also virtually maintenance free with the LEDs lasting up to 483,000 hours and beyond.

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Project Name:

Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Color	Mounting	Options
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	Type 3 (T3)	32 (32L)	530 (53) <i>*16L Only</i>	4000K (40K)		White (WHT)	Post Top Over 3 OD (T3R)	<i>*Universal Voltage 120-277</i> Photocell + Receptacle (PCR)
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						Graphite (GPH)		House Side Shield (HSS)
						Grey (GRY)		Opal Side Lens (OSL)
						Custom (CS)		Clear Side Lens (CSL)
								Frosted Side Lens (FSL)
								Terminal Block (TB)
								Toolless Entry (TE)

GC TO VERIFY VOLTAGE AND SPECIFY CHANGES BASED UPON FIELD CONDITIONS

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

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-BRDSFK	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

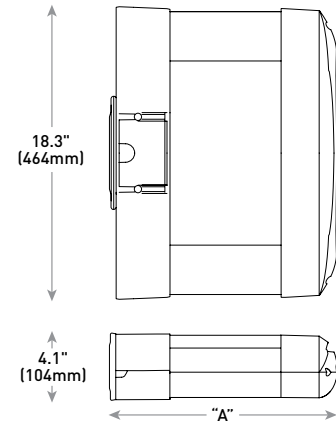
CONTRACTOR TO VERIFY
AND SPECIFY IF NOT UL

CONTRACTOR TO
REFERENCE PLANS
FOR COLOR DESIGNATION

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 -Available with 20-80 LEDs 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 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



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)



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

CREE LIGHTING®

THE EDGE® Series

LED Security Wall Pack Luminaire

Rev. Date: V8 09/03/2021

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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

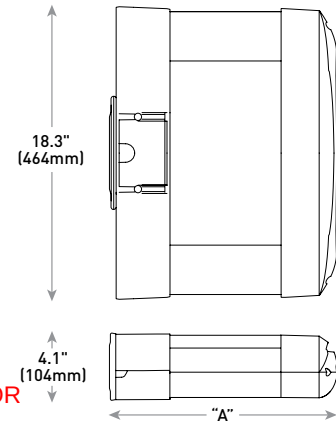
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

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

Accessories

Field-Installed		
Bird Spikes XA-BRDSBK	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



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Ordering Information

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

CONTRACTOR TO VERIFY AND SPECIFY IF NOT UL

CONTRACTOR TO REFERENCE PLANS FOR COLOR DESIGNATION

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 -Available with 20-80 LEDs 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 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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CREE LIGHTING®

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LED Security Wall Pack Luminaire

Rev. Date: V8 09/03/2021

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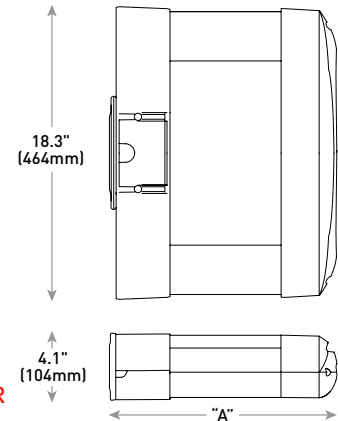
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AND SPECIFY IF NOT UL

CONTRACTOR TO
REFERENCE PLANS
FOR COLOR DESIGNATION

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	WM Wall Mount	02	E	UL Universal 120-277V	BK Black	350 350mA	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
	2MB Type II Medium w/BLS		04					
	06		06					
	08		08					
	10		10					
	12		12					
	2S Type II Short							
	2SB Type II Short w/BLS							
	3M Type III Medium							
	3MB Type III Medium w/BLS							
	4M Type IV Medium				UH Universal 347-480V	BZ Bronze	525 525mA	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
	4MB Type IV Medium w/BLS							
					SV Silver	WH White	700 700mA	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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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: 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

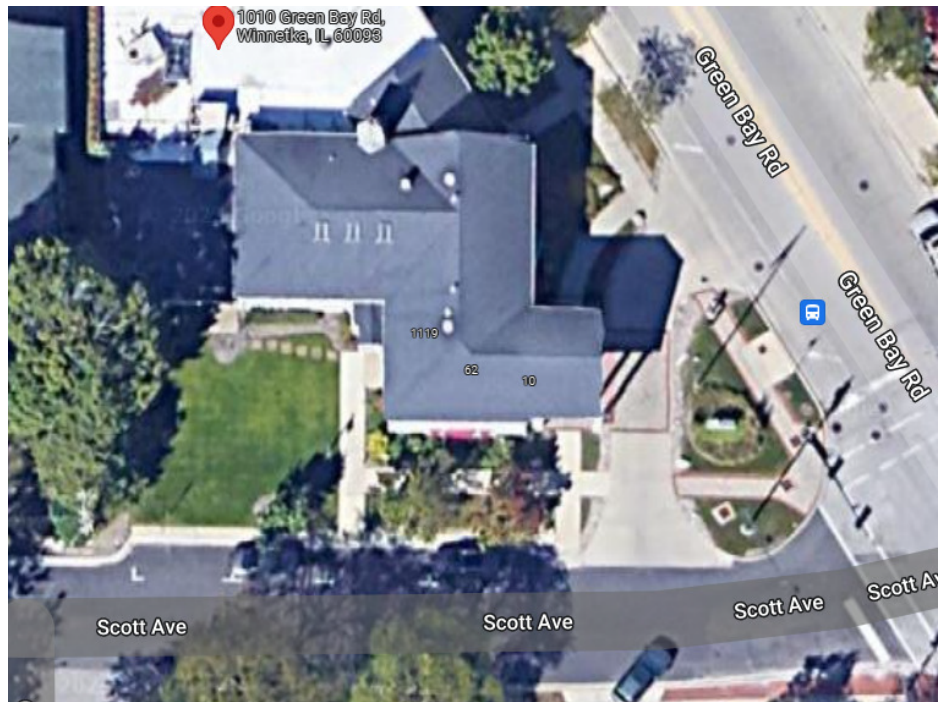


Figure 1 – Subject Property location – Corner of Scott and Green Bay Road



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

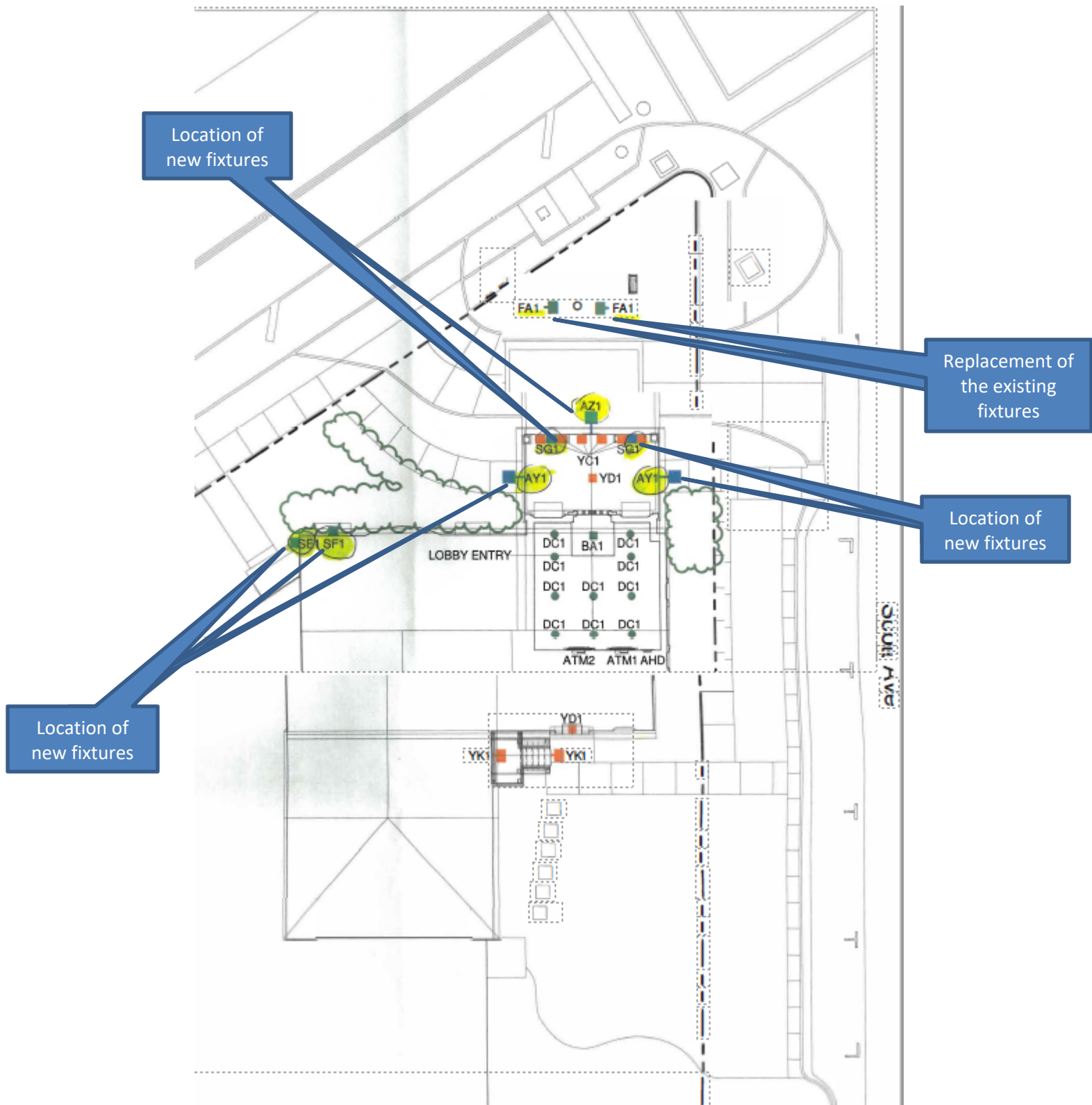


Figure 3 – Subject Property – Location of the proposed light fixtures

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.

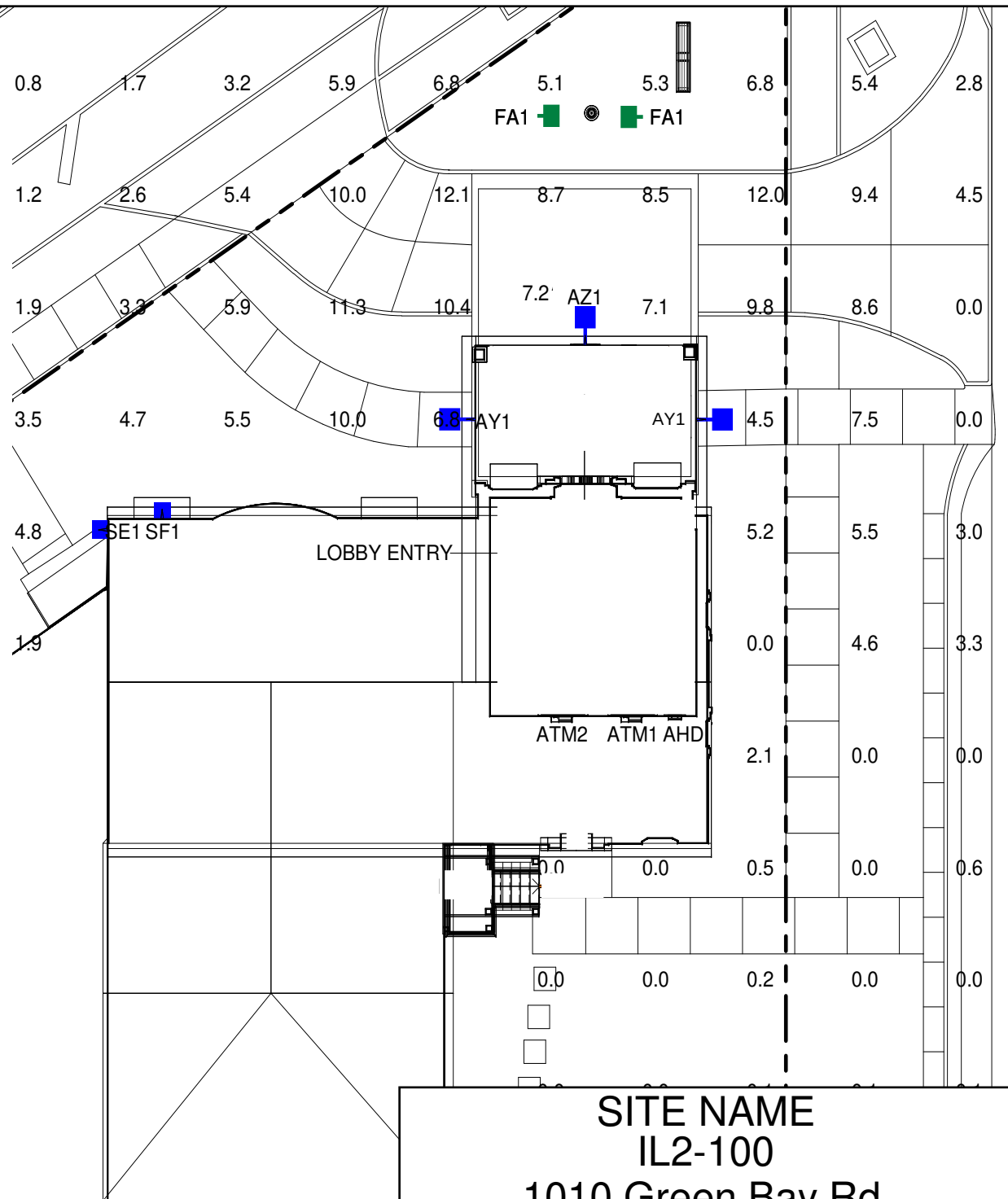
(2) Type AY1 Wall Mounted Fixture. The fixture will be mounted 18'-9" above finished grade on the north and south sides of the building to even out the illumination of the walkways to the building. The fixture will be bronze in color.

(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

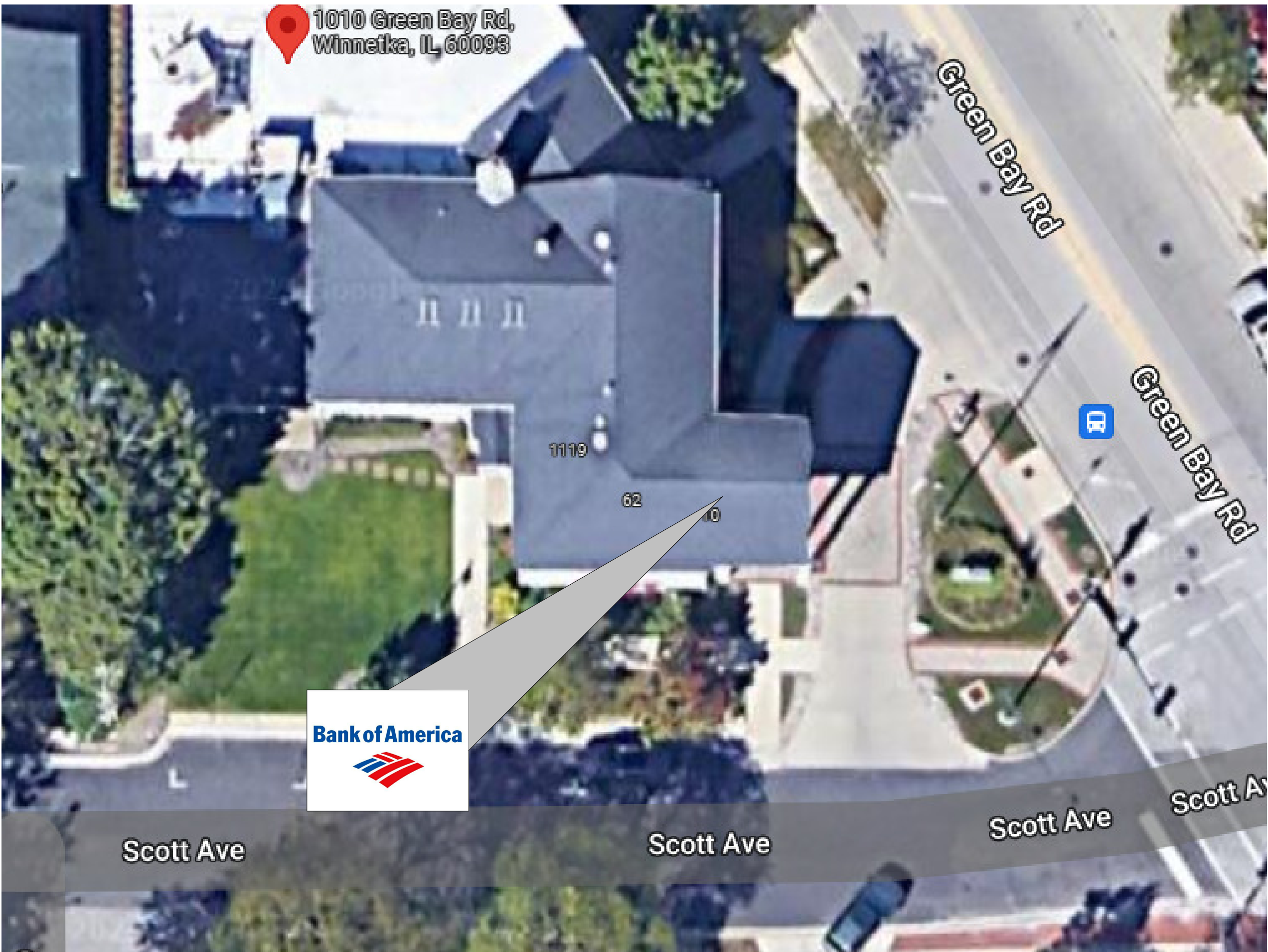


EXTERIOR LIGHTING PROGRAM

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



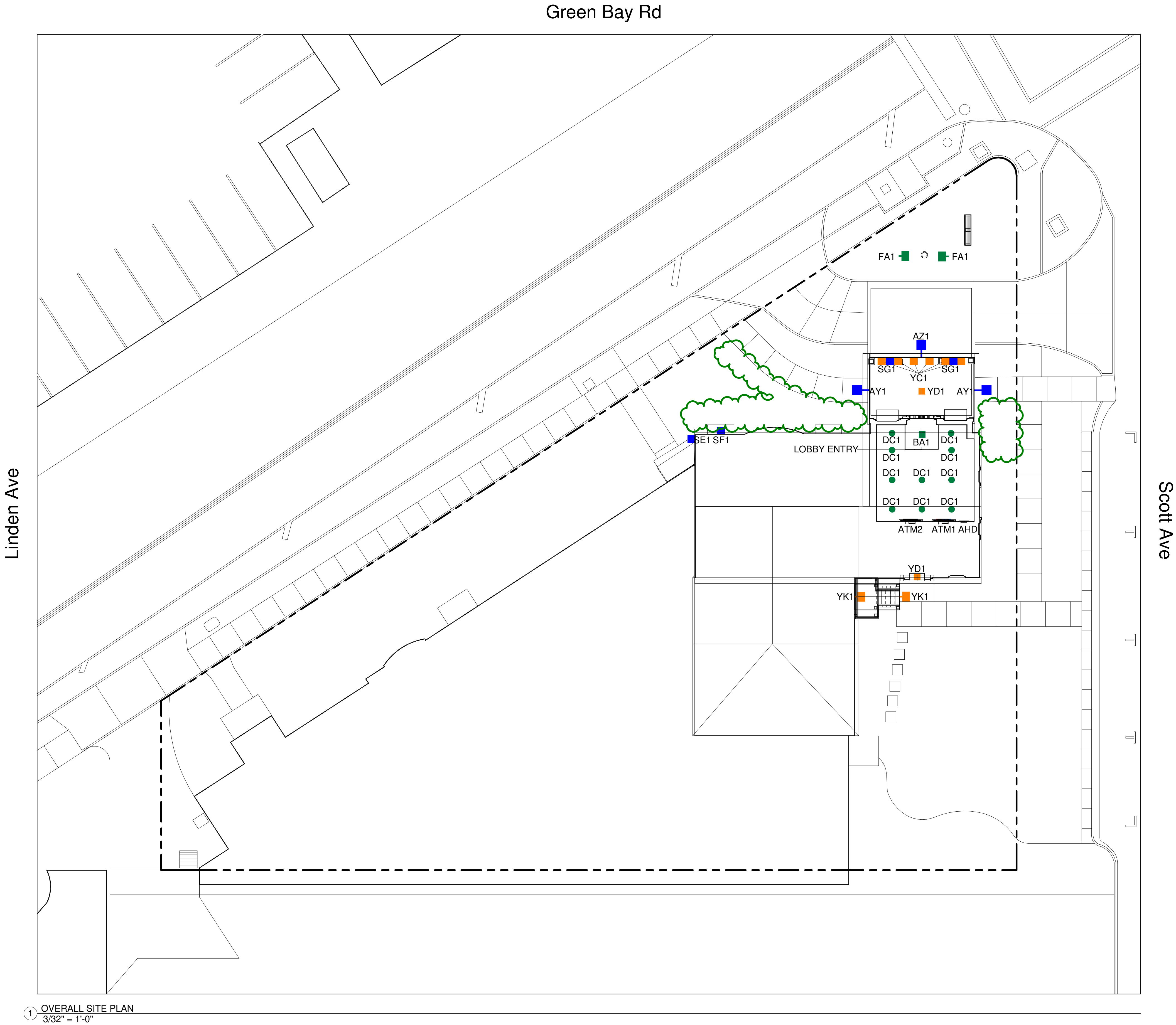




KRM

REVISION NO.	DESCRIPTION	REVISED BY
 Facility Analysis † Engineering		
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	-



1 OVERALL SITE PLAN
3/32" = 1'-0"

SITE NOTES:	EXISTING CONDITIONS:
-	1. EXISTING POLES - N/A 2. EXISTING POLE BASES - N/A 3. EXISTING DRIVE THRU CEILING - N/A

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



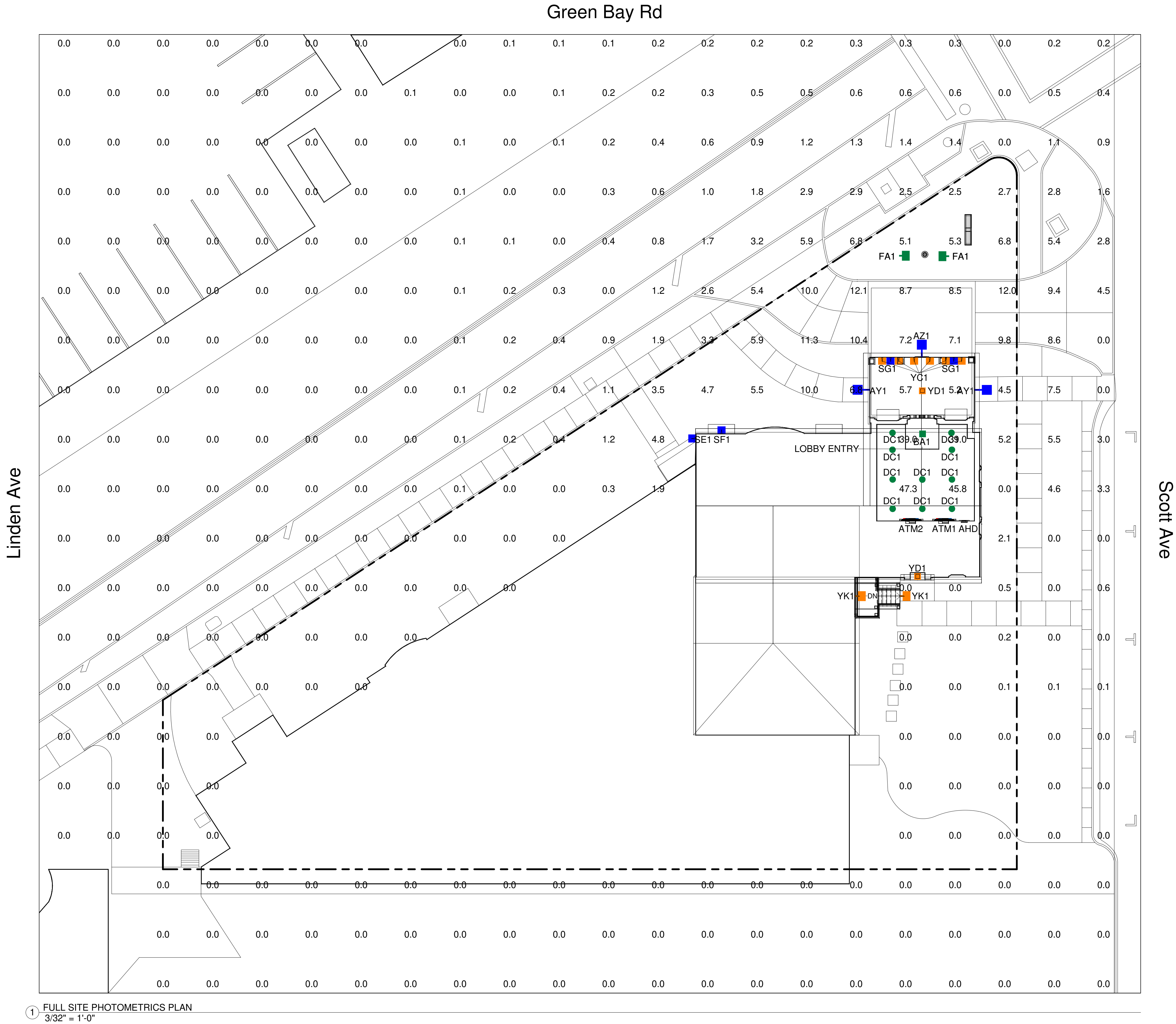
SITE NAME
IL2-100
1010 Green Bay Rd,
Winnetka, IL, 60093

OVERALL SITE PLAN

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

SHEET NO. LU-3

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.



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.



- 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

1		
2		
3		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

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

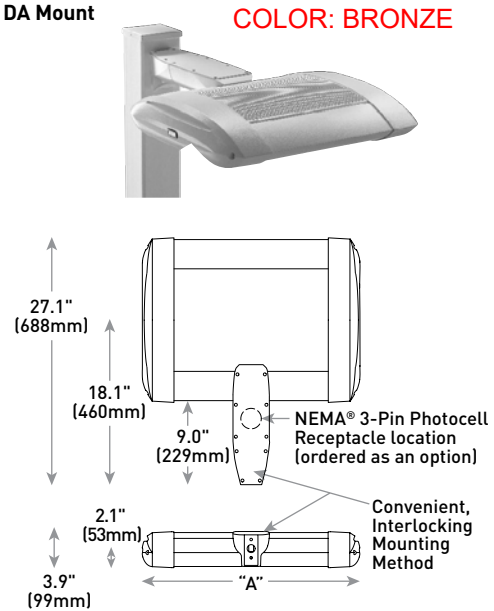
Example: ARE-EDG-2M-AA-12-E-UL-SV-350

				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
	Type II Medium	Type III Medium w/BLS	Type IV Medium w/Partial BLS	Adjustable Arm	04		Universal 120-277V	Black	350mA	
	2MB	3MP	5M	DA	06		Universal 347-480V	BZ	525	
	Type II Medium w/BLS	Type III Medium w/Partial BLS	Type V Medium	Direct Arm	08			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	
	4M	4MB	3M		14			WH	- Available with 20-60 LEDs	
	Type II Medium w/Partial BLS	Type IV Medium w/BLS			16			White		
FLD-EDG	25° Flood	70° Flood Sign	N6 NEMA® 6	AA						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



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



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

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

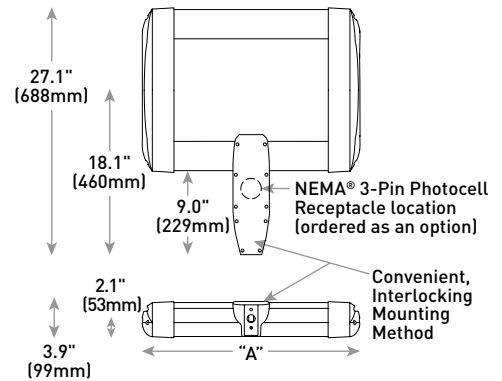
Ordering Information

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 4MB Type IV Medium w/BLS 3M Type III Medium	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	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



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



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

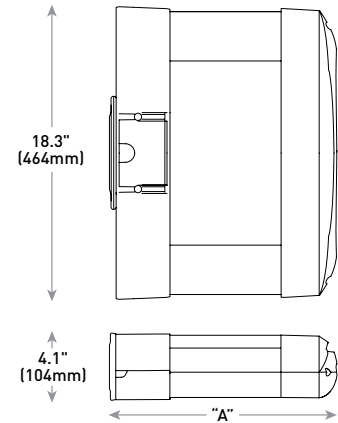
Accessories

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



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CREE LIGHTING®

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Applications: General area and security lighting

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Patented NanoOptic® Product Technology

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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

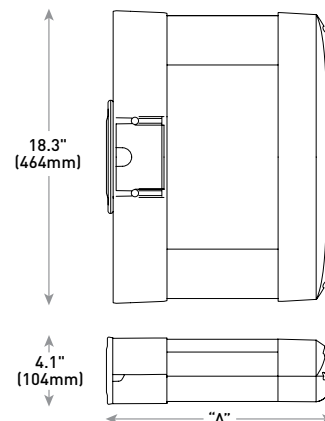
Accessories

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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

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MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: MAY 11, 2023

SUBJECT: 93 GREEN BAY ROAD – TALA COFFEE ROASTERS – SIGN PERMIT &
AMENDMENT TO A CERTIFICATE OF APPROPRIATENESS
(CASE NO. 23-10-DR)

INTRODUCTION

On May 18, 2023, the Design Review Board (DRB) is scheduled to consider a Certificate of Appropriateness and a Sign Permit application submitted by Tala Coffee Roasters (the “Applicant”), as the lessee of the commercial space located at 93 Green Bay Road (the “Subject Property”), which is owned by the Village of Winnetka. The Applicant is seeking approval to allow minor design revisions to a previously approved building façade and to allow the installation of wall signs with exterior building lighting and a door sign on the street frontages of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located at the southeast corner of the intersection of Green Bay Road and Winnetka Avenue and is zoned C-1 Neighborhood Commercial. The Subject Property is owned by the Village of Winnetka and contains a one-story commercial building that is currently being remodeled into a coffee shop by the Applicant.

Figure 1 below identifies the Subject Property, which is undergoing construction.



Figure 1 – Subject Property – View from Green Bay Road and Winnetka Avenue intersection

PREVIOUS APPROVALS

On October 3, 2022, the DRB recommended approval of a Certificate of Appropriateness for exterior alterations to the existing building facades, and on November 17, the Board recommended approval of the proposed site improvements on the Subject Property. The Applicant is responsible for constructing the interior and exterior building improvements, and the Village is obligated to construct the site improvements. On October 18, 2022, the Village Council approved the exterior building facades, and on December 6, 2022, the Council approved the site improvements.

CURRENT REQUEST

As previously stated, the Applicant is seeking approval to make minor revisions to an approved building façade design and to install two wall signs, a door sign, and a possible replacement of the existing exterior lighting.

Building Façade & Canopy Changes

The Applicant requests approval to make minor changes to how it plans to paint two structure elements. Rather than painting the soffit a solid blue color, they would like to paint the two existing stripes on the soffit white with the remainder of the soffit blue, and they would also like to continue the bottom blue stripe of the building unto the canopy structure.



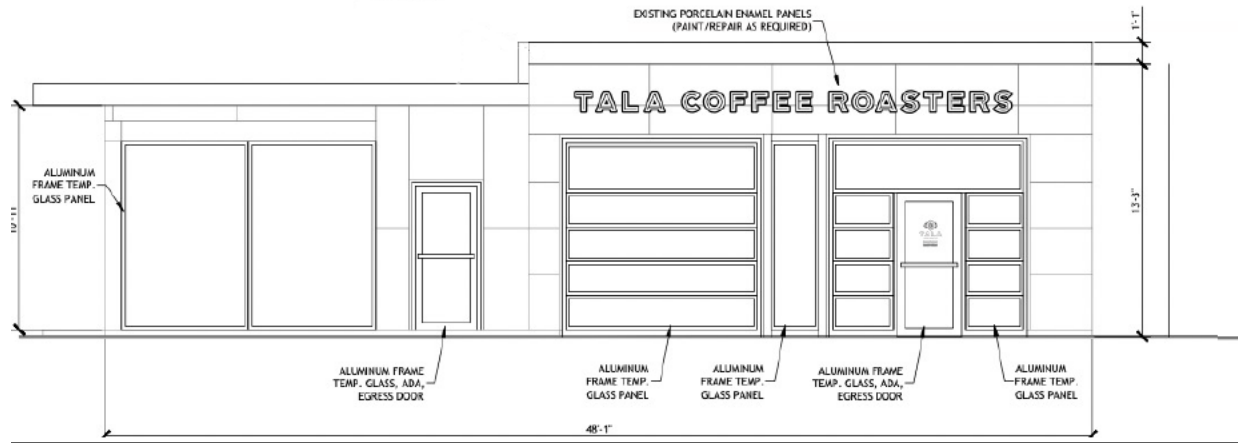
Approved Façade Paint Scheme



Proposed Revised Façade Paint Scheme

Proposed Signage

Along the **south façade**, the Applicant proposes to install one wall sign and one door sign as illustrated below.



The wall sign would be:

- Open-faced individually pin-mounted metal letters,
- Painted Benjamin Moore “In the Midnight Hour” with a thin white stripe line running through the middle of each letter, and
- 12.8 inches tall.

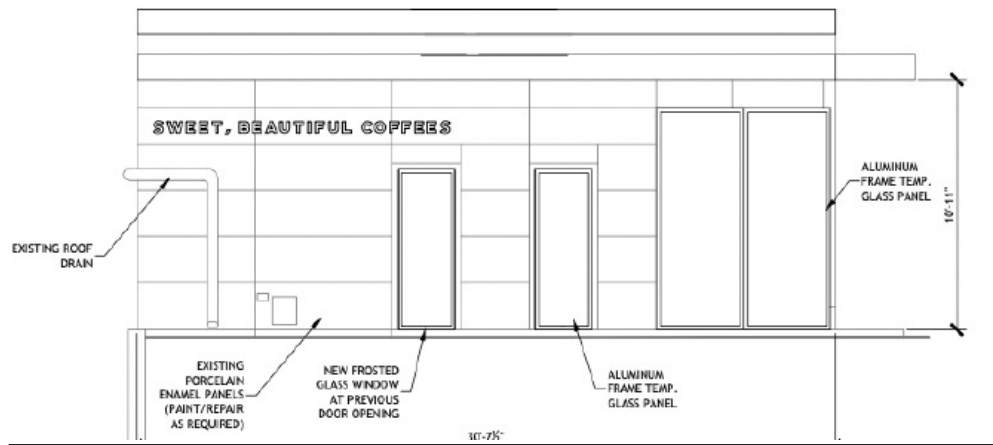
TALA COFFEE ROASTERS

The door window sign would be:

- Located on the upper portion of the glass door facing Green Bay Road;
- Die-cut decal white images, and
- Contain the following message:



Along the **westerly façade**, the Applicant proposes to install one wall sign as illustrated below.



The wall sign would also be:

- Open-faced individually pin-mounted metal letters,
- Painted Benjamin Moore “In the Midnight Hour” with a thin white stripe line running through the middle of each letter, and
- 7.24 inches tall.

SWEET, BEAUTIFUL COFFEES

The Exterior Fascia Lighting

The existing building fascia is bordered with light fixtures which are placed to illuminate the wall signs while being invisible from all vantage points of the building. Their plan is to keep the same lighting by repairing or replacing these fixtures. As the fascia is dismantled for repair, it will become clear whether the existing lights are in a fixable state. The applicant plans to use 3500K LEDF lightbulbs or replacements as needed to achieve natural and soft illumination.



Building fascia with existing lighting along Green Bay Road

A copy of the Applicant’s application materials are included in Attachment A.

SIGN CODE ANALYSIS

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

Window signs shall be:

- die-cut and limited to individual letters and logos, when a decal sign;
- limited to two colors;
- limited to letters and logos no taller than 8", except one logo, and the first letter of each word may be up to no taller than 24" and except store hours and contact information shall be limited to 2" in height; and.
- limited to 50% or less of the window opening when located on a door window or transom window.

The proposed door window sign would be 1.4 square feet and take up approximately 9.7% of the door window area, be placed in the upper portion of the door glass, and complies with all mentioned Sign Code requirements.

Wall signs shall

- only contain the business name, a three-word generic description of the types of products or services, and the occupant's logo or trademark;
- not exceed 70 square feet in sign area; and
- comply with the following: for each street exposure, the total area of all wall signs, window signs, and awning signs other than exempt signs, and permitted directional and incidental signs, shall not exceed 15% of the street exposure.

Both proposed wall signs would be less than 70 square feet and contain the business name and/or description of the product/service. In total, the area of the proposed wall and door window signs would occupy 3.69% of the street exposure on the south elevation and 1.72% of the street exposure on the west elevation.

The proposed signs comply with the Village's Sign Code requirements. A staff analysis of the sign area with calculations is included as Attachment B.

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 Village's Design Guidelines provide additional guidance on the design and appropriate placement of wall and window signs as well as building lighting. (See Attachment C).

The proposed wall signs would be made of metal materials while being 10 feet 11 inches above grade with a font height of 12.1 inches on the Green Bay Road Elevation and 7.2 inches on the Winnetka Avenue elevation. The proposed wall signs would be externally illuminated by existing continuous fascia lighting on the exterior of the building that would remain.

SUMMARY

The Applicant requests that the DRB find the proposed minor changes to the paint scheme of the building façade and canopy structure as well as the proposed signs and exterior lighting as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed improvements as appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to installation of the signs.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Staff Sign Code Analysis

Attachment C: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business Tala Coffee Roasters	Primary contact name [REDACTED]	Phone No. [REDACTED]
Street Address [REDACTED] 93 Green Bay Rd		
City [REDACTED]	State IL	Zip Code [REDACTED]
Email joanna@talacoffee.com		

Sign Company

Name of Sign Company Signarama	Primary contact name Brian Kelly	Phone No. 847-680-0004
Street Address 220 Peterson Rd.		
City Libertyville	State IL	Zip Code 60048
Email graphics@libertyvillesigns.com		

Property Owner

Name of Company Village of Winnetka	Primary contact name David Schoon	Phone No. (847) 716-3526
Street Address: 510 Green Bay Rd		
City Winnetka	State IL	Zip Code 60093
Email dschoon@winnetka.org		

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

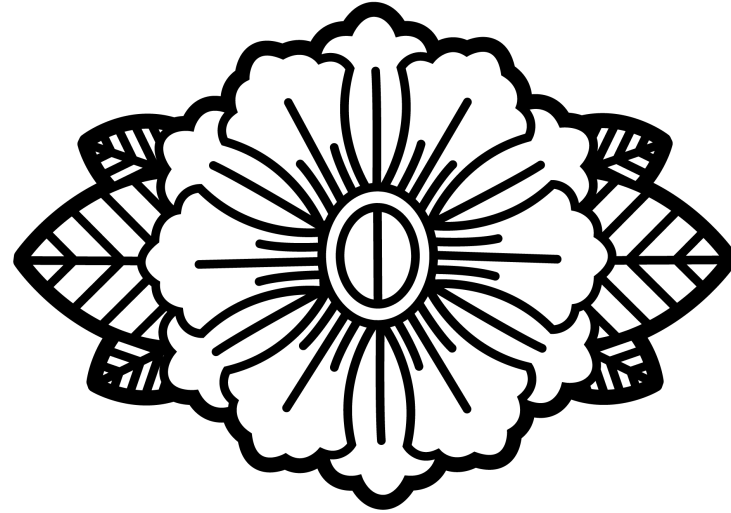
- ☒ window graphics ☒ wall-mounted sign ☐ ground-mounted sign
☐ projecting sign ☐ other _____

Additional description of sign type and materials _____

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

CONDITIONS OF APPROVAL: _____

SBC 2023-382



93 GREEN BAY ROAD

Tala Coffee Roasters

93 GREEN BAY ROAD

General overview

In this joint project with The Village of Winnetka, we are renovating the former service station on 93 Green Bay Road for use as a café. We are excited about the way this will transform this gateway village entrance not only by improving aesthetics but by offering a truly important and valuable asset to the community.

Last fall, we came before the Design Review Board with our joint plan for the exterior of the building. At the time, we had not determined the specifics of our sign, and are therefore returning to the Design Review Board to approve our sign and the few items that have been impacted by it.





PREVIOUS SUBMISSION *Approved plans*

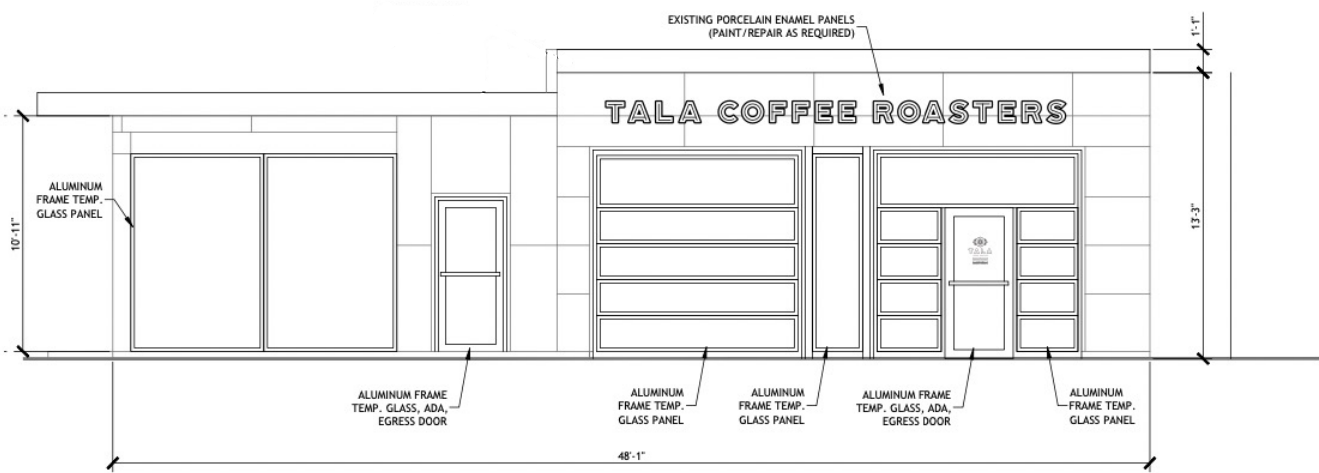
The Design Review Board approved our plans in the 11/17/23 meeting. The following is an overview of what was approved:

- Exterior paint colors
- Windows and doors
- Canopy placement and aesthetic
- Exterior furnishings
- Village site plan including lighting, paving, landscaping, etc.

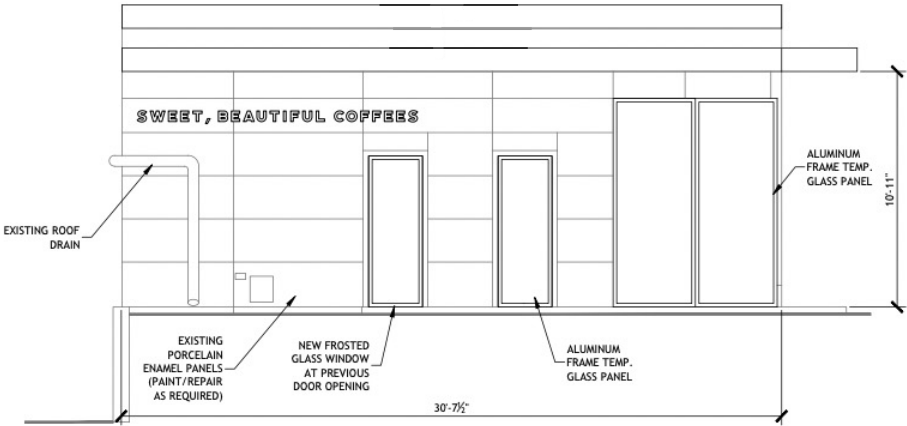


WALL SIGNS *Elevations*

We have opted for two wall signs in this design. The front elevation includes a wall sign over the building’s main entrance. This conventional placement for the larger sign helps create a sense of arrival and presence. The left elevation includes a smaller wall sign, which is meant to capitalize on the more easily visible side of the building. This is especially important as this is the elevation more readily seen by both pedestrian and vehicular patrons.



1 PROPOSED FRONT ELEVATION
A2 SCALE 1/4" = 1'-0"



1 PROPOSED LEFT ELEVATION
A2 SCALE 1/4" = 1'-0"

SPECIFICATIONS *Material and color*

Both signs will be made in the same fashion. The letters will be crafted from metal and fully painted.

The majority of each letter will be painted in the Benjamin Moore, “In the Midnight Hour” which the DRB already approved.

The thin linework interior to each letter will be white, matching that of the building.

TALA COFFEE ROASTERS



Pictured (left) is a visual example of the kind of lettering we will be using for this sign. Further examples and additional information can be found on the following page.



SPECIFICATIONS

Letter structure

Our sign is an open-faced channel lettering sign. These signs are common in use with neon or marquee signs.

We hope to achieve a similar look to these classic designs, which provides a tasteful vintage nod, without using any internal illumination.

The metal channel letters will be blue, while thin white lines will be painted on the interior to mimic a neon design but with a more timeless aesthetic.

Letters will follow our classic *bourbon grotesque* font, providing brand consistency with our other café, but with an elevated twist.



This provides an example of typical open-faced channel lettering. Although our font and detailing will differ from this, this serves as an example of the structure.



This sign shows more appropriately the internal detailing we would like to achieve with our thin white lettering inside each channel. This sign achieves this with neon tracks, while ours will be painted instead.

SPECIFICATIONS *Calculations and measurements*

The total street frontage of this building is 1073.5sqft. Given the two separate sign areas, we calculated the elevations and sign requirements separately as well to ensure optimal compliance with the code and design requirements:



Front elevation

- 622sqft total street frontage (15% = 93.3sqft)
- Sign band is 2’ 9” in height (75% = 2’ 0.75”)
- Our sign measures 21.36’ x 1.01’ for a total of 21.57sqft
- Complies with 70sqft max and 14” height max



Left elevation

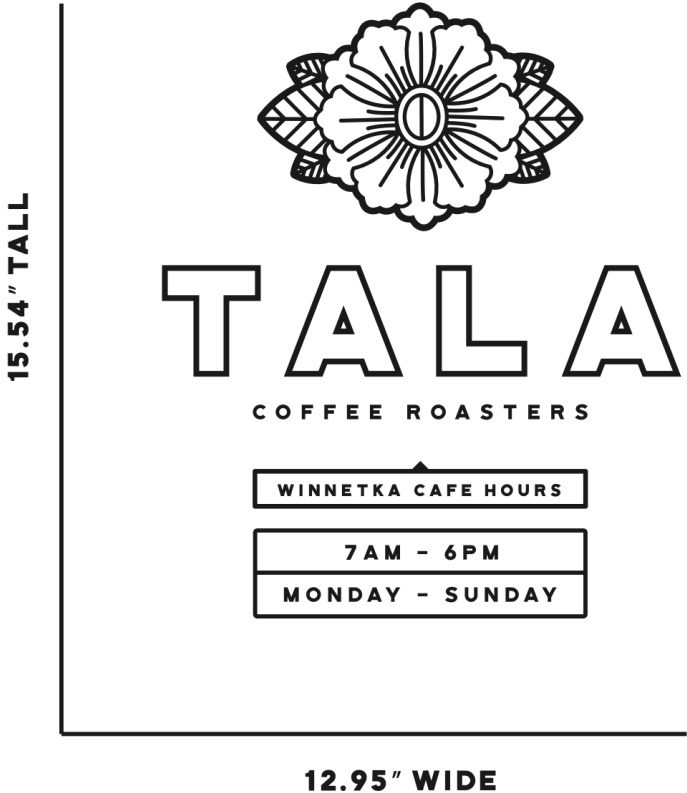
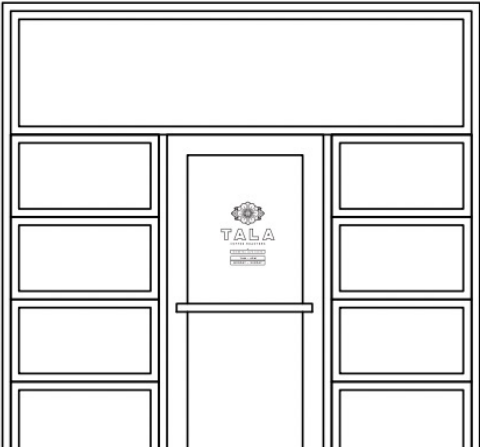
- 451.5sqft street frontage (15% = 67sqft)
- Sign band is 2’ 6” (75% = 1’ 10.5”)
- Our sign measures 13’ x 0.6’, making it 7.8sqft
- Complies with 67sqft max and 14” height max

WINDOW SIGN *Renderings*

We want to put a window sign on the main door which matches what we have already on the doors at our café and roastery. The glass portion of the door (excluding framing) will measure 76.5” x 27” for a total of 171sqft. As a result, our window sign measuring 15.54” x 12.95” is less than the 10% square foot maximum for this door. Additionally, no individual letter is taller than 6” per village requirements.



Pictured (left) is our existing door to our roastery in Libertyville, which also matches our Highwood Café. Our Winnetka design has been scaled down to comply with design requirements for the village.



LIGHTING

Existing external illumination

The existing fascia is bordered with light fixtures which are perfectly placed to illuminate the signs we have planned, while being invisible from all vantage points of the building.

Our plan is to keep the same lighting by repairing or replacing these fixtures. As the fascia is dismantled for repair, it will become clear whether they are in a fixable state.

We will use 3500K LED lightbulbs to achieve a natural and soft illumination.





DESIGN ELEMENTS

Additional changes to exterior plan

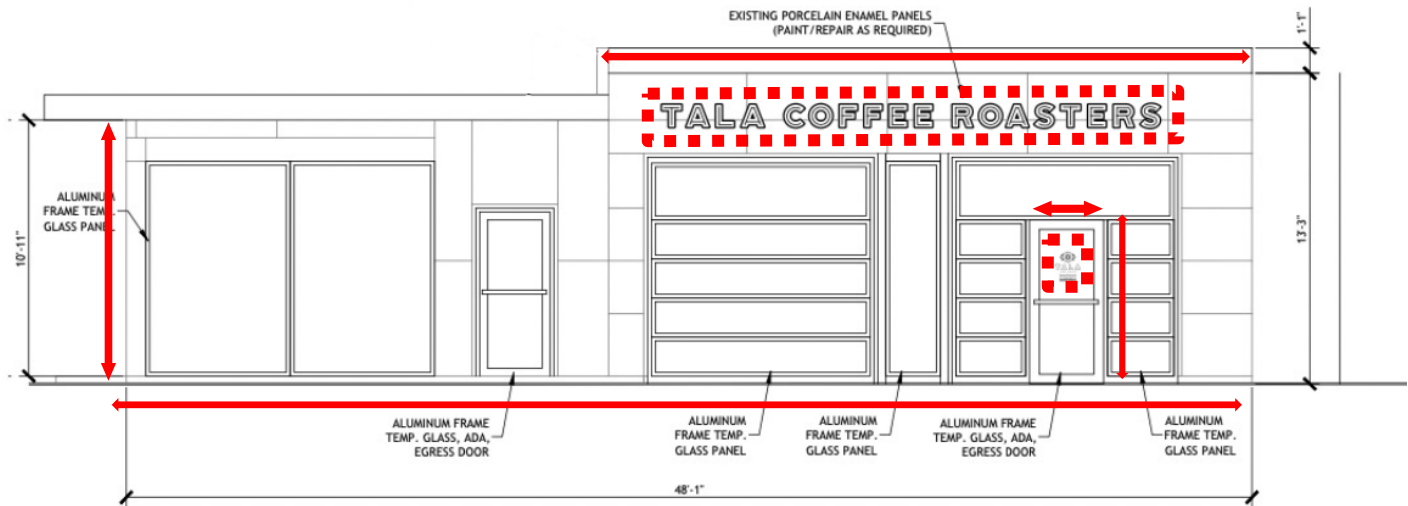
We want to make two small additional changes to the exterior as we incorporate the sign design:

- Paint the two existing stripes on the soffit white
- Continue the bottom stripe of the building unto the canopy structure

We feel this improves overall continuity and aesthetic.



ATTACHMENT B – Staff Analysis of Sign Area



Green Bay Road Elevation

SIGN CALCULATIONS AT GREEN BAY ROAD ELEVATION

Area of Proposed Wall Sign: 1.01 feet x 21.36 feet = 21.57 square feet

Maximum Permitted Wall Sign Area: 70 square feet

Proposed Wall Sign Area: 21.57 square feet (30.81% of the maximum permitted)

Area of Door Window: 2.25 feet x 6.38 feet = 14.36 square feet

Area of Proposed Door Window Sign: 1.08 feet x 1.30 feet = 1.4 square feet

Maximum Permitted Sign Area of Door Window: **7.18 square feet (50%)**

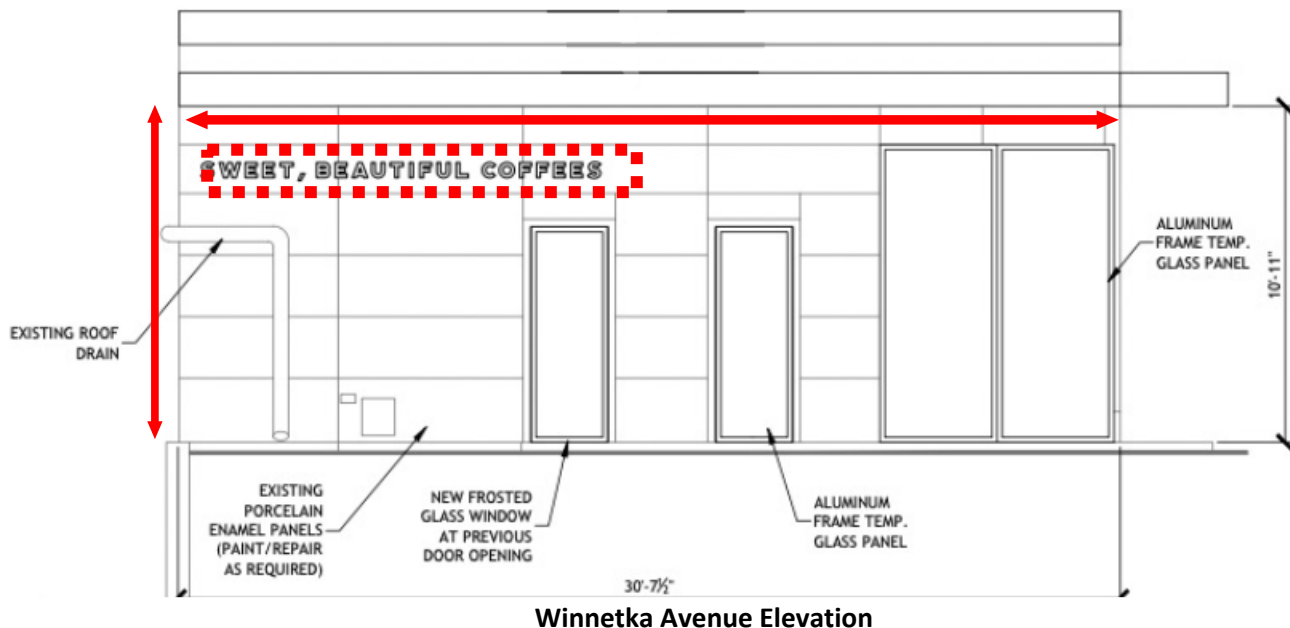
Proposed Sign Area of Door Window: **1.40 square feet (9.7% of door window, or 19.50% of the maximum permitted)**

Area of the Green Bay Road Street Frontage:

Wall Frontage: 622 square feet

Maximum Permitted Sign Area on Street Frontage: **93.30 square feet (15%)**

Proposed Sign Area on Street Frontage: **22.97 square feet (3.69% of total street exposure)**



SIGN CALCULATIONS AT WINNETKA AVENUE ELEVATION

Area of Proposed Wall Sign: 0.6 feet x 13.00 feet = 7.80 square feet

Maximum Permitted Wall Sign Area: **70 square feet**

Proposed Wall Sign Area: **7.80 square feet (0.11% of the maximum permitted)**

Area of the Winnetka Street Frontage:

Area of Wall: = 451 square feet

Maximum Permitted Sign Area on Street Frontage: **67.65 square feet (15%)**

Proposed Sign Area on Street Frontage: **7.80 square feet (1.72% of total street exposure)**

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)