# Village of Winnetka

## Design Review Board/Sign Board of Appeals Regular Meeting

June 15, 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. May 18, 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 - One-Winnetka Preliminary Planned Development *(Continued from April 20, 2023, meeting)*:** Certificate of Appropriateness to allow construction of a new four-story mixed-use building as part of planned development. The Village Council has final jurisdiction on this request.
5. **New Applications**
   a. **Case No. 23-11-DR: 552 Lincoln Avenue - Fons Plant-Based Empanadas/Deep Purple:** Sign Permit to allow two window signs and face change on the existing projecting sign at the storefront of Fons Plant-Based Empanadas/Deep Purple.
   b. **Case No. 23-12-DR: 768 Oak - Winnetka/Northfield Library:** Certificate of Appropriateness to allow the replacement of an existing freestanding ground-mounted sign along Linden Street, as well as the installation of a new freestanding ground-mounted sign along Green Bay Road.
   c. **Case No. 23-13-DR: 554-558 Green Bay Road:** Awning Permit and Amendment to a previously approved Certificate of Appropriateness.
   d. **Case No. 23-14-DR: 80 Green Bay Road - John Plunkett Interiors:** Certificate of Appropriateness to allow the replacement of existing windows, installation of new exterior building lighting, and painting of the exterior of the building. The Village Council has final jurisdiction on this request.
6. **Other Business**
   a. July 20, 2023, Regular Meeting - Quorum Check

**NOTICE**

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

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

## 7. Adjournment

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes**
**May 18, 2023**

| | |
|---|---|
| **Members Present:** | Katie Moor, Acting Chairperson<br>Fritz Duda<br>Paul Konstant<br>Maggie Meiners<br>Heather Niehoff |
| **Members Absent:** | Michael Ritter |
| **Village Staff:** | David Schoon, Director of Community Development<br>Davorka Kirincic, Building and Code Enforcement Manager |

**Call to Order & Roll Call:**

Mr. Schoon called the meeting to order at 7:15 p.m. and took roll call of the Board Members present. He noted since the Board currently does not have an appointed Chair, he asked for a motion to appoint Ms. Moor Acting Chairperson for the meeting. A motion to nominate Ms. Moor as Acting Chairperson was made and seconded. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Duda, Konstant, Meiners, Moor, Niehoff
NAYS: None

**Public Comments**:

Acting Chairperson Moor asked for if there were any public comments. No comments were made at this time.

**Approval of April 20, 2023, Regular Meeting Minutes:**

Acting Chairperson Moor asked if there were any comments or corrections to be made to the April 20, 2023, meeting minutes or for a motion to approve. A motion to approve the April 20, 2023, meeting minutes was made and seconded. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Duda, Konstant, Meiners, Moor, Niehoff
NAYS: None

**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.**

Acting Chairperson Moor noted the applicant asked for the application to be continued to the June 15, 2023, meeting. She then asked for a motion to continue the application to the June 15, 2023, meeting. A motion was made by Mr. Duda to continue the application to the June 15, 2023, meeting and seconded by Mr. Konstant. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Duda, Konstant, Meiners, Moor, Niehoff
NAYS: None

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.**

Acting Chairperson Moor stated the applicant submitted an application which was presented at the April 2023 meeting for new exterior lighting. Ms. Kirincic provided a staff presentation to the Board.

Alex Andrup, GMR Engineering, referred to the Board's concerns raised at the previous meeting and described the reasoning for the applicant's request which is a nationwide mandate to meet minimum lighting requirements near ATM machines. He then described three decorative pole lights which are also identified in the materials packet.

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Mr. Andrup also identified the locations on the building façade and described the amount of illumination the fixtures would provide which he stated can be adjusted. He then asked if there were any questions.

Acting Chairperson Moor also asked if there were any questions. Mr. Konstant questioned the light's color. Mr. Andrup responded it would be 4,000K in terms of light levels which would be white light and is more standard. Ms. Meiners asked if there was a reason uplighting from the ground was not used for the sign. Mr. Andrup informed the Board that uplighting on the ground near the flagpole would be replaced where there is currently no signage lighting. He explained the reasoning for its use near the flagpole and street. Mr. Andrup also referred to LU-8 for a further explanation noting the three poles would meet the state statute requirements. The Board Members commented on the pole's placements and agreed the presentation is an improvement. Ms. Niehoff asked if a low-level bollard can be used. Mr. Andrup explained the reasoning why bollard lighting would not work. He confirmed there is no other Village-street lighting in the area. Mr. Konstant asked if the northernmost fixture can be moved toward the sidewalk. Member Niehoff asked if the most southerly light fixture along Green Bay Road could be moved more toward the intersection. Mr. Andrup responded they can be moved to the locations suggested by the Board.

Acting Chairperson Moor asked if there were any other questions. No additional questions were raised at this time. She then asked for a motion to approve the request with the condition that two pole fixtures be moved to the locations suggested by the Board. A motion to issue a Certificate of Appropriateness to approve the request as stated by Acting Chairperson Moor was made by Ms. Niehoff and seconded by Mr. Duda. A vote was taken, and the motion unanimously passed, 5 to 0:
AYES: Duda, Konstant, Meiners, Moor, Niehoff
NAYS: None

**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.**

Acting Chairperson Moor described the application which included a minor update from the November 2022 approval. Ms. Kirincic stated the applicant can further explain the changes made to the application.

Joanna Tong with Tala Coffee stated the only additions to the application are for a door sign, wall signs and lighting to illuminate the signs as well as aesthetic paint changes for which she provided the details. She also referred to the proposed signs' detail which she commented is unique with a modern feel. Ms. Tong noted it would not be internally illuminated and described how it would be mounted to the building. She also described the proposed exterior changes to the building adding white strips to the blue fascia and having the same blue color on the canopy's column bottom to make it feel that the canopy is part of the building. Ms. Tong then mentioned that old light fixtures are not reusable and provided the BRD with cut sheets for new proposed fascia lighting and asked if there were any questions.

Acting Chairperson Moor also asked if there were any questions. A Board Member questioned the project's timing. Ms. Tong responded late summer/early fall.

Acting Chairperson Moor then asked for a motion to approve the application. Mr. Duda moved to issue a Certificate of Appropriateness to approve the application as presented. Mr. Konstant seconded the motion. A vote was taken, and the motion unanimously passed, 5 to 0:
AYES: Duda, Konstant, Meiners, Moor, Niehoff
NAYS: None

**June 15, 2023, Meeting – Quorum Check**.
The Board Members discussed their availability.

**Adjournment:**

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Acting Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Mr. Duda and seconded by Ms. Meiners. A vote was taken, and the motion unanimously passed, 5 to 0:
AYES: Duda, Konstant, Meiners, Moor, Niehoff
NAYS: None
The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

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# MEMORANDUM
# VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** DESIGN REVIEW BOARD

**FROM:** DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

**DATE:** JUNE 8, 2023

**SUBJECT:** 714-740 ELM & 511-515 LINCOLN – ONE WINNETKA
PLANNED DEVELOPMENT – PRELIMINARY PLAN REVIEW
(CASE NO. 2022-25-PD)

**INTRODUCTION**

On June 15, 2023, the Design Review Board is scheduled to hold a continued public hearing on an amended **preliminary planned development plan application** filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue. The "Owner" also has under contract 736 Elm Street, which together with the other properties make up the Subject Property. The designated architect for the project is OKW Architects, LLC. The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, and a preliminary planned development plan with zoning exceptions and special uses.

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

a) 59 residential rental units,
b) 20,955 square feet of commercial space, and
c) a total of 152 parking spaces consisting of 39 spaces at ground level for the commercial uses and 113 spaces on the lower (underground) level for the residential uses.

The current application materials for the project are included in **Attachments A1 & A1a**.

A mailed notice was sent to property owners within 250 feet of the Subject Property for the initial public hearing held on April 20, in compliance with the Village Code. As of the writing of this memo, the Village has yet to receive any written public comments regarding the proposed project.

**APRIL 20, 2023, DESIGN REVIEW BOARD MEETING**

On April 20, 2023, the DRB held a public hearing on the Applicant's request for approval of a Certificate of Appropriateness for the design of the proposed building to allow construction of a new four-story mixed-use building on the Subject Property. The staff report and attachments for the April 20 meeting can be found in **Attachment C1**.

After hearing from Village staff, the Applicant, and three members of the public, the DRB discussed the proposed building. Overall, the Board members found the general design approach heading in the right direction, but that the design could benefit from further refinement. A summary of the more significant discussion points is as follows. Board members' comments focused on how the building design, in particular the building materials of the 4th level could better integrate with the three lower levels. They also suggested the Applicant give the Tudor building elements an even more modern feel. They also encouraged further refinement to the pedestrian passageway between Elm Street and the commercial parking lot to make it more inviting and for users to feel safer. During its discussion, Board members provided ideas of how these concerns could be addressed but left it to the Applicant to decide how to respond to their concerns.

At the Applicant's request, the DRB continued the item to the May 18, 2023, DRB meeting to provide the Applicant time to respond to the Board's comments. Included in **Attachment C1** is also a copy of the excerpt of the April 20 meeting minutes. At the May 18 DRB meeting, the Applicant requested that the DRB continue the item once again to give them additional time to further refine the design. At the May meeting, the Board continued the item to its June 15 meeting.

**AMENDED PROPOSED PLAN**

In response to comments at the April 20 DRB meeting, the Applicant has provided the attached revised plans as well as a written explanation describing the revisions made (**Attachments A1 and A1a**). Also, **Attachment B1** includes images comparing some of the site plans, elevations, and renderings considered at the April 20 DRB meeting with the current amended plan.

Given the Applicant intends to further elaborate at the June 15 DRB meeting regarding how they addressed Board members' comments, staff does not intend to summarize the changes here. We would note that we have requested the Applicant to clarify some elements of its resubmittal, which items are summarized in Table 1 at the end of this report. These have been shared with the Applicant, and they have stated they plan to address them at the June meeting.

Also, staff would like to address two design elements pertaining to Village-related items: (1) the location of the electric transformer; and (2) the proposed public streetscape improvements.

**Electric Transformer**. The Applicant has been working with Village staff to identify a location for the electric transformer that would serve the building. A location has been identified on the northeast corner of the Subject Property. A transformer for a project of this size is generally required to be located on the subject property. Given the Village has its own municipal electric utility, the Village has its own standards for where such a transformer can be located based upon the equipment and personnel we have to service the transformers. Given the Village is no longer locating transformers

underground in vaults and does not have the necessary equipment and personnel to service a transformer located within a building, the transformer must be located at grade on a pad. The transformer must also be in an area by which the Village can access it with a crane in the event the transformer needs to be replaced. Given the Subject Property does not have an alley, that leaves the street frontage as the site for a transformer.

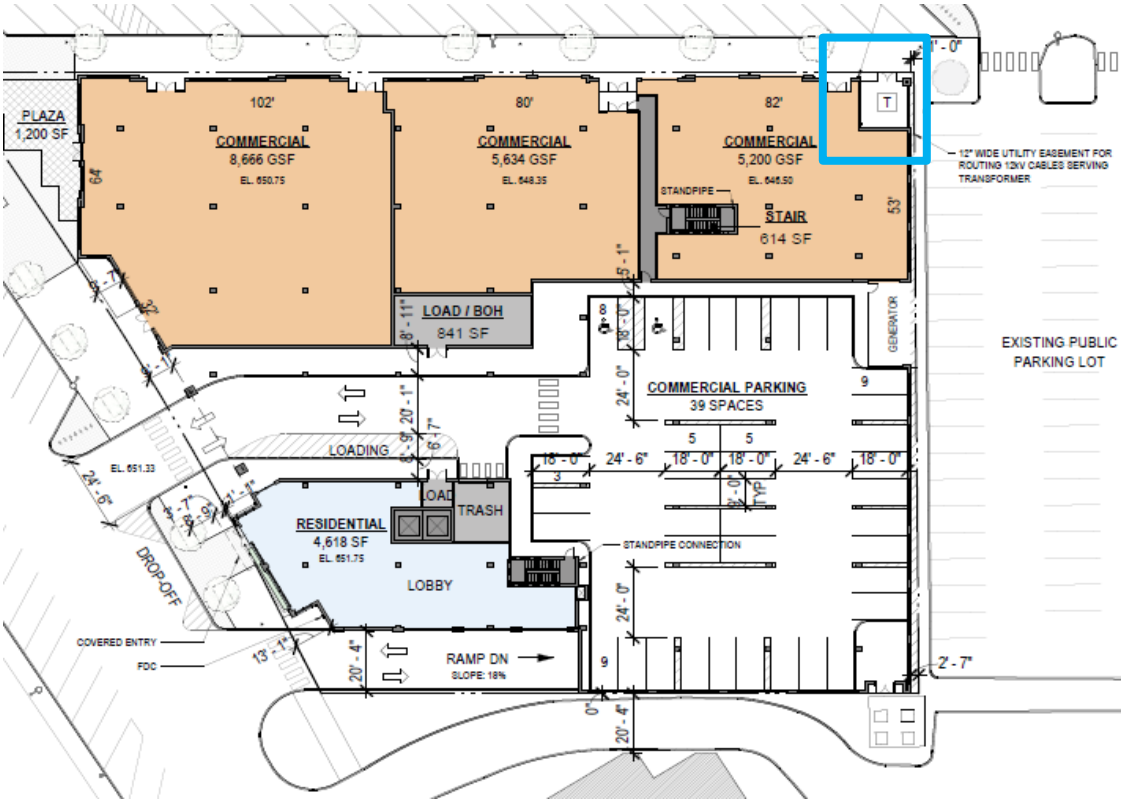



**Figure 1 - Location of Proposed Transformer**

This current submittal is the first-time staff has seen how the Applicant proposes to screen the transformer from public view, which is through a combination of masonry wall, fence/gate, and trellis.

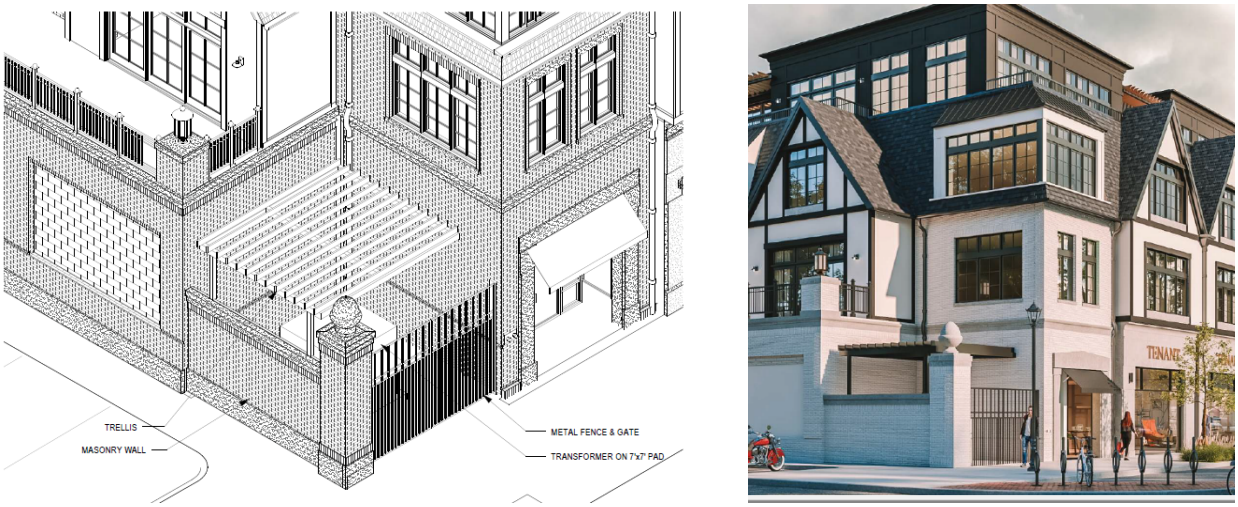



**Figure 2 - Transformer Detail and Rendering**

In the future, replacing the transformer will require the use of a crane. Due to this, the Village Water & Electric Department asks that the trellis not be included in the project's design. The Community

Development Department has also asked that the Applicant consider further refinement to the fence/gate screening element along the sidewalk. The proposed fence/gate is transparent in nature. To better screen the transformer from public view, a fence/gate that is more opaque would seem appropriate in this location. Rather than a solid fence/gate there may be an opportunity to create a more visually interesting fence/gate. The following images are presented as only concepts of options that could be done with decorative gates and screenings, though something more in keeping with the building design would seem to be more appropriate in this location than the examples presented.

Solid Gate with Design | Backlit Gate Panel with Design | Gate with Semi-Opaque Panel

**Figure 3 – Design Concepts for Transformer Fence/Gate Screening**

**Public Streetscape Design**. During the April 20 meeting, staff shared with the Board comments the Village's streetscape consultant had on the streetscape design the Applicant had proposed. Since then the Applicant has revised the streetscape design and has incorporated nearly all comments that had been provided.

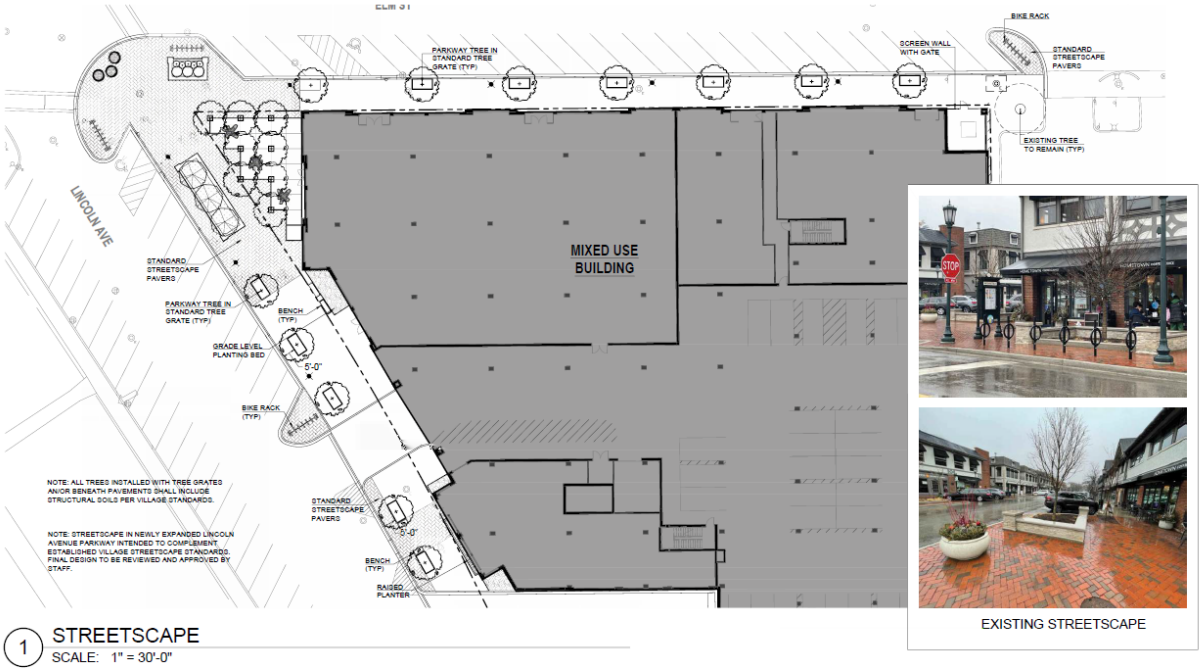



**Figure 4 – Current Streetscape Design**

However, there are still a few remaining comments that would be of interest to the Design Review Board.

1. Regarding the proposed plaza area at the corner of Lincoln & Elm and other landscaping on private property:
    a. What is the proposed paving material? How does it meet the surrounding brick paving system and how does it work with structural soils?
    b. What trees are proposed? How will tree canopies be maintained away from the adjacent building façade? Will this impact views to building signage.
    c. Provide specific details for the permanent "sculptural" seating.
    d. Provide details regarding the large planter boxes along the front of the residential entrance.
    e. What is the proposed planter edging detail for the planters along the Lincoln Avenue residential frontage?
2. Regarding streetscape improvements within the public right-of-way:
    a. On the plan sheet, the bike bollard layout should reflect the Village's individual bike bollard/rack design, which is designed with a 3' x 6' use area for each individual rack.
    b. Consistent with the Village's overall streetscape design, lighted bollards should be shown on the corner bump-out at Lincoln and Elm.
    c. Roadway and pedestrian light poles should extend along the entire development frontages of Lincoln Avenue and Elm Street.
    d. All streetscape elements are to be consistent with the Village's streetscape design elements for the Elm Street Business District.
    e. The engineering paving and grade plan sheet should be consistent with the landscape plan sheet.

**OTHER ADVISORY BOARD/COMMISSION REVIEW**

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

Based upon staff's initial review of the preliminary plan submitted to date, the following subdivision and zoning relief has been identified. It should be noted that staff has informed the Applicant that the Planned Development Standards sheet in their submittal package (Sheet 3) needs further refinement. The Board should refer to the following summary of zoning compliance and necessary exceptions and variations.

A. Approval of a Plat of Consolidation – The parcels that make up the Subject Property will need to be consolidated into one single lot of record, which approval requires an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.
B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following ***special uses and exceptions*** from the requirements of the Zoning Ordinance:
    a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes the following:
        i. Building (Top of Parapet) – 57'-4" (at the northeast corner of building)
        ii. Building (Top of Rooftop Mechanical Screening) – 61'-0"

    [It should be noted that according to the Zoning Ordinance, the building height is measured from the top of the finished first floor to the highest point of the building. You will note on the plan sheets, the Applicant has provided dimensions for the exposed building height,

which is measuring from the proposed adjacent grade to the highest point of the building. This measurement is greatest at 57'- 5 ½" at the northeast corner of the building due to the sloping grade from west to east along Elm Street.

b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet along portions of the Lincoln Avenue property line (at most 42'-0") and the Elm Street property line (at most approximately 15' to allow for the transformer).
c. No side yard is required, but when a side yard is provided it must be at least three feet; based upon the current plan it appears this exception may no longer be necessary.
d. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet along the easterly property line to accommodate the building and terraces.
e. Building levels at the fourth level or higher must be setback 10 feet from the front property line; the Applicant proposes a setback at the fourth level less than 10 feet from the Lincoln Avenue property line.
f. The proposed parking located on the ground level requires special use approval.
g. The proposal to allow medical offices and financial service offices requires special use approval as a portion of the uses would be located within the Commercial Overlay District.

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

**CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS**

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

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

(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations (Note: Please refer to the section "Property Description" in the April staff report included in **Attachment C1** in which the project consistency with the Comprehensive Plan is summarized).

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

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

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

An excerpt of the *Village Design Guidelines* is included in **Attachment D1,** which highlights the standards that **apply to mixed-use buildings.** The standards in the guidelines address:

I. Contextual Design
II. Uses
III. Historic Buildings and Building Elements
IV. Styles

V. Building Mass (setbacks, height, roof forms)
VI. Proportion/Scale (horizontal rhythm, vertical rhythms, façade articulation, fenestration, hierarchy)
VII. Articulation (entries, window and door fenestration, building lighting, building signage, accessibility, mechanical equipment)
VIII. Materials
IX. Services, Secondary Facades & Parking Structures

**RECOMMENDATION**

At the June 15, 2023, Design Review Board meeting, the Board is once again scheduled to consider the design of the Applicant's proposed building, signage, hardscape, and landscaping.

After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

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

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

> *Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, streetscape, and landscaping for the proposed mixed-use building on the Subject Property**, subject to the following conditions:*
>
> ***A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***
>
> *The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:*
>
> *(1) the proposed external architectural features and site improvements are appropriate to*

*and compatible with the character of the immediate neighborhood;*

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

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

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

Staff and the Applicant will be present at the June 15, 2023, Board meeting to present a summary of the application and to answer any questions.

**ATTACHMENTS**

Attachment A1: Applicant's Submittal – DRB Application Revision Narrative & Material Cutsheets
Attachment A1a: Applicant's Submittal – OW Plan Sheet Package
Attachment B1: Comparison of Plans Reviewed at April 20, 2023, DRB Meeting with Current Plans for June 15, 2023, DRB Meeting
Attachment C1: April 20, 2023, Design Review Board Staff Report, Attachments, and Meeting Minutes
Attachment D1: Design Review Guidelines Excerpts

**Table 1**
**Additional Information or Points of Clarification the Board May Find Useful**

| | |
|---|---|
| Building Material Details Sheets | 1. Provide details for rooftop mechanical screening – materials, colors.<br>2. Provide closeup detail for the various railing elements on the building – Juliet balconies, balconies, etc. – so that the design of the railing is clear.<br>3. Provide details for materials for transformer screening – gate/fence, decorative pillar element.<br>4. Provide tag numbers on each of the corresponding detail sheets to more easily identify the materials and where they will be used. |
| Sheet 12 – Transformer Details | 1. Provide measurement for height of wall and fence/gate.<br>2. The treatment of the base of the east building wall on this sheet does not appear to be consistent with the building elevation sheets. |
| All Elevation Sheets | 1. If possible, more visually differentiate on the elevation sheets what is the modular brick and what is the fiber cement board or when the smooth or rough stone is being used. |
| Sheet 15 - Elevations | 1. What is running along the bottom of the windows on the easterly third of the storefront windows on Elm Street? |
| Sheet 16 - Elevations | 1. The elevations for the east and south building walls show a lighting fixture on top of the pillars located on the second level terrace; provide material detail sheet.<br>2. On the east elevation, identify materials proposed for the area of the ground floor building wall that is located approximately one-third of the way south of Elm Street? |

**One Winnetka – DRB Application R2 Revisions Narrative**
Case No. 2022-25-PD

**May 26, 2023**

See notes below for a narrative of revisions to the DRB Package originally dated 03/15/2023 in response to comments received during the DRB Meeting on 04/20/2023.

- Tudor character and aesthetic have been developed to provide more clarity, authenticity, and sincerity.
    - Developed and refined the architecture of the Elm St. façade
- Refined the Elm Street (north) façade to provide more modulation and variation in its character.
    - Revised the cast stone massing along Elm Street to create a more vertical expression.
    - Shortened the length of the shed dormers on the 3rd level and added gable dormers. The dormers have been shifted as necessary to address the concerns that they were too close in proximity to the larger gable massings.
- Considered adding skylights within the 2nd level Private Amenity Courtyard to provide natural light to the covered parking below, but because the terrace is only above about 15% of the parking area below, the skylights would be ineffective. The parking area will be well lit by artificial lighting.
- Added details and fenestration to the side elevations of the residential entry massing.
- Added more glazing at the 4th floor and courtyard elevations
- Revised exterior materials to refine design language.
    - Revised the face brick color to white brick (FB-1)
    - Revised the awning color (FAB-1).
    - Revised the white fiber cement color to provide more contrast (FC-2).
    - Revised the asphalt shingle roofing to a darker color, Slate, to relate more nicely to the dark 4th floor fiber cement color (RF-1).
    - Revised the accent metal to dark bronze (MTL-1).
    - Added an accent fiber cement color for the private amenity terrace elevations (FC-3).
- Provided rendering showing the experience from the pedestrian level.
- Provided rendering showing the development from the high point of the adjacent bridge.
- Landscaping, site lighting, signage, and awnings remain part of the application at this time.
    - Provided site signage plan for clarity on signage locations.
- Added sightline diagram to address concerns from Mr. and Mrs. Petrek (residents at the 4th floor of 711 Oak Street apartments).
- Eliminated the pedestrian walkway from Elm Street to the covered commercial parking garage in response to safety concerns.
- Updated the shadow study diagrams to clarify the extent of the shadows cast by the proposed development in response to concerns brought up by residents that live on Arbor Vitae Road.
- Added a diagrammatic wall section indicating finished ceiling heights and window head heights in relation to floor-to-floor heights and discussion regarding the building height
    - Added variation to the height of the 4th floor parapet to address concerns with the proportion of the building height.
    - Noted the head height of the windows on the 4th floor

May 26, 2023

David Schoon
Village of Winnetka Community Development
510 Green Bay Road
First Floor
Winnetka, IL 60093

Re: One Winnetka
OKW Project No. 21077

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

| TAG | DESCRIPTION | COLOR | MANUFACTURER |
|---|---|---|---|
| AFS-1 | ALUMINUM FRAMED STOREFRONT | DARK BRONZE | KAWNEER OR EQ. |
| CS-1 | CAST STONE | BUFF, SMOOTH TEXTURE | CUSTOM CAST STONE |
| CS-2 | CAST STONE | BUFF, SEMI ROUGH | CUSTOM CAST STONE |
| FAB-1 | FABRIC AWNING | BLACK | SUNBRELLA OR EQ. |
| FB-1 | FACE BRICK, MODULAR | ALASKAN WHITE, SMOOTH, TUMBLED | SUMMIT BRICK OR EQ. |
| FC-1 | FIBER CEMENT PANEL & TRIM | RICH ESPRESSO, SMOOTH | HARDIE PANEL OR EQ. |
| FC-2 | FIBER CEMENT PANEL & TRIM | BIRCH TREE, SMOOTH | HARDIE PANEL OR EQ. |
| FC-3 | FIBER CEMENT PANEL & TRIM | GRAY SLATE, SMOOTH | HARDIE PANEL OR EQ. |
| MTL-1 | METAL ACCENTS | DARK BRONZE | - |
| MTL-2 | METAL ACCENTS | C-12 COPPER METAL | ALPOLIC OR EQ. |
| PNT-1 | PAINT @ HALF-TIMBERING | SEALSKIN (SW 7675) | SHERWIN WILLIAMS |
| PNT-2 | PAINT @ EXPOSED CMU | CREAMY (SW 7012) | SHERWIN WILLIAMS |
| RF-1 | ASPHALT SHINGLE ROOFING | SLATE | GAF TIMBERLINE HDZ OR EQ. |
| RF-2 | STANDING SEAM METAL ROOFING | CHARCOAL GRAY | PAC-CLAD OR EQ |
| WD-1 | WOOD-LOOK TRELLIS | NATURAL FINISH | NEWTECHWOOD OR EQ. |
| WND-1 | ALUM-CLAD WOOD WINDOWS & DOORS | BRONZE 024 @ EXTERIOR | SIERRA PACIFIC OR EQ. |

OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, Illinois 60661
**P**: 312.798.7700
okwarchitects.com

# Design + Performance Versatility with Unmatched Fabrication Flexibility

**Geisinger Professional Building**
**Jenkins Township, Pennsylvania**
ARCHITECT
**Mericle Commercial Real Estate Services**
**Wilkes-Barre, Pennsylvania**
GLAZING CONTRACTOR
**Sterling Glass, Inc., Scranton, Pennsylvania**
PHOTOGRAPHER
**© Perzel Photography Group**

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

## AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

## ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)

**Brighton Landing**
**Cambridge, Massachusetts**
ARCHITECT
**ADD Inc., Cambridge, Massachusetts**
GLAZING CONTRACTOR
**Ipswich Bay Glass Company,Inc., Rowley, Massachusetts**
PHOTOGRAPHER
**© Gordon Schenck, Jr.**

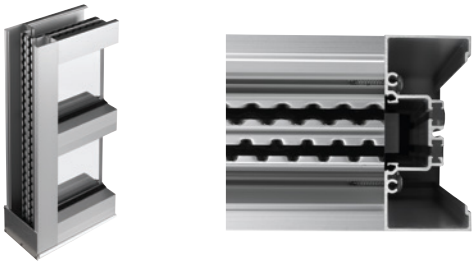
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

## FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

## PERFORMANCE

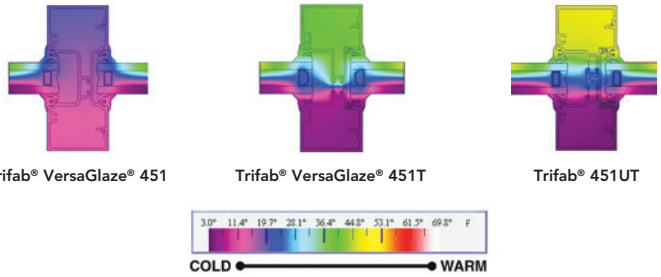
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



**Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.**

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

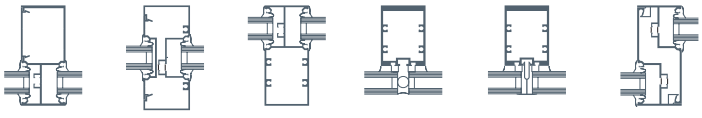
**Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.**




**Trifab® VersaGlaze® 451** | **Trifab® VersaGlaze® 451T** | **Trifab® 451UT**

## PERFORMANCE TEST STANDARDS

| | |
|---|---|
| Air Infiltration | ASTM E283 |
| Water | AAMA 501, ASTM E331 |
| Structural | ASTM E330 |
| Thermal | AAMA 1503 |
| Thermal Break | AAMA 505, AAMA TIR-A8 |
| Acoustical | AAMA 1801, ASTM E1425 |



**Front** | **Center** | **Back** | **SSG** | **Weatherseal** | **Multi-Plane**

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Norcross, GA 30092
770.449.5555
**kawneer.com**

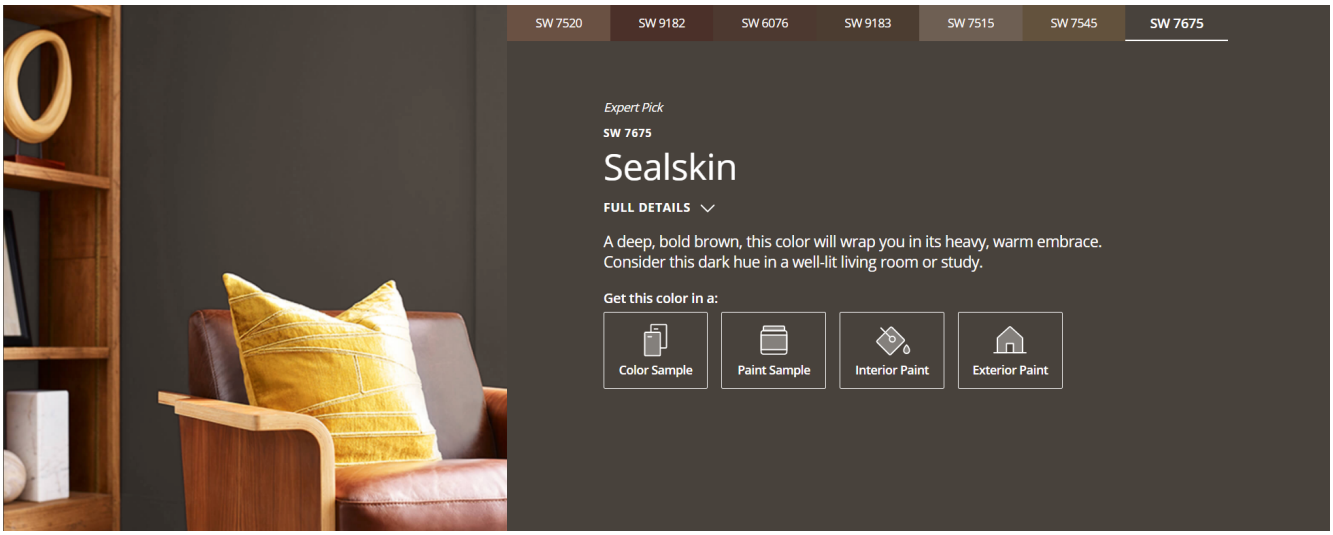
KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

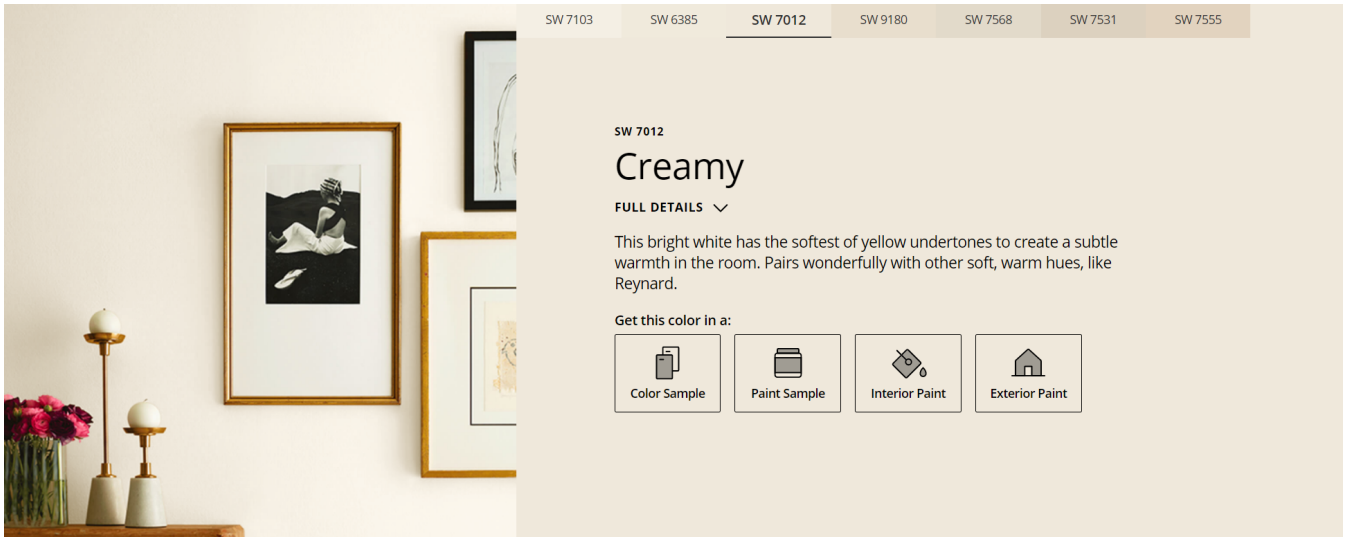
FAB-1 - CUSTOM FABRIC

**PANTONE**
**Black C**

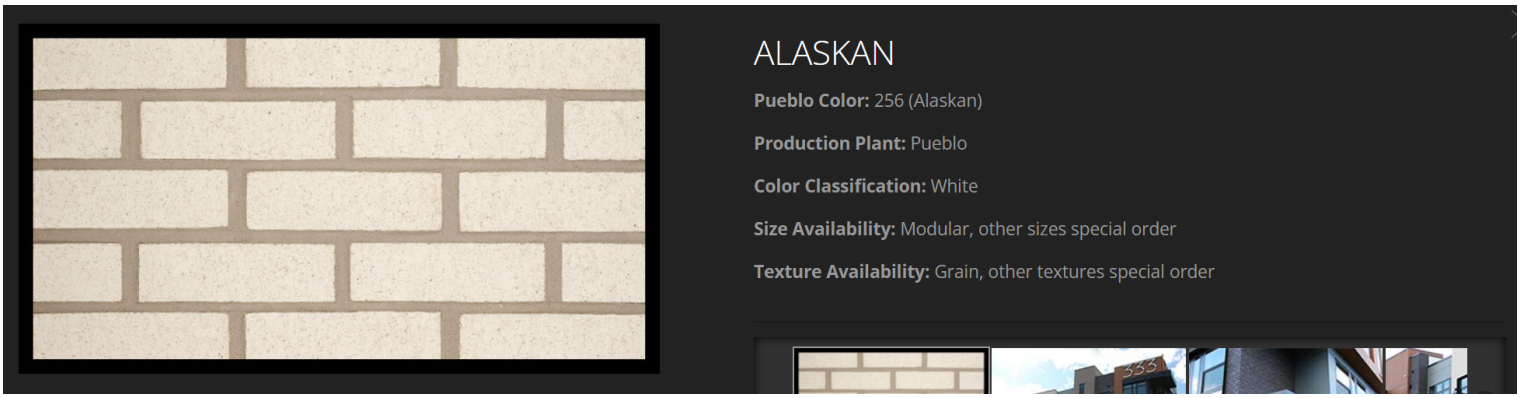
PNT-1



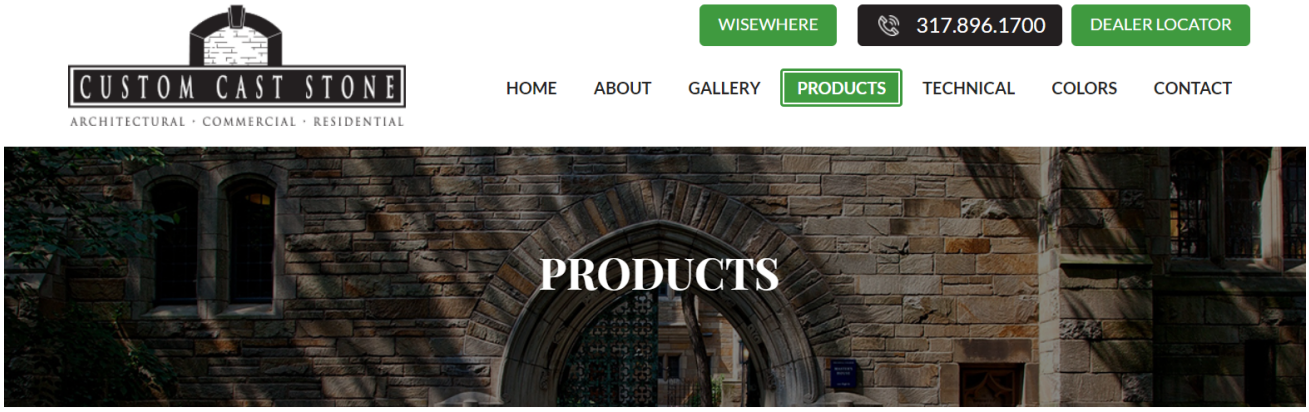

PNT-2



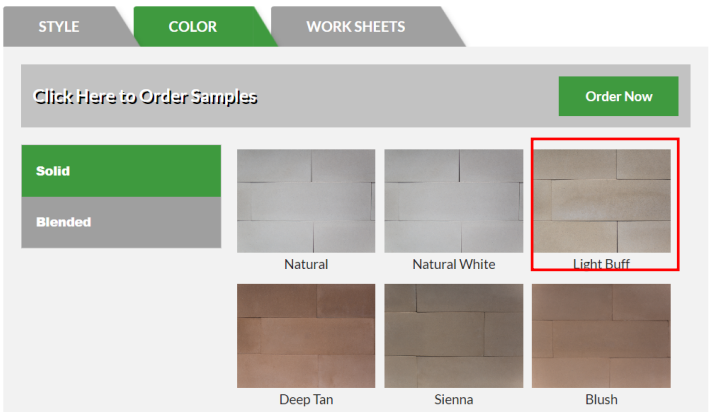
FB-1




CS-1/CS-2




MASONRY VENEER



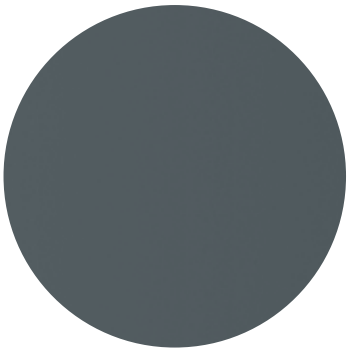
# Designed for versatility and beautiful performance.

## Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.

# Hardie® Panel

Select Cedarmill®



Smooth

Stucco

Sierra 8

## Select Cedarmill®, Smooth, Stucco & Sierra 8

**Thickness** 5/16 in

| **Size** | 4 ft x 8 ft | 4 ft x 10 ft | 4 ft x 12 ft |
|---|---|---|---|
| **Prime Pcs/Pallet** | 50 | 50 | 50 |
| **ColorPlus® Pcs/Pallet** | 50 | — | 50 |
| **Pcs/Sq.** | 3.2 | 2.8 | 2.5 |

## Select Cedarmill®

| **Size** | 4 ft x 8 ft | 4 ft x 9 ft | 4 ft x 10 ft |
|---|---|---|---|
| Statement Collection™ | | | • |
| Dream Collection™ | • | | • |
| Prime | • | • | • |

## Smooth

| **Size** | 4 ft x 8 ft | 4 ft x 9 ft | 4 ft x 10 ft |
|---|---|---|---|
| Statement Collection™ | | | • |
| Dream Collection™ | • | | • |
| Prime | • | • | • |

## Stucco

| **Size** | 4 ft x 8 ft | 4 ft x 9 ft | 4 ft x 10 ft |
|---|---|---|---|
| Statement Collection™ | | | |
| Dream Collection™ | • | | • |
| Prime | • | • | • |

## Sierra 8

| **Size** | 4 ft x 8 ft | 4 ft x 9 ft | 4 ft x 10 ft |
|---|---|---|---|
| Statement Collection™ | | | |
| Dream Collection™ | | | |
| Prime | • | • | • |

# ANODIZED SERIES

www.alpolic-americas.com/anodized

ALPOLIC®
METAL COMPOSITE MATERIALS

# ANODIZED SERIES

ALPOLIC®
METAL COMPOSITE MATERIALS

## SURFACE TREATMENT

ALPOLIC®/fr Anodized material is a sandwiched aluminum skinned composite panel with a Class 1 anodized finish on the top side. Available stock Anodized finish is CLR Clear Anodized. Custom colors and untreated panels available.

## STANDARD PANEL SIZE

Standard stock widths are 50″ (1270mm) and 62″ (1575mm) and lengths of 148″ (3759mm) and 198″ (5029mm). Panels are stocked in 4mm thickness. Standard crate is 32 pieces and 24 pieces for 62 x 196. Custom lengths, thickness, and standard polyethylene core available. Please contact Customer Service for current available stock and additional information.

## FINISH TOLERANCE

| | |
|---|---|
| Color: | DE 5.0 (CMC) variation within one lot* |
| Gloss: | Nominal +/-10 units |

*Please note that Anodized panels can not be color controlled as tightly as painted panels and some color variation should be expected.

## PRODUCT TOLERANCE

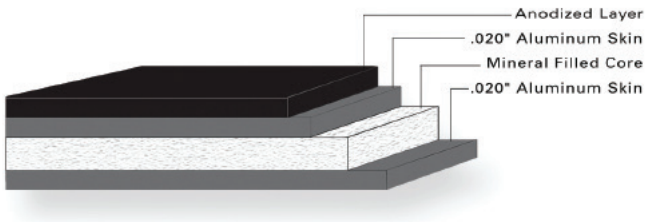
| | |
|---|---|
| Width: | ± 0.08″ (2mm) |
| Length: | ± 0.012″ per ft (1 mm/meter) |
| Thickness: | 3mm ± 0.008″ (0.2mm) |
| | 4mm ± 0.008″ (0.2mm) |
| | 6mm ± 0.012″ (0.3mm) |
| Bow: | Maximum 0.5% of length and/or width |
| Squareness: | Maximum 0.2″ (5mm) |
| Peel Strength: | >22.5 in lb/in (ASTM D1781) |

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

## WARRANTY

| | |
|---|---|
| Standard panel warranty: | 10 years |
| Finish warranty: | 5 years |

*Please call Customer Service for exclusions and warranty details.*




## FIRE PERFORMANCE

Fire retardant ALPOLIC®/fr Anodized finish panels with a mineral filled core have been tested by independent testing laboratories using nationally recognized tests. This material meets all requirements of the International Building Code for non-combustible construction:

IBC Listed

Please visit www.alpolic-americas.com/anodized or call technical support for complete report listings and additional information.

## PRODUCT NOTES

- Panels should be stored flat in a dry, indoor environment.
- Fabricate panels at temperatures above 55°F.
- Protective film should be removed from panels soon after installation.
- Please refer to ALPOLIC® Anodized Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.
- For best color consistency, ALPOLIC® recommends ordering all required Anodized finish panels at one time in the same width and maintaining consistent panel orientation during installation.
- Different lots of Anodized finish should not be mixed on building elevation.

**ALPOLIC® TECHNICAL ASSISTANCE**
1.800.422.7270 | technicalservices@alpolic.com

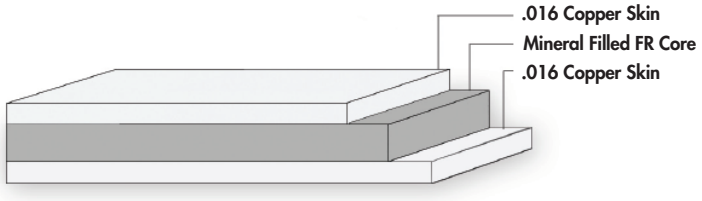
401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

ALPOLIC®
METAL COMPOSITE MATERIALS
COPPER
Natural Metal MCM
www.alpolic-americas.com

# NATURAL METALS - COPPER

ALPOLIC®
METAL COMPOSITE MATERIALS

**Our Natural Metals Series - Copper features the same flatness and workability of a metal composite material (MCM) but with the copper surface of your choice.**




## SURFACE TREATMENT

ALPOLIC® Copper Composite Material (CCM) is created by sandwiching two thin layers of copper around a polyehylene (pe) or fire-retardant (fr) core. The genuine surface of copper will weather over time and turn to a classic patina green depending on the microenvironment of the project location, green patina can also be achieved by chemically treating the copper composite before installation. This process of pre-treatment is performed by third party to the Architects satisfaction.

## STANDARD PANEL SIZE

Standard stock is 38" x 196" (965mm x 4978mm) in 30 piece crates. Custom lengths and thickness available. Please contact ALPOLIC® Customer Service for current available stock and additional information.

## FINISH TOLERANCE

Finish color of natural metal can't be controlled, and some variation should be expected.

## PRODUCT TOLERANCE

| | |
|---|---|
| Width: | ± 0.08" (2mm) |
| Length: | ± 0.16" (4mm) |
| Thickness: | 4mm ± 0.008" (0.2mm) |
| Bow: | Maximum 0.5% of length and/or width |
| Squareness: | Maximum 0.2" (5mm) |
| Peel Strength: | >22 in lb/in (ASTM D1781) |

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

## WARRANTY

Standard panel warranty on the manufacturer of Copper Composite Material: 10 Year
Finish warranty: As copper is a natural finish there is no finish warranty due to the fact that the finish is continuously changing.

*Please call Customer Service for exclusions and warranty details.*

## PRODUCT NOTES

- Copper needs to be isolated from aluminum and other dissimilar metals to avoid galvanic corrosion.
- Panels should be stored flat in a dry, indoor environment.
- Protective film should be removed from panels soon after installation.
- Please refer to CCM Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.

## ALPOLIC® TECHNICAL ASSISTANCE

1.800.422.7270 | technicalservices@alpolic.com

401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

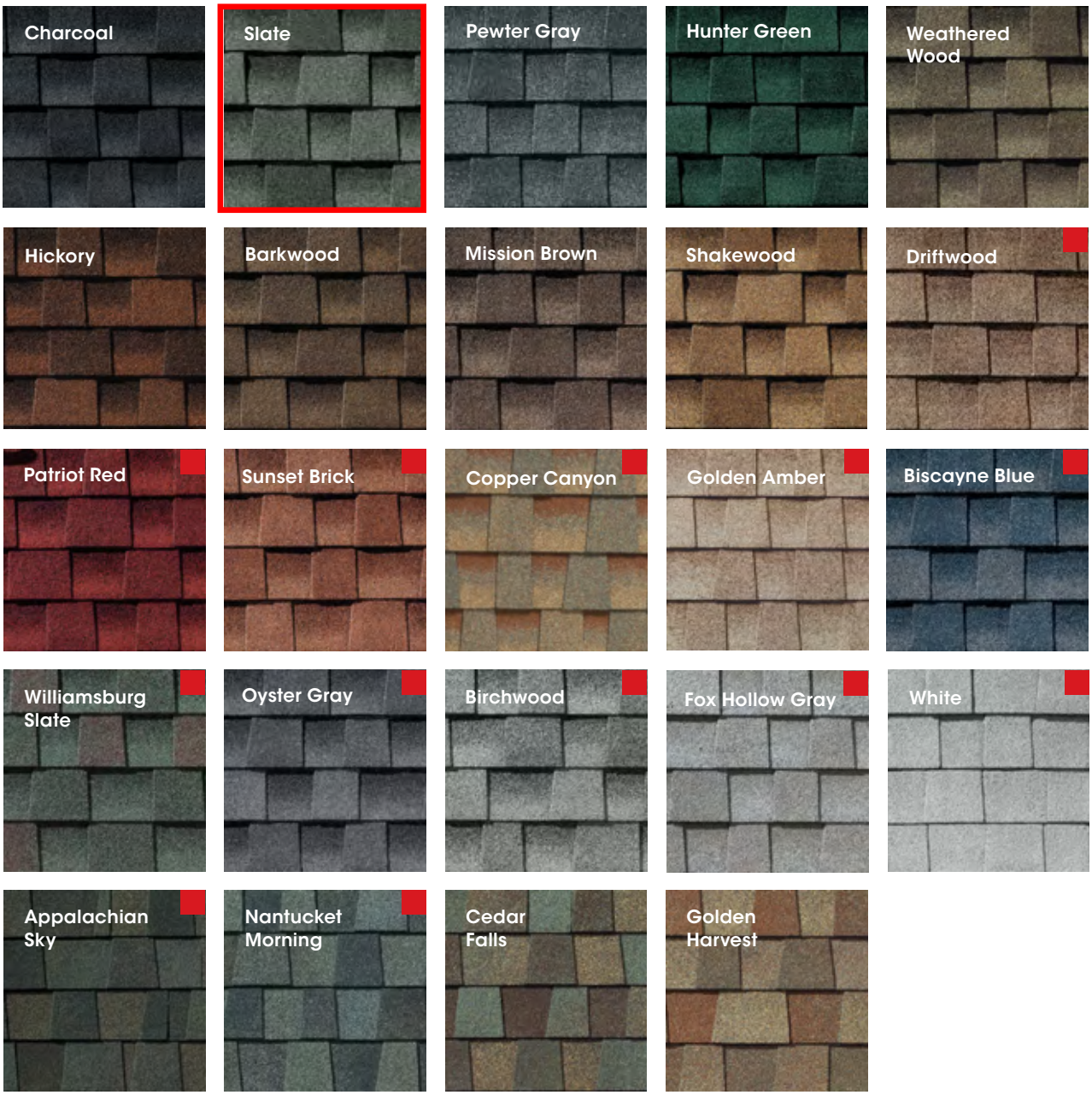
PD_010720

# GAF TimberlineHDZ®

## High Definition® Lifetime† Shingles

[1]

Now with GAF Time-Release Algae-Fighting Technology and LayerLock® Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.




For more details visit **gaf.com/TimberlineHDZ**

[1] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock® Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

**NOTE:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Available regionally

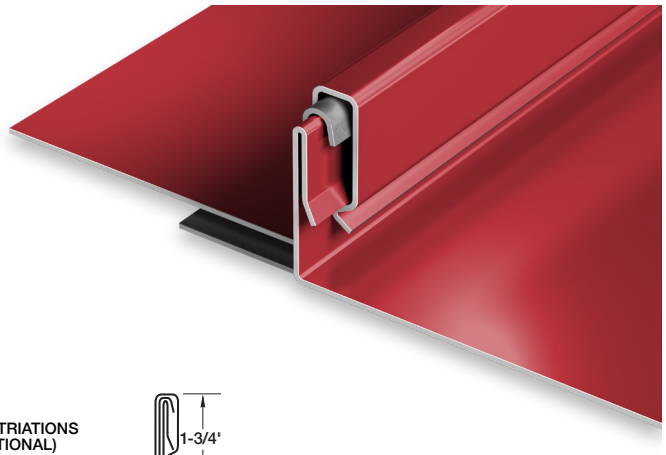
# SNAP-CLAD PANEL

## MATERIALS

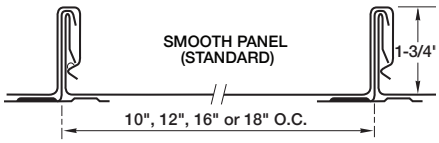
.032 aluminum 24 gauge steel
.040 aluminum 22 gauge steel

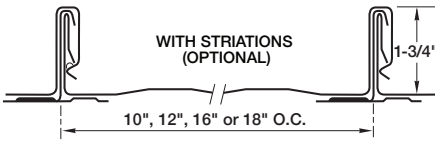
## SPECS

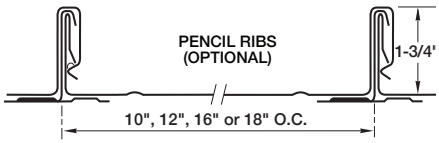
10", 12", 16" or 18" O.C. 1-3/4" High



UL-90




## PRODUCT FEATURES

- Architectural/structural panel
- Factory-applied sealant available
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs upon request
- Striations upon request
- Factory eave notching available
- 30-year-non-prorated finish warranty
- Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- Weathertightness warranty available
- 43 stocked colors (24 gauge steel)
- 16 Stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 22 stocked colors (.040 aluminum)
- Panels available in Galvalume Plus

### UL CLASSIFICATION

- UL-580 Class 90 wind uplift
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL-2218 impact resistance rated
- UL-90 rated aluminum panel up to 16" O.C.
- UL-90 rated steel panel up to 18" O.C.

### ASTM TESTS

- ASTM E1592 tested
- ASTM E283/1680 tested
- ASTM E331/1646 tested

### FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.


©2020 Petersen Aluminum

# Decking Naturale(Solid) Technical Sheet

| Model | Photo | Dimension |
|---|---|---|
| US01 | | 5.5 x 0.9 in<br>(138 x 22.5 mm) |
| US07 | | 5.5 x 0.9 in<br>(138 x 22.5 mm) |

| NO. | Property | Test Method | Test results | Remark |
|---|---|---|---|---|
| 1 | Abrasion resistance | ASTM D4060-10 | 33mg(1000cycles) | |
| 2 | Brinell hardness | EN15534 | 8.2N/mm2 | |
| 3 | Boiling test | EN15534 | Water absorption in weigth: 0.49% | |
| 4 | Bond Strength | EN319 | Average Bond Strength>2.3MPa<br>No obvious abruption and damage after test | |
| 5 | Coefficient Linear Thermal Expansion | ASTM D696 | $35.6\times10^{-6}$ mm/mm℃ | |
| | | EN15534 | $34.0\times10^{-6}$ $K^{-1}$ | |
| 6 | Creep behaviour | EN15534 | △ S:4.39mm, △ Sr:4.35mm | Span:400mm |
| 7 | Content of pentachlorophenol | CE<br>( EN14041(2004) ) | 2.99ppm | |
| 8 | Creep Recovery | ASTM D7032 | Creep Recovery after 24h: 82.2% | |

| NO. | Property | Test Method | Test results | Remark |
|---|---|---|---|---|
| 9 | Degree of chalking | EN15534 | Rating 0, no chalking. | |
| 10 | Fire Resistance | ASTM E84 | Flame Spread Index(FSI): 85<br>Smoke Developed Index(SDI): 300 | |
| 11 | Falling mass impact resistance | EN15534 | Max Crack length(mm): No crack.<br>Max Residual Indentation(mm): 0.14 | |
| 12 | Formaldehyde Content | EN717-1 | Non Detected | |
| | | ASTM D6007-14 | Non Detected | |
| 13 | Flexural properties | EN15534 | Bending Strength:36.3Mpa,<br>Modulus of elasticity:3.72Gpa,<br>Maximum load:4286N,<br>Deflection at 500N:1.23mm | Span:400mm |
| | | ASTM D6109 | MOR:26.3MPa, MOE:2620MPa | Span:368mm |
| 14 | Heavy Metal Content | EPA3051 | Sb:ND, As:ND, Se:ND, Sn:ND | |
| 15 | Heat reversion | EN15534<br>EN479 | Test temperature: 100℃ :0.20% | |
| 16 | Heat build-up | EN15534 | △ T=-3.1℃ | |
| 17 | Impact Resistance | ASTM D4226 | MFE>396J | |
| 18 | Lead Content Test | EUNo.628/2015 | Non Detected | |
| 19 | Mould resistance | ASTM G21 | Rating 0 | |
| 20 | Moisture Content | EN15534<br>EN322 | 0.83% | |
| 21 | Moisture resistance under cyclic test conditions | EN15534 | Original MOR: 36.3Mpa<br>After exposure,<br>MOR: 32.1Mpa, Decrease: 11.7%. | |
| 22 | Neutral salt spray test | ASTM B117-2011 | After 200 hours tests, there was no visible change appeared on the surface:<br>Front surface: △ E*=1.22,<br>Grey Scale:4-5<br>Back surface: △ E*=1.06,<br>Grey Scale:4-5 | |
| | | EN15534<br>ISO9227 | △ E*=1.42,<br>Grey Scale=4 (Exposure 96h) | |

| NO. | Property | Test Method | Test results | Remark |
|---|---|---|---|---|
| 23 | Pb, Cd, Hg, $Cr^{6+}$ | RoHs-IEC62321 | Pb:ND, Cd:ND, Hg:ND, $Cr^{6+}$:ND | |
| 24 | Resistance to scratch test | ISO4586-2 | Rate 2 | |
| 25 | Resistance to indentation | EN15534 | Apply 2000N load Brinell hardness: 72Mpa,<br>Rate of elastic recovery: 65% | |
| 26 | Resistance to artificial weathering | EN15534<br>ISO4892-2 | After 2000h exposure △ E*=1.09,<br>Grey Scale=4-5 | |
| 27 | Rockwell Hardness | ASTM D785 | 78.7R | |
| 28 | Slip Resistance | AS/NZS 4586 | 1. Wet Pendulum Testing:<br>Longitudinal:30; Horizontal:42<br>2. Oil Ramp Testing:<br>Longitudinal:Rating:R11;<br>Horizontal:Rating:R11 | |
| | | CENTS12633(2014)<br>CENTS16165(2012) | Pendulum Testing:<br>Dry condition: PTV46<br>Wet condition: PTV34 | |
| | | EN15534-1,<br>EN15534-4 | Pendulum test:Longitudinal:44;<br>Horizontal:56<br>Inclination plan test:Angle:25.0°,<br>Rating:Class C | |
| | | DIN51130 | Oil-wet ramp test:<br>Angle:19.7° Rating:R11 | |
| | | DIN51097 | Wet-load ramp test:<br>Front View:Angle:31.2° Rating:C<br>Back View:Angle:29.0° Rating:C | |
| | | EN15534<br>CEN/TS15676 | Pendulum test:Longitudinal:59;<br>Horizontal:69<br>Inclination plan test:Angle:38.2°,<br>Rating:Class C | |
| 29 | Swelling and water absorption<br>(24hours immersion) | EN15534 | ① Swelling: 0.06% in thickness,<br>0.03% in width, 0.03% in length.<br>② Water absorption: 0.49% | |
| 30 | Swelling and water absorption<br>(28days immersion) | EN15534 | ① Swelling: 0.67% in thickness,<br>0.04% in width, 0.07% in length.<br>② Water absorption: 0.27% | |
| 31 | SRI Testing | ASTM C1549,<br>ASTM C1371,<br>ASTM E1980 | 19 | |
| 32 | Surface Bond quality | EN319 | >2.08MPa | |

| NO. | Property | Test Method | Test results | Remark |
|---|---|---|---|---|
| 33 | Thermal Resistance | ASTM C518-2010 | Thermal conductivity: 0.1589W/(m·k)<br>Thermal resistance: 0.0830($m^2$·K)/W | |
| 34 | Thermal conductivity | CE<br>( EN14041(2004) ) | 0.19738W/m·K | |
| 35 | UV Weathering test | ASTM G154 | After 3000 hours test,<br>Grey Scale3, △ E*=3.56 | |
| 36 | Uplift Resistance | ICC-ES AC174<br>ASTM E330 | Average ultimate load ≥430psf | |
| 37 | VOC&TVOC | ASTM D5116-11 | Non Detected | |
| 38 | Water absorption | ASTM D1037 | Water absorption(24h): 0.12% | |

# Clad Standard Casement

Known for it's clean lines, smooth operation, and substantial construction our standard casement is a favorite across the country. Combine them with other fixed or operable Sierra Pacific windows to create a true room with a classic view.

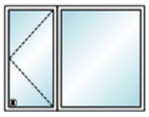
## Standard Construction:

- 0.050" thick extruded aluminum exterior frame with mitered and sealed injected corners.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness with 2-3/8" stiles and rails.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore dual arm operator and standard folding handle/cover.
- Single lever multi-point locking system (1 lock up to 35" height; 2 locks over 35" up to 47" heights; 3 locks over 47" height).
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- Available as an Arched, Springline, or Pushout unit.

| MINIMUM / MAXIMUM FRAME SIZES | | | |
|---|---|---|---|
| Additional sizes may be available upon approval. | | | |
| STANDARD CASEMENT – OPERATING | | STANDARD CASEMENT – STATIONARY/PICTURE | |
| Minimum Frame Width | 14.1875" | Minimum Frame Width | 12" |
| Minimum Frame Height | 16.1875" | Minimum Frame Height | 12" |
| Maximum Frame Width | 42.1875" | Maximum Frame Width | 120" |
| Maximum Frame Height | 96.1875" | Maximum Frame Height | 120" |
| | | Maximum Square Feet | 55 |

## Performance Data:

**Operating Casement: 36.1875"x 84.1875"**
AIR INFILTRATION.....0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50 (+50/-50)



**Casement/Picture: 36.1875/60.1875" x 72.1875"**
AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 8.25 PSF
STRUCTURAL.....CW-PG55 (+55/-55)

**Operating Casement: 36.1875" x 72.1875"**
AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+50/-50)

**For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Standard Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.**

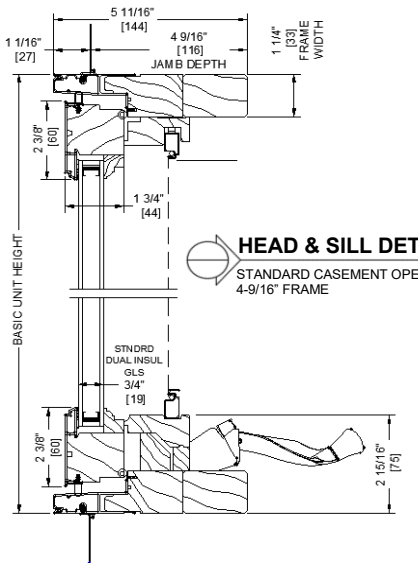
## Thermal Performance (NFRC):

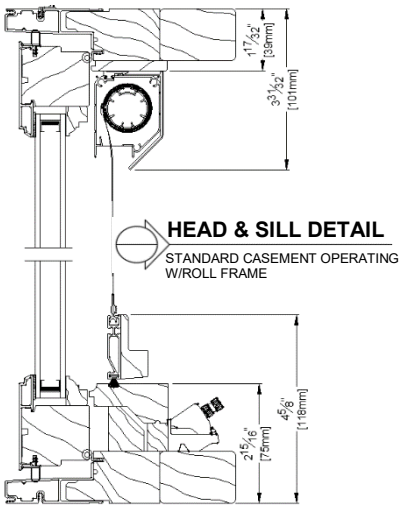
| Air Filled | | | Argon Filled | | |
|---|---|---|---|---|---|
| **Low-E 272 Clear** | **Low-E 366** | **Triple IG (LE272/LE180/LEi89)** | **Low-E 272 Clear** | **Low-E 366** | **Triple IG (LE272/LE180/LEi89)** |
| U-FACTOR.....0.29 | U-FACTOR.....0.28 | U-FACTOR.....0.18 | U-FACTOR.....0.26 | U-FACTOR.....0.25 | U-FACTOR.....0.16 |
| SHGC.....0.28 | SHGC.....0.19 | SHGC.....0.24 | SHGC.....0.28 | SHGC.....0.19 | SHGC.....0.24 |
| VT.....0.48 | VT.....0.43 | VT.....0.41 | VT.....0.48 | VT.....0.43 | VT.....0.41 |
| CR.....57 | CR.....58 | CR.....59 | CR.....61 | CR.....61 | CR.....62 |

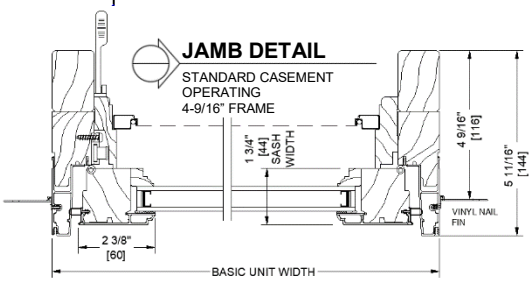
Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

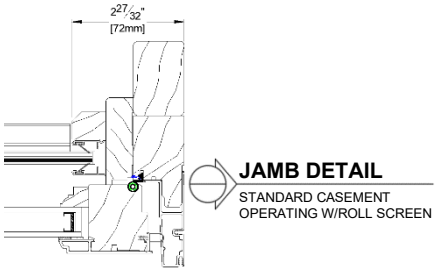
**For a comprehensive list of glazing configurations, please refer to the Clad Standard Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.**

## Operating Casement

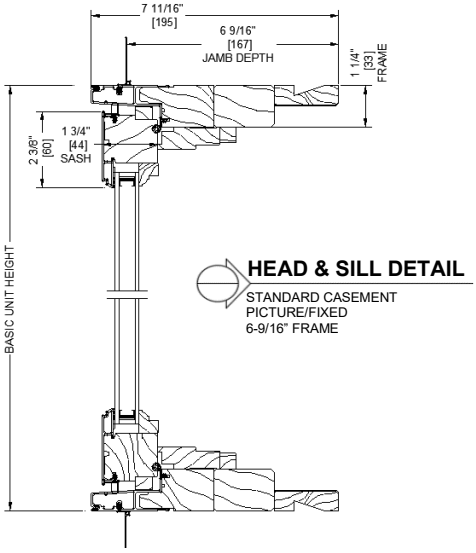


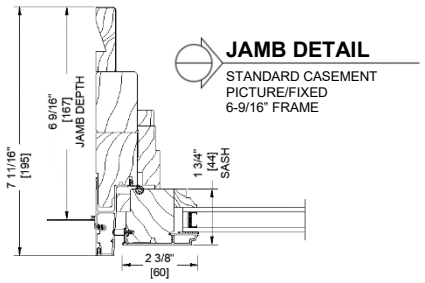



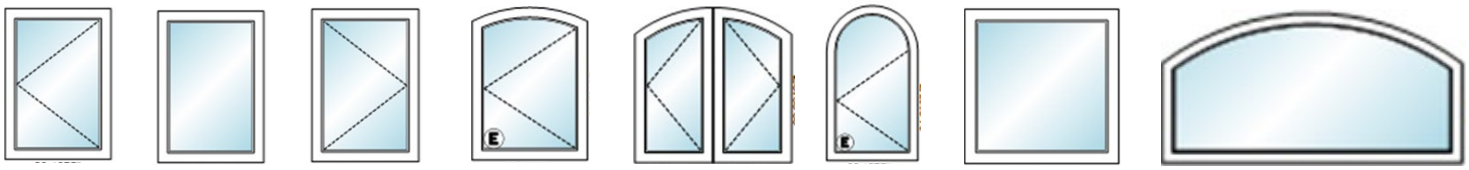




## Picture/Fixed Casement




Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



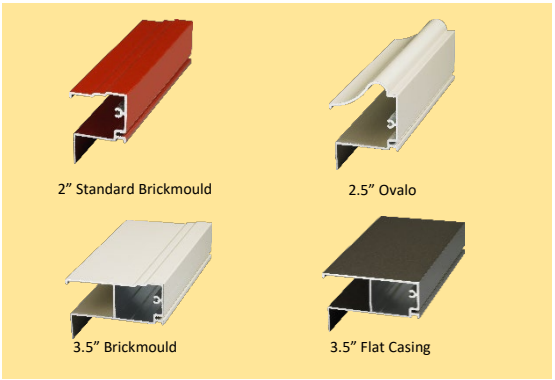
Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

## Clad Standard Casement Additional Features

- Color Palette of 70 powder coated finishes in six design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- Optional veneer wrapped lift rail screen or roll screen.

Please visit our website **www.sierrapacificwindows.com** for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

**EXTERIOR TRIM OPTIONS**




*Place Business Card or Company Information Here*

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KT landscape architecture

**DRB & PDC PACKAGE**

MAY 26 2023

# SECTION 1: PLANNING

# PLANNED DEVELOPMENT STANDARDS

| | Current C-2 Zoning | 2023 Proposal | |
|---|---|---|---|
| **Development Site Size** | 1.21 acres | 1.21 acres | |
| **Gross Building Area**<br>Non-parking<br>Parking | | **196,575 sf Total**<br>129,825 sf<br>66,750 sf | |
| **Residential Gross Building Area**<br>Amenity Area (lobby, indoor fitness, club, etc)<br>Service Area (back of house service, trash, equip) | | **106,492 sf Total**<br>7,116 + sf<br>3,500 sf | |
| **Commercial Gross Building Area**<br>Service Areas | | **20,955 sf Total**<br>1,455 sf | |
| **Commercial Gross Floor Area** | | **19,500 sf** | |
| **Building Height**<br><br>**Exception Required** | 4-stories, 45'-0" | 4-stories<br>At parapet = 52'-6"<br>At mech. screen = 61'-0" | |
| **On-Site Parking**<br><br>**Special Use Required: Parking on street level.** | **Commercial**<br><br>2 spaces/1,000 sf | Required<br><br>x 19,500 sf =<br>**39 spaces** | Provided<br><br>**39 spaces** |
| | **Dwelling**<br><br>1-BR - 1.25/unit<br><br>2-BR - 1.5/unit<br><br>3-BR - 2/unit | x 9 units =<br>**12 spaces**<br><br>x 32 units =<br>**48 spaces**<br><br>x 18 units =<br>**36 spaces**<br><br>**= 96 spaces** | **113 spaces** |
| **Residential Use Type - # of Units**<br>Apartment Rental Units<br>Condominium Units<br>Townhome Units<br>Total | | 59<br>0<br>0<br>59 | |
| **Residential Bedroom Size - # of Units**<br>Studio<br>1-bedroom + den<br>2-bedroom<br>3-bedroom | | 0<br>9<br>32<br>18 | |
| **Front Yard Setbacks** **Exception Required**<br>(along Lincoln Ave.) | Min. 0 ft.; Max. 3 ft. | 0'-0" to 42'-0", see plans | |
| **Corner Side Yard Setbacks**<br>(along Elm St.) | Min. 0 ft.; Max. 3 ft. | 0'-0" at levels 1-3<br>11'-0" at level 4 | |
| **Side Yard Setback** **Exception Required**<br>(along south property line) | 0 ft. (3 ft.)** | 0'-0" at ground level<br>0'-0" at level 2 (terrace)<br>10'-0" at levels 2-3 (facade)<br>10'-0" at level 4 | |
| **Rear Yard Setback** **Exception Required**<br>(along east property line) | 10 ft. | 0'-0" at ground level<br>10'-0" at level 2<br>20'-0" at levels 3-4 | |
| **4th Story Setback** **Exception Required**<br>(along Lincoln Ave) | 10 ft | 10'-0" at level 4<br>5'-0" above residential entry | |

**Notes**

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

# SITE PLAN

## DEVELOPMENT SUMMARY

**SITE AREA:** 52,755 SF (1.21 ACRES) **ZONING DISTRICT:** C-2

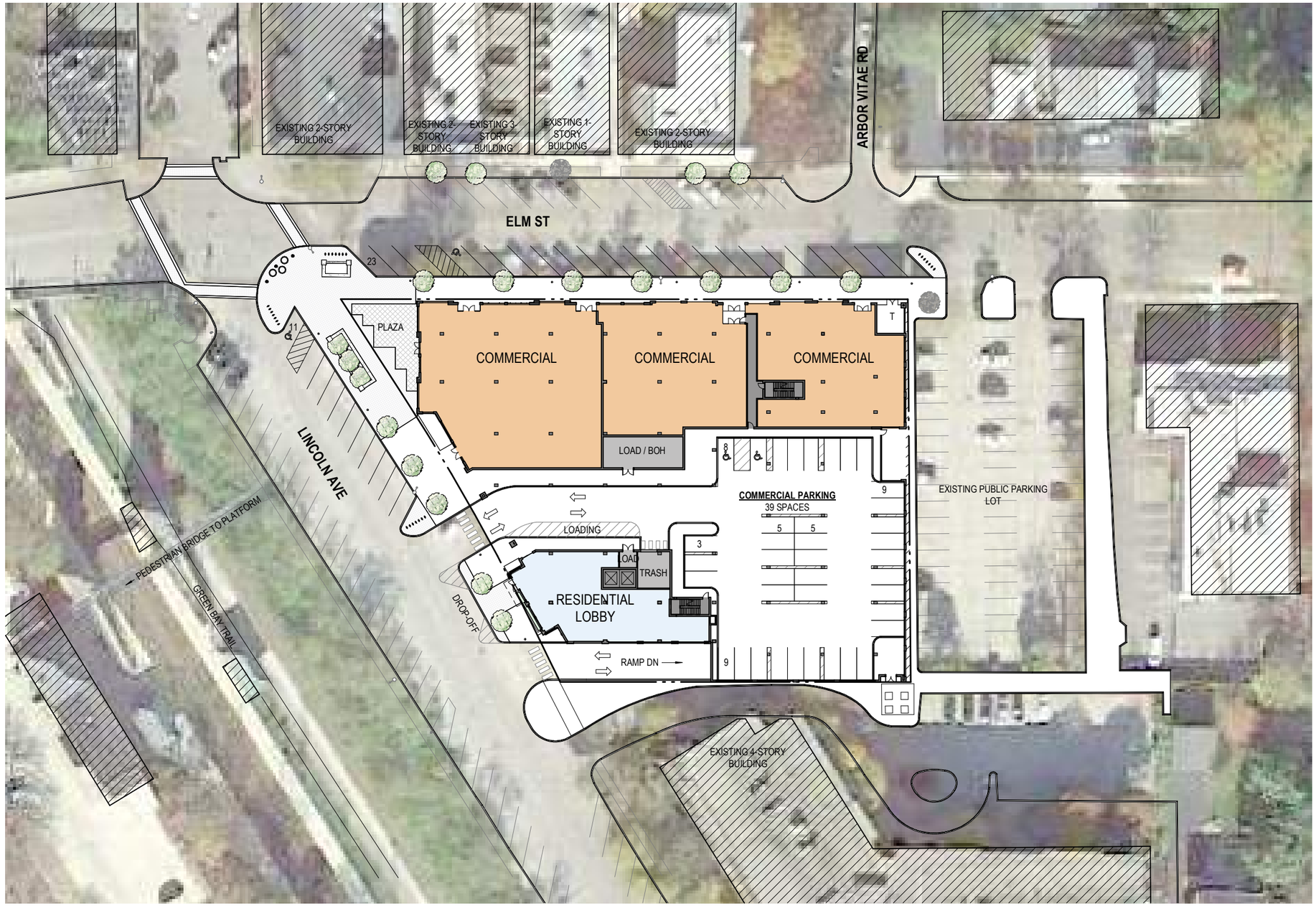
**BUILDING AREA**

| | GROSS | RENTABLE (RESIDENTIAL) | COMMERCIAL | PARKING |
|---|---|---|---|---|
| LEVEL LL | 47,950 SF | -- | -- | 43,771 SF |
| LEVEL 01: | 47,699 SF | -- | 19,500 SF | 22,056 SF |
| LEVEL 02: | 36,248 SF | 28,735 SF | -- | -- |
| LEVEL 03: | 35,924 SF | 30,191 SF | -- | -- |
| LEVEL 04: | 29,454 SF | 25,045 SF | -- | -- |
| **TOTAL:** | **197,275 SF** | **85,077 SF** | **19,500 SF** | **65,827 SF** |

AVERAGE UNIT SIZE: +/- 1,441 SF

**PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LOWER LEVEL | 113 | | |
| GROUND LEVEL | | 39 | |
| TOTAL PROVIDED | 113 | 39 | 152 |
| RATIO | 1.9/UNIT | 2.0/1,000 SF | |




1 SITE PLAN
SCALE: 1" = 60'-0"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ELM ST. & LINCOLN AVE., WINNETKA, IL
May 26, 2023 Project #: 21077

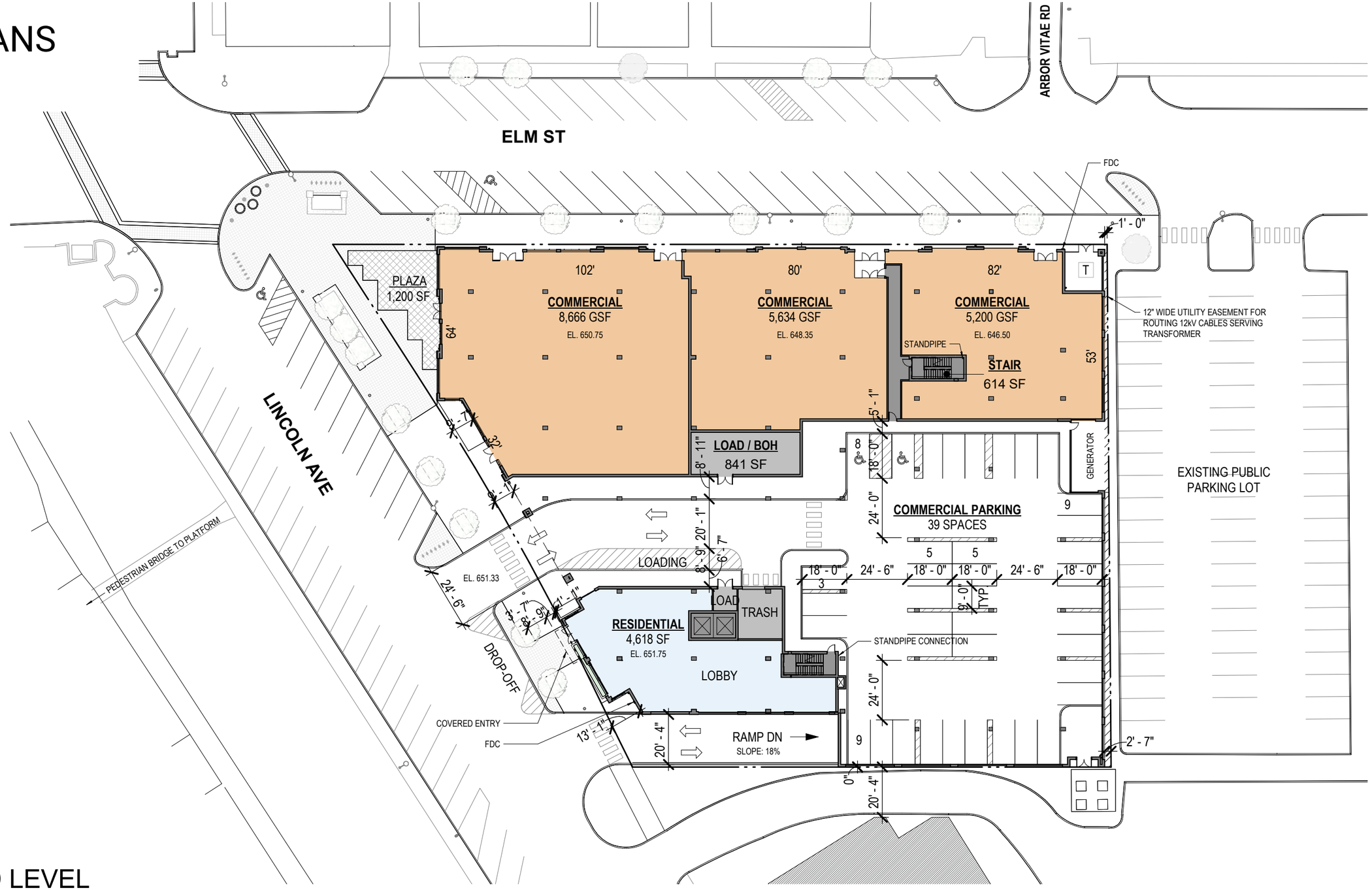
# FLOOR PLANS

**REQUIRED EXCEPTIONS**

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

**SPECIAL USE REQUIRED**

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




## 1 GROUND LEVEL

SCALE: 1" = 40'-0"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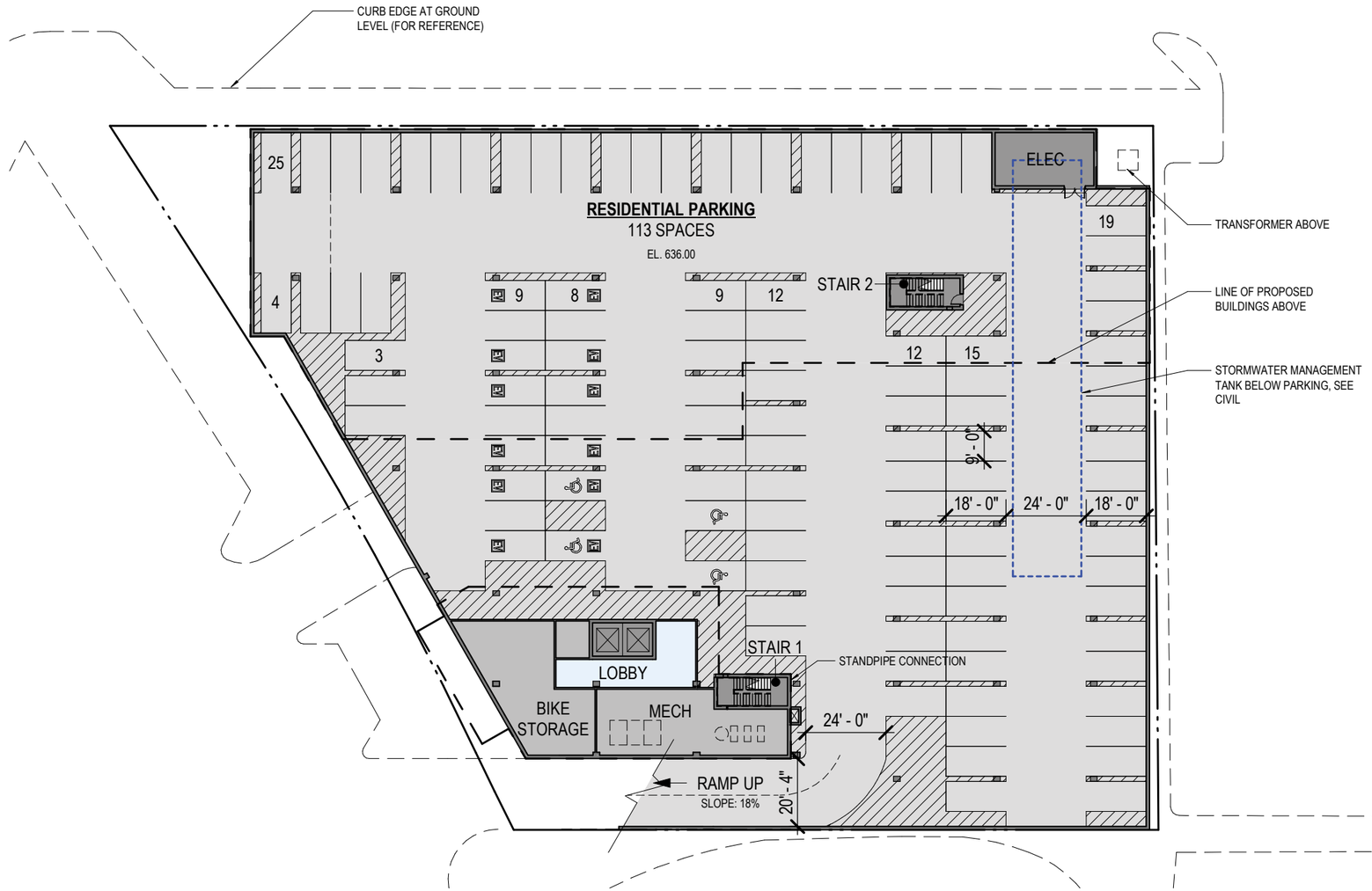
ELM ST. & LINCOLN AVE., WINNETKA, IL
May 26, 2023 Project #: 21077

# FLOOR PLANS




## 1 LOWER LEVEL

SCALE: 1" = 40'-0"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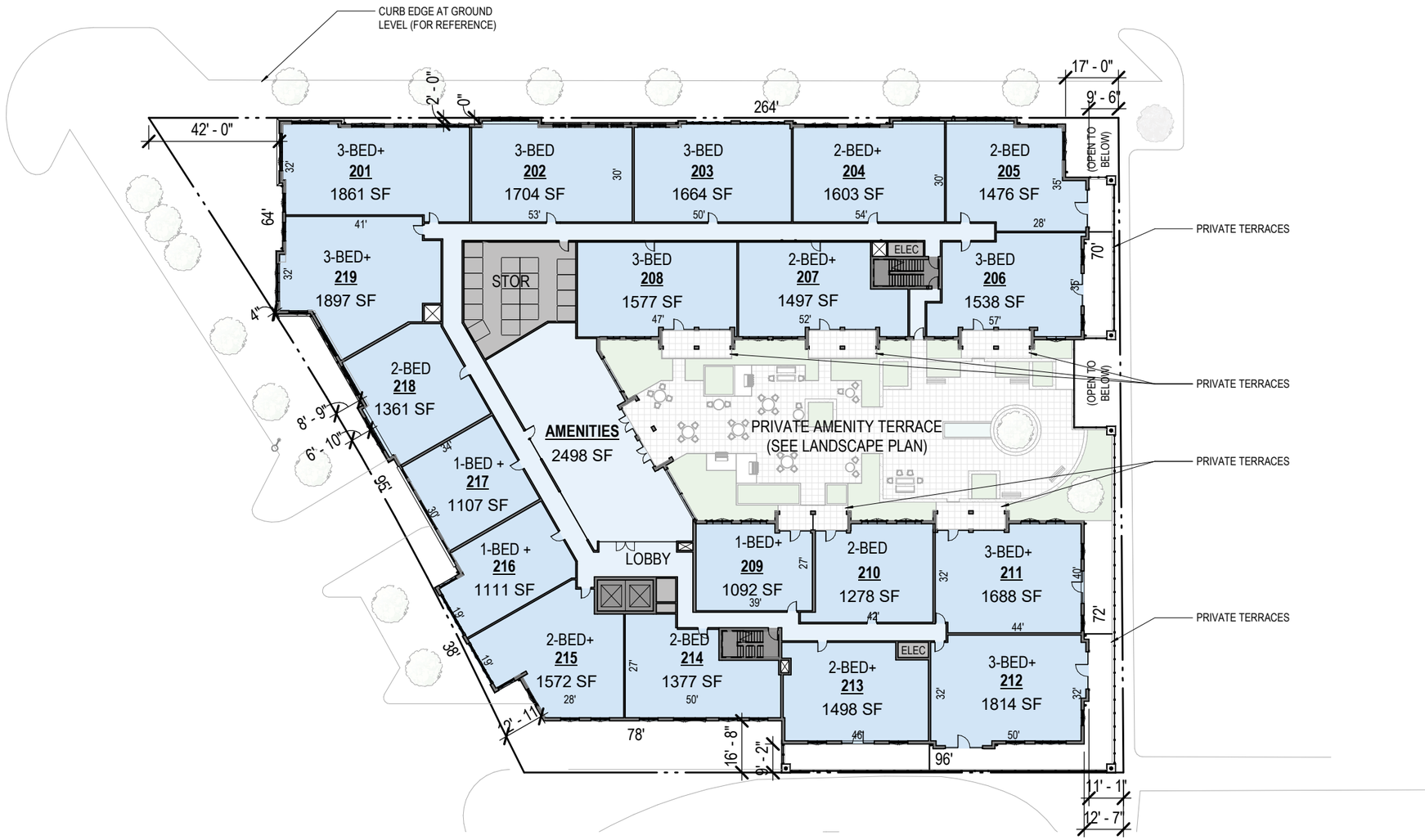
# FLOOR PLANS

| UNIT MATRIX | | | | | | |
|---|---|---|---|---|---|---|
| | 1 BED+ | 2 BED | 2 BED + | 3 BED | 3 BED + | TOTALS |
| LEVEL 2 | 3 | 4 | 4 | 4 | 4 | 19 |
| LEVEL 3 | 4 | 5 | 4 | 3 | 5 | 21 |
| LEVEL 4 | 2 | 10 | 5 | 0 | 2 | 19 |
| TOTALS | 9 | 21 | 11 | 7 | 11 | 59 |




1 LEVEL 2 - 36,248 SF (GROSS) - 19 UNITS (28,735 SF RENTABLE)

SCALE: 1" = 40'-0"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May 26, 2023 Project #: 21077

# FLOOR PLANS

| UNIT MATRIX | | | | | | |
|---|---|---|---|---|---|---|
| | 1 BED+ | 2 BED | 2 BED + | 3 BED | 3 BED + | TOTALS |
| LEVEL 2 | 3 | 4 | 4 | 4 | 4 | 19 |
| LEVEL 3 | 4 | 5 | 4 | 3 | 5 | 21 |
| LEVEL 4 | 2 | 10 | 5 | 0 | 2 | 19 |
| TOTALS | 9 | 21 | 11 | 7 | 11 | 59 |

1 LEVEL 3 - 35,924 SF (GROSS) - 21 UNITS (30,919 SF RENTABLE)

SCALE: 1" = 40'-0"


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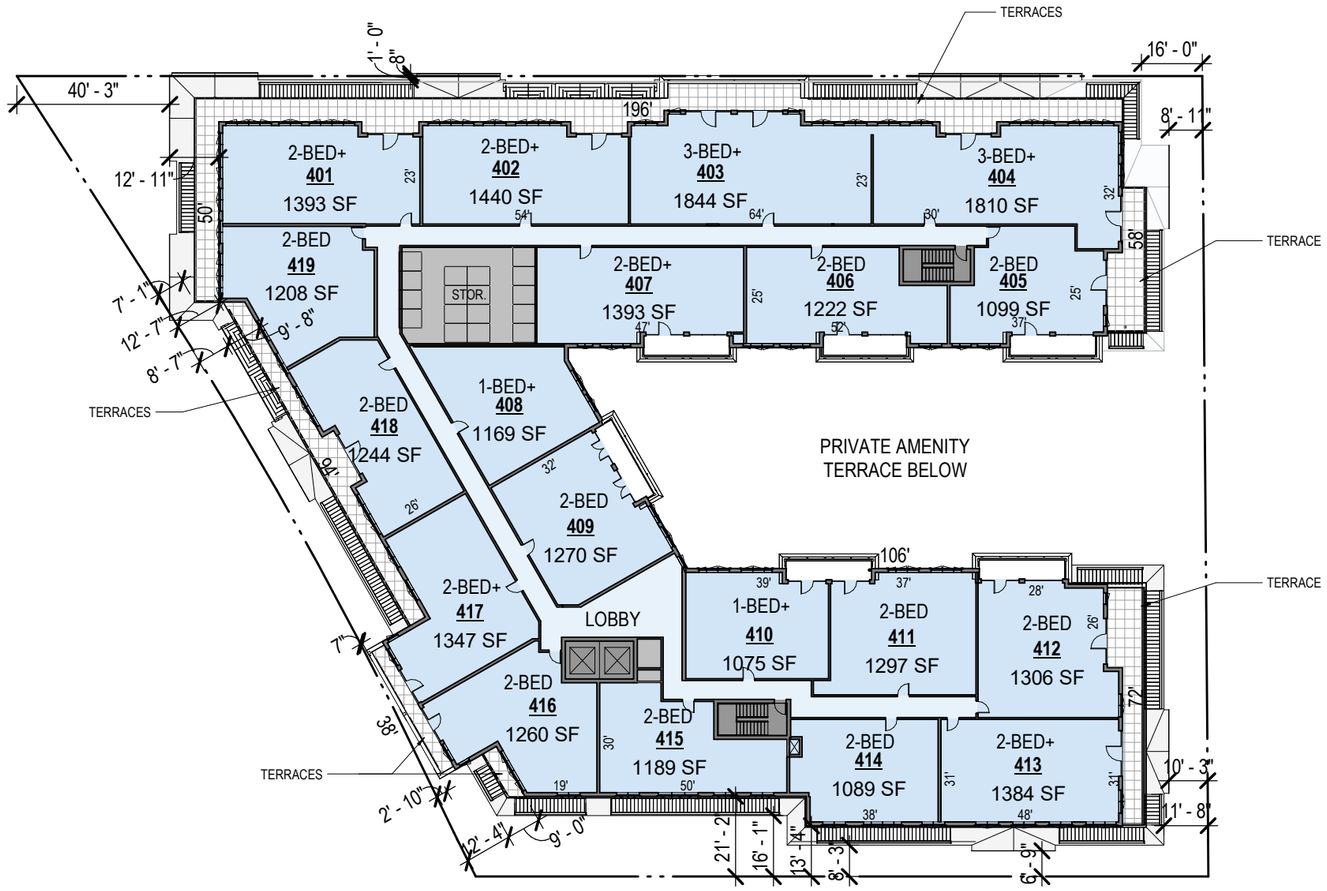
# FLOOR PLANS

| UNIT MATRIX | | | | | | |
|---|---|---|---|---|---|---|
| | 1 BED+ | 2 BED | 2 BED + | 3 BED | 3 BED + | TOTALS |
| LEVEL 2 | 3 | 4 | 4 | 4 | 4 | 19 |
| LEVEL 3 | 4 | 5 | 4 | 3 | 5 | 21 |
| LEVEL 4 | 2 | 10 | 5 | 0 | 2 | 19 |
| TOTALS | 9 | 21 | 11 | 7 | 11 | 59 |




## 1 LEVEL 4 - 29,454 SF (GROSS) - 19 UNITS (25,045 SF RENTABLE)

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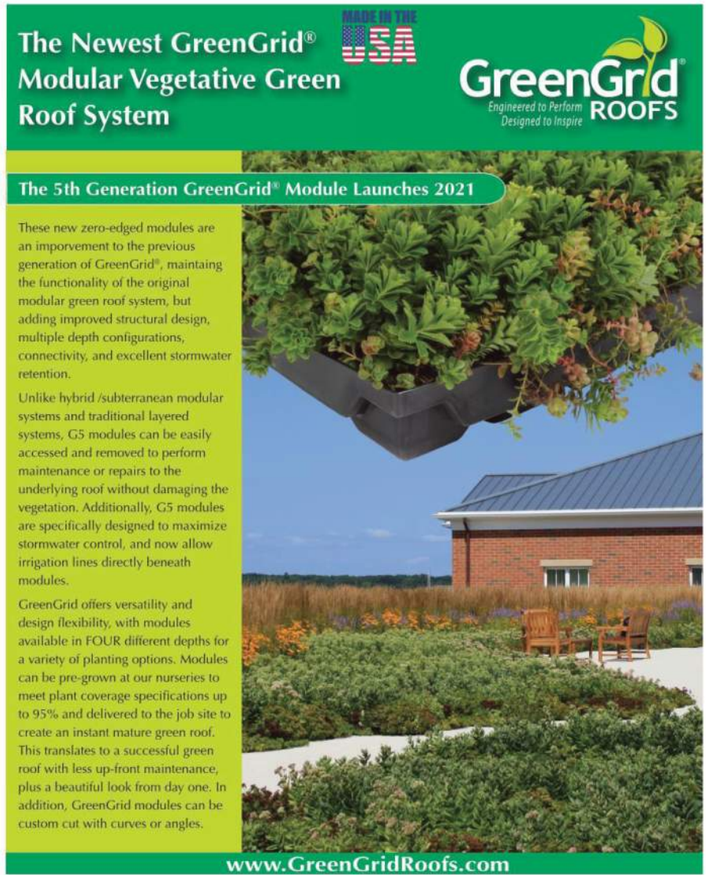
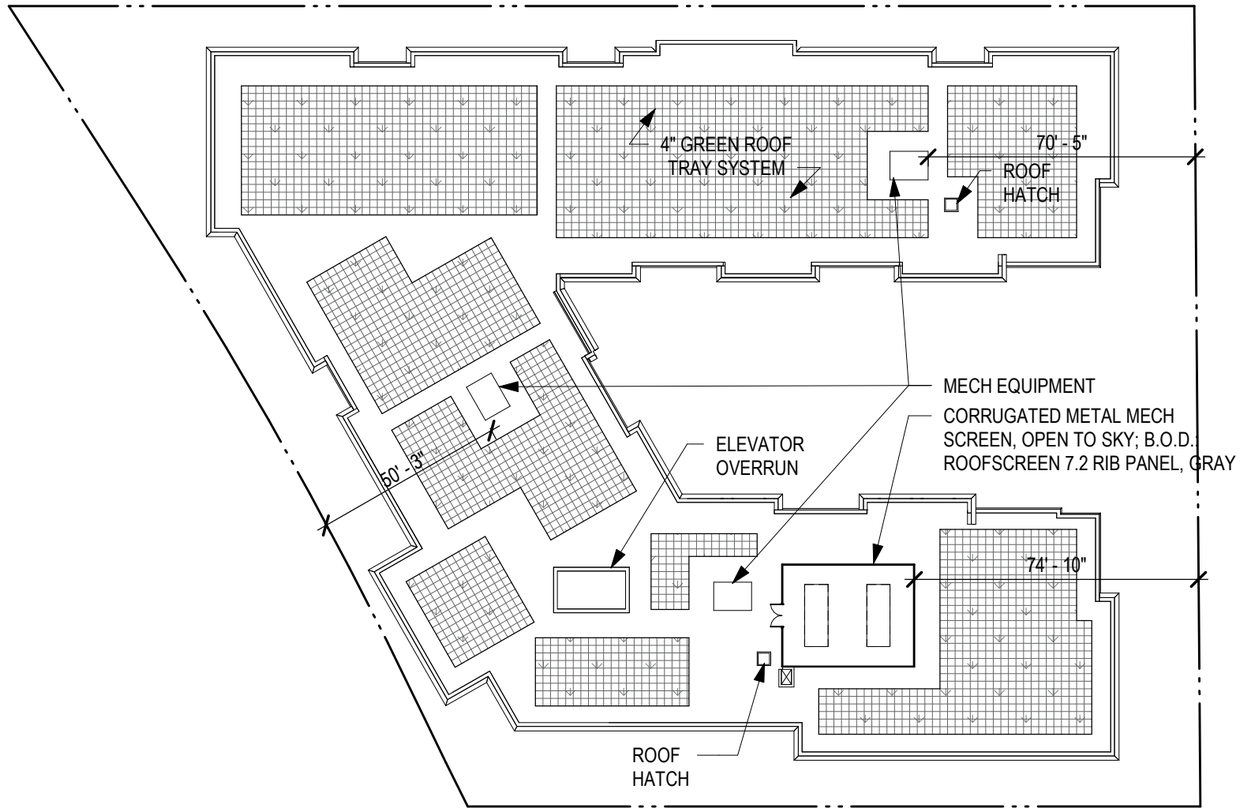
# ROOF PLAN

| GREEN ROOF AREA | |
|---|---|
| TOTAL PROVIDED | 14,165 SF |
| REQUIRED<br>w/ 4" TRAY SYSTEM | 10,750 SF |




1 ROOF PLAN
SCALE: 1" = 40'-0"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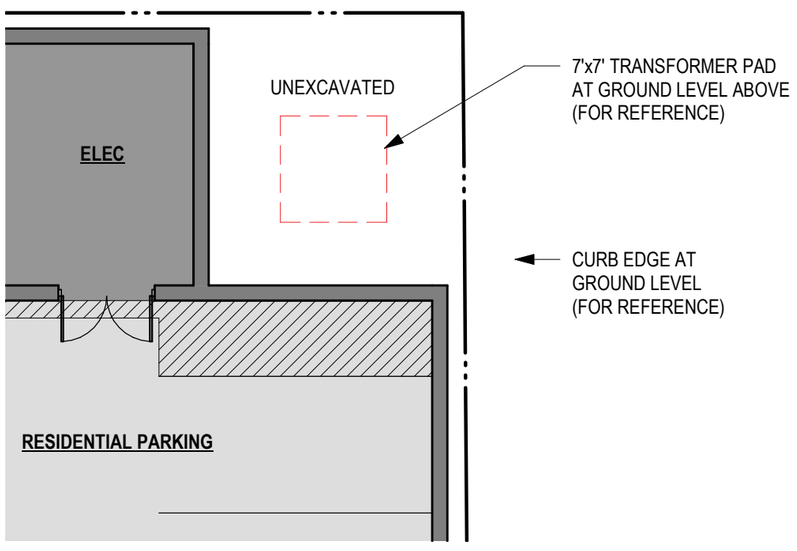
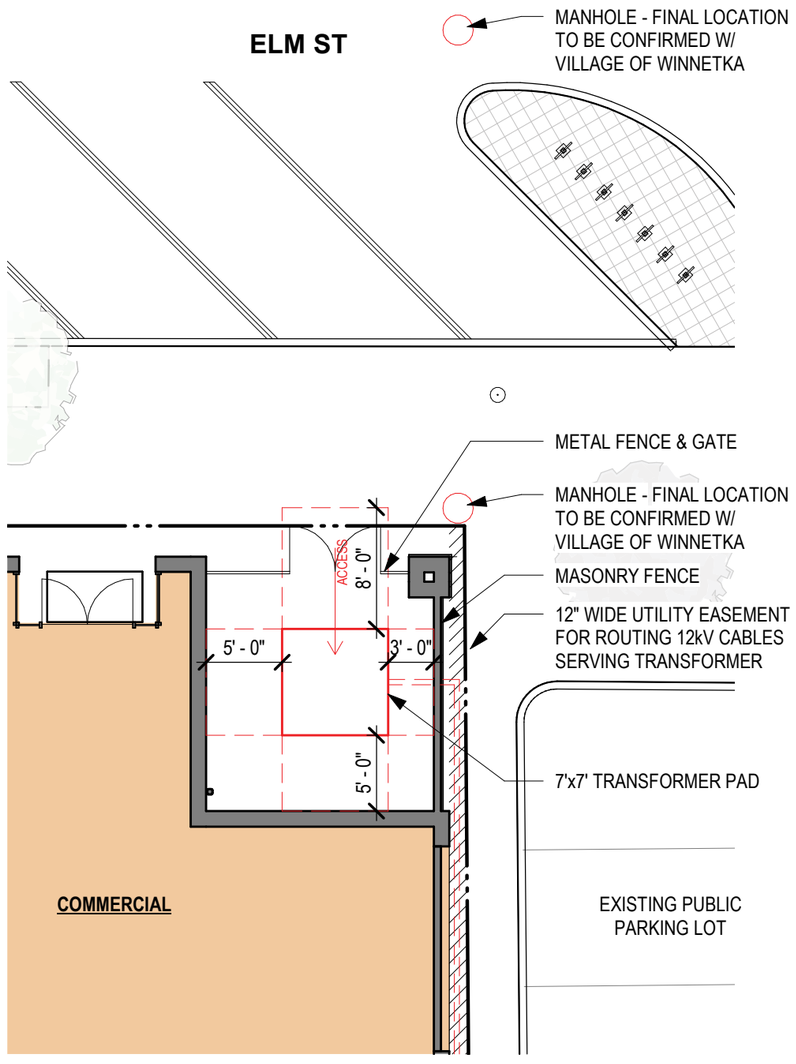
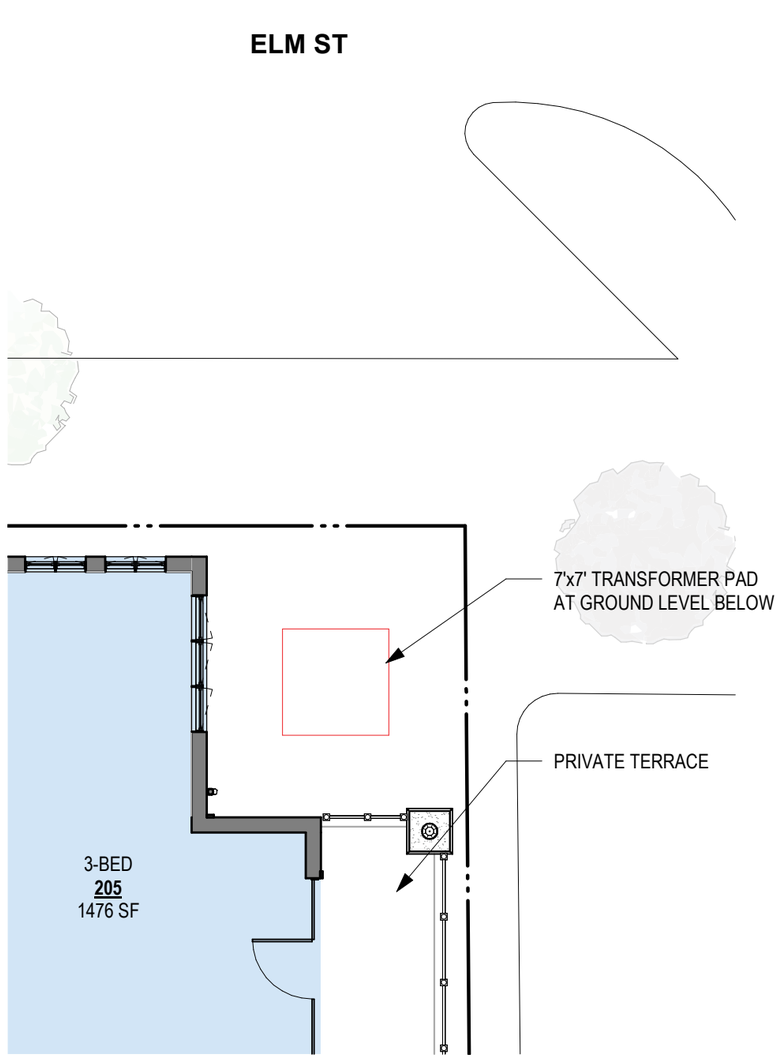
# TRANSFORMER LOCATION




0 LOWER LEVEL PLAN
SCALE: 1" = 10'-0"




1 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"




2 LEVEL 2 PLAN
SCALE: 1" = 10'-0"

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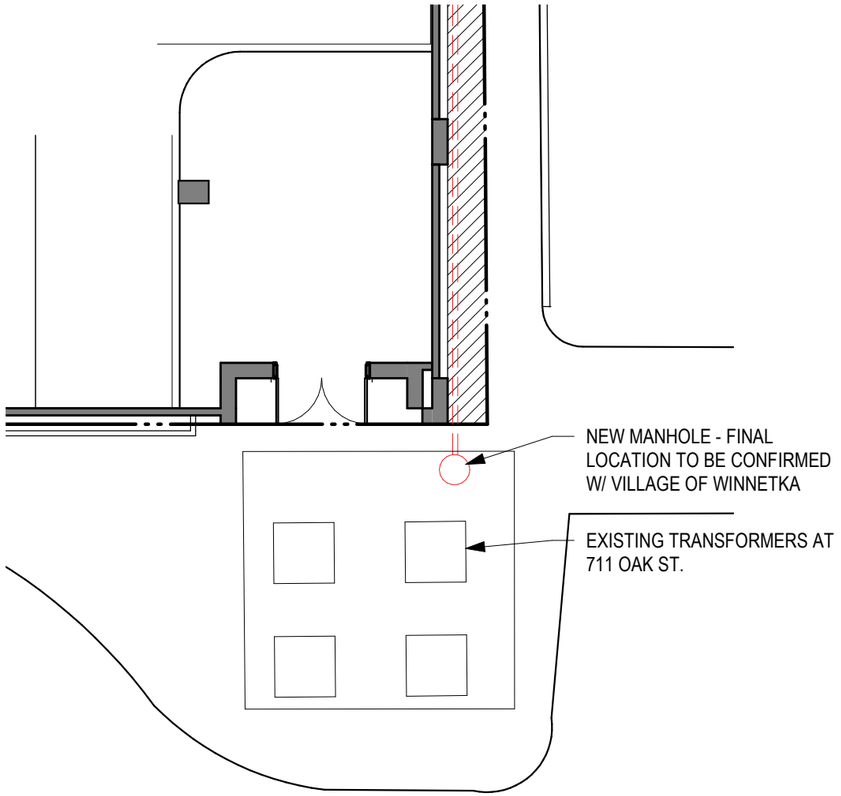
# TRANSFORMER LOCATION




2 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"

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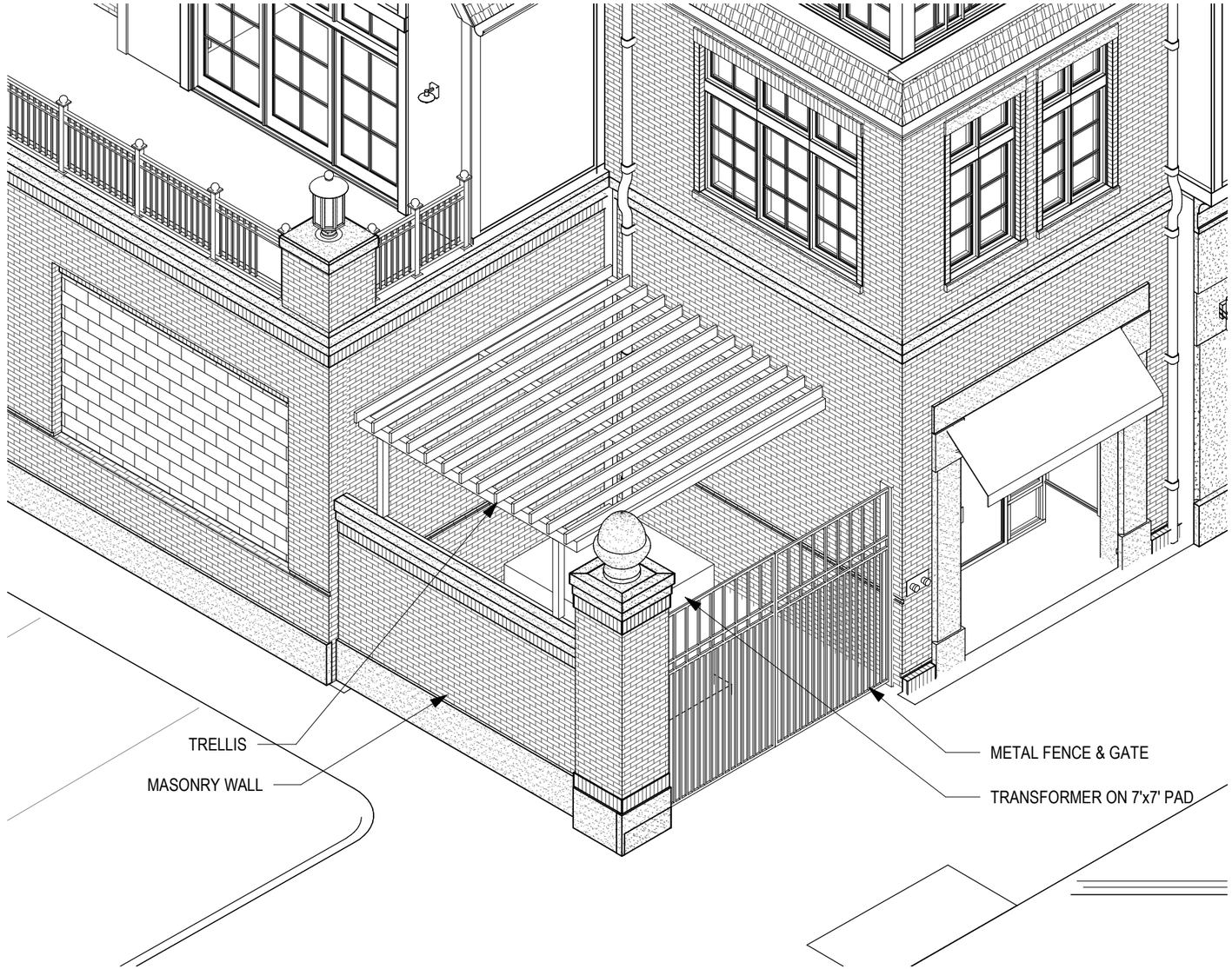


1 TRANSFORMER AXON
SCALE:

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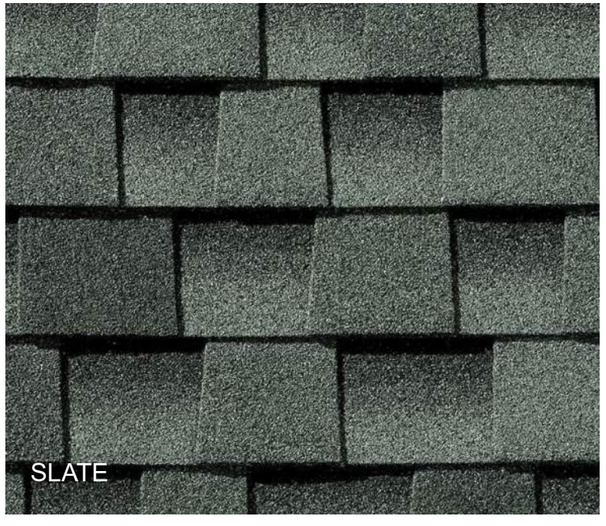
# SECTION 2: ELEVATIONS, MATERIALS & DIAGRAMS

# BUILDING MATERIALS

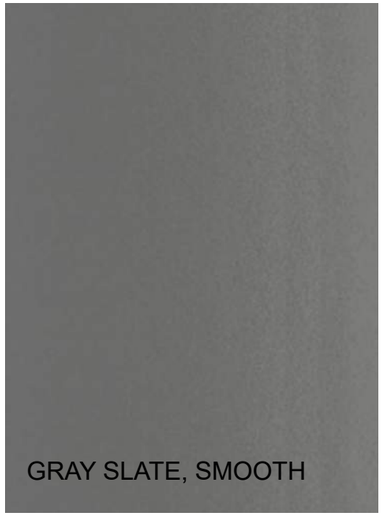
**RF-2 STANDING SEAM METAL ROOF**



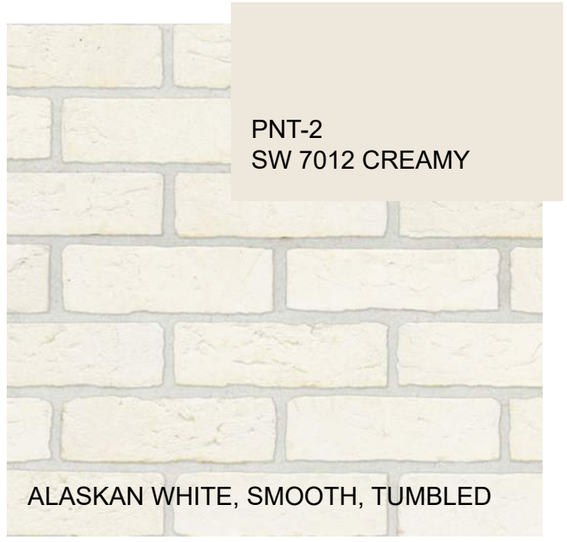

**RF-1 ASPHALT SHINGLE ROOF**

**FC-1 FIBER CEMENT**

**FC-2 FIBER CEMENT**




**FC-3 FIBER CEMENT**




**FB-1 FACE BRICK, MODULAR**

**CS-1 CAST STONE**

**CS-2 CAST STONE**

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

| TAG | DESCRIPTION | COLOR | MANUFACTURER |
|---|---|---|---|
| AFS-1 | ALUMINUM FRAMED STOREFRONT | DARK BRONZE | KAWNEER OR EQ. |
| CS-1 | CAST STONE | BUFF, SMOOTH TEXTURE | CUSTOM CAST STONE |
| CS-2 | CAST STONE | BUFF, SEMI ROUGH | CUSTOM CAST STONE |
| FAB-1 | FABRIC AWNING | BLACK | SUNBRELLA OR EQ. |
| FB-1 | FACE BRICK, MODULAR | ALASKAN WHITE, SMOOTH, TUMBLED | SUMMIT BRICK OR EQ. |
| FC-1 | FIBER CEMENT PANEL & TRIM | RICH ESPRESSO, SMOOTH | HARDIE PANEL OR EQ. |
| FC-2 | FIBER CEMENT PANEL & TRIM | BIRCH TREE, SMOOTH | HARDIE PANEL OR EQ. |
| FC-3 | FIBER CEMENT PANEL & TRIM | GRAY SLATE, SMOOTH | HARDIE PANEL OR EQ. |
| MTL-1 | METAL ACCENTS | DARK BRONZE | - |
| MTL-2 | METAL ACCENTS | C-12 COPPER METAL | ALPOLIC OR EQ. |
| PNT-1 | PAINT @ HALF-TIMBERING | SEALSKIN (SW 7675) | SHERWIN WILLIAMS |
| PNT-2 | PAINT @ EXPOSED CMU | CREAMY (SW 7012) | SHERWIN WILLIAMS |
| RF-1 | ASPHALT SHINGLE ROOFING | SLATE | GAF TIMBERLINE HDZ OR EQ. |
| RF-2 | STANDING SEAM METAL ROOFING | CHARCOAL GRAY | PAC-CLAD OR EQ |
| WD-1 | WOOD-LOOK TRELLIS | NATURAL FINISH | NEWTECHWOOD OR EQ. |
| WND-1 | ALUM-CLAD WOOD WINDOWS & DOORS | BRONZE 024 @ EXTERIOR | SIERRA PACIFIC OR EQ. |

# ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12

## 2 LINCOLN AVE ELEVATION (WEST)

SCALE: 1" = 20'-0"

## 1 ELM STREET ELEVATION (NORTH)

SCALE: 1" = 20'-0"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# ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12

## 2 SOUTH ELEVATION

SCALE: 1" = 20'-0"

## 1 EAST ELEVATION

SCALE: 1" = 20'-0"


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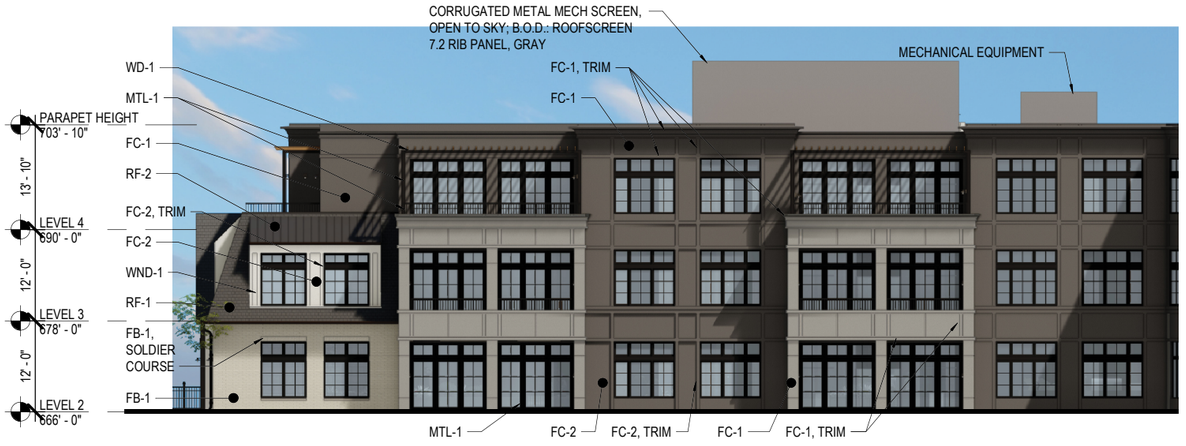
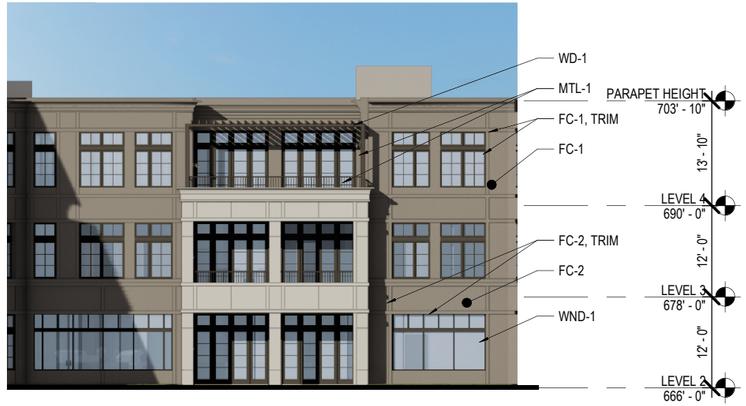
# PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12




3 AMENITY TERRACE - NORTH ELEVATION

SCALE: 1" = 20'-0"




2 AMENITY TERRACE - EAST ELEVATION

SCALE: 1" = 20'-0"

1 AMENITY TERRACE - SOUTH ELEVATION

SCALE: 1" = 20'-0"

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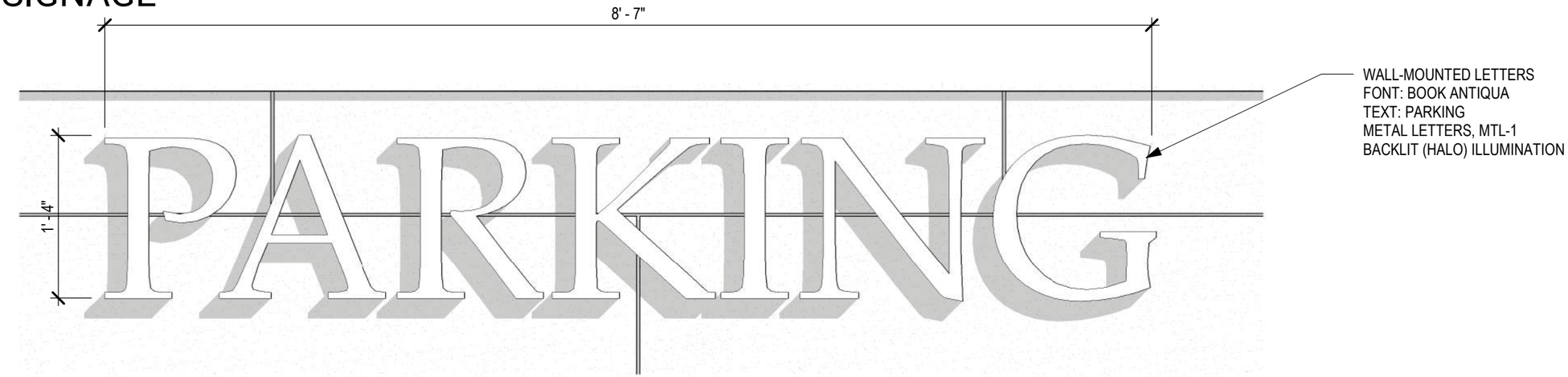
# ENLARGED ELEVATIONS

PEDESTRIAN EXPERIENCE ALONG ELM ST.

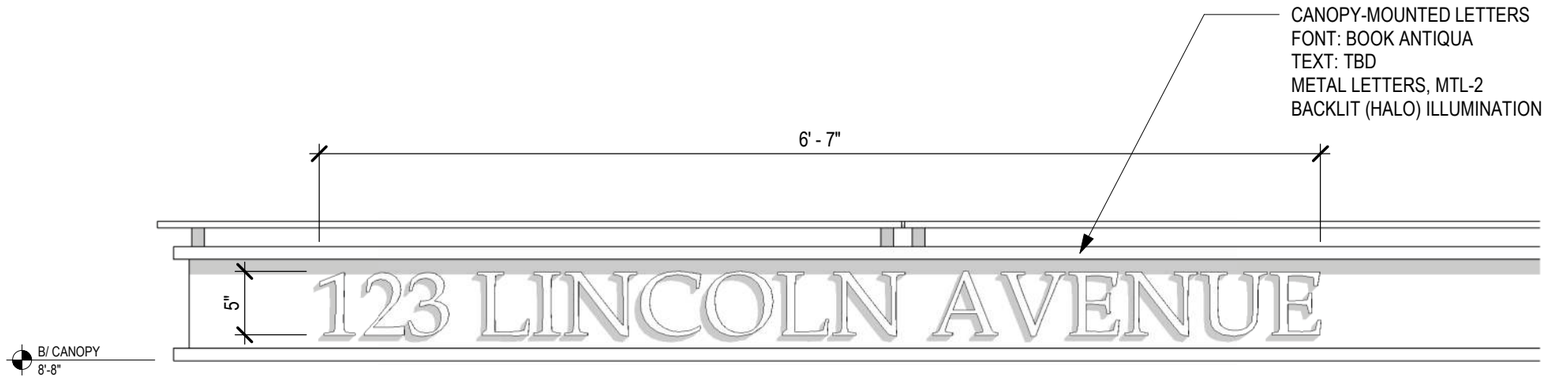
# ENLARGED ELEVATIONS

RESIDENTIAL ENTRY ALONG LINCOLN AVE.

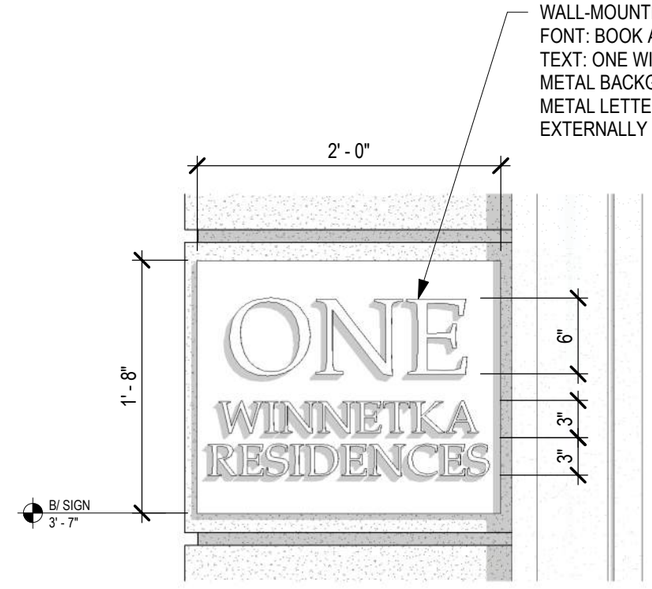
# SIGN ELEVATIONS
## DEVELOPMENT SIGNAGE




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




2 SIGN ELEVATION - RESIDENTIAL ENTRY
SCALE: 1" = 1'-0"




3 SIGN ELEVATION - RESIDENTIAL
SCALE: 1" = 1'-0"

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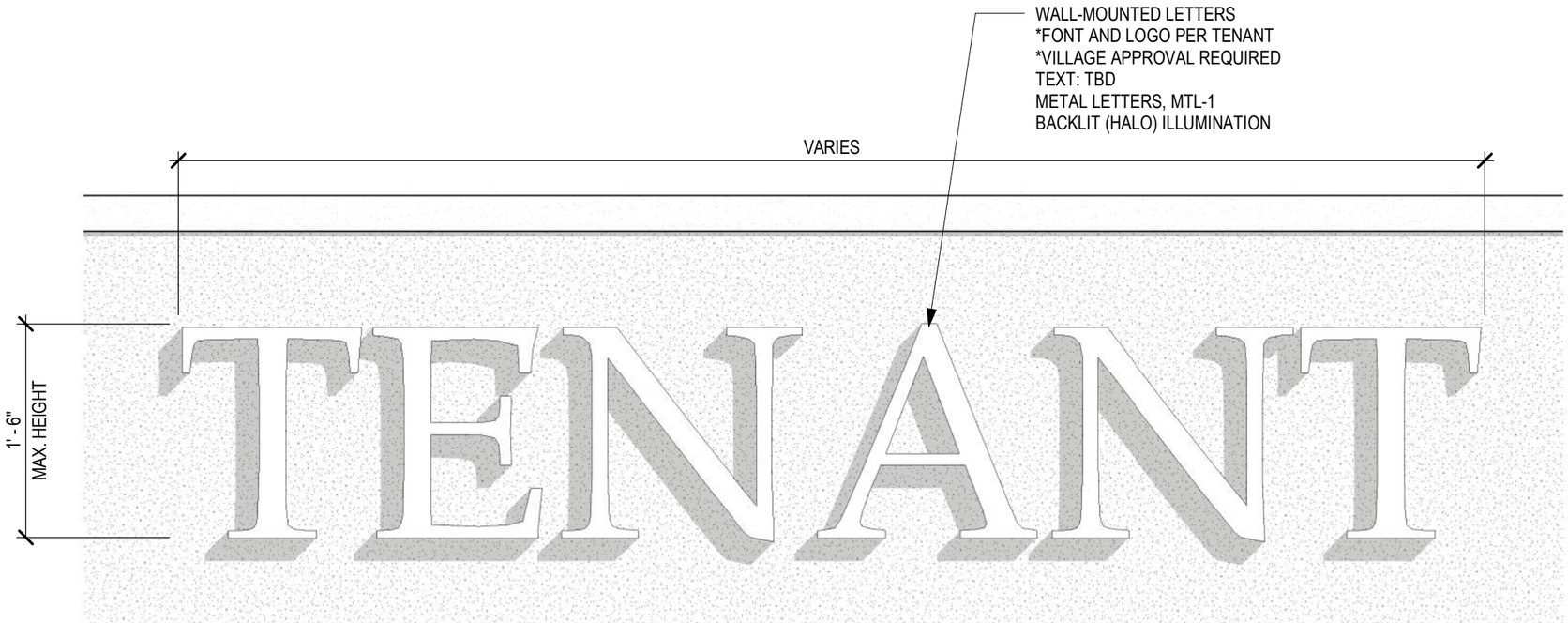
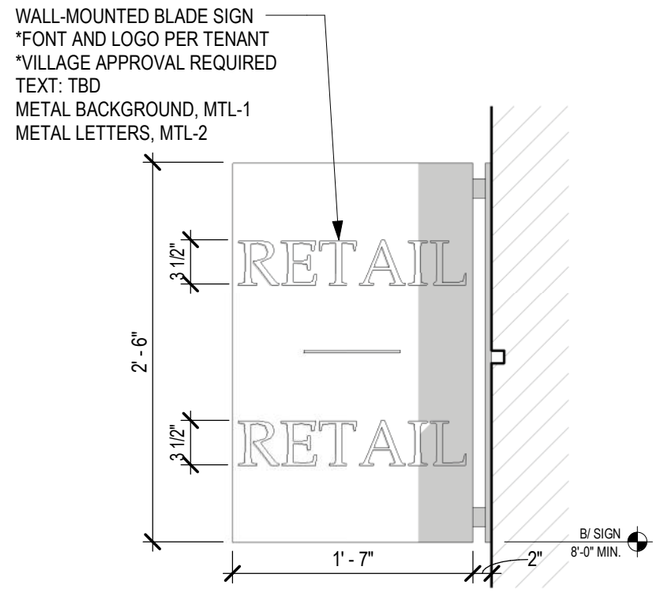
# SIGN ELEVATIONS
## TENANT SIGNAGE - BASIS OF DESIGN




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




1 SIGN ELEVATION - BLADE
SCALE: 1" = 1'-0"

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# STREETSCAPE ELEVATIONS

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

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

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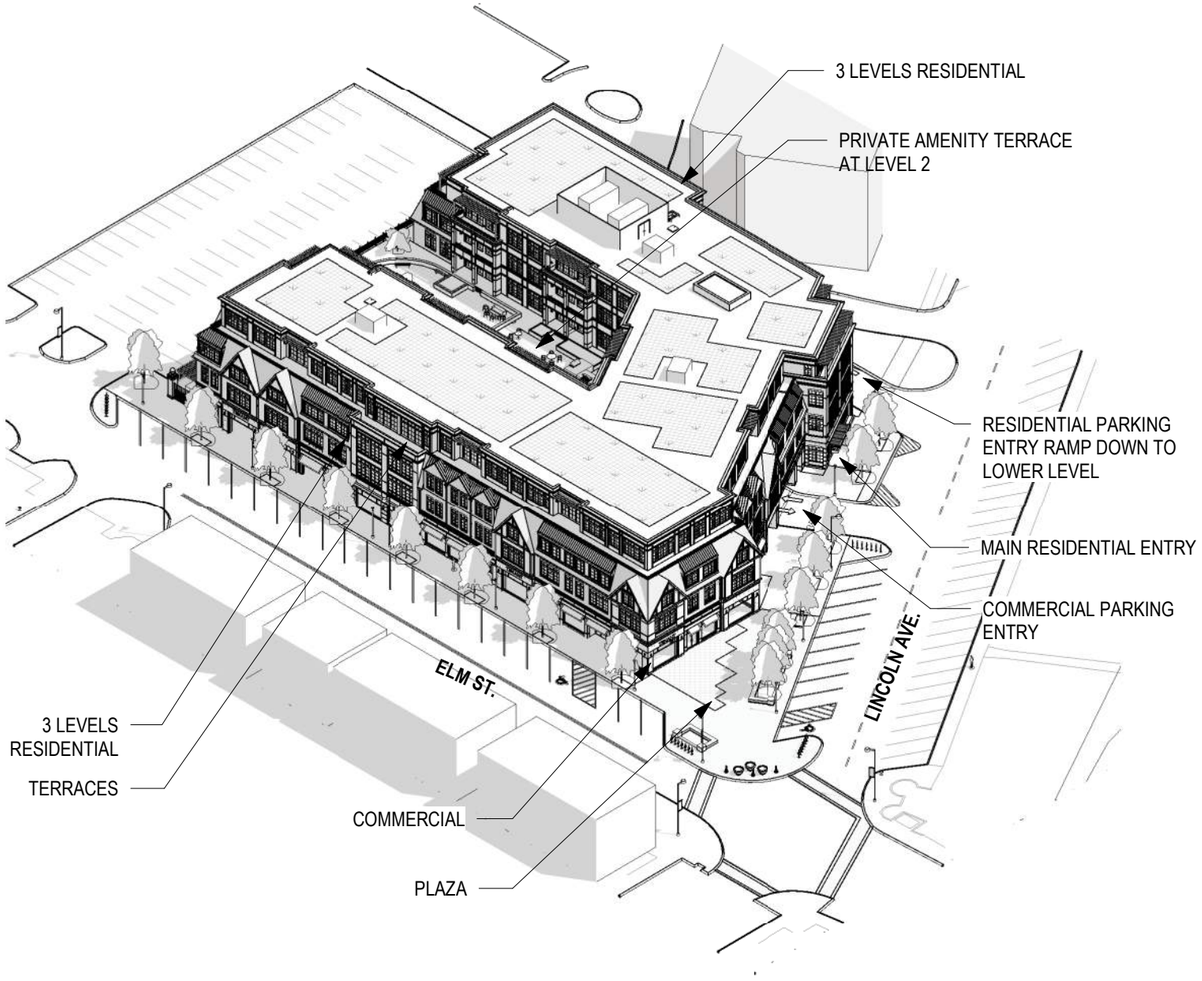
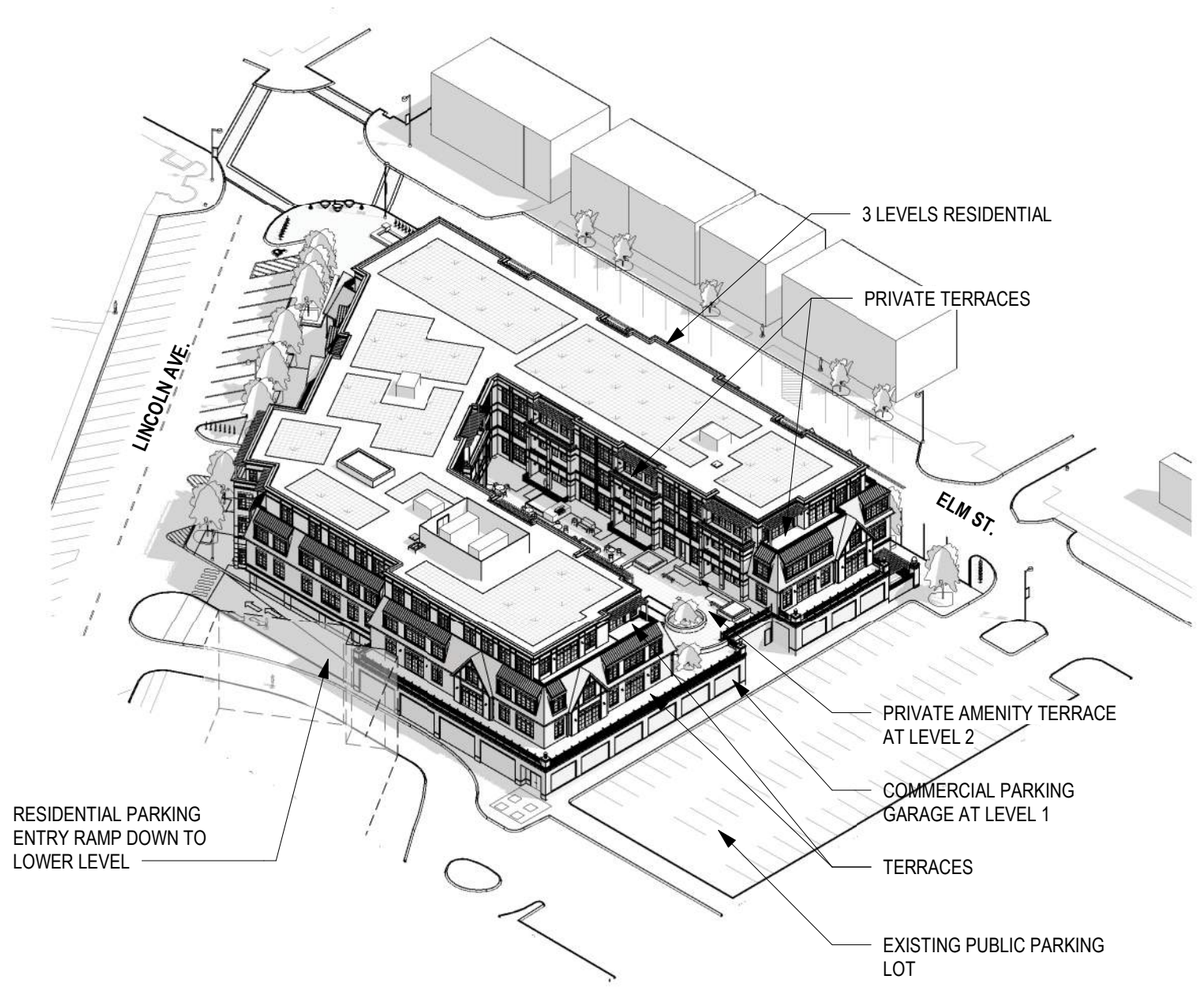
# AXONOMETRIC DIAGRAMS




1 AXONOMETRIC - NORTHWEST
SCALE:




2 AXONOMETRIC - SOUTHEAST
SCALE:

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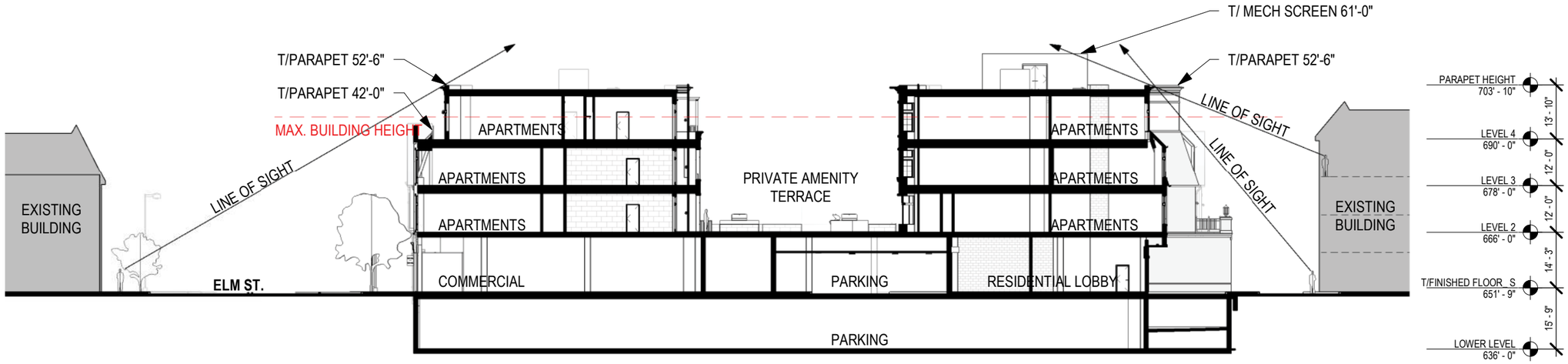
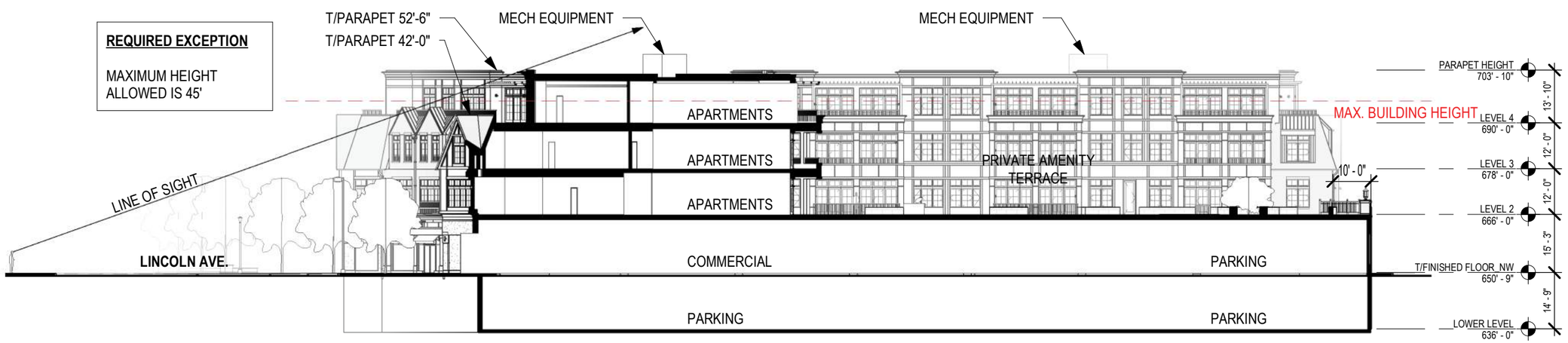
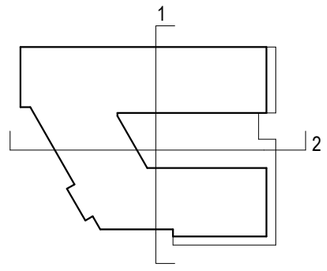
# SITE SECTIONS




## 1 TRANSVERSE SECTION - FACING EAST

SCALE: 1" = 30'-0"




SECTION KEY PLAN

## 2 LONGITUDINAL SECTION - FACING NORTH

SCALE: 1" = 30'-0"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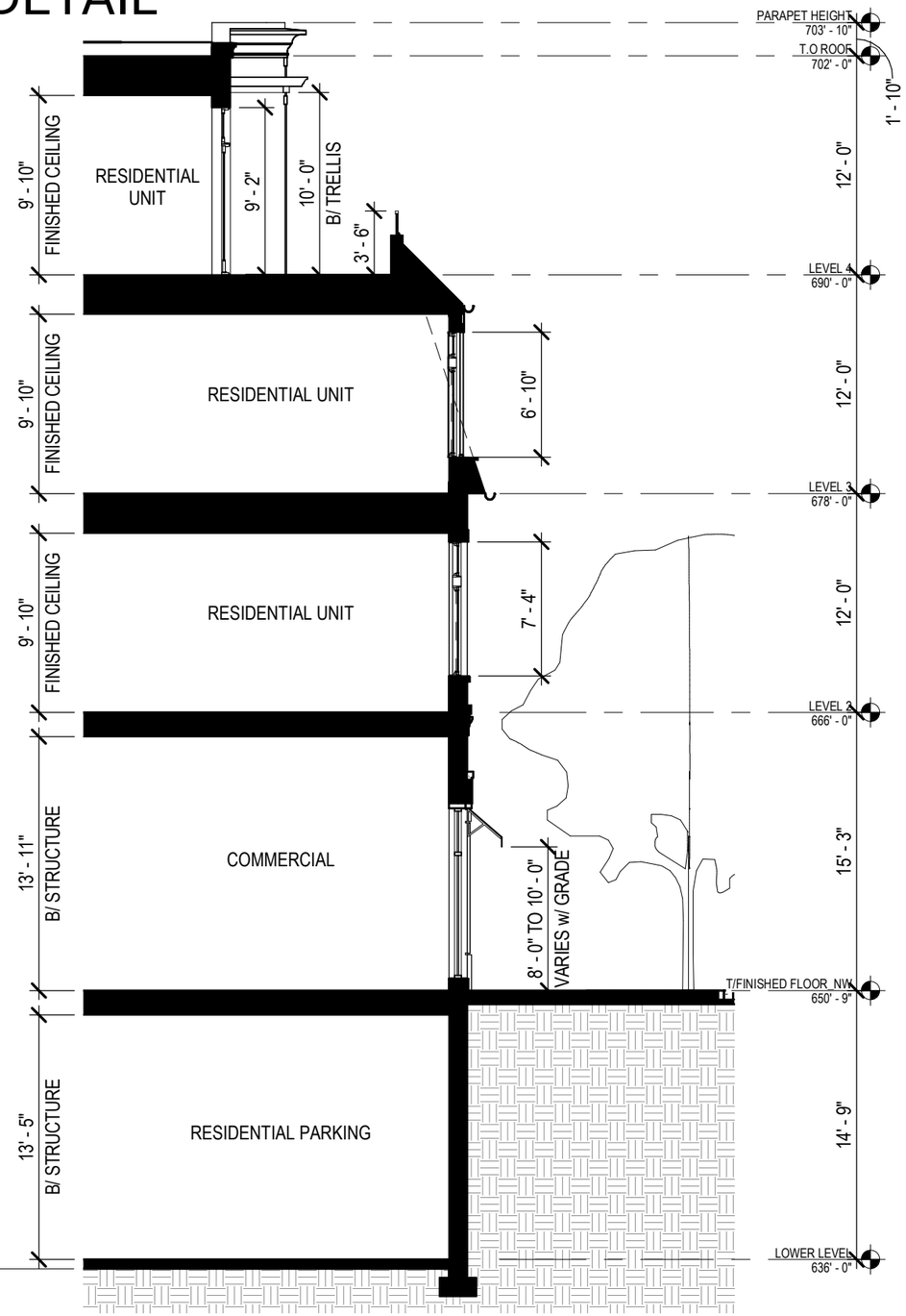
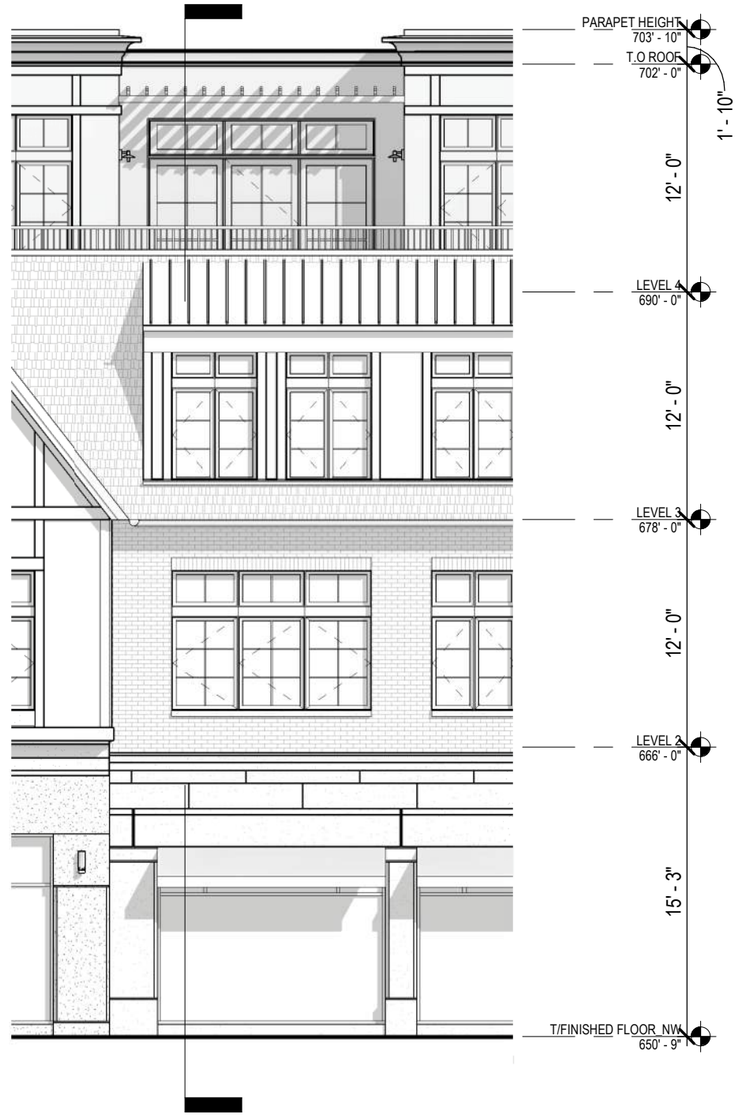
# WALL SECTION DETAIL




1 WALL SECTION
SCALE: 1/8" = 1'-0"




2 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"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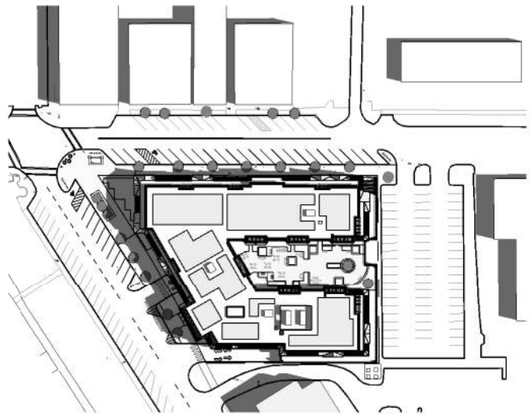
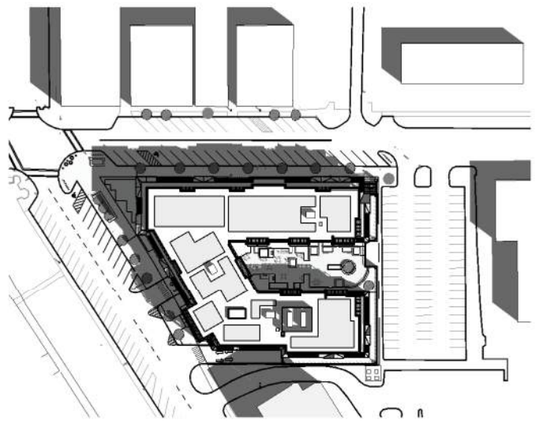
# SHADOW STUDY

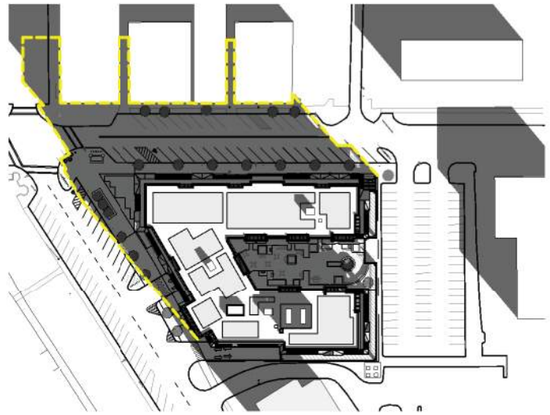
9:00 AM

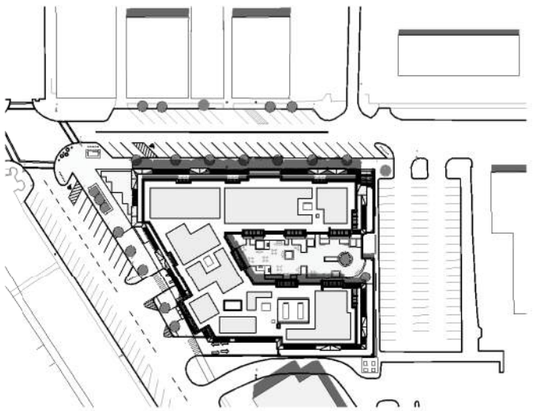
12:00 PM

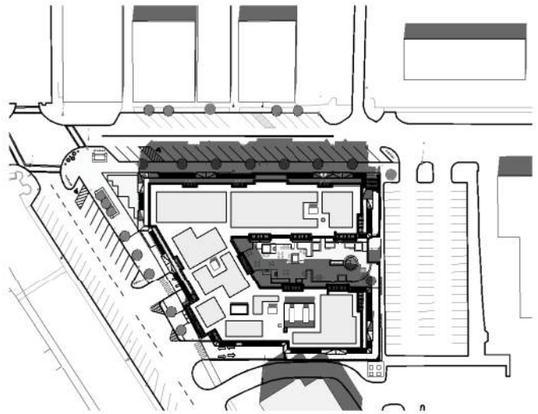
3:00 PM

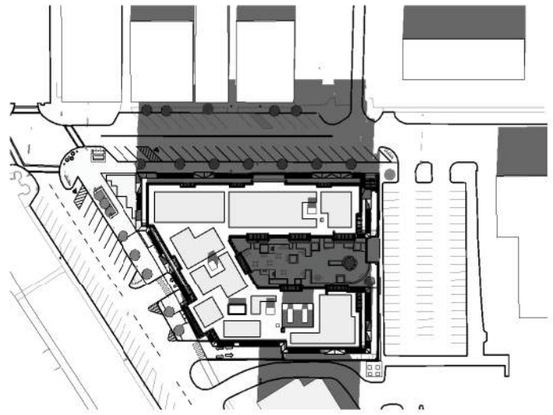


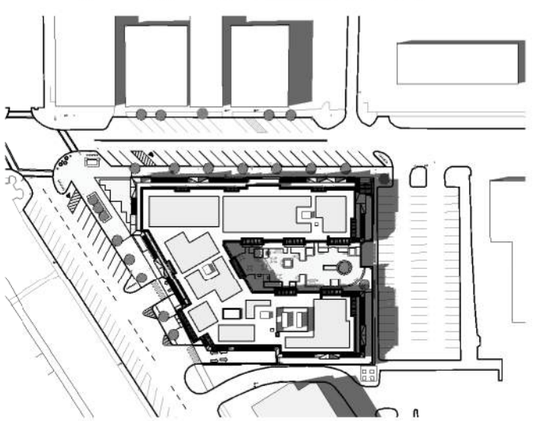


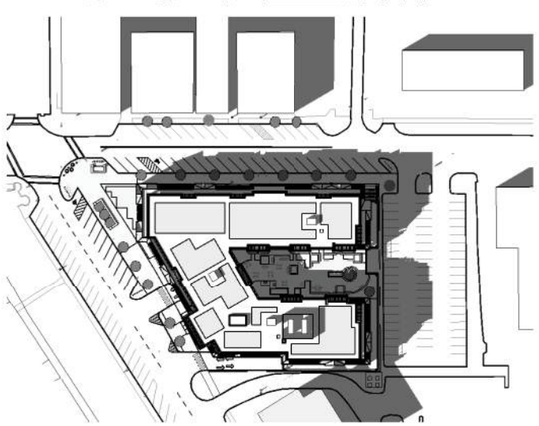


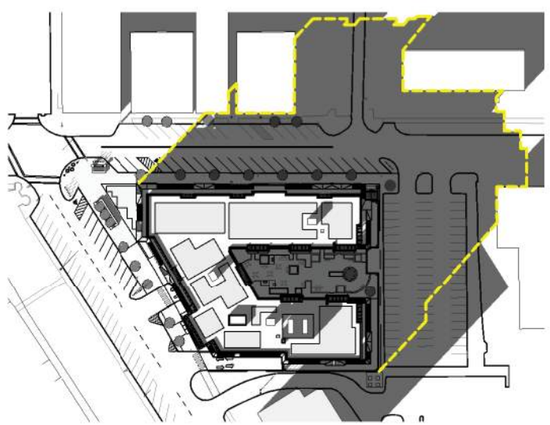












SUMMER SOLSTICE

SPRING/FALL EQUINOX

WINTER SOLSTICE

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# SECTION 3: RENDERINGS

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

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

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

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

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

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

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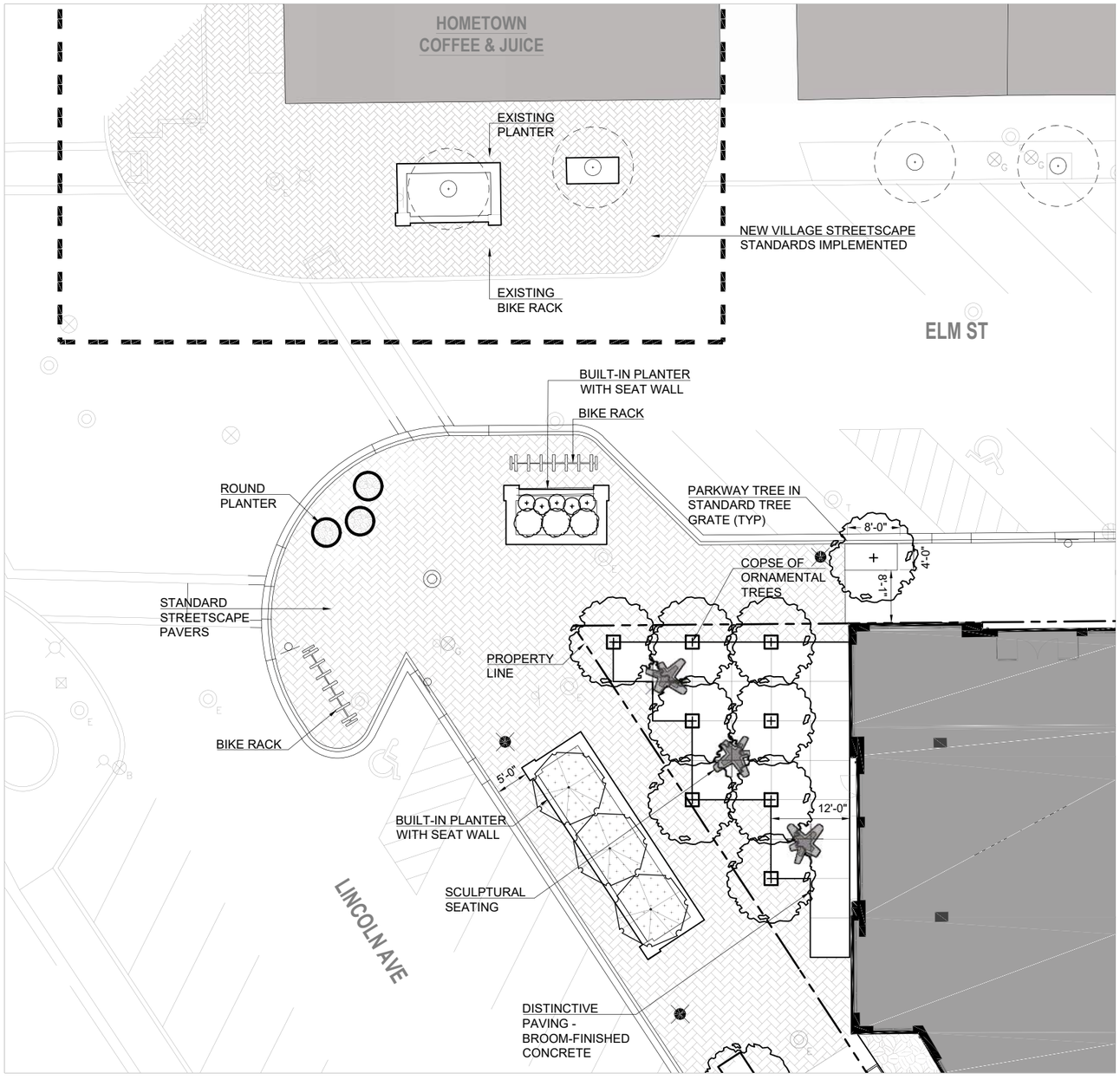
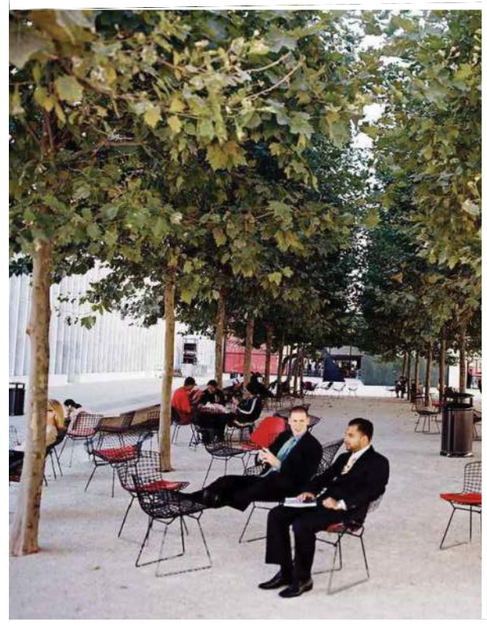
# THREE-DIMENSIONAL RENDERING
## VIEW FROM THE ELM STREET BRIDGE

# SECTION 4: LANDSCAPE & LIGHTING

# LANDSCAPE PLAN - PLAZA

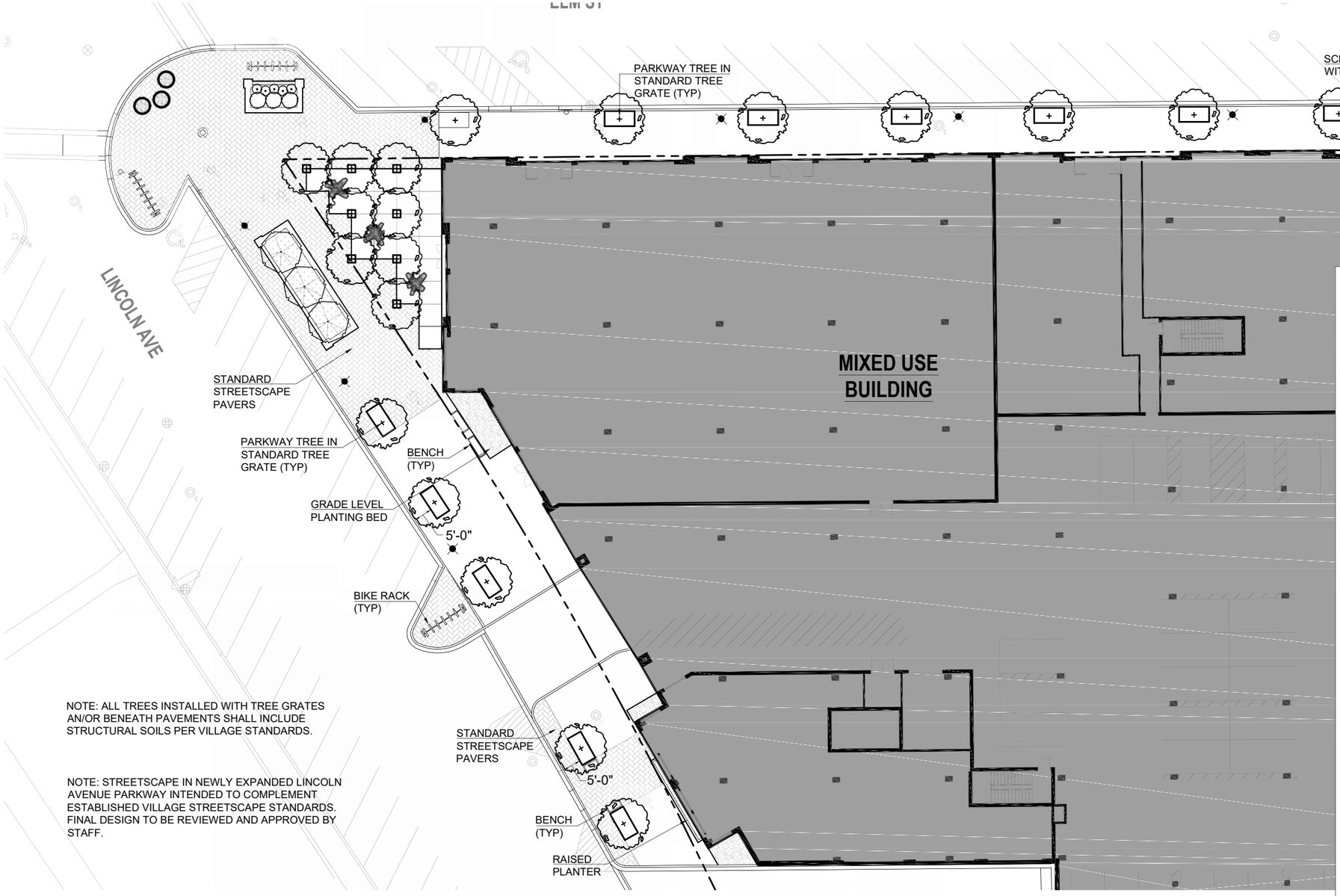




EXAMPLE PLAZA SCHEME

EXAMPLE SCULPTURAL SEATING

# LANDSCAPE PLAN - STREETSCAPE



EXISTING STREETSCAPE

1 STREETSCAPE
SCALE: 1" = 30'-0"

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KT landscape architecture

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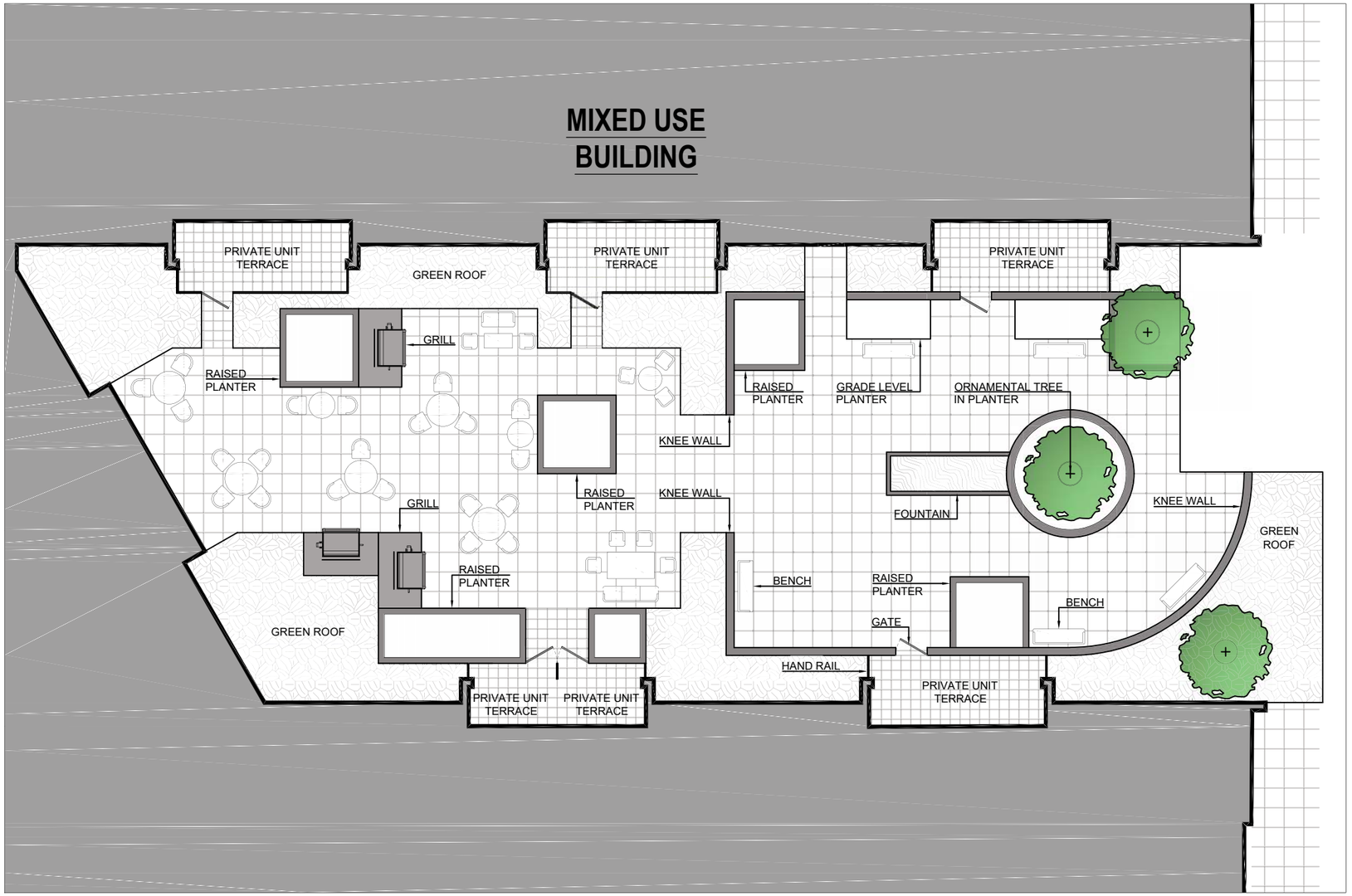
# LANDSCAPE PLAN - PRIVATE AMENITY TERRACE




1 SECOND STORY AMENITY TERRACE

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

EXAMPLE TERRACE SCHEME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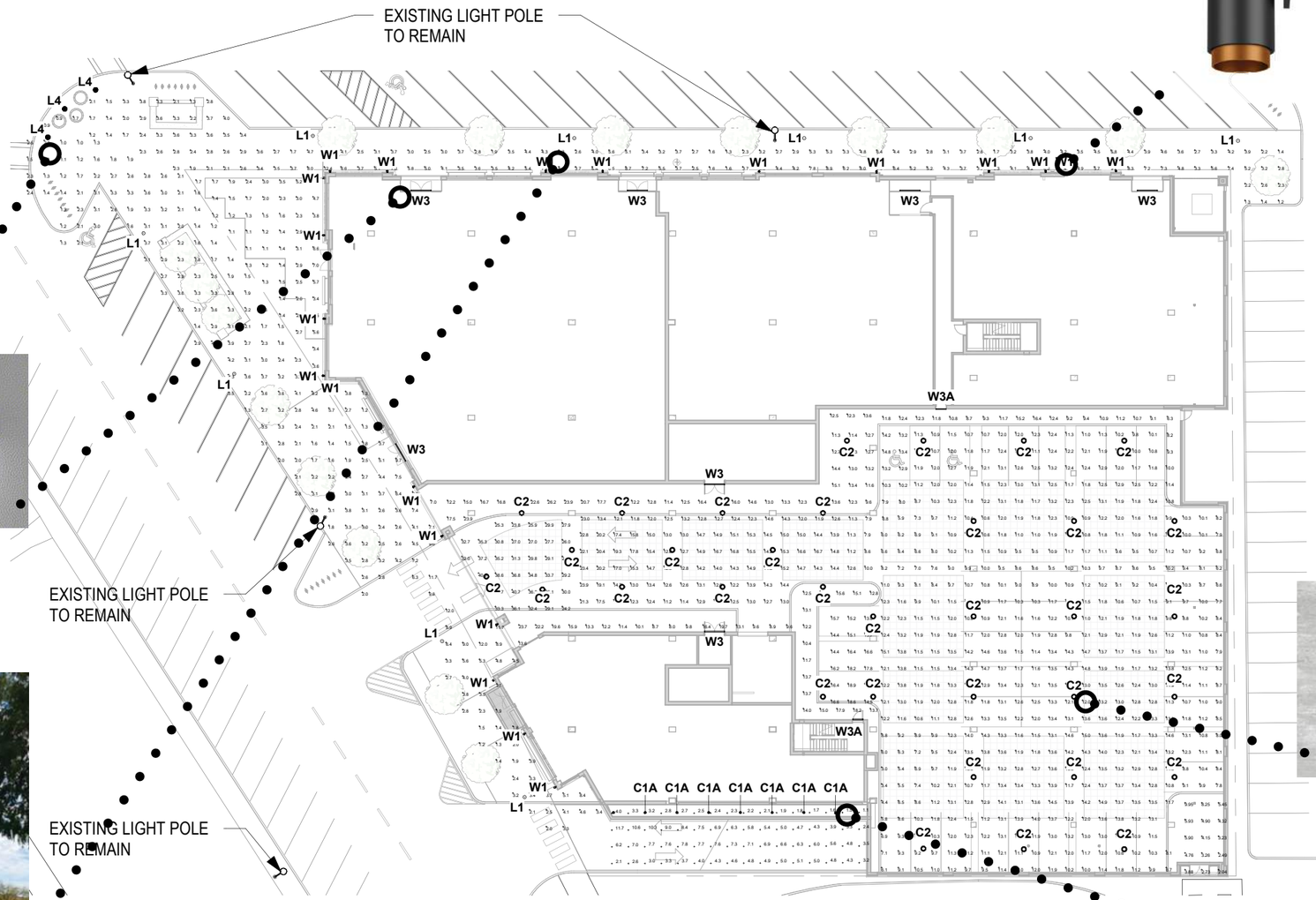
# EXTERIOR LIGHTING - GROUND LEVEL

**L4**
**(MATCH EXIST.)**

**W3 / W3A**



**EXISTING TO REMAIN**

**L1**
**(MATCH EXIST.)**

**C2 / C2A**

**C1A**

## 1 GROUND LEVEL EXTERIOR LIGHTING PLAN

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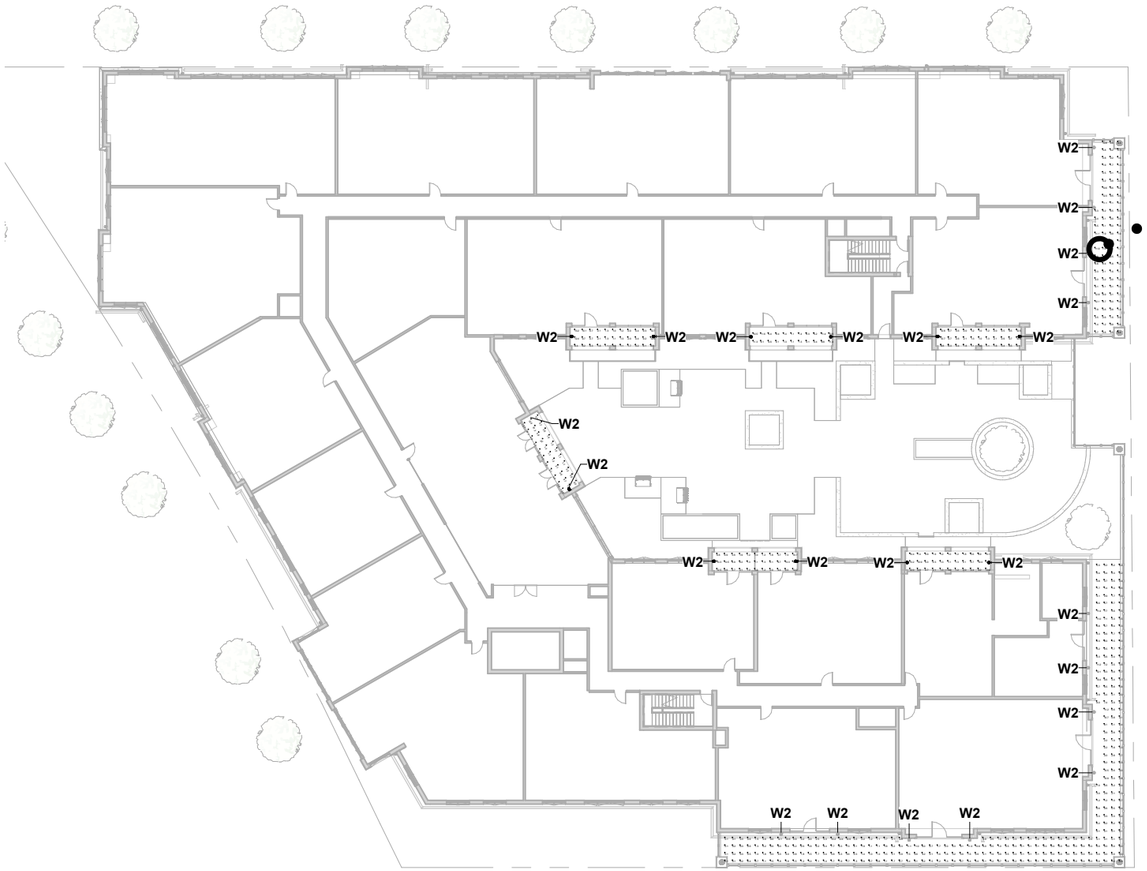
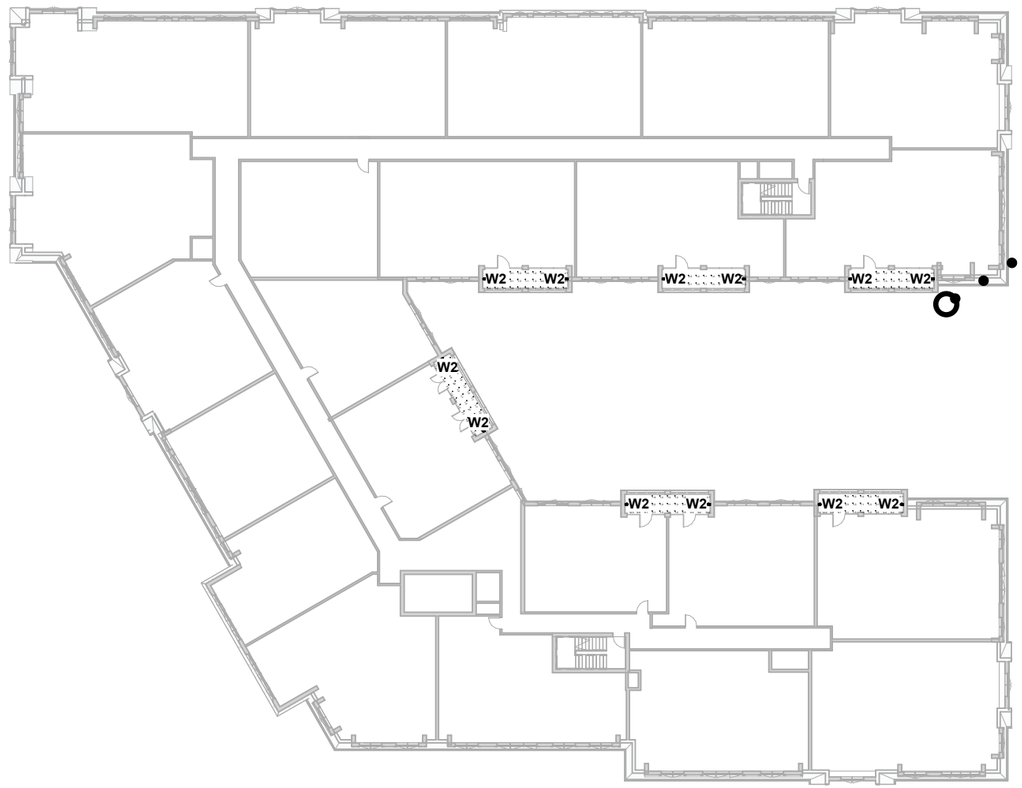
# EXTERIOR LIGHTING - LEVEL 2

W2


W2
W2
W2

# EXTERIOR LIGHTING - LEVEL 3




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

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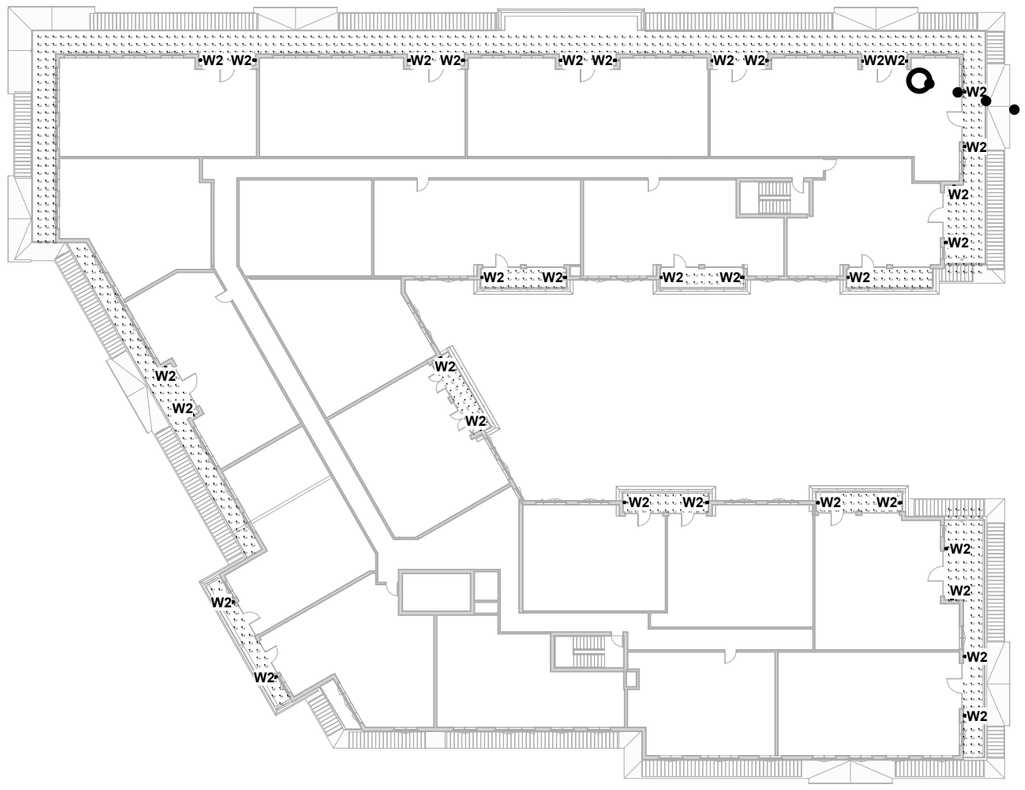
# EXTERIOR LIGHTING - LEVEL 4



1 LEVEL 4 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

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# EXTERIOR LIGHTING - LUMINAIRE SCHEDULE

C1A

C2 / C2A

W1

L1
(MATCH EXIST.)

EXISTING TO
REMAIN

L4
(MATCH EXIST.)

W2

W3 / W3A

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

| TYPE | DESCRIPTION | MANUF. | CATALOG NUMBER | SOURCE | DRIVER TYPE | WATTS | VOLT. | MOUNTING | NOTES | LOCATION |
|---|---|---|---|---|---|---|---|---|---|---|
| C1 | RECESSED ROUND LED DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDUIM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION. | DMF | DCDH-N-R-4+DCD3M-15-9-30-FL+DCD3T-R-4-H-CD | 3000K, 80+CRI 1500 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 20 | UNV | RECESSED | *PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH. | LOBBY CANOPY |
| C1A | RECESSED ROUND LED ADJUSTABLE DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDUIM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION. | DMF | DCDH-N-R-4+DCD4M-25-9-30-FL+DCD4T-R-4-H-CD | 3000K, 80+CRI 1500 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 40 | UNV | RECESSED | *PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH. | LOBBY CANOPY |
| C2 | LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW. | GARDCO | SVPG-A08-830-5RD-SUR-UNV-DLEA-MW-OC | 3000K, 80+CRI 11000 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 90 | UNV | SURACE | *PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH. | PARKING GARAGE |
| C2A | LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW. | GARDCO | SVPG-A10-830-5CD-SUR-UNV-DLEA-MW-OC | 3000K, 80+CRI 11000 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 132 | UNV | SURACE | *PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH. | PARKING GARAGE |
| D1 | DECORATIVE EXTERIOR PENDANT. NOMINAL 20" ROUND SPHERE WITH SHORT CAP. STEM MOUNT FOR OVERALL HEIGHT OF 25". | VISA LIGHTING | OP2144-SHORT CAP-L30K(H)-MVOLT-FINISH TBD-AC-25" OAH | 3000K, 80+CRI 3100 LM | INTEGRAL 0-10V DIMMABLE TO 1% | | PER E.E. | SUSPENDED | WHITE ACRYLIC DIFFUSER | BUILDING FAÇADE |
| L1 | PEDESTRIAN SCALE LIGHT POLE - CITY OF WINNETKA STANDARD | STERNBERG | CITY OF WINNETKA STANDARD | 3000K, 80+CRI 5000 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 70 | PER E.E. | POST-TOP | | CITY SIDEWALKS |
| L2 | VEHICULAR SCALE LIGHT POLE - CITY OF WINNETKA STANDARD | KIM LIGHTING | CITY OF WINNETKA STANDARD | 3000K, 80+CRI | INTEGRAL 0-10V DIMMABLE TO 1% | | PER E.E. | ARM MOUNT | | CITY SIDEWALKS |
| L3 | RECESSED UP LIGHT | TARGETTI | JURSPL13024SSLV | 3000K, 80+CRI 532 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 7 | PER E.E. | IN-GRADE | | PEDESTRIAN WALKWAY |
| L4 | PEDESTRIAN BOLLARD - CITY OF WINNETKA STANDARD | STERNBERG | CITY OF WINNETKA STANDARD | 3000K, 80+CRI 600 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 30 | PER E.E. | CONCRETE BASE | | CITY SIDEWALKS |
| W1 | LED DIRECT INDIRECT CYLINDRICAL SCONCE. NOMINAL 4' DIAMETER. DIRECT BEAM SHALL BE 50-DEGREE, INDIRECT BEAM SHALL BE 20-DEGREE. RATED FOR WET LOCATION DIRECT TO SKY. | DMF<br>KUZKO | DCC<br>LUND-EW3212 | 3000K, 80+CRI 2200 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 37 | UNV | WALL | MOUNTED ON STONE FAÇADE FINISH AT 11-FEET ABOVE FINISHED GROUND. | BUILDING FAÇADE |
| W2 | SMALL WALL MOUNTED SCONCE | VISUAL COMFORT | ASH 8 | 3000K, 80+CRI 515 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 18 | PER E.E. | WALL | BLACK WITH BRONZE ACCENT | BUILDING FAÇADE |
| W3 | LED 72-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC. | VISA | OW2484-L30K-MVOLT-FT-*CUSTOM COLOR | 3000K, 80+CRI 1809 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 27 | UNV | WALL | *FINAL FINISH SHALL BE DETERMINED BY ARCHITECT. | PEDESTRIAN WALKWAY |
| W3A | LED 36-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC. | VISA | OW2480-L30K-MVOLT-FT-*CUSTOM COLOR | 3000K, 80+CRI 900 LM | INTEGRAL 0-10V DIMMABLE TO 1% | 14 | UNV | WALL | *FINAL FINISH SHALL BE DETERMINED BY ARCHITECT. | PEDESTRIAN WALKWAY |
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NOTES:
1 PROVIDE ALL OPTIONS AND ACCESSORIES REFERENCED AND AS NEEDED BASED ON REVIEW OF ARCHITECTURAL RCP'S, ELEVATIONS AND ACTUAL FIELD CONDITIONS FOR COMPLETE INSTALLATION.
2 SPECIFICATIONS AND DRAWINGS CONVEY THE FEATURES, AND FUNCTIONS OF LUMINAIRES ONLY AND DO NOT SHOW EVERY ITEM OR DETAIL NECESSARY FOR THE WORK.
3 COORDINATE HOUSING TYPE WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR GRID OR GYP. BOARD CEILING MOUNTING OF THE FIXTURES.
4 FIXTURE COLOR TEMP SHALL BE 3000K UNLESS OTHERWISE NOTED.
5 COORDINATE ALL DIMMING DRIVERS WITH SPECIFIED LIGHTING CONTROLS. VERIFY COMPATIBILITY OF DIMMING CIRCUITS AND FIXTURE SELECTION PRIOR TO ORDERING.

# SECTION 5: SITE ENGINEERING

# GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005532

*PROFESSIONAL LAND SURVEYORS*

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


# ALTA / NSPS Land Title Survey

PARCEL 1:
THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING, THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTH WEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT FROM KATHARINE ROACH JACKSON AND HER HUSBAND TO AYRES BOAL, JR., AS TRUSTEE UNDER LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965596 AND FILED IN REGISTRAR OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1950 AS DOCUMENT LR1329741 FOR LIGHT AND AIR AND FOR INGRESS AND EGRESS FOR PEDESTRIAN USE ONLY (INCLUDING RIGHT TO OPEN WINDOWS IN ANY PRESENT OR FUTURE WALLS ON GRANTEE'S PROPERTY ADJOINING) OVER THAT PORTION OF LOT 1 AND AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID PORTION OF LOT 1 DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION OF PARTS OF BLOCKS 24 AND 25 OF WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON EAST LINE OF LOT 1, 1.31 FEET SOUTH OF SOUTH LINE OF ELM STREET, THENCE SOUTH ALONG EAST LINE OF SAID LOT I, 33.65 FEET TO THE NORTHEASTERLY LINE OF LINCOLN AVENUE, THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF LINCOLN AVENUE A DISTANCE OF 37.83 FEET TO A POINT DUE WEST OF THE PLACE OF BEGINNING; THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET A DISTANCE OF 17.29 FEET TO PLACE OF BEGINNING)

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

PARCEL 4:
THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:
EASEMENT FOR THE BENEFIT OF THE PARCEL 4 AS CREATED BY DEED FROM AYRES BOAL JR. TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LESLEY J. BOAL DECEASED, TO KATHERINE ROACH JACKSON DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965595 FOR INGRESS AND EGRESS, LIGHT AND AIR OVER A STRIP OF LAND 4.00 FEET WIDE, AND FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID 4.00 FEET STRIP, WHICH 4.00 FEET STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 81.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, A DISTANCE OF 14.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 49.81 FEET TO A POINT; THENCE WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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

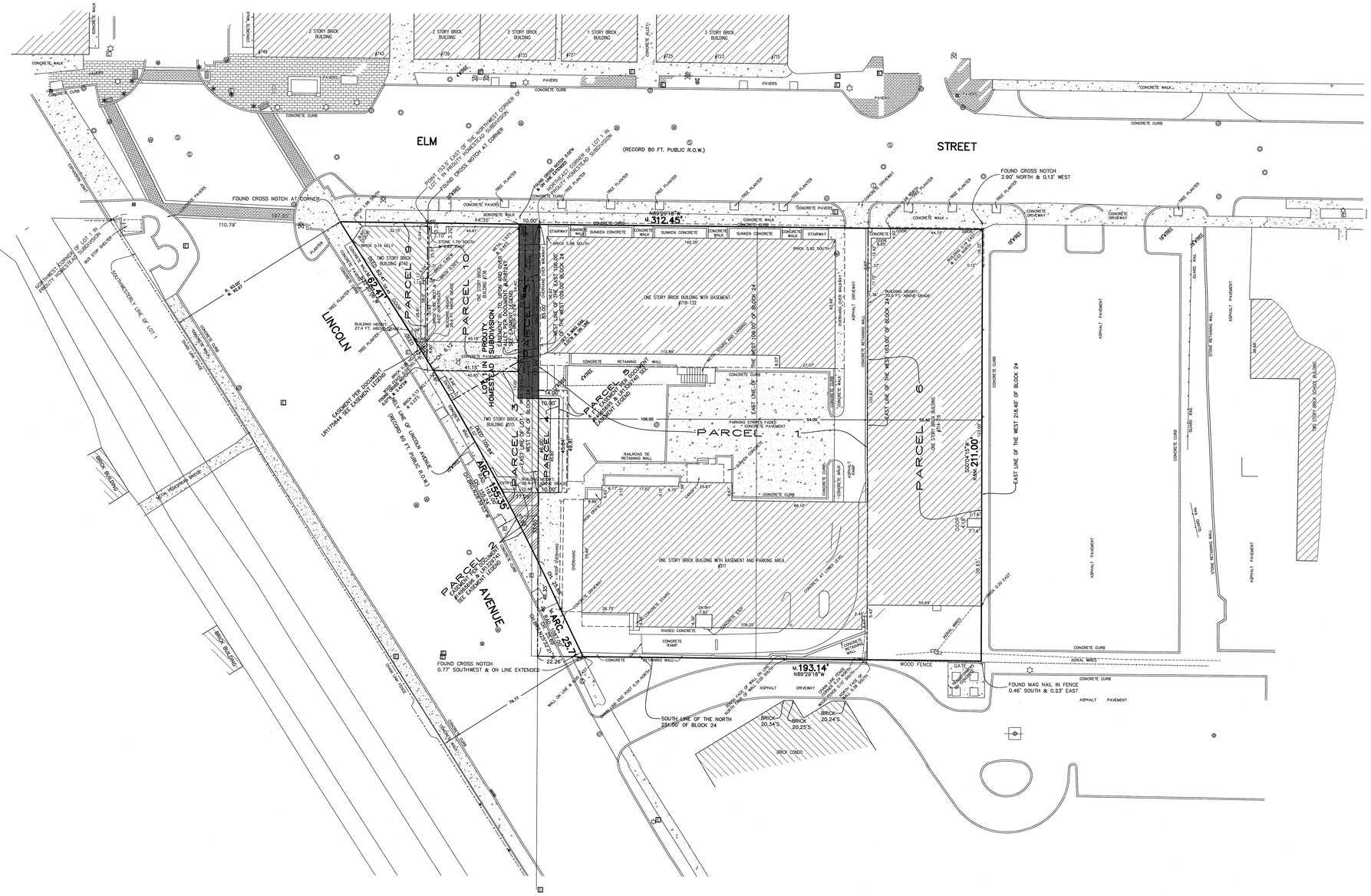
PARCEL 7; INTENTIONALLY DELETED

PARCEL 8; INTENTIONALLY DELETED

PARCEL 9
LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING;
AND ALSO
EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SOUTH LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 11.63 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 10:
THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

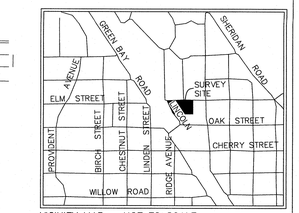
BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 153 5/10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44 35/100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.




## LEGEND

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

GRAPHIC SCALE
20 0 10 20
( IN FEET )
1" = 20'




VICINITY MAP – NOT TO SCALE

SURVEY NOTE:
PARCELS 1 THROUGH 9 OF THIS SURVEY WAS PREPARED BASED ON **CHICAGO TITLE INSURANCE COMPANY** TITLE COMMITMENT **CCHI2300679LD** COMMITMENT DATE: January 17, 2023 AS TO MATTERS OF RECORD.

H 15. Easement contained in the deed from Ayres Boal, Sr., as Trustee under the Last Will and Testament of Lesley J. Boal, deceased, to Katherine Roach Jackson dated December 4, 1950 and recorded December 4, 1950 as document number 14965595 and filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329740 for ingress, egress, light and air over a strip 4 feet wide north and adjoining and east and adjoining the premises conveyed in said deed and an easement for underground public utilities under said 4 feet strip, which 4 feet strip is more particularly described as follows: Commencing at a point on the west line of said east 106 feet at a distance of 81 feet south of and parallel to the south line of Elm Street, thence east parallel with the south lie of Elm Street a distance of 14 feet; thence south parallel with the west line of said east 106 feet a distance of 49.81 feet to the north wwall of a one story brick building; thence west along the north wall of said one story brick building thence west parallel with the south line of Elm Street, 10 feet to the west line of said east 106 feet, thence north along the west line of said east 106 feet a distance of 4 feet to the point of beginning.
(Affects Parcel 1)
PLOTTED

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

J 17. Agreement made by and between Katherine Roach Jackson and Winfield H. Jackson, her husband, and Ayres Boal Jr., as Trustee undeer the Last Will and Testament of Lesley J. Boal, deceased, dated December 4, 1950 and recorded December 4, 1950 as document number 14965596 and filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329741 relating to the pavement of Parcel 2 and distribution of cost of construction and maintenance thereof.
(Affects Parcel 2)
PLOTTED

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

P 23. Easement in, to, upon and over the alley located on Parcel 1 as created by Warranty Deed from Carlton Prouty and Mary B. Prouty, his wife, to Theresa J. O'Brien dated April 12, 1923 and filed in the office of the Registrar of titles May 4, 1923 as document number LR181247.
(Affects Parcels 3, 4 and 5)
PLOTTED

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

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

S 26. Perpetual easement over and under that part of the land described as follows: commencing at a point on the East Line of Lot 1 at a distance of 131 feet South of the South Line of Elm Street, thence South along the East Line of said Lot 1 a distance of 33.65 feet to the Northeasterly line of Lincoln Avenue, thence Northwesterly along the Northeasterly line of Lincoln Avenue a distance of 37.83 feet to a point due West of the point of beginning, thence East parallel with the South Line of Elm street a distance of 17.29 feet to the point of beginning, for the purpose of light, air, ingress and egress for pedestrians only (including the right to open windows in any present or future walls on grantee's property adjoining) and underground public utilities, for the benefit of premises East and adjoining, as created by Grant dated, recorded and filed December 4, 1950 as document number 14965596 and document number LR1329741 respectively.
(Affects Parcel 3)
PLOTTED

T 27. Perpetual easement over and under the East 10 feet of the North 85 feet (measured from the South Line of Elm Street) of Lot 1 of Parcel 3 aforesaid, for Ingress and Egress, light, air (including the right to open windows in any present or future walls on grantee's property adjoining) and underground public utilities, for the benefit of premises East and adjoining as created by grant dated, recorded and filed December 4, 1950 as document number 14965596 and as document number LR1329741 respectively.
(Affects Parcel 3)

U 28. Conditions contained in the Grant of Easement recorded and filed as document number 14965596 and as document number LR1329741 relating to the maintenance, paving and grade level of the tract of land covered by the easement defined in above exception.
(Affects Parcels 3, 4, and 5)

V 29. Encroachment of the concrete located mainly on the Land onto the public way Westerly of and adjoining by approximately 0.40 of a foot, as shown on Plat of Survey Number 97-38977 Prepared by Professionals Associated Survey, Inc. Dated March 21, 1997 and updated July 25, 2008.
(Affects Parcels 3, 4, and 5)

W 30. Encroachment of the 1-story Brick building located mainly on the property West and North and adjoining onto the Land by approximately 0.55 feet, as shown on Plat of Survey Number 97-38977 Prepared by Professionals Associated Survey, Inc., dated March 21, 1997, last updated July 25, 2008.
(Affects Parcels 3, 4, and 5)

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

Y 32. Rights of the public and quasi-public utility companies to maintain and the right of access to the overhead wires located on the South part of the property as depicted on the survey by Certified Survey, Inc., No. 130522(Z) dated October 7, 2013.
(Affects Parcel 6)

Z 33. Encroachment of the parking signs, the lights and downspouts located mainly on the Land onto the property East and adjoining by undisclosed amounts, as shown on Plat of Survey Number 13-522(Z) Prepared by Certified Survey, Inc. dated October 7, 2013.
(Affects Parcel 6)

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

PARCEL 10 OF THIS SURVEY WAS PREPARED BASED ON **CHICAGO TITLE INSURANCE COMPANY** TITLE COMMITMENT **CCHI2300097LD** COMMITMENT DATE: December 29, 2022 AS TO MATTERS OF RECORD.

D 19. Encroachment of building located mainly on the Land over the West Line by .60 of a foot and over the East line at the Northeast Corner by .14 of a foot and over the East line at the Southeast corner by .30 of a foot per survey DTD August 30, 2006 prepared by Jena K. Doe Professional Land Surveyors, Pc.

E 20. Encroachment of fence over the East Line by .90 of a foot per survey

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0351K, EFFECTIVE DATE SEPTEMBER 10, 2021.

Note (R&M) denotes Record and Measured distances respectively.

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

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

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

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.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| | | |
|---|---|---|
| ORDERED BY: RC (WINNETKA LINCOLN) LLC c/o ROMPEN INVESTMENT CORP | CHECKED: | DRAWN: |
| ADDRESS: ONE WINNETKA PLACE | | BB |


GREMLEY & BIEDERMANN
A DIVISION OF
PLCS, CORPORATION
LICENSE NO. 184-005532
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM


| | | |
|---|---|---|
| ORDER NO. 2023-30929-001 | DATE: FEBRUARY 21, 2023 | PAGE NO. 1 OF 1 |
| | SCALE: 1 INCH = 20 FEET | |

G: \CAD\2023\2023-30929\2023-30929-001.dwg

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 14 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2023.

DATE OF PLAT FEBRUARY 28, 2023.

BY:

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

## GENERAL NOTES

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

## DEMOLITION NOTES

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

## GEOMETRY NOTES

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

## UTILITY NOTES

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

## GRADING NOTES

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

## SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

## MWRDGC GENERAL NOTES

A. Referenced Specifications

1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
   * Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT SS) For All Improvements Except Sanitary Sewer And Water Main Construction;
   * Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction;
   * **Village Of Winnetka Municipal Code;**
   * The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual;
   * In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.

B. Notifications

1. The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).
2. **The Village Of Winnetka Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.**
3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0123.

C. General Notes

1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This Work On The Project.
4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes Are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Indicated On The Plans.
5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.
7. Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, MWRD, And Owner.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Improvements Are Completed. Final As Payments To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Downstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.

D. Sanitary Sewer

1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.
3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest Edition).
5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

| Pipe Material | Pipe Specification | Joint Specification |
|---|---|---|
| Vitrified Clay Pipe | ASTM C-700 | ASTM C-425 |
| Reinforced Concrete Sewer Pipe | ASTM C-76 | ASTM C-443 |
| Cast Iron Soil Pipe | ASTM A-74 | ASTM C-564 |
| Ductile Iron Pipe | ANSI A21.51 | ANSI A21.11 |
| Polyvinyl Chloride (PVC) Pipe 6-Inch To 15-Inch Diameter SDR 26 | ASTM D-3034 | ASTM D-3212 |
| 18-Inch To 27-Inch Diameter F/DY=46 | ASTM F-679 | ASTM S-3212 |
| High Density Polyethylene (HDPE) | ASTM D-3350<br>ASTM D-3035 | ASTM D-3251, F-2620 (Heat Fusion)<br>ASTM D-3212, F-477 (Gasketed) |
| Water Main Quality PVC 4-Inch To 36-Inch | ASTM D-2241 | ASTM D-2672 Or ASTM D-3139 |
| 4-Inch To 12-Inch | AWWA C900 | ASTM D-3212 |
| 14-Inch To 48-Inch | AWWA C905 | ASTM D-3212 |

8. All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone ¼" To 1" In Size, With Minimum Bedding Thickness Equal To ¼ The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. Material Shall Be CA-7 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
11. When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:
    (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shewer-Tap" Machine Or Similar) And Proper Installation Of Hubwye Saddle Or Hub-Tee Saddle.
    (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
    (c) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal Or Similar Couplings To Hold It Firmly In Place.
12. Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless: The Sewer Is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer Is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.
13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

## MWRDGC SESC NOTES

E. Erosion And Sediment Control

1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
5. Inspections And Documentation Shall Be Performed, At A Minimum:
   (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
   (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.
8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Allowed In Combined Sewer Area For Green Infrastructure Practices.
18. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Have Present At The Commencement Of Dewatering Activities.
19. The Contractor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization Is Achieved.
22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.


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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023


# ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

| No. | Date | Description |
|---|---|---|
| | 03/10/23 | Issued For Village PD |
| | 05/04/23 | Revised Per Village Comments |
| | 05/19/23 | PDC & DRB Revised Submission |
| | | |
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| | | |
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|---|---|---|
| NH | PD | 05/04/23 |

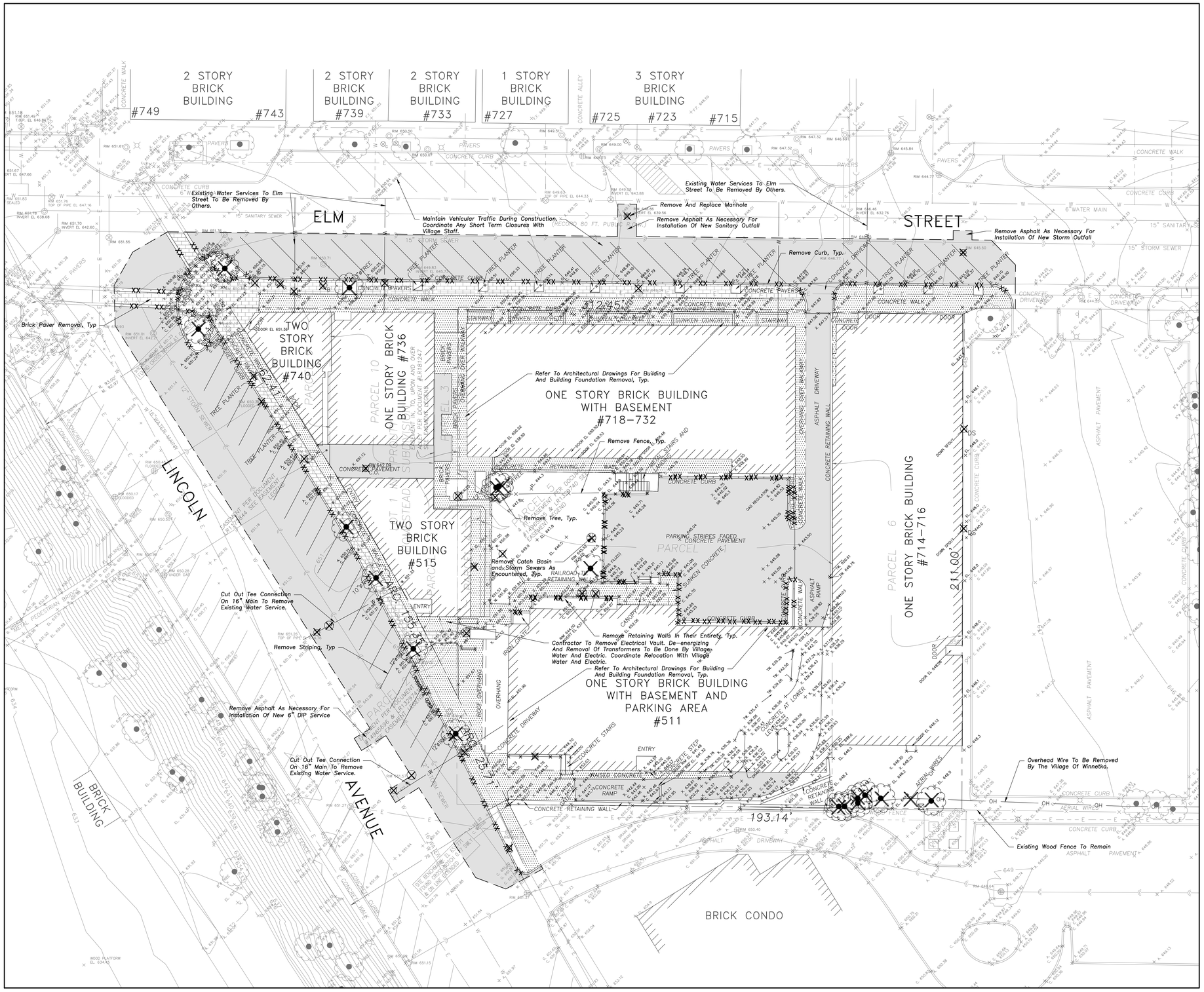
Sheet Title:

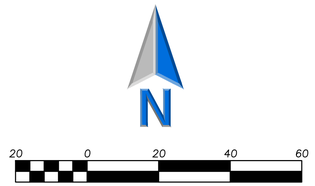
SITE NOTES AND LEGENDS

Sheet No:

C001


EEA - \\FILE-GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 5/19/23 @ 11:13am By: nhart




## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| C.O. | Clean Out | C.O. |
| | Flared End Section | |
| S | Storm Sewer | S |
| S | Sanitary Sewer | S |
| C | Combined Sewer | C |
| W | Water Main | W |
| G | Gas Line | G |
| OH | Overhead Wires | OH |
| E | Electrical Cable (Buried) | E |
| T | Telephone Line | T |
| | Fire Hydrant | |
| V | Valve Vault | |
| B | Buffalo Box | B |
| DS | Downspout | DS |
| BOL | Bollard | BOL |
| | Gas Valve | |
| | Gas Meter | |
| | Electric Meter | |
| | ComEd Manhole | |
| | Hand Hole | |
| | Light Pole | |
| | Light Pole w/ Mast Arm | |
| | Utility Pole | |
| | Telephone Pedestal | |
| | Telephone Manhole | |
| | Sign | |
| | Fence | |
| | Accessible Parking Stall | |
| | Curb & Gutter | |
| | Depressed Curb | |
| × C 782.50 | Curb Elevation | C 782.50 |
| × G 782.00 | Gutter Elevation | G 782.00 |
| × P 783.25 | Pavement Elevation | P 783.25 |
| × W 782.10 | Sidewalk Elevation | W 782.10 |
| × 784.0 | Ground Elevation | x 784.0 |
| × T/W 785.20 | Top of Retaining Wall Elevation | T/W 785.20 |
| | Swale | |
| 781 | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection Fencing at Drip Line | |

## DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Brick Paver Removal
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal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# ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

| No. | Date | Description |
|---|---|---|
| | 03/10/23 | Issued For Village PD |
| | 05/04/23 | Revised Per Village Comments |
| | 05/19/23 | PDC & DRB Revised Submission |
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| NH | PD | 05/04/23 |

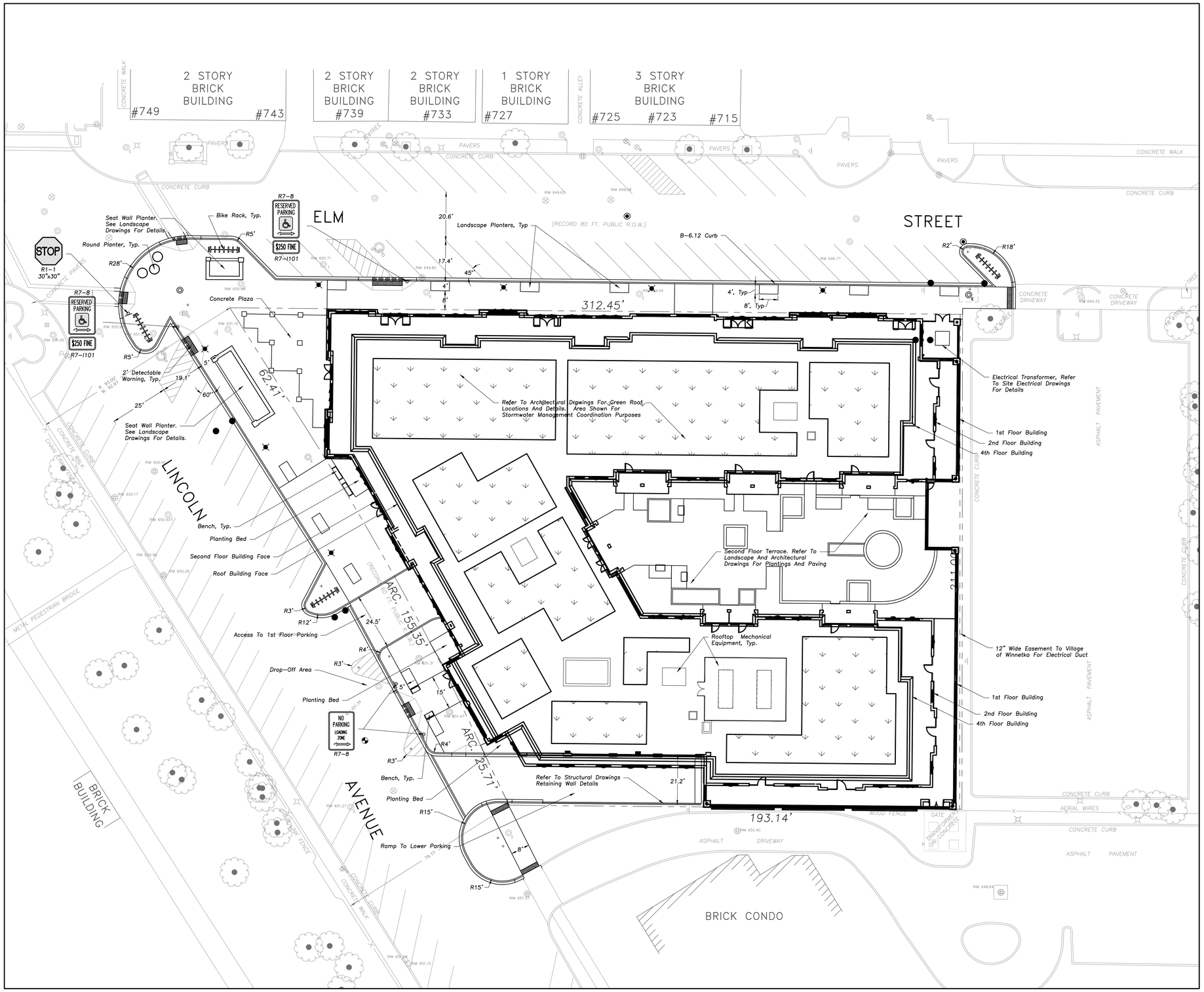
Sheet Title:

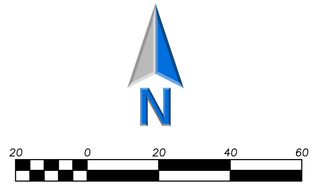
## SITE DEMOLITION PLAN

Sheet No:

# C101


EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 5/19/23 @ 11:14am By: nhart




## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| C.O. | Clean Out | C.O. |
| | Flared End Section | |
| | Storm Sewer | |
| | Sanitary Sewer | |
| | Combined Sewer | |
| W | Water Main | W |
| G | Gas Line | G |
| OH | Overhead Wires | OH |
| E | Electrical Cable (Buried) | E |
| T | Telephone Line | T |
| | Fire Hydrant | |
| V | Valve Vault | V |
| B | Buffalo Box | B |
| DS | Downspout | DS |
| BOL | Bollard | BOL |
| | Gas Valve | |
| | Gas Meter | |
| | Electric Meter | |
| | ComEd Manhole | |
| | Hand Hole | |
| | Light Pole | |
| | Light Pole w/ Mast Arm | |
| | Utility Pole | |
| | Telephone Pedestal | |
| | Telephone Manhole | |
| | Sign | |
| | Fence | |
| | Accessible Parking Stall | |
| | Curb & Gutter | |
| | Depressed Curb | |
| × C 782.50 | Curb Elevation | C 782.50 |
| × G 782.00 | Gutter Elevation | G 782.00 |
| × P 783.25 | Pavement Elevation | P 783.25 |
| × W 782.10 | Sidewalk Elevation | W 782.10 |
| × 784.0 | Ground Elevation | x 784.0 |
| × T/W 785.20 | Top of Retaining Wall Elevation | T/W 785.20 |
| | Swale | |
| 781 | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection Fencing at Drip Line | |

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Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

C201

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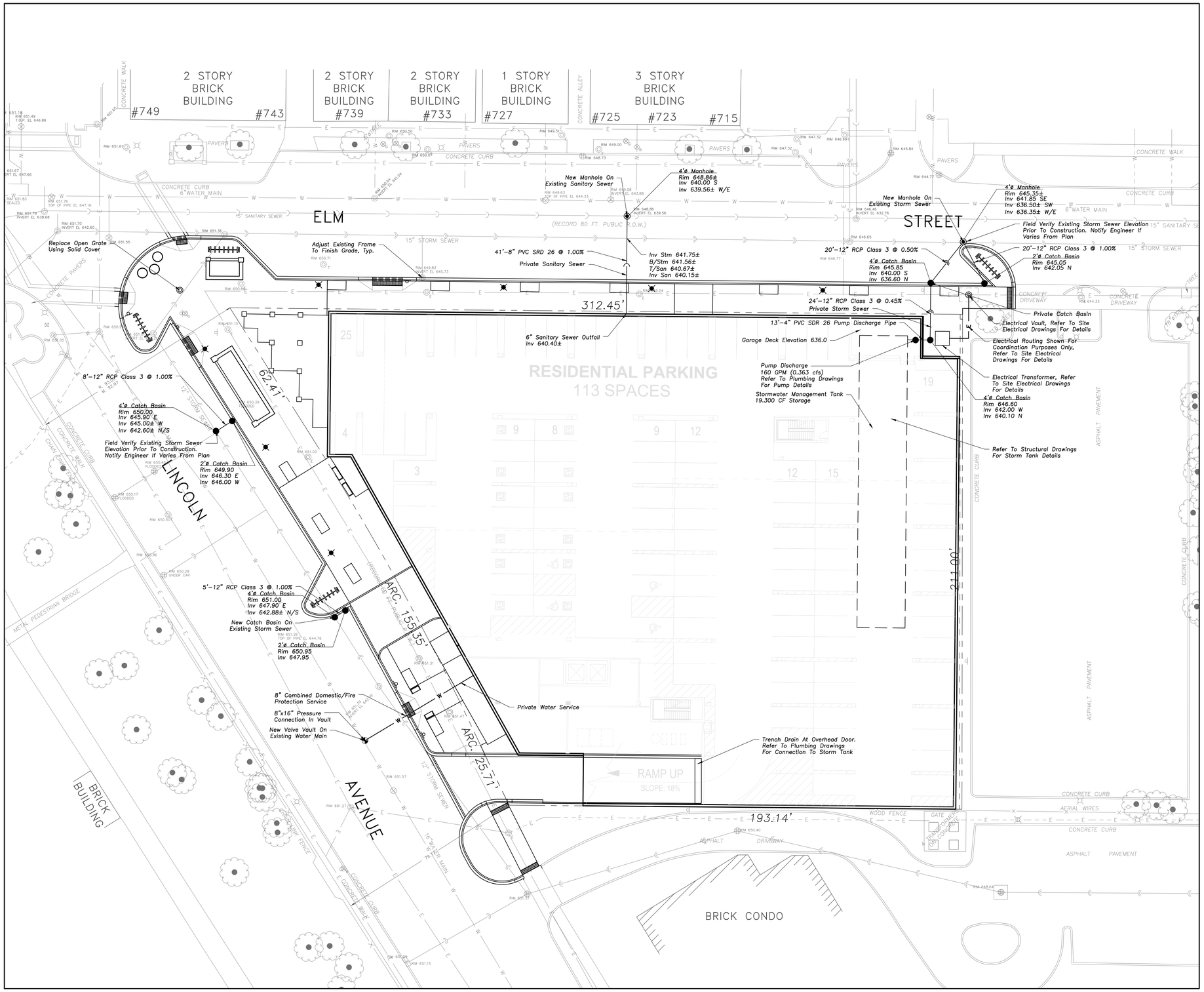
Plotted: 5/26/23 @ 1:30pm By: pdimmer




20 0 20 40 60

Scale: 1"=20'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| $O_{CO}$ | Clean Out | $O_{CO}$ |
| | Flared End Section | |
| | Storm Sewer | |
| | Sanitary Sewer | |
| | Combined Sewer | |
| W | Water Main | W |
| G | Gas Line | G |
| OH | Overhead Wires | OH |
| E | Electrical Cable (Buried) | E |
| T | Telephone Line | T |
| | Fire Hydrant | |
| | Valve Vault | |
| $V_B$ | Buffalo Box | $V_B$ |
| $O_{DS}$ | Downspout | $O_{DS}$ |
| $O_{BOL}$ | Bollard | $O_{BOL}$ |
| $V_G$ | Gas Valve | |
| $M_G$ | Gas Meter | |
| $M_E$ | Electric Meter | |
| $O_E$ | ComEd Manhole | |
| | Hand Hole | |
| | Light Pole | |
| | Light Pole w/ Mast Arm | |
| | Utility Pole | |
| $\boxtimes_T$ | Telephone Pedestal | |
| $O_T$ | Telephone Manhole | |
| | Sign | |
| × × × | Fence | × × × |
| | Accessible Parking Stall | |
| | Curb & Gutter | |
| | Depressed Curb | |
| × C 782.50 | Curb Elevation | C 782.50 |
| × G 782.00 | Gutter Elevation | G 782.00 |
| × P 783.25 | Pavement Elevation | P 783.25 |
| × W 782.10 | Sidewalk Elevation | W 782.10 |
| × 784.0 | Ground Elevation | x 784.0 |
| × T/W 785.20 | Top of Retaining Wall Elevation | T/W 785.20 |
| | Swale | |
| 781 | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection Fencing at Drip Line | |

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Sheet Title:

SITE UTILITY PLAN

Sheet No:

C301

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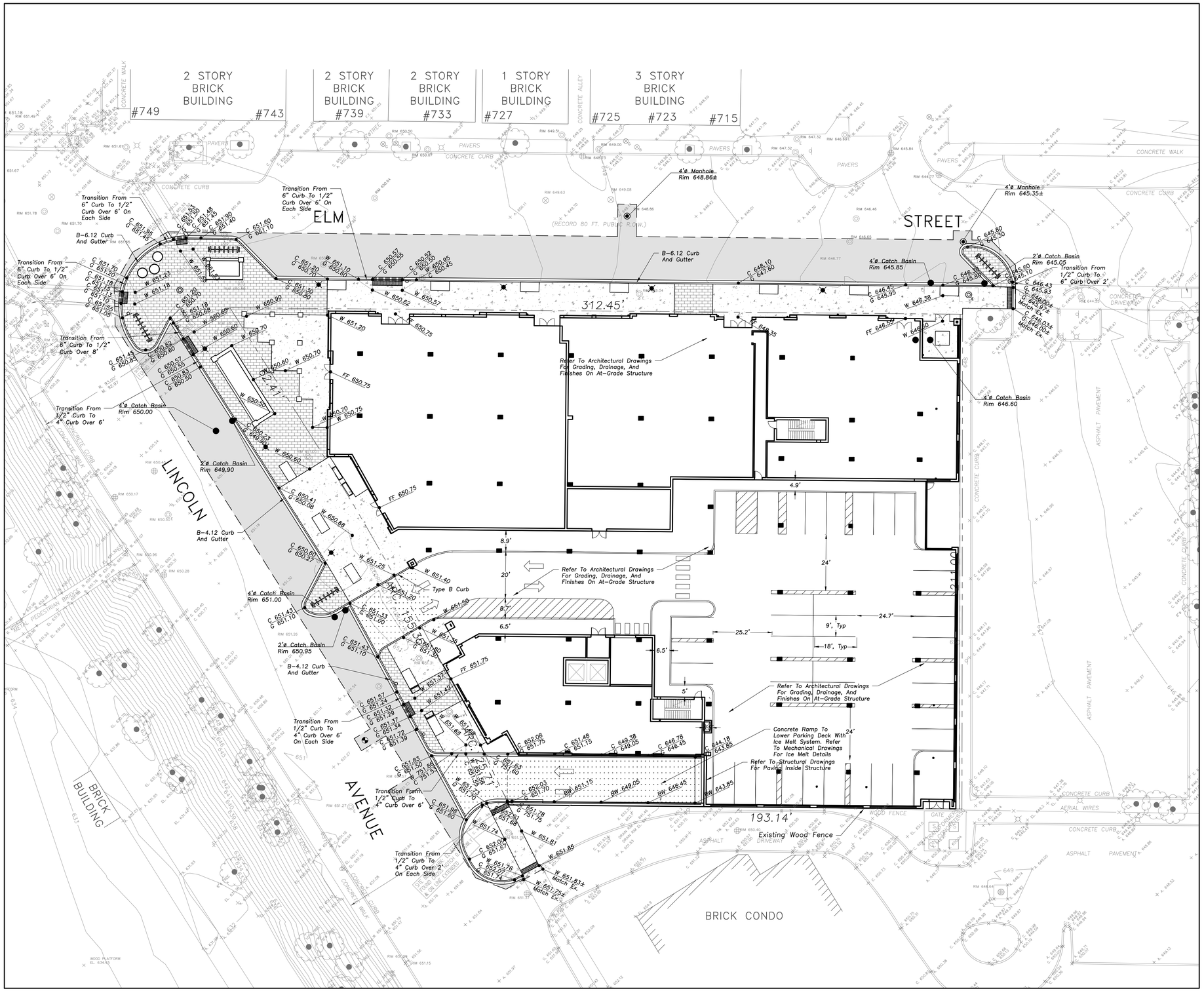
Plotted: 5/26/23 @ 1:30pm By: pdimmer






## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| C.O. | Clean Out | C.O. |
| | Flared End Section | |
| S | Storm Sewer | S |
| SA | Sanitary Sewer | SA |
| C | Combined Sewer | C |
| W | Water Main | W |
| G | Gas Line | G |
| OH | Overhead Wires | OH |
| E | Electrical Cable (Buried) | E |
| T | Telephone Line | T |
| | Fire Hydrant | |
| | Valve Vault | |
| | Buffalo Box | |
| DS | Downspout | DS |
| BOL | Bollard | BOL |
| | Gas Valve | |
| | Gas Meter | |
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| P 783.25 | Pavement Elevation | P 783.25 |
| W 782.10 | Sidewalk Elevation | W 782.10 |
| 784.0 | Ground Elevation | x 784.0 |
| T/W 785.20 | Top of Retaining Wall Elevation | T/W 785.20 |
| | Swale | |
| 781 | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection Fencing at Drip Line | |

## PAVING & SURFACE LEGEND

**Asphalt Pavement Section**
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

**Concrete Driveway Section**
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

**Concrete Sidewalk Section**
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

**Brick Paver Section**
See Landscape Plans for Section Details

Stormwater Overland Flow Path

Ridge Line/High Point

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Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C401

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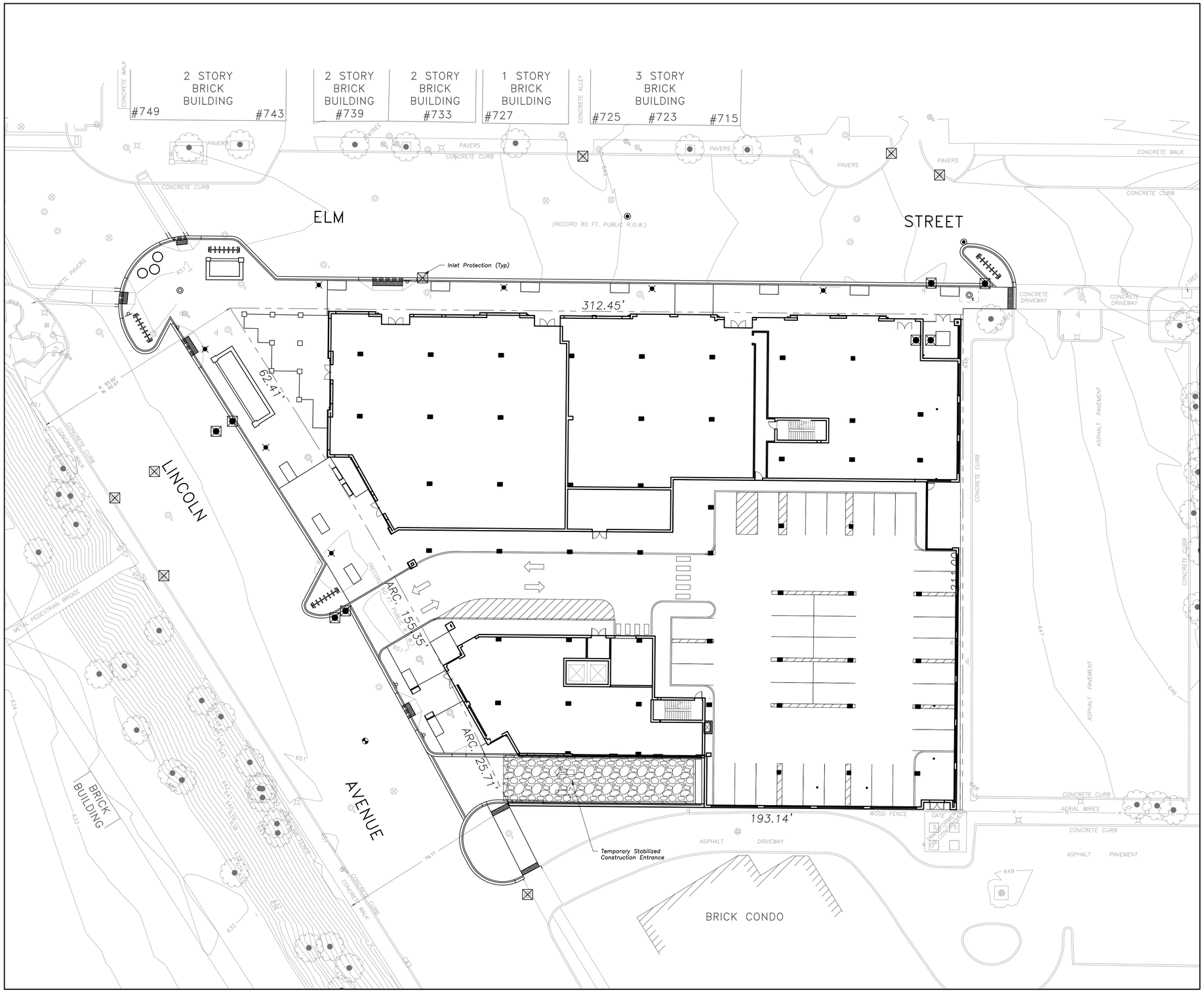
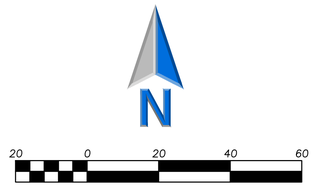
Plotted: 5/26/23 @ 1:31pm By: pdimmer




## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| C.O. | Clean Out | C.O. |
| | Flared End Section | |
| | Storm Sewer | |
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| W | Water Main | W |
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| T | Telephone Manhole | |
| | Sign | |
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| | Curb & Gutter | |
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| C 782.50 | Curb Elevation | C 782.50 |
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| T/W 785.20 | Top of Retaining Wall Elevation | T/W 785.20 |
| | Swale | |
| 781 | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection Fencing at Drip Line | |

## SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

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Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

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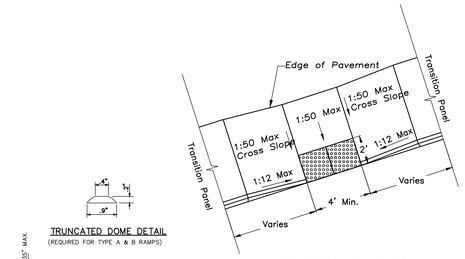
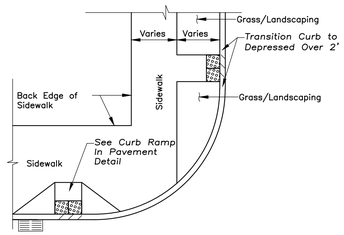
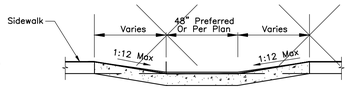
Plotted: 5/26/23 @ 1:31pm By: pdimmer



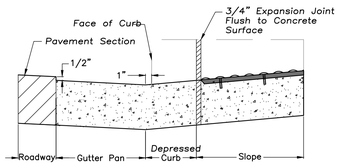

PARALLEL CURB RAMP DETAIL
N.T.S



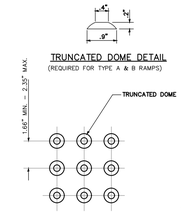

PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



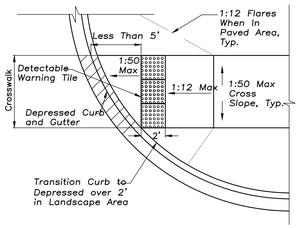

CURB RAMP SECTION VIEW



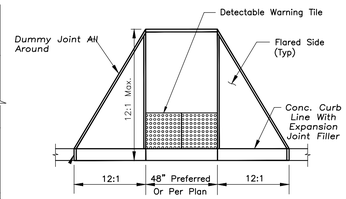

DEPRESSED CURB AND GUTTER AT CURB RAMP




DETECTABLE WARNINGS DETAIL




CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S




CURB RAMP IN PAVEMENT
N.T.S

## ACCESSIBLE RAMPS FOR SIDEWALKS

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG).
The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.

2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.

3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities haveing Jurisdiction.

DETECTABLE WARNING SURFACE TILES

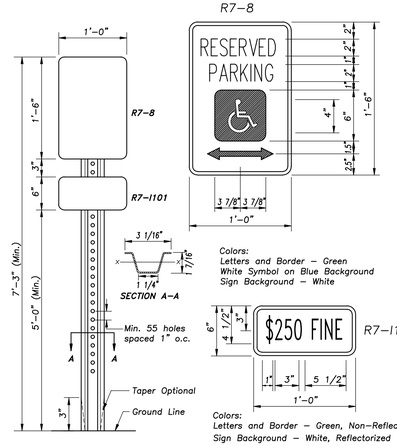
Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Tiles Shall Be Neenah Foundry Detectable Warning Plates, Undipped




Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. Minimum section modulus about the x-x axis of the post shall be 0.223 in.

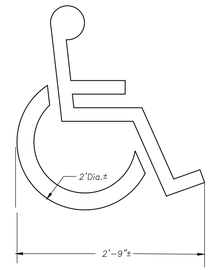
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

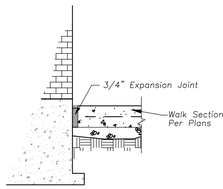
One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One, Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

## ACCESSIBLE PARKING SIGN




Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

## ACCESSIBLE PARKING STALL PAVEMENT MARKING




## WALK ADJACENT TO BUILDING

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

# ONE WINNETKA
Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

| No. | Date | Description |
|---|---|---|
| | 03/10/23 | Issued For Village PD |
| | 05/04/23 | Revised Per Village Comments |
| | 05/19/23 | PDC & DRB Revised Submission |

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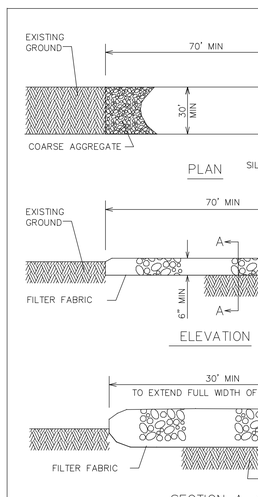
| Design By: | Approved By: | Date: |
|---|---|---|
| NH | PD | 05/04/23 |

Sheet Title:

SITE DETAILS

Sheet No:

C601



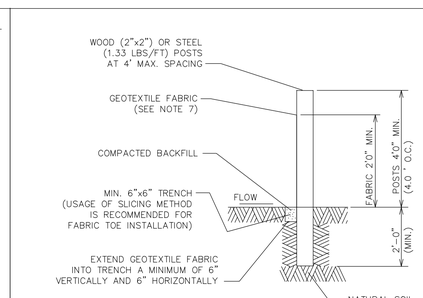

NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

REVISED: 01-01-09

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL



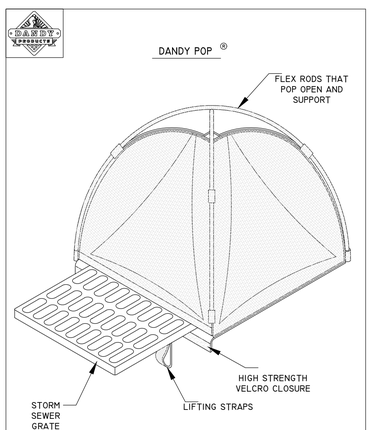

NOTES:

1. SILT FENCE SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY VILLAGE ENGINEERING.
2. ATTACH GEOTEXTILE FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
3. OVERLAP GEOTEXTILE FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (½") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE SILT FENCE SHALL BE REMOVED (AND PROMPTLY DISPOSED OF) WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES (ONE-HALF OF SILT FENCE HEIGHT).
6. MATERIAL (GEOTEXTILE & POST) INSTALLATION, MAINTENANCE, AND SILT FENCE REMOVAL SHALL COMPLY WITH AASHTO, M 288 REQUIREMENTS.
7. THE FABRIC FOR SILT FENCE SHALL BE A WOVEN FABRIC MEETING THE REQUIREMENTS OF AASHTO M 288 (TABLE 7) FOR UNSUPPORTED SILT FENCE WITH LESS THAN 50 PERCENT GEOTEXTILE ELONGATION.
8. SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

REVISED: 01-01-09

NOT TO SCALE

SILT FENCE DETAIL




DANDY POP®
SPECIFICATIONS

NOTE: THE DANDY SACK™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

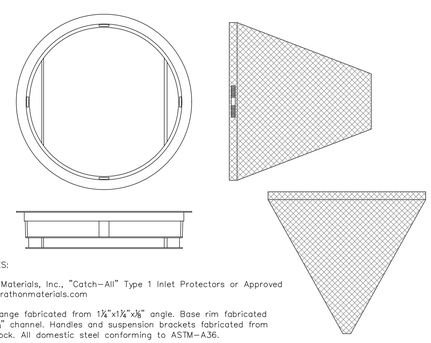
DANDY POP® (BLACK & SAFETY ORANGE)

| Mechanical Properties | Test Method | Units | MARV |
|---|---|---|---|
| Grab Tensile Strength | ASTM D 4632 | kN (lbs) | 1.62 (365) X 0.89 (200) |
| Grab Tensile Elongation | ASTM D 4632 | % | 24 X 10 |
| Puncture Strength | ASTM D 4833 | kN (lbs) | 0.40 (90) |
| Mullen Burst Strength | ASTM D 3786 | kPa (psi) | 3097 (450) |
| Trapezoid Tear Strength | ASTM D 4533 | kN (lbs) | 0.51 (115) X 0.33 (75) |
| UV Resistence | ASTM D 4355 | % | 90 |
| Apparent Opening Size | ASTM D 4751 | Mm. (US Std Sieve) | 0.425 (40) |
| Flow Rate | ASTM D 4491 | l/min/m²(gal/min/ft²) | 5907 (145) |
| Permittivity | ASTM D 4491 | Sec-1 | 2.1 |

•Note: All Dandy Pops® can be ordered with our optional oil absorbent pillows

DETAIL OF INLET SEDIMENT CONTROL DEVICE

| PROJECT: | | DR. BY: |
|---|---|---|
| CITY/STATE: | DATE: | DR. NO: |



GENERAL NOTES:

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

FRAME: Top flange fabricated from 1¼"x1¼"x⅛" angle. Base rim fabricated from 1½"x½"x⅛" channel. Handles and suspension brackets fabricated from 1¼"x¼" flat stock. All domestic steel conforming to ASTM-A36.

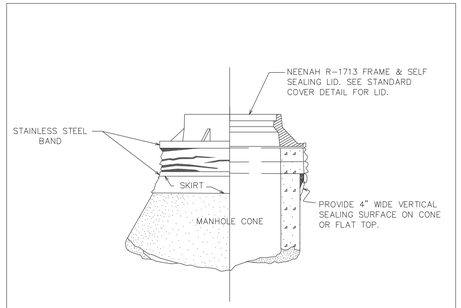
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock.

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

## "CATCH-ALL" INLET PROTECTORS



EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 5/19/23 @ 11:29am By: nhart




| INTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF: | |
|---|---|
| 0 – 4½" | CHIMNEY SEAL ONLY |
| 4½" TO 9" | SEAL + 7" EXTENSION |
| 9" TO 12" | SEAL + 10" EXTENSION |
| OVER 12" | SEAL + MULTI. EXTENSIONS |

| EXTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF: | |
|---|---|
| 0 – 3" | NARROW (6") SEAL ONLY |
| 3 TO 6½" | STANDARD (9") SEAL ONLY |
| 6½" TO 12" | STD. SEAL + EXTENSION |
| OVER 12" | SEAL + MULTI. EXTENSIONS |

NOTE:

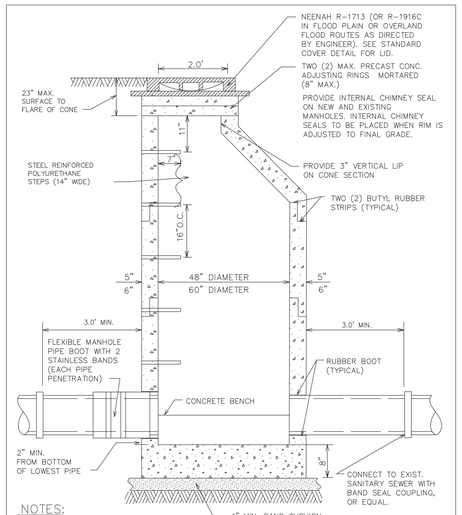
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER SYSTEM MANHOLES.
2. "CRETEX" OR APPORVED EQUAL EXTERNAL/INTERNAL SEALS ARE REQUIRED. OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.
3. IF INTERNAL SEALS ARE USED, THE STRUCTURE, INCLUDING ADJUSTMENT RINGS, MUST BE INSPECTED BY CITY PERSONNEL BEFORE INSTALLATION.
4. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

DATE: 2-1-2023

NOT TO SCALE

CHIMNEY SEAL DETAIL

A-1




NOTES:

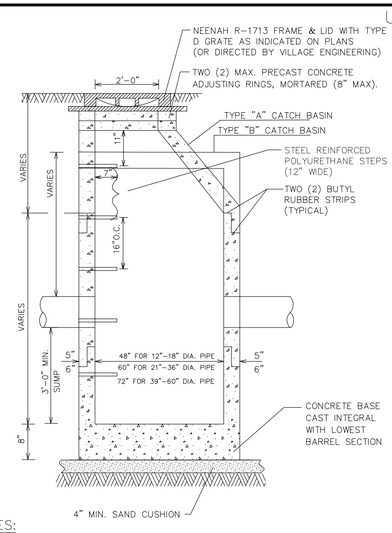
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

DATE: 2-1-2023

NOT TO SCALE

SANITARY MANHOLE DETAIL

U-9




NOTES:

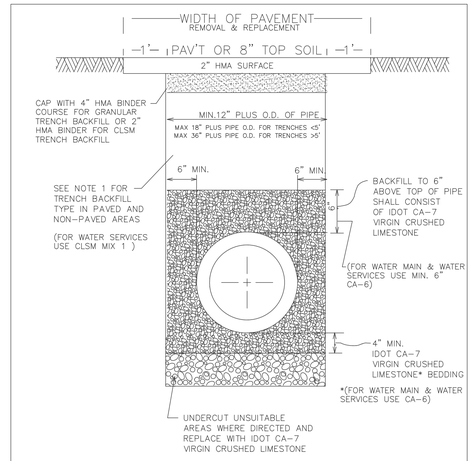
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. USE ECCENTRIC CONE ONLY.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

CATCH BASIN DETAIL

REVISED: 01-01-09




NOTES:

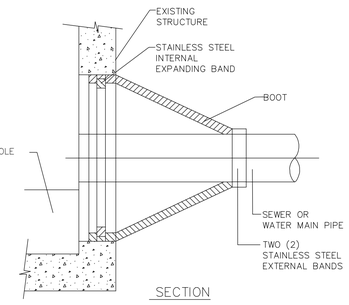
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-1, FA-2 OR FA-3, IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS
4. ALL WATER MAINS & WATER SERVICES SHALL HAVE MIN. 5.5 FEET DEPTH OF COVER.

DATE: 2-1-2023

NOT TO SCALE

TYPICAL PIPE TRENCH DETAIL

U-5




SECTION

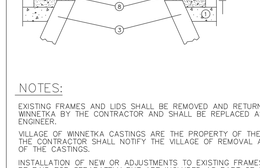
NOTES:

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

NOT TO SCALE

PIPE CONNECTION TO STRUCTURE DETAIL

REVISED: 01-01-09




NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE VILLAGE OF WINNETKA BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

VILLAGE OF WINNETKA CASTINGS ARE THE PROPERTY OF THE VILLAGE AND THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED, SPECIAL".

CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5'X5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5'X 5' CONCRETE COLLAR.

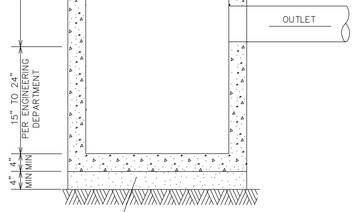
THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS

DATE: 2-1-2023

NOT TO SCALE

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

U-10




NOTE:

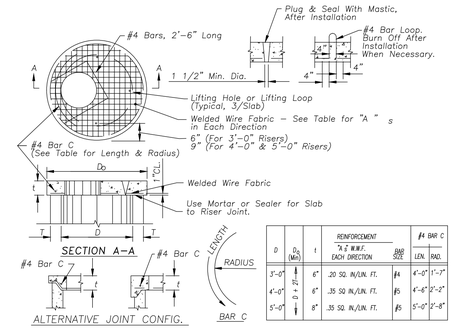
1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. CATCH BASIN MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION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

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

TYPE C CATCH BASIN DETAIL

REVISED: 01-01-09




| D | Do (Max) | t | REINFORCEMENT "A" MIN'T. EACH DIRECTION | BAR SIZE | #4 BAR C LEN. | #4 BAR C RAD. |
|---|---|---|---|---|---|---|
| 3'-0" | 6" | 6" | .20 SQ. IN/LIN. FT. | #4 | 4'-0" | 1'-7" |
| 4'-0" | 6" | 6" | .35 SQ. IN/LIN. FT. | #5 | 4'-6" | 2'-2" |
| 5'-0" | 8" | 8" | .35 SQ. IN/LIN. FT. | #5 | 5'-0" | 2'-8" |

PRECAST REINF. CONC. FLAT SLAB TOP

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

# ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

| No. | Date | Description |
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| | 03/10/23 | Issued For Village PD |
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| | | |
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| Design By: | Approved By: | Date: |
|---|---|---|
| NH | PD | 05/04/23 |

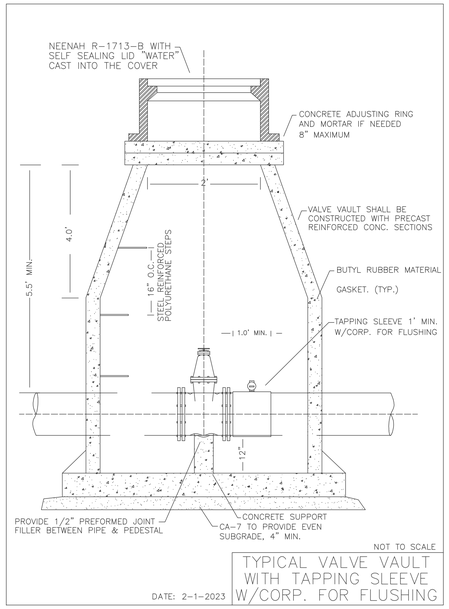
Sheet Title:

SITE DETAILS

Sheet No:

C602

EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 5/19/23 @ 11:29am By: nhart

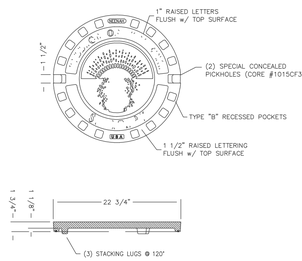



NOT TO SCALE

# TYPICAL VALVE VAULT WITH TAPPING SLEEVE W/CORP. FOR FLUSHING

DATE: 2-1-2023

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




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

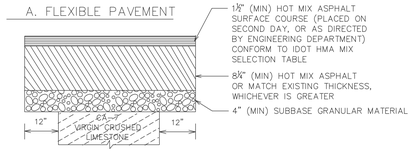
NOT TO SCALE

# STANDARD COVER DETAIL

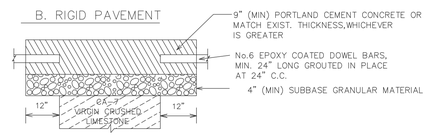
DATE: 2-1-2023

D-7

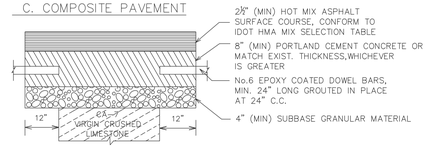
## A. FLEXIBLE PAVEMENT




## B. RIGID PAVEMENT




## C. COMPOSITE PAVEMENT




NOTE:

1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF THE FAILED PAVEMENT IN ALL DIRECTIONS.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS PP MIN. 3.500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5 % TO 7 % AIR ENTRAINMENT.(NO FLY ASH ALLOWED)

NOT TO SCALE

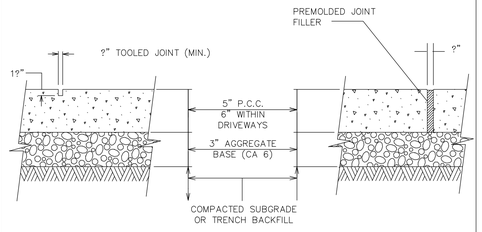
# PAVEMENT PATCH DETAIL

DATE: 2-1-2023

P-6

## CONTRACTION JOINT DETAIL

## EXPANSION JOINT DETAIL




NOTES:

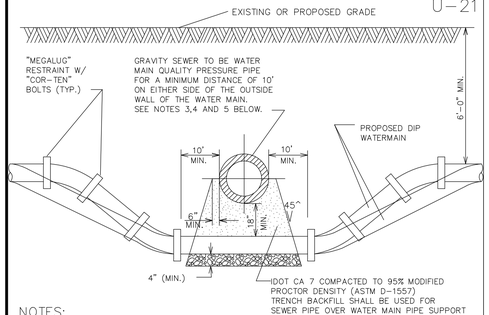
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3.500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

NOT TO SCALE

# CONCRETE WALK JOINT DETAIL

REVISED: 01-01-09

U-21




NOTES:

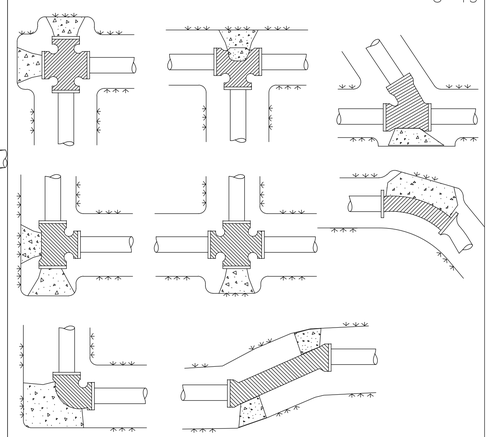
1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH VILLAGE OF GLENVIEW ENGINEERING STANDARDS MANUAL OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED, OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE "MEGALUG" RESTRAINT, SERIES 1100 OR APPROVED EQUAL WITH "COR TEN" BOLTS.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (SDR 26-160 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D- 2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-25,WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

NOT TO SCALE

# WATER MAIN CROSSING DETAIL

REVISED: 01-01-09

U-19



NOTE:

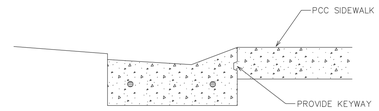
1. ALL BENDS OF 10 AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK POURED IN PLACE CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH FACE.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, (BENDS OVER 10, TEES, CROSSES, VALVES AND FIRE HYDRANTS)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

NOT TO SCALE

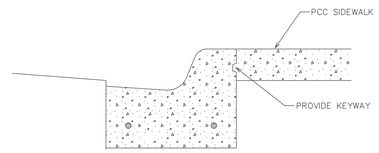
# THRUST BLOCK DETAIL

REVISED: 01-01-09

## DEPRESSED CURB




## CURB & GUTTER




NOTES:

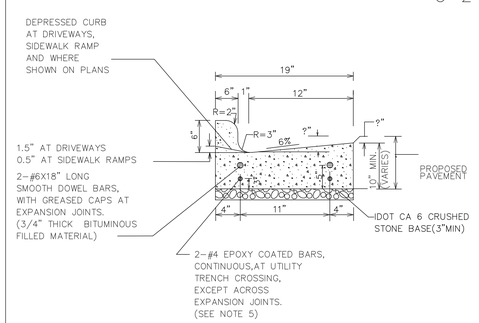
1. SEE TYPICAL DETAIL FOR CURB AND GUTTER FOR CURB DIMENSIONS AND SPECIFICATIONS.

NOT TO SCALE

# SIDEWALK AT CURB AND GUTTER

DATE: 2-1-2023

C-2



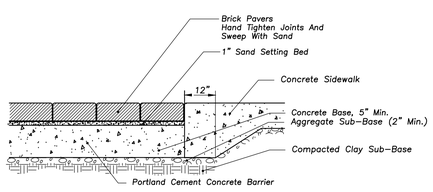

NOTE:

1. 2" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLES 420.05 AND 606 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR.
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG) CONCRETE MIX, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)
4. PROVIDE 2 #6X24" LONG TIE BARS AT CONNECTIONS BETWEEN EXISTING AND NEW CURB & GUTTER.
5. CURBS, SPANNING UTILITY TRENCHES, SHALL BE CONSTRUCTED WITH TWO #4 REINFORCEMENT BARS,WHICH EXTEND FIVE (5) FEET BEYOND THE TRENCH WALLS.

NOT TO SCALE

# B-6.12 CURB & GUTTER DETAIL

REVISED: 01-01-09




## BRICK PAVER SIDEWALK

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

# ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

| No. | Date | Description |
|---|---|---|
| | 03/10/23 | Issued For Village PD |
| | 05/04/23 | Revised Per Village Comments |
| | 05/19/23 | PDC & DRB Revised Submission |
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| Design By: | Approved By: | Date: |
|---|---|---|
| NH | PD | 05/04/23 |

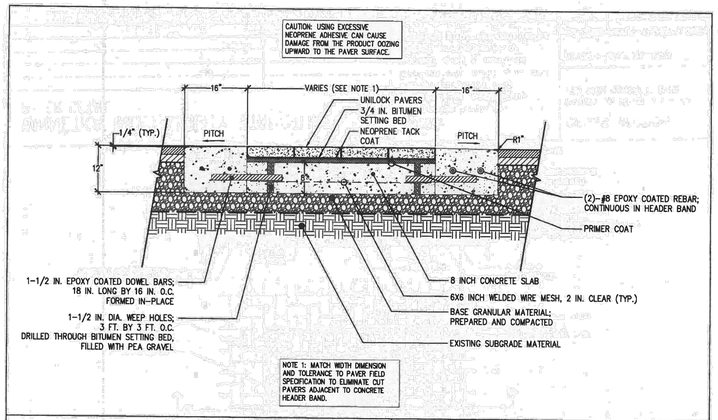
Sheet Title:

SITE DETAILS

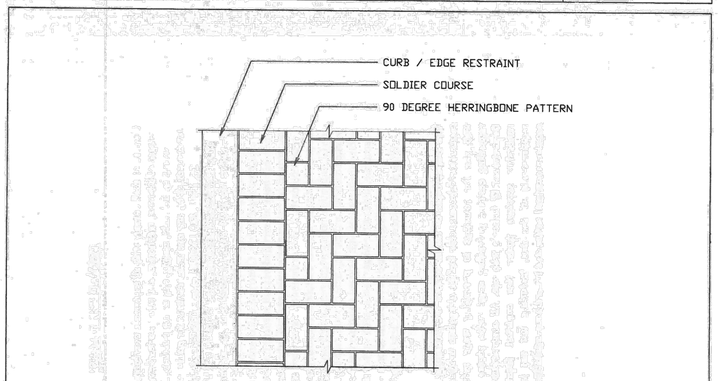
Sheet No:

C603

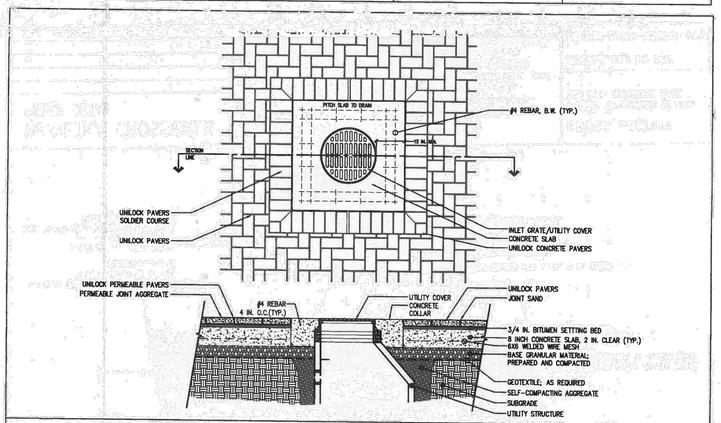
EEA - \\FILE-GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 5/19/23 @ 11:30am By: nhart




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

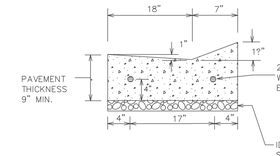



| WINNETKA LAYING PATTERN 90 DEGREE SOLDIER COURSE W/ HERRINGBONE FIELD | NOTES: This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation. | CROSS SECTION<br>PAVERS ON BITUMEN SETTING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

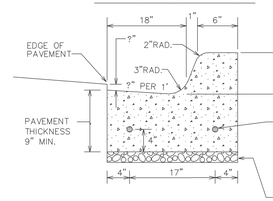



| WINNETKA INLET/UTILITY STRUCTURE PAVER DETAIL | NOTES: This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation. | CROSS SECTION<br>PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE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

## DEPRESSED CURB




## B6.18 CURB & GUTTER



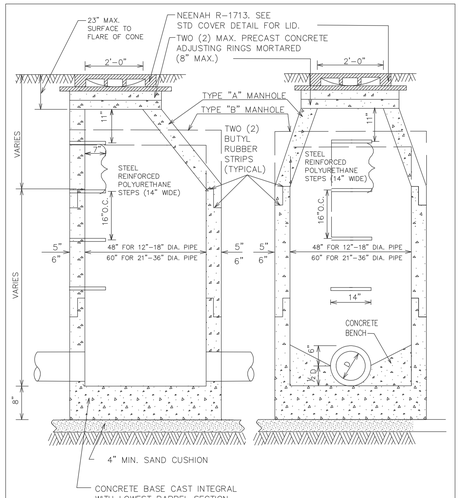

NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)

FOR RESIDENTIAL STREETS ONLY

DATE: 2-1-2023
NOT TO SCALE

B6.18 COMB. CONCRETE CURB AND GUTTER (SPECIAL)
B6.18 P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)

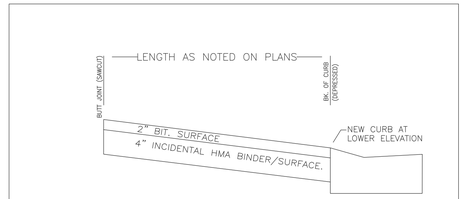



NOTES:

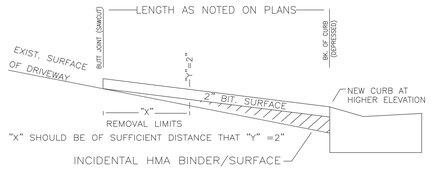
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

DATE: 2-1-2023
NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL




DRIVEWAY SURFACE TO BE LOWERED

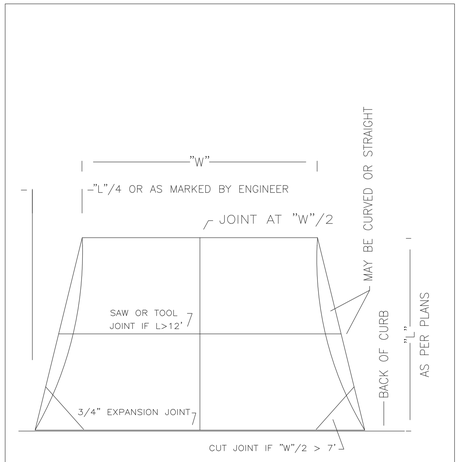



NEW SURFACE AT HIGHER ELEVATION

NOT TO SCALE

TYPICAL HMA DRIVEWAY

DATE: 2-1-2023



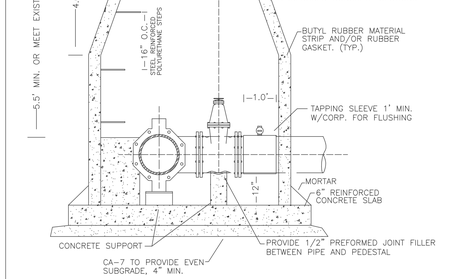

NOTES:

1.) USE 6" THICK, IDOT CLASS PV OR SI CONCRETE.
2.) USE 4" MIN. IDOT CA-6 CRUSHED STONE BASE

NOT TO SCALE

TYPICAL PCC DRIVEWAY

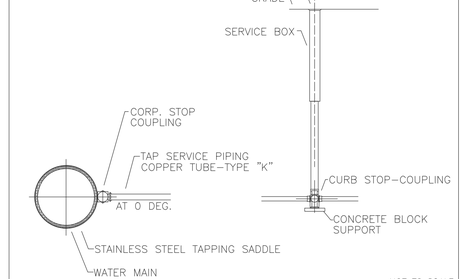
DATE: 2-1-2023




NOT TO SCALE

TYPICAL PRESSURE CONNECTION

DATE: 2-1-2023




NOT TO SCALE

TYPICAL TAP SERVICE PIPING (COPPER)

DATE: 2-1-2023

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

# ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

| No. | Date | Description |
|---|---|---|
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| | | |
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| Design By: | Approved By: | Date: |
|---|---|---|
| NH | PD | 05/04/23 |

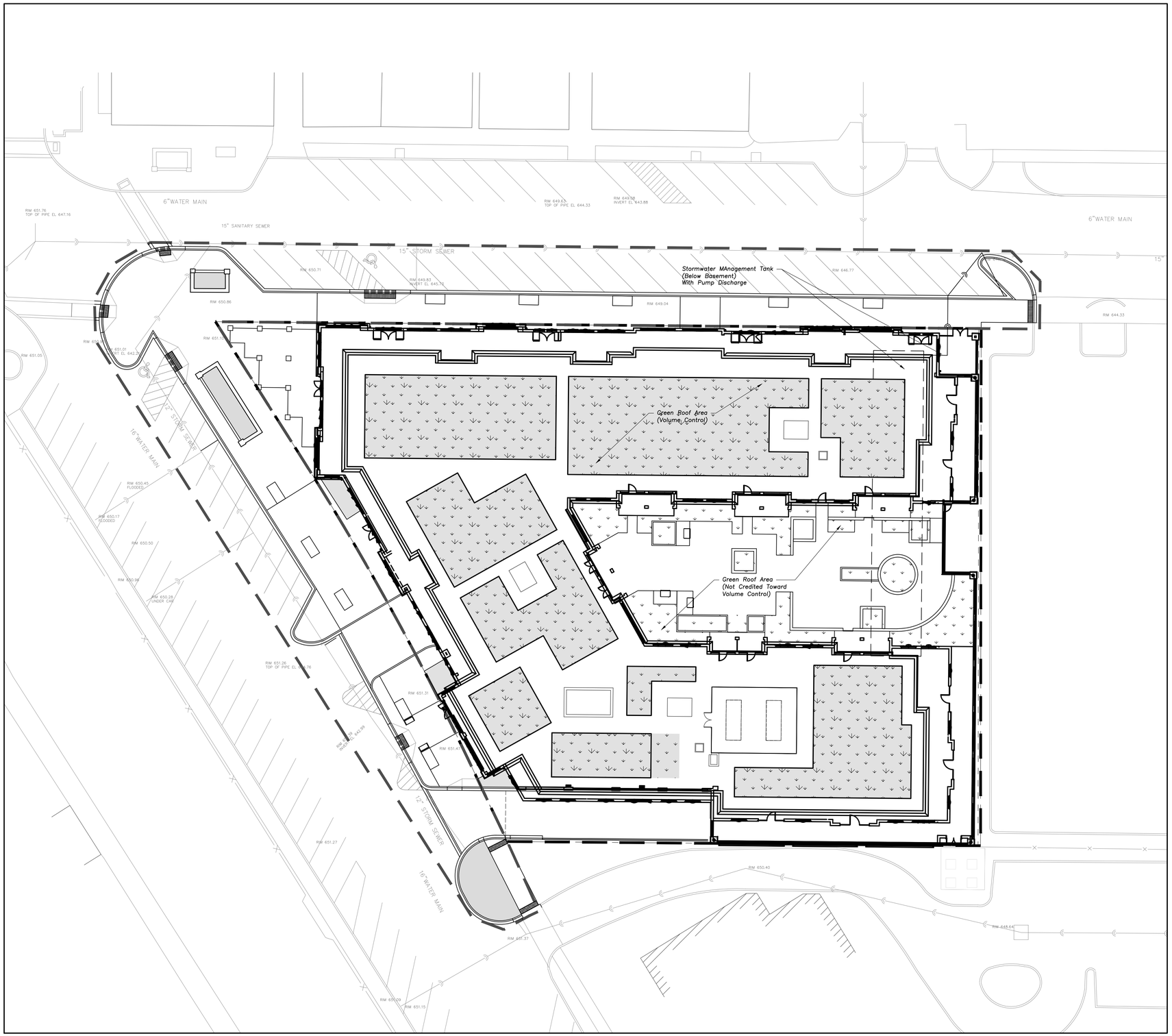
Sheet Title:

SITE DETAILS

Sheet No:

C604

EEA - \\FILE-GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 5/19/23 @ 11:30am By: nhart




## STORMWATER SUMMARY

*PROPERTY AREA* 1.21 Acres (Development Area)

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

*ROW AREA* 0.54 Acres (Maintenance and Demolition)

| | | |
|---|---|---|
| *EXISTING SITE* | | |
| *Pervious Area* | 0.01 | Acres (CN 80) |
| *Impervious Area* | 0.53 | Acres (CN 98) |
| | 98.1% | |
| *PROPOSED SITE* | | |
| *Pervious Area* | 0.02 | Acres (CN 80) |
| *Impervious Area* | 0.51 | Acres (CN 98) |
| | 96.6% | |

## SURFACE LEGEND

*PERVIOUS SURFACE*
*CN 80*

*GREEN ROOF*
*CN 90 (Reduced CN)*
*4" Media Thickness*

*IMPERVIOUS SURFACE*
*CN 98*

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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| Design By: | Approved By: | Date: |
|---|---|---|
| NH | PD | 05/04/23 |

Sheet Title:

STORMWATER PLAN

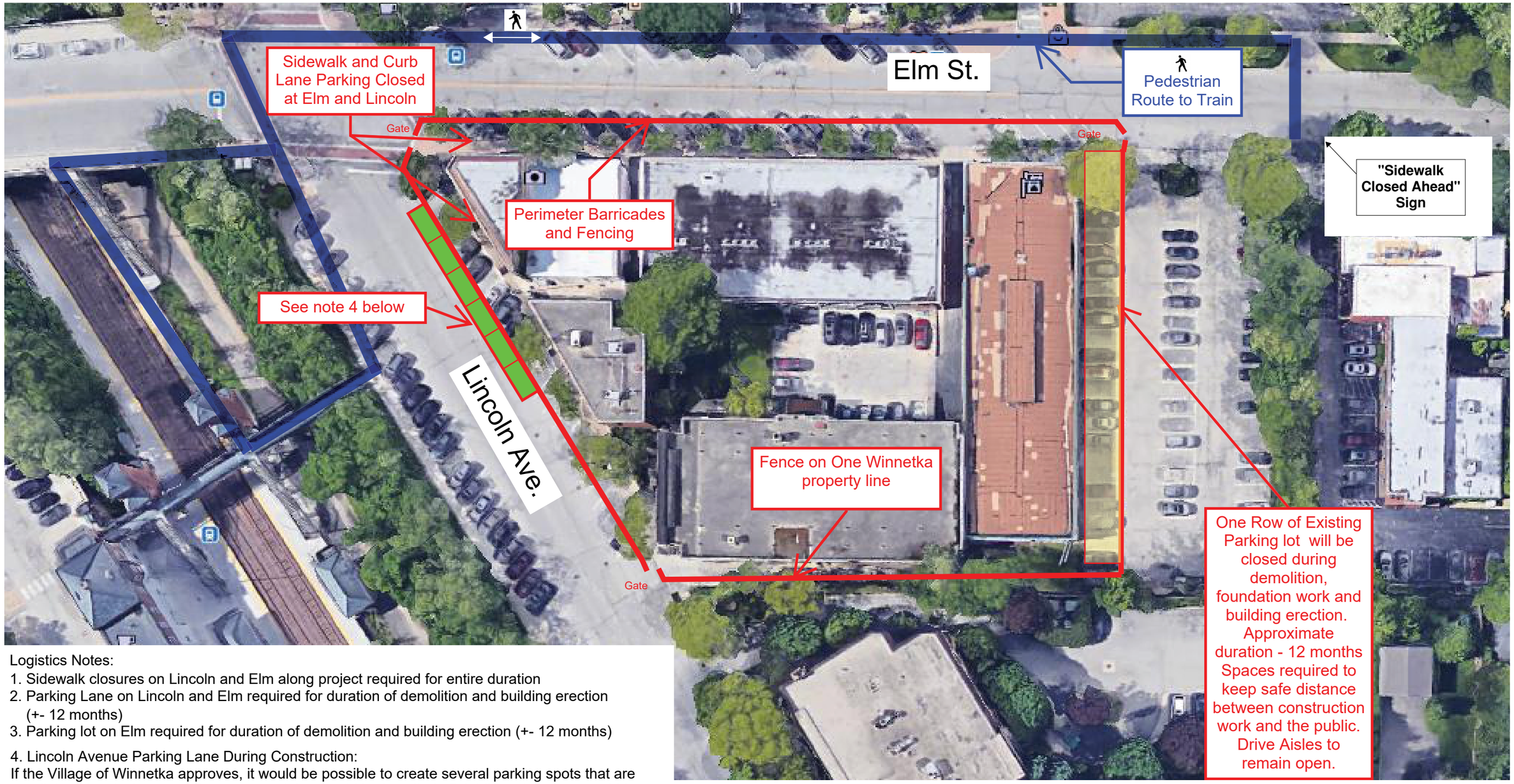
Sheet No:

CX1

EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 5/26/23 @ 1:32pm By: pdimmer

# SECTION 6: CONSTRUCTION LOGISTICS & SCHEDULE

# CONSTRUCTION LOGISTICS PLAN & SCHEDULE




Logistics Notes:

1. Sidewalk closures on Lincoln and Elm along project required for entire duration
2. Parking Lane on Lincoln and Elm required for duration of demolition and building erection (+- 12 months)
3. Parking lot on Elm required for duration of demolition and building erection (+- 12 months)

4. Lincoln Avenue Parking Lane During Construction:
If the Village of Winnetka approves, it would be possible to create several parking spots that are parallel to Lincoln Avenue. Temporary striping would be installed. 5 Additional spaces would be provided during construction. If Village of Winnetka would consider one way traffic on Lincoln durnig construction, parking spaces could be angled in green area leading to approximately 12-15 spaces provided.

W·E·O'NEIL
BUILDING · GREAT · RELATIONSHIPS

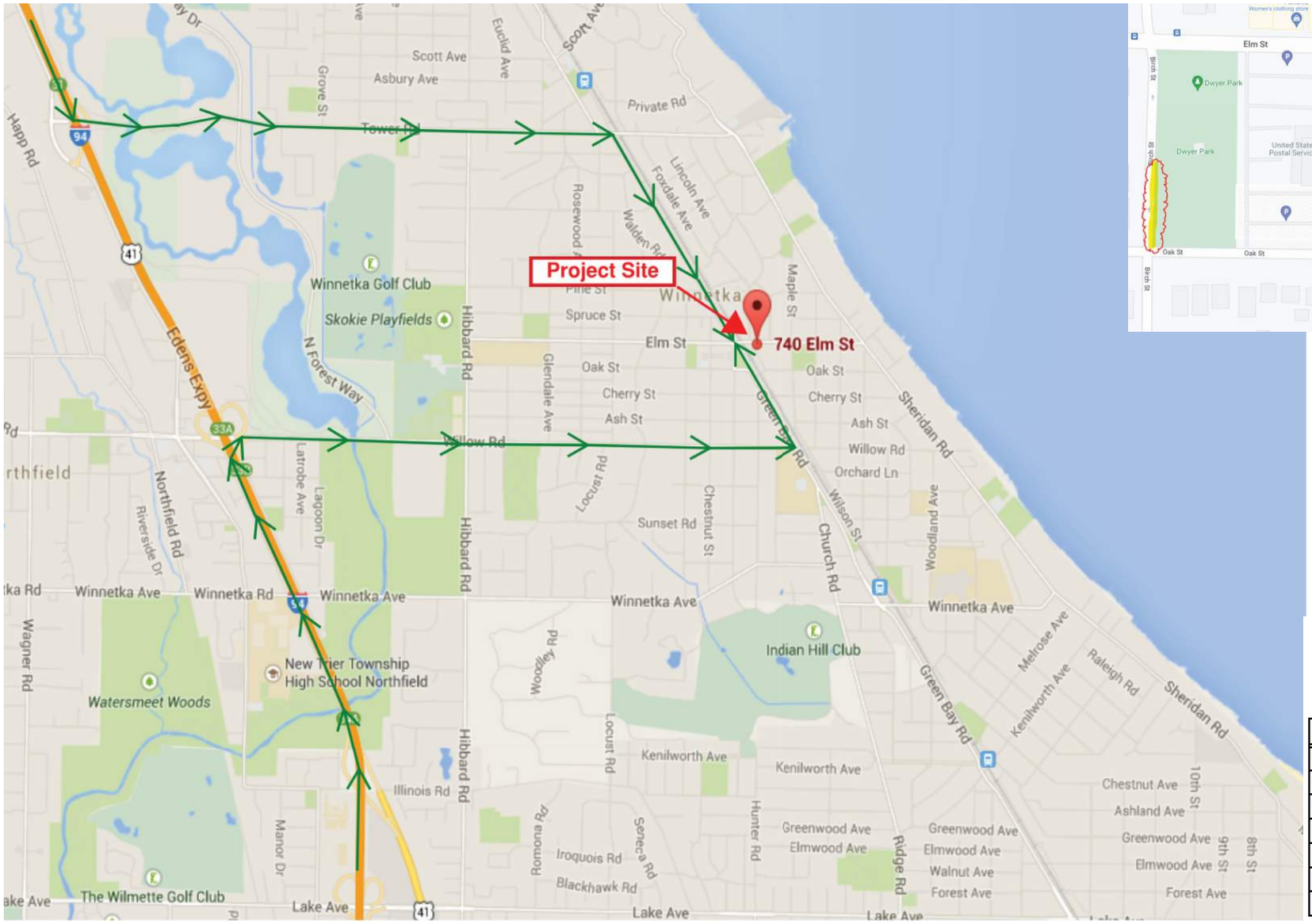
OKW Architects
**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

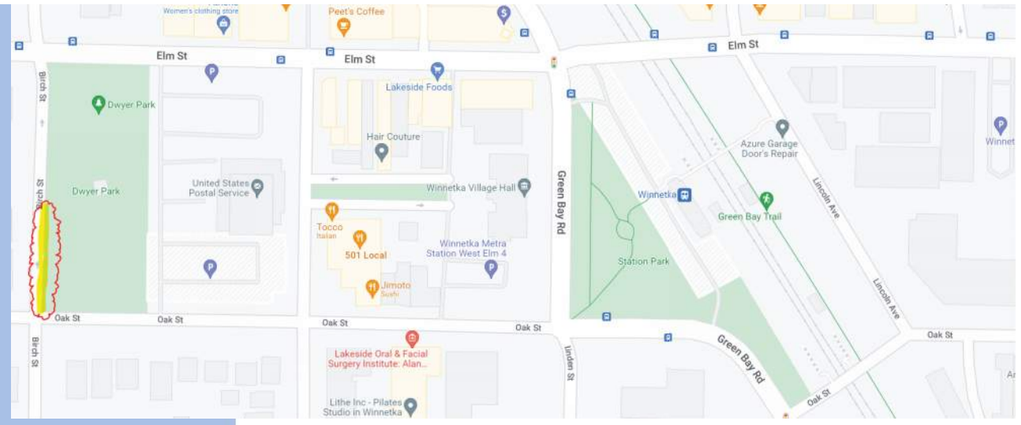
N

MDG

ROMSPEN

# CONSTRUCTION LOGISTICS - PROJECT DELIVERY TRAFFIC FLOW




**TRADE PARKING OPTION**

If trade contractors cannot park on site (for instance during demolition, foundation installation, and initial structure installation), we would seek to discuss the option of directing trade contractors to the Village parking spaces along Birch Street.

**One Winnetka**
**Overall Anticipated Schedule**
**February 2023**

| Activity | Time Frame |
|---|---|
| Existing Structrures Abatement and Utility Disconnections | Q4 2023 |
| Mobilization | Q1 2024 |
| Demolition of Existing Structures | Mid Q1 2024 |
| Earth Retention and Excavation | Early Q2 2024 |
| Structure and Enclosure | Early Q3 2024 |
| Interior Construction | Q4 2024 |
| Substantial Completion | Q3 2025 |

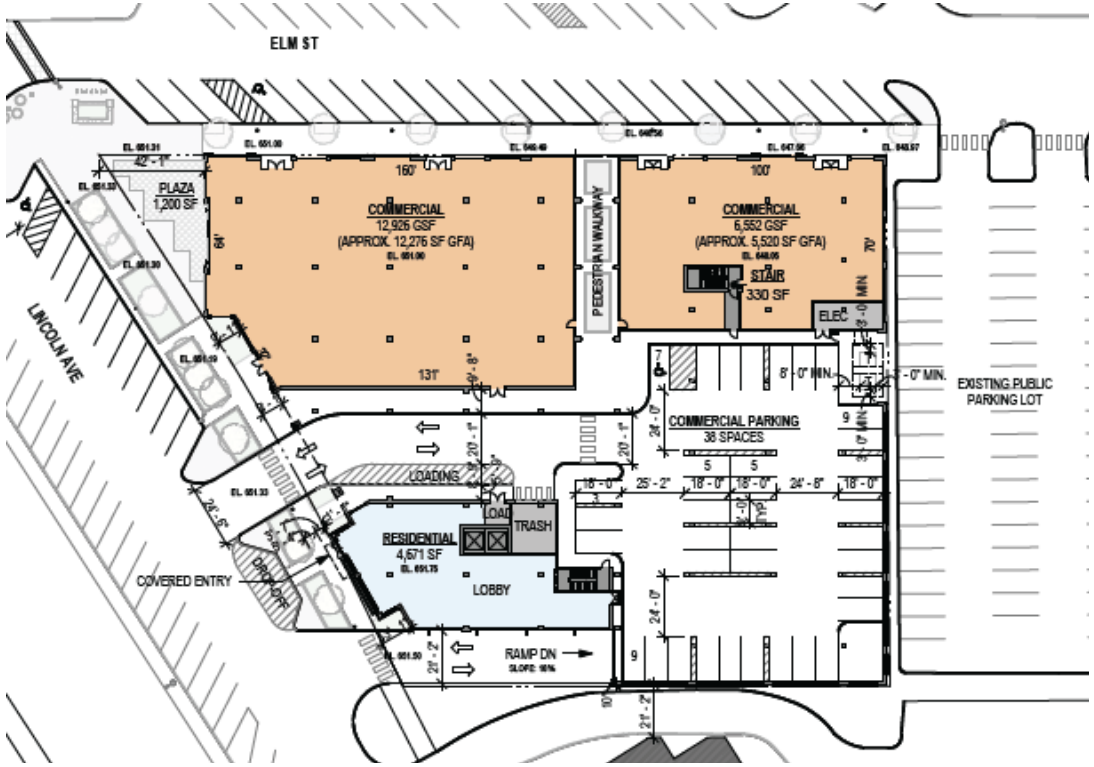
VILLAGE OF WINNETKA

# ONE WINNETKA
# MIXED-USE PLANNED DEVELOPMENT

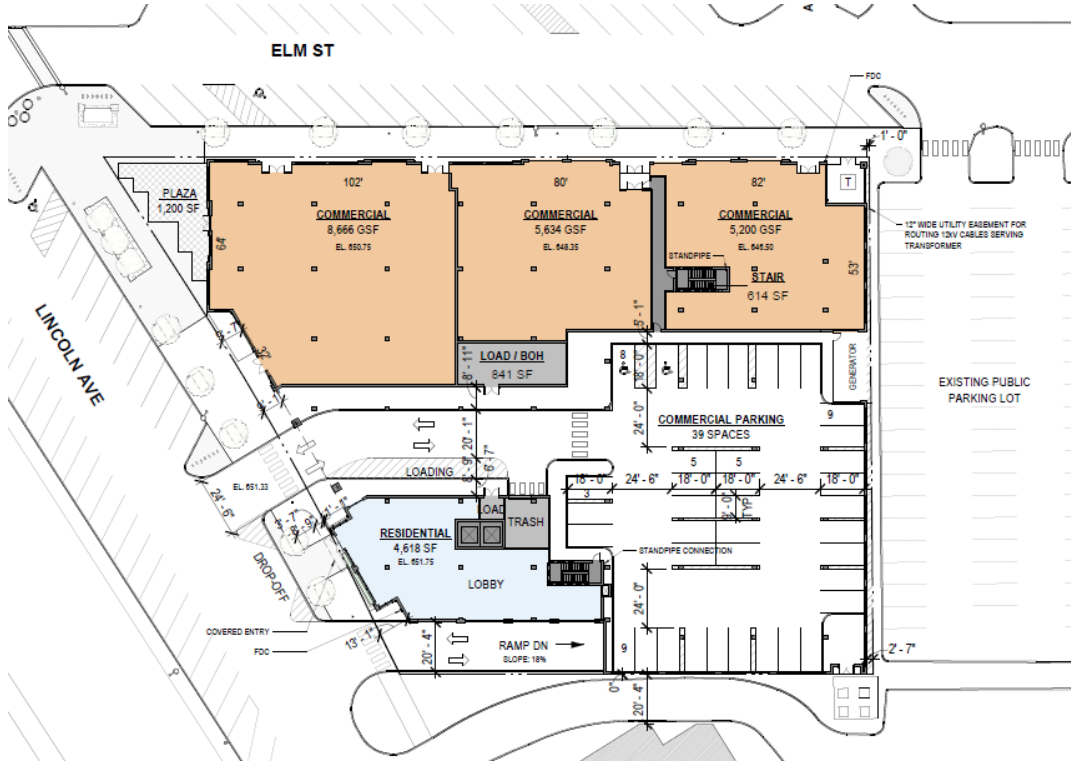
## Comparison of Plans Reviewed at April 20, 2023, DRB Meeting with Current Plans for June 15, 2023, DRB Meeting

# SITE PLAN






April 20, 2023



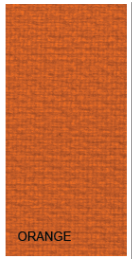

June 15, 2023

# BUILDING MATERIALS



## BUILDING MATERIALS

RF-2 STANDING SEAM METAL ROOF | RF-1 ASPHALT SHINGLE ROOF | FC-1 FIBER CEMENT | FC-2 FIBER CEMENT | FC-3 FIBER CEMENT




FB-1 FACE BRICK, MODULAR | CS-1 CAST STONE | CS-2 CAST STONE | FAB-1 FABRIC

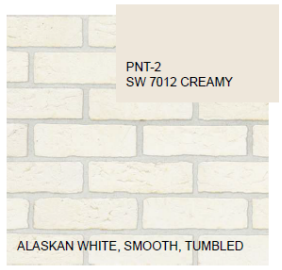
G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

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

April 20, 2023

## BUILDING MATERIALS

RF-2 STANDING SEAM METAL ROOF | RF-1 ASPHALT SHINGLE ROOF | FC-1 FIBER CEMENT | FC-2 FIBER CEMENT | FC-3 FIBER CEMENT



FB-1 FACE BRICK, MODULAR | CS-1 CAST STONE | CS-2 CAST STONE

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

| TAG | DESCRIPTION | COLOR | MANUFACTURER |
|---|---|---|---|
| AFS-1 | ALUMINUM FRAMED STOREFRONT | DARK BRONZE | KAWNEER OR EQ. |
| CS-1 | CAST STONE | BUFF, SMOOTH TEXTURE | CUSTOM CAST STONE |
| CS-2 | CAST STONE | BUFF, SEMI ROUGH | CUSTOM CAST STONE |
| FAB-1 | FABRIC AWNING | BLACK | SUNBRELLA OR EQ. |
| FB-1 | FACE BRICK, MODULAR | ALASKAN WHITE, SMOOTH, TUMBLED | SUMMIT BRICK OR EQ. |
| FC-1 | FIBER CEMENT PANEL & TRIM | RICH ESPRESSO, SMOOTH | HARDIE PANEL OR EQ. |
| FC-2 | FIBER CEMENT PANEL & TRIM | BIRCH TREE, SMOOTH | HARDIE PANEL OR EQ. |
| FC-3 | FIBER CEMENT PANEL & TRIM | GRAY SLATE, SMOOTH | HARDIE PANEL OR EQ. |
| MTL-1 | METAL ACCENTS | DARK BRONZE | - |
| MTL-2 | METAL ACCENTS | C-12 COPPER METAL | ALPOLIC OR EQ. |
| PNT-1 | PAINT @ HALF-TIMBERING | SEALSKIN (SW 7675) | SHERWIN WILLIAMS |
| PNT-2 | PAINT @ EXPOSED CMU | CREAMY (SW 7012) | SHERWIN WILLIAMS |
| RF-1 | ASPHALT SHINGLE ROOFING | SLATE | GAF TIMBERLINE HDZ OR EQ. |
| RF-2 | STANDING SEAM METAL ROOFING | CHARCOAL GRAY | PAC-CLAD OR EQ. |
| WD-1 | WOOD-LOOK TRELLIS | NATURAL FINISH | NEWTECHWOOD OR EQ. |
| WND-1 | ALUM-CLAD WOOD WINDOWS & DOORS | BRONZE 024 @ EXTERIOR | SIERRA PACIFIC OR EQ. |

June 15, 2023

# ELEVATIONS – ELM STREET

April 20, 2023

June 15, 2023

# ELEVATIONS – LINCOLN AVENUE

April 20, 2023

June 15, 2023

# ELEVATIONS – EAST ELEVATION

April 20, 2023

June 15, 2023

# ELEVATIONS – SOUTH ELEVATION

April 20, 2023

June 15, 2023

# PEDESTRIAN EXPERIENCE ALONG ELM

April 20, 2023

June 15, 2023

# PEDESTRIAN EXPERIENCE ALONG LINCOLN

April 20, 2023

June 15, 2023

# RENDERING ELM & LINCOLN

April 20, 2023

June 15, 2023

# RENDERING ALONG ELM

April 20, 2023

June 15, 2023

# RENDERING ALONG ELM LOOKING SOUTHWEST

April 20, 2023

June 15, 2023

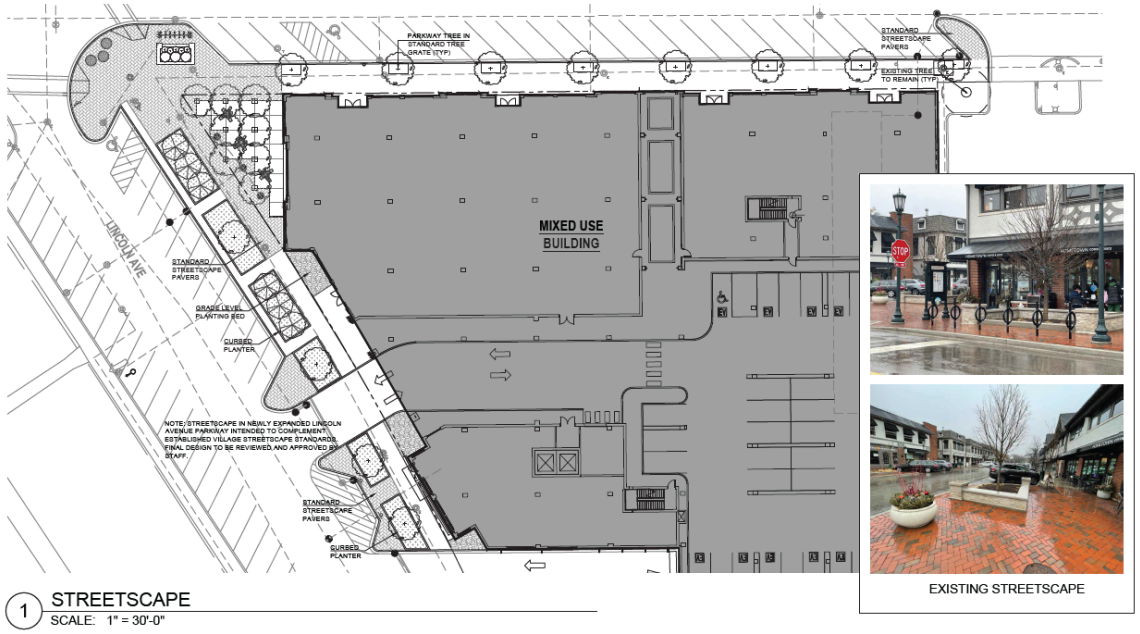
# RENDERING ALONG LINCOLN

April 20, 2023

June 15, 2023

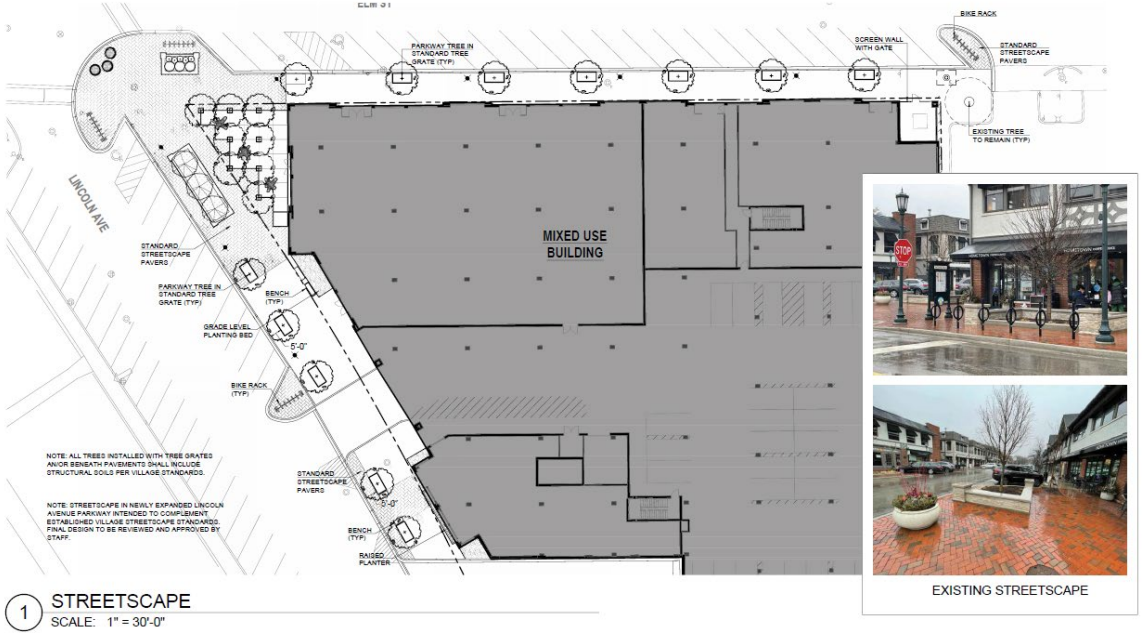
# LANDSCAPE PLAN - STREETSCAPE






1 STREETSCAPE
SCALE: 1" = 30'-0"

April 20, 2023




1 STREETSCAPE
SCALE: 1" = 30'-0"

June 15, 2023

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

| | |
|---|---|
| **Members Present:** | Kirk Albinson, Chairn<br>Maggie Meiners<br>Katie Moor<br>Heather Niehoff |
| **Members Absent:** | Fritz Duda<br>Paul Konstant<br>Michael Ritter |
| **Village Staff:** | David Schoon, Director of Community Development<br>Ann Klaassen, Assistant Director of Community Development<br>Davorka Kirincic, Building and Code Enforcement Manager |

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

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

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

Mr. Schoon then described the One Winnetka site which did not include the Village owned parking lot on Elm Street. He noted the new Comprehensive Plan was adopted by the Village Council on Tuesday and identified the various land use classifications for the site, and he noted the proposed project is consistent with the Comprehensive Plan and current zoning. He referred to a summary of the project which includes residential rental units, ground floor commercial space and lower level parking. Mr. Schoon then identified the changes made to the plan as a result of the Village Council's comments. He noted the Village staff completed their first review of the plan and provided comments in terms of design, zoning and code compliance issues which the applicant is planning to address after receiving the Board's comments.
Mr. Schoon stated in terms of zoning relief, he identified the relief needed which included a plat of consolidation, a planned development and zoning special uses. He then identified the exceptions needed for the project. Mr. Schoon stated language from the code is included in the packet for a Certificate of Appropriateness along with excerpts from the design guidelines. He stated following the applicant's

presentation and public comment, they would like to receive the Board's initial comments on the project and a motion to continue the application to a date certain.

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

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

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

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

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

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

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

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

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

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

Chairman Albinson called the matter in for discussion. Ms. Meiners thanked the applicant for their presentation and commented the proposal is great. She stated her two concerns related to the globe lighting in the pedestrian walkway and the fourth floor height and suggested they work to keep the same

aesthetic with a lower height. Ms. Moor agreed with the comments made and referred to the Elm Street façade and walkway entrance which she commented appeared unsymmetrical. She asked if they considered a more symmetrical design. She also agreed with the fourth floor comments and questioned the ceiling heights and pergolas on Elm Street and suggested they be lowered. Ms. Moor then stated she is not in favor of the globe lighting and suggested a more traditional and contemporary fixture be used. She then referred to the amount of awning colors on the Hoffman building and suggested the awning color be blended more. Ms. Moor then concluded she liked the plan which would add a lot to the amount of real estate in town.

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

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

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

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

Ms. Meiners asked if there could be a building design which would make the height appear less. Mr. Talty responded the fourth floor roof was intentionally made flat and the color would make it disappear. He referred to the materials which he described as intentional and stated it would not loom from the pedestrian perspective. He noted height was their concern initially and they tried hard to lessen it. Mr. Talty noted the window height is 8½ feet.

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

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

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

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

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

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

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

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

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

Chairman Albinson asked for a motion to continue the matter to the May 18, 2023, meeting. Ms. Niehoff moved to continue the matter to the May 18, 2023, meeting. Ms. Meiners seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Albinson, Meiners, Moor, Niehoff
NAYS: None

# MEMORANDUM
# VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** DESIGN REVIEW BOARD

**FROM:** DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

**DATE:** APRIL 14, 2023

**SUBJECT:** 714-740 ELM & 511-515 LINCOLN – ONE WINNETKA
PLANNED DEVELOPMENT – PRELIMINARY PLAN REVIEW
(CASE NO. 2022-25-PD)

**INTRODUCTION**

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

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

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

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

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

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

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

**PLANNED DEVELOPMENT PROCESS**

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

The new process consists of the following major steps:

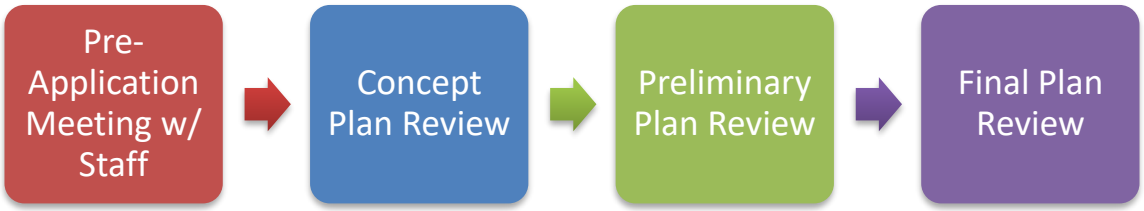



**Figure 1 – Concept Plan Review**

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

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

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

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

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

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

d. One Council member expressed that additional consideration should be given to the design of the building at the corner of Lincoln and Elm as it should have a stronger presence that anchors the building.
e. Regarding proposed balconies, a couple of council members asked that the Applicant consider placing limitation on what tenants can place on the balconies.
f. Given the size of the building it is important that there is sufficient articulation in the building design.
g. A Council member expressed the opinion that the residential entry needed additional work.
h. Council members expressed an interest in hearing the Design Review Board members' thoughts regarding the project.

b) Regarding the streetscape design, one Council member asked that they consider a larger bumpout at Elm and Lincoln.
c) Regarding the ground floor commercial space
    a. All Council members expressed an openness to consider medical office uses and financial office uses, which require special use approval, for the commercial space. Some members indicated that they would consider approving such uses as part of the planned development, while others had reservations and stated that each should individually apply to the Village for special use approval.
    b. One Council member encouraged the Applicant to reconsider the amount of commercial space that they were including as well as to reconsider the depth of the space as the proposed depths appear too deep for traditional retail.

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

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

**Figure 4 – Preliminary Plan Review**

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

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

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

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

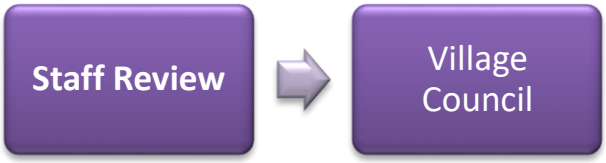



**Figure 5 – Final Plan Review**

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

---

**DESCRIPTION OF PROPERTY**

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

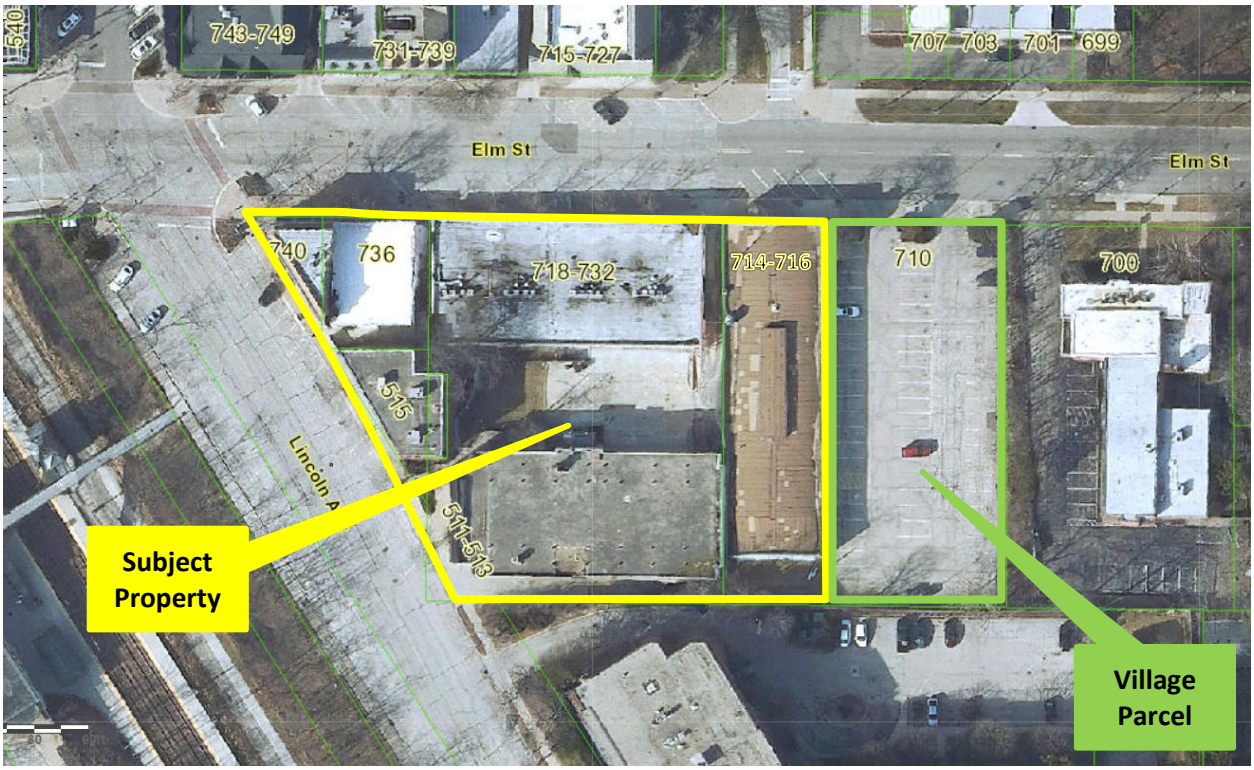



**Figure 6 – Aerial Map**

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

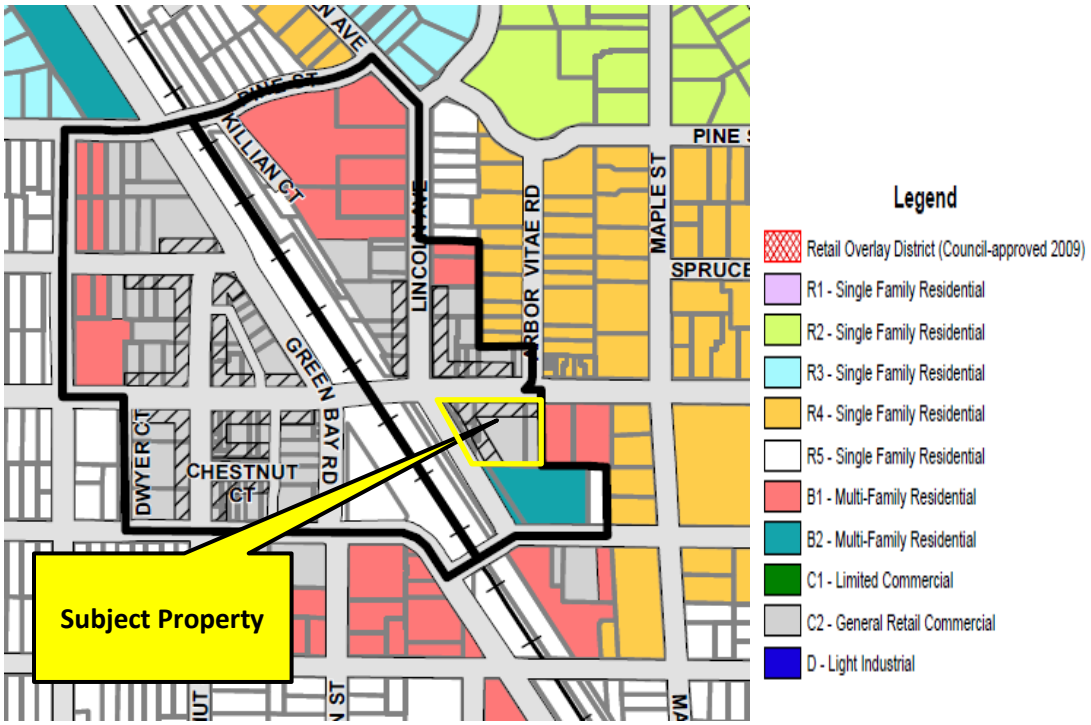



**Figure 7 – Zoning Map**

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

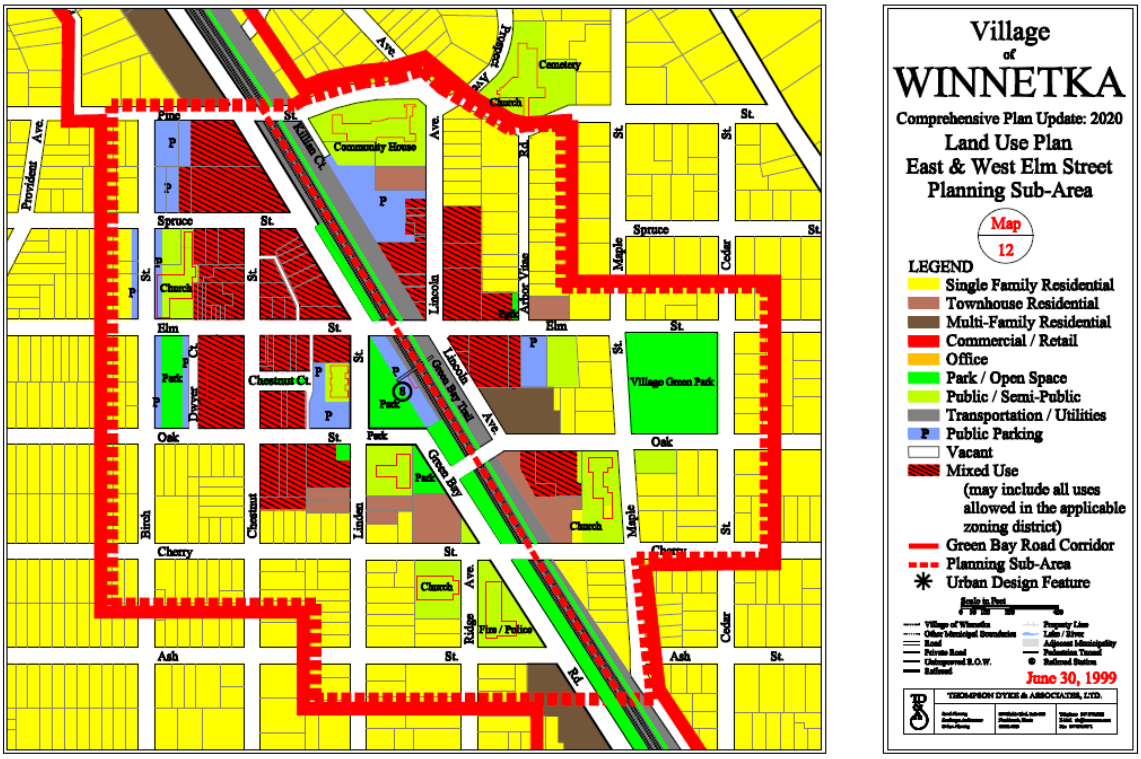



**Figure 8 – Comprehensive Plan Land Use Plan – Winnetka 2020 Comprehensive Plan**

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

**CURRENT PROPOSED PLAN**

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

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

**Site & Building Design**

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

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

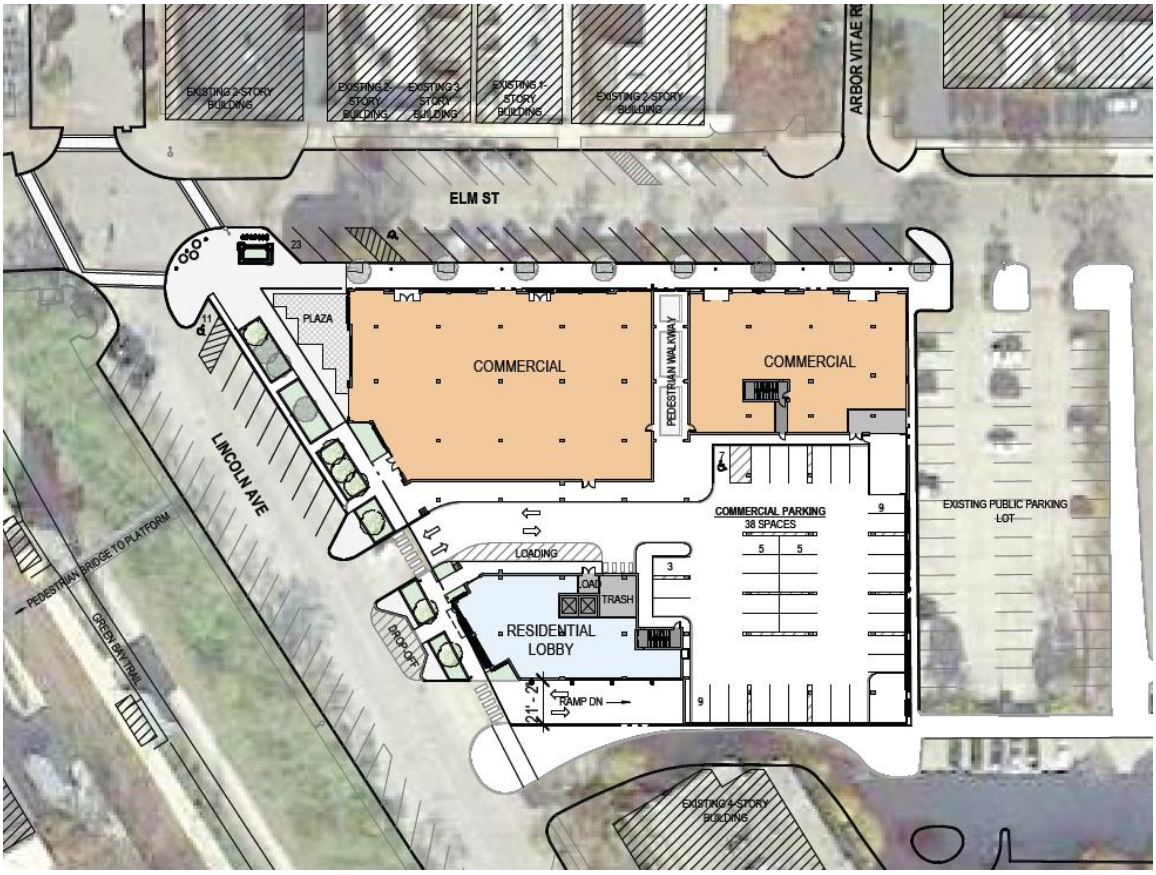



**Figure 10 – Preliminary Plan – Site Plan**

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

of the design team's approach to the design.

**Figure 11 – Preliminary Plan – Lincoln Avenue Elevation**

**Figure 12 – Preliminary Plan – Elm Street Elevation**

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

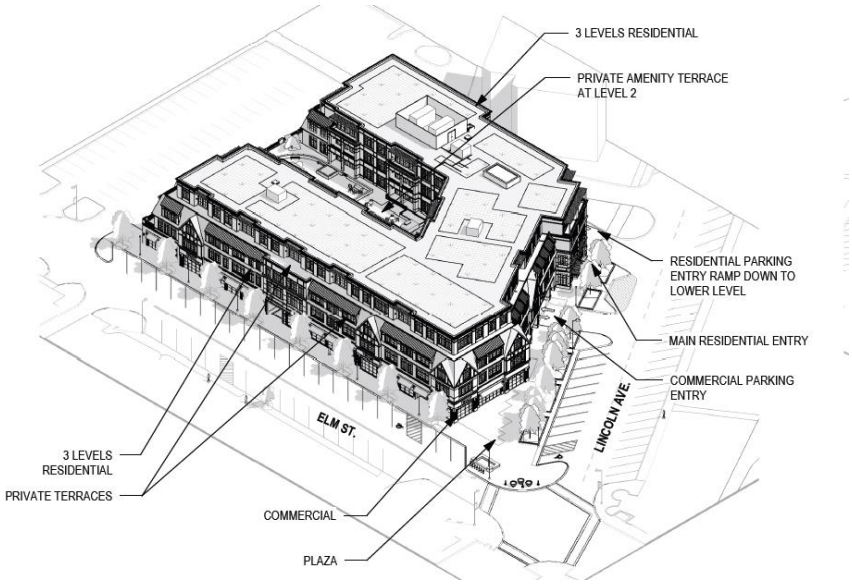



**Figure 13 – Preliminary Plan – Axonometric View**

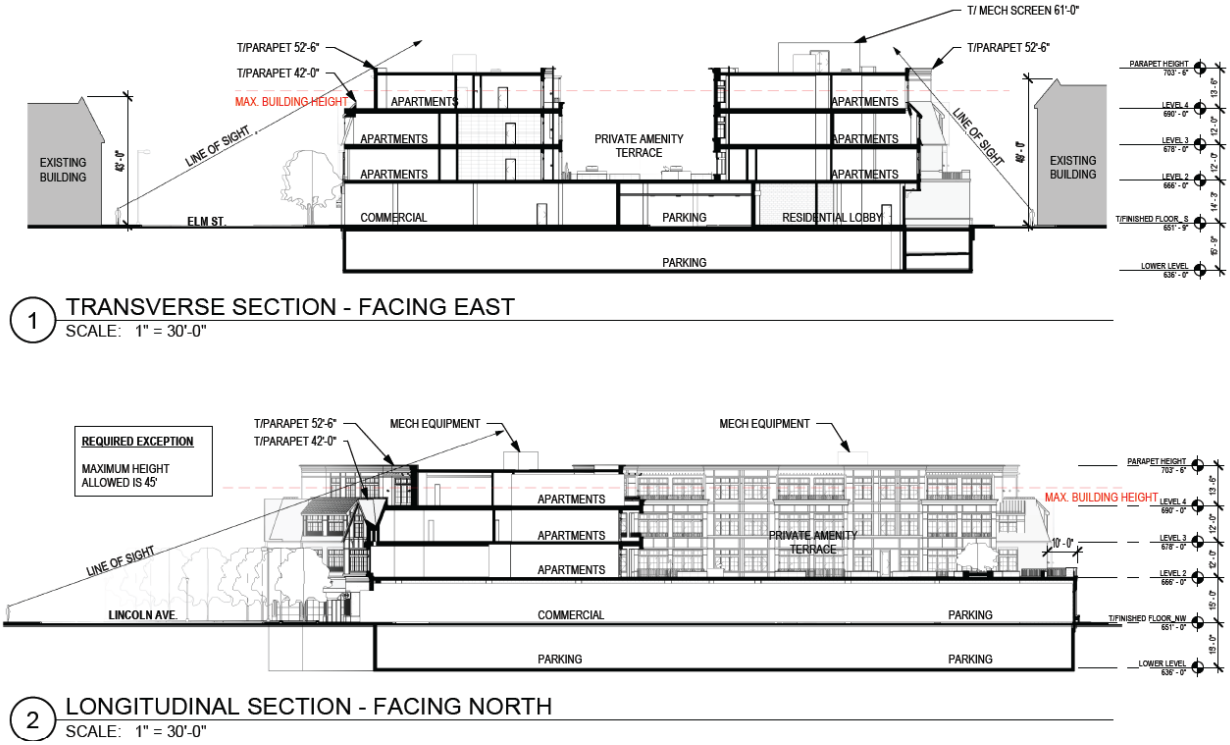



**Figure 14 – Preliminary Plan – Building Sections**

**Streetscape & Landscaping Design**

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

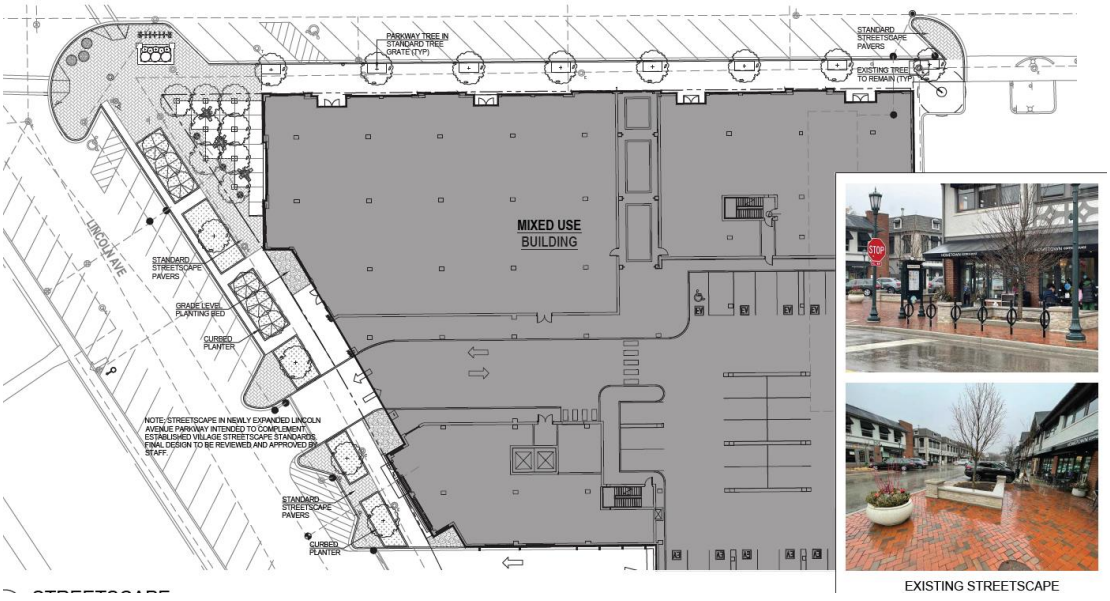



**Figure 15 – Preliminary Plan – Landscape Plan**

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

**Changes Since Council Concept Plan Review**

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

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

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

AL SCHEDULE ON PAGE 48

**Figure 16 – Preliminary Plan – South Elevation**

**Figure 17 – Preliminary Plan – East Elevation**

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

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

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

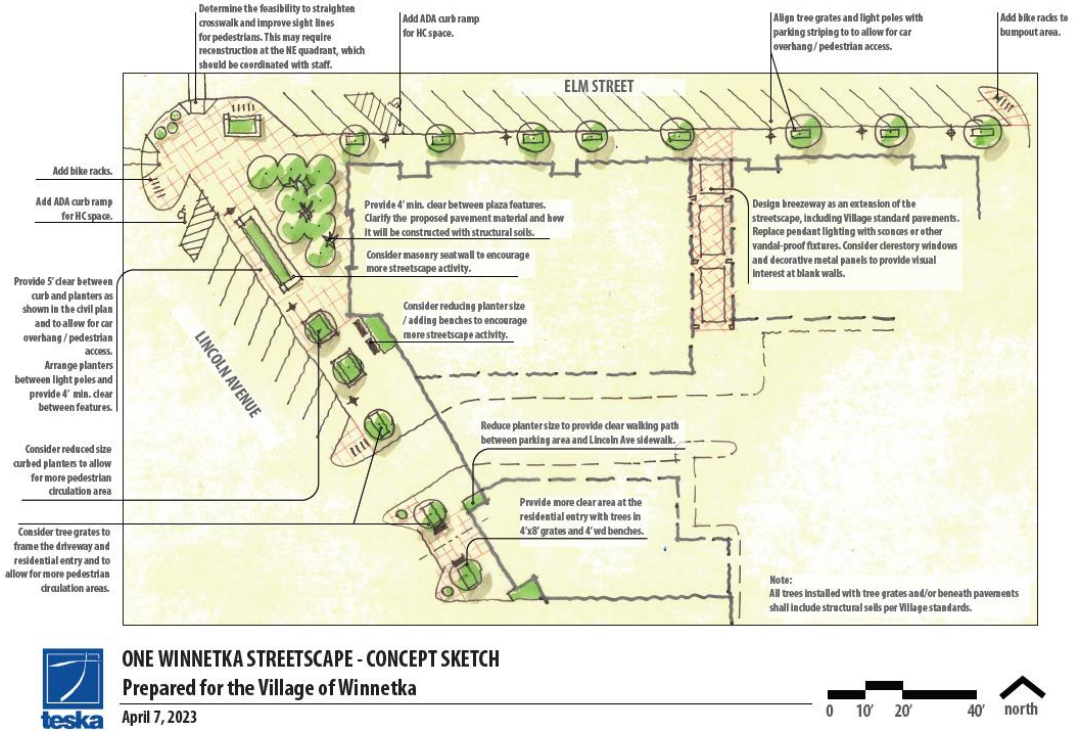



**Figure 18 – Initial Streetscape Refinement Comments by Village's Streetscape Consultant**

**VILLAGE STAFF REVIEW**

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

**CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS**

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

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

(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations (Note: Please refer to the early section "Property Description" in which the project consistency with the Comprehensive Plan is summarized).

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

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

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

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

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

**REQUIRED SUBDIVISION & ZONING RELIEF**

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

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

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

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

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

**RECOMMENDATION**

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

**After hearing from the Applicant and the public, the Board is asked to provide its initial thoughts and comments on the design of the building, signage, hardscape, and landscaping. The Board will then want to continue its further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board.**

**At a future meeting**, when the Board is prepared to make a formal recommendation, a Board member may want to make a motion such as the following:

> *Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, streetscape, and landscaping for the proposed mixed-use building on the Subject Property**, subject to the following conditions:*
>
> ***A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***
>
> *The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:*

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

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

**ATTACHMENTS**

Attachment A: Applicant's Preliminary Planned Development Plan Application Materials
~~Attachment B: January 17, 2023, Council Review of Concept Plan for the Subject Property~~
~~Attachment C: Design Review Guidelines Excerpts~~

Attachment A only includes Plan Sheets

# ONE WINNETKA

OKW Architects MDG ROMSPEN

**DRB & PDC PACKAGE**
APRIL 12, 2023

# SECTION 1: PLANNING

# PLANNED DEVELOPMENT STANDARDS

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

**Notes**

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

# SITE PLAN

## DEVELOPMENT SUMMARY

**SITE AREA:** 52,755 SF (1.21 ACRES) **ZONING DISTRICT:** C-2

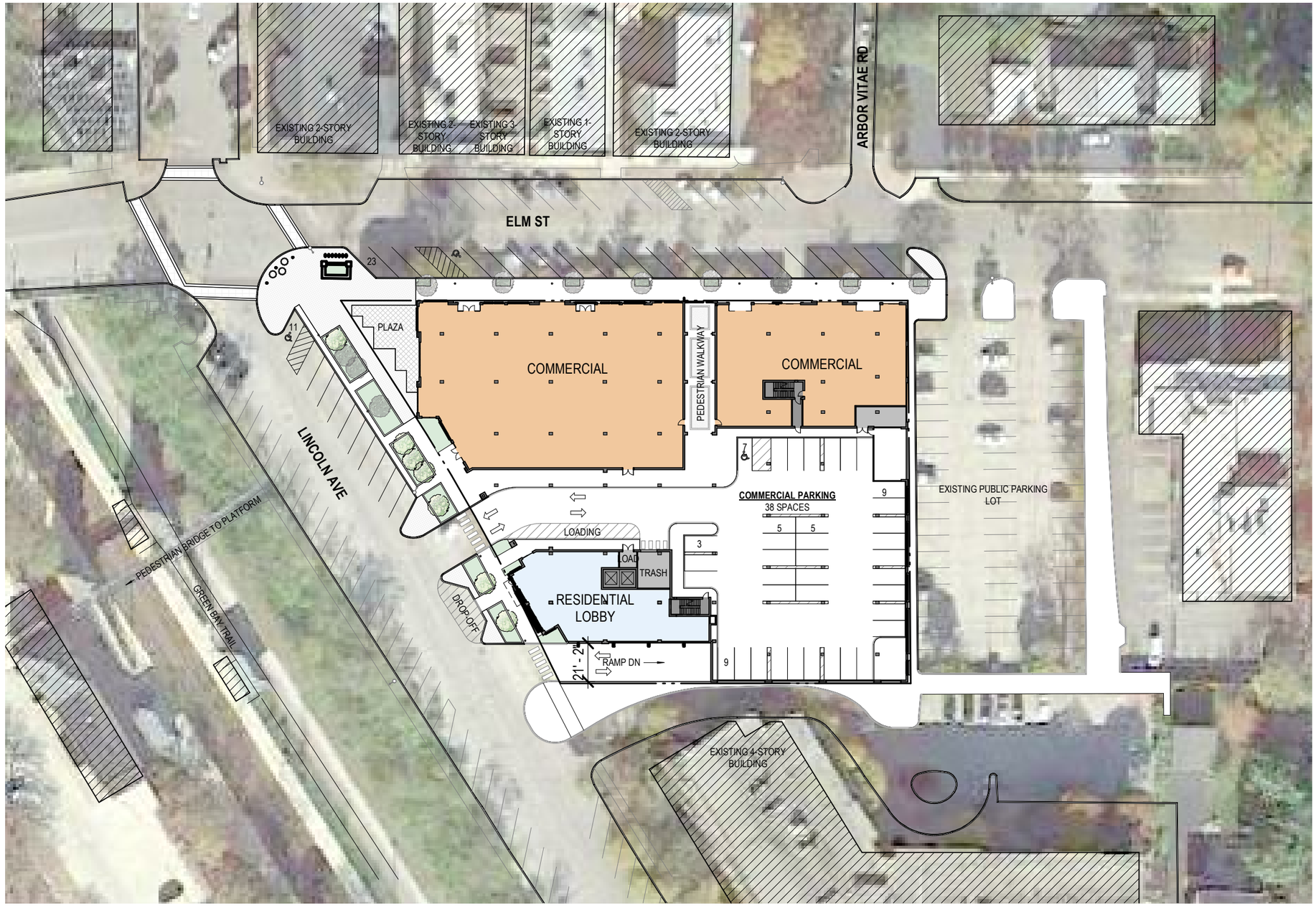
**BUILDING AREA**

| | GROSS | RENTABLE (RESIDENTIAL) | COMMERCIAL GFA | PARKING |
|---|---|---|---|---|
| LEVEL LL | 47,932 SF | -- | -- | 44,694 SF |
| LEVEL 01: | 46,769 SF | -- | 17,796 SF | 22,056 SF |
| LEVEL 02: | 36,508 SF | 28,927 SF | -- | -- |
| LEVEL 03: | 36,440 SF | 31,335 SF | -- | -- |
| LEVEL 04: | 29,370 SF | 24,937 SF | -- | -- |
| **TOTAL:** | **197,019 SF** | **85,199 SF** | **17,796 SF** | **66,750 SF** |

AVERAGE UNIT SIZE: +/- 1,426 SF

**PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LOWER LEVEL | 116 | | |
| GROUND LEVEL | | 38 | |
| TOTAL PROVIDED | 116 | 38 | 154 |
| RATIO | 1.9/UNIT | 1.85/1,000 SF | |




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


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


N

MDG

ROMSPEN

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

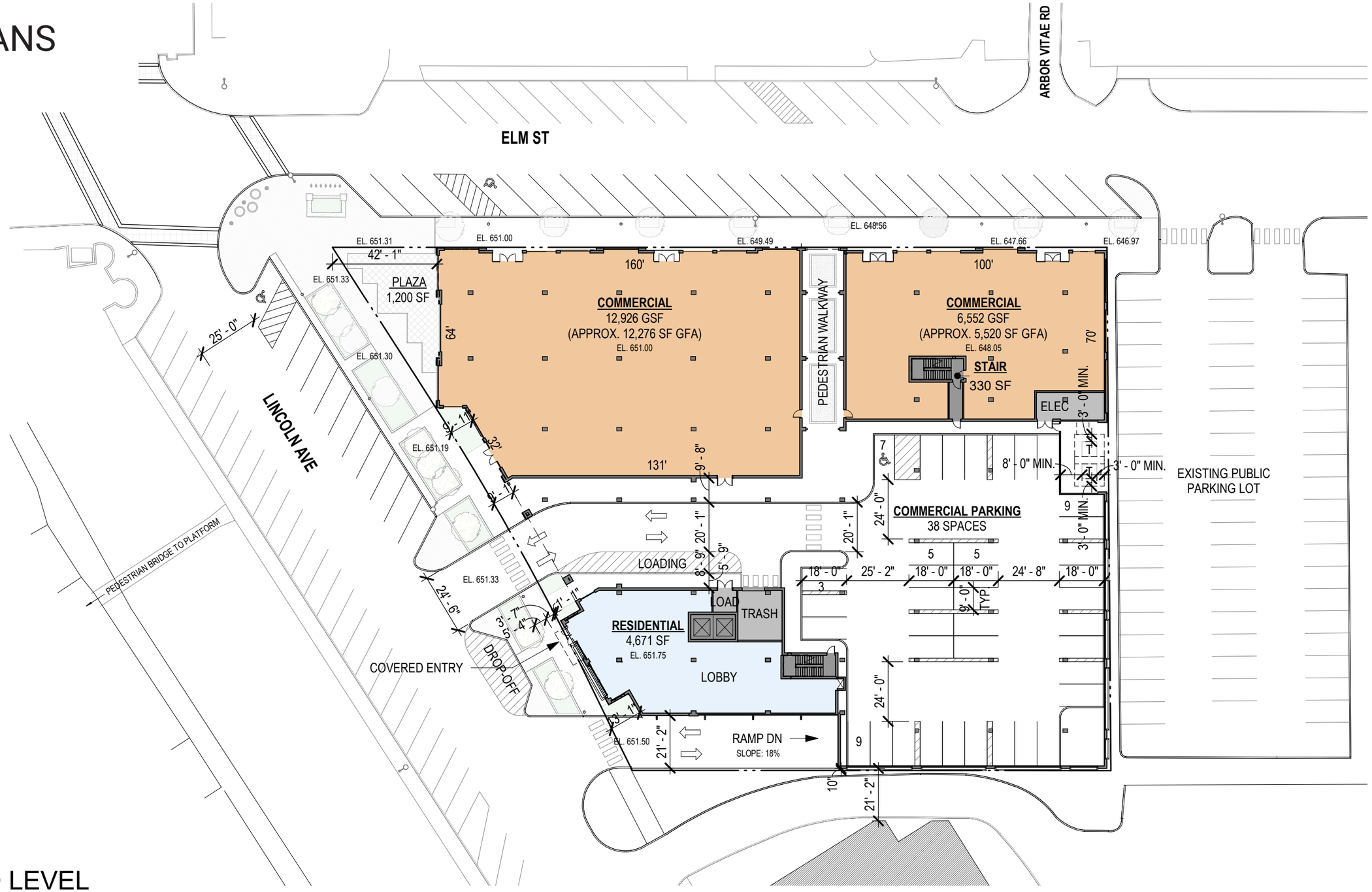
# FLOOR PLANS

**REQUIRED EXCEPTIONS**

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

**SPECIAL USE REQUIRED**

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




## 1 GROUND LEVEL

SCALE: 1" = 40'-0"


OKW Architects

**OKW ARCHITECTS**
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Chicago, IL 60661


N

MDG

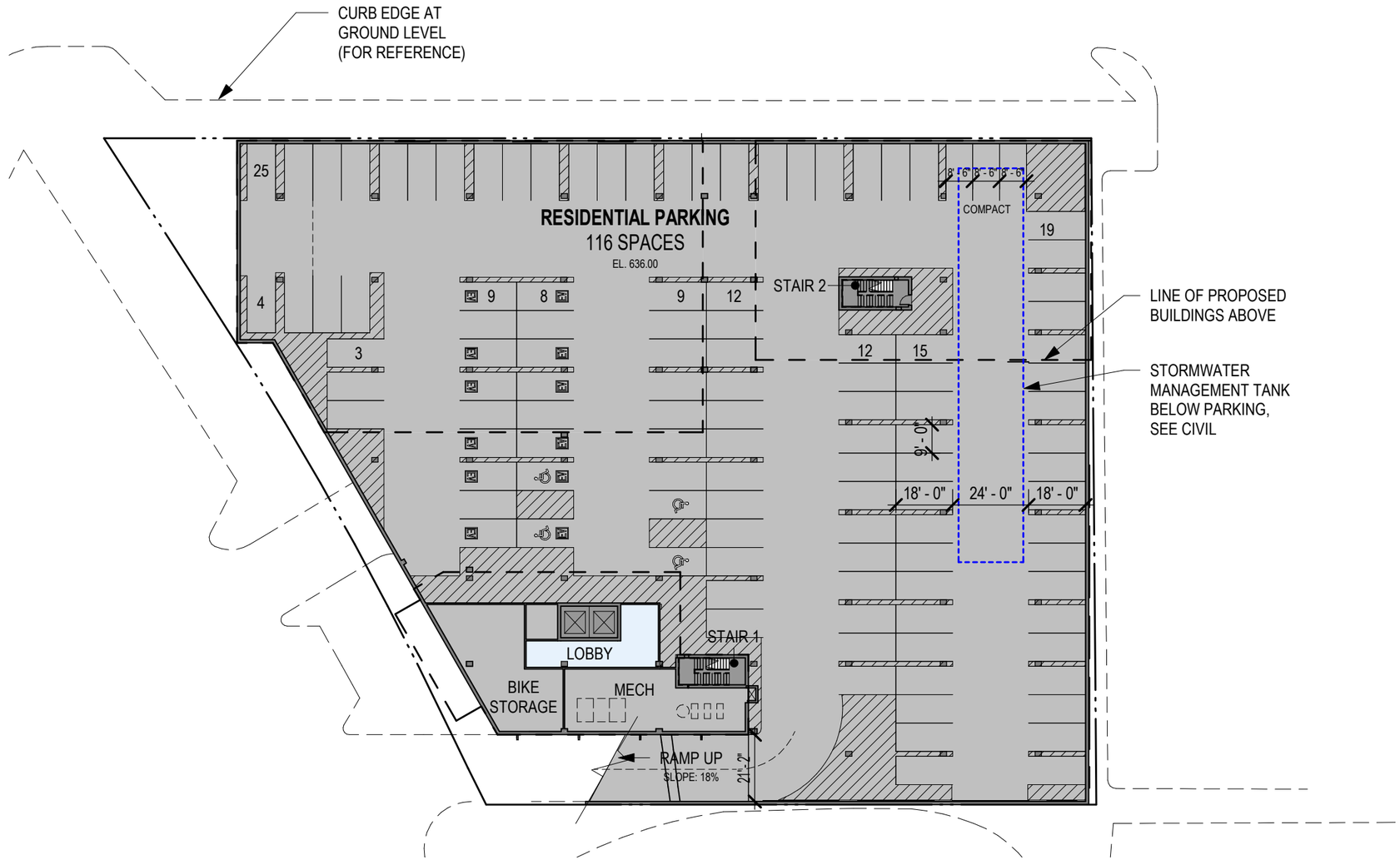
ROMSPEN

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

# FLOOR PLANS

**REQUIRED EXCEPTIONS**

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




1 LOWER LEVEL

SCALE: 1" = 40'-0"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# FLOOR PLANS

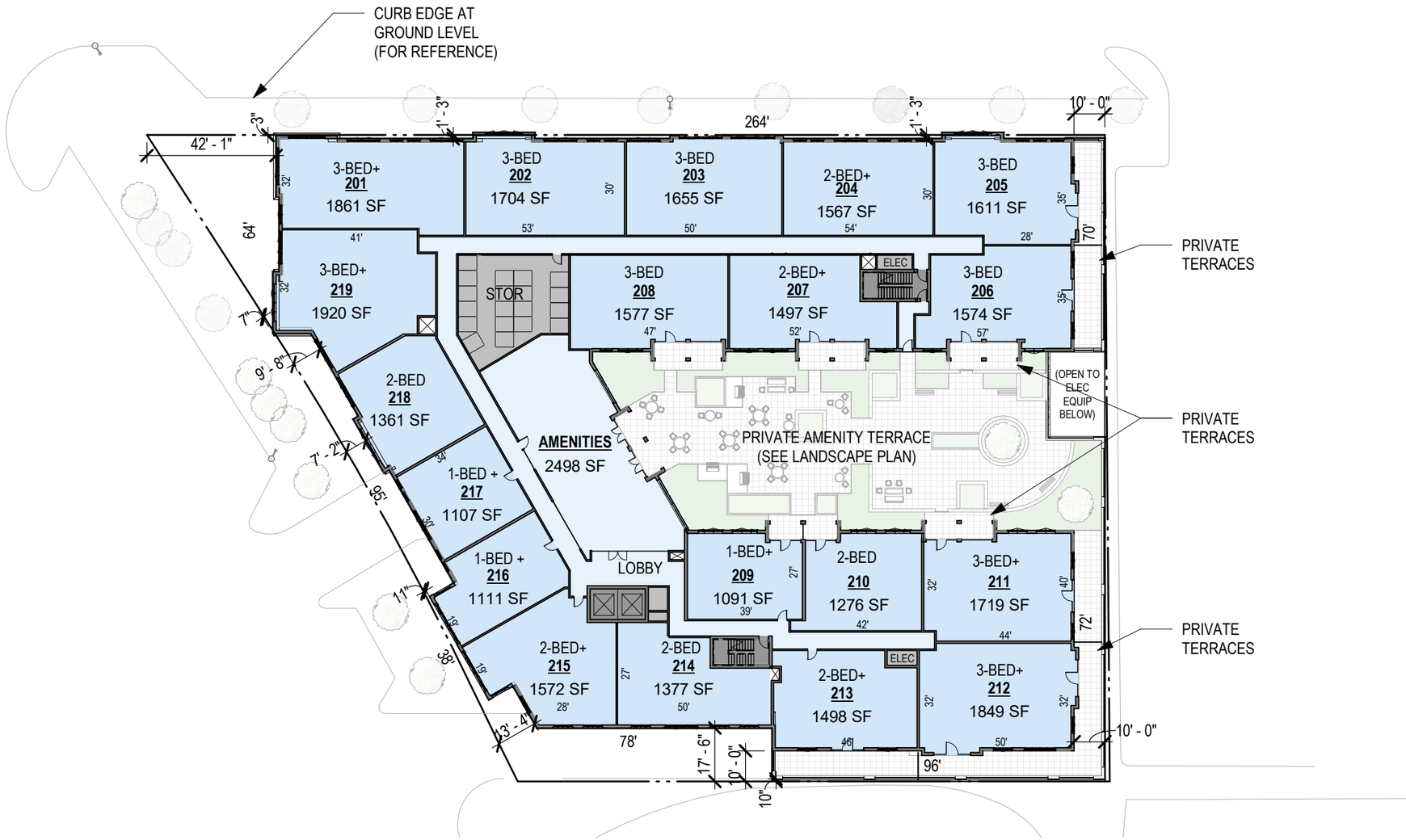
| UNIT MATRIX | | | | | | |
|---|---|---|---|---|---|---|
| | 1 BED+ | 2 BED | 2 BED + | 3 BED | 3 BED + | TOTALS |
| LEVEL 2 | 3 | 3 | 4 | 5 | 4 | 19 |
| LEVEL 3 | 4 | 4 | 4 | 4 | 5 | 21 |
| LEVEL 4 | 2 | 12 | 3 | 1 | 1 | 19 |
| TOTALS | 9 | 19 | 11 | 10 | 10 | 59 |

**REQUIRED EXCEPTION**

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

**LICENSE AGREEMENT REQUIRED**

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




## 1 LEVEL 2 - 36,508 SF (GROSS) - 19 UNITS (28,927 SF RENTABLE)

SCALE: 1" = 40'-0"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# FLOOR PLANS

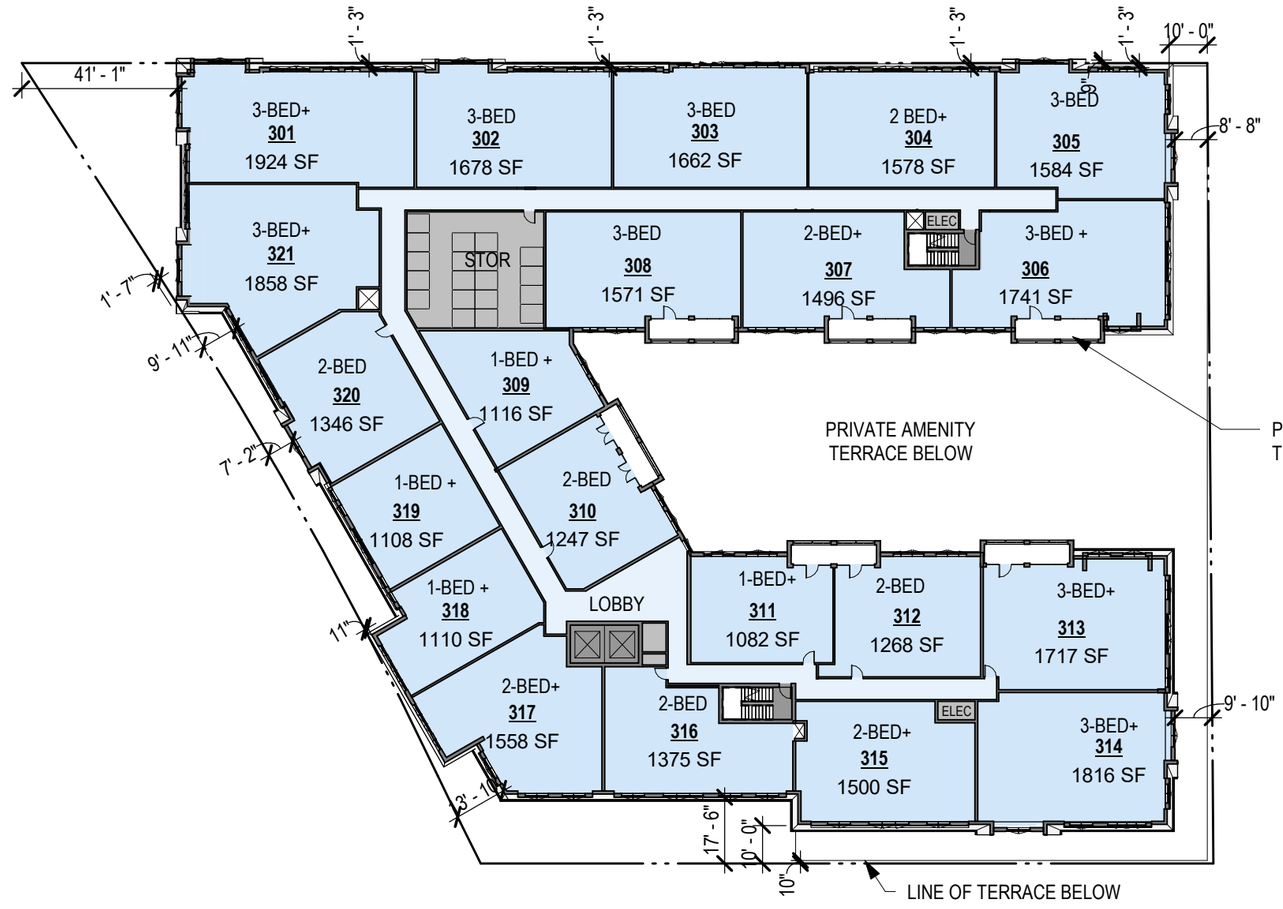
| UNIT MATRIX | | | | | | |
|---|---|---|---|---|---|---|
| | 1 BED+ | 2 BED | 2 BED + | 3 BED | 3 BED + | TOTALS |
| LEVEL 2 | 3 | 3 | 4 | 5 | 4 | 19 |
| LEVEL 3 | 4 | 4 | 4 | 4 | 5 | 21 |
| LEVEL 4 | 2 | 12 | 3 | 1 | 1 | 19 |
| TOTALS | 9 | 19 | 11 | 10 | 10 | 59 |

**REQUIRED EXCEPTION**

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

**LICENSE AGREEMENT REQUIRED**

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




## 1 LEVEL 3 - 36,440 SF (GROSS) - 21 UNITS (31,335 SF RENTABLE)

SCALE: 1" = 40'-0"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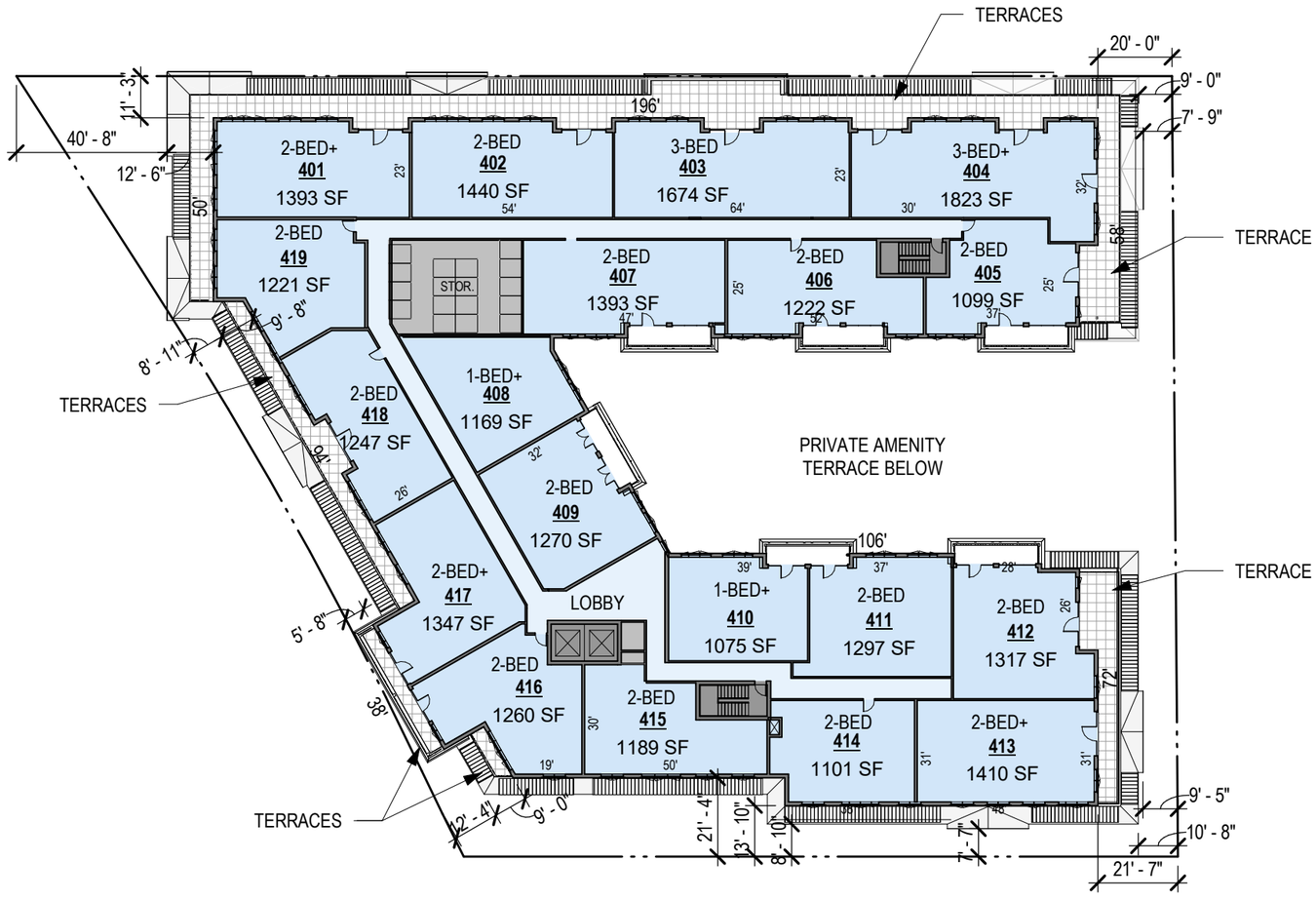
# FLOOR PLANS

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

**REQUIRED EXCEPTION**

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




## 1 LEVEL 4 - 29,370 SF (GROSS) - 19 UNITS (24,937 SF RENTABLE)

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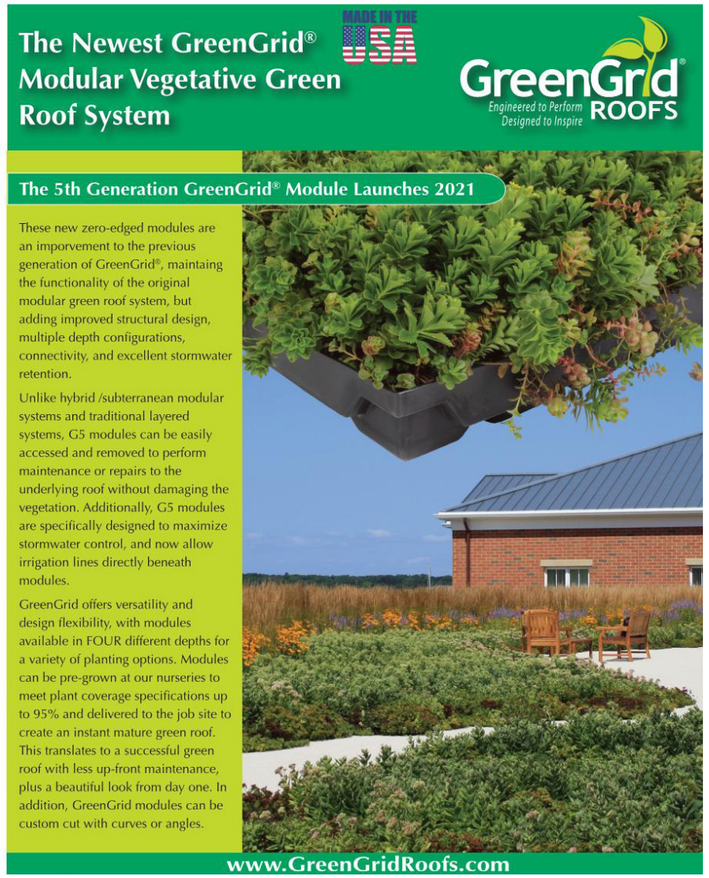
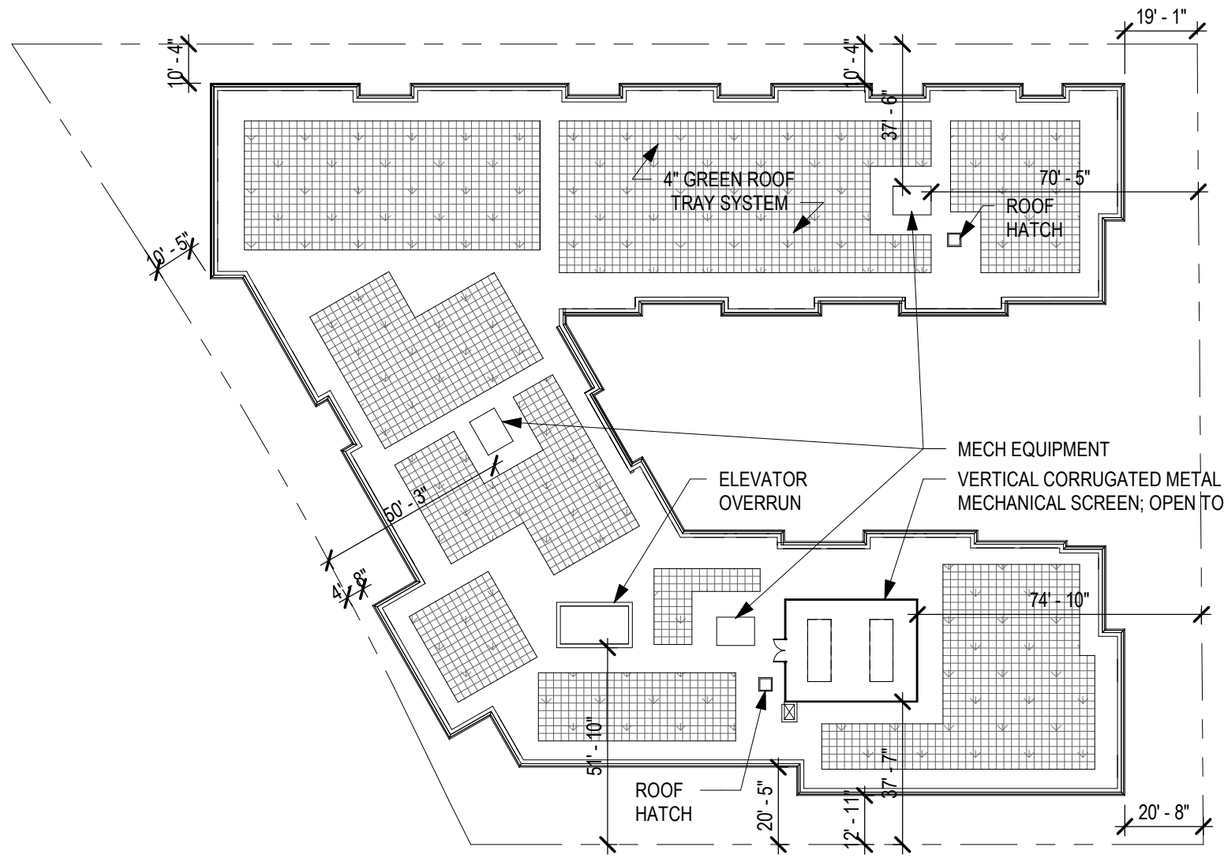
# ROOF PLAN

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




1 ROOF PLAN
SCALE: 1" = 40'-0"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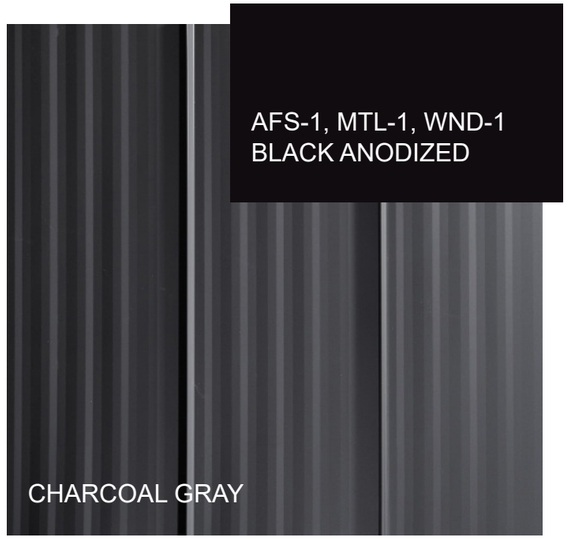
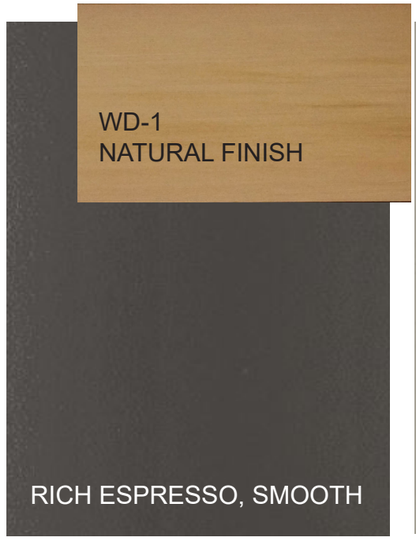
# SECTION 2: ELEVATIONS, MATERIALS & DIAGRAMS

# BUILDING MATERIALS




**RF-2 STANDING SEAM METAL ROOF**

**RF-1 ASPHALT SHINGLE ROOF**



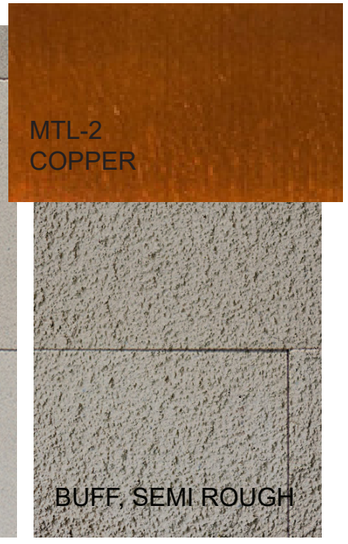

**FC-1 FIBER CEMENT**

**FC-2 FIBER CEMENT**

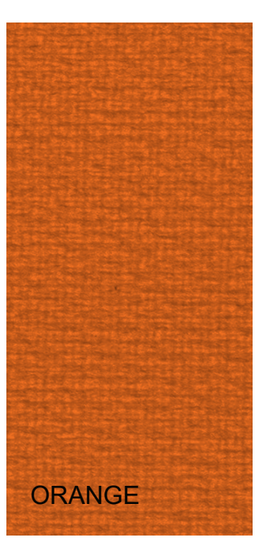
**FC-3 FIBER CEMENT**

**FB-1 FACE BRICK, MODULAR**

**CS-1 CAST STONE**




**CS-2 CAST STONE**




**FAB-1 FABRIC**

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



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# ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 48

## 2 LINCOLN AVE ELEVATION (WEST)

SCALE: 1" = 20'-0"

## 1 ELM STREET ELEVATION (NORTH)

SCALE: 1" = 20'-0"


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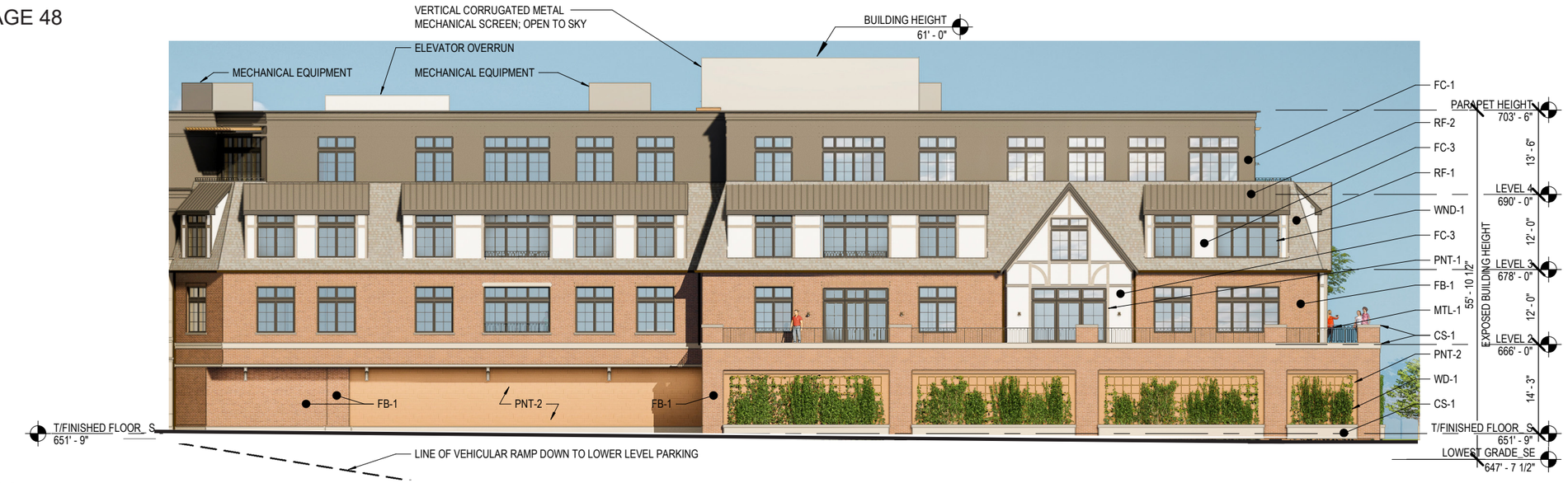
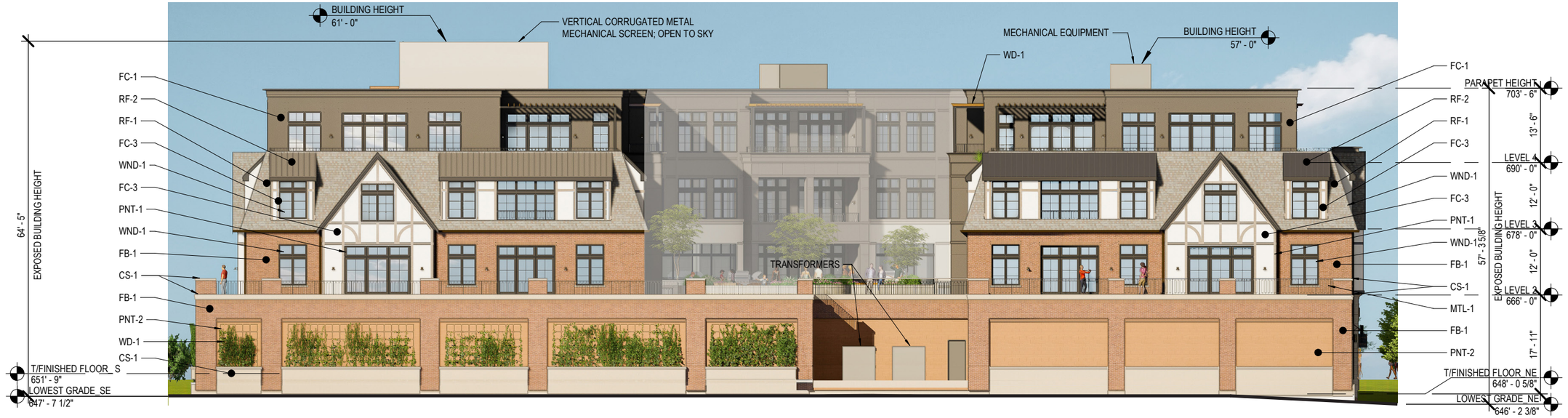
# ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 48




## 2 SOUTH ELEVATION

SCALE: 1" = 20'-0"




## 1 EAST ELEVATION

SCALE: 1" = 20'-0"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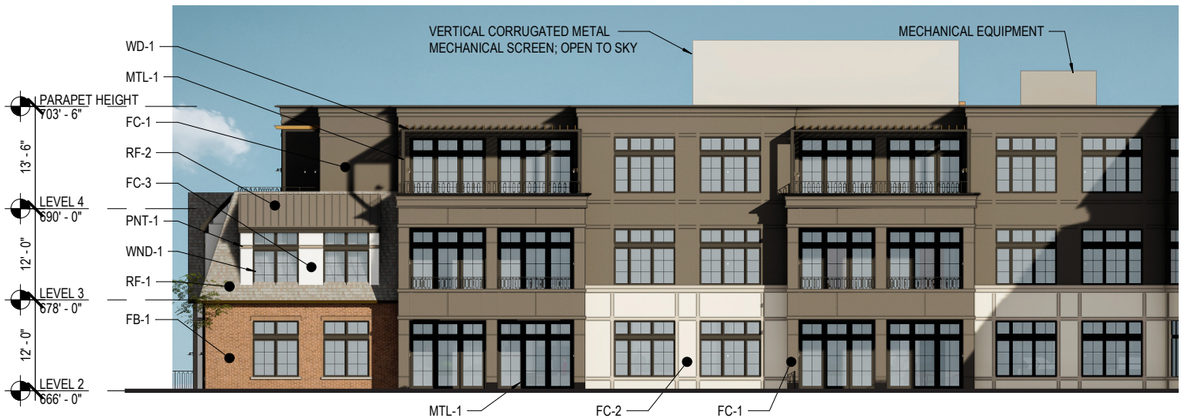
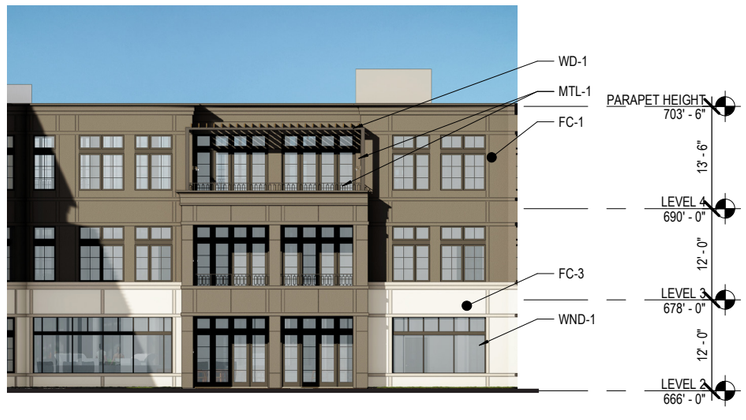
# PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 48




3 AMENITY TERRACE - NORTH ELEVATION

SCALE: 1" = 20'-0"




2 AMENITY TERRACE - EAST ELEVATION

SCALE: 1" = 20'-0"

1 AMENITY TERRACE - SOUTH ELEVATION

SCALE: 1" = 20'-0"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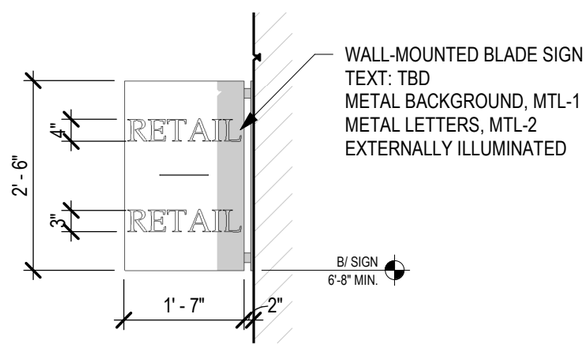
# ENLARGED ELEVATIONS

ENLARGED ELEVATION AT BREEZEWAY PORTAL

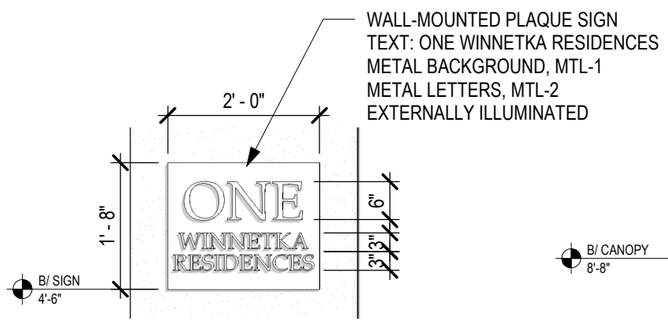
# ENLARGED ELEVATIONS

ENLARGED ELEVATION AT RESIDENTIAL ENTRY

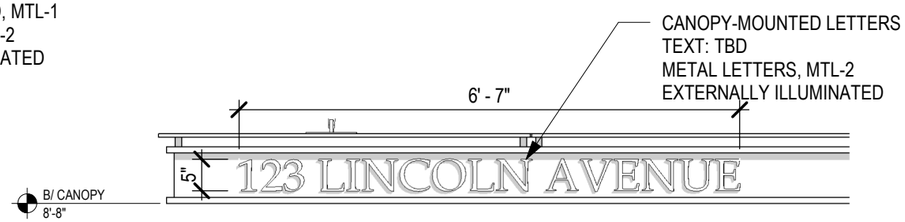
# SIGN ELEVATIONS



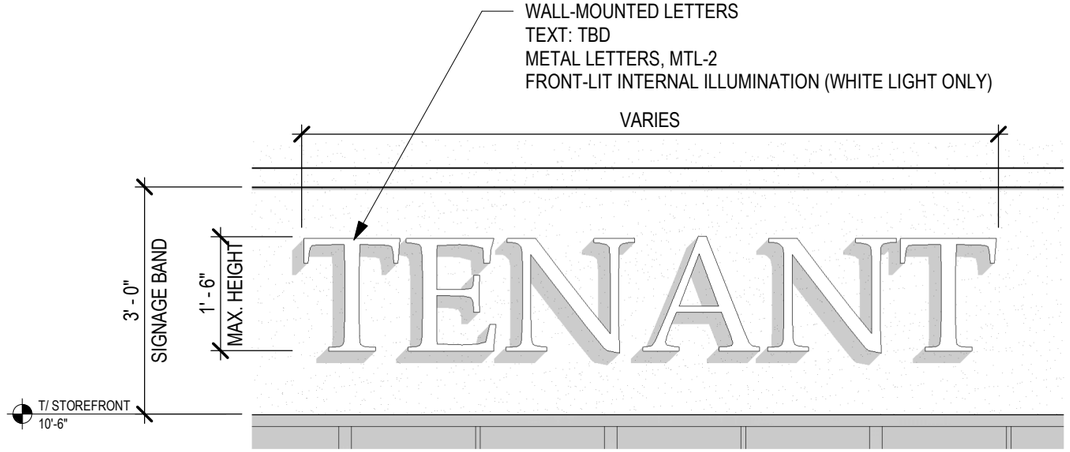

5 SIGN ELEVATION - BLADE
SCALE: 1/2" = 1'-0"



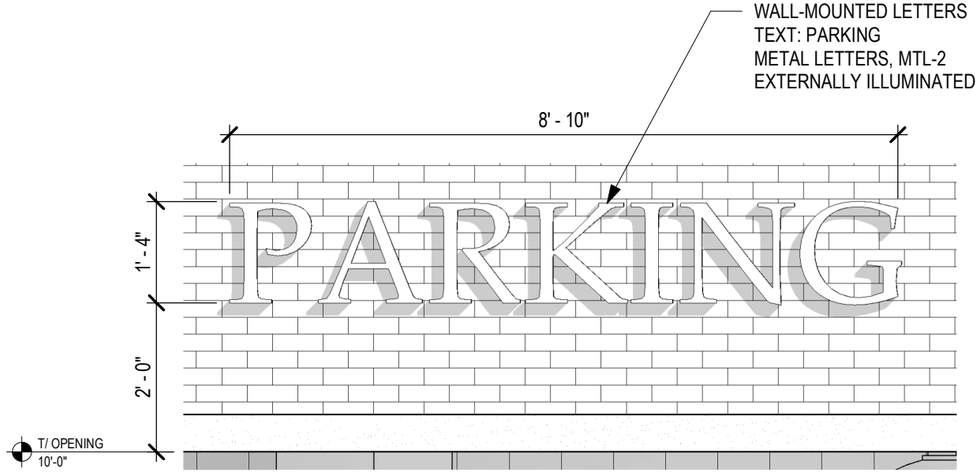

4 SIGN ELEVATION - RESI
SCALE: 1/2" = 1'-0"




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




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




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

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# STREETSCAPE ELEVATIONS

2 STREET ELEVATION - LINCOLN

SCALE: 1" = 40'-0"

1 STREET ELEVATION - ELM

SCALE: 1" = 40'-0"

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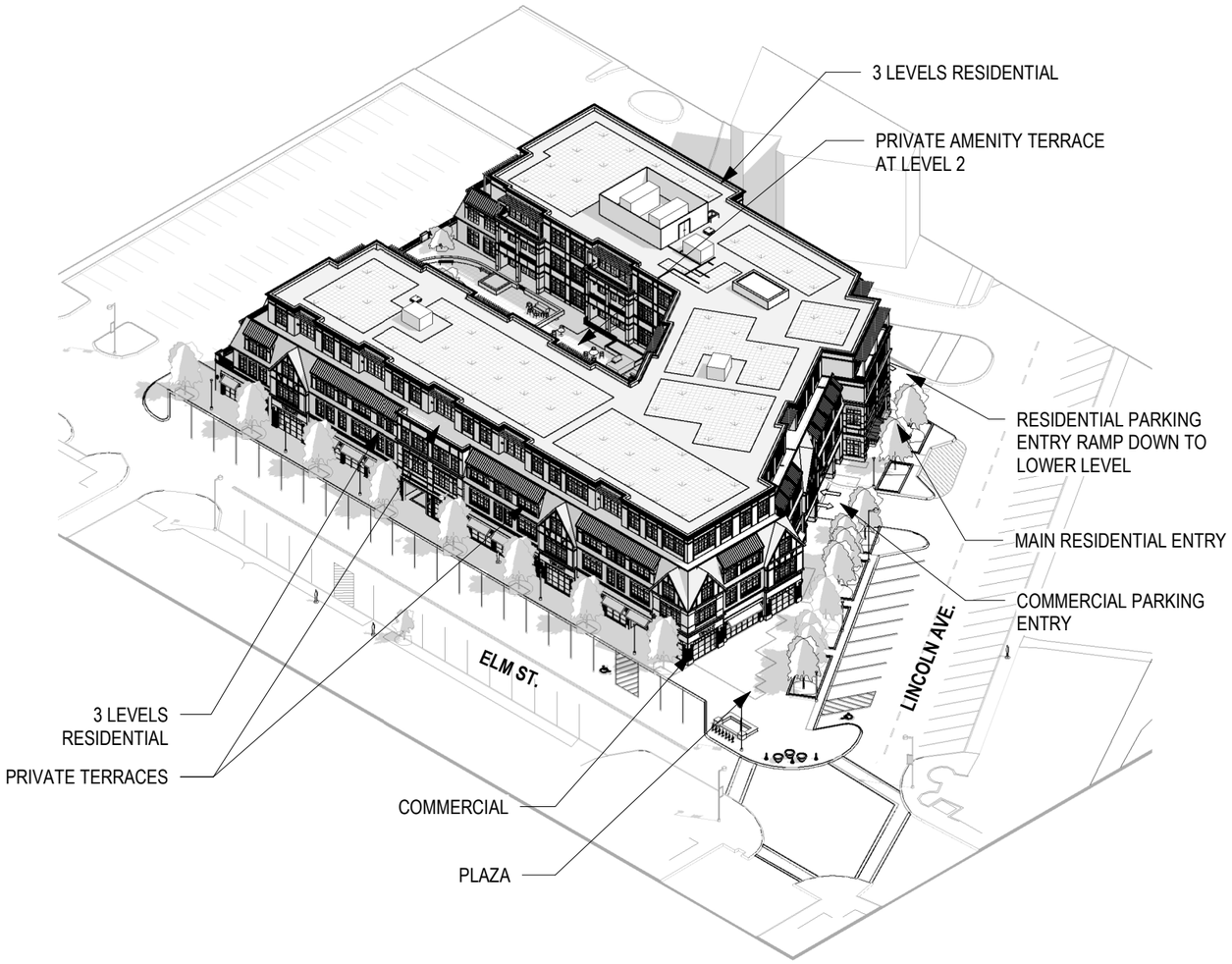
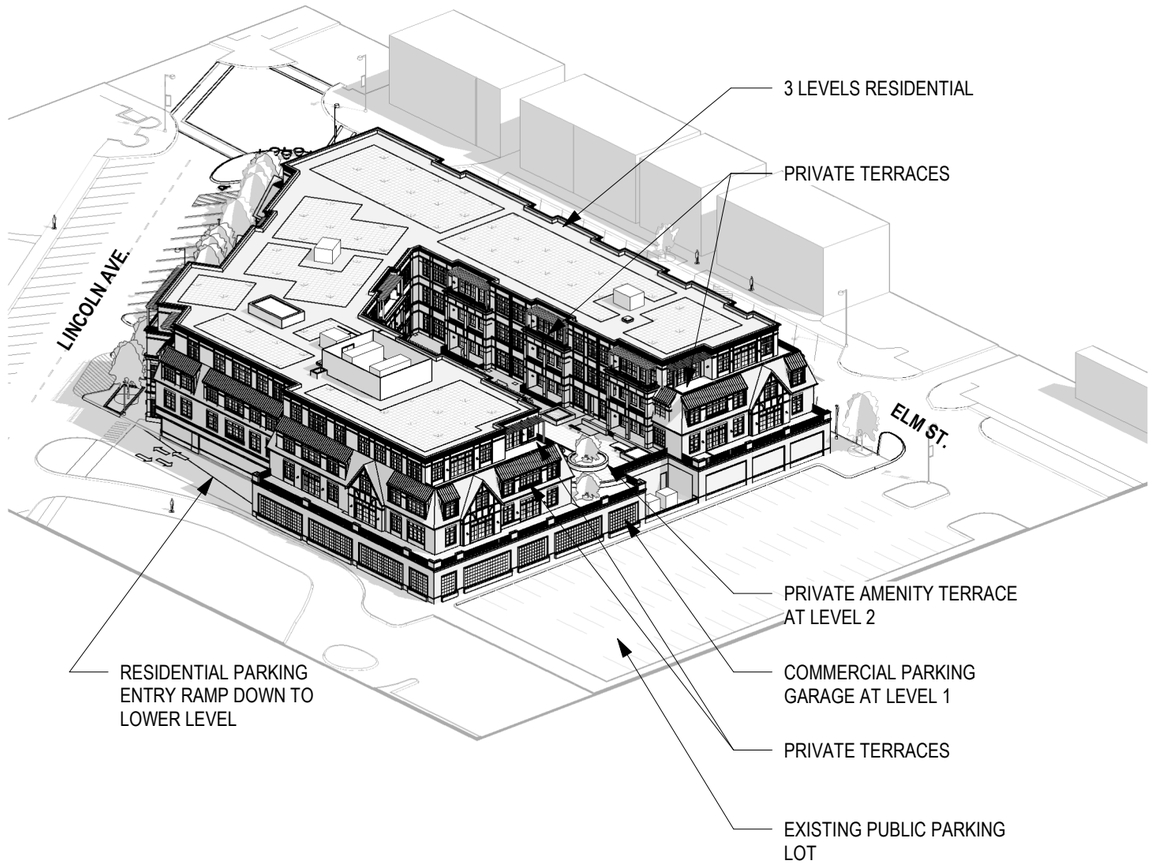
# AXONOMETRIC DIAGRAMS




## 1 AXONOMETRIC - NORTHWEST

SCALE:




## 2 AXONOMETRIC - SOUTHEAST

SCALE:

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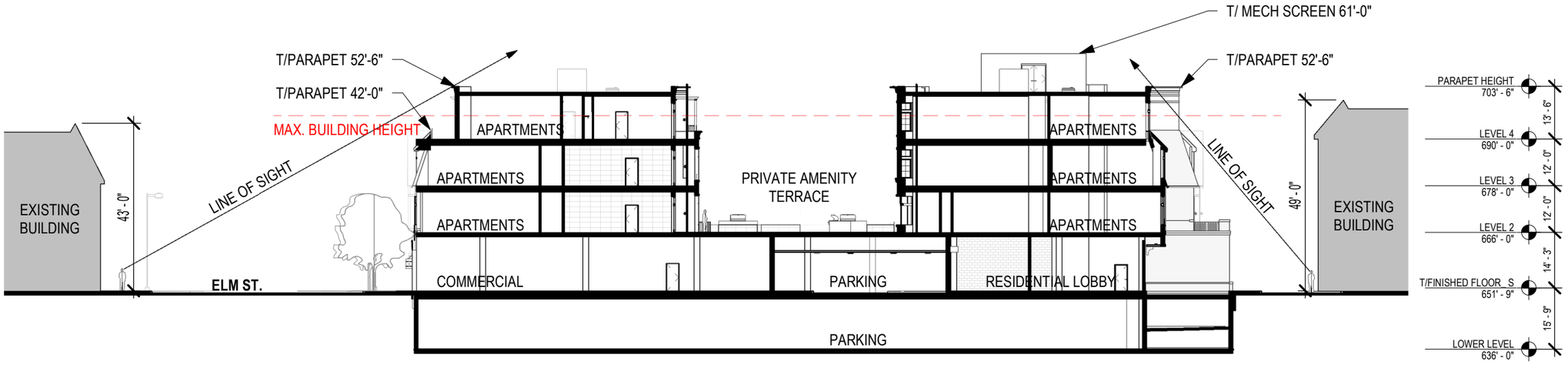
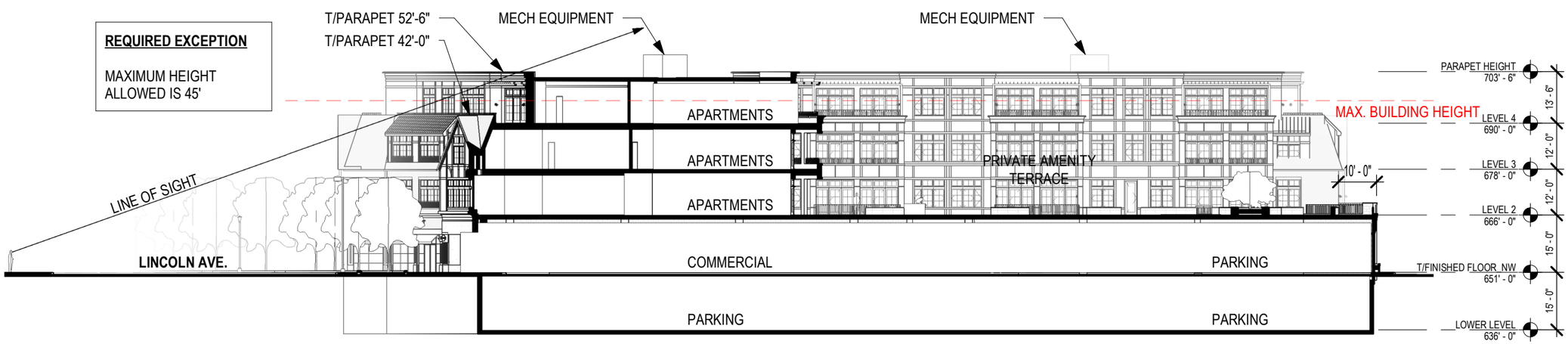
# SITE SECTIONS




1 TRANSVERSE SECTION - FACING EAST

SCALE: 1" = 30'-0"




2 LONGITUDINAL SECTION - FACING NORTH

SCALE: 1" = 30'-0"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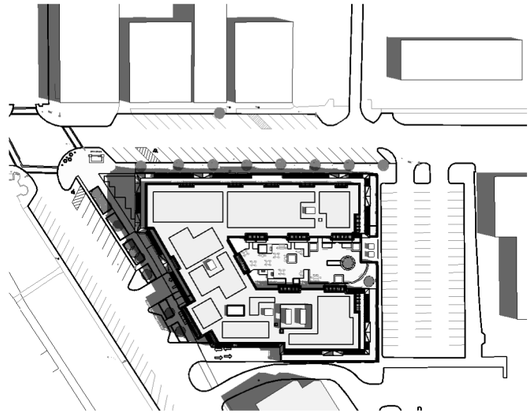
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

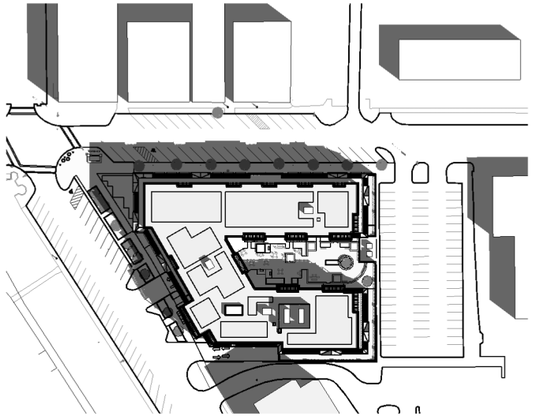
# SHADOW STUDY

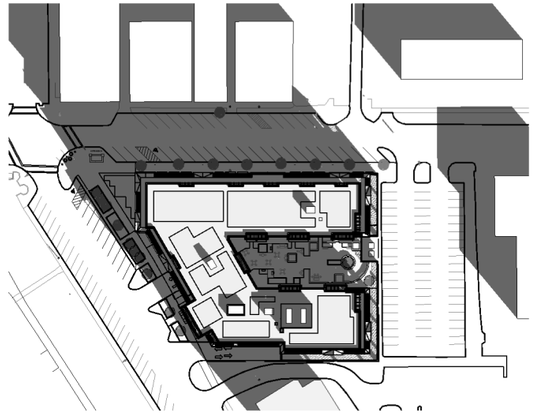
9:00 AM

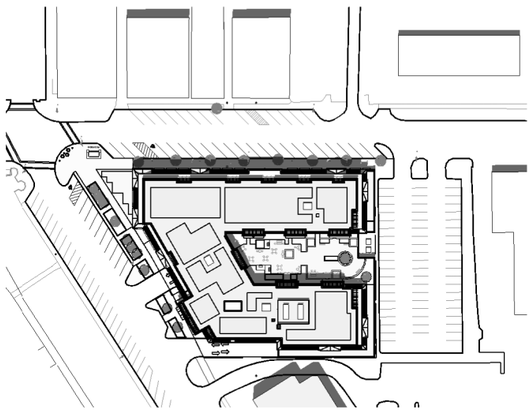
12:00 PM

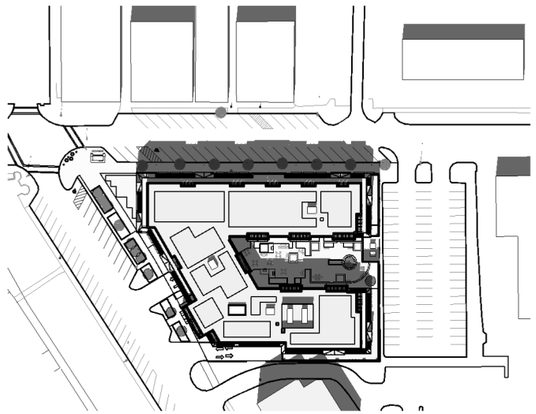
3:00 PM

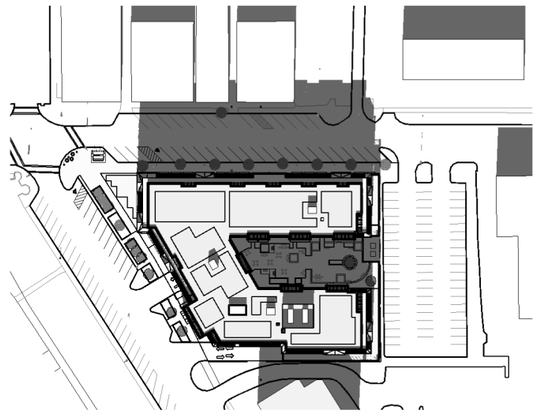


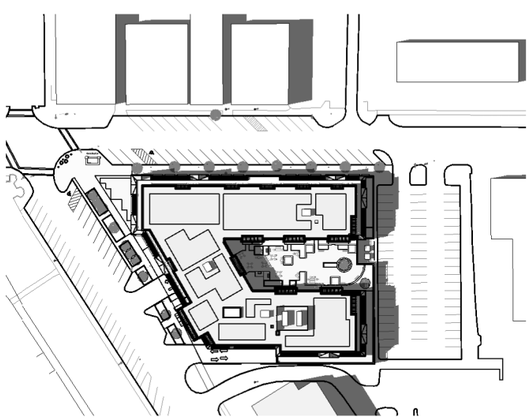


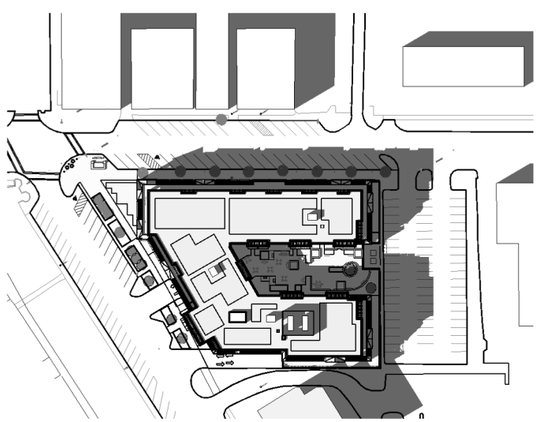


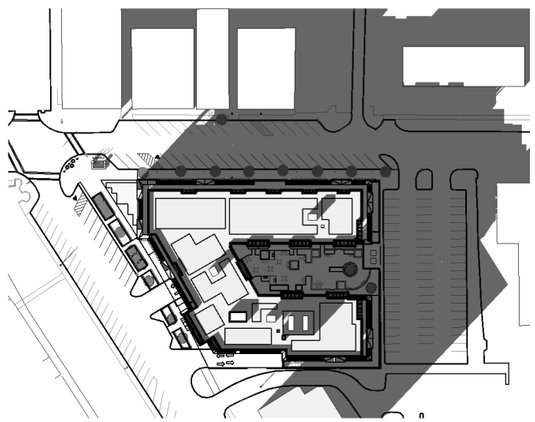












SUMMER SOLSTICE

SPRING/FALL EQUINOX

WINTER SOLSTICE

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# SECTION 3: RENDERINGS

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

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

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

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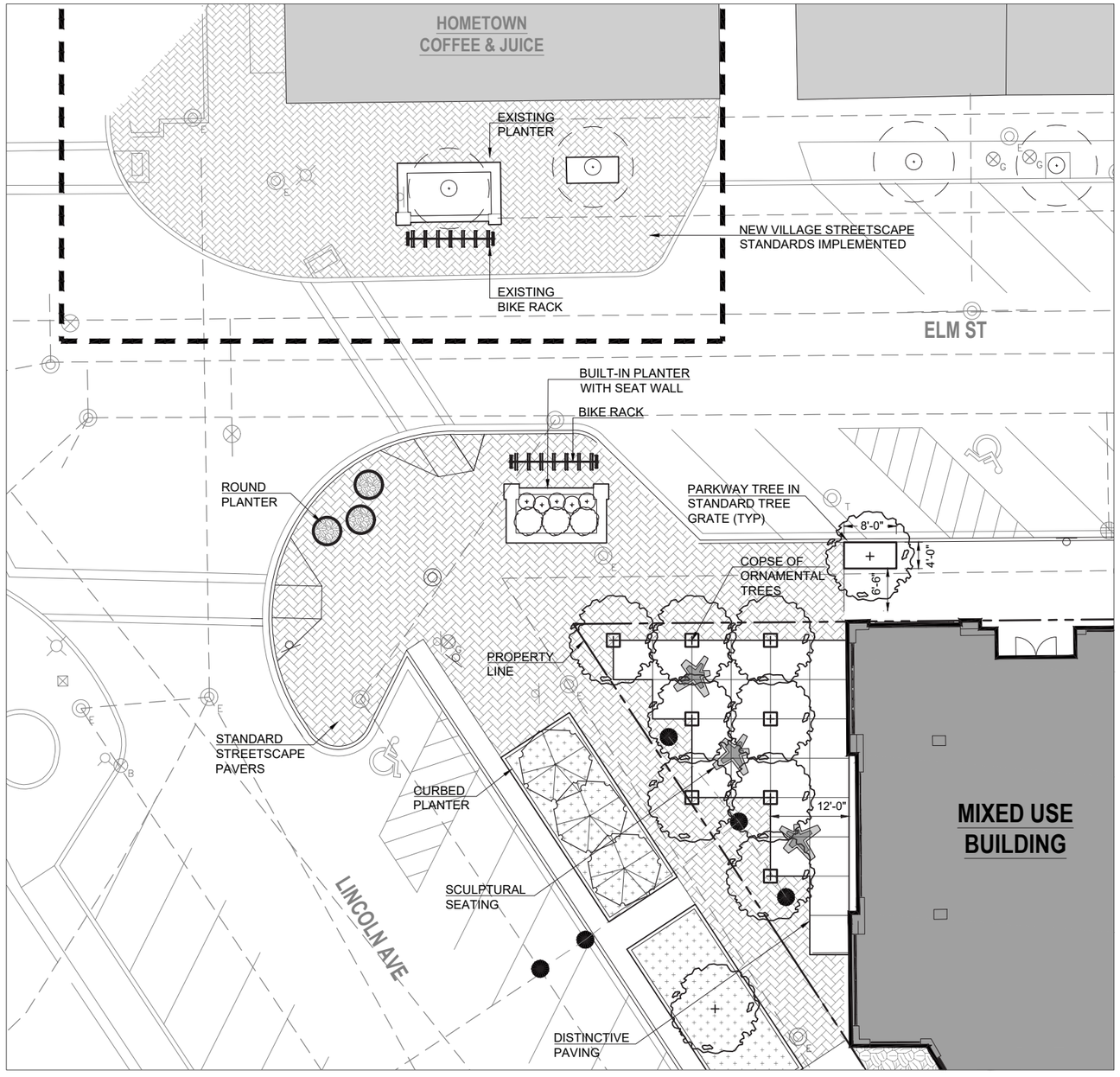
# THREE-DIMENSIONAL RENDERING
## VIEW AT PRIVATE AMENITY TERRACE - FACING NORTHWEST

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

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

# SECTION 4: LANDSCAPE & LIGHTING

# LANDSCAPE PLAN - PLAZA



EXAMPLE PLAZA SCHEME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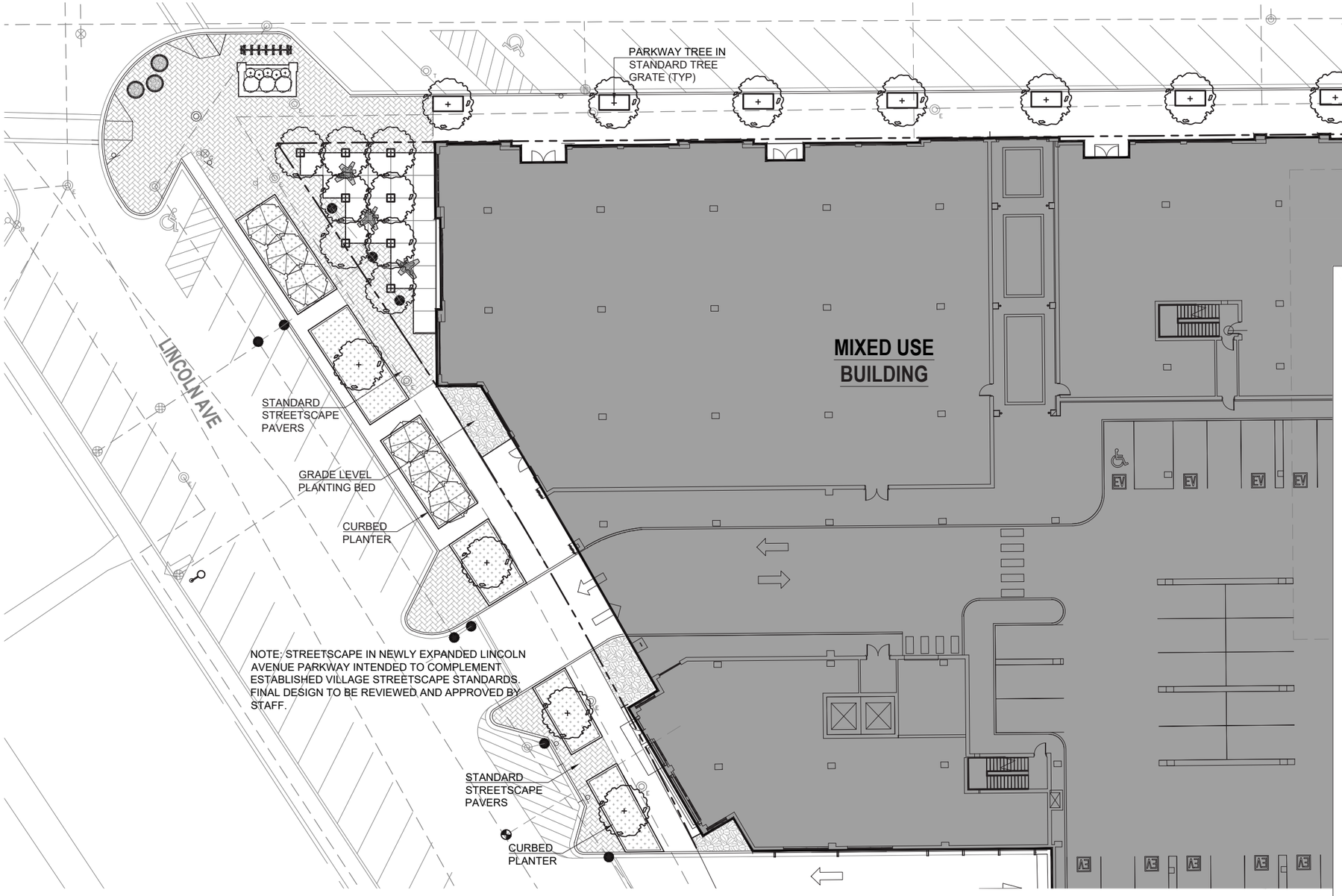
# LANDSCAPE PLAN - STREETSCAPE



EXISTING STREETSCAPE

1 STREETSCAPE
SCALE: 1" = 30'-0"

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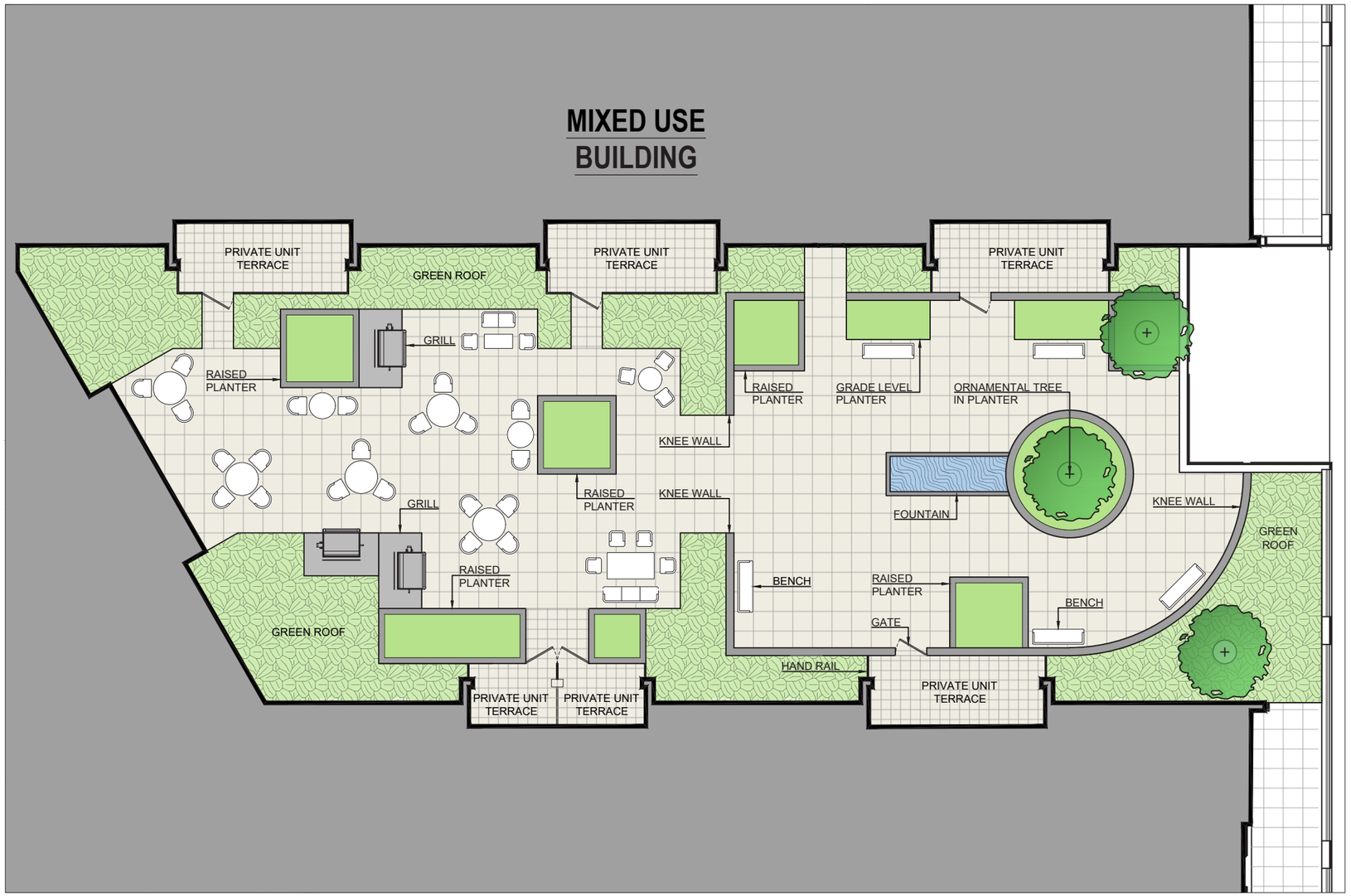
# LANDSCAPE PLAN - PRIVATE AMENITY TERRACE




1 SECOND STORY AMENITY TERRACE

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

EXAMPLE TERRACE SCHEME

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

N

KT landscape architecture

MDG

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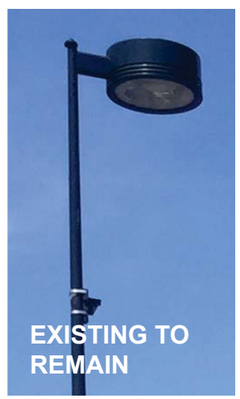
# EXTERIOR LIGHTING - GROUND LEVEL

L4
(MATCH EXIST.)

W3 / W3A



EXISTING TO REMAIN

L1
(MATCH EXIST.)

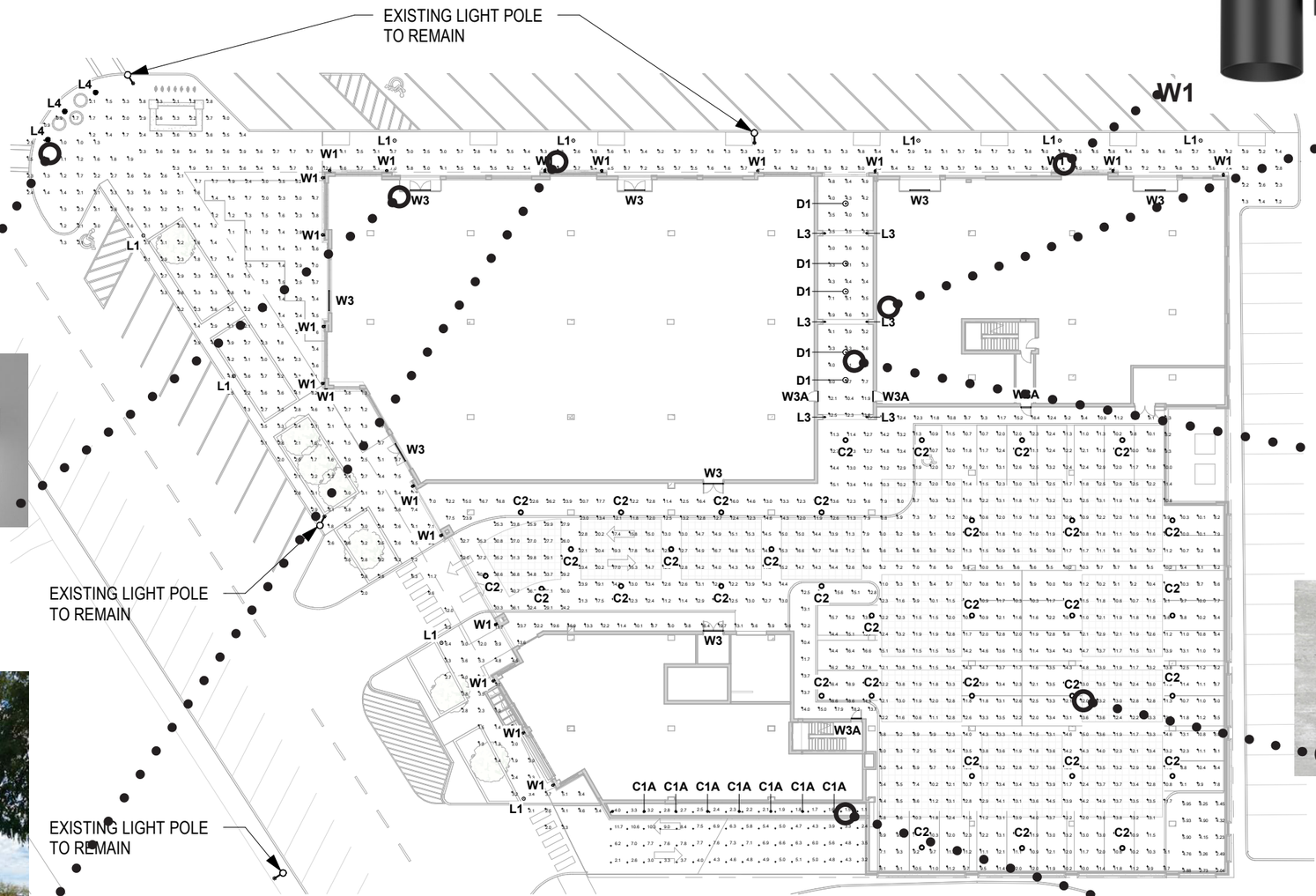
W1

L3

D1

C2 / C2A

C1A




1 GROUND LEVEL EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"


OKW Architects

**OKW ARCHITECTS**
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N

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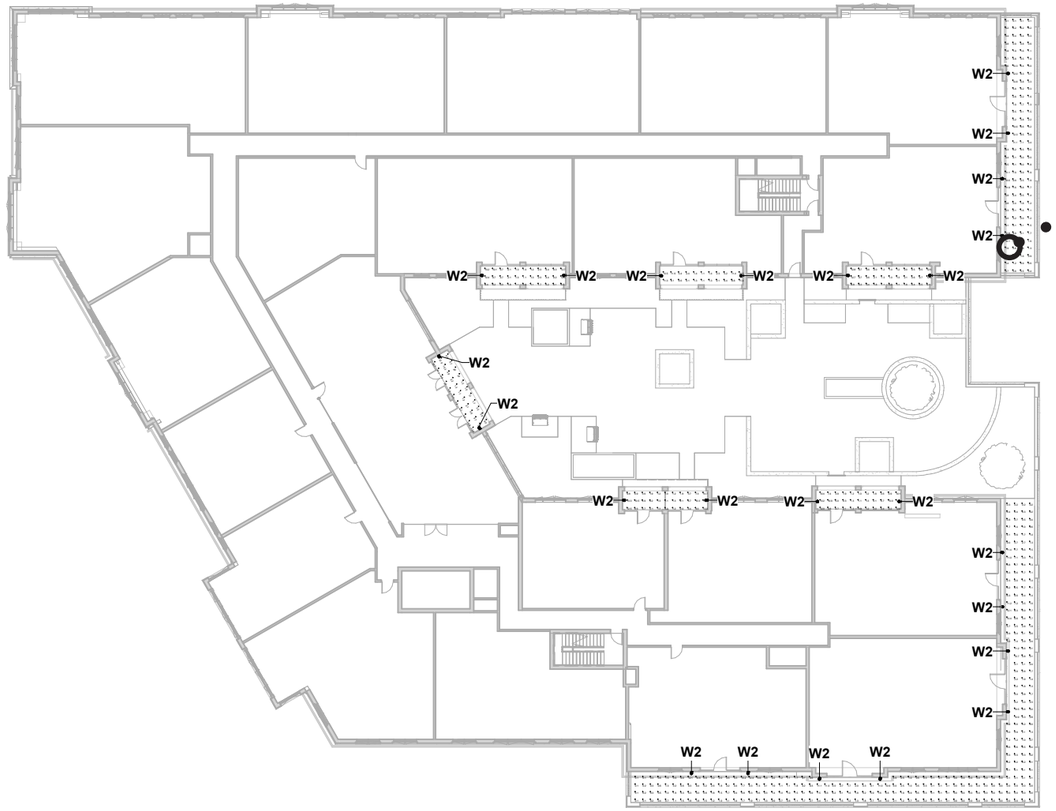
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
April 12, 2023 Project #: 21077

# EXTERIOR LIGHTING - LEVEL 2



1 LEVEL 2 EXTERIOR LIGHTING PLAN

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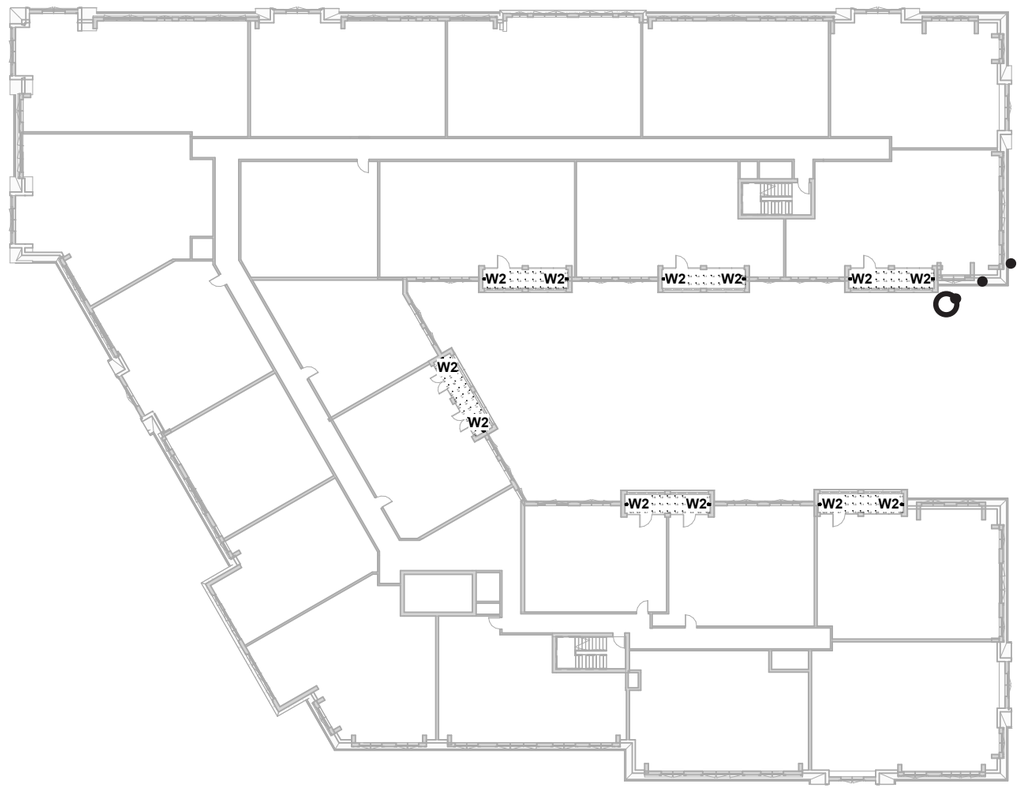
# EXTERIOR LIGHTING - LEVEL 3

W2




1 LEVEL 3 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"


OKW Architects

**OKW ARCHITECTS**
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Chicago, IL 60661

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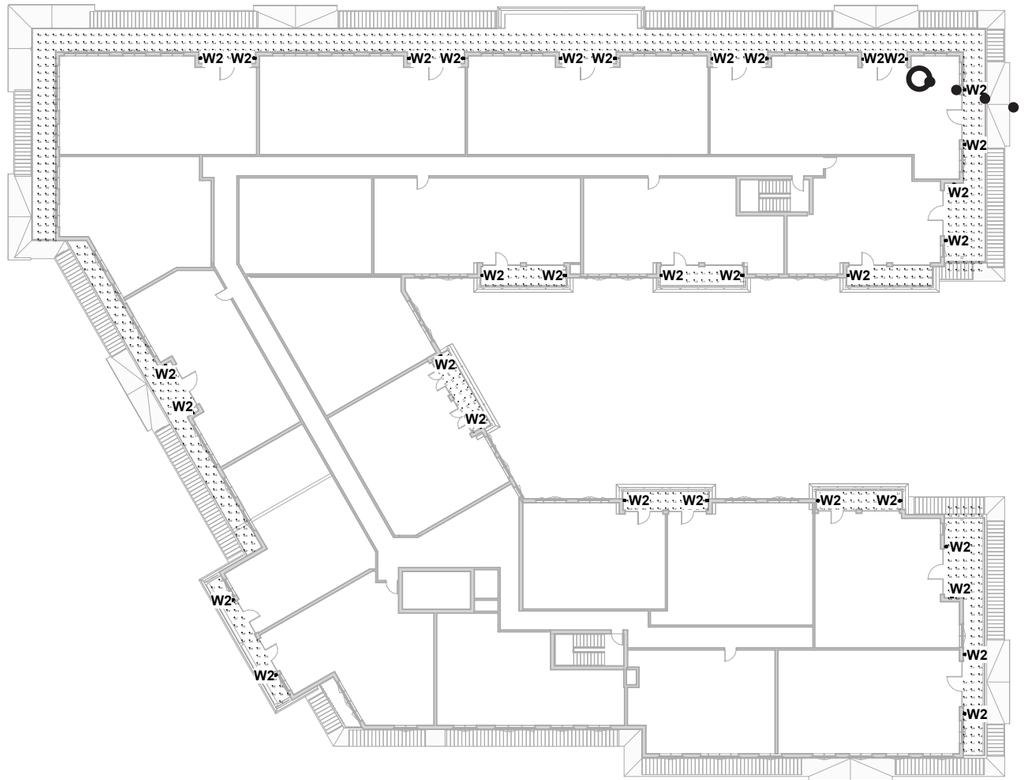
# EXTERIOR LIGHTING - LEVEL 4

W2




1 LEVEL 4 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

OKW Architects

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

N

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# EXTERIOR LIGHTING - LUMINAIRE SCHEDULE

C1A

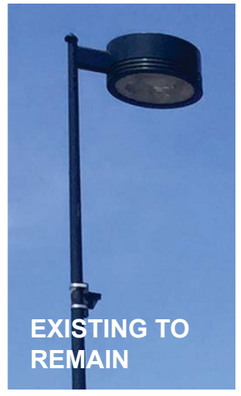
C2 / C2A

D1

L3

W1

L1
(MATCH EXIST.)



EXISTING TO
REMAIN

L4
(MATCH EXIST.)

W2

W3 / W3A

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

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

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

# SECTION 5: SITE ENGINEERING

# GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005532

*PROFESSIONAL LAND SURVEYORS*

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


# ALTA / NSPS Land Title Survey

PARCEL 1:
THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING, THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTH WEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT FROM KATHARINE ROACH JACKSON AND HER HUSBAND TO AYRES BOAL, JR., AS TRUSTEE UNDER LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965596 AND FILED IN REGISTRAR OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1950 AS DOCUMENT LR1329741 FOR LIGHT AND AIR AND FOR INGRESS AND EGRESS FOR PEDESTRIAN USE ONLY (INCLUDING RIGHT TO OPEN WINDOWS IN ANY PRESENT OR FUTURE WALLS ON GRANTEE'S PROPERTY ADJOINING) OVER THAT PORTION OF LOT 1 AND AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID PORTION OF LOT 1 DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION OF PARTS OF BLOCKS 24 AND 25 OF WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON EAST LINE OF LOT 1, 1.31 FEET SOUTH OF SOUTH LINE OF ELM STREET, THENCE SOUTH ALONG EAST LINE OF SAID LOT I, 33.65 FEET TO THE NORTHEASTERLY LINE OF LINCOLN AVENUE, THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF LINCOLN AVENUE A DISTANCE OF 37.83 FEET TO A POINT DUE WEST OF THE PLACE OF BEGINNING; THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET A DISTANCE OF 17.29 FEET TO PLACE OF BEGINNING)

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

PARCEL 4:
THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:
EASEMENT FOR THE BENEFIT OF THE PARCEL 4 AS CREATED BY DEED FROM AYRES BOAL JR. TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LESLEY J. BOAL DECEASED, TO KATHERINE ROACH JACKSON DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965595 FOR INGRESS AND EGRESS, LIGHT AND AIR OVER A STRIP OF LAND 4.00 FEET WIDE, AND FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID 4.00 FEET STRIP, WHICH 4.00 FEET STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 81.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, A DISTANCE OF 14.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 49.81 FEET TO A POINT; THENCE WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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

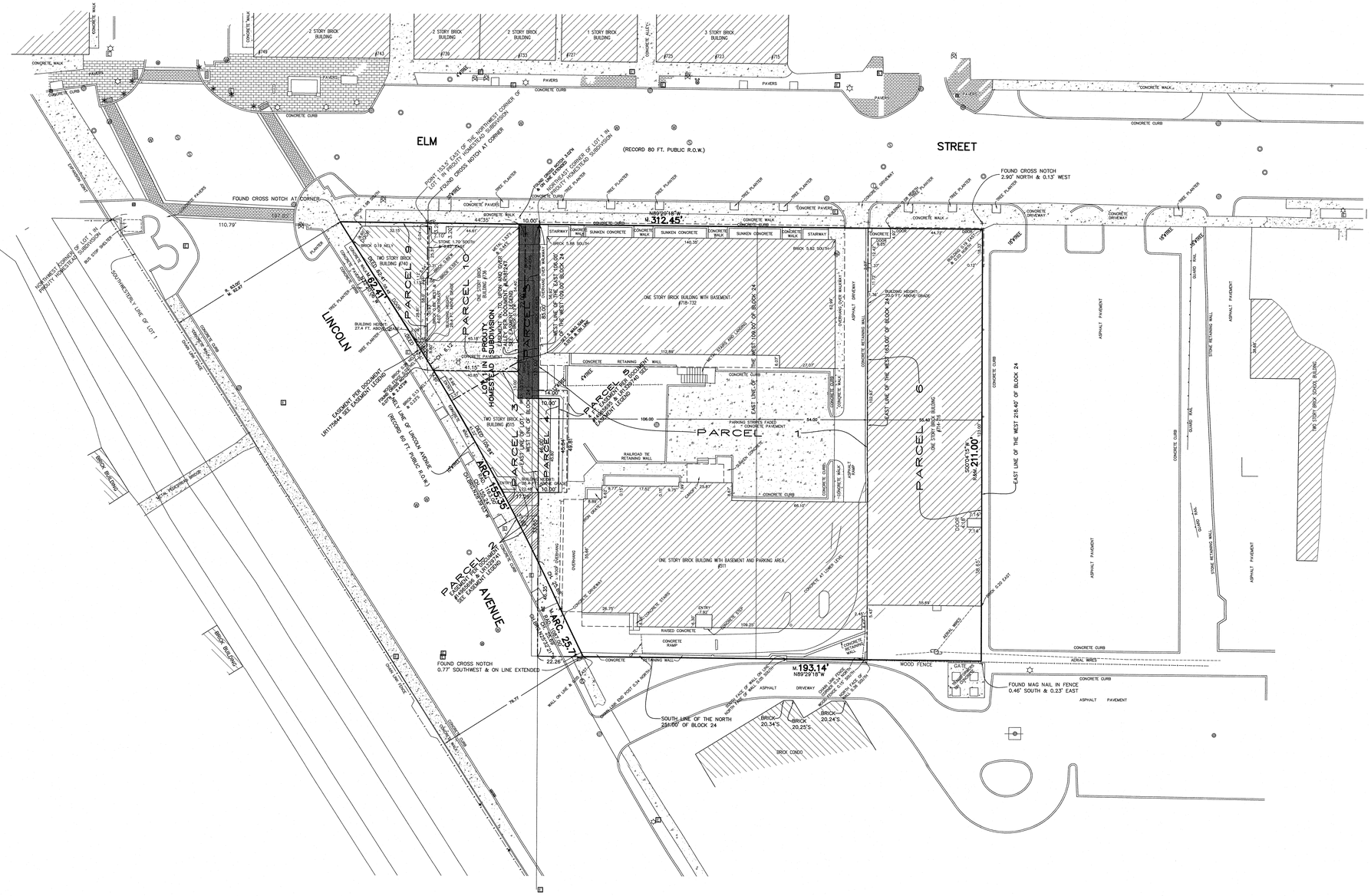
PARCEL 7; INTENTIONALLY DELETED

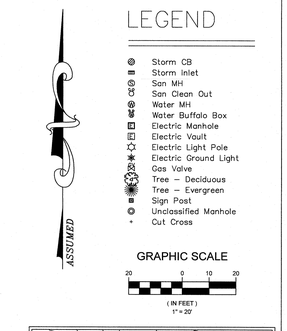
PARCEL 8; INTENTIONALLY DELETED

PARCEL 9
LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING;
AND ALSO
EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SOUTH LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 11.63 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 10:
THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 153 5/10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44 35/100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.




VICINITY MAP – NOT TO SCALE

## LEGEND

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

GRAPHIC SCALE
20 0 10 20
( IN FEET )
1" = 20'

SURVEY NOTE:
PARCELS 1 THROUGH 9 OF THIS SURVEY WAS PREPARED BASED ON **CHICAGO TITLE INSURANCE COMPANY** TITLE COMMITMENT **CCHI2300679LD** COMMITMENT DATE: January 17, 2023 AS TO MATTERS OF RECORD.

H 15. Easement contained in the deed from Ayres Boal, Sr., as Trustee under the Last Will and Testament of Lesley J. Boal, deceased, to Katherine Roach Jackson dated December 4, 1950 and recorded December 4, 1950 as document number 14965595 and filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329740 for ingress, egress, light and air over a strip 4 feet wide north and adjoining and east and adjoining the premises conveyed in said deed and an easement for underground public utilities under said 4 feet strip, which 4 feet strip is more particularly described as follows: Commencing at a point on the west line of said east 106 feet at a distance of 81 feet south of and parallel to the south line of Elm Street, thence east parallel with the south lie of Elm Street a distance of 14 feet; thence south parallel with the west line of said east 106 feet a distance of 49.81 feet to the north wwall of a one story brick building; thence west along the north wall of said one story brick building thence west parallel with the south line of Elm Street, 10 feet to the west line of said east 106 feet, thence north along the west line of said east 106 feet a distance of 4 feet to the point of beginning.
(Affects Parcel 1)
PLOTTED

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

J 17. Agreement made by and between Katherine Roach Jackson and Winfield H. Jackson, her husband, and Ayres Boal Jr., as Trustee undeer the Last Will and Testament of Lesley J. Boal, deceased, dated December 4, 1950 and recorded December 4, 1950 as document number 14965596 and filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329741 relating to the pavement of Parcel 2 and distribution of cost of construction and maintenance thereof.
(Affects Parcel 2)
PLOTTED

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

P 23. Easement in, to, upon and over the alley located on Parcel 1 as created by Warranty Deed from Carlton Prouty and Mary B. Prouty, his wife, to Theresa J. O'Brien dated April 12, 1923 and filed in the office of the Registrar of titles May 4, 1923 as document number LR181247.
(Affects Parcels 3, 4 and 5)
PLOTTED

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

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

S 26. Perpetual easement over and under that part of the land described as follows: commencing at a point on the East Line of Lot 1 at a distance of 131 feet South of the South Line of Elm Street, thence South along the East Line of said Lot 1 a distance of 33.65 feet to the Northeasterly line of Lincoln Avenue, thence Northwesterly along the Northeasterly line of Lincoln Avenue a distance of 37.83 feet to a point due West of the point of beginning, thence East parallel with the South Line of Elm street a distance of 17.29 feet to the point of beginning, for the purpose of light, air, ingress and egress for pedestrians only (including the right to open windows in any present or future walls on grantee's property adjoining) and underground public utilities, for the benefit of premises East and adjoining, as created by Grant dated, recorded and filed December 4, 1950 as document number 14965596 and document number LR1329741 respectively.
(Affects Parcel 3)
PLOTTED

T 27. Perpetual easement over and under the East 10 feet of the North 85 feet (measured from the South Line of Elm Street) of Lot 1 of Parcel 3 aforesaid, for Ingress and Egress, light, air (including the right to open windows in any present or future walls on grantee's property adjoining) and underground public utilities, for the benefit of premises East and adjoining as created by grant dated, recorded and filed December 4, 1950 as document number 14965596 and as document number LR1329741 respectively.
(Affects Parcel 3)

U 28. Conditions contained in the Grant of Easement recorded and filed as document number 14965596 and as document number LR1329741 relating to the maintenance, paving and grade level of the tract of land covered by the easement defined in above exception.
(Affects Parcels 3, 4, and 5)

V 29. Encroachment of the concrete located mainly on the Land onto the public way Westerly of and adjoining by approximately 0.40 of a foot, as shown on Plat of Survey Number 97-38977 Prepared by Professionals Associated Survey, Inc. Dated March 21, 1997 and updated July 25, 2008.
(Affects Parcels 3, 4, and 5)

W 30. Encroachment of the 1-story Brick building located mainly on the property West and North and adjoining onto the Land by approximately 0.55 feet, as shown on Plat of Survey Number 97-38977 Prepared by Professionals Associated Survey, Inc., dated March 21, 1997, last updated July 25, 2008.
(Affects Parcels 3, 4, and 5)

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

Y 32. Rights of the public and quasi-public utility companies to maintain and the right of access to the overhead wires located on the South part of the property as depicted on the survey by Certified Survey, Inc., No. 130522(Z) dated October 7, 2013.
(Affects Parcel 6)

Z 33. Encroachment of the parking signs, the lights and downspouts located mainly on the Land onto the property East and adjoining by undisclosed amounts, as shown on Plat of Survey Number 13-522(Z) Prepared by Certified Survey, Inc. dated October 7, 2013.
(Affects Parcel 6)

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

PARCEL 10 OF THIS SURVEY WAS PREPARED BASED ON **CHICAGO TITLE INSURANCE COMPANY** TITLE COMMITMENT **CCHI2300097LD** COMMITMENT DATE: December 29, 2022 AS TO MATTERS OF RECORD.

D 19. Encroachment of building located mainly on the Land over the West Line by .60 of a foot and over the East line at the Northeast Corner by .14 of a foot and over the East line at the Southeast corner by .30 of a foot per survey DTD August 30, 2006 prepared by Jena K. Doe Professional Land Surveyors, Pc.

E 20. Encroachment of fence over the East Line by .90 of a foot per survey

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0351K, EFFECTIVE DATE SEPTEMBER 10, 2021.

Note (R&M) denotes Record and Measured distances respectively.

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

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

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

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.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ORDERED BY: RC (WINNETKA LINCOLN) LLC c/o ROMPEN INVESTMENT CORP | CHECKED: | DRAWN: BB
ADDRESS: ONE WINNETKA PLACE

GREMLEY & BIEDERMANN
A DIVISION OF
PLCS, CORPORATION
LICENSE NO. 184-005532
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2023-30929-001 | DATE: FEBRUARY 21, 2023 | SCALE: 1 INCH = 20 FEET | PAGE NO. 1 OF 1

G: \CAD\2023\2023-30929\2023-30929-001.dwg

(40)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 14 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2023.

DATE OF PLAT FEBRUARY 28, 2023.

BY:

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

## GENERAL NOTES

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

## DEMOLITION NOTES

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

## GEOMETRY NOTES

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

## UTILITY NOTES

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

## GRADING NOTES

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

## SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

## MWRDGC GENERAL NOTES

A. Referenced Specifications

1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
   * Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT SS) For All Improvements Except Sanitary Sewer And Water Main Construction;
   * Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction;
   * **Village Of Winnetka Municipal Code;**
   * The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual;
   * In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.

B. Notifications

1. The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).
2. **The Village Of Winnetka Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.**
3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0123.

C. General Notes

1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This Work On The Project.
4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes Are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Items Not Indicated On The Plans.
5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.
7. Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, MWRD, And Owner.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Improvements Are Completed. Final As Payments To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Downstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.

D. Sanitary Sewer

1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.
3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest Edition).
5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

| Pipe Material | Pipe Specification | Joint Specification |
|---|---|---|
| Vitrified Clay Pipe | ASTM C-700 | ASTM C-425 |
| Reinforced Concrete Sewer Pipe | ASTM C-76 | ASTM C-443 |
| Cast Iron Soil Pipe | ASTM A-74 | ASTM C-564 |
| Ductile Iron Pipe | ANSI A21.51 | ANSI A21.11 |
| Polyvinyl Chloride (PVC) Pipe 6-Inch To 15-Inch Diameter SDR 26 | ASTM D-3034 | ASTM D-3212 |
| 18-Inch To 27-Inch Diameter F/DY=46 | ASTM F-679 | ASTM S-3212 |
| High Density Polyethylene (HDPE) | ASTM D-3350<br>ASTM D-3035 | ASTM D-3251, F-2620 (Heat Fusion)<br>ASTM D-3212, F-477 (Gasketed) |
| Water Main Quality PVC 4-Inch To 36-Inch | ASTM D-2241 | ASTM D-2672 Or ASTM D-3139 |
| 4-Inch To 12-Inch | AWWA C900 | ASTM D-3212 |
| 14-Inch To 48-Inch | AWWA C905 | ASTM D-3212 |

8. All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone ¼" To 1" In Size, With Minimum Bedding Thickness Equal To ¼ The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. Material Shall Be CA-11 Or CA-13 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
11. When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:
    (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shewer-Tap" Machine Or Similar) And Proper Installation Of Hubwye Saddle Or Hub-Tee Saddle.
    (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
    (c) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal Or Similar Couplings To Hold It Firmly In Place.
12. Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless: The Sewer Is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer Is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.
13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

## MWRDGC SESC NOTES

E. Erosion And Sediment Control

1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
5. Inspections And Documentation Shall Be Performed, At A Minimum:
   (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
   (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.
8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Allowed In Combined Sewer Area For Green Infrastructure Practices.
18. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Have Present At The Commencement Of Dewatering Activities.
19. The Contractor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization Is Achieved.
22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.


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# ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

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|---|---|---|
| NH | PD | 03/08/23 |

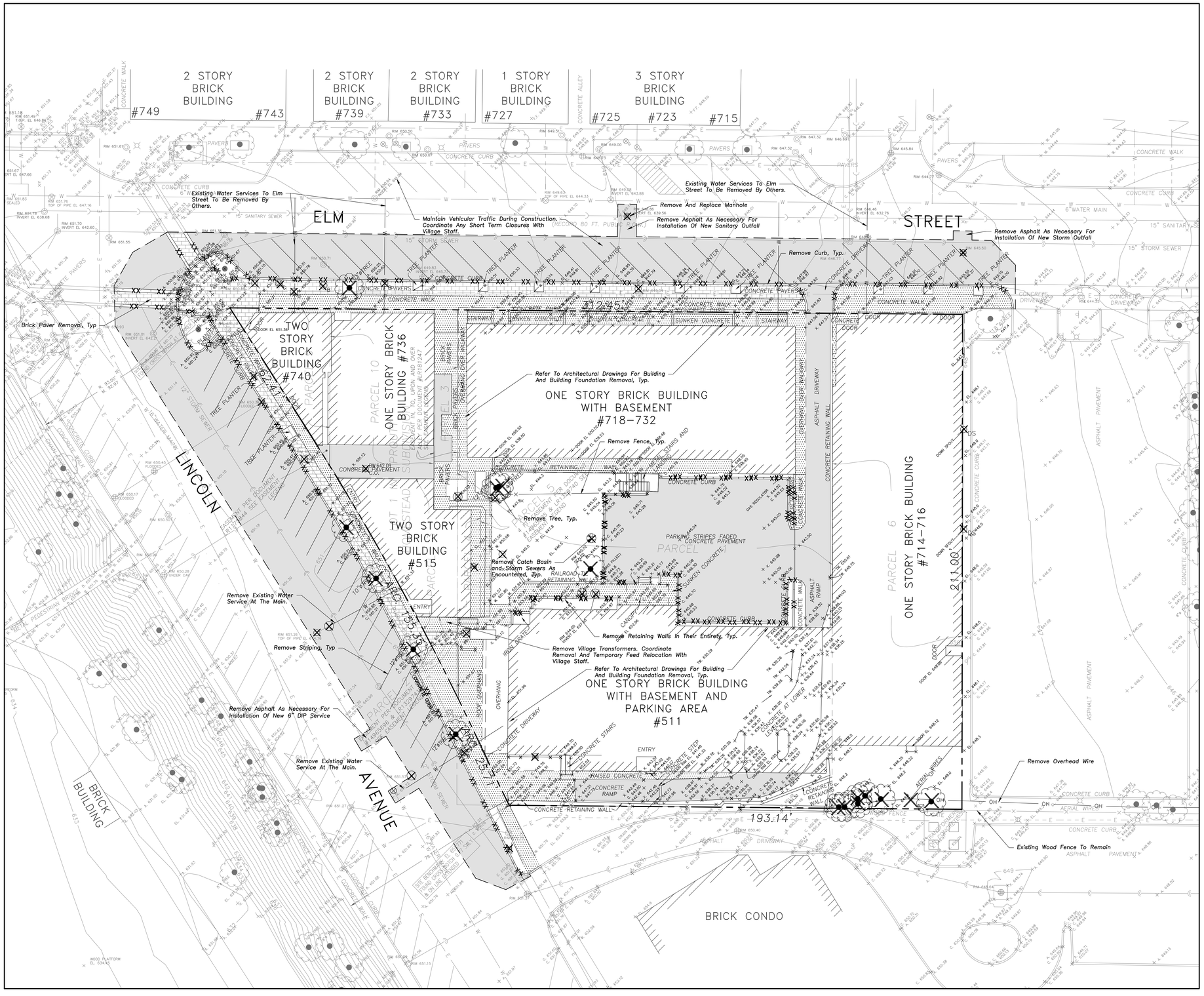
Sheet Title:

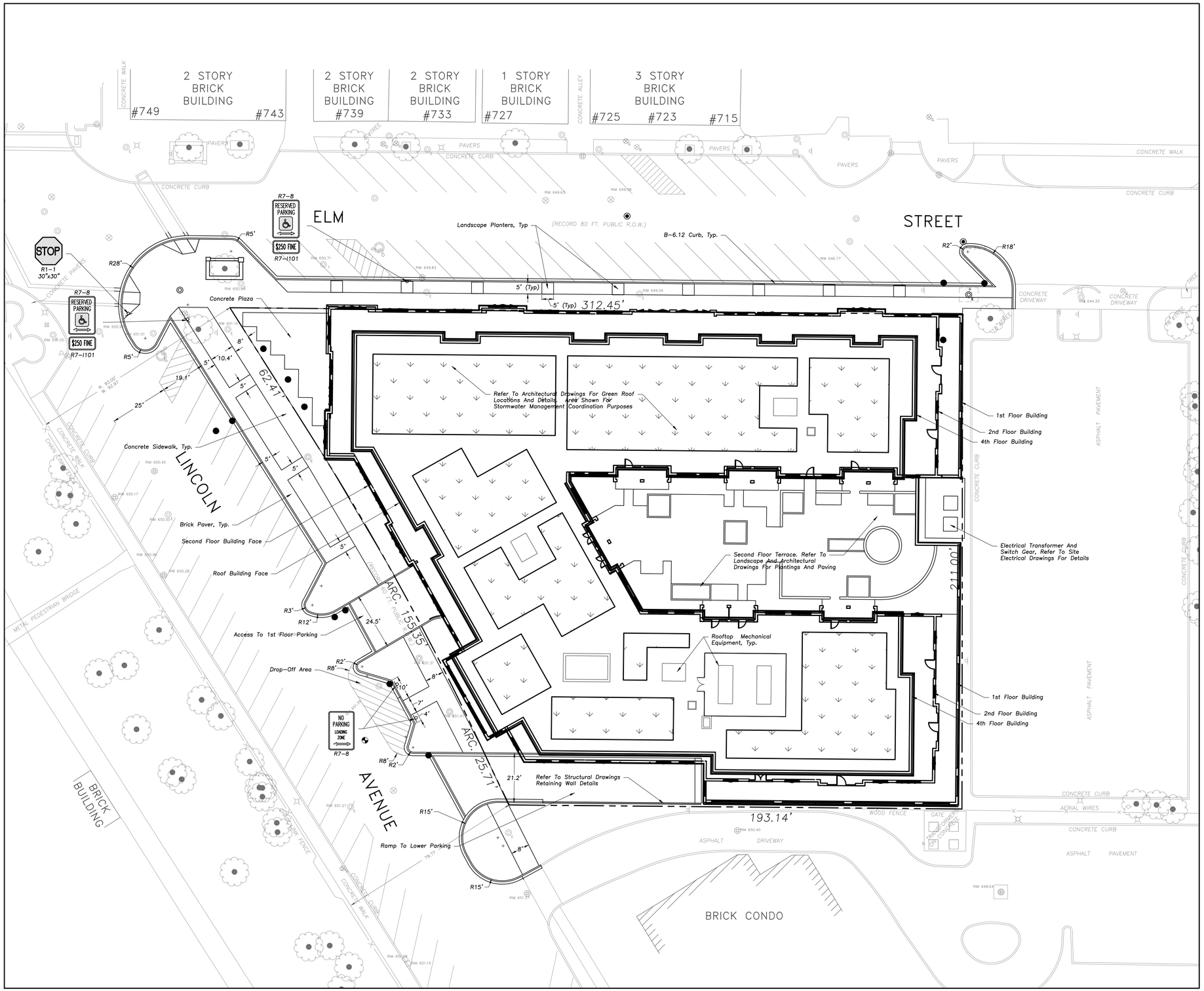
SITE NOTES AND LEGENDS

Sheet No:

C001 (41)


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


2 STORY BRICK BUILDING #749
#743
2 STORY BRICK BUILDING #739
2 STORY BRICK BUILDING #733
1 STORY BRICK BUILDING #727
#725
3 STORY BRICK BUILDING #723
#715
ELM
STREET
LINCOLN
AVENUE
Existing Water Services To Elm Street To Be Removed By Others.
Maintain Vehicular Traffic During Construction. Coordinate Any Short Term Closures With Village Staff.
Remove And Replace Manhole
Remove Asphalt As Necessary For Installation Of New Sanitary Outfall
Existing Water Services To Elm Street To Be Removed By Others.
Remove Asphalt As Necessary For Installation Of New Storm Outfall
Remove Curb, Typ.
Brick Paver Removal, Typ
TWO STORY BRICK BUILDING #740
ONE STORY BRICK BUILDING #736
Refer To Architectural Drawings For Building And Building Foundation Removal, Typ.
ONE STORY BRICK BUILDING WITH BASEMENT #718–732
Remove Fence, Typ.
Remove Tree, Typ.
TWO STORY BRICK BUILDING #515
Remove Catch Basin and Storm Sewers As Encountered, Typ.
Remove Existing Water Service At The Main.
Remove Striping, Typ
Remove Retaining Walls In Their Entirety, Typ.
Remove Village Transformers. Coordinate Removal And Temporary Feed Relocation With Village Staff.
Refer To Architectural Drawings For Building And Building Foundation Removal, Typ.
ONE STORY BRICK BUILDING WITH BASEMENT AND PARKING AREA #511
Remove Asphalt As Necessary For Installation Of New 6" DIP Service
Remove Existing Water Service At The Main.
Remove Overhead Wire
Existing Wood Fence To Remain
ONE STORY BRICK BUILDING #714–716
211.00'
193.14'
BRICK BUILDING
BRICK CONDO
PARCEL 1
PARCEL 10
PARCEL 6
PARKING STRIPES FADED CONCRETE PAVEMENT
ASPHALT DRIVEWAY
CONCRETE RETAINING WALL
CONCRETE PAVERS
CONCRETE WALK
CONCRETE CURB
TREE PLANTER
SUNKEN CONCRETE
STAIRWAY
DOOR
ENTRY
CANOPY
OVERHANG
CONCRETE STAIRS
CONCRETE RAMP
ASPHALT RAMP
RAILROAD TIE RETAINING WALL
CONCRETE CORE
ASPHALT PAVEMENT
AERIAL WIRES
CONCRETE ALLEY
15" STORM SEWER
15" SANITARY SEWER
6" WATER MAIN
CONCRETE WALK
CONCRETE CURB
CONCRETE DRIVEWAY
ASPHALT PAVEMENT
DOOR
DOWN SPOUT
OVERHEAD DOOR
CONCRETE RETAINING WALL
CONCRETE CURB
ASPHALT PAVEMENT
CONCRETE CURB
ASPHALT PAVEMENT
CONCRETE CURB
ASPHALT PAVEMENT




20 0 20 40 60

Scale: 1"=20'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| $O_{C.O.}$ | Clean Out | $O_{C.O.}$ |
| | Flared End Section | |
| | Storm Sewer | |
| | Sanitary Sewer | |
| | Combined Sewer | |
| W | Water Main | W |
| G | Gas Line | G |
| OH | Overhead Wires | OH |
| E | Electrical Cable (Buried) | E |
| T | Telephone Line | T |
| | Fire Hydrant | |
| | Valve Vault | |
| $V_B$ | Buffalo Box | $V_B$ |
| $O_{DS}$ | Downspout | $O_{DS}$ |
| $O_{BOL}$ | Bollard | $O_{BOL}$ |
| $V_G$ | Gas Valve | |
| $M_G$ | Gas Meter | |
| $M_E$ | Electric Meter | |
| | ComEd Manhole | |
| | Hand Hole | |
| | Light Pole | |
| | Light Pole w/ Mast Arm | |
| | Utility Pole | |
| $T_P$ | Telephone Pedestal | |
| $T_M$ | Telephone Manhole | |
| | Sign | |
| | Fence | |
| | Accessible Parking Stall | |
| | Curb & Gutter | |
| | Depressed Curb | |
| × C 782.50 | Curb Elevation | C 782.50 |
| × G 782.00 | Gutter Elevation | G 782.00 |
| × P 783.25 | Pavement Elevation | P 783.25 |
| × W 782.10 | Sidewalk Elevation | W 782.10 |
| × 784.0 | Ground Elevation | ×784.0 |
| × T/W 785.20 | Top of Retaining Wall Elevation | T/W 785.20 |
| | Swale | |
| 781 | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection Fencing at Drip Line | |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| NH | PD | 03/08/23 |

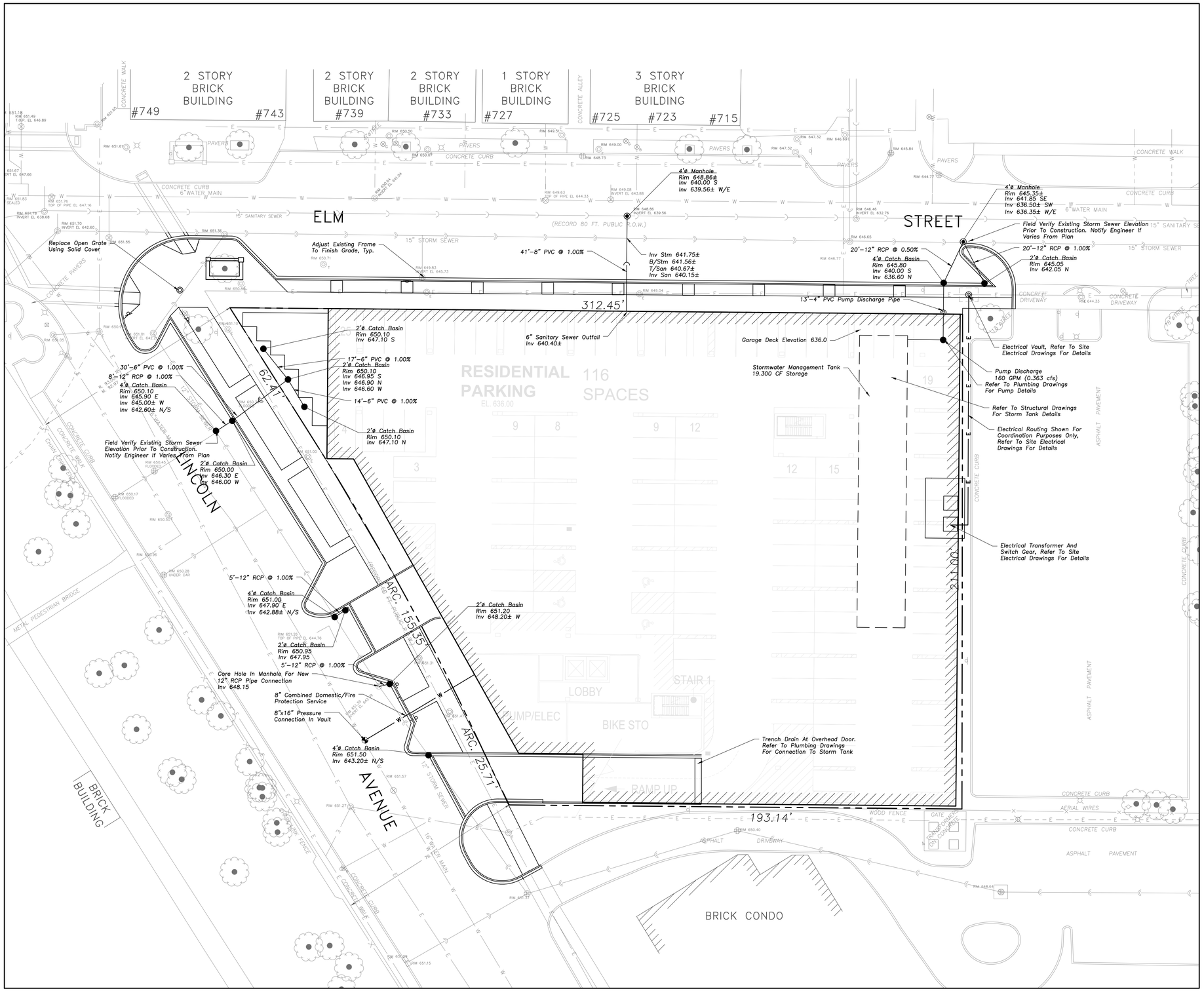
Sheet Title:

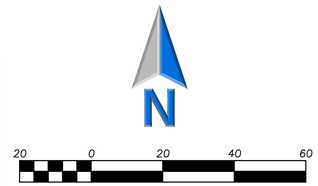
SITE GEOMETRY PLAN

Sheet No:

C201 (43)


EEA — P:\Pat\OKW — One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 3/10/23 @ 2:38pm By: pdimmer




Scale: 1"=20'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| $O_{C.O.}$ | Clean Out | $O_{C.O.}$ |
| | Flared End Section | |
| | Storm Sewer | |
| | Sanitary Sewer | |
| | Combined Sewer | |
| W | Water Main | W |
| G | Gas Line | G |
| OH | Overhead Wires | OH |
| E | Electrical Cable (Buried) | E |
| T | Telephone Line | T |
| | Fire Hydrant | |
| | Valve Vault | |
| | Buffalo Box | $V_B$ |
| $O_{DS}$ | Downspout | $O_{DS}$ |
| $O_{BOL}$ | Bollard | $O_{BOL}$ |
| | Gas Valve | |
| | Gas Meter | |
| | Electric Meter | |
| | ComEd Manhole | |
| | Hand Hole | |
| | Light Pole | |
| | Light Pole w/ Mast Arm | |
| | Utility Pole | |
| | Telephone Pedestal | |
| | Telephone Manhole | |
| | Sign | |
| | Fence | |
| | Accessible Parking Stall | |
| | Curb & Gutter | |
| | Depressed Curb | |
| × C 782.50 | Curb Elevation | C 782.50 |
| × G 782.00 | Gutter Elevation | G 782.00 |
| × P 783.25 | Pavement Elevation | P 783.25 |
| × W 782.10 | Sidewalk Elevation | W 782.10 |
| × 784.0 | Ground Elevation | ×784.0 |
| × T/W 785.20 | Top of Retaining Wall Elevation | T/W 785.20 |
| | Swale | |
| 781 | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection Fencing at Drip Line | |

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| NH | PD | 03/08/23 |

Sheet Title:

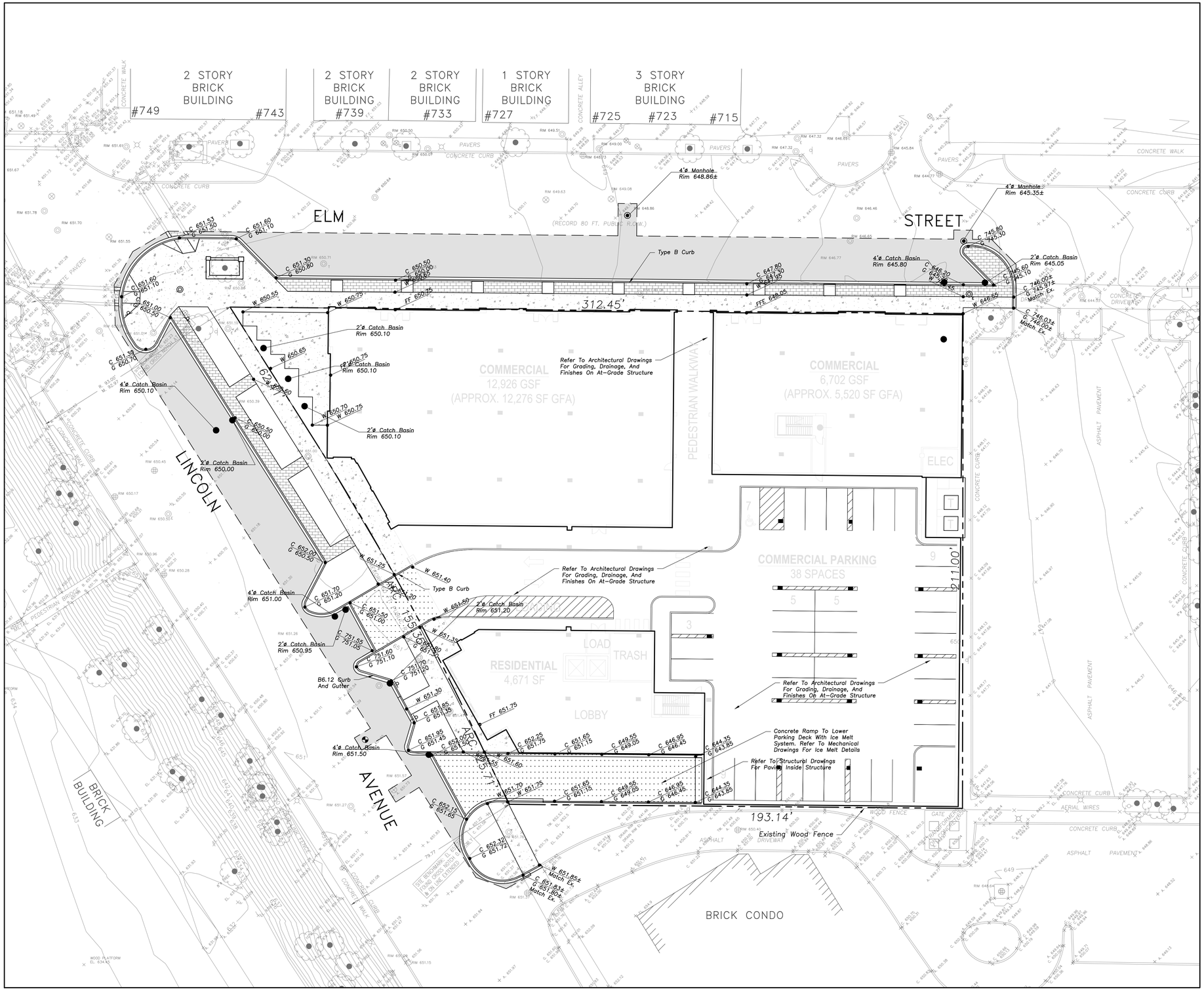
SITE UTILITY PLAN

Sheet No:

C301 (44)



EEA – P:\Pat\OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 3/10/23 @ 2:38pm By: pdimmer




## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| $O_{CO}$ | Clean Out | $O_{CO}$ |
| | Flared End Section | |
| | Storm Sewer | |
| | Sanitary Sewer | |
| | Combined Sewer | |
| W | Water Main | W |
| G | Gas Line | G |
| OH | Overhead Wires | OH |
| E | Electrical Cable (Buried) | E |
| T | Telephone Line | T |
| | Fire Hydrant | |
| | Valve Vault | |
| | Buffalo Box | |
| $O_{DS}$ | Downspout | $O_{DS}$ |
| $O_{BOL}$ | Bollard | $O_{BOL}$ |
| | Gas Valve | |
| | Gas Meter | |
| | Electric Meter | |
| | ComEd Manhole | |
| | Hand Hole | |
| | Light Pole | |
| | Light Pole w/ Mast Arm | |
| | Utility Pole | |
| | Telephone Pedestal | |
| | Telephone Manhole | |
| | Sign | |
| | Fence | |
| | Accessible Parking Stall | |
| | Curb & Gutter | |
| | Depressed Curb | |
| × C 782.50 | Curb Elevation | C 782.50 / G 782.00 |
| × G 782.00 | Gutter Elevation | |
| × P 783.25 | Pavement Elevation | P 783.25 |
| × W 782.10 | Sidewalk Elevation | W 782.10 |
| × 784.0 | Ground Elevation | ×784.0 |
| × T/W 785.20 | Top of Retaining Wall Elevation | T/W 785.20 |
| | Swale | |
| 781 | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection Fencing at Drip Line | |

## PAVING & SURFACE LEGEND

**Asphalt Pavement Section**
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy

**Concrete Driveway Section**
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

**Concrete Sidewalk Section**
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

**Heavy-Duty Asphalt Pavement Section**
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
3 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
6" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 8 oz

**Light-Duty Asphalt Pavement Section**
3" Hot Mix Asphalt,Mix D, IL-9.5, N50
6" Aggregate Base Course, Type B, Crushed

**Asphalt Pavement Seal Coat and Crack Fill**
Asphalt Emulsions Seal Coat-2 Coats
(NO COAL TAR SEALER OR PRODUCT)
Crack Filling, Hot Applied Joint Sealant

**Pavement Restoration in Public Way**
See Detail

**Brick Paver Section**
See Landscape Plans for Section Details

Stormwater Overland Flow Path

Ridge Line/High Point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| NH | PD | 03/08/23 |

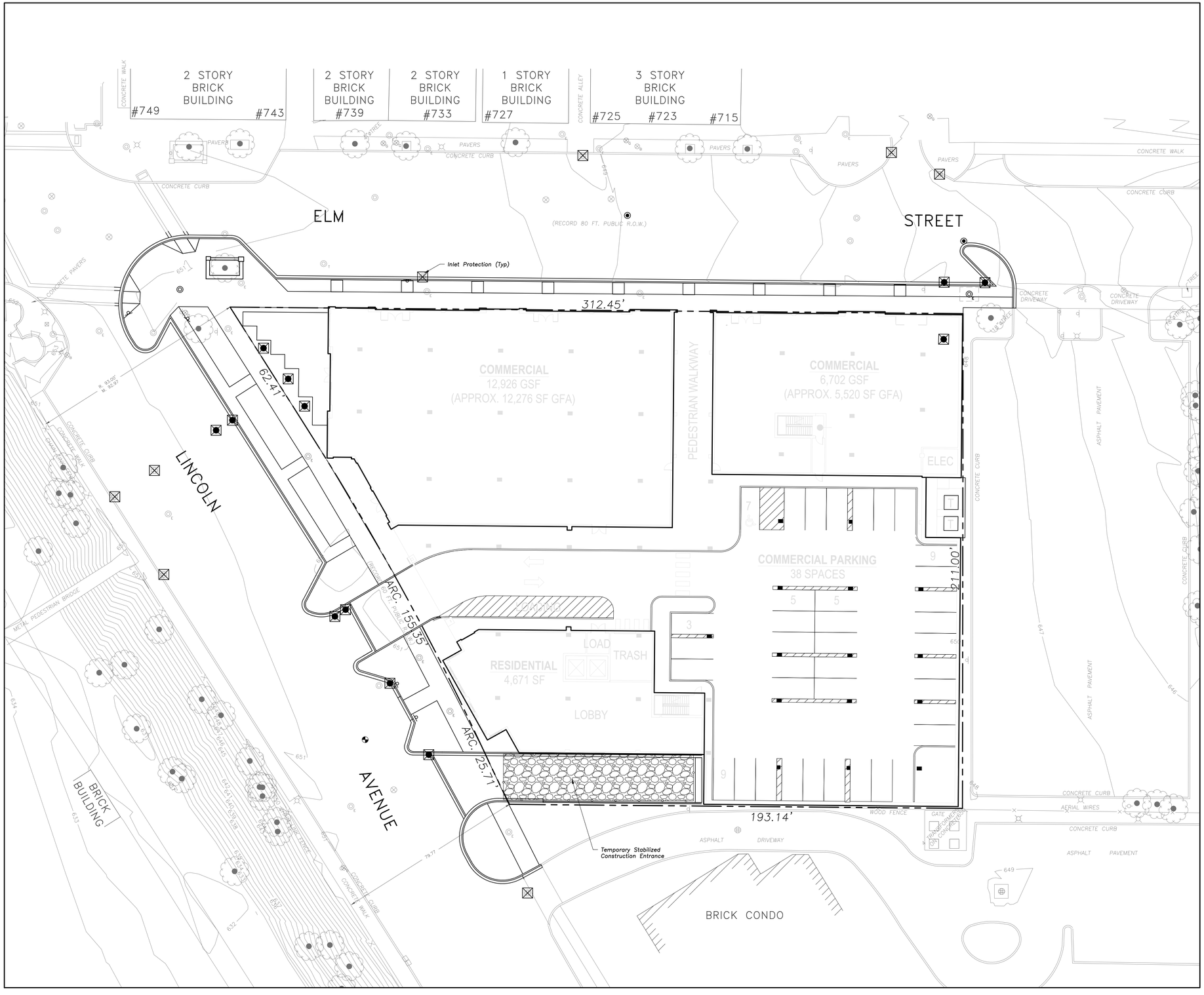
Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C401 (45)

EEA – P:\Pat\OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 3/10/23 @ 2:39pm By: pdimmer




N

20 0 20 40 60

Scale: 1"=20'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | Manhole | |
| | Catch Basin | |
| | Inlet | |
| | Area Drain | |
| $O_{C.O.}$ | Clean Out | $O_{C.O.}$ |
| | Flared End Section | |
| | Storm Sewer | |
| | Sanitary Sewer | |
| | Combined Sewer | |
| W | Water Main | W |
| G | Gas Line | G |
| OH | Overhead Wires | OH |
| E | Electrical Cable (Buried) | E |
| T | Telephone Line | T |
| | Fire Hydrant | |
| | Valve Vault | |
| | Buffalo Box | |
| $O_{DS}$ | Downspout | $O_{DS}$ |
| $O_{BOL}$ | Bollard | $O_{BOL}$ |
| | Gas Valve | |
| | Gas Meter | |
| | Electric Meter | |
| | ComEd Manhole | |
| | Hand Hole | |
| | Light Pole | |
| | Light Pole w/ Mast Arm | |
| | Utility Pole | |
| | Telephone Pedestal | |
| | Telephone Manhole | |
| | Sign | |
| | Fence | |
| | Accessible Parking Stall | |
| | Curb & Gutter | |
| | Depressed Curb | |
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| | Swale | |
| 781 | Contour Line | 781 |
| | Deciduous Tree | |
| | Coniferous Tree | |
| | Brushline | |
| | Tree Protection Fencing at Drip Line | |

## SOIL EROSION & SEDIMENTATION CONTROL LEGEND

| | |
|---|---|
| | Silt Fence |
| | Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas |

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

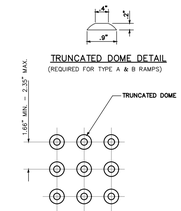
Sheet Title:

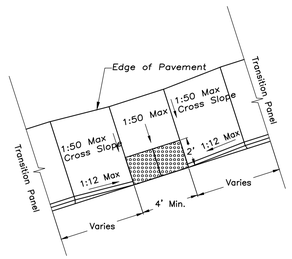
SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

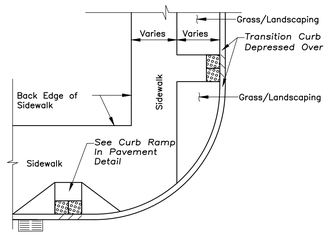
C501 (46)

EEA – P:\Pat\OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 3/10/23 @ 2:39pm By: pdimmer

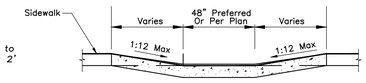


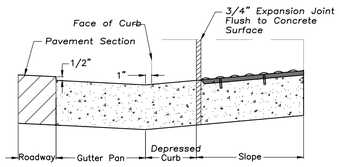

PARALLEL CURB RAMP DETAIL
N.T.S



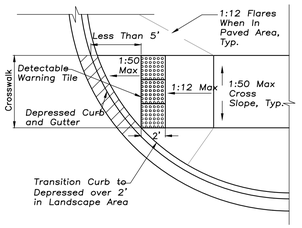

PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



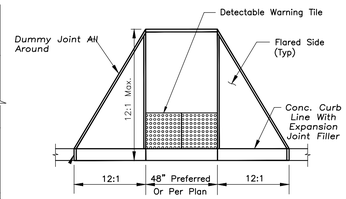

CURB RAMP SECTION VIEW




DEPRESSED CURB AND GUTTER AT CURB RAMP




CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S




CURB RAMP IN PAVEMENT
N.T.S

GENERAL NOTES

*Description:*
*This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG). The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.*

*The detectable warnings shall present a contrast in color from the adjacent sidewalk.*

*Construction Requirements:*

*1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.*

*2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.*

*3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.*

*4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.*

*Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.*

DETECTABLE WARNING SURFACE TILES

*Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2*

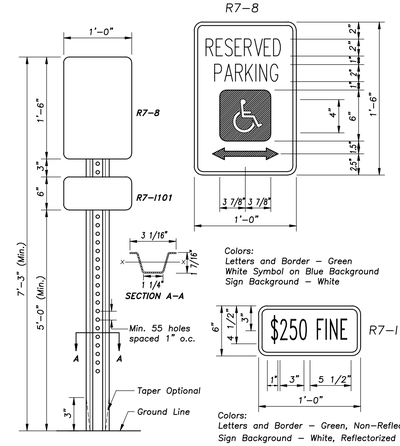
*Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:*
*Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.*

*Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.*

*Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.*

*Tiles Shall Be Neenah Foundry Detectable Warning Plates, Undipped*

## ACCESSIBLE RAMPS FOR SIDEWALKS




*Notes: Dimensions shown for cross sections are minimum.*

*All holes are 3/8" ø. Minimum section modulus about the x-x axis of the post shall be 0.223 in.*

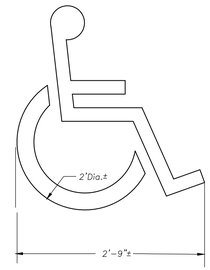
*For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.*

*3'-6" Post Bury Depth.*

*Post shall weigh 2.00 lb/ft length.*

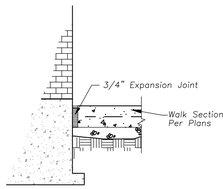
*One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One, Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.*

## ACCESSIBLE PARKING SIGN




*Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)*

## ACCESSIBLE PARKING STALL PAVEMENT MARKING




## WALK ADJACENT TO BUILDING


ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023


# ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

| No. | Date | Description |
|---|---|---|
| | 03/10/23 | *Issued For Village PD* |
| | | |
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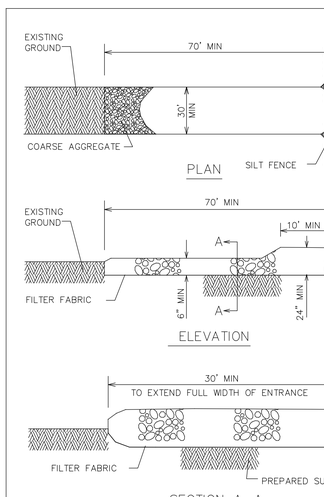
| Design By: | Approved By: | Date: |
|---|---|---|
| NH | PD | 03/08/23 |

Sheet Title:

SITE DETAILS

Sheet No:

C601 (47)



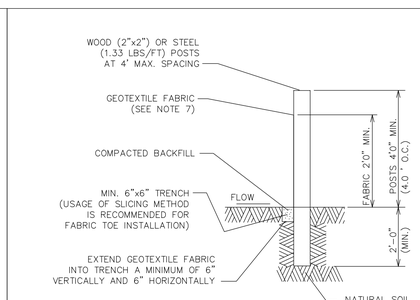

NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

REVISED: 01-01-09

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL



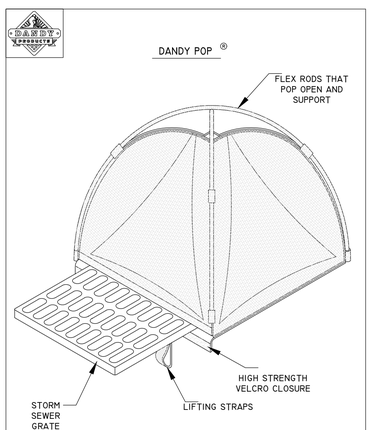

NOTES:

1. SILT FENCE SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY VILLAGE ENGINEERING.
2. ATTACH GEOTEXTILE FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
3. OVERLAP GEOTEXTILE FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (½") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE SILT FENCE SHALL BE REMOVED (AND PROMPTLY DISPOSED OF) WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES (ONE-HALF OF SILT FENCE HEIGHT).
6. MATERIAL (GEOTEXTILE & POST) INSTALLATION, MAINTENANCE, AND SILT FENCE REMOVAL SHALL COMPLY WITH AASHTO, M 288 REQUIREMENTS.
7. THE FABRIC FOR SILT FENCE SHALL BE A WOVEN FABRIC MEETING THE REQUIREMENTS OF AASHTO M 288 (TABLE 7) FOR UNSUPPORTED SILT FENCE WITH LESS THAN 50 PERCENT GEOTEXTILE ELONGATION.
8. SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

REVISED: 01-01-09

NOT TO SCALE

SILT FENCE DETAIL




DANDY POP®
SPECIFICATIONS

NOTE: THE DANDY SACK™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

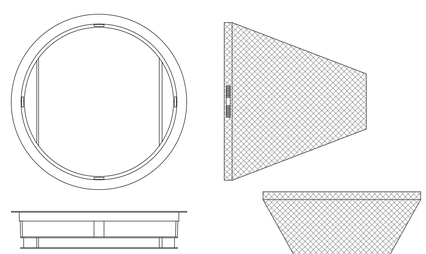
DANDY POP® (BLACK & SAFETY ORANGE)

| Mechanical Properties | Test Method | Units | MARV |
|---|---|---|---|
| Grab Tensile Strength | ASTM D 4632 | kN (lbs) | 1.62 (365) X 0.89 (200) |
| Grab Tensile Elongation | ASTM D 4632 | % | 24 X 10 |
| Puncture Strength | ASTM D 4833 | kN (lbs) | 0.40 (90) |
| Mullen Burst Strength | ASTM D 3786 | kPa (psi) | 3097 (450) |
| Trapezoid Tear Strength | ASTM D 4533 | kN (lbs) | 0.51 (115) X 0.33 (75) |
| UV Resistance | ASTM D 4355 | % | 90 |
| Apparent Opening Size | ASTM D 4751 | Mm. (US Std Sieve) | 0.425 (40) |
| Flow Rate | ASTM D 4491 | l/min/m²(gal/min/ft²) | 5907 (145) |
| Permittivity | ASTM D 4491 | Sec-1 | 2.1 |

•Note: All Dandy Pops® can be ordered with our optional oil absorbent pillows

DETAIL OF INLET SEDIMENT CONTROL DEVICE

| PROJECT: | | DR. BY: |
|---|---|---|
| CITY/STATE: | DATE: | DR. NO: |



GENERAL NOTES:

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

FRAME: Top flange fabricated from 1¼"x1¼"x⅛" angle. Base rim fabricated from 1½"x½"x⅛" channel. Handles and suspension brackets fabricated from 1¼"x¼" flat stock. All domestic steel conforming to ASTM-A36.

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

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

## "CATCH-ALL" INLET PROTECTORS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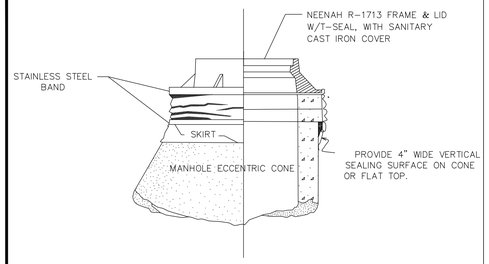
Plotted: 3/10/23 @ 2:40pm By: pdimmer

U-2




| INTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF: | |
|---|---|
| 0 – 49" | CHIMNEY SEAL ONLY |
| 49" TO 9" | SEAL + 7" EXTENSION |
| 9" TO 12" | SEAL + 10" EXTENSION |
| OVER 12" | SEAL + MULTI. EXTENSIONS |

| EXTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF: | |
|---|---|
| 0 – 3" | NARROW (6") SEAL ONLY |
| 3 TO 69" | STANDARD (9") SEAL ONLY |
| 69" TO 12" | STD. SEAL + EXTENSION |
| OVER 12" | SEAL + MULTI. EXTENSIONS |

NOTE:

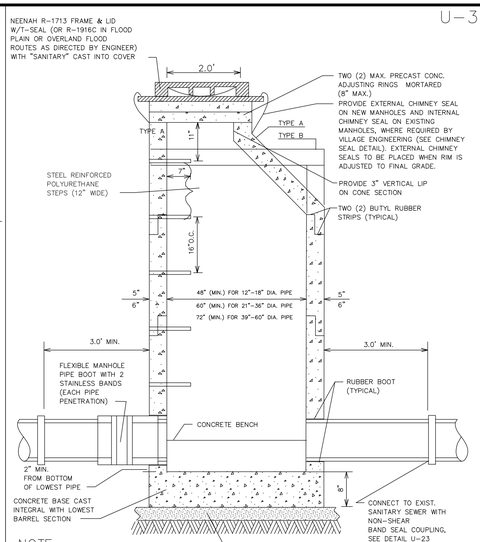
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER
2. "CRETEX" EXTERNAL/INTERNAL SEALS ARE REQUIRED. OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE
3. IF INTERNAL SEALS ARE USED, THE STRUCTURE, INCLUDING ADJUSTMENT RINGS, MUST BE INSPECTED BY VILLAGE
4. CHIMNEY SEALS SHALL BE INSTALLED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

NOT TO SCALE

CHIMNEY SEAL DETAIL

REVISED: 01-01-09

U-3




NOTE:

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

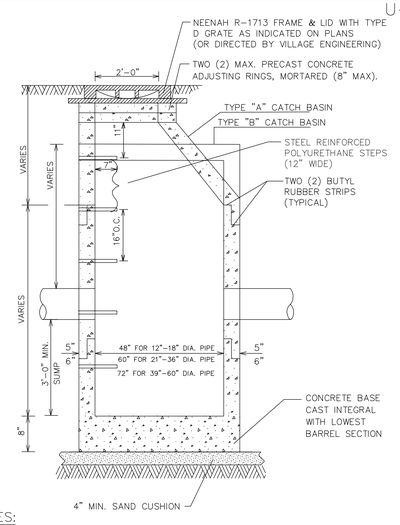
* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

SANITARY MANHOLE DETAIL

REVISED: 01-01-09

U-9




NOTES:

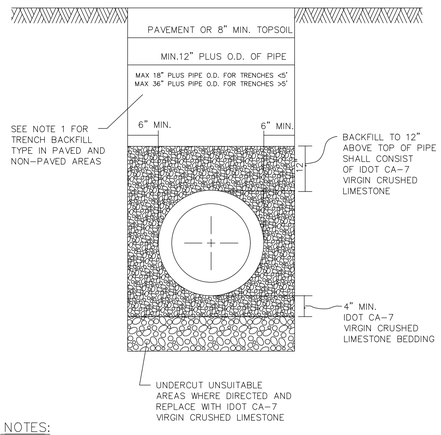
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. USE ECCENTRIC CONE ONLY.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

CATCH BASIN DETAIL

REVISED: 01-01-09




NOTES:

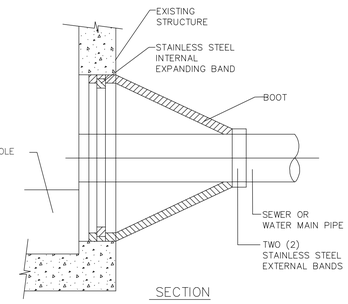
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS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

DATE: 2-20-2015

NOT TO SCALE

TYPICAL PIPE TRENCH DETAIL

U-5




SECTION

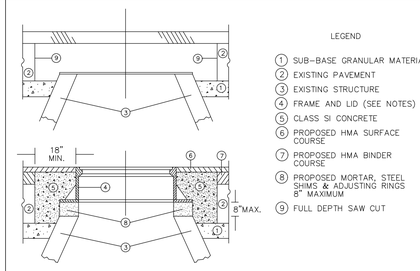
NOTES:

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

NOT TO SCALE

PIPE CONNECTION TO STRUCTURE DETAIL

REVISED: 01-01-09




LEGEND

1. SUB-BASE GRANULAR MATERIAL
2. EXISTING PAVEMENT
3. EXISTING STRUCTURE
4. FRAME AND LID (SEE NOTES)
5. CLASS SI CONCRETE
6. PROPOSED HMA SURFACE COURSE
7. PROPOSED HMA BINDER COURSE
8. PROPOSED MORTAR, STEEL SHIMS & ADJUSTING RINGS 8" MAXIMUM
9. FULL DEPTH SAW CUT

NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE CITY OF ST. CHARLES BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

CITY OF ST. CHARLES CASTINGS ARE THE PROPERTY OF THE CITY AND THE CONTRACTOR SHALL NOTIFY THE CITY OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED, SPECIAL".

CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5'X5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5'X 5' CONCRETE COLLAR.

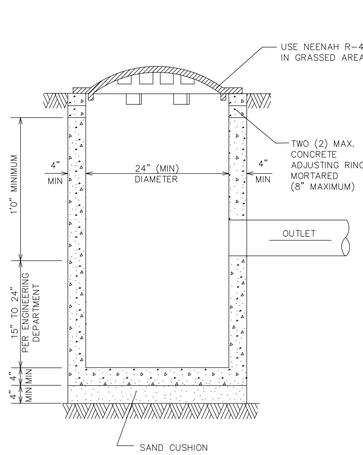
THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS

DATE: 2-20-2015

NOT TO SCALE

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

U-10




NOTE:

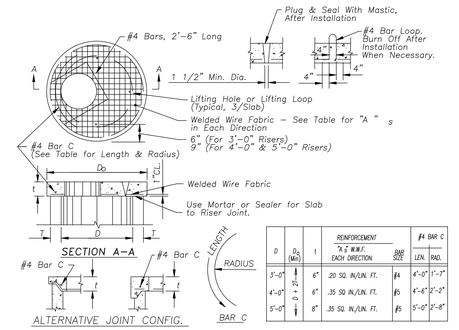
1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. CATCH BASIN MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION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

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

TYPE C CATCH BASIN DETAIL

REVISED: 01-01-09




| D | Do (Min) | t | REINFORCEMENT "A" & W.W.F. EACH DIRECTION | BAR SIZE | #4 BAR C LEN. | #4 BAR C RAD. |
|---|---|---|---|---|---|---|
| 3'-0" | D + 12" | 6" | .20 SQ. IN./LIN. FT. | #4 | 4'-0" | 1'-7" |
| 4'-0" | D + 12" | 6" | .35 SQ. IN./LIN. FT. | #5 | 4'-6" | 2'-2" |
| 5'-0" | D + 12" | 8" | .35 SQ. IN./LIN. FT. | #5 | 5'-0" | 2'-8" |

PRECAST REINF. CONC. FLAT SLAB TOP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EXPIRES: 04/30/2023


# ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

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Sheet Title:

SITE DETAILS

Sheet No:

C602 (48)


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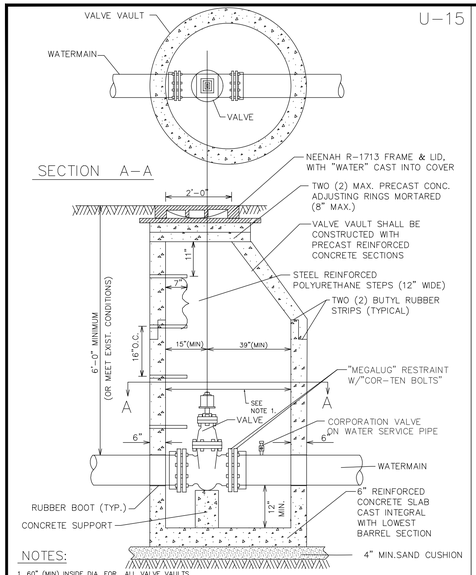
U-15




NOTES:

1. 60" (MIN) INSIDE DIA. FOR ALL VALVE VAULTS.
2. VALVE VAULT MUST CONFORM TO ASTM C-478.
3. USE ECCENTRIC CONE ONLY.
4. VAULT SECTIONS TO BE TONGUE AND GROOVED.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.•
6. BACKFILL MATERIAL SHALL BE IDOT CA 7 STONE.
7. a) MECHANICAL JOINT BOLTS & NUTS SHALL BE COMPOSED OF CORE-TEN.
   b) ALL OTHER HEXAGONAL BOLTS & NUTS SHALL BE COMPOSED OF STAINLESS STEEL.

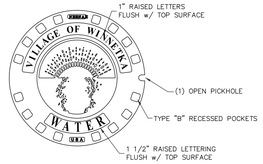
• SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

REVISED: 01-01-09

NOT TO SCALE

VALVE VAULT DETAIL

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




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

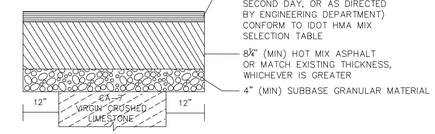
STORM SEWER OPEN GRATE TO STATE "DUMP NO WASTE – DRAINS TO LAKE"

DATE: 2-20-2015

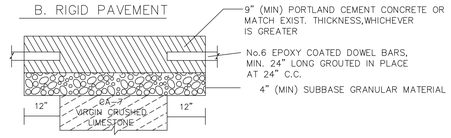
NOT TO SCALE

STANDARD COVER DETAIL

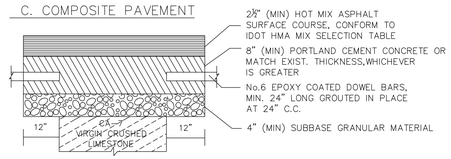
A. FLEXIBLE PAVEMENT




B. RIGID PAVEMENT




C. COMPOSITE PAVEMENT




NOTE:

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

DATE: 2-20-2015

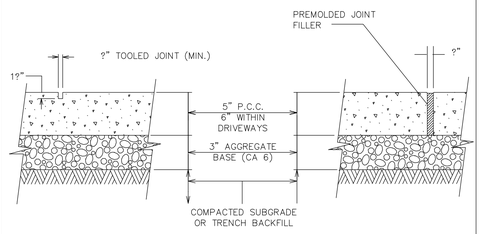
NOT TO SCALE

PAVEMENT PATCH DETAIL

P-6

CONTRACTION JOINT DETAIL

EXPANSION JOINT DETAIL




NOTES:

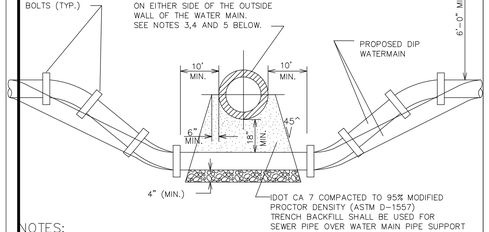
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3.500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

REVISED: 01-01-09

NOT TO SCALE

CONCRETE WALK JOINT DETAIL

U-21




NOTES:

1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH VILLAGE OF GLENVIEW ENGINEERING STANDARDS MANUAL OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED, OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE "MEGALUG" RESTRAINT, SERIES 1100 OR APPROVED EQUAL WITH "COR TEN" BOLTS.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (SDR 26-160 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D- 2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-25,WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

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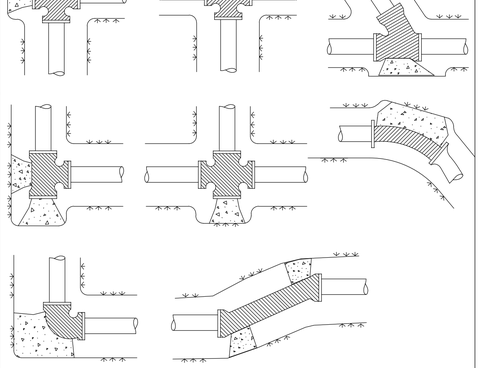
NOT TO SCALE

WATER MAIN CROSSING DETAIL

U-19 D-7



NOTE:

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

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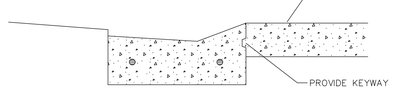
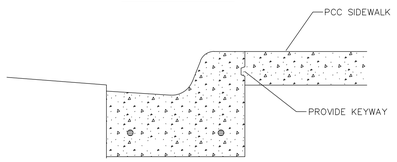
THRUST BLOCK DETAIL

DEPRESSED CURB




CURB & GUTTER




NOTES:

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

DATE: 2-20-2015

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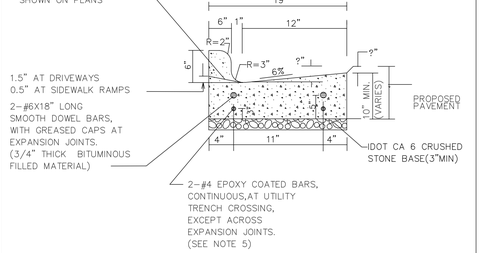
SIDEWALK AT CURB AND GUTTER

C-2




NOTE:

1. 2" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLES 420.05 AND 606 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR.
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG) CONCRETE MIX, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)
4. PROVIDE 2 #6X24" LONG TIE BARS AT CONNECTIONS BETWEEN EXISTING AND NEW CURB & GUTTER.
5. CURBS, SPANNING UTILITY TRENCHES, SHALL BE CONSTRUCTED WITH TWO #4 REINFORCEMENT BARS,WHICH EXTEND FIVE (5) FEET BEYOND THE TRENCH WALLS.

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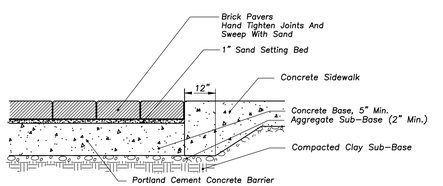
B-6.12 CURB & GUTTER DETAIL




BRICK PAVER SIDEWALK

G-2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# ONE WINNETKA

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SITE DETAILS

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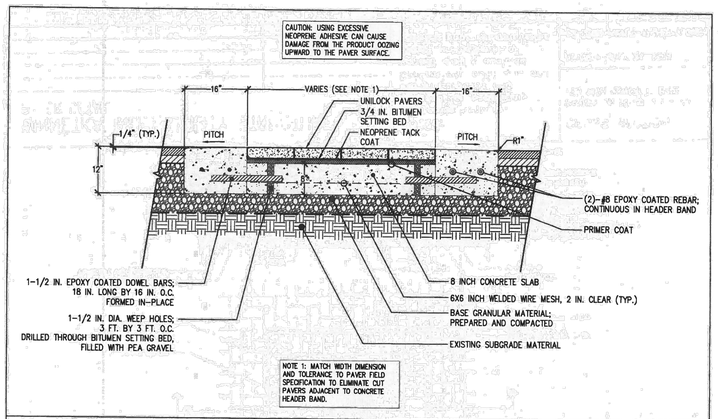


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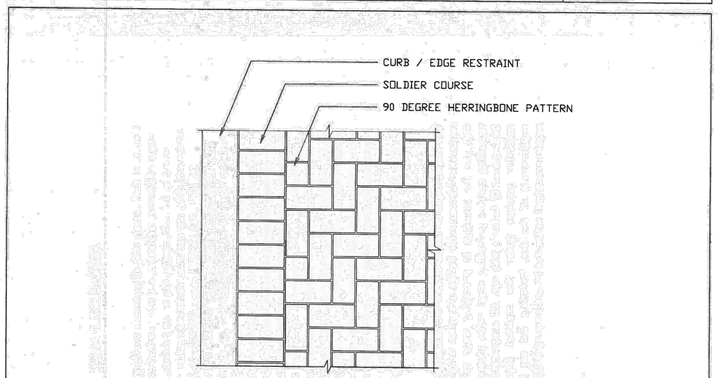
|---|---|---|
| WINNETKA CROSSWALK<br>PAVER DETAIL | NOTES:<br>This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation. | CROSS SECTION<br>PAVERS ON BITUMEN SETTING BED WITH CONCRETE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

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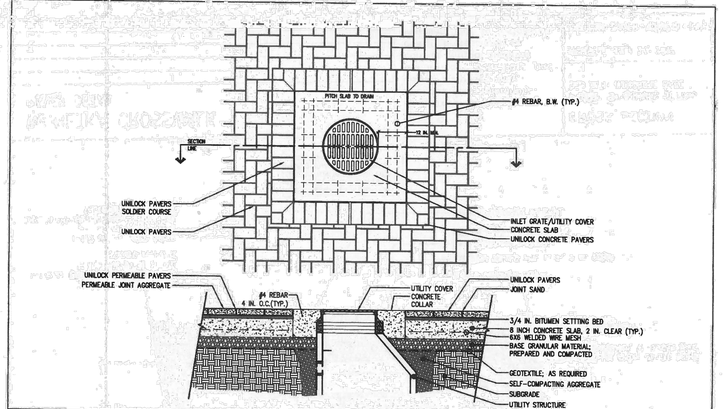
| WINNETKA LAYING PATTERN<br>90 DEGREE SOLDIER COURSE W/ HERRINGBONE FIELD | NOTES:<br>This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation. | CROSS SECTION<br>PAVERS ON BITUMEN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

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

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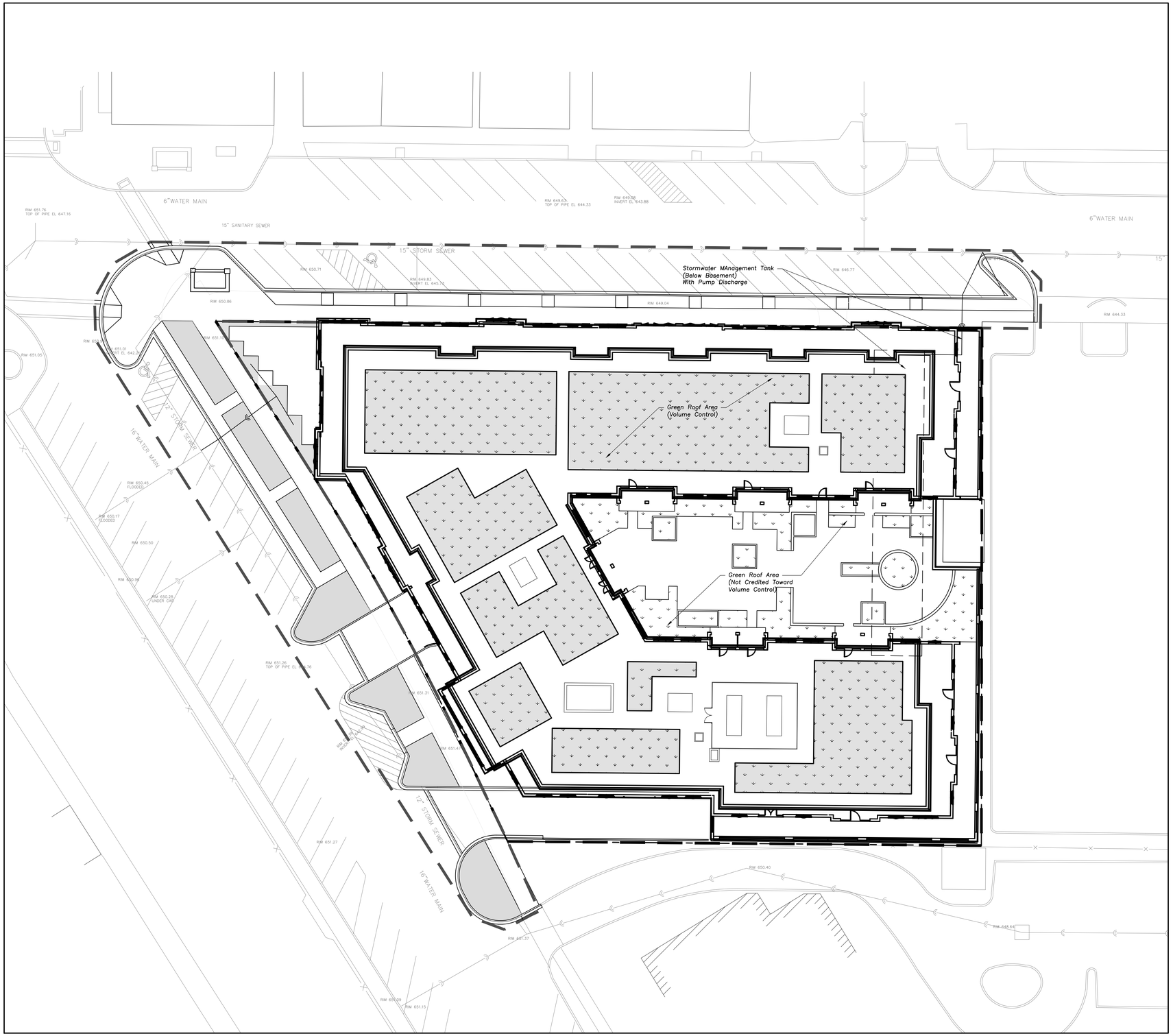


## STORMWATER SUMMARY

PROPERTY AREA 1.21 Acres (Development Area)

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

ROW AREA 0.54 Acres (Maintenance and Demolition)

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

## SURFACE LEGEND

PERVIOUS SURFACE
CN 80

GREEN ROOF
CN 90 (Reduced CN)
8" Media Thickness

IMPERVIOUS SURFACE
CN 98

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Sheet Title:

STORMWATER PLAN

Sheet No:

CX1 (51)

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The Village of

# Winnetka

# Design Guidelines

## Amendments

- 01/17/2023 - Ordinance MC-01-2023 - Building Signage, pages 19 & 20

# Village of Winnetka Design Guidelines

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# Introduction

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

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

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

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

# Village Character

## East/West Elm Street District

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

*Figure 1*

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

*Figure 2*

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

*Figure 3*

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

## Hubbard Woods

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

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

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

*Figure 4*

*Figure 5*

*Figure 6*

## Indian Hill

The Indian Hill Business District, the southern gateway into the Village, is a predominantly auto-oriented business corridor. South of Winnetka Avenue, the west side of Green Bay Road is composed of predominantly single-story buildings housing a variety of retail uses, while the east side of Green Bay Road abuts the railroad tracks, allowing for parking and buffer landscaping. Circulation/traffic problems and safety hazards, especially for New Trier High School students, exist due to fast-moving traffic, winding roadways, and wide streets. As with the Village's northern Green Bay Road gateway at Hubbard Woods, the Village identity needs to be communicated through the development of a gateway feature, appropriate wayfinding signs, gateway architecture and unified repetition of streetscape elements. (See figures 7,8)

*Figure 7*

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

*Figure 8*

# General Guidelines Intent

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

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

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

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

**Primary facades** face a street or pedestrian open space.
**Secondary facades** face pedestrian parking areas or alleys.

# Design Guidelines

## Building and Architecture

### I. Contextual Design

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

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

### II. Uses

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

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

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

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

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

## III. Historic Buildings & Building Elements

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

*Figure 9*

*Figure 10*

*Figure 11*

*Figure 12*

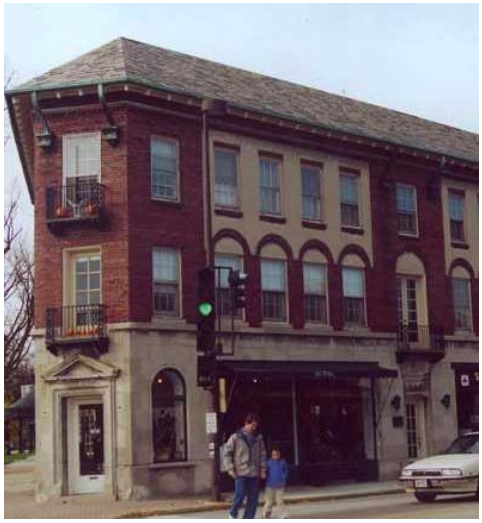


*Figure 13*

## IV. Style(s)

In Winnetka, a variety of architectural styles has flourished, the most common of these are:

**a. English Tudor**. The most prominent Winnetka architectural style is characterized by a mixture of materials, medieval detailing, human scale and proportion. A typical commercial building has a heavy masonry base with the upper floors articulated by timber and stucco bays and punched windows. Most of the Tudor buildings range from 1-½ to 2 -½ stories in height. The top story is usually concealed under a steeply pitched roof interrupted by cross gables and dormers. (See figures 14 & 15)

*Figure 14 English Tudor*

**b. Georgian**. Several prominent institutional buildings reflect the Georgian style, which is characterized by a symmetrical facade, hipped roof with gabled entry, classical detailing and the use of quoins to articulate the corners. Georgian buildings are generally constructed of brick with limestone detailing. The fenestration pattern on Georgian buildings is typically small stacked punched openings with double-hung, divided-light windows. (See figure 16)

*Figure 15 English Tudor*

**c. Art Deco**. Art Deco is a style of decoration consisting largely of low-relief geometrical designs of straight lines, zigzags, chevrons and stylized floral motifs. The style is a conscious expression of modernity and the machine age. Exterior architectural materials vary from smooth faced concrete and stone to metal, terra cotta and glass. Predominant Midwest Art Deco buildings, as exemplified in Winnetka, are built of dressed limestone and are generally horizontal, most often single story commercial structures with low-relief stylized designs at the sign band. (See figure 17)

*Figure 16 Georgian*

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

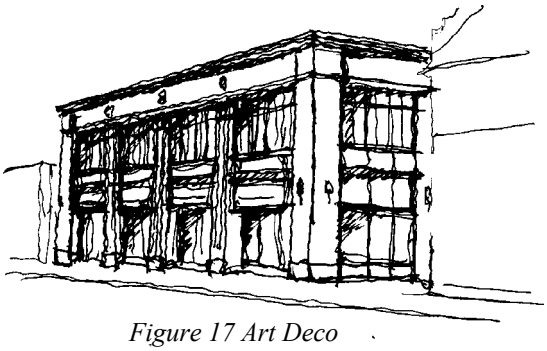


*Figure 17 Art Deco*

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

*Figure 18 Dutch Colonial*

## V. Building Mass

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

*Figure 19 Contemporary*

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

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

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

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

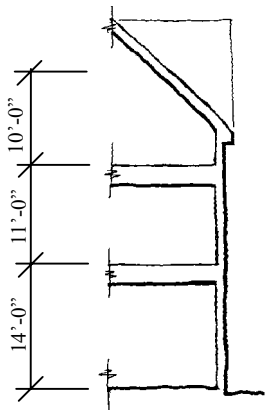



*Figure 20*

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

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

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

Commercial and Mixed Use**:** The existing building heights are consistent at 2-3 stories within the heart of the commercial district. Buildings of this height are appropriately located within dense pedestrian districts and along Green Bay Road whereas buildings of 1 and 2 stories function well as transitions to single-family residential areas. Single-story buildings are appropriately located along the automobile-oriented south end of Green Bay Road at Indian Hill. Based on existing building heights, new buildings or building additions should have transitional elements or bays such that the new building height will not vary more than ½ story lower than the immediate adjacent buildings while complying with the requirements of the zoning ordinance. (See figure 21) The current zoning restricts all building heights to 2 ½ stories within the B and C zoning districts.

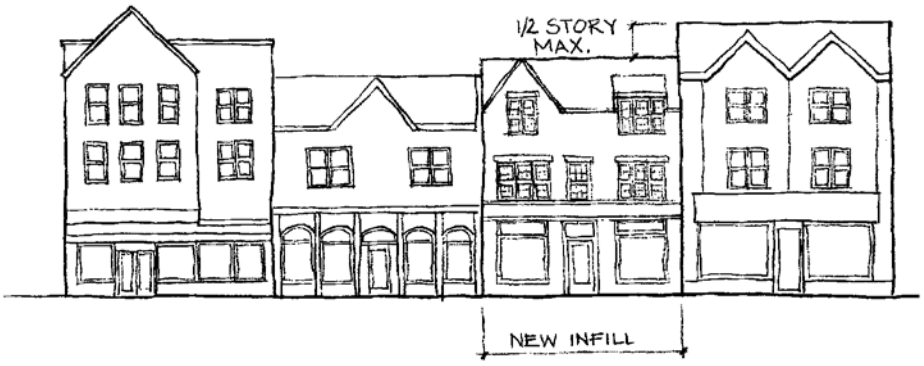



*Figure 21*

Institutional: The height of institutional buildings will vary depending on the use and location of the structure. Institutional buildings located within the commercial zoning districts (C-1 and C-2) are typically more monumental in scale and massing, and the minimum height to the eave line or parapet should not be less than 30% of the length of the primary facade or 25 feet, whichever is greater. The maximum height must conform to the existing zoning requirements. The height of institutional buildings located in the multiple-family (B-1 and B-2) or single family (R-1 through R-5) zones should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions to existing facilities should respect the existing heights and not differ from the established eave line by more than ½ story. Additions and alterations should be sensitive to the context of the surrounding zoning area.

Multiple-family Residential: Many of the older multiple-family residential buildings are built to the outdated zoning standard height of four stories, whereas the height of recent and new multiple-family developments is limited to 35 feet and 2 ½ stories.

**c. Roof Forms**: Roof forms contribute to the massing, scale and proportions of all buildings. Manipulation of the form can help distinguish between residential, commercial and institutional structures. Sloped roof systems, while containing the commercial ½ story defined by the zoning ordinance, should have eave lines that extend to the perimeter of the building eliminating upper story setbacks at the primary elevation. The continuous length of any roof on a primary facade should be limited to

20'0", without a break in plane using dormers, gables or hip roofs. These should be designed in conjunction with the Vertical Rhythm, Section VIb.

Commercial and Mixed Use, Multiple-family Residential: The predominant roof form within the districts is a pitched shingle roof with cross gables, projecting eave line and brackets reflecting the structural bay rhythm of the building. Variations of the gable and roof pitch contribute to the general breakdown of the building mass and contribute to the steady streetwall rhythm. No roof pitch is to be greater than 60 degrees (21:12) or less than 35 degrees (8:12). (See figures 22 & 23)

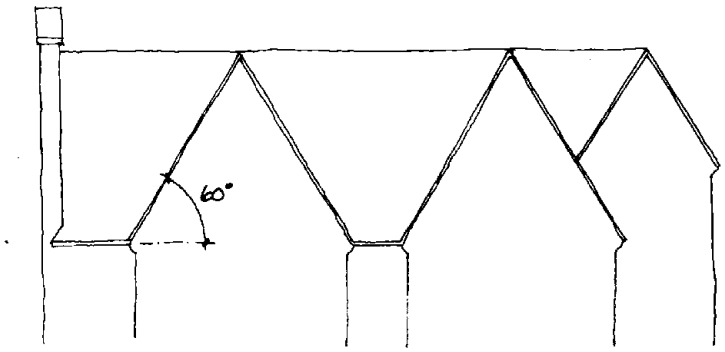



*Figure 22*

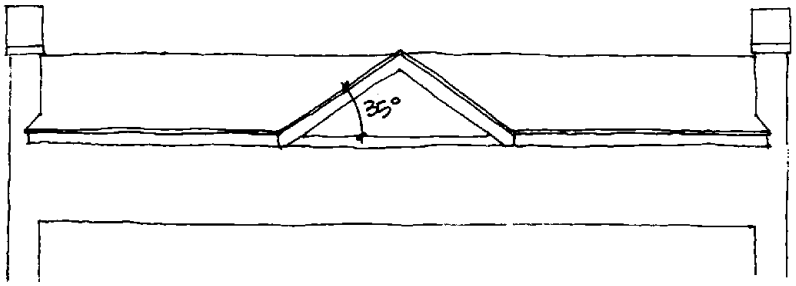



*Figure 23*

Institutional: The roofs of the institutional buildings should have shallower sloped roofs than the commercial structures and be composed of basic gable, hipped or flat roofs. The pitch of sloped roof systems should range between 25 degrees (6:12) and 45 degrees (12:12). Contextual sloped and gabled roofs are preferred. Flat roof systems must be concealed from view by a decorative parapet. The roof structures should not break up the mass of the structure, but emphasize overall volume through a uniform ridge, eave or parapet line. A cross or open gable can be introduced to provide hierarchy to the facade and identify the entry or wings. Additions to institutional structures should respect the existing roof form and slope, however, the height of the ridge, eave and parapet line can vary per the height restrictions outlined in Section V.b. (See figures 24 & 25)

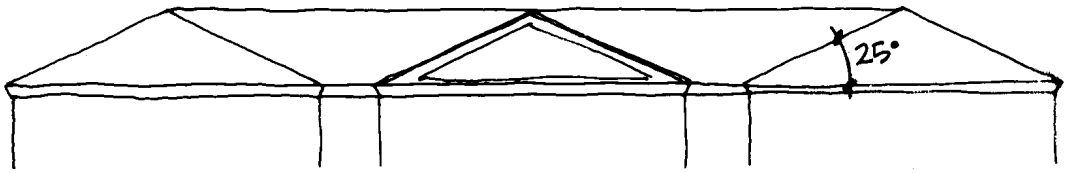



*Figure 24*

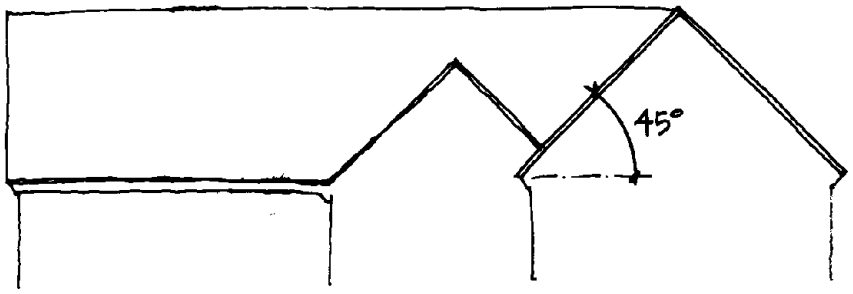



*Figure 25*

## VI. Proportion/Scale

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

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

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

*Figure 26*

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

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

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

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

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

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

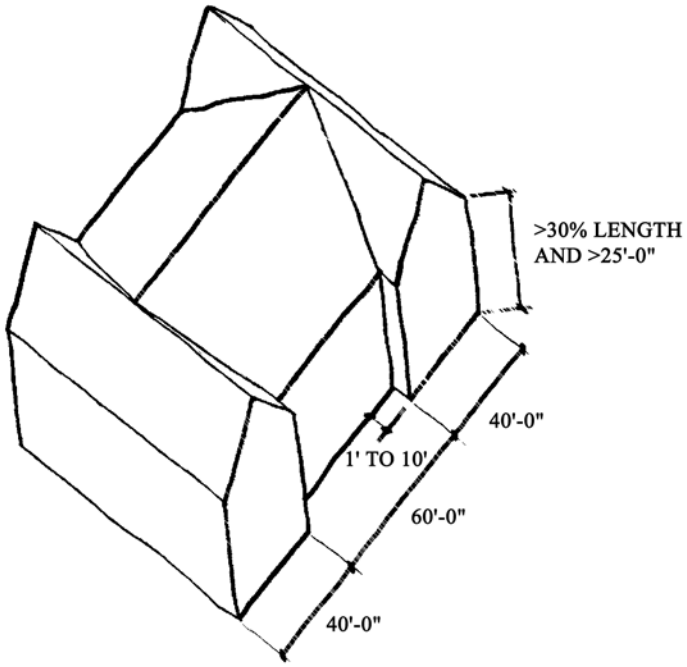



*Figure 27*

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

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

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

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

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

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

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

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

Strip windows are not allowed.

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

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

*Figure 28*

*Figure 29*

*Figure 30*

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

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

Ground floor façade: Windows or doors should interrupt 25% but not more the 50% of the wall area. Uninterrupted wall area should not extend for more than 20 feet without the introduction of blind niches or windows. Note: Percentage is based on the total facade square footage, which is calculated from the top of the first or ground floor to the top of second floor. (See figure 31)

*Figure 31*

Upper floor facades: At least 20% but not more the 50% of the upper floor's wall area should be interrupted by windows. Uninterrupted wall area should not extend for more than 20 feet. Note: Percentage is based on the total facade square footage, which is calculated from the top of second floor to the underside of roof eave. (See figure 31)

Multiple-family Residential: In order to provide a desired proportion of fenestration the following guidelines should be met:

Ground and upper floor facades: At least 35% but no more the 60% of the façade should be windows or doors.

**e. Hierarchy:** The prioritization of certain building masses, components or elements over others.

Commercial and Mixed Use: The hierarchy of public over private spaces should be conveyed by the facade. Public or retail spaces should be open and inviting through the introduction of storefronts with doors integral to the system. Private or office/residential spaces should have a separate entrance articulated independently from the storefront. (See figure 32)

Institutional: The primary facade should have a distinct public main entrance.

Multiple-family Residential: Multiple-family residences should have a distinct and articulated common entrance on the main facade(s). Town homes should have individually articulated entrances.

*Figure 32*

**VII. Articulation**

**a. Entries:** Proportion, scale, location and details should be used to differentiate public entrances from private or semi-private entrances at all uses.

1. Hierarchy

Commercial, Mixed Use and Institutional: The identity of the public entrance should be evident from the public way and differentiated from the semi-public and private entrances. Public entries should have a large-scale approach and be open and inviting whereas semi-public and private entries are integral to the adjacent building facade and more opaque.

Multiple-family Residential: Proportion, scale, location and details should be used to differentiate common entrances from private entrances.

2. Location

Commercial and Mixed Use: Public entrances should be located along the main thoroughfares and at corners. Private or semi-private entrances should be located either to the side of a single bay building or centrally for a multiple bay building.

Institutional: Public entrances, both main and secondary, should be located in a central location on the main facade or along major access routes or vistas. Services entrances should be remotely located from the open public space and not visible from the main public approach.

Multiple-Family Residential: Common entries will be oriented toward the main street or thoroughfare. Garage entrances should be oriented toward a secondary street, alley or away from the pedestrian way.

3. Detail

Commercial and Mixed Use: Typically, private or semi-private entrances should have a predominately solid door and be set in a masonry opening nearly flush to the building facade whereas the public or storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers. Building entrances can be further defined by using subtle streetscape improvements such as pavers. Residential entrances should be clearly identified and dignified.

Institutional: Generally the public entrances are detailed to stand out on a facade through the use of articulation and location. In order to be open and inviting, public entrances should incorporate larger expanses of glass than secondary entrances.

**b. Window and Door Fenestration:**

Commercial, Mixed Use, Institutional and Multiple-family Residential**:** Punched single or ganged windows are required at upper floors but not allowed at street level on primary facades in commercial buildings. A combination of ganged and single units within the punched opening is encouraged to provide hierarchy to the facade. It is encouraged that the sill height of upper level windows align with adjacent buildings but should not be higher than 30" above finish floor elevation. See Section VI.d. Mullion and muntin divisions are required to maintain the scale of the districts and reduce large expanses of glass at the upper floors. (See figure 33) Strip windows are not allowed.

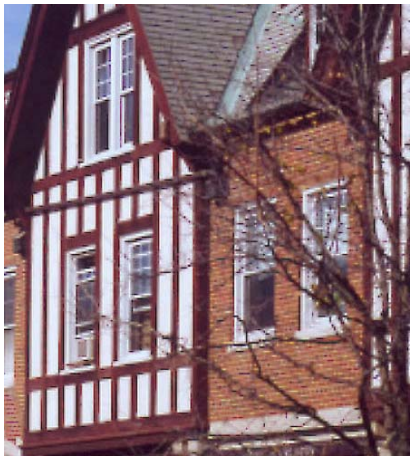


*Figure 33*

Commercial and Mixed Use: Storefront windows are required in commercial buildings on the primary facade at street level. Storefront windowsill heights cannot exceed 18". Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary. (See figure 34)

*Figure 34*

Mixed Use and Multiple-Family Residential: Bay windows are allowed on upper stories of mixed-use buildings if the upper floors are designated residential and on upper stories of multiple-family residential buildings. Bay windows are to project a maximum of 12". (See figure 35)

*Figure 35*

**c. Building Lighting**

Commercial, Mixed Use, Institutional, Multiple-Family Residential:

1. Exterior Uses and Types: Exterior building lighting should be carefully designed. Incandescent and low voltage lighting may be allowed. Fixtures should be contextual with the building and adjacent building design. Building lighting should focus on providing light on building signs and enhancing architectural details on the facade. All lighting shall be located and shielded from direct visibility from any dwelling or public street per the Winnetka Village Code. Wall lanterns and architectural highlighting should be considered. Sodium and fluorescent lighting is not allowed. (See figures 36 & 37)

*Figure 36*

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 37*

**d. Building Signage**

Commercial signs should reflect the character of the building style, while expressing each store's individuality. There are several prominent sign styles that are appropriate to Winnetka: surface mounted, pin-mounted, interior, decal and projecting blade signs. Sign materials are limited to painted wood, canvas, architectural glass and metal. Sign color must harmonize with the building upon which it is mounted and adjacent structures. Lettering color can be unique to the image of the retailer/user. Metal sign and plaque material such as brushed bronze, antique bronze, aluminum, stainless steel and painted cast iron or similarly appearing materials are preferred. Highly reflective metallic signs are not allowed. Signs should be lit by marquee or spot lighting; neon lighting is not permitted. Spot lighting should be minimal and unobtrusive and, per the Village Code, the source of illumination shall not be visible from any street, sidewalk or dwelling. Simplified industrial light fixtures are not permitted. Contextual solutions are recommended. The majority of the signs will be mounted within the building's sign band, defined as the wall area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" above grade and a maximum of 15'-0" above grade. (MC-01-2023, amended, 01/17/2023)

Signs must comply with the general provisions of the Winnetka Sign Ordinance as well as design provisions contained within these Design Guidelines.

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.

2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)

*Figure 38*

3. Projecting blade commercial signs can be round, square or vertical, mounted from the face of the building at the second floor level between the windows or at the head of the storefront and are oriented to pedestrian scale. The signs are to be mounted on fixed hardware; no swinging or chain-mounted signs are allowed. The dimensions of the sign are not to exceed 6 square feet (36" high and 24" deep) (See figure 41). If illuminated, the signs should be lit with an unobtrusive light source.

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

*Figure 41*

4. Incidental wall signs such as building management identification and directory signs should be integrated into a single sign and be constructed of brushed bronze, antique bronze or painted cast iron. Such signs should not be placed on the prominent street front facade and should be directed to public residential entries (MC-01-2023, amended, 01/17/2023)

## e. Awnings and Banners

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

*Figure 42*

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

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

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

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

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

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

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

**f. ADA Compliance**:

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

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

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

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

**g. Mechanical Equipment**

1. Location

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

2. Screening

For at-grade equipment screening, see Sections IX.a (p.26), X.c.9 (p. 33), and XI.d.5 (p.57).

Mechanical equipment located at grade should be screened from view with a fence or wall that is constructed of the same materials as the adjacent building. Rooftop equipment that cannot be located out of view should be screened by walls constructed of materials sympathetic to those of the primary facade.

## VIII. Materials

Building materials throughout the districts consist primarily of masonry and stucco. The existing buildings currently have a good palette of colors, textures and material mixes from which new materials should be selected. The masonry palette consists of wirecut, smooth and textured modular brick and rough-face and dressed limestone veneer. Rough-faced limestone should be limited to accent or base pieces only. The brick color palette should be restricted to those present in the district but can vary in color from reds to yellows and have varying levels of iron spotting. Pink or orange brick is not allowed.

English Tudor buildings obtain some of their character from the mix of materials used in the upper floors. Creative use of material combinations is encouraged to break up the massing. The number of facade colors should be minimized to maintain unified districts – white and cream stucco with reds and browns, emphasizing earth tones and eliminating saturated colors.

Commercial and Mixed Use: Acceptable materials include modular brick, rough-faced or dressed limestone and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Institutional: Institutional buildings are encouraged to have monochromatic material selection such as modular brick, or rough-faced or dressed stone. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split-face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher on secondary facades only and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Multiple-Family Residential: Acceptable material for multiple-family structures includes modular brick, limited areas of dressed limestone, and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades on upper floors only. Aluminum or vinyl siding, metals, rough/ random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of

the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

**Acceptable Materials:**

**a. Primary Facade**

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Limestone (Limited to partial first floor only. Limestone is to be integrated with brick for multiple-family residential) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade stucco with wood trim (See figure 45)
Wood siding (Multi family Residential only)

*Figure 43*

**b. Secondary Facade**

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Modular common brick
Dressed limestone (Limited to first floor only) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade Stucco with wood trim (See figure 45)
EIFS (upper floors only, troweled texture to resemble stucco) (See figure 46)

*Figure 44*

**c. Roof materials**

Commercial, Mixed Use, Multiple-Family and Institutional.

Clay Tiles (See figure 47)
Cement Tiles and Shingles
Ceramic Tiles that simulate natural materials.

*Figure 45*

Architectural Series of Asphalt Shingles (3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are allowed)

*Figure 46*

Institutional only

Flat roofs must be hidden by parapet on primary / secondary facades.

Commercial and Multiple- Family

Flat roof must not be visible from street, pedestrian, or open spaces.

*Figure 47*

**d. Door and Window Materials:**

Commercial, Mixed Use, Institutional, Multiple- Family Residential: Entry doors should be wood or aluminum stile and rail with varying degrees of glass. Public entry doors should be fully glazed whereas private and semi-private entries should be primarily solid panel doors. Storefront window units should be either paneled aluminum or brass. Many original storefronts, some with transom windows, remain in the districts. Efforts should be taken to repair and renovate these systems where feasible. Window frames should be wood, steel or aluminum. Vinyl windows are not acceptable. Muntin divisions should be real divided glass or simulated with spacer bars. Snap-in muntins are not acceptable. Color selection should be sympathetic with the overall building color palette and take into account the adjacent building materials within the structure, immediately adjacent structures, structures within the same block and structures across the street.

*Figure 48*

*Figure 49*

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware design and finish is to be appropriate with facade articulation, color palette and district character. Glazing should be clear glass without tint or film.

Garage doors should be designed to replicate stile and rail paneled doors if they are in view of the public or pedestrian way. The doors can be constructed of wood. Overhead rolling doors are allowed.

## IX. Service, Secondary Facades and Parking Structures

a. **Service Areas:** Service areas allow for loading zones and dumpster placement. Commercial, Mixed Use, Institutional, and Multiple-Family Residential: Service areas are to be located off secondary streets or alleys out of public view. If a service area is visible from the public view, the service area is to be treated with screening approximately 6'-8' tall to match adjacent building elevations.

b. **Secondary Facade(s):** Fenestration of secondary facades should comply with Section VI.d. When a secondary public entrance is located off a parking area or alley, the alley is to be treated as an extension of the public walkway, and the building entrance is to be articulated to differentiate it from private or semi-private entrances.

c. **Parking Structures:** As new developments occur within the business districts, multiple-family residential and institutional areas, parking structures may be incorporated into their designs in order to meet parking needs. Parking structures should be located remotely from primary streets and should not be visible from the public way. All parking structures should provide a safe and pleasant pedestrian entrance and exit from the structure. Parking structures servicing the commercial districts should integrate into the surrounding architectural fabric. Structures serving residential buildings should relate to the architectural fabric.

Parking structures at a commercial development should be incorporated into the design of the development so that they blend into the building's architecture, scale, and surrounding streetscape context. Integrated parking structures should provide a seamless and non-evident appearance of parking. Their scale and mass should be compatible with the standards set forth in these design guidelines. Building materials, details, and articulation should be consistent with that of the overall development and surrounding context when visible from the public way.

Adequate vehicular and pedestrian access into the structure, ADA compatibility, safety, lighting, and ventilation issues must be addressed.

Please see Vehicular Zone Landscape in Section XI.d for information on parking structure landscape requirements.

1. Massing: The parking structure should comply with the general commercial and mixed-use building massing guidelines (Section V) with the following exceptions. The parking structure should contribute to the continuous "streetwall" along the primary thoroughfares and respect the adjacent setbacks of existing buildings. Heights of the parking structure are delineated in this guideline under Parking Lot Standards. Freestanding residential parking structures should be adequately screened from view.

2. Proportions and Rhythms: Parking structures are to conform to the general commercial and mixed-use proportions and scale guidelines as outlined in Section VI.

The horizontal and vertical rhythms of the structure should enforce the rhythms established by the immediately adjacent and facing structures in order to unify the streetwall. Structures abutting a primary or secondary way should maintain a screen wall with a maximum of 20% openings and a maximum frontage at grade of 30 feet. Parking structures with street frontage that exceeds 30 feet should incorporate sales tax generating uses at the ground level so that the streetwall continues to offer the pedestrian shopping experience. The storefront at the sales tax generating use should comply with the General Commercial and Mixed-Use Guidelines. Off the primary and secondary streets, the parking structure expansion is limited by the current zoning ordinance. Parking structures serving residential units should also contain a screen wall and conform to the general multiple-family design guidelines. Freestanding parking structures should not exceed 14 feet in height above adjacent average grade or top of curb to the upper parking deck.

3. Articulation: The pedestrian entrance should be clearly articulated independent of the adjacent screen wall. The first floor screen wall should display the proportions and rhythms as indicated above while incorporating appropriate articulation. Shallow blind niches and recesses as well as expressed columns are encouraged to break down the screen wall and provide scale. Integral way-finding signs, street furniture, trash receptacles, newspaper corrals, drinking fountains and public art are encouraged as design elements at the screen wall.

4. Materials: The parking structure must be clad in the materials palette identified in Section VIII. Monochromatic or limited material combination is encouraged to downplay the hierarchy of the structure. Exposed concrete facades are not permitted, although cast stone accent and cladding materials units are acceptable. Parking structures serving residential units must apply creative material selection per the general multiple-family design guidelines. Material selection may be limited to less expensive material when not visible from the public way.

# MEMORANDUM
# VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** DESIGN REVIEW BOARD

**FROM:** DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

**DATE:** JUNE 2, 2023

**SUBJECT:** 552 LINCOLN AVENUE– FONS PLANT-BASED EMPANADAS/DEEP PURPLE – SIGN PERMIT
(CASE NO. 23-11-DR)

### INTRODUCTION

On June 15, 2023, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Fons Plant-Based Empanadas/Deep Purple* – Acai Bowls (the "Applicant"), as the lessee of the commercial space located at 552 Lincoln Avenue (the "Subject Property"), to allow two window signs and face change on existing projecting sign on the street frontage of the Subject Property.

### PROPERTY DESCRIPTION

The Subject Property is located on the west side of Lincoln Avenue between Pine and Elm Streets in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. Tenants of the building include the Applicant's business in addition to *The Arcade and Beat Street Toys. Mitch's Cookies* previously occupied the Applicant's space. Figure 1 identifies the entire building and corresponding signage between the other business tenants.

**Figure 1 – Subject Property – View of the entire building from Lincoln Avenue**

**PREVIOUS APPROVALS**

On June 20, 2019, the DRB approved four projecting blade signs for the then existing tenants of the commercial building at Subject Property. The approval included:

1. Sign permit applications to allow four projecting blade signs that are 3 feet in width and 2 feet in height; and
2. Sign Code Variation to allow the installation of four projecting blade signs that extend more than 2 feet from the wall of the building.

The approved application for the four projecting blade signs is included in Attachment C.

**CURRENT REQUEST**

The Applicant is seeking approval for two interior non-illuminated floating window signs and face change on the existing previously approved projecting sign that would provide identification and promotion for their new store location. All three signs will feature logo, text, and colors for each of the businesses as shown in the illustrations below:

Each window sign would be:

- Interior floating window sign
- Located in the upper portion of the storefront window
- Hanging from the ceiling a couple of inches from the storefront window
- Circular aluminum black box with a diameter of 2.5 feet and 3.5" thick
- Unilluminated double-faced acrylic and covered with vinyl
- 4.91 square feet
- Colors:
  - Fons Empanada Sign: A blue logo with white and blue text on pink background
  - Deep Purple Sign: A purple and green logo with light purple, deep purple, and black text on the white background

**Subject Property – Proposed floating window signs**

Projecting sign

The previously approved building's double-faced projecting sign would receive a new face change identifying new businesses.

**Subject Property – Proposed face change on existing projecting sign frame**

A copy of the Applicant's application materials is included in Attachment A.

**SIGN CODE ANALYSIS**

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

Floating window signs that meet the following standards can be administratively approved by staff:

- limited to 10% or less of the single window pane
- height of the sign to not exceed 1/3 of the height of the glass area and 90% of the glass width
- limited 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
- floating window signs limited to letters and logos of no more than two colors on a solid background of another color, a total of three colors
- no window sign should be illuminated
- located in the lower two-thirds of the window opening
- without reflective materials
- 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.

| Area | Square Foot | Percentage |
|---|---|---|
| Existing Window Pane | 51 | - |
| Max Allowed per Sign Code (10% of Glass Windowpane) | 5.1 | 10% |
| Proposed Window Sign | 4.91 | 9.6% |

The proposed sign meets all of the above standards for floating window signs, except the location of the signs, a portion of which is in the upper one-third of the window, and the use of five colors for the *Deep Purple* floating window sign; therefore, the sign requires review and approval by the Design Review Board.

Signage Street Exposure

| Area | Square Foot | Percentage |
|---|---|---|
| Street Exposure | 180 | - |
| Max Allowed per Sign Code (15% of the Street Exposure) | 27 | 15% |
| All Proposed Signs counted toward Street Exposure | 9.82 | 5.45% |

The proposed signage complies with the maximum allowed sign area street exposure requirement.

**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 not adversely to 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; excessive brightness shall be avoided and*
>
> *6. The additional provisions of this chapter, as specified in this chapter, shall be part of the criteria of the design review process.*

The Board should also consider the Village Design Guidelines for the proposed signage. (See Attachment B).

**SUMMARY**

The Applicant requests that the DRB find the proposed signs 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 the installation of the signs.

**ATTACHMENTS**

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt
Attachment C: Projecting Sign Permit and Sign Variation approved by DRB on June 20, 2019

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

# SIGN PERMIT APPLICATION

RECEIVED
MAY - 5 2023

**Tenant/Lessee**

| Name of Business | Primary contact name | Phone No. |
|---|---|---|
| Deep Purple Tattoo Emporium | [redacted] | [redacted] |
| Street Address: 552 Lincoln Ave | | |
| City: Winnetka | State: IL | Zip Code: 60093 |
| Email: | | |

**Sign Company**

| Name of Sign Company | Primary contact name | Phone No. |
|---|---|---|
| Neon Art | Angelica Domingues | 773-657-0263 |
| Street Address: 4752 N. Avers Ave | | |
| City: Chicago | State: IL | Zip Code: 60625 |
| Email: angelicaneonart@gmail.com | | |

**Property Owner**

| Name of Company | Primary contact name | Phone No. |
|---|---|---|
| Hoffman Commercial | | |
| Street Address: 825 Green Bay Rd | | |
| City: Wilmette | State: IL | Zip Code: 60091 |
| Email: | | |

Sign type(s): (Check all that apply)
- ☒ Window sign
- ☐ Wall sign
- ☐ Ground mounted sign
- ☒ Projecting sign
- ☐ Other _____

Additional description of sign type and materials other 2 window signs non-illuminated, and a face change on the projecting sign.

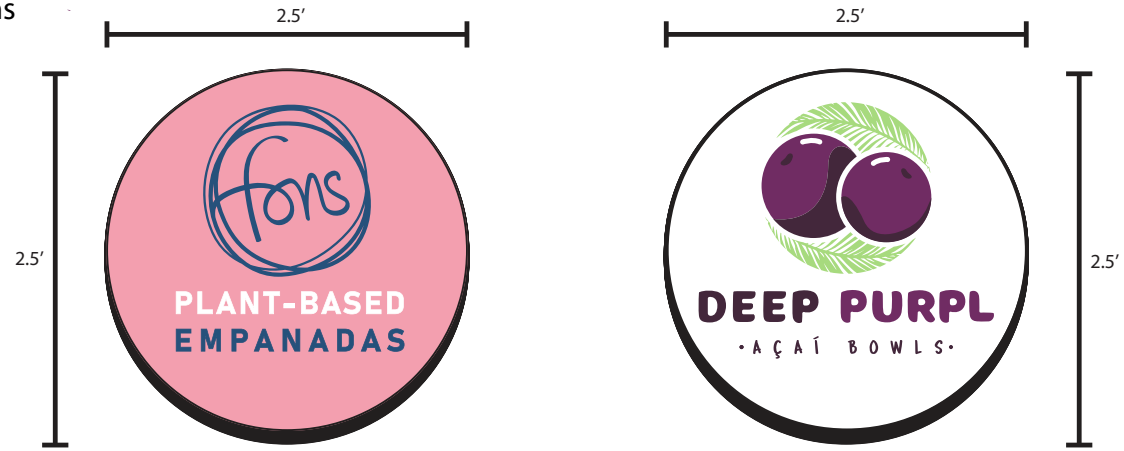
SBC 2023-506

OFFICE USE ONLY: SIGN PLAN REVIEW + PERMIT FEE ($50 + $60/$195 per sign) $115-

CONDITIONS OF APPROVAL:

Page 6 of 6

Non-Illuminated Signs




**Window SQ FT: 51′ (each)**
**Total Sign SQ FT 6.25′ (each)**

**Sign Specs**

| | |
|---|---|
| **Face Material** | 1/8” Acrylic |
| **Face Color** | Blue, Pink, White, Purple, Green |
| **Trim Color** | Black |
| **Return Material** | .080 Alum |
| **Return Width** | 3.5” |
| **Return Color** | Black |
| **LED Color** | N/A |
| **Raceway Color** | N/A |


NEON ART SIGN CO EST. 1988

4752 N Avers Ave
Chicago, IL 60625
Tel: (847) 508-9907
Webite: neonartchicago.com
Phone : (773) 588-5883
Neonartchicago@gmail.com


Client: Fons Empanadas
Date: 06/06/23
Address: 552 Lincoln Ave
City: Winnetka, IL 60093

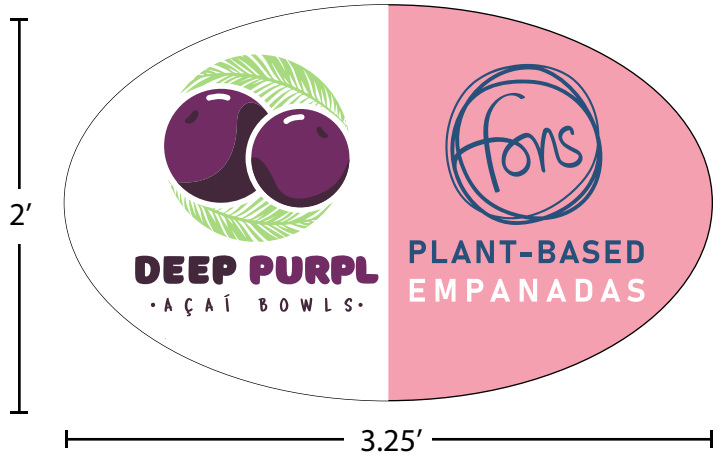
30th ANNIVERSARY


This drawing is the property of Neon Art Sign Company. No reproductions or exhibitions are permitted without the exress written consent of Neon Art Sign Company. An assessment of up to $2,500 will be charged for any misuse of this drawing. By signing the Customer Acceptance on this print. I understand that I am accepting all aspects of this drawing. This includes Artwork, Specifications, Dimensions, Spelling, and all other repsentations herein. I also understand that color reproductions on this print are approximate and may not match.


X_____

Projecting Sign Face Change - Double Sided
Non Illuminated

**Total Street Frontage : 22.5′**
**Total Projecting Sign SQ FT: 6.5′**
**Total Window Sign SQ FT: 12.5′**



**Sign Specs**

| | |
|---|---|
| **Face Material** | Vinyl, ACM |
| **Face Color** | Blue, Pink, White, Purple, Green |
| **Trim Color** | Black |
| **Return Material** | N/A |
| **Return Width** | N/A |
| **Return Color** | N/A |
| **LED Color** | N/A |
| **Raceway Color** | N/A |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Chicago, IL 60625
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Webite: neonartchicago.com
Phone : (773) 588-5883
Neonartchicago@gmail.com


Client: Fons Empanadas
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X_____

To whom it may concern,
The signs on the windows are made out of multiple materials. The face is made out of acrylic and covered with vinyl. The return and the back part is made out of black aluminum.  Both windows signs are round. The box signs will be hung from the ceilings with chains.  Fons Plant based empanadas is a pink color with blue, the Deep Purpl is white, with purple and hints of green. If you have any questions regarding the windows please call  Angelica at 773-657-0263.
Thank you!

NEONARTCHICAGO@GMAIL.COM
WWW.NEONARTCHICAGO.COM
(847)508-9907
(773)588-5883
4752 N AVERS AVE
CHICAGO, IL 60625

**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)

# VILLAGE OF WINNETKA, ILLINOIS
## DEPARTMENT OF COMMUNITY DEVELOPMENT

# APPLICATION FOR
# SIGN CODE VARIATION

Project Address : 552 Lincoln Avenue
Name of Business: Gamer on Lincoln, Adelheid's, Beau Street, Hoffmann CRE
Real Estate Index Number: _____

Application is hereby made to the Village of Winnetka for a variation from Section(s) 120.B.2. of Chapter 15.60 [Signs] of the Winnetka Village Code for the following work:
Installation of exterior blade signs

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

1. The requested variation is in harmony with the general purpose and intent of the Sign Code (see Section 15.60.030 of Winnetka Village Code);
2. The plight of the petitioner is due to unusual circumstances;
3. There are practical difficulties or particular hardship in the way of carrying out the strict requirements of the sign code (i.e., compliance would result in a clearly demonstrable hardship that unique to the applicant or property);
4. The variation will not alter the essential character of the locality. (In that the Village has adopted Design Guidelines which are intended to preserve the character of the Village, it important that the applicant to establish that the request is consistent with the intent and purpose of the Village Design Guidelines.)

Signed [redacted]
Owner of record (or authorized agent)

825 Green Bay Rd., Suite 100
Owner Address

Wilmette, IL 60091

[redacted]
Owner Telephone

Signed [redacted]
Applicant

Same
Applicant Address

( ) Same
Applicant Telephone

VILLAGE OF WINNETKA, ILLINOIS

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## SIGN PERMIT APPLICATION

**Tenant/Lessee**

| Name of Business: | Primary contact name: | Phone: |
|---|---|---|
| Adelheidis | Dan Burns | 847-512-3180 |
| Street Address: 552 Lincoln | | Fax: |
| City: Winnetka / State: IL / Zip Code: 60093 | | Email: dburns@ospreycapitalllc.com |

**Sign Company**

| Name of Sign Company: | Primary contact name: | Phone: |
|---|---|---|
| Fast Signs | Kim Hackl | 847-423-3456 |
| Street Address: 3437 Dempster St. | | Fax: |
| City: Skokie / State: IL / Zip Code: 60076 | | Email: Kim.Hackl@fastsigns.com |

**Property Owner**

| Name of Company: | Primary contact name: | Phone: |
|---|---|---|
| 552 Lincoln Avenue, LLC | Jenn Epstein | 847-512-3180 |
| Street Address: 825 Greenbay Rd, Suite 100 | | Fax: |
| City: Wilmette / State: IL / Zip Code: 60091 | | Email: jepstein@hoffmanncre.com |

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

Additional description of sign type and materials

Metal blade sign with printed vinyl covering

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

CONDITIONS OF APPROVAL: _____

# VILLAGE OF WINNETKA, ILLINOIS
# DEPARTMENT OF COMMUNITY DEVELOPMENT

## SIGN PERMIT APPLICATION

**Tenant/Lessee**

| Name of Business: | Primary contact name: | Phone: |
|---|---|---|
| Games on Lincoln | Dan Burns | 847-512-3180 |
| Street Address: | | Fax: |
| 552 Lincoln Ave. | | |
| City / State / Zip Code | | Email: |
| Winnetka / IL / 60093 | | dburns@ospreycapitalllc.com |

**Sign Company**

| Name of Sign Company: | Primary contact name: | Phone: |
|---|---|---|
| Fast Signs | Kim Hackl | 847-423-3456 |
| Street Address: | | Fax: |
| 3437 Dempster St. | | |
| City / State / Zip Code | | Email: |
| Skokie / IL / 60076 | | Kim.Hackl@fastsigns.com |

**Property Owner**

| Name of Company: | Primary contact name: | Phone: |
|---|---|---|
| 552 Lincoln Avenue LLC | Jenn Epstein | 847-512-3180 |
| Street Address: | | Fax: |
| 825 Green Bay Rd, Suite 100 | | |
| City / State / Zip Code | | Email: |
| Wilmette / IL / 60091 | | jepstein@hoffmannre.com |

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

Additional description of sign type and materials

Metal blade sign with printed vinyl covering

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

CONDITIONS OF APPROVAL: _____

# VILLAGE OF WINNETKA, ILLINOIS
# DEPARTMENT OF COMMUNITY DEVELOPMENT

## SIGN PERMIT APPLICATION

**Tenant/Lessee**

| Name of Business: | Primary contact name: | | Phone: |
|---|---|---|---|
| Hoffmann Commercial Real Estate | Dan Burns | | 847.512.3180 |
| Street Address: | | | Fax: |
| 552 Lincoln Avenue | | | |
| City | State | Zip Code | Email: |
| Winnetka | IL | 60093 | dburns@ospreycapitalllc.com |

**Sign Company**

| Name of Sign Company: | Primary contact name: | | Phone: |
|---|---|---|---|
| Fast Signs | Kim Hackl | | 847.423.3456 |
| Street Address: | | | Fax: |
| 3437 Dempster St. | | | |
| City | State | Zip Code | Email: |
| Skokie | IL | 60076 | kim.hackl@fastsigns.com |

**Property Owner**

| Name of Company: | Primary contact name: | | Phone: |
|---|---|---|---|
| 552 Lincoln Avenue, LLC | Jenn Epstein | | 847.512.3180 |
| Street Address: | | | Fax: |
| 825 Green Bay Rd, Suite 100 | | | |
| City | State | Zip Code | Email: |
| Wilmette | IL | 60091 | jepstein@hoffmanncre.com |

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

Additional description of sign type and materials

Metal blade sign with printed vinyl covering

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

CONDITIONS OF APPROVAL: _____

# VILLAGE OF WINNETKA, ILLINOIS
# DEPARTMENT OF COMMUNITY DEVELOPMENT

## SIGN PERMIT APPLICATION

**Tenant/Lessee**

| Name of Business: | Primary contact name: | Phone: |
|---|---|---|
| Bent Street Toys | Julie Windsor | 847-512-3180 |
| Street Address: | | Fax: |
| 552 Lincoln Avenue | | |
| City / State / Zip Code | | Email: |
| Winnetka / IL / 60093 | | dburns@ospreycapitalllc.com |

**Sign Company**

| Name of Sign Company: | Primary contact name: | Phone: |
|---|---|---|
| Fast Signs | Kim Hackl | 847-423-3456 |
| Street Address: | | Fax: |
| 34137 Dempster St. | | |
| City / State / Zip Code | | Email: |
| Skokie / IL / 60076 | | Kim.hackl@fastsigns.com |

**Property Owner**

| Name of Company: | Primary contact name: | Phone: |
|---|---|---|
| 552 Lincoln Avenue LLC | Jenn Epstein | 847-512-3180 |
| Street Address: | | Fax: |
| 825 Green Bay Road, Suite 100 | | |
| City / State / Zip Code | | Email: |
| Wilmette / IL / 60091 | | jepstein@hoffmanmre.com |

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

Additional description of sign type and materials

Metal blade sign with printed vinyl covering

| OFFICE USE ONLY | PERMIT FEE ($60/$195 per sign) |
|---|---|
| CONDITIONS OF APPROVAL: | |

According to the Applicant the existing window signs will be removed and additional sign permit applications for window signage will be submitted for consideration by the DRB at a future meeting.

**Figure 1 – Subject Property (looking south)**

**Figure 2 – Subject Property (looking north)**

HCKE

## EAST ELEVATION

¼" = 1'-0"

**PROPOSED FAÇADE RENOVATION**
552-54 LINCOLN AVE.
WINNETKA, IL 60093

**PRELIMINARY DESIGN**
29 JANUARY 10

**HEALY M. RICE, AIA**
934 ELMWOOD AVE.
WILMETTE, IL 60091
847-853-0824
847-853-0132 (FAX)
healyrice@comcast.net

Games on Lincoln

NEW ASPHALT SHINGLES
NEW ALUMINUM GUTTERS
REPAINT FASCIA
REPAINT DENTILS
REPAINT FRIEZE
NEW STUCCO FAÇADE
NEW CEDAR BATTENS

EXTG STOREFRONT
EXTG LANNON STONE

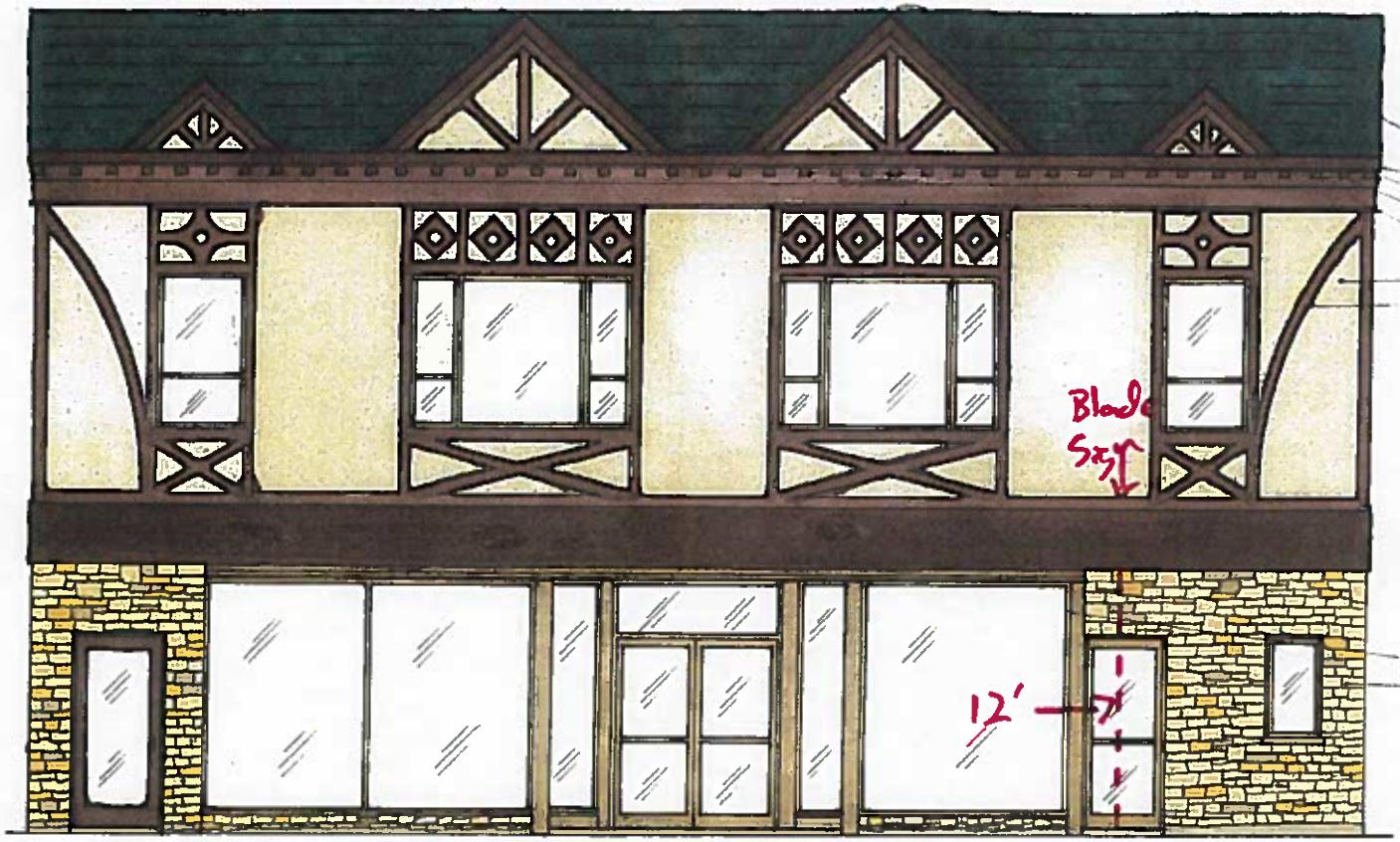
**EAST ELEVATION**
¼" = 1'-0"

**PROPOSED FAÇADE RENOVATION**
552-54 LINCOLN AVE.
WINNETKA, IL 60093

**PRELIMINARY DESIGN**
29 JANUARY 10

**HEALY M. RICE, AIA**
934 ELMWOOD AVE.
WILMETTE, IL 60091
847-853-0824
847-853-0132 (FAX)
healyrice@comcast.net

Beat Street




**EAST ELEVATION**
¼" = 1'-0"

**PROPOSED FAÇADE RENOVATION**
552-54 LINCOLN AVE.
WINNETKA, IL 60093

**PRELIMINARY DESIGN**
29 JANUARY 10

**HEALY M. RICE, AIA**
934 ELMWOOD AVE.
WILMETTE, IL 60091
847-853-0824
847-853-0132 (FAX)
healyrice@comcast.net

Adelheidis

NEW ASPHALT SHINGLES
NEW ALUMINUM GUTTERS
REPAINT FASCIA
REPAINT DENTILS
REPAINT FRIEZE
NEW STUCCO FAÇADE
NEW CEDAR BATTENS

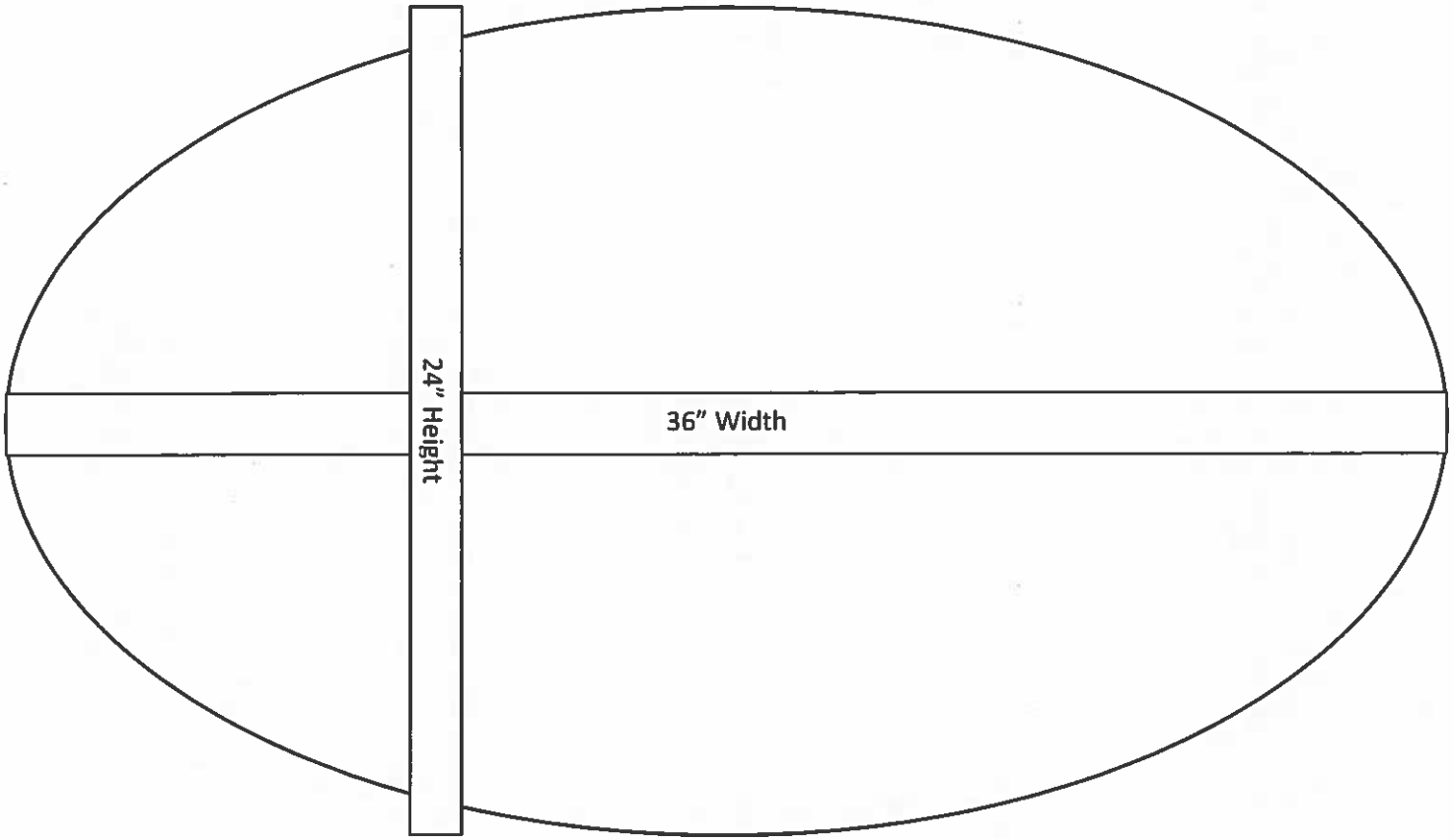
EXTG STOREFRONT
EXTG LANNON STONE

**EAST ELEVATION**
¼" = 1'-0"

**PROPOSED FAÇADE RENOVATION**
552-54 LINCOLN AVE.
WINNETKA, IL 60093

**PRELIMINARY DESIGN**
29 JANUARY 10

**HEALY M. RICE, AIA**
934 ELMWOOD AVE.
WILMETTE, IL 60091
847-853-0824
847-853-0132 (FAX)
healyrice@comcast.net


24" Height
36" Width

# MEMORANDUM
# VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** DESIGN REVIEW BOARD

**FROM:** DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

**DATE:** JUNE 6, 2023

**SUBJECT:** 768 OAK STREET – WINNETKA PUBLIC LIBRARY – CERTIFICATE OF APPROPRIATENESS
(CASE NO. 23-12-DR)

### INTRODUCTION

On June 15, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by the Winnetka/Northfield Public Library District (the "Applicant") as the owner of the property located at 768 Oak Street (the "Subject Property"). The Applicant is seeking approval of a Certificate of Appropriateness to allow the replacement of an existing freestanding grounded-mounted sign along Linden Street, as well as the installation of a new freestanding sign along Green Bay Road on the Subject Property.

### PROPERTY DESCRIPTION

The Subject Property is located on the southeast corner of the intersection of Green Bay Road and Linden and Oak Streets and is zoned B-1 Multi-Family Residential. The Subject Property contains the Winnetka Public Library along with the library's parking lot and an outer courtyard. Figure 1 below identifies the location of the proposed signs and the Subject Property.

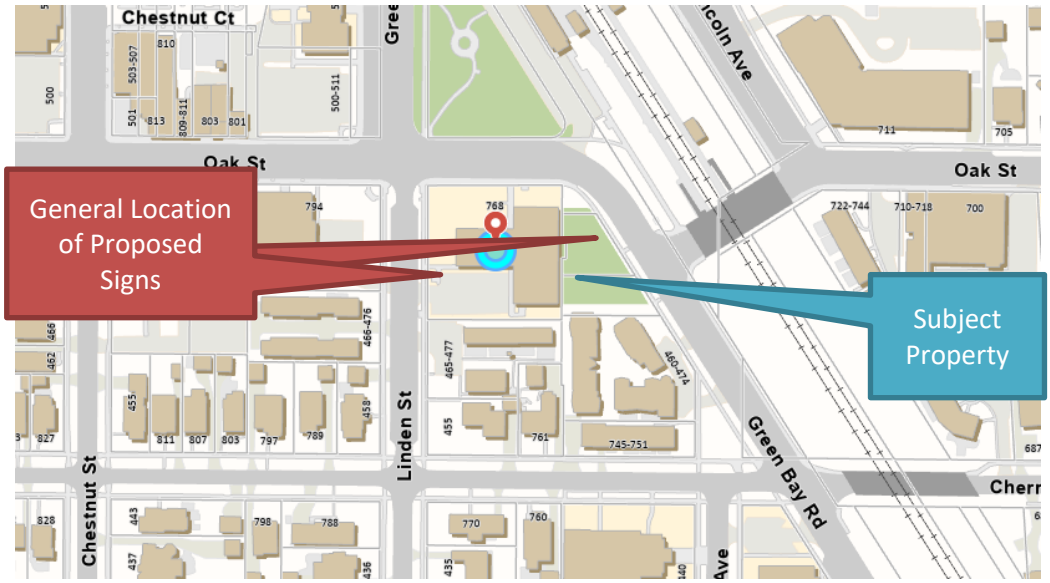



**Figure 1 -Location Map – Subject Property – Winnetka/Northfield Public Library at 768 Oak Street**

**PREVIOUS APPROVALS**

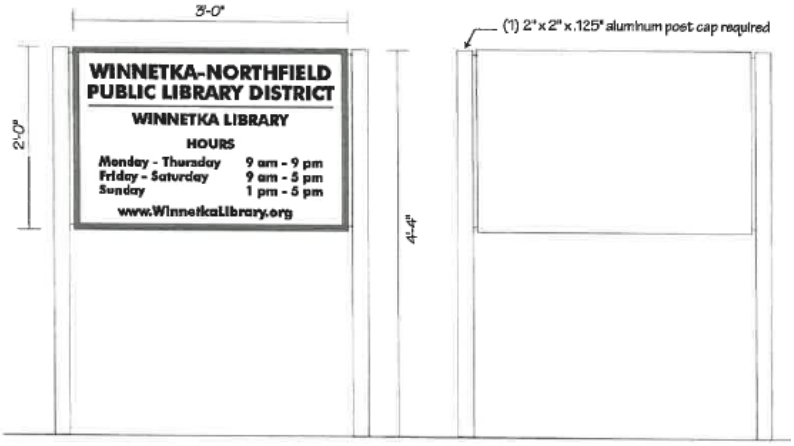
On June 28, 2022, the DRB approved a Certificate of Appropriateness allowing the installation of a decorative art statue and masonry base on a sitting area near the parking lot entrance of the Subject Property.

**CURRENT REQUEST**

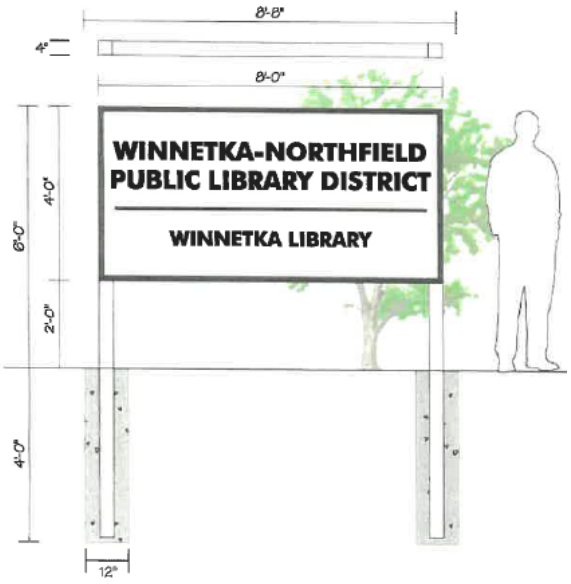
The applicant proposes to replace an existing freestanding grounded-mounted sign along Linden Street, as well as install a new freestanding sign along Green Bay Road on the Subject Property.

**Proposed Signage**

- Double-faced
- Aluminum sign panels prefinished Matthews 42202 Natural White
- Graphics: Forest Green vinyl
- Posts, reveals, and back of sign: scuff, prep, and paint satin white




**Proposed Replacement of an existing Freestanding Sign along Linden Street**




**Proposed new Freestanding Sign along Green Bay Road**

A copy of the Applicant's application materials is included in Attachment A.

**SIGN CODE ANALYSIS**

The Village's Sign Code describes standards for signs on the premises of public bodies in Section 15.60.070 as follows:

> *"Signs, flags, and emblems of and on the premises of the United States, the state, the Village, and other municipal corporations and* ***public bodies of the state*** *shall be exempt from the regulations of this chapter. Murals and building decorations not an integral part of a sign are not considered signs..."*

The proposed signs are on the premises of the Winnetka-Northfield Public Library District, a public body of the state, and therefore are not subject to the Village Sign Code.

**DESIGN GUIDELINES ANALYSIS**

Though the Village's sign regulations do not regulate the proposed signs, the placement of the signs does impact the appearance of buildings, structures, and site improvements and thus are subject to the Village's Design Guidelines. The Guidelines provide guidance on the appropriate size, color, and location of signs. An excerpt of the Design Guidelines is included as Attachment B.

**CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS**

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

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

**SUMMARY**

The Applicant requests that the DRB find the proposed freestanding grounded-mounted signs appropriate and compatible with the Design Guidelines and approve as proposed. Should the DRB approve the certificate of appropriateness for the proposed signage, 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: Excerpt of Design Guidelines

# VILLAGE OF WINNETKA, ILLINOIS
# DEPARTMENT OF COMMUNITY DEVELOPMENT

## SIGN PERMIT APPLICATION

MAY - 9 2023

**Tenant/Lessee**

| Name of Business: | Primary contact name: | Phone: |
|---|---|---|
| Winnetka-Northfield Public Library | Monica Dombrowski | 847-386-5270 |
| Street Address: 768 Oak St | | Fax: |
| City: Winnetka / State: Il / Zip Code: 60093 | | Email: |

**Sign Company**

| Name of Sign Company: | Primary contact name: | Phone: |
|---|---|---|
| Parvin-Clauss Sign Co | Mary Clauss | 630-510-2020X4000 |
| Street Address: 165 Tubeway Dr | | Fax: |
| City: Carol Stream / State: Il / Zip Code: 60188 | | Email: mclauss@parvinclauss.com |

**Property Owner**

| Name of Company: | Primary contact name: | Phone: |
|---|---|---|
| Winnetka-Northfield Public Library | Monica Dombrowski | 847-386-5270 |
| Street Address: 768 Oak St | | Fax: |
| City: Winnetka / State: Il / Zip Code: 60093 | | Email: |

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

Additional description of sign type and materials

Install one non-illuminated double face post and panel sign on the east frontage.

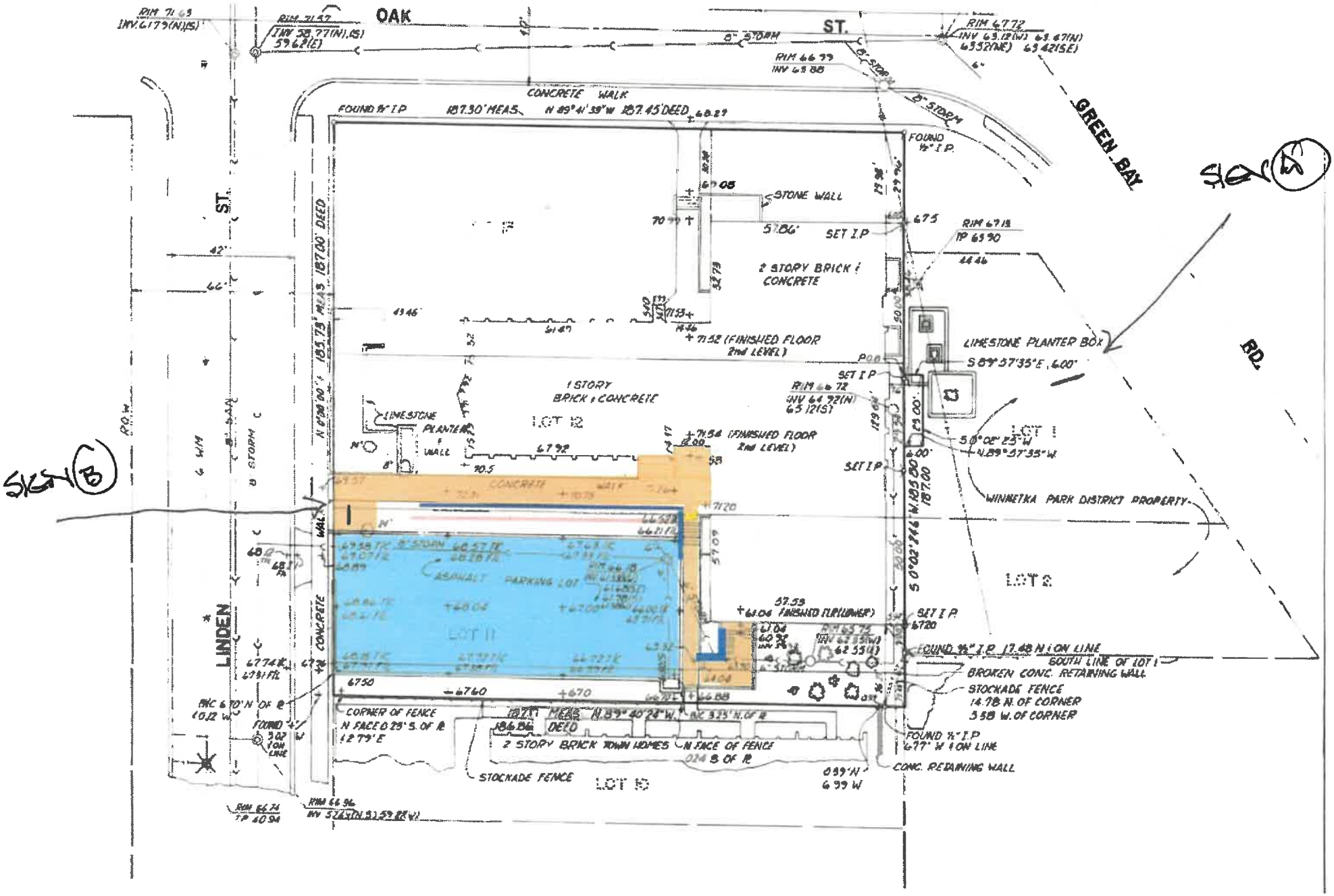
Install one non-illuminated double face post and panel sign on the west frontage.

SBC2023-507

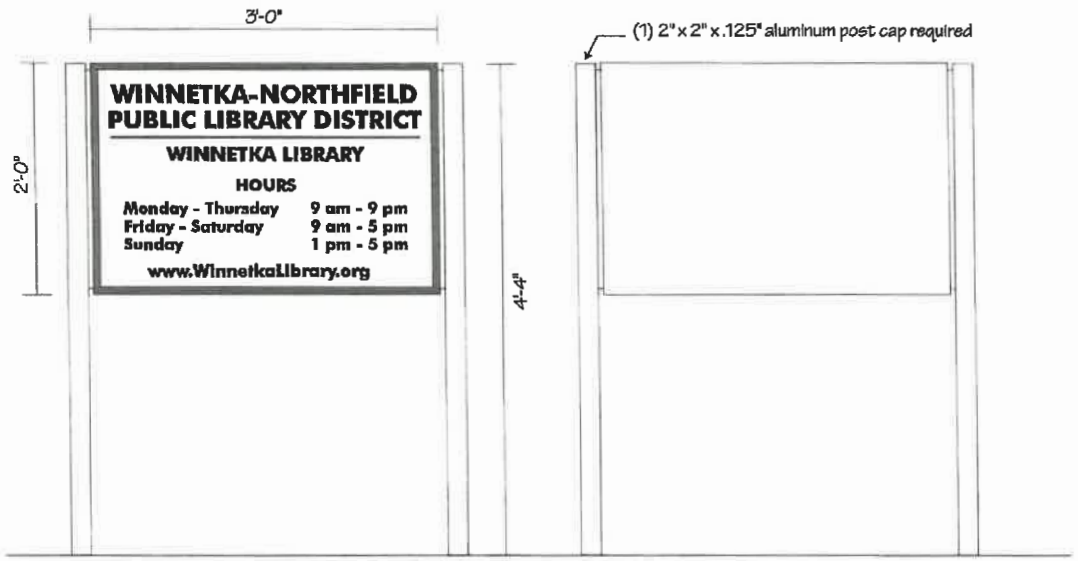
OFFICE USE ONLY PERMIT FEE ($60/$195 per sign) _____

CONDITIONS OF APPROVAL: _____

Green Bay Rd
Green Bay Rd
Green Bay Rd
Green Bay Rd
Linden St
Linden St
Linden St
Linden St
Library Park
Winnetka Public Library


OAK ST.
GREEN BAY RD.
LINDEN ST.
CONCRETE WALK
FOUND ½" I.P.
187.30' MEAS. N 89°41'39"W 187.45' DEED
STONE WALL
SET I.P.
2 STORY BRICK & CONCRETE
1 STORY BRICK & CONCRETE
LIMESTONE PLANTER BOX
S 89°37'35"E .60'
WINNETKA PARK DISTRICT PROPERTY
LOT 1
LOT 2
LOT 10
LOT 11
LOT 12
ASPHALT PARKING LOT
CONCRETE
STOCKADE FENCE
2 STORY BRICK TOWN HOMES
BROKEN CONC. RETAINING WALL
CONC. RETAINING WALL
SKETCH (B)
SKETCH (A)

SIGNS B




**Refurbish (1) 2'-0" x 3'-0" double face post and panel sign**

**Sign panel:** 2'-0" x 3'-0" x .063" aluminum, prefinished White, attach w/ VHB and silicone adhesive
**Graphics:** 3M 7725-12 Black and 7725-66 Forest Green vinyl, applied
**Posts, reveals and back of sign:** scuff, prep and paintWhite

**Parvin-Clauss**
SIGN COMPANY
Design • Fabrication • Installation • Maintenance
165 Tubeway Drive • Carol Stream • Illinois 60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

**PROJECT:**

**WINNETKA-NORTHFIELD PUBLIC LIBRARY DISTRICT**

768 Oak St.
Winnetka, IL 60093

**CUSTOMER APPROVAL:**
DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE
Matt Sopchyk / JK
DRAWN BY
Billi Goodwyn
DATE

SCALE
1" = 1'
SHEET NO.
2 of 2
ESTIMATE / JOB NUMBER
11604
FILE NAME
WNPL11604

**REVISIONS:**
1 3.27.23
2 3.29.23
3 4.4.23
4
5
6
7
8
9
10

This sign is built to UL Standards for operation in North America.

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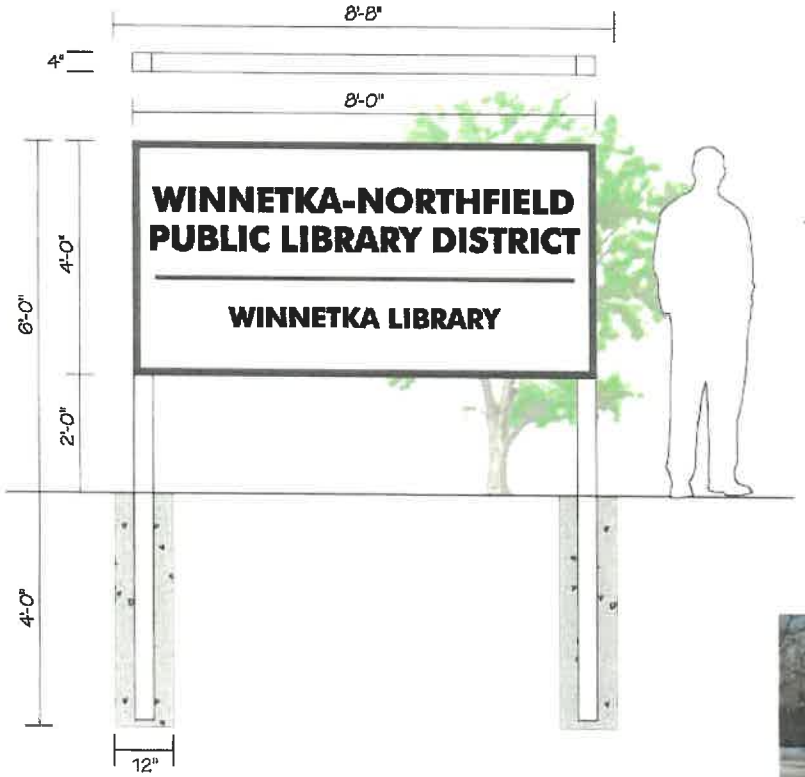
SIGN A0




**(1) 4'-0" x 8'-0" double face post and panel sign**

**Sign panel:** 4x4 aluminum tube construction, .125" aluminum faces, painted Satin White
**Graphics:** 3M 7725-12 Black and 7725-66 Forest Green vinyl, applied
**Posts:** 4x4 aluminum, painted Satin White
**Mounting:** posts set in (2) 12" dia. x 4'-0" deep concrete footings

**Parvin-Clauss**
SIGN COMPANY
Design • Fabrication • Installation • Maintenance
165 Tubeway Drive • Carol Stream • Il//nois 60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com


**PROJECT:**

**WINNETKA-NORTHFIELD PUBLIC LIBRARY DISTRICT**

768 Oak St.
Winnetka, IL 60093

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE
Matt Sopchyk / JK

DRAWN BY
Bill Goodwyn

DATE
2.15.23

SCALE
1/2" = 1'

SHEET NO.
1 of 2

ESTIMATE / JOB NUMBER
11604

FILE NAME
WNPL11604

**REVISIONS:**

1 3.27.23
2 3.29.23
3 4.4.23
4
5
6
7
8
9
10

This sign is built to UL Standards for operation in North America.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Google Maps 477 Linden St

REPLACE EXISTING

# Design Guidelines

## Building and Architecture

### I. Contextual Design

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

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

### II. Uses

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

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

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

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

**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*

# MEMORANDUM
# VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** DESIGN REVIEW BOARD

**FROM:** DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

**DATE:** JUNE 6, 2023

**SUBJECT:** 554-558 GREEN BAY ROAD –- AWNING PERMIT & AMENDMENT TO A CERTIFICATE OF APPROPRIATENESS
(CASE NO. 23-13-DR)

### INTRODUCTION

On June 15, 2023, the Design Review Board (DRB) is scheduled to consider an Awning Permit application and an amendment to an approved Certificate of Appropriateness submitted by Kathy Sanchez (the "Applicant"), as the owner of the building located at 554-558 Green Bay Road (the "Subject Property"). The Applicant is seeking approval to allow the installation of new awnings on the Green Bay Road frontage and design revisions to previously approved exterior alterations to the building façade of the Subject Property.

### PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Elm and Spruce Streets in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is not located in the Commercial Overlay District. The Subject Property is a traditional two-story building with a first-floor brick veneer, second-floor stucco façade, and high-pitched brown shingle roof that houses *Pauline's Hair Salon, Key's Barber Shop,* and *Elizabeth Stamos Design*. Figure 1 below identifies the Subject Property.

**Figure 1 – Subject Property – Building View Along Green Bay Road**

**PREVIOUS APPROVALS**

On October 3, 2022, the DRB approved a Certificate of Appropriateness to allow exterior alterations to the building facades. The approved alterations included:

- Painting the east and south building façades with a flat-finished white paint, specifically Benjamin Moore *Swiss Coffee*; and
- New asphalt shingles with a color that is labeled *Estate Gray*.

The approved changes shifted the building's color scheme from a red-brick-and-cream scheme to more of a gray-and-white theme. Figure 2 below represents the previously approved alterations.

The approved Certificate of Appropriateness is provided in Attachment C.

**Figure 2 – Rendering of Exterior Alterations Approved by DRB October 2022**

**CURRENT REQUEST**

The Applicant is seeking approval to make minor revisions to an approved building façade design (changing a shade of approved paint color but keeping the same previously approved gray-and-white theme) and to install three awnings on the frontage of the building.

A copy of the Applicant's application materials is included in Attachment A.

Building Façade Changes

The Applicant requests approval to make changes to the proposed painting of the exterior of the building:

- Rather than painting the first-floor brick and second-floor stucco of the east façade with a flat-finished white paint with a product specification of Benjamin Moore *Swiss Coffee*, the Applicant would like to use a flat-finished paint with a product specification of Sherwin Williams *Exterior Grade Paint Greek Villa.*
- Additionally, the Applicant would like to keep the existing building's plain brick south façade instead of receiving the treatment of white paint as previously approved.

Proposed New Awnings

The Applicant proposes to remove the existing brown awning and install uniform awnings over the three (3) individual storefront windows illustrated in Figure 3 below. Characteristics of the proposed awnings are as follows:

- Sunbrella striped fabric in navy and taupe
- Rigid, or fixed, with stationary 8-inch valance and end wings
- No signage proposed
- Clearance of 8.5 feet above the sidewalk
- Project 2.5 feet from the building wall with a height of 2.5 feet

The proposed awnings and paint color currently proposed by the Applicant are represented below in the rendering provided by the Applicant in Figure 3.

**Figure 3 – Rendering of Proposed Awnings and Exterior Paint Changes**

**AWNING CODE ANALYSIS**

Chapter 12.24 of the Village Code establishes standards for the installation of awnings located within the public right-of-way. The proposed awnings comply with the code requirements of having a minimum clearance of eight feet above the sidewalk and not projecting over more than three-fourths of the width of the sidewalk.

**DESIGN GUIDELINES ANALYSIS**

The Village's Design Guidelines provide guidance on the materials and color of exterior facades for commercial buildings. The Guidelines state that the brick color palette of a building should be "restricted to those present in the district but can vary in color from reds to yellows and have varying levels of iron spotting." They also state that the number of façade colors should be minimized, and the use of white and cream stucco with reds and browns should be considered to emphasize earth tones and eliminate saturated colors.

In terms of awnings, the Design Guidelines recommend conformity and proportionality for the building in which it serves. The awning's color should enhance and contribute to the building and surrounding neighborhood and are restricted to earth tones, primary colors, and secondary colors. The proposed awnings match the aesthetic of the Applicant's proposed paint scheme changes and the Design Guidelines.

Attachment B includes excerpts from the Design Guidelines.

**SUMMARY**

The Applicant requests that the DRB find the proposed minor changes to the paint scheme of the building façade and proposed awnings 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 awning permit from the Community Development Department prior to the installation of the awnings.

**ATTACHMENTS**

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt
Attachment C: Certificate of Appropriateness Approved by DRB in October 2022

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

# AWNING PERMIT APPLICATION

MAY 25 2023

**Tenant/Lessee**

| Name of Business | Primary contact name | Phone No. |
|---|---|---|
| 554-558 Green Bay Rd | [redacted] | [redacted] |
| **Street Address** 554, 556, 558 Green Bay Rd. Winnetka | | |
| **City** Winnetka | **State** IL | **Zip Code** 60093 |
| **Email** [redacted] | | |

**Awning Company**

| Name of Awning Company | Primary contact name | Phone No. |
|---|---|---|
| Evanston Awning | George Schaefer | 847-864-4520 |
| **Street Address** 2801 Central Street | | |
| **City** Evanston | **State** IL | **Zip Code** 60201 |
| **Email** awnings@evanstonawnings.com | | |

**Property Owner**

| Name of Company | Primary contact name | Phone No. |
|---|---|---|
| 554 Green Bay Rd LLC | Kathy Sanchez | [redacted] |
| **Street Address:** [redacted] | | |
| **City** [redacted] | **State** IL | **Zip Code** 60022 |
| **Email** [redacted] | | |

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

Description of fabric type and color (attach samples) Sunbrella #4916 Navy, Taupe Fancy stripe

Description of awning sign material, method of application and color: no signage

Height of awning logo/copy: N/A inches

Awning Dimensions: Width _____ Height _____ Projection from Building Face 2'6" - all 3

554→ 14'3" w x 2'6" h, 556→ 11'2.5" w x 2'6" h
558→ 12'7" w x 2'6" h

OFFICE USE ONLY: PERMIT FEE ($70 each) _____ D225. ABC223-4987

CONDITIONS OF APPROVAL: _____

# ELIZABETH STAMOS

DESIGN

## Proposed Exterior Update Package for:

554 -558 Green Bay Road
Winnetka, IL 60093

(Existing Front Elevation)

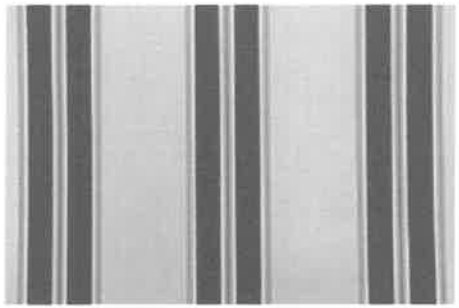
# ELIZABETH STAMOS

DESIGN

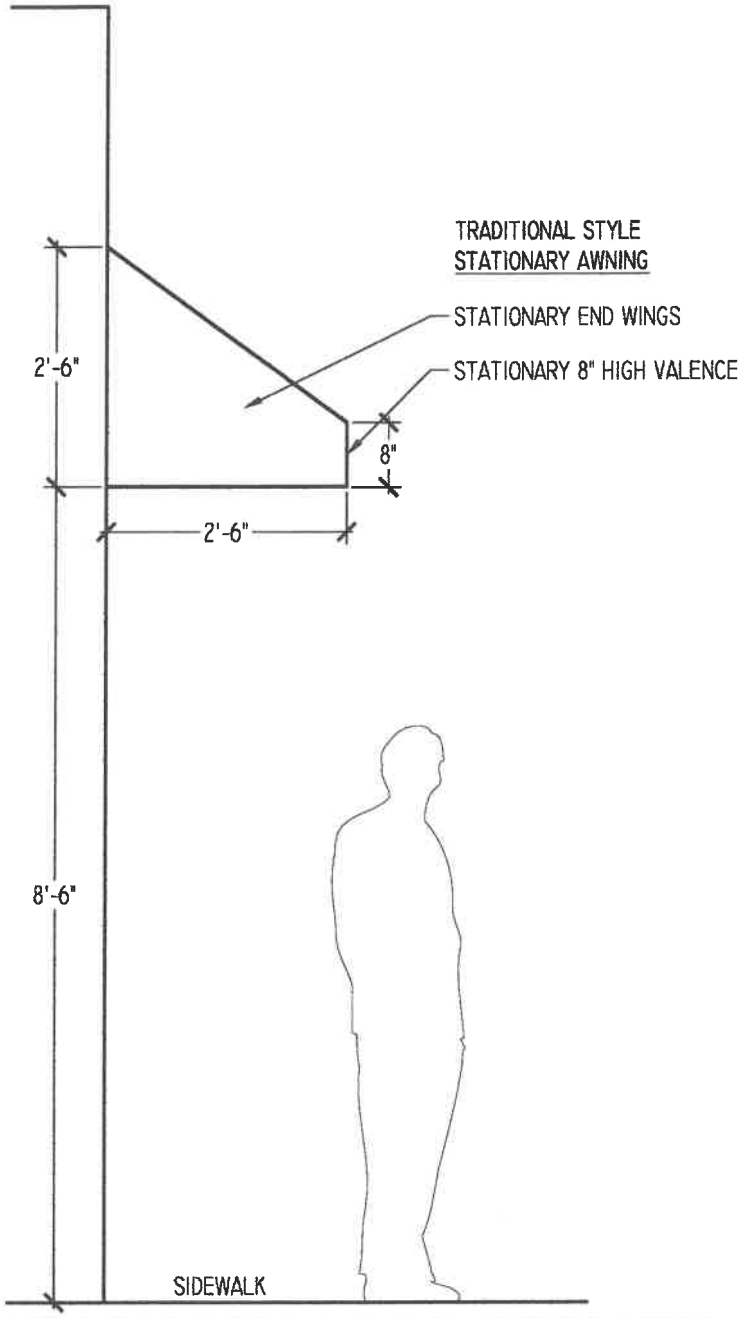
**ROOF -**
Manf: Owens Corning
Line: Oakridge Shingles
Color: Estate Gray
Material: Asphalt Shingles

**FACADE-**
Brick and Stucco to be re-painted
Manf: Sherwin Williams Exterior Grade Paint
Color: Greek Villa
Finish: Flat

**Front Elevation Concept**
(Roof and Facade Previously Approved)



SUNBRELLA STRIPED FABRIC
COLORS: NAVY AND TAUPE




## SIDE ELEVATION

1/2" = 1'-0" 554, 556 558 AWNINGS

NOTES:

- TRADITIONAL STYLE STATIONARY AWNING WITH END WINGS AND STATIONARY VALANCE
- MADE OF WELDED 1" SQUARE AND $\frac{1}{2}$" ROUND GALVANIZED STEEL SILVER TUBING
- WELDS GROUND, PRIMED AND PAINTED TO MATCH THE TUBING
- FABRIC ATTACHED TO FRAME USING THE LACE-ON FABRIC ATTACHMENT METHOD.

**PROJECT: 554, 556, 558 GREEN BAY RD**
**TITLE: AWNING SIDE ELEVATION**

ELIZABETH STAMOS
DESIGN

**SCALE: 1/2" = 1'-0"**
**DATE: 5.25.23**

**e. Awnings and Banners**

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

*Figure 42*

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

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

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

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

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

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

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

**f. ADA Compliance**:

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

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

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

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

**g. Mechanical Equipment**

1. Location

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

2. Screening

For at-grade equipment screening, see Sections IX.a (p.26), X.c.9 (p. 33), and XI.d.5 (p.57).

Mechanical equipment located at grade should be screened from view with a fence or wall that is constructed of the same materials as the adjacent building. Rooftop equipment that cannot be located out of view should be screened by walls constructed of materials sympathetic to those of the primary facade.

## VIII. Materials

Building materials throughout the districts consist primarily of masonry and stucco. The existing buildings currently have a good palette of colors, textures and material mixes from which new materials should be selected. The masonry palette consists of wirecut, smooth and textured modular brick and rough-face and dressed limestone veneer. Rough-faced limestone should be limited to accent or base pieces only. The brick color palette should be restricted to those present in the district but can vary in color from reds to yellows and have varying levels of iron spotting. Pink or orange brick is not allowed.

English Tudor buildings obtain some of their character from the mix of materials used in the upper floors. Creative use of material combinations is encouraged to break up the massing. The number of facade colors should be minimized to maintain unified districts – white and cream stucco with reds and browns, emphasizing earth tones and eliminating saturated colors.

Commercial and Mixed Use: Acceptable materials include modular brick, rough-faced or dressed limestone and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Institutional: Institutional buildings are encouraged to have monochromatic material selection such as modular brick, or rough-faced or dressed stone. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split-face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher on secondary facades only and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Multiple-Family Residential: Acceptable material for multiple-family structures includes modular brick, limited areas of dressed limestone, and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades on upper floors only. Aluminum or vinyl siding, metals, rough/ random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of

Approved by Design Review Board, 10.3.2022



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

# CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 554-558 Green Bay Road

Name of Business(es):

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) roof replacement/tile color change, paint color change + paint brick on building

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): We request to replace roof tile with a a gray color as well as paint the stucco and brick a single color - Swiss coffee by Benjamin Moore.

I/We hereby certify that as owner (Lessee/Owner) of the property located at 554-558 GreenBay 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 [redacted]
PRINTED NAME(S) [redacted]
ADDRESS [redacted]
PHONE NO. [redacted]
EMAIL [redacted]

**FOR OFFICE USE ONLY**

COA applied for (date): _____
COA Case Number: _____
COA Issued (date): _____

PRIMARY DESIGN FIRM Elizabeth Stamos Design
CONTACT NAME Elizabeth Stamos
ADDRESS
PHONE NO. 773-915-3295
EMAIL elizabeth@elizabethstamosdesign.com

ELIZABETH STAMOS

DESIGN

# Proposed Exterior Update Package for:

554 -558 Green Bay Road
Winnetka, IL 60093

(Existing Front Elevation)

**ATTACHMENT C**

# ELIZABETH STAMOS

DESIGN

**ROOF -**
Manf: Owens Corning
Line: Oakridge Shingles
Color: Estate Gray
Material: Asphalt Shingles

**FACADE-**
Brick and Stucco to be re-painted
Manf: Benjamin Moore Exterior Grade Paint
Color: Swiss Coffee
Finish: Flat

## Front Elevation Concept

(Material Samples Available to be Dropped Off)

# MEMORANDUM
# VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** DESIGN REVIEW BOARD

**FROM:** DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

**DATE:** JUNE 6, 2023

**SUBJECT:** 80 GREEN BAY ROAD – JOHN PLUNKETT INTERIORS – CERTIFICATE OF APPROPRIATENESS
(CASE NO. 23-14-DR)

### INTRODUCTION

On June 15, 2023, the Design Review Board (DRB) is scheduled to consider a Certificate of Appropriateness application submitted by *John Plunkett Interiors* (the "Applicant") as lessee of the property located at 80 Green Bay Road (the "Subject Property"). The Applicant is seeking approval of a Certificate of Appropriateness to allow the replacement of existing windows, installation of new exterior building lighting, and painting of the exterior of the building on the Subject Property. Given the property is in the C-1 Limited Retail Commercial District, the Village Council has the final authority on the Certificate of Appropriateness. ***In this instance, the DRB is only a recommending body.***

### PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Winnetka Avenue and the Village of Kenilworth and contains a one-story commercial building that *Fields Maserati* formerly occupied. The Subject Property is located in the C-1 Neighborhood Commercial zoning district and is not in the Commercial Overlay District.

Figure 1 and Figure 2 below identify the Subject Property.

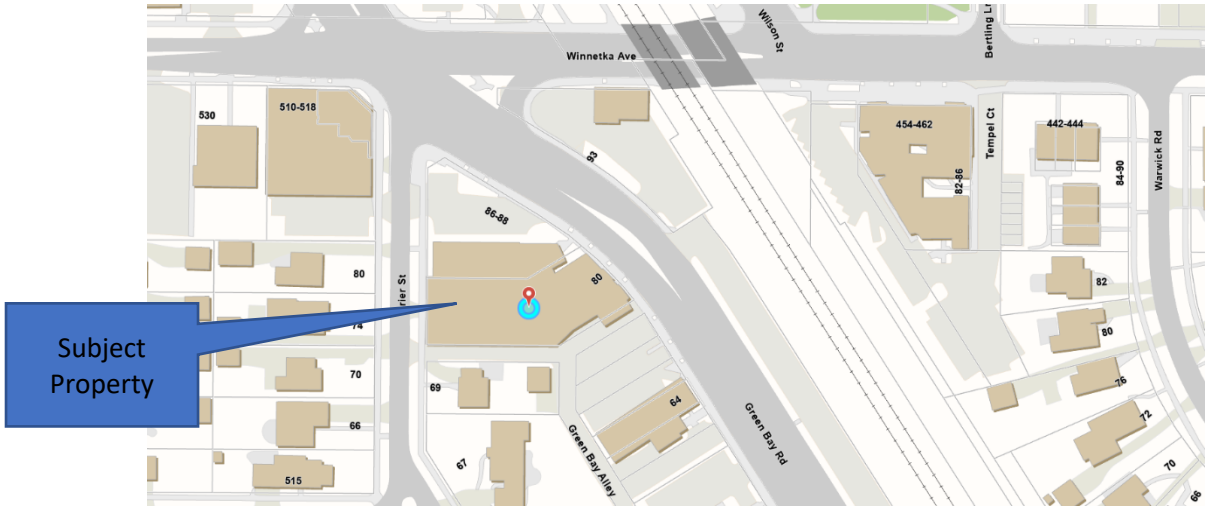



**Figure 1 – Location Map -Subject Property – 80 Green Bay Road**

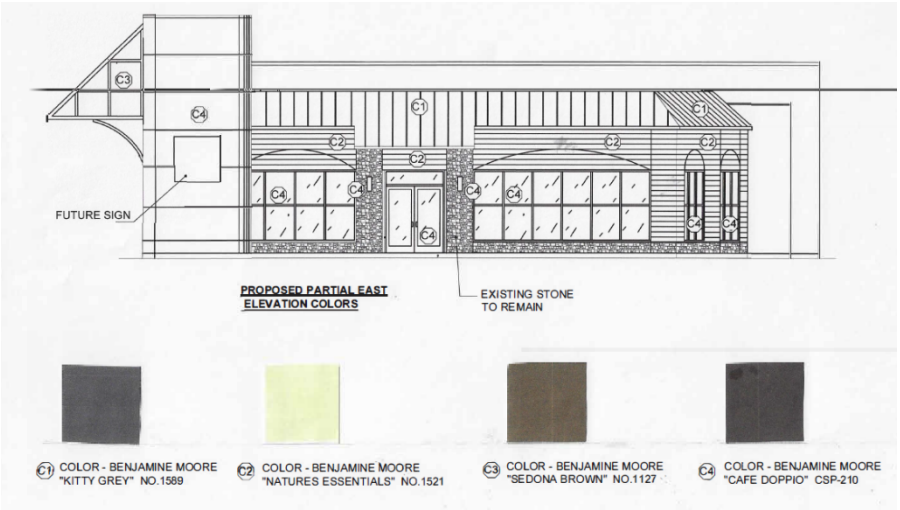
**Figure 2 – Subject Property – Building View Along Green Bay Road Driving Northwest**

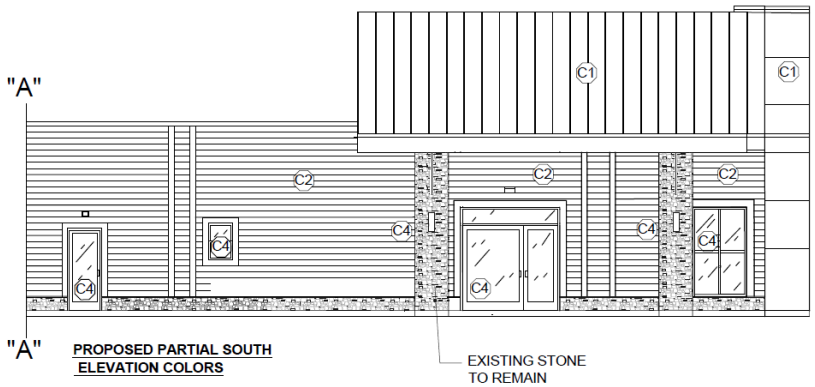
**CURRENT REQUEST**

As previously stated, the Applicant is seeking the replacement of existing windows, installation of new exterior building lighting, and painting of the exterior of the building.

**Building Façade Paint Changes**

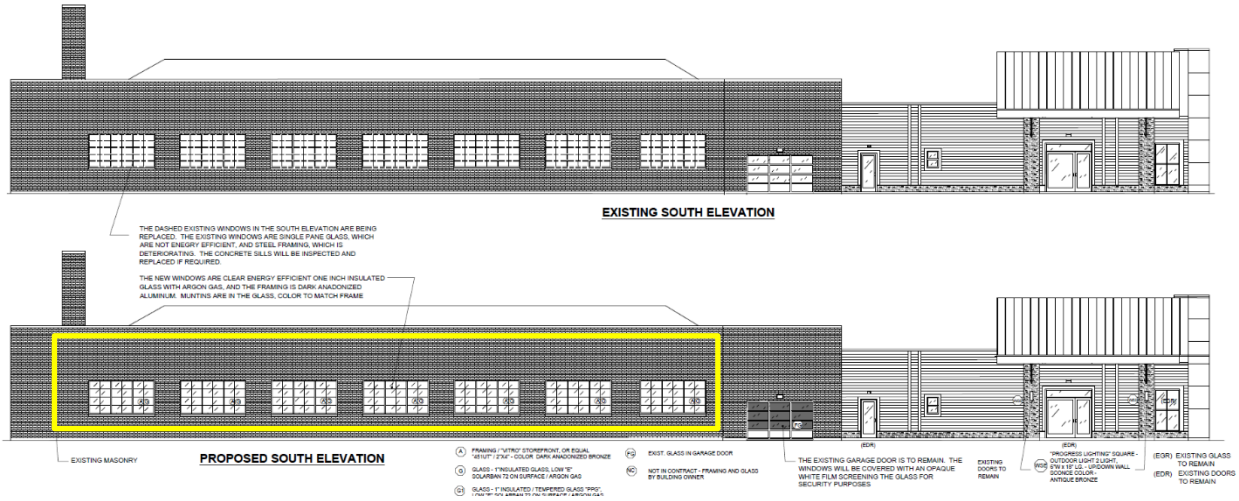
- The Applicant is seeking approval to make minor revisions to the façade design, changing a shade of existing paint color on the east and south building façades with specifically Benjamin Moore semi-gloss paint (Notty Gray, Natures Essentials, Bedona Brown, and Café Doppio) as illustrated below.



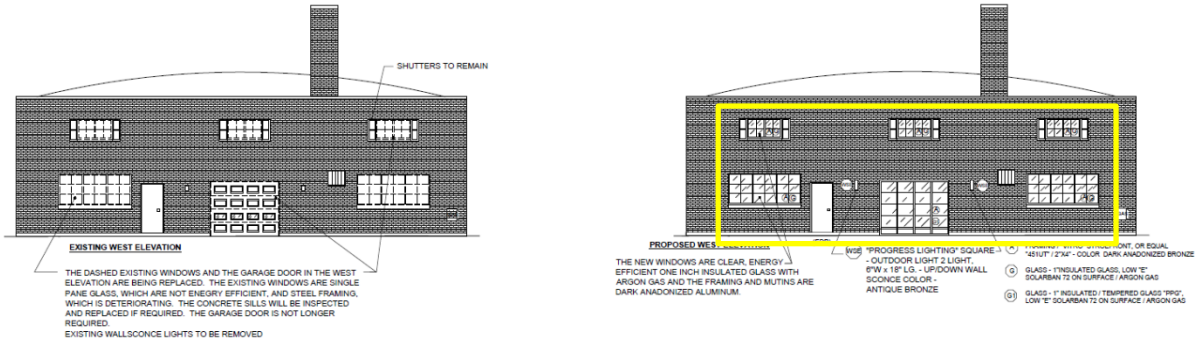



**Windows changes**

- Repainting existing window frames with Benjamin Moore Café Doppio on the East elevation
- Replacing seven existing windows on the South elevation




- Replacing the existing five windows and garage door on the West elevation.




- All proposed new windows to be clear energy efficient one-inch insulated glass with argon gas, and the framing anodized aluminum. Muntins are in the glass, color to match the frame, which will be Benjamin Moore Café Doppio.

**The Exterior Building Lighting**

Installing six new light fixtures (two by each entrance door) on the South, East, and West elevations. Each fixture is to have the following specifications:

- *Progress Lighting – P-5644-20-30K-Square*
- 6" outdoor LED two-light up/down square, modern style
- aluminum construction
- Dimensions: 18" high and 6" wide
- Antique Bronze finish

**Sample of Lighting - South Elevation**

A copy of the Applicant's application materials is included in Attachment A.

**DESIGN GUIDELINES ANALYSIS**

The Village's Design Guidelines provide guidance on the materials and color of exterior facades and exterior lighting for commercial buildings.

1) *The brick color palette of a building should be "restricted to those present in the district but can vary in color from reds to yellows and have varying levels of iron spotting."*
2) *The number of façade colors should be minimized, and the use of white and cream stucco with reds and browns should be considered to emphasize earth tones and eliminate saturated colors.*
3) *Incandescent and low-voltage lighting may be allowed.*
4) *Fixtures should be contextual with the building and adjacent building design.*
5) *Building lighting should focus on providing light on building signs and enhancing architectural details on the facade.*
6) *All lighting shall be located and shielded from direct visibility from any dwelling or public street per the Winnetka Village Code.*
7) *Wall lanterns and architectural highlighting should be considered. Sodium and fluorescent lighting is not allowed."* (See Attachment B).

The Board will need to determine if the proposed building improvements comply with the above standards. Excerpts of the Village Design Guidelines related to commercial buildings are included in Attachment B.

**RECOMMENDATION**

At the June 15, 2023, Design Review Board meeting, the Board is scheduled to consider the design of the Applicants' proposed **exterior building improvements**. After hearing from the Applicants and the public, the Board may decide to act on one of two options:

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

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

> *Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed exterior building improvements and site improvements on the Subject Property**, subject to the following conditions:*
>
> ***A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***

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

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

**ATTACHMENTS**

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

# CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 80 GREEN BAY RD. COA 2023-489

Name of Business(es): JOHN PLUNKETT INTERIORS

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) MINOR CHANGES TO EXISTING BUILDING EXTERIOR

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): CHANGE SOUTH SIDE WINDOWS (UPGRADE) AND WEST WINDOWS - ADD UP-DOWN LIGHTS - PAINT AREAS OF EXTERIOR - OWNER TO PROVIDE SAMPLES

I/We hereby certify that as LESSEE (Lessee/Owner) of the property located at 80 GREEN BAY RD (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED [redacted]

PRINTED NAME(S) ROBERT JAYDOS
AUTHORIZED REPRESENTATIVE FOR OWNER

ADDRESS 70 W. BURTON PL. CH.

PHONE NO. 3129440860

EMAIL IDAL.ARCHITECTS@OUTLOOK.COM

**FOR OFFICE USE ONLY**

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

| | |
|---|---|
| PRIMARY DESIGN FIRM | INTERNATIONAL DESIGN ASSOC. LTD. |
| CONTACT NAME | ROBERT JAYDOS |
| ADDRESS | 70 W. BURTON PL S-1502 CHICAGO, IL 60610 |
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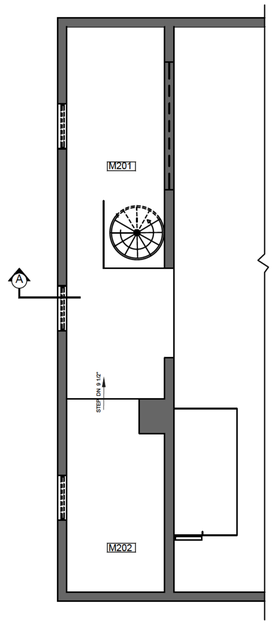
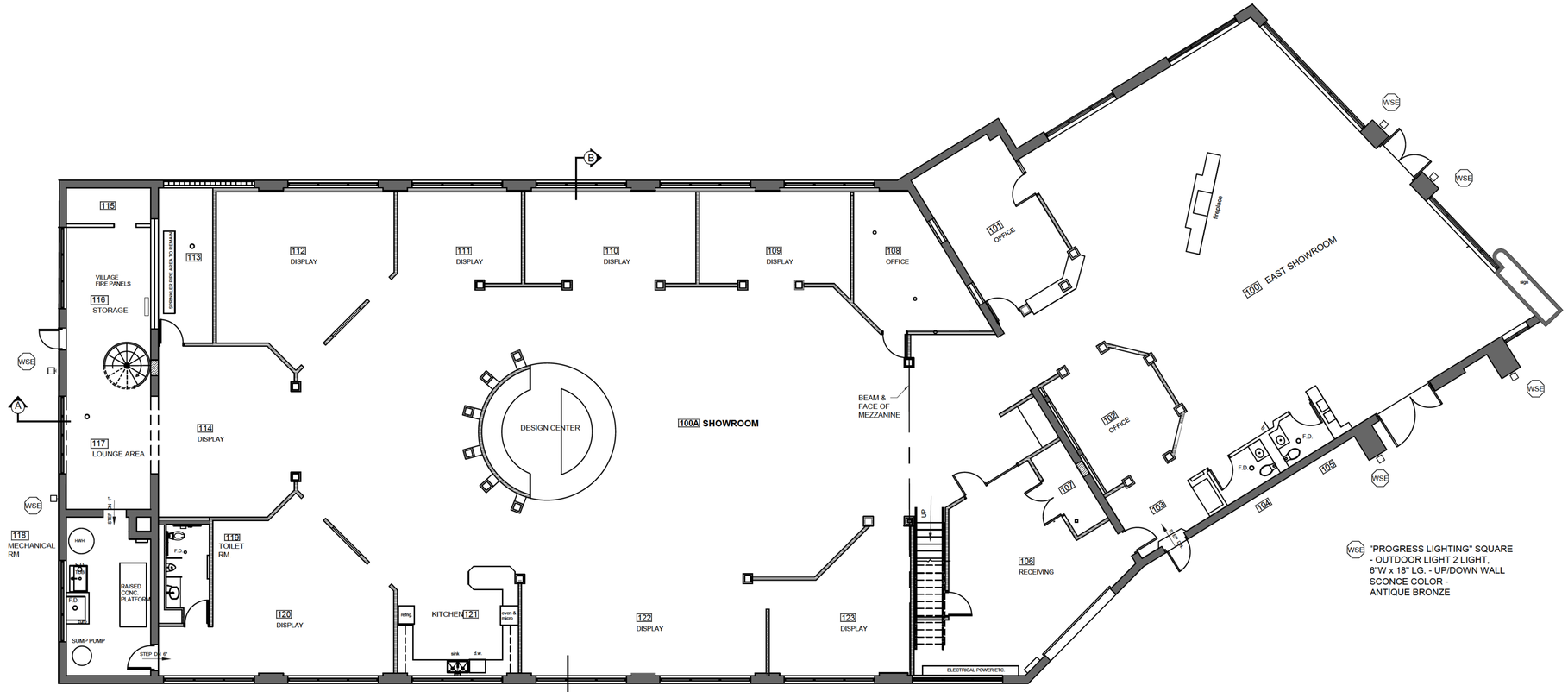
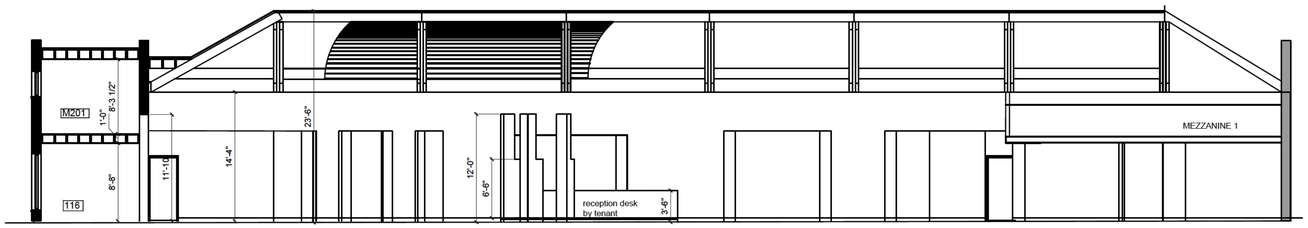
RECEIVED MAY 25 2023



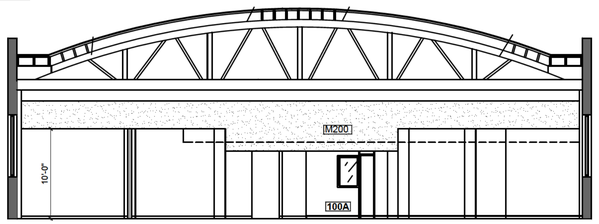

WEST MEZZANINE
FLOOR PLAN
1/8" 1'-0"




FLOOR PLAN
1/8" 1'-0"




BUILDING SECTION "A-A"
1/8" = 1'-0"

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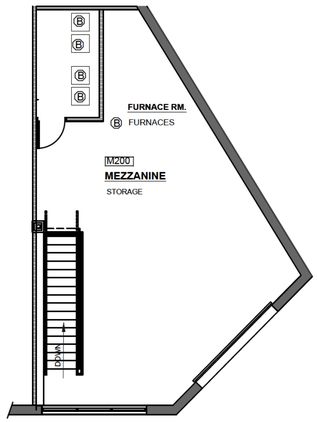


EAST MEZZANINE
FLOOR PLAN
1/8" 1'-0"

INTERNATIONAL DESIGN ASSOC., LTD. p.c.
ARCHITECTS LIC. NO. 184.0064134
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JOHN PLUNKETT INTERIORS
80 GREEN BAY RD. WINNETKA, IL 60093

FLOOR PLANS

SUBMITTED
06/02/2023

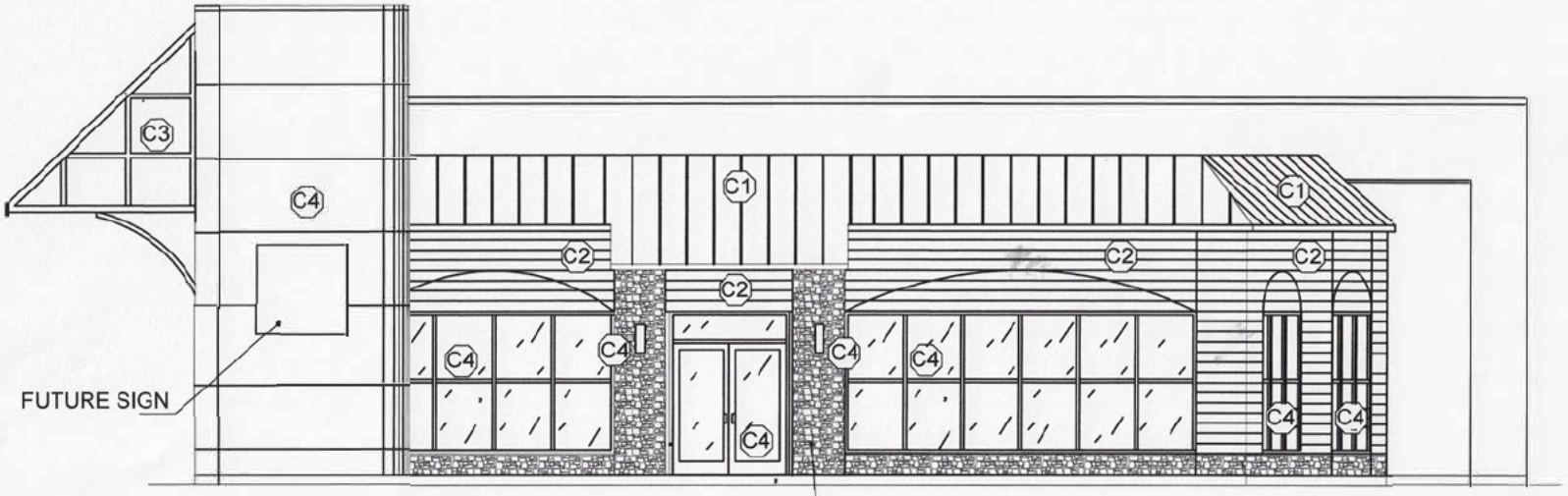
REVISIONS

A-2

**INTERNATIONAL DESIGN ASSOC., LTD.**
ARCHITECTS
70 W BURTON PL STE 1502 CHICAGO, IL 60610

# JOHN PLUNKETT INTERIORS

80 GREEN BAY ROAD WINNETKA, ILLINOIS




**PROPOSED PARTIAL EAST ELEVATION COLORS**

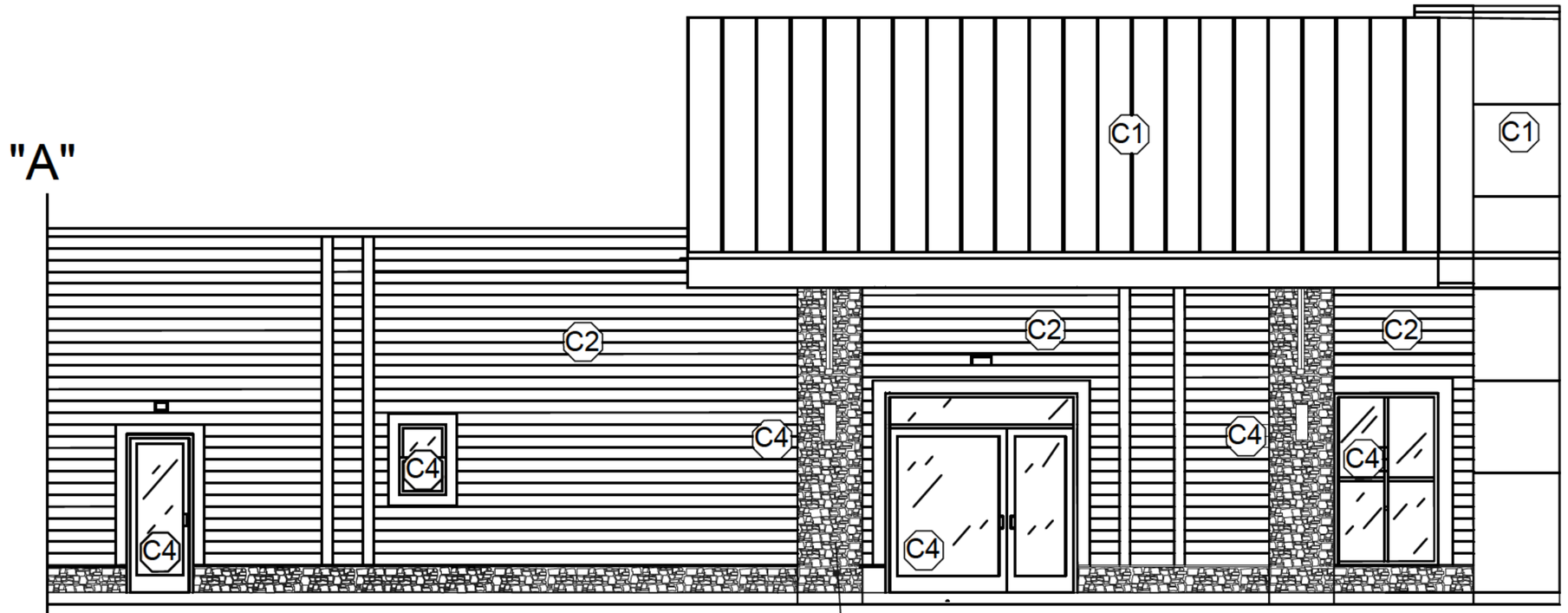
EXISTING STONE TO REMAIN

C1 COLOR - BENJAMINE MOORE "KITTY GREY" NO.1589

C2 COLOR - BENJAMINE MOORE "NATURES ESSENTIALS" NO.1521

C3 COLOR - BENJAMINE MOORE "SEDONA BROWN" NO.1127

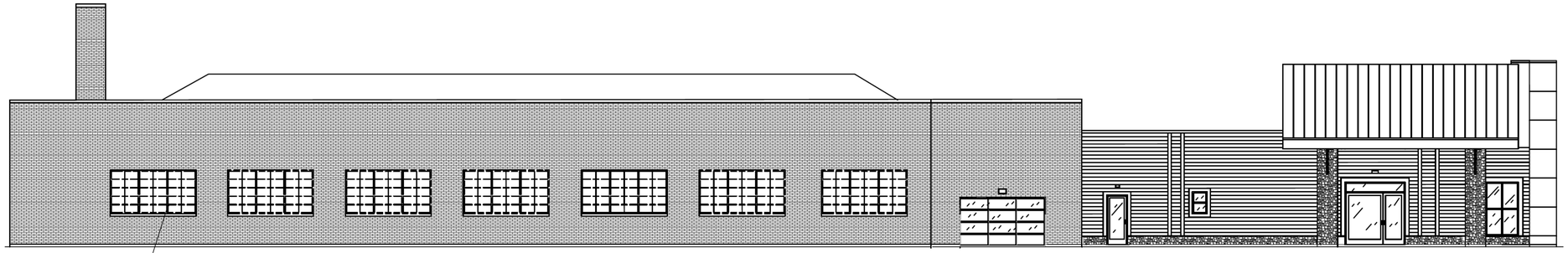
C4 COLOR - BENJAMINE MOORE "CAFE DOPPIO" CSP-210




**PROPOSED PARTIAL SOUTH ELEVATION COLORS**

**INTERNATIONAL DESIGN ASSOC., LTD.**
ARCHITECTS
70 W BURTON PL STE 1502 CHICAGO, IL 60610

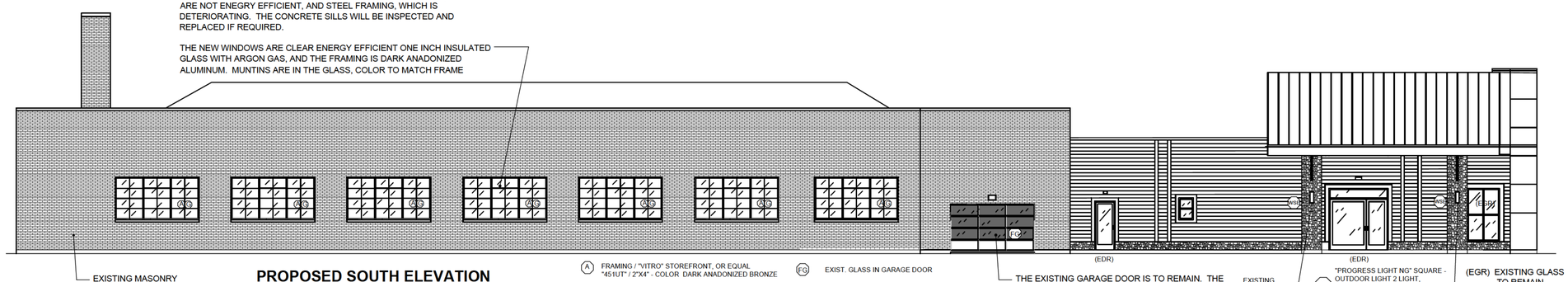
**JOHN PLUNKETT INTERIORS**
80 GREEN BAY ROAD WINNETKA, ILLINOIS



## EXISTING SOUTH ELEVATION

THE DASHED EXISTING WINDOWS IN THE SOUTH ELEVATION ARE BEING REPLACED. THE EXISTING WINDOWS ARE SINGLE PANE GLASS, WHICH ARE NOT ENEGRY EFFICIENT, AND STEEL FRAMING, WHICH IS DETERIORATING. THE CONCRETE SILLS WILL BE INSPECTED AND REPLACED IF REQUIRED.

THE NEW WINDOWS ARE CLEAR ENERGY EFFICIENT ONE INCH INSULATED GLASS WITH ARGON GAS, AND THE FRAMING IS DARK ANADONIZED ALUMINUM. MUNTINS ARE IN THE GLASS, COLOR TO MATCH FRAME




EXISTING MASONRY

## PROPOSED SOUTH ELEVATION

(A) FRAMING / "VITRO" STOREFRONT, OR EQUAL "451UT" / 2"X4" - COLOR DARK ANADONIZED BRONZE

(G) GLASS - 1"INSULATED GLASS, LOW "E" SOLARBAN 72 ON SURFACE / ARGON GAS

(G1) GLASS - 1" INSULATED / TEMPERED GLASS "PPG", LOW "E" SOLARBAN 72 ON SURFACE / ARGON GAS

(FG) EXIST. GLASS IN GARAGE DOOR

(NC) NOT IN CONTRACT - FRAMING AND GLASS BY BUILD NG OWNER

THE EXISTING GARAGE DOOR IS TO REMAIN. THE WINDOWS WILL BE COVERED WITH AN OPAQUE WHITE FILM SCREENING THE GLASS FOR SECURITY PURPOSES

EXISTING DOORS TO REMA N

(WSE) "PROGRESS LIGHT NG" SQUARE - OUTDOOR LIGHT 2 LIGHT, 6"W x 18" LG. - UP/DOWN WALL SCONCE COLOR - ANTIQUE BRONZE

(EGR) EXISTING GLASS TO REMAIN

(EDR) EXISTING DOORS TO REMAIN

## EXISTING EAST ELEVATION

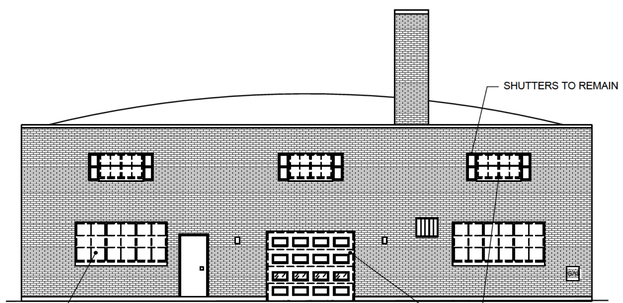
PROPOSED SIGN SEE SIGN DRAWINGS FOR DETAILS

## PROPOSED EAST ELEVATION

(WSE) "PROGRESS LIGHTING" SQUARE - OUTDOOR LIGHT 2 LIGHT, 6"W x 18" LG. - UP/DOWN WALL SCONCE COLOR - ANTIQUE BRONZE

(EGR) EXISTING GLASS TO REMAIN

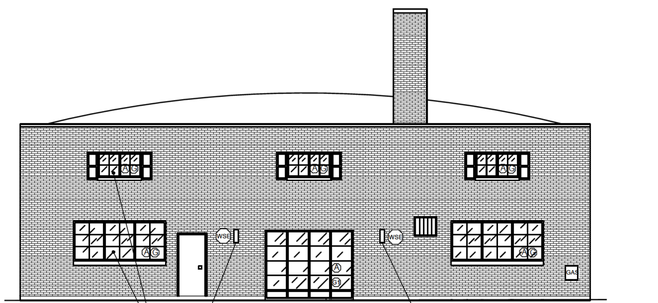
(EDR) EXISTING DOORS TO REMAIN



SHUTTERS TO REMAIN

## EXISTING WEST ELEVATION

THE DASHED EXISTING WINDOWS AND THE GARAGE DOOR IN THE WEST ELEVATION ARE BEING REPLACED. THE EXISTING WINDOWS ARE SINGLE PANE GLASS, WHICH ARE NOT ENEGRY EFFICIENT, AND STEEL FRAMING, WHICH IS DETERIORATING. THE CONCRETE SILLS WILL BE INSPECTED AND REPLACED IF REQUIRED. THE GARAGE DOOR IS NOT LONGER REQUIRED.
EXISTING WALLSCONCE LIGHTS TO BE REMOVED




## PROPOSED WEST ELEVATION

THE NEW WINDOWS ARE CLEAR, ENERGY EFFICIENT ONE INCH INSULATED GLASS WITH ARGON GAS AND THE FRAMING AND MUTINS ARE DARK ANADONIZED ALUMINUM.

(WSE) "PROGRESS LIGHTING" SQUARE - OUTDOOR LIGHT 2 LIGHT, 6"W x 18" LG. - UP/DOWN WALL SCONCE COLOR - ANTIQUE BRONZE

(A) FRAMING / "VITRO" STROEFRONT, OR EQUAL "451UT" / 2"X4" - COLOR DARK ANADONIZED BRONZE

(G) GLASS - 1" NSULATED GLASS, LOW "E" SOLARBAN 72 ON SURFACE / ARGON GAS

(G1) GLASS - 1" INSULATED / TEMPERED GLASS "PPG", LOW "E" SOLARBAN 72 ON SURFACE / ARGON GAS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IDA INTERIORS

JOHN PLUNKETT
80 GREEN BAY RD.
WINNETKA, IL 60093

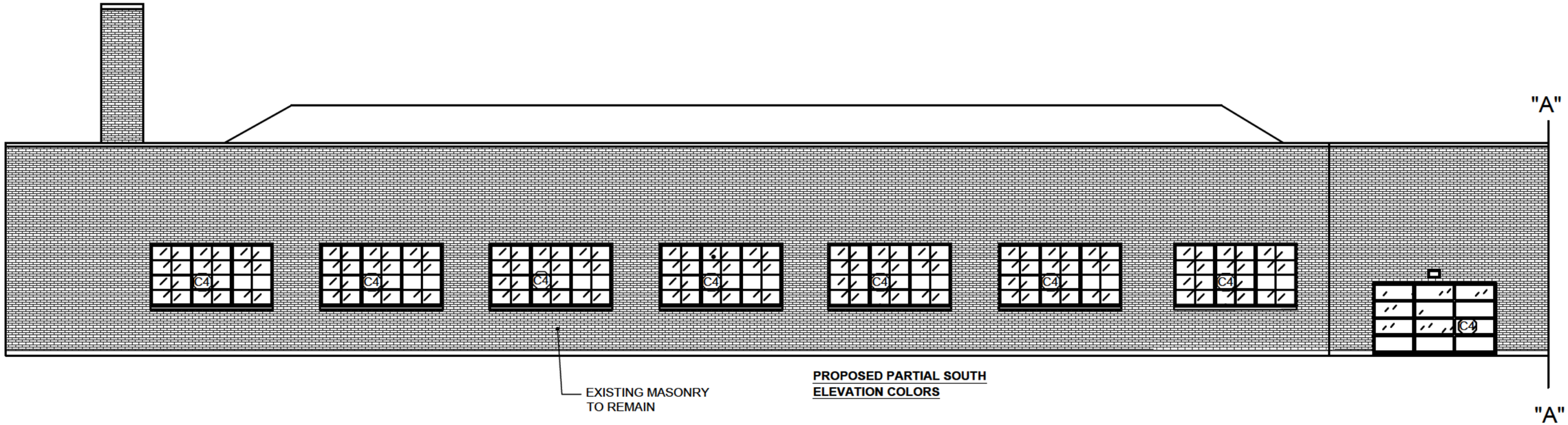
FOR REVIEW

DRAWING SCALE
1/8" = 1'-0"

SUBMITTED
06/02/2023

REVISIONS

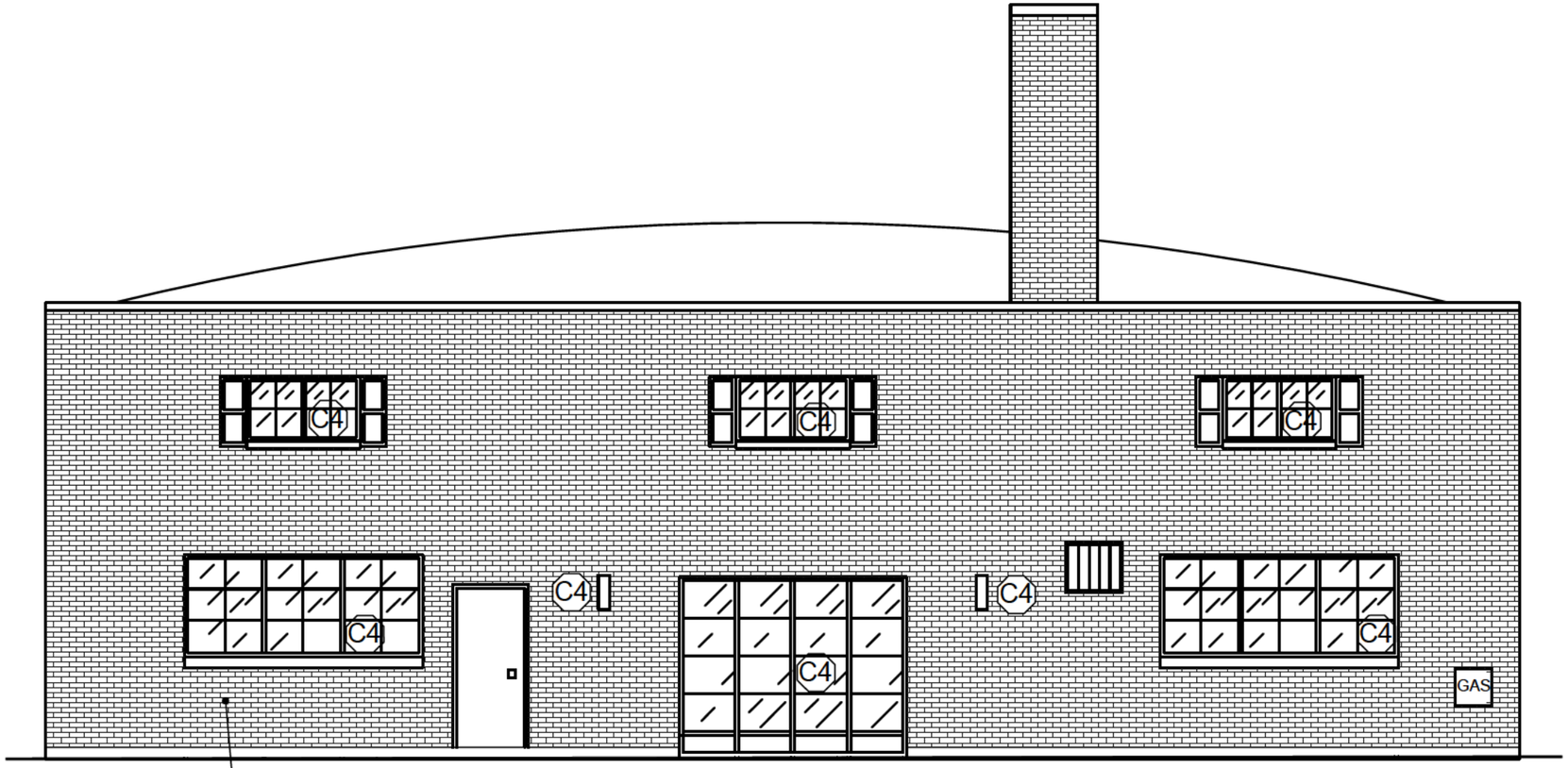
A-1




**PROPOSED PARTIAL SOUTH ELEVATION COLORS**

**INTERNATIONAL DESIGN ASSOC., LTD.**
ARCHITECTS
70 W BURTON PL STE 1502 CHICAGO, L 60610

**JOHN PLUNKETT INTERIORS**
80 GREEN BAY ROAD WINNETKA, ILLINOIS

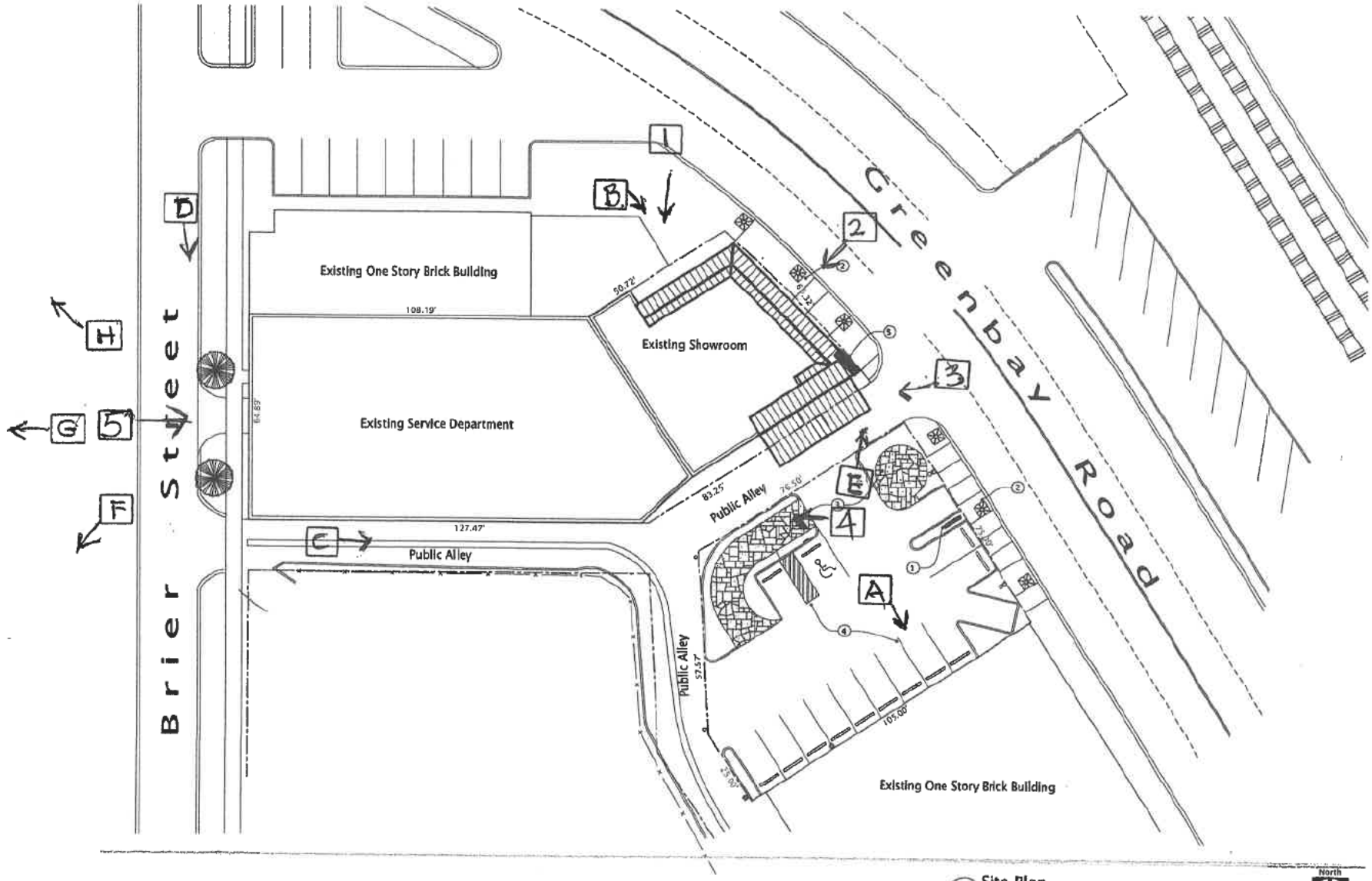



**PROPOSED WEST**
**ELEVATION COLORS**

**INTERNATIONAL DESIGN ASSOC., LTD.**
ARCHITECTS
70 W BURTON PL STE 1502 CHICAGO, IL 60610

**JOHN PLUNKETT INTERIORS**
80 GREEN BAY ROAD WINNETKA, ILLINOIS

LAY OUT FOR PHOTOGRAPHS SUBMITTED BY APPLICANT




A Site Plan
Scale: 1"= 20'-0"

North

Building Notes

1

idal.architects@outlook.com

**From:** Robert Jaydos <rraajj66@icloud.com>
**Sent:** Monday, June 5, 2023 6:00 AM
**To:** Robert Jaydos
**Subject:** Photos three

2

1

Sent from my iPhone

3

idal.architects@outlook.com

**From:** Robert Jaydos <rraajj66@icloud.com>
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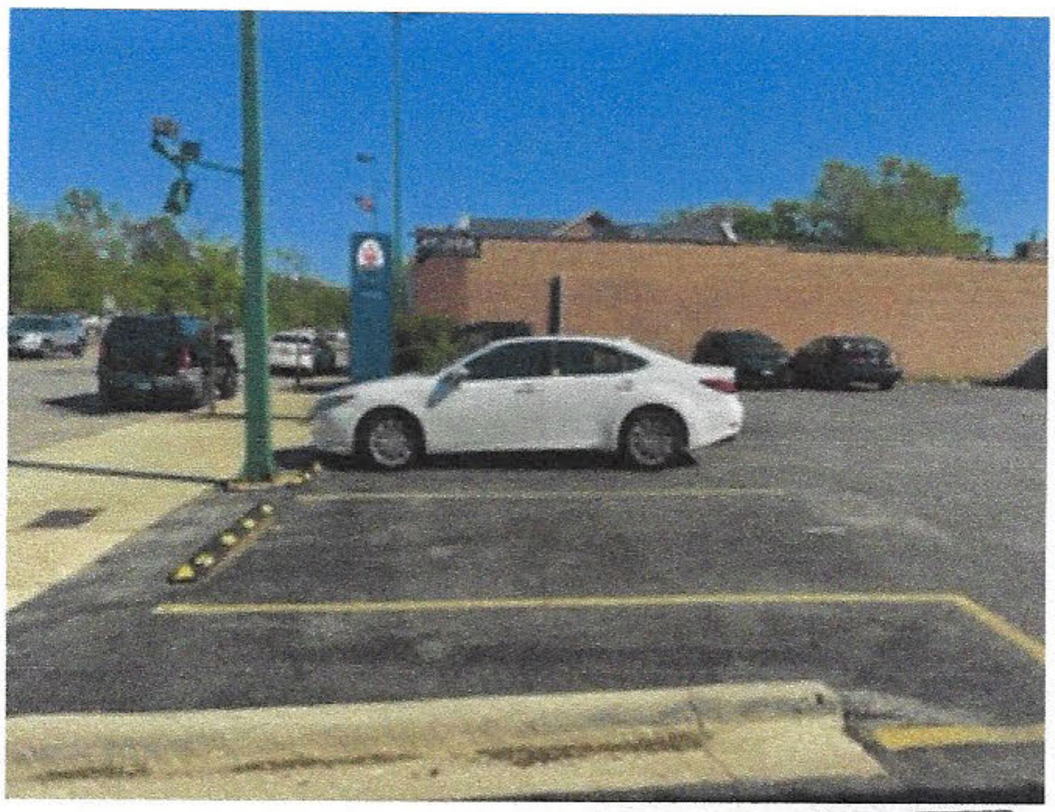
**Subject:** Photos four

5

Sent from my iPhone

4



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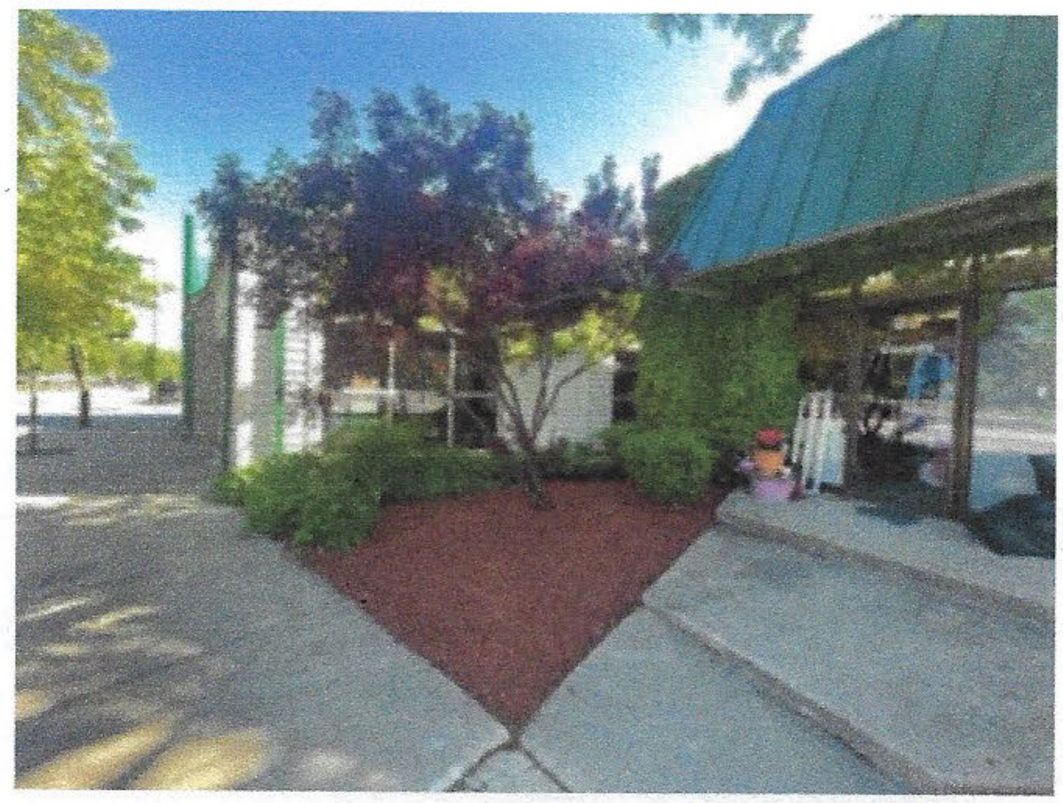

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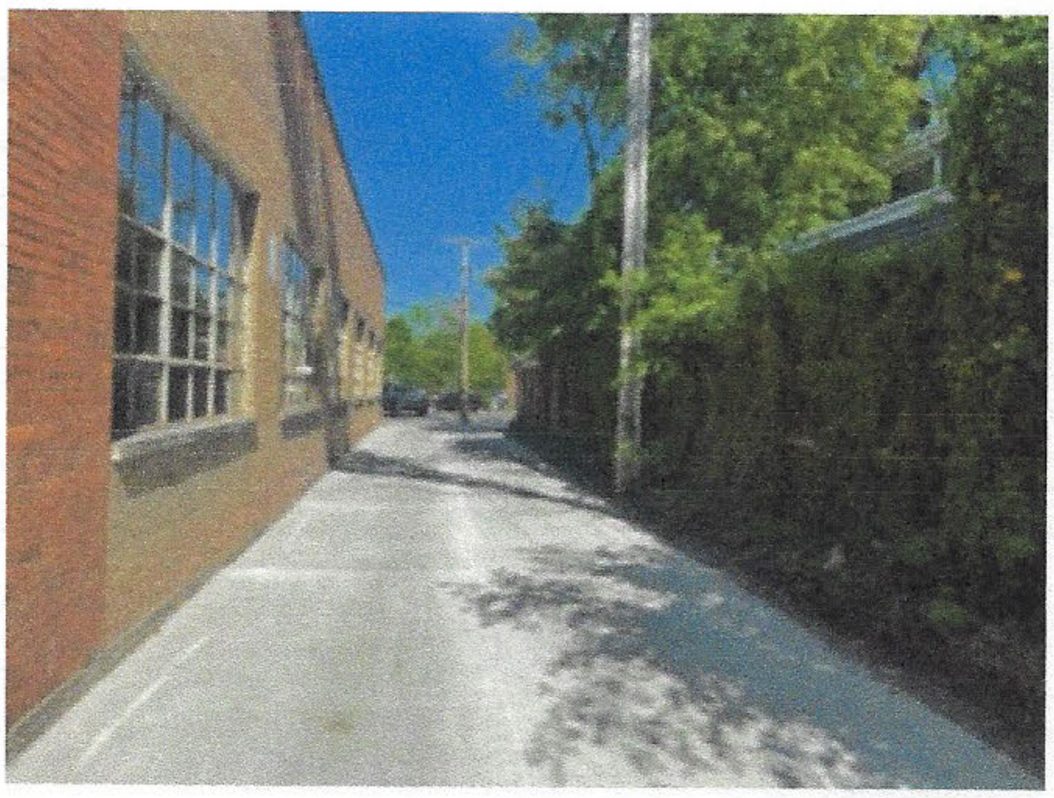

C

Sent from my iPhone

idal.architects@outlook.com

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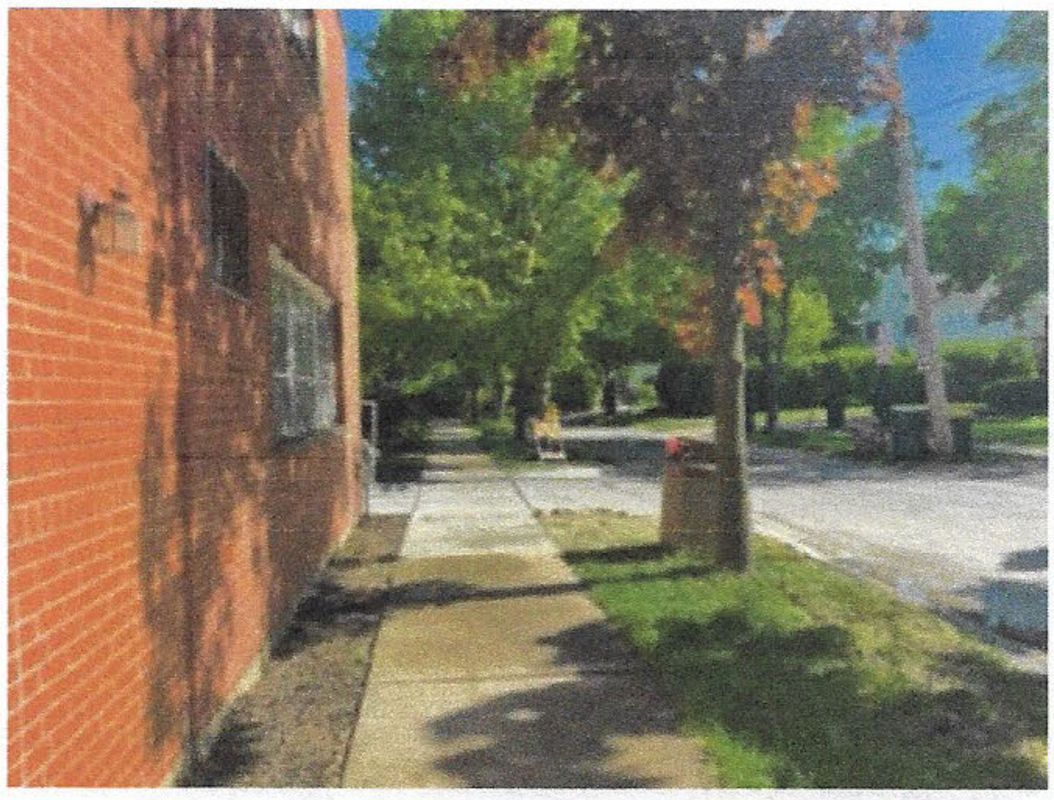
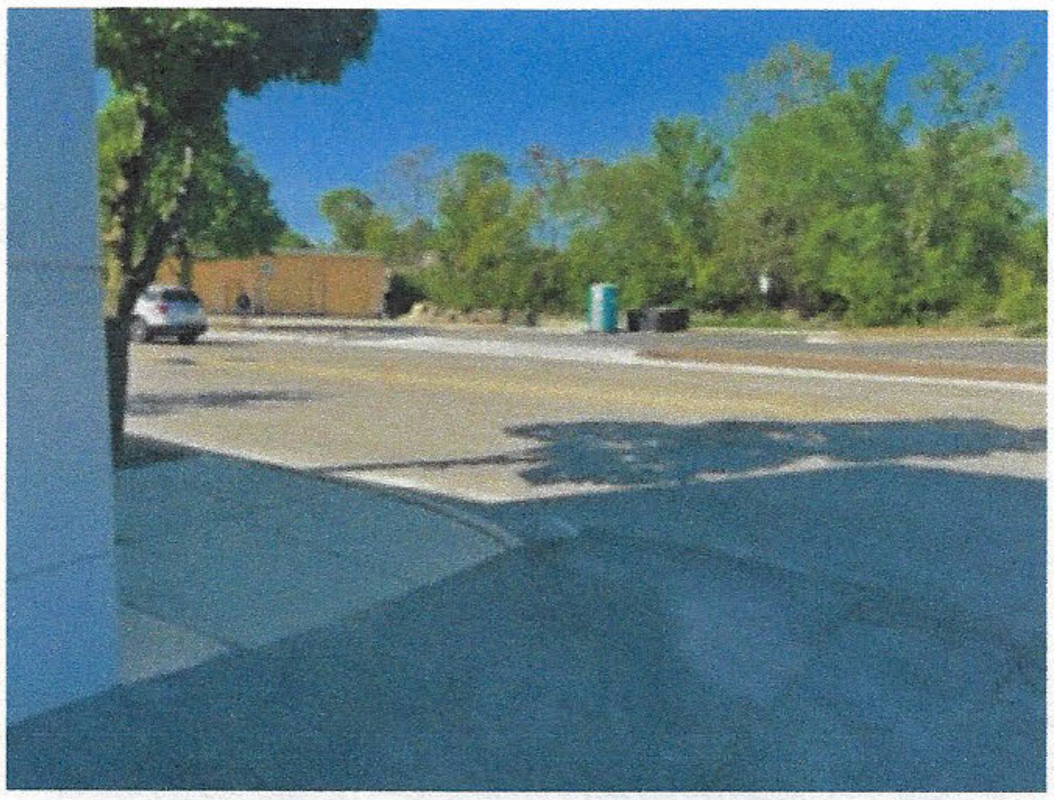


D



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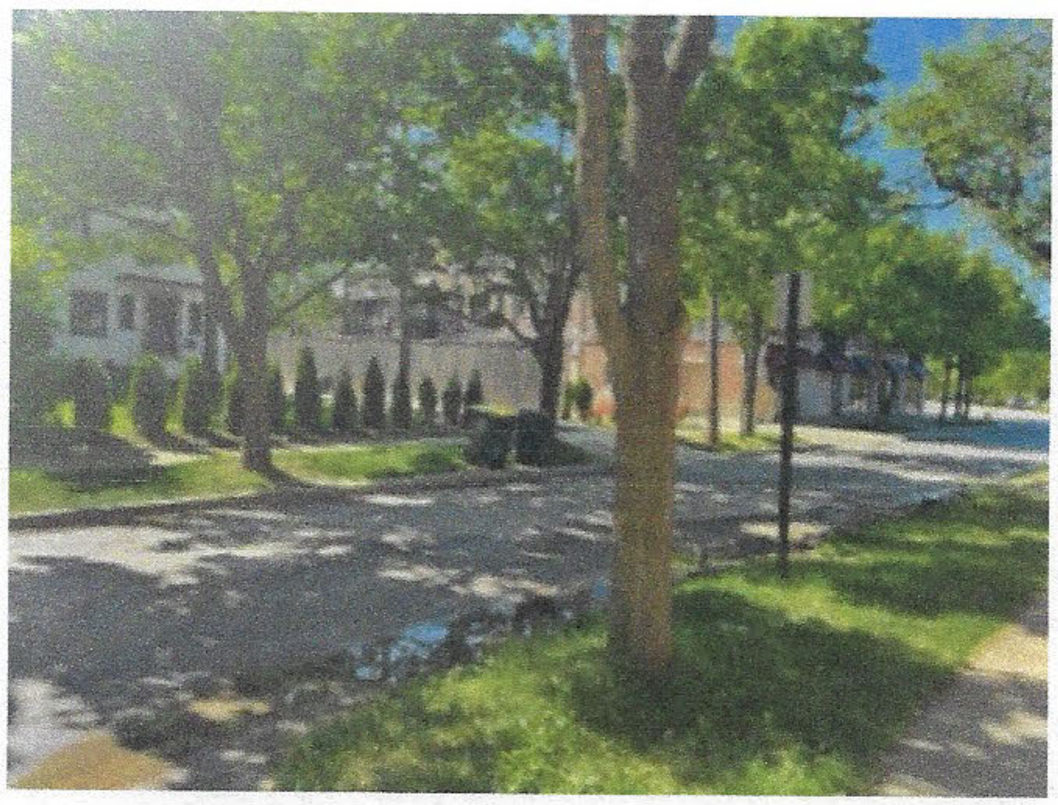
F

G



H

## Indian Hill

The Indian Hill Business District, the southern gateway into the Village, is a predominantly auto-oriented business corridor. South of Winnetka Avenue, the west side of Green Bay Road is composed of predominantly single-story buildings housing a variety of retail uses, while the east side of Green Bay Road abuts the railroad tracks, allowing for parking and buffer landscaping. Circulation/traffic problems and safety hazards, especially for New Trier High School students, exist due to fast-moving traffic, winding roadways, and wide streets. As with the Village's northern Green Bay Road gateway at Hubbard Woods, the Village identity needs to be communicated through the development of a gateway feature, appropriate wayfinding signs, gateway architecture and unified repetition of streetscape elements. (See figures 7,8)

*Figure 7*

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

*Figure 8*

# General Guidelines Intent

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

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

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

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

**Primary facades** face a street or pedestrian open space.
**Secondary facades** face pedestrian parking areas or alleys.

# Design Guidelines

## Building and Architecture

### I. Contextual Design

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

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

### II. Uses

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

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

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

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

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)

*Figure 36*

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 37*

2. Screening

For at-grade equipment screening, see Sections IX.a (p.26), X.c.9 (p. 33), and XI.d.5 (p.57).

Mechanical equipment located at grade should be screened from view with a fence or wall that is constructed of the same materials as the adjacent building. Rooftop equipment that cannot be located out of view should be screened by walls constructed of materials sympathetic to those of the primary facade.

## VIII. Materials

Building materials throughout the districts consist primarily of masonry and stucco. The existing buildings currently have a good palette of colors, textures and material mixes from which new materials should be selected. The masonry palette consists of wirecut, smooth and textured modular brick and rough-face and dressed limestone veneer. Rough-faced limestone should be limited to accent or base pieces only. The brick color palette should be restricted to those present in the district but can vary in color from reds to yellows and have varying levels of iron spotting. Pink or orange brick is not allowed.

English Tudor buildings obtain some of their character from the mix of materials used in the upper floors. Creative use of material combinations is encouraged to break up the massing. The number of facade colors should be minimized to maintain unified districts – white and cream stucco with reds and browns, emphasizing earth tones and eliminating saturated colors.

Commercial and Mixed Use: Acceptable materials include modular brick, rough-faced or dressed limestone and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Institutional: Institutional buildings are encouraged to have monochromatic material selection such as modular brick, or rough-faced or dressed stone. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split-face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher on secondary facades only and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Multiple-Family Residential: Acceptable material for multiple-family structures includes modular brick, limited areas of dressed limestone, and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades on upper floors only. Aluminum or vinyl siding, metals, rough/ random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of

Architectural Series of Asphalt Shingles (3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are allowed)

*Figure 46*

Institutional only

Flat roofs must be hidden by parapet on primary / secondary facades.

Commercial and Multiple- Family

Flat roof must not be visible from street, pedestrian, or open spaces.

*Figure 47*

**d. Door and Window Materials:**

Commercial, Mixed Use, Institutional, Multiple- Family Residential: Entry doors should be wood or aluminum stile and rail with varying degrees of glass. Public entry doors should be fully glazed whereas private and semi-private entries should be primarily solid panel doors. Storefront window units should be either paneled aluminum or brass. Many original storefronts, some with transom windows, remain in the districts. Efforts should be taken to repair and renovate these systems where feasible. Window frames should be wood, steel or aluminum. Vinyl windows are not acceptable. Muntin divisions should be real divided glass or simulated with spacer bars. Snap-in muntins are not acceptable. Color selection should be sympathetic with the overall building color palette and take into account the adjacent building materials within the structure, immediately adjacent structures, structures within the same block and structures across the street.

*Figure 48*

*Figure 49*

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware design and finish is to be appropriate with facade articulation, color palette and district character. Glazing should be clear glass without tint or film.

Garage doors should be designed to replicate stile and rail paneled doors if they are in view of the public or pedestrian way. The doors can be constructed of wood. Overhead rolling doors are allowed.

## IX. Service, Secondary Facades and Parking Structures

a. **Service Areas:** Service areas allow for loading zones and dumpster placement. Commercial, Mixed Use, Institutional, and Multiple-Family Residential: Service areas are to be located off secondary streets or alleys out of public view. If a service area is visible from the public view, the service area is to be treated with screening approximately 6'-8' tall to match adjacent building elevations.

b. **Secondary Facade(s):** Fenestration of secondary facades should comply with Section VI.d. When a secondary public entrance is located off a parking area or alley, the alley is to be treated as an extension of the public walkway, and the building entrance is to be articulated to differentiate it from private or semi-private entrances.

c. **Parking Structures:** As new developments occur within the business districts, multiple-family residential and institutional areas, parking structures may be incorporated into their designs in order to meet parking needs. Parking structures should be located remotely from primary streets and should not be visible from the public way. All parking structures should provide a safe and pleasant pedestrian entrance and exit from the structure. Parking structures servicing the commercial districts should integrate into the surrounding architectural fabric. Structures serving residential buildings should relate to the architectural fabric.

   Parking structures at a commercial development should be incorporated into the design of the development so that they blend into the building's architecture, scale, and surrounding streetscape context. Integrated parking structures should provide a seamless and non-evident appearance of parking. Their scale and mass should be compatible with the standards set forth in these design guidelines. Building materials, details, and articulation should be consistent with that of the overall development and surrounding context when visible from the public way.

   Adequate vehicular and pedestrian access into the structure, ADA compatibility, safety, lighting, and ventilation issues must be addressed.

   Please see Vehicular Zone Landscape in Section XI.d for information on parking structure landscape requirements.

   1. Massing: The parking structure should comply with the general commercial and mixed-use building massing guidelines (Section V) with the following exceptions. The parking structure should contribute to the continuous "streetwall" along the primary thoroughfares and respect the adjacent setbacks of existing buildings. Heights of the parking structure are delineated in this guideline under Parking Lot Standards. Freestanding residential parking structures should be adequately screened from view.

   2. Proportions and Rhythms: Parking structures are to conform to the general commercial and mixed-use proportions and scale guidelines as outlined in Section VI.