



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

August 17, 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. July 20, 2023 Regular Meeting Minutes
4. **Continued Applications**
 - a. **Case No. 22-10-DR: 1025 Tower Road - BP Gas Station:** An amended application for a Certificate of Appropriateness to allow exterior alternations to the main building and gas pump canopy at 1025 Tower Road. This item was continued from the April 21, 2022, Design Review Board meeting.
 - b. **Case No. 23-15-DR: 800 Elm Street - Lakeside Foods:** An amended application for a Sign Permit to allow installation of window signs on the storefront of the building located at 800 Elm Street and a Sign Code Variation to allow installation of window signs that exceed 10% of their respective window area. This item was continued from the July 20, 2023, Design Review Board meeting.
5. **New Applications**
 - a. **Case No. 23-16-DR: 1083 Gage Street - Northshore Barbershop:** Sign Permit to allow existing window and door signs to remain at the storefront of the Northshore Barbershop and a Sign Code Variation to allow installation of window signs that exceed 10% of their respective window area.
 - b. **Case No. 23-17-DR: 80 Green Bay Road - John Plunkett Interiors:** Sign Permit to allow installation of wall and glass door signs at the building located at 80 Green Bay Road and a Sign Code Variation to allow a non-street exposure wall sign to exceed twenty square feet in area. **This application was not ready for this meeting and the Board is asked to continue the item to its September 21, 2023, meeting.**
6. **Other Business**
 - a. September 21, 2023, Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

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

Members Present:

Katie Moor, Chairperson
Paul Konstant
Maggie Meiners
Heather Niehoff
Michael Ritter

Members Absent:

Fritz Duda

Village Staff:

Christopher Marx, Associate Planner
Davorka Kirincic, Building and Code Enforcement Manager

Call to Order & Roll Call:

Chairperson Moor called the meeting to order at 7:06 p.m.

Public Comments:

No comments were made at this time.

Approval of Minutes:

a. June 15, 2023 Regular Meeting Minutes.

Chairperson Moor asked for a motion to approve the June 15, 2023 meeting minutes. A motion to approve the June 15, 2023 meeting minutes was made by Mr. Ritter and seconded by Ms. Meiners. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Konstant, Meiners, Moor, Niehoff, Ritter

NAYS: None

New Applications:

a. **Case No. 23-15-DR: 800 Elm Street - Lakeside Foods: Sign Permit to allow installation of window signs on the storefront of the building located at 800 Elm Street and a Side Code Variation to allow: (i) decal window signs that are not die-cut; (ii) window signs that exceed 10% of their respective window area; and (iii) the total area of all wall signs and window signs to exceed 15% of the area of street exposure along Elm Street.**

Mr. Marx identified the property's location and size and explained the request for window decals along the Elm Street frontage along with sign permit requirements for the decals. He then identified the specifics of the side code variation being requested. Mr. Marx referred to the proposed graphics in an illustration and identified the far right doorway window which would not exceed the percentage maximum for graphics. He noted the Village Council allowed code revisions which allowed administrative staff approval of requests which met certain conditions and identified the elements which did not meet those requirements. Mr. Marx stated the applicant provided a response included as Attachment A which addressed the criteria behind the signage request. He also referred to Attachment B which included the sign area measurements along with Attachment C representing an excerpt from the design guidelines. Mr. Marx then asked if there were any questions.

Chairperson Moor also asked if there were any questions. No questions were raised at this time.

Kevin Janke stated he would present the request to the Board on behalf of the applicant. Mr. Ritter asked if the signs would be applied to the window's interior. Mr. Janke responded it could be done either way and noted it would be U-V light protected to extend the life expectancy. Mr. Ritter commented the logo and signage are attractive but he is not in favor of large photos of food which covered too much of the window. Mr. Janke referred to the client's attempt to bring awareness of their offerings to the community. Chairperson Moor agreed with the comments made and the need to inform the community of their offerings. She suggested it be presented more as a fine food market and commented the signage with food images do not accomplish that.

1 Chairperson Moor then asked if the applicant considered using a different awning. Mr. Konstant suggested it should
2 work with the window. Chairperson Moor suggested changing the name to Lakeside Food and Delicatessen. Ms.
3 Meiners agreed with the comments made and stated she preferred the idea of a striped awning. She also suggested
4 the logo above the door should be included in the middle of the windows to make it consistent. Mr. Janke agreed
5 with the comments made.

6
7 Ms. Niehoff also agreed with the comments made and added she did not like the canopies' shape which did not
8 agree with the window shape and should be better integrated. Mr. Janke agreed with the comments made. No
9 additional comments were made at this time.

10
11 Chairperson Moor then asked for a motion to recommend approval of the request or if the Board would like to
12 continue the request with suggestions. She then stated the Board agreed that photos of the food items should be
13 removed and they are fine with the banners in terms of items being sold. Chairperson Moor also suggested
14 consideration be given with regard to the canopies and how to attract more people to the store with a different
15 canopy look. Mr. Janke agreed with the suggestions made and stated the request can be represented to the Board
16 incorporating their suggestions. Ms. Meiners suggested revisions be made to the window referencing the
17 reconfiguration of the large selection of fine wine and craft beer without losing that message. She also suggested
18 for the image on the left with the Lakeside Food logo and black and white banners, for it to be located below with
19 the logo in the middle. Ms. Meiners then asked for the application to be brought back to the Board with their
20 suggestions incorporated. Ms. Niehoff suggested the same fonts be used to integrate them better.

21
22 Chairperson Moor then asked for a motion to continue the request to the August 2023 meeting. Ms. Meiners moved
23 to continue the request to the August 2023 meeting based on the Board's suggestions. Mr. Ritter seconded the
24 motion. A vote was taken and the motion unanimously passed, 5 to 0:

25 AYES: Konstant, Meiners, Moor, Niehoff, Ritter

26 NAYS: None

27
28 **Other Business.**

29 a. August 17, 2023 Meeting – Quorum Check.

30 Chairperson Moor asked if there was any other business. No additional business was discussed at this time. The
31 Board Members then discussed their availability.

32
33 **Adjournment:**

34 Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Mr. Ritter and seconded by Mr.
35 Konstant. A vote was taken and the motion unanimously passed, 5 to 0:

36 AYES: Konstant, Meiners, Moor, Niehoff, Ritter

37 NAYS: None

38 The meeting was adjourned at 7:28 p.m.

39
40 Respectfully submitted,

41
42 Antionette Johnson
43 Recording Secretary
44



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: AUGUST 10, 2023

SUBJECT: 1025 TOWER ROAD – CONSIDERATION OF CERTIFICATE OF
APPROPRIATENESS TO ALLOW EXTERIOR ALTERNATIONS TO THE
EXISTING GAS STATION (AMENDED CASE NO. 22-10-DR)

INTRODUCTION

On August 17, 2023, the Design Review Board (DRB) is scheduled to hold a public meeting on an amended application submitted by Nick Panchal (the “Applicant”), as the owner of the property located at 1025 Tower Road Street (the “Subject Property”). The application is for a Certificate of Appropriateness to allow the installation of new lighting, masonry, and stucco surfaces to the main building and gas pump canopy.

April 21, 2022, DESIGN REVIEW BOARD MEETING

On April 21, 2022, the DRB considered the Applicant’s request for approval of a Certificate of Appropriateness to allow exterior alterations to the main building and gas pump canopy on the Subject Property. April 21, 2022, meeting staff report and meeting minutes can be found in **Attachment B1**. This attachment also includes excerpts from the Village’s Design Guidelines.

After hearing from Village staff and the Applicant, the DRB discussed the proposed exterior alterations to the main building and gas pump canopy. The DRB members raised concerns that the proposed traditional white stucco application and arched stone-clad gable at the parapet horizontal ends of the building were not cohesive and did not have a relationship with the lower course of the building. Additionally, they raised concerns that the large canopy over the gas pumps with similar stone proposed over its support posts at the base while transitioning to a grey brick veneer on the upper half did not have a relationship with the lower course of the building and did not feel authentic. The DRB members wanted to see the specifics of the proposed stucco color and texture.

It was suggested that the proposed arched sections of the stone parapet be removed and better located over the main doorway. The DBR members also wanted to see better cohesion between the materials and color of the canopy and the station. They wanted the brick material of the canopy columns to match or pair better with the building. They also wanted information about the proposed lighting fixtures. Overall, they wanted the canopy and building to match better.

At the Applicant’s request, the DRB continued the item to a future meeting to give the Applicant time to respond to the Board’s comments.

AMENDED PROPOSED PLAN

In response to the comments on April 21, 2022, DRB meeting, the Applicant has provided the attached revised site plan, visuals, elevation renderings, and proposed building lighting specifications (**Attachment A1**). The primary changes include adding sconce lights on the white stucco fascia, removing the arched stone-clad gable at the parapet horizontal ends of the building previously proposed at the DRB meeting on April 21, 2022, and replacing it with arched thin stone veneer, which matches the existing stone base of the building, only above the entrance door. The proposed large canopy columns would have the same thin stone veneer at the base and white stucco at the upper portion of the columns to achieve a cohesive look with the main building.

The Applicant has not proposed any signage with its request. Any future wall, window, or other signage requiring a permit will require review and approval by the Design Review Board.

At the August 17 meeting, the Applicant will review the revised plan and explain the design decisions in response to the Board's comments. The applicant was also advised to bring samples of the proposed materials to the meeting.

Figures 1 and 2 below include proposed elevation renderings of the main building, and **Figures 3 and 4** include gas pump canopy elevations.

SUMMARY

The Applicant requests that the DRB find the proposed exterior alterations as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the façade materials as appropriate and approve the Certificate of Appropriateness, the Applicant needs to receive a building permit from the Community Development prior to any construction.

ATTACHMENTS

Attachment A1: Applicant's Revised proposed elevation renderings of the main building and gas pump canopy

Attachment B1: April 21, 2022, DRB Staff Report with Attachments and DRB Meeting Minutes

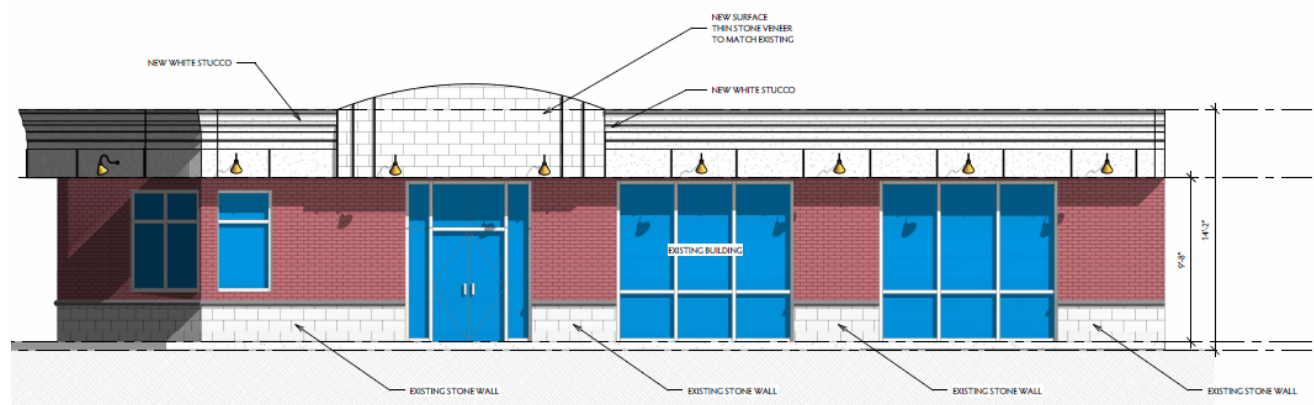


Figure 1 – Subject Property – South Building Elevation (Tower Road)

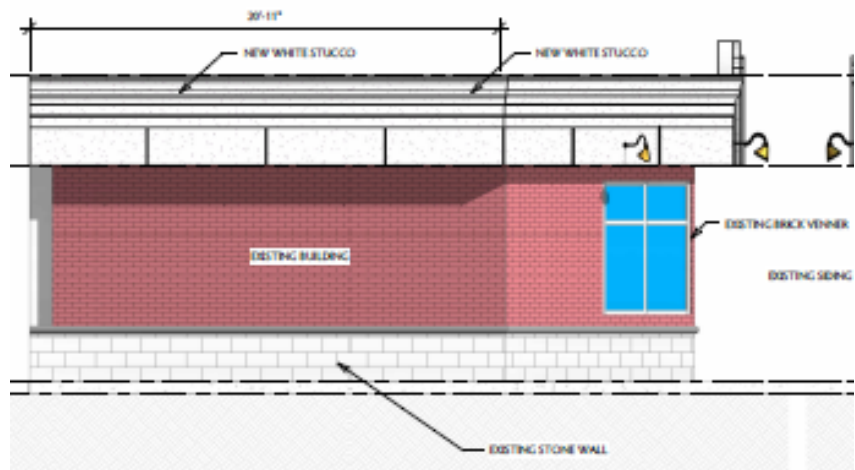


Figure 2 – Subject Property – West building Elevation (Green Bay Road)

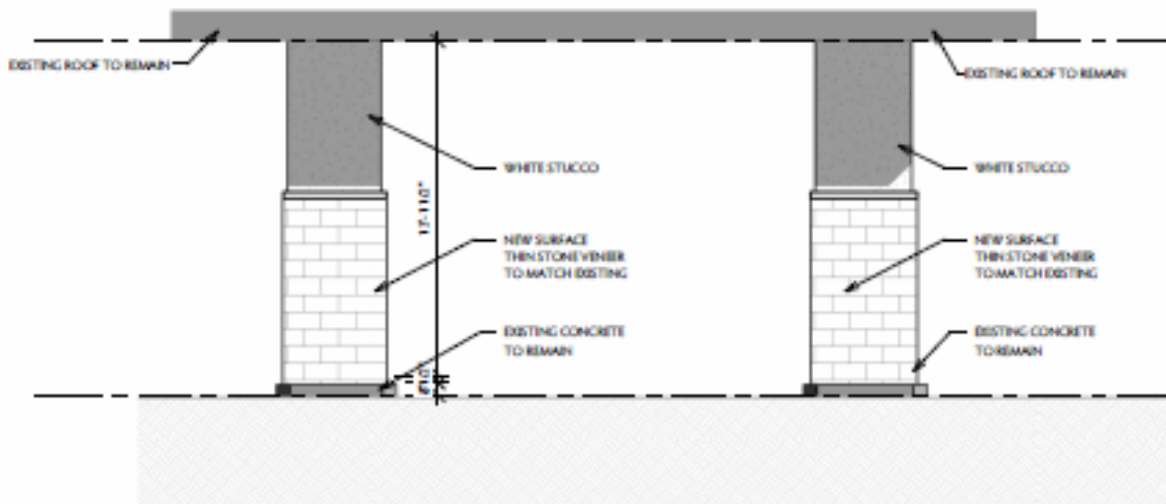


Figure 3 – Subject Property – Gas Pump Canopy Structure/East Elevation (Green Bay Road)

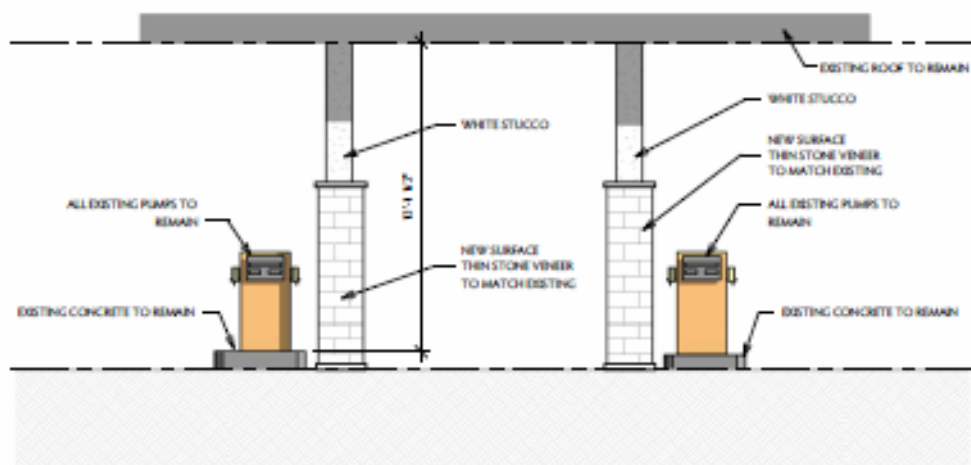


Figure 4 – Subject Property – Gas Pump Canopy Structure/North Elevation (Tower Road)

ATTACHMENT A1

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 1025 W TOWER RD. WINNETKA IL 60093

Name of Business(es): GAS STATION

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) FACADE TO BE REMOVED AND REPLACED AT EXISTING MASONRY BUILDING

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

FACADE TO BE REMOVED AND REPLACED AT EXISTING COMMERCIAL SPACE AT
EXISTING MASONRY BUILDING AS PER PLANS.

I/We hereby certify that as Nick Panchal (Lessee/Owner) of the property located at 1025 W Tower Rd, Winnetka il, (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) SOAIB AKHTAR

ADDRESS _____

PHONE NO. [REDACTED]

EMAIL [REDACTED]

FOR OFFICE USE ONLY

COA applied for (date): _____

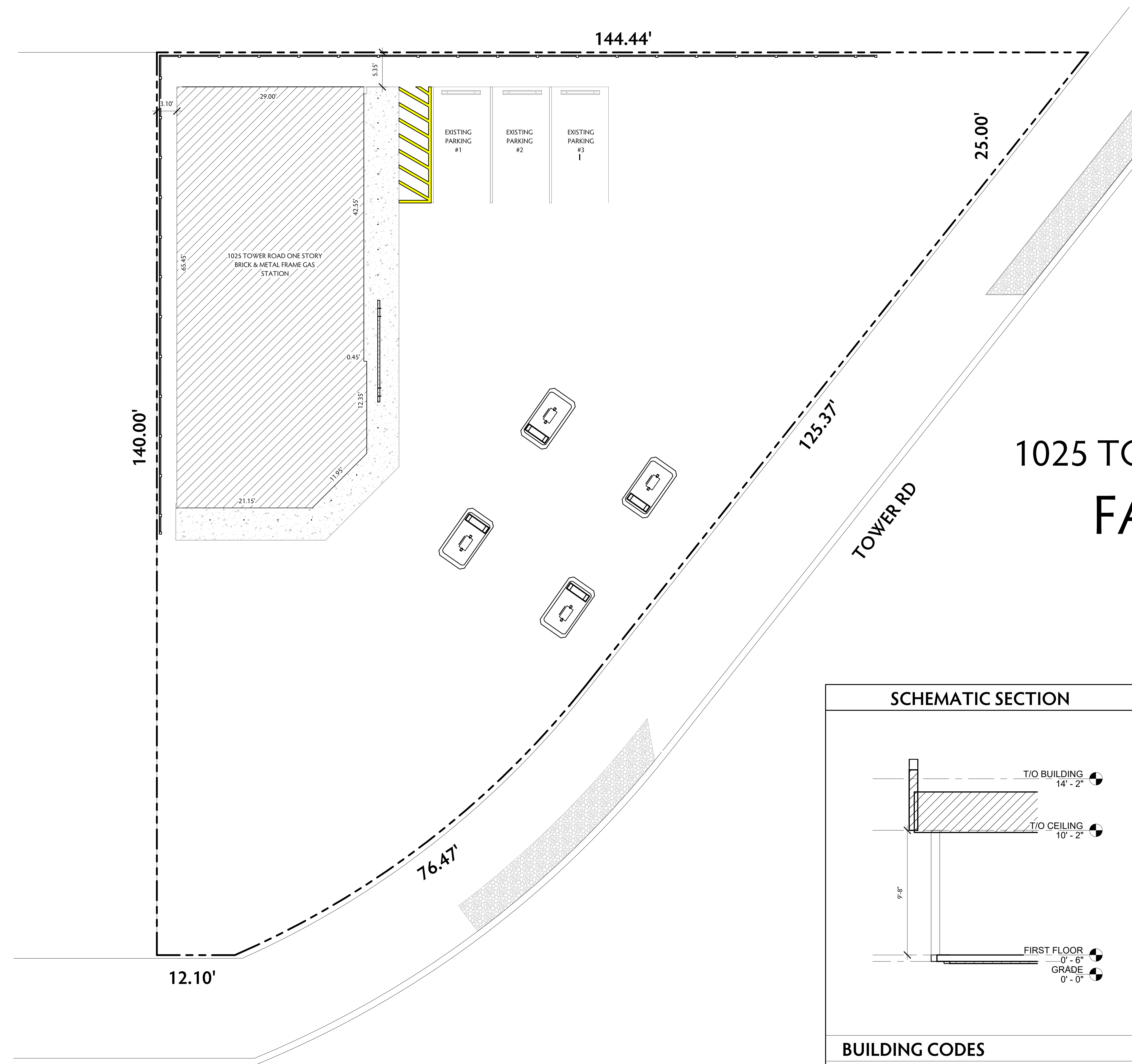
COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	<u>PMPC ARCHITECTS</u>
CONTACT NAME	_____
ADDRESS	<u>965 W CHICAGO AVE</u> <u>CHICAGO, IL 60642.</u>
PHONE NO.	<u>312 - 207-0501</u>
EMAIL	<u>INFO@PMPCARCH.COM</u>

COA2022-172



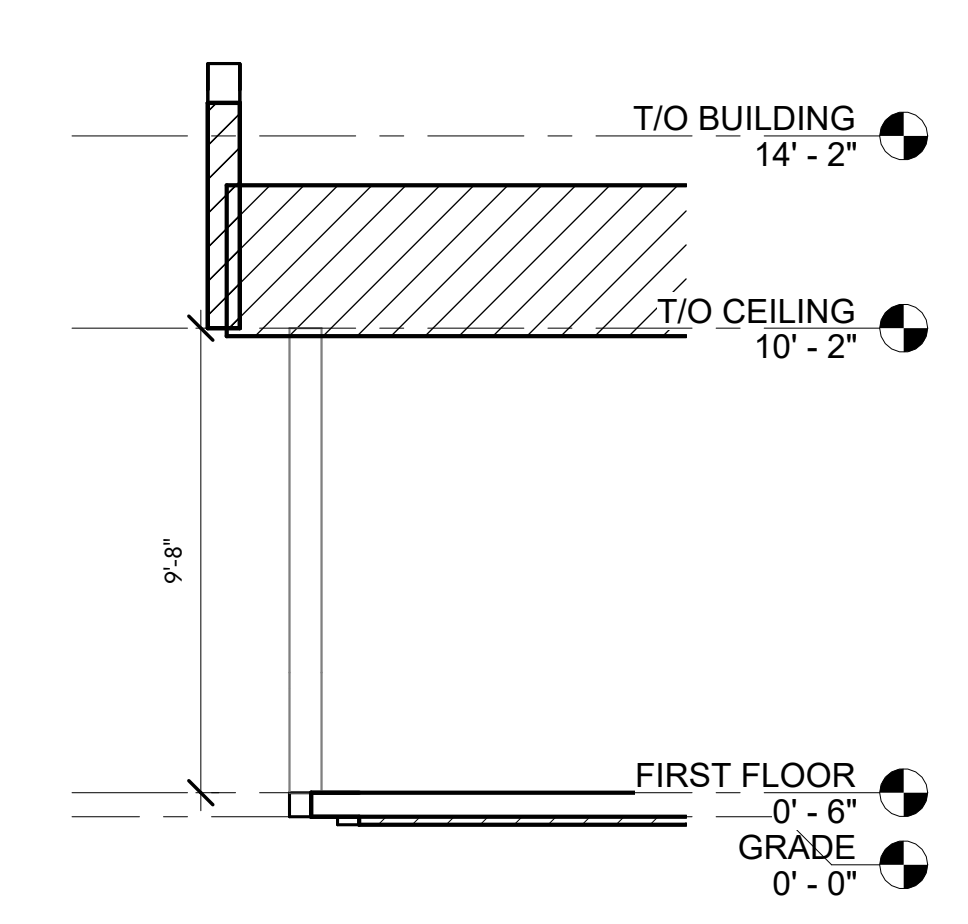


GREENBAY ROAD

1025 TOWER RD, WINNETKA, IL 60093

FACADE RENOVATION

SCHEMATIC SECTION



BUILDING CODES

- 2015 International Building Code (IBC) - Winnetka Amendments
- 2015 International Existing Building Code (IEBC) - Winnetka Amendments
- Winnetka Village Code, Title 15 - Buildings and Construction
- 2015 International Property Maintenance Code (IPMC)
- National Electrical Code, NFPA 70, 2014 Edition
- Village of Winnetka Building Code Amendments, August 1, 2019

SCOPE OF WORK

FACADE TO BE REMOVED AND REPLACED AT EXISTING COMMERCIAL SPACE AT EXISTING MASONRY BUILDING AS PER PLANS

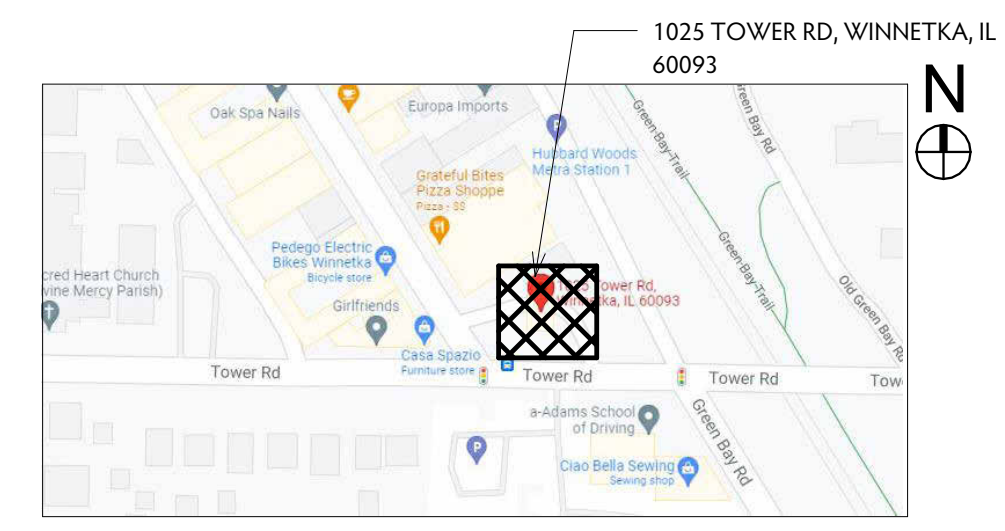
WORK AREA

FIRST FLOOR	1698 SF
	1698 SF

BUILDING AREA

BUILDING AREA	1879 SF
	1879 SF

LOCATION MAP



INDEX OF DRAWINGS

GENERAL:	
T100	TITLE SHEET
ARCHITECTURAL:	
A100	DEMO PLANS
A300	FLOOR PLANS
A500	ELEVATIONS

GENERAL NOTE

PMP ARCHITECTS AND THE ARCHITECT OF RECORD HAVE NOT BEEN RETAINED FOR ANY PROFESSIONAL SERVICES BEYOND THE ISSUANCE OF THESE DOCUMENTS AND ARE NOT IN CHARGE OF THE WORK. BY USE OF THESE DOCUMENTS, THE CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS PMP ARCHITECTS, ITS PRINCIPALS AND CONSULTANTS FROM ANY CLAIMS OR LIABILITY FOR INJURY OR LOSS ARISING FROM PROBLEMS DURING CONSTRUCTION THAT ALLEGEDLY RESULT FROM THE CONTRACTOR'S MISINTERPRETATION OF FINDINGS, CONCLUSIONS, RECOMMENDATIONS, PLANS OR SPECIFICATIONS DEVELOPED BY PMP ARCHITECTS AND ITS CONSULTANT OR FOR CLAIMS RELATING TO THE MEANS AND OR METHODS OF WORK, PERFORMANCE, SUPERINTENDENCE, SEQUENCING OF CONSTRUCTION OR SAFETY IN, ON OR ABOUT THE JOBSITE. THE CLIENT ALSO AGREES TO COMPENSATE PMP ARCHITECTS AND ITS CONSULTANTS FOR ANY TIME SPENT AND EXPENSES INCURRED IN DEFENSE OF ANY SUCH CLAIM.

CERTIFICATION

PROJECT

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE LOCAL CODES OF THE VILLAGE OF WINNETKA, IL.

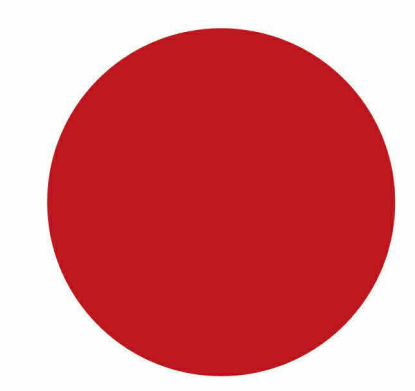
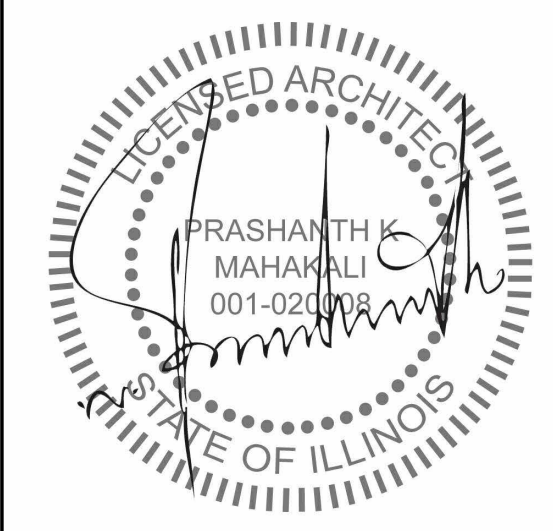
ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION.
ILLINOIS LICENSE NUMBER: 001.020008
LIC. EXP. 11-30-2022
PRASHANTH MAHAHALI P.C.
ILLINOIS DESIGN FIRM
REG. NUMBER: 184.005230
LIC. EXP. NOV. 2023

ENERGY

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 1025 TOWER RD, WINNETKA, IL 60093 FULLY COMPLY WITH THE REQUIREMENTS OF 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH STATE AMENDMENTS OR CURRENT ADOPTED EDITIONS THEREOF (6/1/2019) AS WELL AS THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SIGNED: (ARCH) DATE: 02/10/2022

NOT FOR CONSTRUCTION
UNLESS STAMPED BY
APPROVING AUTHORITY.



PMP ARCHITECTS

OFFICE: 312.207.0501
INFO@PMPARCH.COM
PMPARCH.COM
965 W Chicago Ave.
Chicago, IL 60642
mHUB Chicago

BUSINESS NAME:

MEDICAL PRACTICE

REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN BY:	LAURA	LAURA@PMPARCH.COM
CHECKED BY:	JON	JON@PMPARCH.COM
ISSUED:	8/11/2023 10:54:15 AM	

1025 TOWER RD,
WINNETKA, IL 60093

PERMIT #: 0000000000

TITLE SHEET

T100

DEMOLITION NOTES

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION

2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

3. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.

5. REMOVE EXISTING FLOOR FINISHES.

6. REMOVE EXISTING DRYWALL CEILING.

7. REMOVE EXISTING PARTITION WALLS. PROVIDE ANY NECESSARY SHORING & BRACING DURING DEMO WORK.

8. REMOVE EXISTING DOORS, FRAMES, AND HARDWARE.

9. REMOVE EXISTING LIGHT FIXTURES AND CEILING FINISHES DOWN TO GYPSUM BOARD AND/OR PLASTER AND LATH CEILING.

10. REMOVE ALL BUILT-IN/FREE STANDING DISPLAYUNITS/EQUIPMENT CABINETS, COUNTER TOPS, SHELVING/ETC. STORE FOR RE-INSTALLATION. COORDINATE WITH OWNER.

11. REMOVE EXISTING COOKING EQUIPMENT & EXHAUST HOOD ASSEMBLY AND STORE FOR RE-INSTALLATION. COORDINATE WITH OWNER.

12. REMOVE EXISTING PLUMBING FIXTURES AND CAP OFF EXISTING WASTE, WATER PIPING ETC. STORE FOR RE-INSTALLATION. COORDINATE WITH OWNER.

13. REMOVE EXISTING MECHANICAL EQUIPMENT & ELECTRICAL EQUIPMENT SERVICES AS REQUIRED.

CUTTING, PATCHING & REFINISHING

1. WHERE REQUIRED TO CUT INTO EXISTING CONSTRUCTION, RESTORE SURFACES TO THEIR ORIGINAL CONDITION OR TO THE ADJOINING NEW SURFACE. USE MATERIALS THAT ARE IDENTICAL TO EXISTING MATERIALS UNLESS OTHERWISE NOTED. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, MATCH WITH REGARD TO VISUAL EFFECT. RESTORE IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.

2. DO NOT CUT AND PATCH STRUCTURAL WORK, OR OPERATIONAL- OR SAFETY-RELATED COMPONENTS, THAT WOULD RESULT IN A REDUCTION OF LOAD-CARRYING CAPACITY, LOAD-DEFLECTION RATIO, OR CAPACITY TO PERFORM.

3. TEMPORARILY SEAL DUCT REGISTER BOXES, SUPPLY PLENUMS, RANGE HOOD, BATH EXHAUST FANS, AND LINER BOXES DIRECTLY FOLLOWING MECHANICAL ROUGH-IN TO PREVENT ENTRY OF CONSTRUCTION DUST AND POLLUTANTS INTO DUCT SYSTEM.

4. LEAD BASED PAINT TESTING: THIS HOME WAS CONSTRUCTED IN 1967, AND IS REQUIRED BY FEDERAL LAW TO BE TESTED FOR LEAD BASED PAINT.

A. TEST ALL INTERIOR AND EXTERIOR PAINTED SURFACES FOR THE PRESENCE OF LEAD. THIS TESTING SHALL BE PERFORMED PRIOR TO ANY REPAIR WORK. TEST RESULTS SHALL BE FURNISHED TO THE OWNER WITHIN 10 CALENDAR DAYS OF THE NOTICE TO PROCEED.

B. CERTIFIED TESTER: THE TESTING SHALL BE ACCOMPLISHED AND A REPORT FURNISHED BY A CERTIFIED AND LICENSED INDIVIDUAL. ALL PROCEDURES AND TESTING METHODS SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

C. LEAD BASED PAINT ABATEMENT, REMOVAL, OR ENCAPSULATION: IF ANY SURFACES TEST POSITIVE FOR THE PRESENCE OF LEAD BASED PAINT, THE CONTRACTOR SHALL RECOMMEND THE MOST COST EFFECTIVE METHOD OF ABATING, REMOVING, OR ENCAPSULATING THE HAZARD AND A BID FOR THE ACCOMPLISHMENT OF THE REQUIRED WORK.

D. COMPLIANCE RECORDS: SHARE A COPY OF THE COMPLIANCE RECORDS REQUIRED FOR REMODELERS UNDER THE REGULATION (SUCH AS THE CHECKLIST OF FOLLOWED PRACTICES) WITH HOME OWNERS WITHIN 30 DAYS OF COMPLETION OF THE WORK.

5. ASBESTOS ABATEMENT: IF ASBESTOS-CONTAINING MATERIAL IS DISTURBED, THEN MOVE, REMOVE, ENCAPSULATE OR DISPOSE OF ACCORDING TO ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

UTILITIES

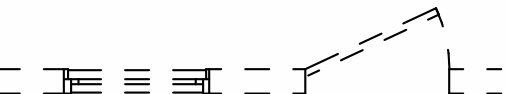
1. EXISTING UNDERGROUND UTILITIES SHOULD BE LOCATED BY THE CONTRACTOR PRIOR TO BEGINNING DEMOLITION OR CONSTRUCTION.

SITE WORK

1. GENERAL CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND GRADING CONDITIONS AND SHOULD INFORM ARCHITECT OF FIELD CONDITIONS WHICH REQUIRE MODIFICATIONS TO THE DRAWINGS.

PHASE LEGEND

INDICATES EXISTING CONDITION TO REMAIN

INDICATES EXISTING CONDITION TO BE REMOVED

GRAPHIC SCALE



0'2'4'8'



1 DEMO - SOUTH ELEVATION
1/4" = 1'-0"



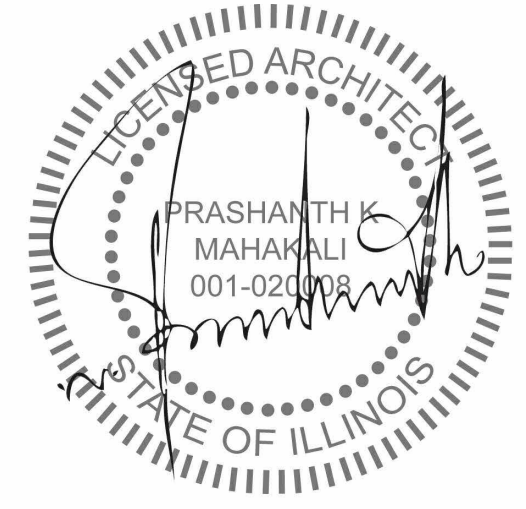
3 DEMO - WEST ELEVATION
1/4" = 1'-0"

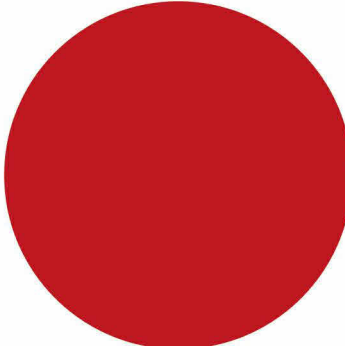
4 DEMO - EAST ELEVATION
1/4" = 1'-0"



5 3D DEMOLITION

NOT FOR CONSTRUCTION
UNLESS STAMPED BY
APPROVING AUTHORITY.





PMPC
ARCHITECTS

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INFO@PMPARCH.COM
PMPARCH.COM
965 W Chicago Ave.
Chicago, IL 60642
mHUB Chicago

BUSINESS NAME:

MEDICAL PRACTICE

REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN BY:	INFO	INFO@PMPARCH.COM
CHECKED BY:	INFO	INFO@PMPARCH.COM
ISSUED:	8/1/2023 10:53:48 AM	

1025 TOWER RD,
WINNETKA, IL 60093

PERMIT #: 0000000000

DEMO PLANS

A100

GENERAL NOTES

1. COMPLY WITH CODES AND LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

2. GENERAL CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

3. SUBMIT REQUEST FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

4. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

5. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

6. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.

7. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

8. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

9. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.

10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN IN CASE OF CONFLICT. CONSULT THE ARCHITECT.

11. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

12. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

13. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.

14. ALL WINDOWS HEIGHTS TO BE MEASURED FROM FINISH FLOOR, TO GRADE. GENERAL CONTRACTOR TO REVIEW AND VERIFY DIMENSIONS WITH WINDOW SCHEDULE. REPORT ANY CONFLICTS TO ARCHITECT BEFORE COMMENCING ANY WORK. ARCHITECT NOT RESPONSIBLE FOR INACCURATE WORK IF NOT CONSULTED PRIOR TO WORK COMPLETED.

15. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.

16. SMOKE, NOISE OR ODOR PRODUCING ACTIVITIES MUST BE DONE AFTER HOURS, WITH THE CONSENT OF BUILDING MANAGEMENT, INCLUDING, BUT NOT LIMITED TO, PAINTING, WALLCOVERING, CARPET, VCT INSTALLATION.

17. CONTRACTORS SHALL NOT INTERRUPT ANY SERVICE TO ANY BUILDING TENANT WITHOUT THE CONSENT OF BUILDING MANAGEMENT.

18. CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH BUILDING CONSTRUCTION MANUAL NOTIFY BUILDING & ARCHITECT OF ANY CONFLICTS IN DOCUMENTS.

19. CONTRACTORS ARE RESPONSIBLE FOR PROTECTING BUILDING HVAC SYSTEMS FROM CONSTRUCTION DUST & DEBRIS. INSTALL & PERIODICALLY REPLACE PRE-FILTERS; REPLACE MAIN FILTER & CLEAN INTAKE DUCTWORK UPON COMPLETION OF WORK.

20. THE ASSIGNED ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY ON THE PROJECT AND DOES NOT HAVE CHARGE OF THE WORK. THE CONTRACTOR SHALL HAVE FULL AND SOLE AUTHORITY FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH WORK. WHEN THE ARCHITECT IS PRESENT AT THE SITE, WHETHER PARTICIPATING IN MEETINGS OR OBSERVING ANY OF THE WORK, SUCH PRESENCE SHALL ONLY BE FOR THE PURPOSE OF ENDEAVORING TO PROTECT AGAINST ANY DEVIATIONS OR DEFECTS IN THE COMPLETED WORK, AND THE ARCHITECT SHALL HAVE NO AUTHORITY TO TAKE ANY ACTION WHATSOEVER ON THE SITE REGARDING SAFETY PRECAUTIONS OR PROCEDURES.

21. ARCHITECT IS NOT RESPONSIBLE FOR CHANGE ORDERS/ CONSTRUCTION ADMINISTRATION/OBSERVATION.

22. ARCHITECT IS NOT RESPONSIBLE FOR VERIFYING SHOP DRAWINGS.

23. CONTRACTOR TO VERIFY LOCATION OF DUCTWORK IN FIELD, DRAWINGS ARE FOR GRAPHICAL PURPOSES ONLY.

24. CONTRACTOR TO VERIFY LOCATION OF ELECTRICAL OUTLETS AND FIXTURES IN FIELD.

25. CONTRACTOR TO VERIFY LOCATION OF PLUMBING FIXTURES AND PIPING IN FIELD.

FINISH NOTES

1. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

2. REPAIR EXISTING SURFACES TO REMAIN AS REQUIRED FOR APPLICATION OF NEW FINISHES.

3. PROVIDE STRAIGHT, FLUSH RESILIENT BASE AT CARPENTERED AREAS, AND COVED, TOP SET RESILIENT BASE AT RESILIENT FLOORING, UNLESS OTHERWISE NOTED. PROVIDE MANUFACTURER'S PRE-FORMED OUTSIDE CORNERS AT ALL OUTSIDE CORNER LOCATIONS. DO NOT BEND OR FIELD FORM BASE AT OUTSIDE CORNERS.

UNIFORM LOAD TABLE

USE (FLOOR & ROOF)	MIN. LIVE LOAD (P.S.F.)
DWELLING UNITS / SLEEPING RMS.	40
COMMERCIAL FLOOR	100
CORRIDORS/STAIRS	100
EXTERIOR BALCONIES/ROOFDECKS	100
SIDEWALKS AND DRIVEWAYS	250
ROOF LIVE LOAD	25 (SEE DRIFT DIAGRAM)
PARTITION LOAD	15
SNOW LOAD (FLAT)	25
WALLS (WIND LOAD)	20 (SURFACE/UPLIFT)

ROOF

24'

5'

23 PSF

25 PSF

1. COMPLIANCE WITH CODES AND LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

2. GENERAL CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

3. SUBMIT REQUEST FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

4. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

5. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

6. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.

7. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

8. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

9. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.

10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN IN CASE OF CONFLICT. CONSULT THE ARCHITECT.

11. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

12. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

13. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.

14. ALL WINDOWS HEIGHTS TO BE MEASURED FROM FINISH FLOOR, TO GRADE. GENERAL CONTRACTOR TO REVIEW AND VERIFY DIMENSIONS WITH WINDOW SCHEDULE. REPORT ANY CONFLICTS TO ARCHITECT BEFORE COMMENCING ANY WORK. ARCHITECT NOT RESPONSIBLE FOR INACCURATE WORK IF NOT CONSULTED PRIOR TO WORK COMPLETED.

15. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.

16. SMOKE, NOISE OR ODOR PRODUCING ACTIVITIES MUST BE DONE AFTER HOURS, WITH THE CONSENT OF BUILDING MANAGEMENT, INCLUDING, BUT NOT LIMITED TO, PAINTING, WALLCOVERING, CARPET, VCT INSTALLATION.

17. CONTRACTORS SHALL NOT INTERRUPT ANY SERVICE TO ANY BUILDING TENANT WITHOUT THE CONSENT OF BUILDING MANAGEMENT.

18. CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH BUILDING CONSTRUCTION MANUAL NOTIFY BUILDING & ARCHITECT OF ANY CONFLICTS IN DOCUMENTS.

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23. CONTRACTOR TO VERIFY LOCATION OF DUCTWORK IN FIELD, DRAWINGS ARE FOR GRAPHICAL PURPOSES ONLY.

24. CONTRACTOR TO VERIFY LOCATION OF ELECTRICAL OUTLETS AND FIXTURES IN FIELD.

25. CONTRACTOR TO VERIFY LOCATION OF PLUMBING FIXTURES AND PIPING IN FIELD.

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

NEW WHITE STUCCO

NEW SURFACE THIN STONE VENEER TO MATCH EXISTING

NEW WHITE STUCCO

EXISTING BUILDING

EXISTING STONE WALL

EXISTING STONE WALL

EXISTING STONE WALL

EXISTING STONE WALL

1 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

NEW WHITE STUCCO

NEW WHITE STUCCO

NEW STUCCO

EXISTING BUILDING

EXISTING BRICK VENER

EXISTING SIDING

EXISTING STONE WALL

2 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

3 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

4 NORTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

5 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

6 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

7 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

8 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

9 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

10 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

11 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

12 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

13 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

14 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

15 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

16 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

17 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

18 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

19 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

20 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

21 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

22 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

23 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

24 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

25 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

26 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

27 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

28 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

29 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

30 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

31 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

32 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

33 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

34 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

35 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

36 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

37 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

38 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

39 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

40 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

41 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

42 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

43 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

44 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

45 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

46 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

47 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

48 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

49 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

50 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

51 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

52 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

53 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

54 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

55 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

56 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

57 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

58 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

59 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

60 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

61 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

62 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

63 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

64 EAST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

65 SOUTH ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

T/O CEILING
10' - 2"

FIRST FLOOR
0' - 6"

GRADE
0' - 0"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

66 WEST ELEVATION

1/4" = 1'-0"

T/O BUILDING
14' - 2"

<

Product Options

Finish: Black,
Size: 12 Inch,
Arm Length: 23 Inch

Details

- Designed to reflect light in a downward direction
- Dimmable with a standard incandescent dimmer (not included)
- Round wallplate
- 3/4" IP Large Loop arm
- Painted White shade interior; Galvanized version has Galvanized shade interior
- Optional guard
- Material: Aluminum
- Shade Material: Aluminum
- UL Listed Wet
- Warranty: Limited 1 Year
- Made In USA

Dimensions

12 Inch Option Canopy: Depth 2", Diameter 5.88"
12 Inch Option Fixture: Width 12", Height 24", Depth 27.5", Weight 13 Lbs

Lighting

Lamp Type	Halogen	Color Temp	2900 (Soft White)
Total Lumens	1490.0	Average Lifespan	1000.00
# of Bulbs	1 (Not Included)	CRI	100
Bulb Type	72W A19 E26	Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes
Volts	120		



Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 15, 2022
SUBJECT: 1025 TOWER ROAD – CERTIFICATE OF APPROPRIATENESS (CASE NO. 22-10-DR)

INTRODUCTION

On April 21, 2022, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by Nick Panchal (the “Applicant”), as the owner of the property located at 1025 Tower Road Street (the “Subject Property”). The Applicant is requesting approval of a Certificate of Appropriateness to allow the installation of exterior stone, brick, and stucco on portions of the facades of the main building and gas pump canopy on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the northeast corner of the intersection of Tower Road and Green Bay Road, in the Hubbard Wood Business District. It is zoned C-2 General Retail Commercial and is partially located in the Commercial Overlay District. The Subject Property contains a single-story commercial building that contains a BP gas station along with a series of gas pumps and a large overhead canopy structure. Figure 1 below identifies the Subject Property. Figures 2 through 4 at the end of this report also identify the pertinent area of the Subject Property.



Figure 1 – Subject Property

CURRENT REQUEST

The Applicant is seeking approval to install new façade material on the building and canopy structure to improve their appearances. The thick, parapet-like sill across the top of the main building would have its exterior panels removed and replaced with a traditional white stucco application. The sill would also have

an arched stone clad gable at the horizontal ends of the building. Each arch would be capped with limestone coping at the top. The stone material would be a lightly toned and smooth application that would provide contrast to the existing red brick veneer of the building. The large canopy over the gas pumps would have similar stone placed over its support posts at the base while transitioning to a grey brick veneer on the upper half. The Applicant has provided visuals, elevation renderings, and design specifications of the proposed changes that are available in the application materials included as Attachment A.

While the elevation renderings of the proposed changes represent a wall sign for the business, it should be noted that no changes to the existing signage is proposed at this time. Any changes to the signage will require the Applicant to submit a Sign Permit for consideration by the DRB at a future meeting.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

The proposed alterations to the façade are intended to improve the building’s appearance and aesthetics within the context of the Hubbard Woods Business District and surrounding neighborhood.

DESIGN GUIDELINES ANALYSIS

The Design Guidelines provide guidance on materials for external building features on commercial properties. The Guidelines state that primary and secondary materials should include masonry, stucco, and modular brick where appropriate. An excerpt of the Design Guidelines that pertains to the Applicant’s proposal are included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed exterior alterations as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the façade materials as appropriate, the Applicant would first need to receive an approved building permit from the Community Development Department prior to any construction.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt



Figure 2 – Subject Property – West building façade along Green Bay Road



Figure 3 – Subject Property – South building façade along Tower Road



Figure 4 – Subject Property – Gas pump canopy structure along Tower Road

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 1025 W TOWER RD. WINNETKA IL 60093

Name of Business(es): GAS STATION

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) FACADE TO BE REMOVED AND REPLACED AT EXISTING MASONRY BUILDING

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

FACADE TO BE REMOVED AND REPLACED AT EXISTING COMMERCIAL SPACE AT
EXISTING MASONRY BUILDING AS PER PLANS.

I/We hereby certify that as Nick Pancha (Lessee/Owner) of the property located at 1025 W Tower Rd, Winnetka il, (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED



PRINTED NAME(S) SOAIB AKHTAR

ADDRESS _____

PHONE NO. 

EMAIL 

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

COA2022-172

PRIMARY DESIGN FIRM PMPC ARCHITECTS

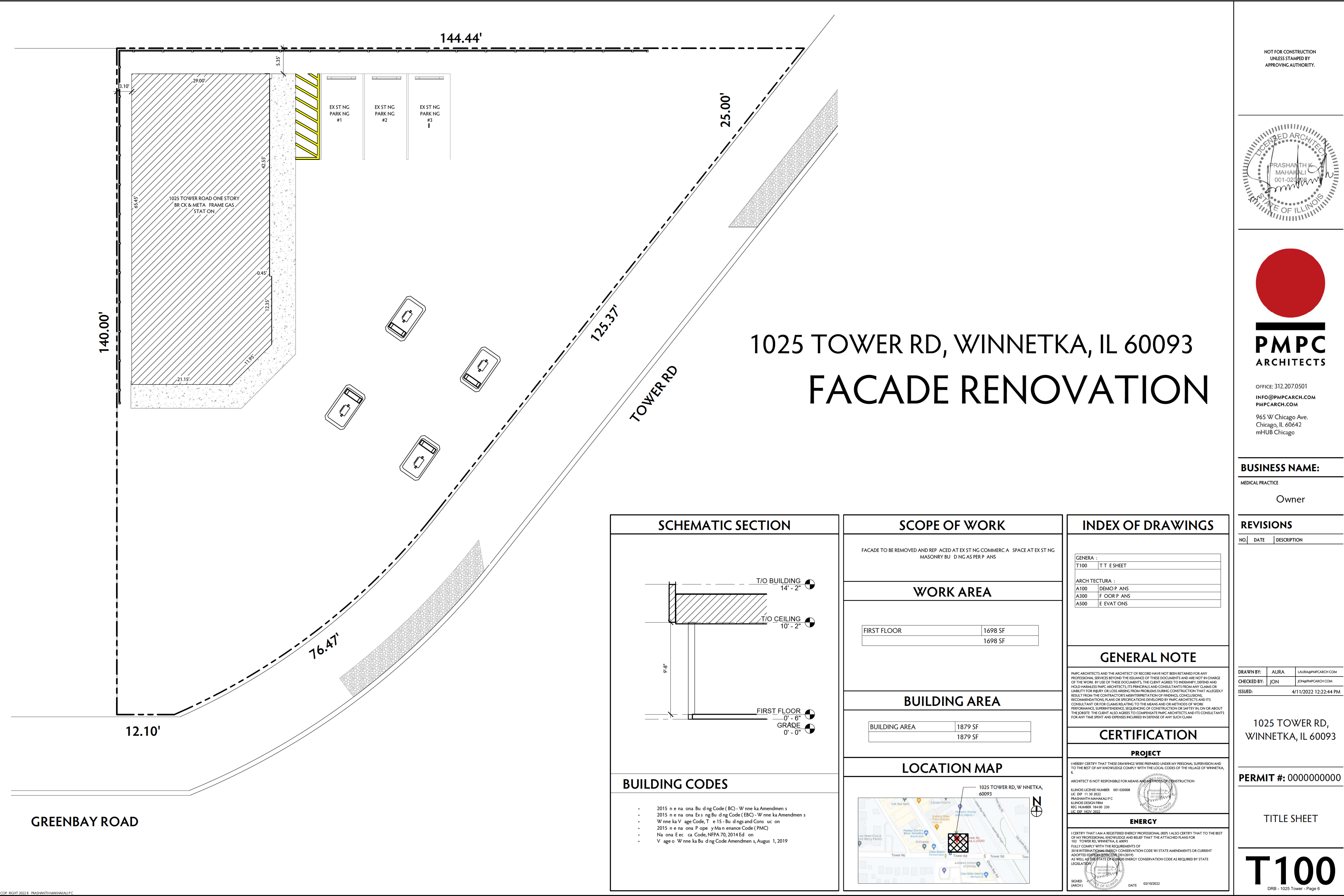
CONTACT NAME _____

ADDRESS 965 W CHICAGO AVE
CHICAGO, IL 60642.

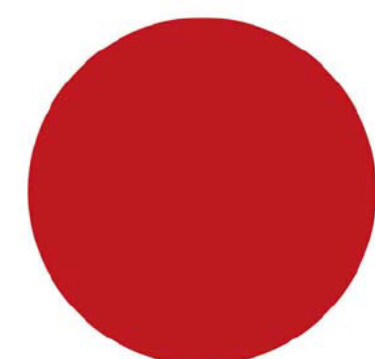
PHONE NO. 312 - 207-0501

EMAIL INFO@PMPCARCH.COM

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MAR 15 2022



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MEDICAL PRACTICE

Owner

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1025 TOWER RD,
WINNETKA, IL 60093

PERMIT #: 0000000000

TITLE SHEET

T100
DRB - 1025 Tower - Page 6

DEMOLITION NOTES

1. COMP Y W TH APP CAB E OCA , STATE AND FEDERA CODES AND REGU AT ONS PERTA N NG TO SAFETY OF PERSONS, PROPERTY AND ENV RONMENTA PROTECT ON

2. PROV DE AND MA NTA N BARR CADES, GHT NG, AND GUARDRA S AS REQU RED BY APP CAB E CODES AND REGU AT ONS TO PROTECT OCCUPANTS OF BU D NG AND WORKERS.

3. ERECT AND MA NTA N DUSTPROOF PART T ONS AS REQU RED TO PREVENT SPREAD OF DUST, AND SMOKE, ETC. TO OTHER PARTS OF THE BU D NG, ON COMP ET ON, REMOVE PART T ONS AND REPA R DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

4. F DEMO T ON S PERFORMED N EXCESS OF THAT REQU RED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.

5. REMOVE EX ST NG F OOR F N SHES.

6. REMOVE EX ST NG DRYWA CE NG.

7. REMOVE EX ST NG PART T ON WA S. PROV DE ANY NECESSARY SHOR NG & BRAC NG DUR NG DEMO WORK.

8. REMOVE EX ST NG DOORS, FRAMES, AND HARDWARE.

9. REMOVE EX ST NG GHT F XTURES AND CE NG F N SHES DOWN TO GYPSUM BOARD AND/OR P ASTER AND ATH CE NG.

10. REMOVE A BU T-N/FREE STAND NG D SP AYUN TS/EQU PMENT CAB NETS, COUNTER TOPS, SHE V NG/ ETC. STORE FOR RE- N STA AT ON. COORD NATE W TH OWNER.

11. REMOVE EX ST NG COOK NG EQU PMENT & EXHAUST HOOD ASSEMB Y AND STORE FOR RE- N STA AT ON. COORD NATE W TH OWNER.

12. REMOVE EX ST NG P UMB NG F XTURES AND CAP OFF EX ST NG WASTE, WATER P P NG ETC. STORE FOR RE- N STA AT ON. COORD NATE W TH OWNER.

13. REMOVE EX ST NG MECHAN CA EQU PMENT & E CTR CA EQU PMENT SERV CES AS REQU RED.

CUTTING, PATCHING & REFINISHING

1. WHERE REQU RED TO CUT NTO EX ST NG CONSTRUCT ON, RESTORE SURFACES TO THE R OR G NA COND T ON OR TO THE ADJO N NG NEW SURFACE. USE MATER A S THAT ARE DENT CA TO EX ST NG MATER A S UN ESS OTHERW SE NOTED. F DENT CA MATER A S ARE NOT AVA AB E, MATCH W TH REGARD TO V SUA EFFECT. RESTORE NA MANNER WH CH W E M NATE EV DENCE OF PATCH NG AND REF N SH NG.

2. DO NOT CUT AND PATCH STRUCTURA WORK, OR OPERAT ONA - OR SAFETY-RE ATED COMPONENTS, THAT WOU D RESU T N A REDUCT ON OF OAD- CARRY NG CAPAC TY, OAD-DEF ECT ON RAT O, OR CAPAC TY TO PERFORM.

3. TEMPORAR Y SEA DUCT REG STER BOXES, SUPP Y P ENUMS, RANGE HOOD, BATH EXHAUST FANS, AND NER BOXES D RECT Y FO OW NG MECHAN CA ROUGH- N TO PREVENT ENTRY OF CONSTRUCT ON DUST AND PO UTANTS NTO DUCT SYSTEM.

4. EAD BASED PA NT TEST NG: TH S HOME WAS CONSTRUCTED N 1967, AND S REQU RED BY FEDERA AW TO BE TESTED FOR EAD BASED PA NT. A. TEST A NTER OR AND EXTER OR PA NTED SURFACES FOR THE PRESENCE OF EAD. TH S TEST NG SHA BE PERFORMED PR OR TO ANY REPA R WORK. TEST RESU TS SHA BE FURN SHED TO THE OWNER W TH N 10 CA ENDA R DAYS OF THE NOT CE TO PROCEED. B. CERT F ED TESTER: THE TEST NG SHA BE ACCOMP SHED AND A REPORT FURN SHED BY A CERT F ED AND CENSED ND V DIA A PROCEDURES AND TEST NG METHODS SHA COMP Y W TH FEDERA , STATE, AND OCA AWS AND REGU AT ONS. C. EAD BASED PA NT ABATEMENT, REMOVA , OR ENCAPSU AT ON: F ANY SURFACES TEST POS T VE FOR THE PRESENCE OF EAD BASED PA NT, THE CONTRACTOR SHA RECOMMEND THE MOST COST EFFECT VE METHOD OF ABAT NG, REMOV NG, OR ENCAPSU AT NG THE HAZARD AND A B D FOR THE ACCOMP SHMENT OF THE REQU RED WORK. D. COMP ANCE RECORDS: SHARE A COPY OF THE COMP ANCE RECORDS REQU RED FOR REMODE ERS UNDER THE REGU AT ON (SUCH AS THE CHECK ST OF FO OWED PRACT CES) W TH HOME OWNERS W TH N 30 DAYS OF COMP ET ON OF THE WORK.

5. ASBESTOS ABATEMENT: F ASBESTOS-CONTA N NG MATER A S D STURBED, THEN MOVE, REMOVE, ENCAPSU ATE OR D SPOSE OF ACCORD NG TO A OCA , STATE AND FEDERA AWS AND REGU AT ONS.

UTILITIES

1. EX ST NG UNDERGROUND UT TES SHOU D BE OCATED BY THE CONTRACTOR PR OR TO BEG NN NG DEMO T ON OR CONSTRUCT ON.

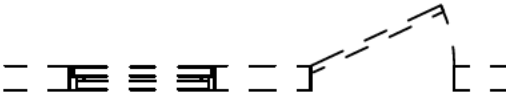
SITE WORK

1. GENERA CONTRACTOR SHOU D FE D VER FY A D MENS ONS AND GRAD NG COND T ONS AND SHOU D NFORM ARCH TECT OF FE D COND T ONS WH CH REQU RE MOD F CAT ONS TO THE DRAW NGS.

PHASE LEGEND



ND CATES EX ST NG COND T ON TO REMA N



ND CATES EX ST NG COND T ON TO BE REMOVED

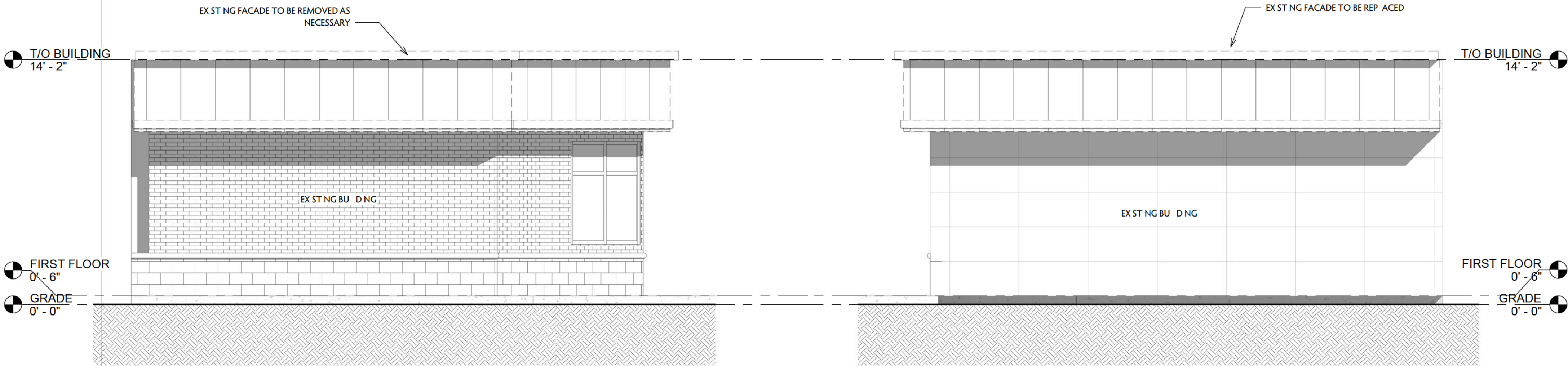
GRAPHIC SCALE



0 2 4 8



1 DEMO - SOUTH ELEVATION
1/4" = 1'-0"



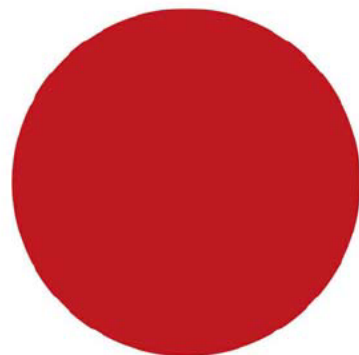
3 DEMO - WEST ELEVATION
1/4" = 1'-0"

4 DEMO - EAST ELEVATION
1/4" = 1'-0"



5 3D DEMOLITION

NOT FOR CONSTRUCTION
UNLESS STAMPED BY
APPROVING AUTHORITY.



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BUSINESS NAME:

MEDICAL PRACTICE

Owner

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WINNETKA, IL 60093

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DEMO PLANS

A100
DRB - 1025 Tower - Page 7

RIGHT 2022 B. PRASHANTH MAKHAJALI P.C.



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WINNETKA, IL 60093

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FLOOR PLANS

A300

GENERAL NOTES

1. COMPLY WITH CODES AND LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

2. GENERAL CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK SUBDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK REQUEST.

3. SUBMIT REQUEST FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

4. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND OCCUPANCY FOR DEVIATIONS, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

5. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "N.C." UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

6. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLations.

7. MAINTAIN EXISTING, EXISTING, FIRE PROTECTIVE DEVICES, AND A RISK IN CONFORMANCE WITH CODES AND ORDINANCES.

8. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

9. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND ORDER TO ENSURE SECURITY.

10. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN IN CASE OF CONFLICT, CONSULT THE ARCHITECT.

11. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEARANCE" ALLOW FOR THICKNESS OF FINISHES.

12. COORDINATE AND PROVIDE BACKING FOR MWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

13. WHERE EXISTING ACCESS PANELS CONFICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITH NEW CONSTRUCTION.

14. ALL WINDOWS HEIGHTS TO BE MEASURED FROM FINISH FLOOR TO GRADE. GENERAL CONTRACTOR TO REVIEW AND VERIFY DIMENSIONS WITH WINDOW SCHEDULE. REPORT ANY CONFLICTS TO ARCHITECT BEFORE COMMENCING ANY WORK. ARCHITECT NOT RESPONSIBLE FOR INACCURATE WORK NOT CONSULTED PRIOR TO WORK COMPLETED.

15. UNDERCUT DOORS TO CLEAR TOP OF OORFINISHES BY 1/4" UNLESS OTHERWISE NOTED.

16. SMOKE, NOISE OR ODOR PRODUCING ACTIVITIES MUST BE DONE AFTER HOURS, WITH CONSENT OF BUILDING MANAGEMENT, INCLUDING BUT NOT LIMITED TO PAINTING, WALLCOVERING, CARPET, VENTILATION.

17. CONTRACTORS SHALL NOT INTERRUPT ANY SERVICE TO ANY BUILDING TENANT WITHOUT THE CONSENT OF BUILDING MANAGEMENT.

18. CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH BUILDING CONSTRUCTION MANUAL NOTIFY BUILDING & ARCHITECT OF ANY CONFLICTS IN DOCUMENTS.

19. CONTRACTORS ARE RESPONSIBLE FOR PROTECTING BUILDING HVAC SYSTEMS FROM CONSTRUCTION DUST & DEBRIS. INSTALL & PERIODICALLY REPAIR FILTERS, REPAIR MAIN FILTER & CLEAN INTAKE DUCTWORK UPON COMPLETION OF WORK.

20. THE ASSIGNED ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY ON THE PROJECT AND DOES NOT HAVE CHARGE OF THE WORK. THE CONTRACTOR SHALL HAVE FULL AND SOLE AUTHORITY FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH WORK. WHEN THE ARCHITECTS PRESENT AT THE SITE, WHETHER PARTICIPATING IN MEETINGS OR OBSERVING ANY OF THE WORK, SUCH PRESENCE SHALL ONLY BE FOR THE PURPOSE OF ENDEAVORING TO PROTECT AGAINST ANY DEFICIENCIES OR DEFECTS IN THE COMPLETED WORK, AND THE ARCHITECTS SHALL HAVE NO AUTHORITY TO TAKE ANY ACTION WHATSOEVER ON THE SITE REGARDING SAFETY PRECAUTIONS OR PROCEDURES.

21. ARCHITECTS NOT RESPONSIBLE FOR CHANGE ORDERS/CONSTRUCTION ADMINISTRATION/OBSERVATION.

22. ARCHITECTS NOT RESPONSIBLE FOR VERIFYING SHOP DRAWINGS.

23. CONTRACTOR TO VERIFY LOCATION OF DUCTWORK. IN FIELD, DRAWINGS ARE FOR GRAPHIC PURPOSES ONLY.

24. CONTRACTOR TO VERIFY LOCATION OF ELECTRICAL OUTLETS AND FIXTURES IN FIELD.

25. CONTRACTOR TO VERIFY LOCATION OF PLUMBING FIXTURES AND PLUMBING IN FIELD.

FINISH NOTES

1. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

2. REPAIR EXISTING SURFACES TO REMAIN AS REQUIRED FOR APPLICATION OF NEW FINISHES.

3. PROVIDE STRAIGHT, FINISHES, ENTIRE BASE AT CARPENTERED AREAS, AND COVERED, TOP SET RESERVE ENTIRE ENTIRE FLOORING, UNLESS OTHERWISE NOTED. PROVIDE MANUFACTURER'S PRE-FORMED OUTS DE CORNERS AT ALL OUTS DE CORNER. OCCASIONS DO NOT BEND OR FIELD FORM BASE AT OUTS DE CORNERS.

UNIFORM LOAD TABLE

USE (FLOOR & ROOF)	M.N. VE. OAD (P.S.F.)
DWELLING UNITS / SLEEPING ROOMS	40
COMMERCIAL FLOOR	100
CORRIDORS/STAIRS	100
EXTERIOR BALCONIES/ROOFDECKS	100
SIDEWALKS AND DRIVEWAYS	250
ROOF - VE. OAD	25 (SEE DRIFT DAGRAM)
PARTITION OAD	15
SNOW OAD (F.A.T.)	25
WALLS (WIND OAD)	20 (SURFACE/UP FT)

ROOF

23 PSF

25 PSF

24'

5'

1 SOUTH ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

3 EAST ELEVATION
1/4" = 1'-0"

PARAPET WALL DETAILED WITH NEW THIN BRICK VENEER

PARAPET WALL DETAILED WITH NEW EXTERIOR SIDING PANEL

COLUMN DETAIL

NOT FOR CONSTRUCTION
UNLESS STAMPED BY
APPROVING AUTHORITY.

PRASHANTH K. MAHAKALI
001-021018

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BUSINESS NAME:

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NO.	DATE	DESCRIPTION
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PERMIT #: 0000000000

ELEVATIONS

A500

DRB - 1025 Tower - Page 9

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Page 22 of 77



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

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
May 19, 2022**

Members Present:

Kirk Albinson, Chairman
Paul Konstant
Maggie Meiners
Katie Moor
Heather Niehoff

Members Absent:

Michael Klaskin
Michael Ritter

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Call to Order & Roll Call:

Chairman Albinson called the meeting to order at 7:03 p.m.

Approval of April 21, 2022 Meeting Minutes.

Chairman Albinson asked for a motion to approve the April 21, 2022, meeting minutes. Mr. Konstant moved to approve the April 21, 2022, meeting minutes. Ms. Meiners seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Albinson, Konstant, Meiners, Moor, Niehoff

NAYS: None

Case No. 22-10-DR – 1025 Tower Road – BP Gas Station (Continued from the April 21, 2022 meeting): Certificate of Appropriateness to allow exterior alterations to the main building and gas pump canopy at 1025 Tower Road. This item is not ready for this meeting and the Board will consider continuing it to the June 16, 2022, meeting.

Chairman Albinson asked for a motion to continue the matter to the June 16, 2022, meeting. Mr. Konstant moved to continue the matter to the next meeting. Ms. Niehoff seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Albinson, Konstant, Meiners, Moor, Niehoff

NAYS: None

Case No. 22-03-SU 564 Green Bay Road – New Mixed-Use Building. Certificate of Appropriateness to allow the construction of a new three-story mixed-use building with a roof top deck at 564 Green Bay Road.

Ms. Klaassen stated the request is for a proposed three-story mixed-use building and identified the current building on the site. She noted the request was presented to the Landmark Preservation Commission for a demolition permit and approval was granted without delay. Ms. Klaassen also stated applications were submitted for zoning relief along with a special use permit to allow parking at grade. She described the proposed parking layout, parking requirements and rear yard setback for the proposed development as well as the proposed parking lift. Ms. Klaassen noted one public comment was sent to the Board this afternoon and referred to Figure 7 on page 5 describing the building's appearance and materials. She also noted the Board is to determine whether a Certificate of Appropriateness should be granted for the proposed design and the applicant can further address the design and proposed materials. Ms. Klaassen asked if there were any questions of staff.

Chairman Albinson asked if there was any public comment. No comments were made at this time. He then asked for the applicant's presentation. Paul Lazarre introduced himself to the Board along with Javier Enciso from the design team. Mr. Lazarre identified their current location in the Laundry Mall and stated the proposed development would be located near the train and identified their goal to match the aesthetic and streetscape. Mr. Enciso stated the goal is to deliver a unique, high quality product which resembled the community and described how the proposed development would blend in with the neighborhood character and streetscape and is consistent with the Village's Design Guidelines. He stated the current building would be demolished and replaced with a three story building containing commercial space and two stories of 1,400 square foot residential units and a roof deck. He also stated there would be a parking garage in the rear with two parking spaces at grade and described the proposed car lift system for the third parking space. Mr. Enciso stated the building would also provide a continuous street wall and described the building's brick and limestone detail, white aluminum clad windows, Juliette balcony and provided material samples to the Board for their review. He then asked if there were any questions.

Chairman Albinson asked for the railing system's detailing and Mr. Enciso described how the black railing system would be manufactured. He also described the standard brick color palette. Mr. Enciso confirmed it would not be utility brick. Ms. Meiners questioned the setback for the roof deck. Mr. Enciso responded and also confirmed the residential units would be rentals. Chairman Albinson questioned the windows and how the SDLs would be applied. Mr. Enciso referred to the elevation rendering on page 5 with the intent to use a high quality window.

Chairman Albinson provided several comments including and commenting on the appearance of black railings on a white façade and asked the applicant to consider color and detailing. He also stated for the windows, he questioned certain style elements for the overall building. Chairman Albinson then stated he would like to see additional detail with regard to the overall composition including lighting, railings, etc. and asked for the applicant to come back to the Board with a rendering. Ms. Meiners commented the building is attractive and agreed with Chairman Albinson's comments relating to the building's traditional detailing. She suggested pure materials be used as much as possible which would be more appropriate considering the building's Green Bay Road location. Mr. Lazarre agreed with the comments made.

Chairman Albinson confirmed the Board is to only provide comments to the applicant and asked for the applicant to come back before the Board with additional details either vetted or explained. Mr. Schoon stated the Village Council would like to hear the Board's final opinion on the design before their vote and suggested the matter be continued to the next meeting with the Board's specific comments. Mr. Schoon noted the applicant is scheduled to appear before the ZBA and Plan Commission at their next meetings and summarized the Board's comments for the applicant.

Chairman Albinson then asked for a motion to continue the matter to the next meeting. The applicant agreed with the Board's recommendation and stated they need to confirm their availability. Ms. Meiners moved to continue the matter to the June 23, 2022, meeting. Ms. Niehoff seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Albinson, Konstant, Meiners, Moor, Niehoff

NAYS: None

Discussion of Sign Code Requirements and Design Guidelines for Window Signs.

Mr. Schoon provided the Board with a recap of the Board's discussion from their last meeting relating to changing the window sign regulations. He stated an outline of ideas for administrative approval is included in the agenda packet which he then described for the Board. Mr. Schoon identified the items being

1 considered for administrative approval as the sign area, sign colors, text and logo size, etc. He spoke
2 about text and logo size ranging from existing guideline to possibly changing it to not being larger than 8
3 inches with possible exceptions for larger logos and language similar to that used in Lake Forest relating
4 to sign height and width requirements in conjunction with the 10% window area limitation. He then
5 provided several examples to the Board for their review.

6
7 Mr. Schoon stated materials and colors were also discussed at the last meeting and identified the specifics
8 where administrative approval would be allowed for sign approval to include one or two colors. Ms.
9 Meiners and Ms. Niehoff referred to examples of preferred signs and others which appear as stickers. Ms.
10 Niehoff suggested administrative approval be allowed for signs with no more than two colors with the
11 preference/requirement for die-cut. Chairman Albinson clarified for administrative approval, it would
12 include items that are two colors and die-cut and referred to the wording shown on page 2 which would
13 eliminate label signs.

14
15 Mr. Schoon went on to note internally illuminated signs are not allowed and referred to sign placement
16 in the window, which the Board previously discussed. He then referred to the administrative approval
17 language for the location of window signs and referred to an example on which the Board provided their
18 preferences. Chairman Albinson referred to the three options for the Board to consider. Ms. Meiners
19 suggested administrative approval be allowed for Option B. Ms. Niehoff then suggested a diagram be
20 provided to provide clarity. Mr. Schoon explained how signs are measured which do not have a
21 background and used the Bliss sign as a reference. He then drew on the illustration to explain the area
22 included in the sign area regulations. Mr. Konstant stated a limit of 8 inches with Option B would be fine.
23 The Board Members agreed more flexible options should require Board review as opposed to
24 administrative review. Mr. Schoon provided the Board with a sign example with 8 inch lettering. The Board
25 Members suggested the height limitations in Option B be combined with the height and width limitation
26 standard related to a proportion of the window area of Option C. Mr. Schoon confirmed if a proposed sign
27 did not meet those requirements, it would have to come before the Board. The Board Members confirmed
28 an opaque background should never be allowed and for any sign over 10% to require a variance with the
29 remaining items on the list of guidelines to remain.

30
31 Mr. Schoon then stated with regard to sign variations, he referred to the proposed language relating to
32 the plight of unique circumstances for applicants in terms of when the Board would consider varying from
33 the standards. The Board Members agreed with the language. Mr. Schoon then stated variances cannot
34 be granted for prohibited signs and provided the Board with the list of prohibited signs. Chairman Albinson
35 suggested the matter be studied at a future date and agreed the language is fine. Mr. Schoon
36 recommended deleting the sign measurements as indicated in item 4. He then stated with regard to
37 temporary window signs, he identified the current regulations which would result in a 20% limitation for
38 temporary and window signs together. The Board Members agreed with that suggestion. Mr. Schoon then
39 stated the business community should be given the opportunity to provide their thoughts to the Board.
40 He confirmed signs which did not go through the appropriate approval process would then be revisited in
41 terms of compliance once the sign code is updated. Chairman Albinson confirmed the awning discussion
42 would be deferred to the next meeting.

43 44 **Discussion of Residential Design Guidelines for New Single-Family Homes.**

45 Mr. Schoon provided the Board with an update behind the concept of discussion single family residential
46 design guidelines. Ms. Meiners asked how it would be administered if the end result of the process would
47 only be suggested residential design guidelines for builders. Mr. Schoon informed the Board the issue
48 related to the demolition of existing homes which changed the character of the community and identified

1 the amount of recently issued demolition permits. He stated there are 3,800 detached homes in the
2 community and nearly 20% of that housing stock has been replaced in the last 20 years. Mr. Schoon then
3 stated there are 30 designated landmarked homes and described the process relating to their review as
4 well as the advantages of landmarking a home. He noted the zoning code has been amended to address
5 certain design components such as detached garages, chimneys, bay windows, building line articulation,
6 etc. Mr. Schoon then referred to two approximately same sized homes on similar size lots with very
7 different designs to illustrate zoning cannot adequately address all design elements that impact the design
8 of a home.

9
10 Mr. Schoon informed the Board that Lake Bluff, Lake Forest and Park Ridge are communities which have
11 residential design guidelines and process. He then stated there was an ad hoc committee which studied
12 the impact of teardowns between 2003 and 2010 and the draft report is included in the packet which
13 addressed key principles such as neighborhood scale and character, lot line and building setback, etc. Mr.
14 Schoon stated the Board's thoughts are needed with regard to design in the community and if it is an
15 issue, how to encourage better design such as providing information, education or incorporating a review
16 process and what that review would entail.

17
18 Chairman Albinson stated the main question related to whether they should require a residential design
19 review process. Ms. Niehoff commented they do need to maintain the community's integrity. Ms. Meiners
20 agreed with Ms. Niehoff's comment and stated the question related to the process. Mr. Konstant
21 commented Lake Forest does a good job in connection with their residential design review. He agreed
22 putting together guidelines is important and commented on the effect on neighbors in connection with
23 bad design. Chairman Albinson stated that issue is what spawned the topic and commented on the
24 difficulty of building in Lake Forest. Ms. Niehoff agreed getting projects done in Lake Forest is difficult and
25 stifling. Ms. Meiners commented the issues relate to spec homes and referred to properties being
26 purchased with teardowns in mind. Chairman Albinson indicated it would be difficult to differentiate
27 between owner occupied purchases and spec homes. Ms. Niehoff stated the issue also relates to
28 promoting quality.

29
30 Chairman Albinson stated the issue is to what extent is such a review's oversight and scope. Ms. Meiners
31 suggested the review be limited to five items such as materials and front elevation for example. Ms.
32 Niehoff referred to the HAIS report done on an historic home which is being demolished and agreed there
33 is power to having a process and to educate who they are as a community. Chairman Albinson stated
34 while he agreed with Ms. Niehoff's comments, it would not discourage bad builders. Ms. Meiners
35 commented having oversight can work such as being similar to those which would require zoning review.
36 Mr. Schoon noted the design guidelines do not call for a particular style of home and identified examples
37 of new construction which did and did not fit its neighborhood.

38
39 Chairman Albinson commented it is not an easy issue and stated if they decide to have oversight, they
40 have to discuss the limits and oversight adding that Mr. Schoon's presentation was helpful. He then asked
41 the Board to think about the issue and then to have a more in-depth discussion. Chairman Albinson
42 identified several issues that can be considered such as requiring the architect to attend the meeting and
43 to offer incentives to encourage going through the process. Mr. Konstant suggested consulting with an
44 experienced urban planner in terms of how to proceed. Mr. Schoon informed the Board the Plan
45 Commission is undergoing in their Comprehensive Plan discussion quality livable neighborhoods with one
46 issue being to encourage good design rather than having a design review process. He then stated he would
47 provide the language to the Board. Chairman Albinson stated if it is perceived as an incentive rather than
48 punitive, it would be better received and that the matter is worthy of continued discussion.

1 **Other Business.**

2 a. June 16 or June 23, 2022 Meeting – Quorum Check.

3 The Board Members discussed their availability and the alternative of holding a special meeting during
4 the week of June 27, 2022.

5
6 b. Comprehensive Plan – May 23 Plan Commission Special Meeting – *Sustainability and Climate*
7 *Action. May 25 Plan Commission Meeting – Educational Excellence and Mobility &*
8 *Accessibility.*

9 Mr. Schoon advised the Board Members of the status of the Comprehensive Plan discussion with the Plan
10 Commission and consultants and that he would provide the Board Members with a link to the materials.
11 Chairman Albinson noted Mr. Klaskin's term has been up since last year and he would continue to serve
12 on the Board until a replacement is found. He asked the Board Members if they knew of any possible
13 candidates.

14
15 **Public Comment.**

16 No comments were made at this time.

17
18 **Adjournment:**

19 A motion to adjourn was made by Ms. Meiners and seconded by Mr. Konstant. A vote was taken and the
20 motion unanimously passed, 5 to 0:

21 AYES: Albinson, Konstant, Meiners, Moor, Niehoff

22 NAYS: None

23 The meeting was adjourned at 9:15 p.m.

24
25 Respectfully submitted,

26
27 Antionette Johnson

28 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT INSPECTOR

DATE: AUGUST 10, 20223

SUBJECT: 800 ELM STREET - LAKESIDE FOODS - SIGN PERMIT AND SIGN CODE VARIATION (AMENDED CASE NO. 23-15-DR)

INTRODUCTION

On August 17, 2023, the Design Review Board (DRB) is scheduled to hold a continued public hearing on an amended application submitted by Lakeside Foods (the "Applicant") as the lessee of first-floor commercial space at 800 Elm Street (the "Subject Property"). The Applicant has submitted applications seeking the following approvals:

1. **Sign Permit** to allow installation of window die-cut decal signs applied to the exterior of the window, and
2. **Sign Code Variation** to allow the window signs that exceed 10% of their respective window area.

July 20, 2023, DESIGN REVIEW BOARD MEETING

On July 20, 2022, the DRB considered the Applicant's request for the Sign Permit to allow installation of window signs on the storefront of the building located at 800 Elm Street and a Side Code Variation to allow: (i) decal window signs that are not die-cut; (ii) window signs that exceed 10% of their respective window area; and (iii) the total area of all wall signs and window signs to exceed 15% of the area of street exposure along Elm Street. The July 20, 2023, meeting staff report can be found in **Attachment B1**.

After hearing from the staff and Applicant, the DRB discussed the proposal and agreed that photos/posters of the food items should be removed and that it is ok keeping the banners with black backgrounds listing items being sold. It was also suggested to consider different designs to attract more people to the store with a different canopy look (white/black stripes option). The board suggested revisions to the window referencing the reconfiguration of the large selection of fine wine and craft beer without losing that message. Additionally, it was suggested that the image with the Lakeside Food logo, black background, and white letters should be located below with the logo in the middle. Additionally, DRB members suggested altering the design of the awning or business name to achieve a more upscale look.

At the Applicant's request, the DRB continued the item to the August 17, 2023, meeting to give the Applicant time to respond to the Board's comments and to incorporate their suggestions. A copy of the July 20, 2023, meeting minutes is included in the August 17, 2023, agenda packet for the DRB's approval.

AMENDED PROPOSED PLAN

In response to the comments on July 20, 2023, DRB meeting, the Applicant has provided the attached revised storefront elevation renderings (**Attachment A1**). The primary changes include removing posters of food and banners with black backgrounds and food items listed in white text from all windows previously proposed at the DRB meeting on July 21, 2023.

The proposed signs would still be applied on the exterior of the windows of the first floor along the building's north façade along Elm Street. The proposed signs are as follows:

- Far-left window (Window 1):
 - Text die-cut decal in the upper portion of the window that reads "HOT FOOD" in white fonts 5 inches in height; and
 - The lower half of the window in the left corner would receive a decal showing an artistic white outline of fruit and vegetables varying in height between 12 inches and 16 inches.
- Main storefront window (Window 2):
 - Expansive die-cut decal text in the upper portion of the window that reads "FRUITS", "DELI", "MEAT", "VEGGIES", "CHEESE," and "FISH", along with the business logo in red and white color located above text decals, and
 - The lower half of the window in the right corner would receive a decal showing an artistic white outline of fruit and vegetables varying in height between 6 inches and 28 inches.

The signs described above are identified below in **Figure 1**.



Figure 1 – Rendering of Proposed Far-Left & Main Storefront Window Signs

- Doorway entrance:
 - Main transom window (Window 3) would have a die-cut decal business logo with white text that reads “Lakeside Foods” and a red ribbon below with white text that reads “SINCE 1958”;
 - Door window (Window 5) at the lower right corner would receive an outlined white graphic showing a bottle of wine and different fruits and vegetables varying in height between 6 inches and 28 inches, and in the upper third portion would receive a text that reads “Welcome” in white text 4” in height;
 - Left doorway window (Window 4) would receive die-cut decal text in white that reads “CRAFT BEER”, “FINE WINES”, and, “SPIRITS” in height of 5 inches, and
 - Right door window (Window 6) would receive a die-cut decal on the upper half that states the business hours in white font, 2 inches in height.

The proposed entrance signs described above are identified below in **Figure 2**.

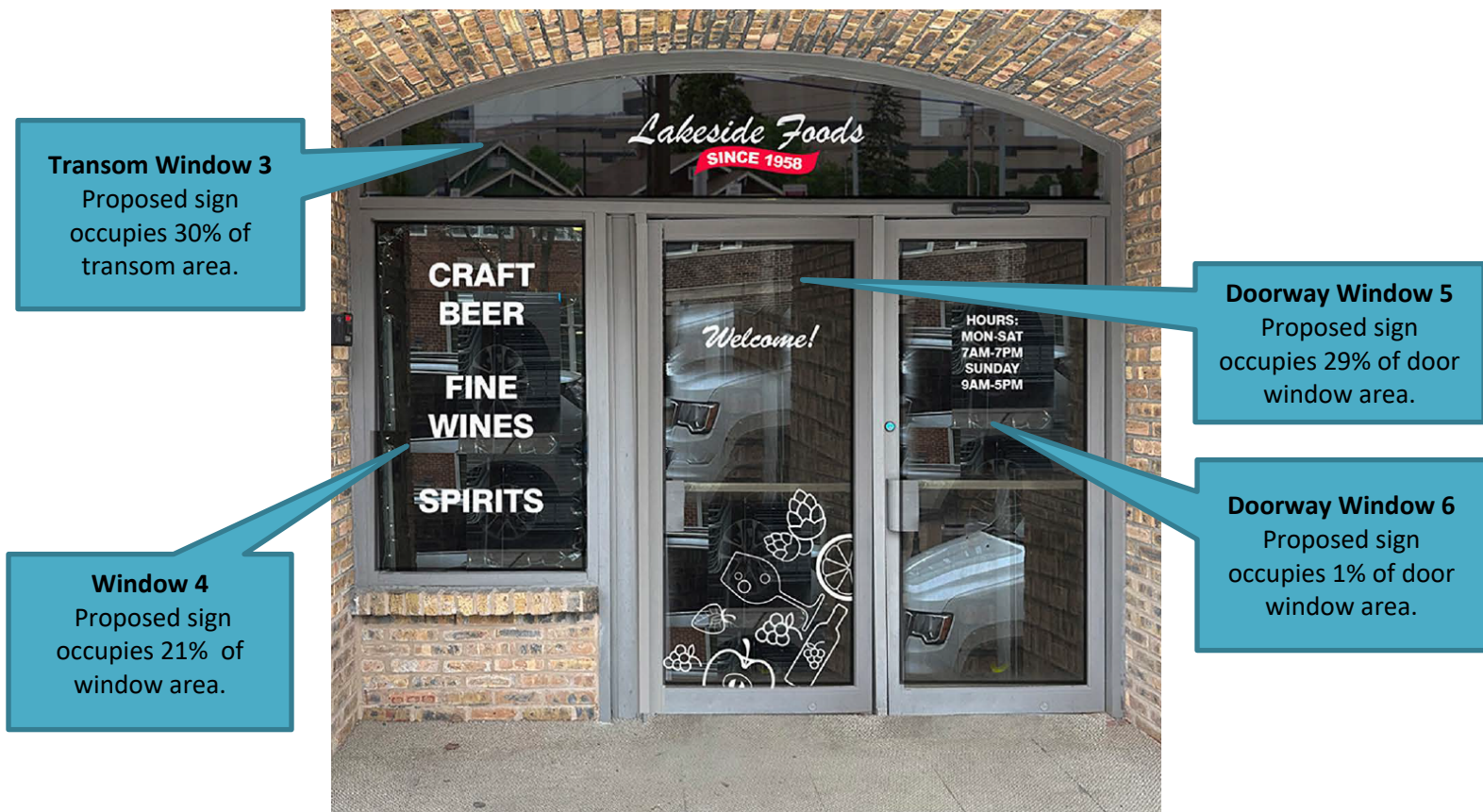


Figure 2 – Rendering of Proposed Entrance Window Signs

The Applicant has provided details of the proposed revised signs in the application materials in **Attachment A1**.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes commercial district window sign standards.

Window signs that meet the following standards can be administratively approved by staff. When the proposed window signage does not meet these standards, it is noted; and thus the signage requires review by the Design Review Board:

- limited to 10% or less of the single windowpane;
 - decals in windows 1, 2, 3, 4, and 5 take up more than 10% of the respective window area (**Sign variation required**);
- limited to 50% or less of a door window or transom;
 - decals in windows 1, 2, and 5 contain more than just individual letters and logos;
- height of the sign to not exceed 1/3 of the height of the glass area and 90% of the glass width;
 - decals in windows 1, 2 and 3 exceed one-third of the height of the glass area and
 - decals in windows 1, 2 and 5 exceed 90% of the width of the glass area (portions of the decal leave no space between the graphic and the edge of the glass);
- 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;
 - decals of graphic images in windows 1 and 5 exceed 24" in height;
- no window sign should be illuminated;
- located in the lower two-thirds of the window opening;
 - decals in windows 1, 2, 3, and 4 are located in the upper one-third of the window;
- without reflective materials;
- limited to two colors;
- decal sign shall be die-cut and limited to individual letters and logos;
- only be applied to the interior of the window;
- shall not extend over or through architectural features/window muntin; and
- comply with the following: for each street exposure, the total area of all wall signs, window signs, and awning signs other than exempt signs and permitted directional and incidental signs shall not exceed 15% of the street exposure.

Sign	Window Area (sf)	Maximum Allowed Sign Area (% of Window Area)	Maximum Allowed Sign Area (sf)	Proposed Sign Area (sf)	Proposed Sign Area as % of Window Area
Window 1	21	10%	2.1	4.5	21%
Window 2	70	10%	7.0	16	23%
Transom Window 3	17	50%	8.5	4.5	30%
Window 4	14	10%	2.1	4.5	21%
Doorway Window 5	17	50%	8.5	5.0	29%
Doorway Window 6	70	50%	35	1.0	1%

The proposed signs meet the above standards for window signs.

Signage Street Exposure

Area	Square Foot	Percentage
Street Exposure	598	-
Max Allowed per Sign Code (15% of the Street Exposure)	89	15%
All Proposed Signs counted toward Street Exposure	67.82	11%

The proposed signs comply with the maximum allowed sign area street exposure requirement.

SIGN CODE VARIATION REQUEST

The Applicant has applied for a Sign Code Variation from Section 15.60.120 [Commercial Signs] to allow window signs that exceed 10% of their respective window area.

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

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

DESIGN GUIDELINES ANALYSIS

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

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

At the August 17 meeting, the Applicant will review the revised sign proposal and explain the design decisions in response to the Board's comments.

SUMMARY

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

ATTACHMENTS

Attachment A1: Applicant's Revised proposed signs renderings

Attachment B1: July 20, 2023, DRB Staff Report and Attachments

Attachment C: Design Guidelines Excerpt

800 ELM STREET WINNETKA IL

Lakeside Foods

SINCE 1958

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

WITH Variance on the Ordinance in place.

MAY 30 2023

Tenant/Lessee

Name of Business Lakeside Foods		Primary contact name Manu Saini		Phone No. [REDACTED]
Street Address 800 elm street				
City winnetka	State IL	Zip Code 60093	Email [REDACTED]	

Sign Company

Name of Sign Company Rendex LLC		Primary contact name Basia Janke		Phone No. [REDACTED]
Street Address [REDACTED]				
City Bloomingtondale	State IL	Zip Code 60108	Email [REDACTED]	

Property Owner

Name of Company Hoffmann Commercial Real Estate		Primary contact name Jenn Epstein		Phone No. 847-512-3191
Street Address: 568 Lincoln Avenue				
City winnetka	State IL	Zip Code 60093	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 _____

Owner is asking for a Variance on the Ordinance in place in this PROJECTWINDOW GRAPHICS LARGER THAN 10% OF THE COVERED AREA.MATERIAL: High resolution Vinyl print graphics, adhesive backing, with lamination.Attached to the outside part of the windows 10 years warrantyDecals/ cut out window graphics on the right door of the building

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

CONDITIONS OF APPROVAL: _____

3302023-505

\$315.-

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT
SIGN CODE VARIATION APPLICATION

Property Information

Site Address: **800 Elm Street**

Name of Business: **Lakeside Foods**

Parcel Identification Number(s) (PIN): _____

Application is hereby made to the Village of Winnetka for a variation from Section(s) **variation 3/ window**
of Chapter 15.60 Signs of the Village Code for the following work: **The owner requesting to use more**
10% of a window area. There is 50% of the window area that is requested to be covered.

It is hard to recognize what business is conducted inside the building. This is why we need the
window graphics

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

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

Property Owner Information

Legal Name: **Manu Saini**

Owner

Primary Contact: _____

Address: **800 Elm St**

City, State, Zip: **Winnetka IL**

Phone: _____

Email: _____

Owner Signature: _____

Applicant Information

Legal Name: **BASIA JANKE**

Designer

Primary Contact: _____

Address: _____

City, State, Zip: **Bloomington IL 6010**

Phone: _____

Email: _____

Applicant Signature: _____

5/26/23

FROM:

Basia Janke
Commercial Designer
800 Elm St
Winnetka IL 60093

TO:

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

Response to email received on 6/26/23.

1. Your sign code variation application also needs to include a request for the graphics to not be die cut, since they are not. Can you confirm in a reply email that the variation is intended to cover that request, too?

In addition to our previous request, we would like to request window graphics not be die cut but large piece of laminated print.

2. The request is in harmony with the general purpose and intent of the Sign Code*.

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The buildings windows are **radius windows**, very elegant in style and striking in appearance of historical, traditional, and modern architecture.

Our proposed design follows the exact shape of the arched windows. Proposed signs will be custom cut in the shapes of arch to fit the architecture aspect of the windows. The graphics of the sign also follow the Archy aspect, the way the entire design has the same design language making the building look very elegant.

3. If the sign is a window sign, the design of the sign does not significantly inhibit the viewing of store products, activities, or services.

Our proposed design does not inhibit the viewing of store products, activities, or services. Windows are partially clear of signage what makes them open for viewing.

4. The design of the sign is contextually appropriate for the type of business.

The design of the sign is very accurate. It emphasizes services and products sold at the Market.

5. The design of the sign exhibits a high degree of artistic embellishment.

The design of the sign has been created by professional architectural designers. The entire project is visually pleasing, emphasizing the structure of the building. There is large use of neutral or earth colors that follow the palette of the building design.

6. The variation will not alter the essential character of the locality.

The proposed design of the sign will enhance the local character also of the nearby building.

5/26/23

FROM:

Basia Janke
Commercial Designer
800 Elm St
Winnetka IL 60093

TO:

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

Explanation of request for a Variance on the Ordinance in Sign Code

My name is Basia. I am a Commercial designer working closely with Mr. Manu Saini -Owner of Lakeside Foods Market located at 800 Elm St, Winnetka, IL 60093.

The purpose of this letter is to kindly ask the Village of Winnetka for a Variance in the Ordinance in place.

I understand that by following the guideline the window openings can occupy only up to 10% of an individual window area and that decals mounted in the storefront transom area or door window area are restricted to 50% of the transom area or door window area. It seems like there is not enough signage space for a large Market space such as Lakeside foods store -to promote its business when it comes to economic development, to easily navigate customers to the market location and to show what type of business has been modeled inside.

We are currently proposing very elegant, classy design graphics, however the total area covers close to 50% instead of 10% of the total glass area. We would greatly appreciate your consideration of reviewing our proposal and accepting the One-time Variance in the standard Sign Ordinance.

Please note that:

The proposal of presenting below graphics for Lakeside Foods has been strategically designed to benefit multiple aspects related to community development.

Here are some of the most important arguments why on requesting the Variance in area coverage from 10%-50%:

- Customers often complain that Lakeside Foods is very difficult to find due to lack of visible Signage.
- Currently the building's outlook is simply brown bricked with Black Awnings looking more like Offices than Fresh Market.
- There are currently no indication signs on the building of any fresh produce or what has been sold inside.
- The main wall sign is in script font, making it hard to read and barely visible from the outside.
- Customers often mistakenly enter the Mart looking for different business.
- Neighborhood Market should bring some excitement to the neighborhood, colors, freshness, and vibrance.
- When people go Grocery shopping the experience shouldn't happen at a Dunn place, but place nicely decorated, with shoppers encouraged support the city economically. What would help is the visual experience of beautiful prints of fresh produce and foods, enhancing customers to purchase the products.
- Convenience Markets are one of the most important places to every community when it comes to tax dollars spent by customers, places such as important should be very easy to be find, welcoming to enter and exciting to navigate through it.
- Right now, Winnetka doesn't Have one great Grocery Market-Lakeside Food could become a be a perfect Model for others if properly dressed.
- Thanks to the Clings there surely be a visible increase in foot traffic that will obviously benefit the city of Winnetka, due to increase in taxation, available work spots , healthy foods delivery and many more.
- The graphics are precisely designed by professional designers, visually pleasing fresh foods prints, printed on high quality vinyl, professionally installed, following the shapes of the windows.

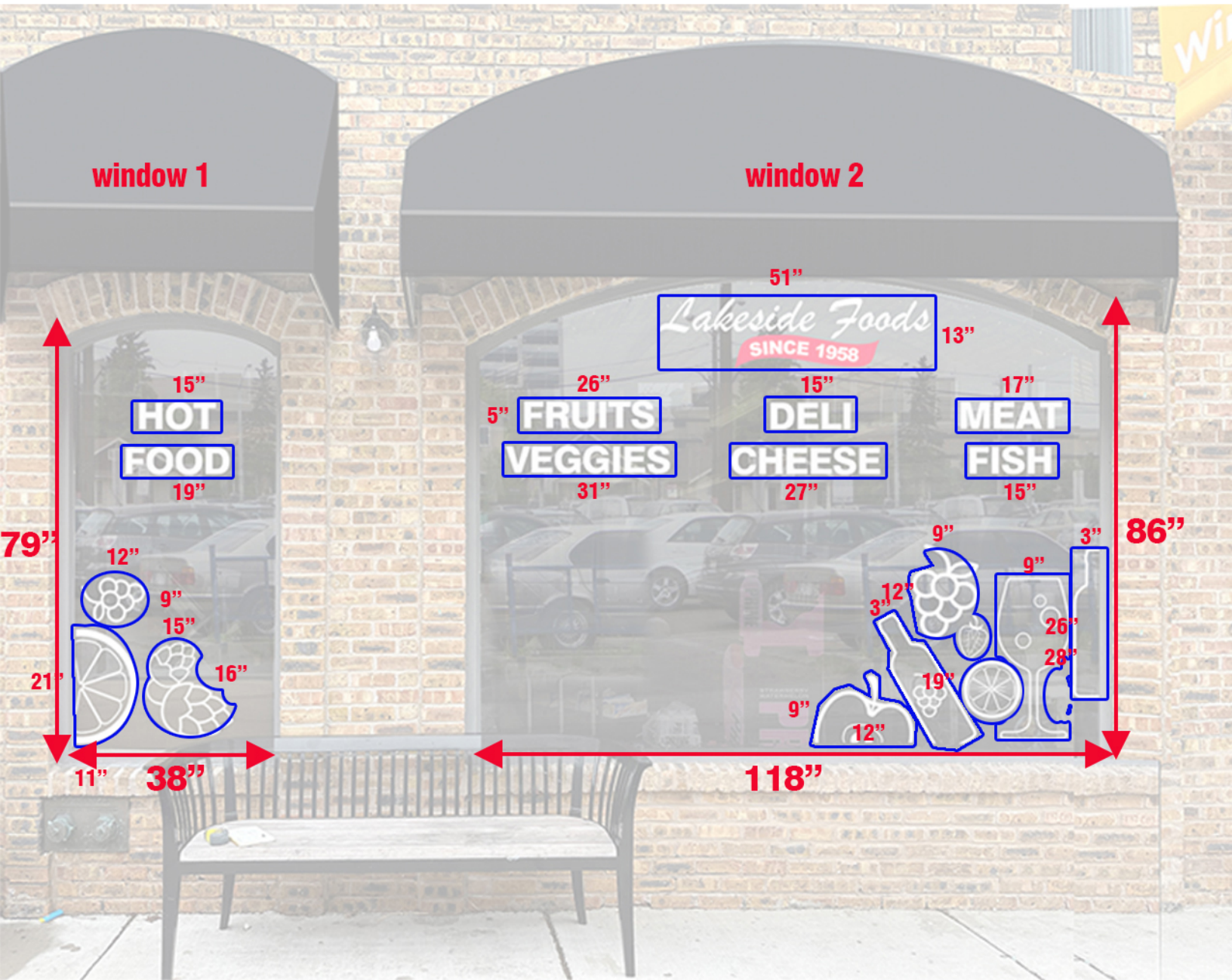
I appreciate your time in allowing presentation of our proposal to the city of Winnetka and I appreciate your kind consideration.



Proposal for August 17, 2023 DRB Meeting



Proposal



window 1
total area
21 sq feet

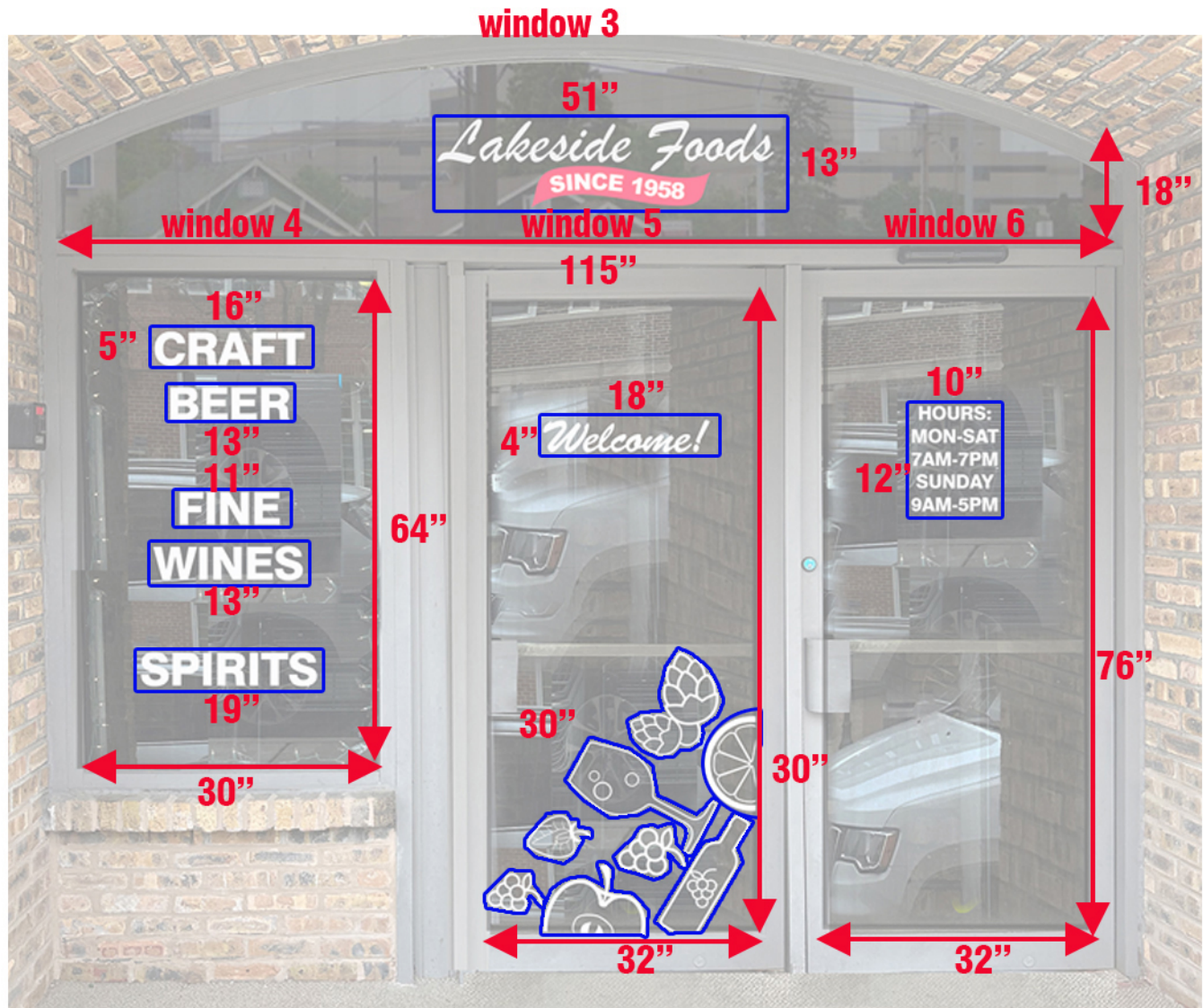
total graphics
4.5 sq feet

21% covered

window 2
total area
70 sq feet

total graphics
16 sq feet

23% covered

Proposal

window 3
total area
15 sq feet

window 4
total area
14 sq feet

window 5
total area
17 sq feet

window 6
total area
17 sq feet

total graphics
4.5 sq feet

total graphics
2.5 sq feet

total graphics
5 sq feet

total graphics
1 sq feet

30% covered

18% covered

29% covered

6 % covered



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JULY 20, 2023
SUBJECT: 800 ELM STREET – LAKESIDE FOODS – SIGN PERMIT AND SIGN CODE VARIATION (CASE NO. 23-15-DR)

INTRODUCTION

On July 20, 2023, the Design Review Board/Sign Board of Appeals (DRB) is scheduled to hold a public hearing on an application submitted by Lakeside Foods (the “Applicant”) as the lessee of first-floor commercial space at 800 Elm Street (the “Subject Property”). The Applicant has submitted applications seeking the following approvals:

1. **Sign Permit** to allow installation of eight window decal signs; and
2. **Sign Code Variation** to allow the following:
 - a. Window decal signs that are not die-cut;
 - b. Window signs that exceed 10% of their respective window area; and
 - c. Total area of all wall signs and window signs that exceeds 15% of the area of street exposure along Elm Street.

PROPERTY DESCRIPTION

The Subject Property is located on the south side of Elm Street between Green Bay Road and Chestnut Street, is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District, and contains a two-story commercial building, which includes the Applicant’s grocery store, *Lakeside Foods*, on the first floor. The building consists of a traditional brick façade and roof parapet with a stucco-clad second story. Figure 1 below identifies the Subject Property. Figures 4 and 5 later in this report further identify the Subject Property.



Figure 1 – Subject Property – Store frontage of Lakeside Foods along Elm Street

CURRENT REQUEST

The Applicant is seeking additional signage in the form of window decals for promotion and identification of the existing grocery business. The signs would be applied on the exterior of the windows of the first floor along the building's north façade along Elm Street. The proposed signs are as follows:

- Far-left window:
 - Logo decal in the middle that says "Lakeside Foods – SINCE 1958" in traditional commercial white fonts; and
 - Above the logo decal would be a picture graphic of a deli sandwich with text that reads "SANDWICHES" and "SALAD BAR" in a modern sans-serif white font.
- Main storefront window:
 - Expansive decal showing pictures of vegetables, sliced ham, and cold cuts with text that reads "GROCERIES", "PRODUCE", "MEAT & FISH", "FRESH CUTS", along with the Boar's Head brand logo in modern white; and
 - Center would have the same logo decal as the far-left window.

The signs described above are identified below in Figure 2.



Figure 2 – Rendering of Proposed Far-Left & Main Storefront Window Signs

- Doorway entrance:
 - Main transom window would have a full decal that shows pictures of beer and wine with text that reads "CRAFT BEER · FINE WINE · SPIRITS · HARD SELTZER" in a modern white font. The center of the decal would have a circular logo with text that reads "Lakeside Foods – SINCE 1958" in traditional gold fonts;
 - Left doorway window would receive a graphic that shows bottles of wine with text that reads "LARGE SELECTION OF FINE WINE & CRAFT BEER" in a modern white font.
 - Right door window would receive a decal on the upper half that states the business hours in a basic white font of varying letter heights between 2 inches and 4 inches.

The lower half of the right door window would receive a decal showing an artistic white outline of a wine bottle and chalet.

The proposed entrance signs described above are identified below in Figure 3. The Applicant has provided details of the proposed signs that are available in the application materials included in Attachment A.



Figure 3 – Rendering of Proposed Entrance Window Signs

SIGN CODE ANALYSIS

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

- Sign Area – Some of the decals would take up more than 10% of their respective window areas.
- Area of Street Exposure – The total area of the existing wall sign and the proposed window signs would exceed 15% of the street exposure along Elm Street.
- Letter & Logo Size - Store hours and contact information is limited to 2 inches in height. The text proposed for the store hours varies in height from 2 to 4 inches.
- Sign Height and Width – Some of the decals would exceed one-third of the height of the glass area and exceed 90% of the window width.
- Sign Placement – Some of the decals would be located in the upper third of the window area.
- Die-Cut Decals – The decals would have background panels, not be die-cut, and contain more than just individual letters and logos.
- Sign Color – Some of the decals would have more than two colors.
- Application of Sign – The proposed decals would be applied on the exterior of the windows.

The proposed window signs would comply with the requirements of having no illumination, having no reflective materials, and not extending over architectural features. A staff analysis of the sign areas with calculations is included as Attachment B.

SIGN CODE VARIATION REQUEST

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

1. Window sign decals that are not die-cut;
2. Window signs that exceed 10% of their respective window area; and
3. Total Sign area that cumulatively exceeds the maximum permitted coverage of 15% of the street exposure along Elm Street.

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

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

DESIGN GUIDELINES ANALYSIS

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

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

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

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

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

SUMMARY

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

ATTACHMENTS

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



Figure 4 – Subject Property – Corner of main storefront along Elm Street, facing southwest



Figure 5 – Subject Property – Storefront façade along Elm Street

800 ELM STREET WINNETKA IL

Lakeside Foods

SINCE 1958

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

WITH Variance on the Ordinance in place.

MAY 30 2023

Tenant/Lessee

Name of Business Lakeside Foods		Primary contact name Manu Saini		Phone No. [REDACTED]
Street Address 800 elm street				
City winnetka	State IL	Zip Code 60093	Email [REDACTED]	

Sign Company

Name of Sign Company Rendex LLC		Primary contact name Basia Janke		Phone No. [REDACTED]
Street Address [REDACTED]				
City Bloomington	State IL	Zip Code 60108	Email [REDACTED]	

Property Owner

Name of Company Hoffmann Commercial Real Estate		Primary contact name Jenn Epstein		Phone No. 847-512-3191
Street Address: 568 Lincoln Avenue				
City winnetka	State IL	Zip Code 60093	Email jepstein@hoffmanncre.com	

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

Additional description of sign type and materials _____

Owner is asking for a Variance on the Ordinance in place in this PROJECT

WINDOW GRAPHICS LARGER THAN 10% OF THE COVERED AREA.

MATERIAL: High resolution Vinyl print graphics, adhesive backing, with lamination.

Attached to the outside part of the windows. 10 years warranty

Decals/ cut out window graphics on the right door of the building

SBC 2023-505

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

\$315.-

CONDITIONS OF APPROVAL: _____

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT
SIGN CODE VARIATION APPLICATION

Property Information

Site Address: **800 Elm Street**

Name of Business: **Lakeside Foods**

Parcel Identification Number(s) (PIN): _____

Application is hereby made to the Village of Winnetka for a variation from Section(s) **variation 3/ window**
of Chapter 15.60 Signs of the Village Code for the following work: **The owner requesting to use more**
10% of a window area. There is 50% of the window area that is requested to be covered.

It is hard to recognize what business is conducted inside the building. This is why we need the
window graphics

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

1. The requested variation is in harmony with the general purpose and intent of the Sign Code.
2. The plight of the petitioner is due to unusual circumstances.
3. There are practical difficulties or particular hardship in the way of carrying out the strict requirements of the Sign Code (i.e., compliance would result in a clearly demonstrable hardship that is unique to the applicant or property).
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Property Owner Information

Legal Name: **Manu Saini**

Owner

Primary Contact: _____

Address: **800 Elm St**

City, State, Zip: **Winnetka IL**

Phone: _____

Email: _____

Owner Signature: _____

Applicant Information

Legal Name: **BASIA JANKE**

Designer

Primary Contact: _____

Address: _____

City, State, Zip: **Bloomington IL 6010**

Phone: _____

Email: _____

Applicant Signature: _____

5/26/23

FROM:

Basia Janke
Commercial Designer
800 Elm St
Winnetka IL 60093

TO:

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

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Commercial Designer
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Winnetka IL 60093

TO:

Village of Winnetka
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Please note that:

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I appreciate your time in allowing presentation of our proposal to the city of Winnetka and I appreciate your kind consideration.





SANDWICHES

S A L A D B A R

Lakeside Foods

SINCE 1958



GROCERIES
PRODUCE



Boar's  Head



MEAT & FISH
FRESH CUT



**LARGE
SELECTION
OF
FINE WINE &
CRAFT BEER**

HOURS:

Mon Sat
7am-7pm
Sun
9am-5pm









Window1
 Total area=13sq feet
 Graphics area=13sq feet

Window2
 Total area=13sq feet
 Graphics area=13sq feet

Window3
 Total area=17 sq feet
 Graphics area=0 sq feet

Window: 4
 Total area=17 sq feet
 Graphics area= 5sq feet

ALL WINDOWS AREA 60 SQ FEET

GRAPHICS AREA 30 SQ FEET =50%

Current:



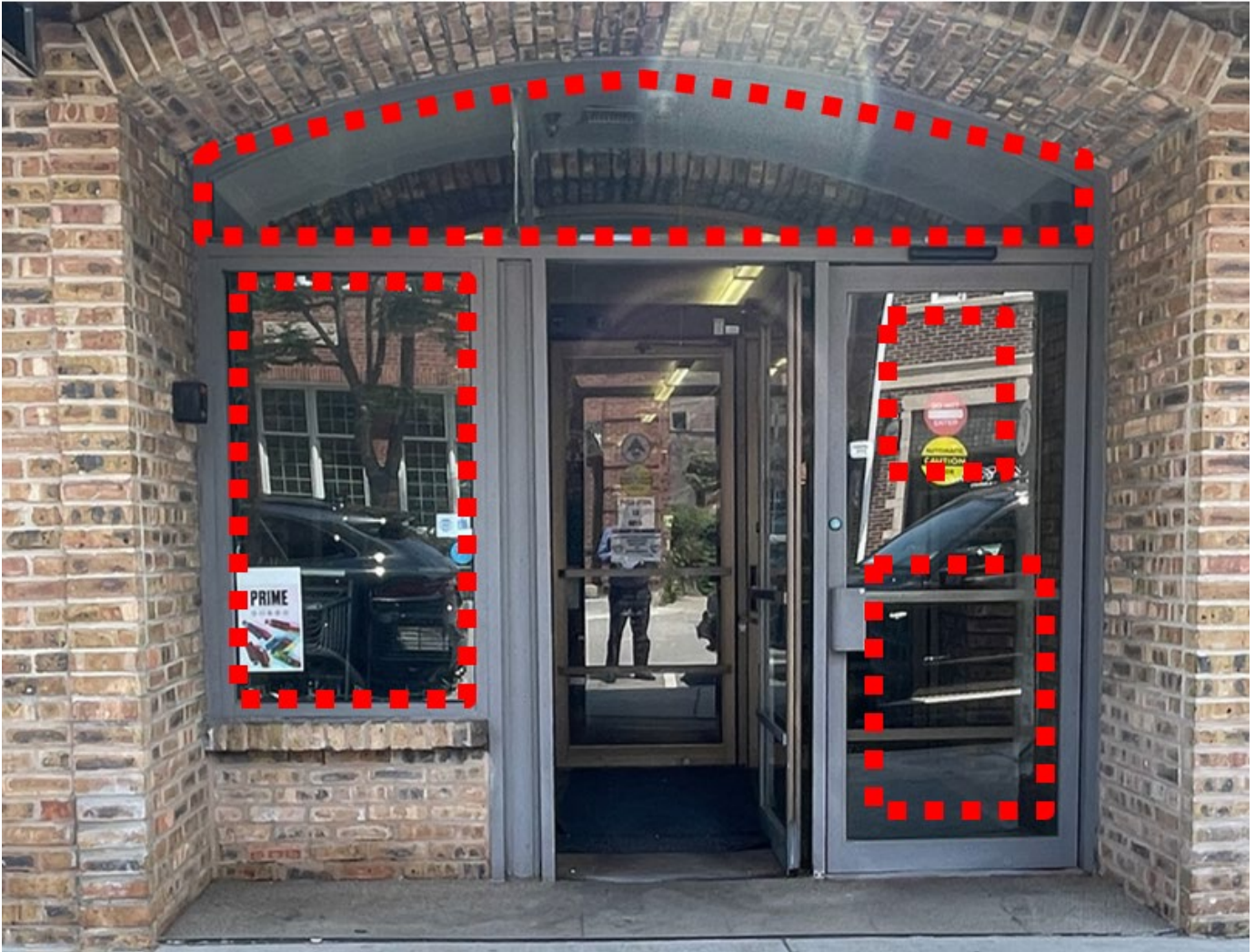
Proposal:



800 Elm St. Project Proposal



Attachment B – Staff Analysis of Sign Area



Lakeside Foods – Elm Street Frontage - Entrance

Area of Transom Window: 15.88 square feet

Area of Proposed Transom Window Sign: 15.88 square feet

Maximum Permitted Sign Area: **1.59 square feet (10%)**

Proposed Sign Area: **15.88 square feet (100%)**

Area of Left Doorway Window: 5.33 feet x 2.5 feet = 13.33 square feet

Area of Proposed Left Doorway Window Sign: 5.33 feet x 2.5 feet = 13.33 square feet

Maximum Permitted Sign Area: **1.33 square feet (10%)**

Proposed Sign Area: **13.33 square feet (100%)**

Area of Right Doorway Window: 6.33 feet x 2.66 feet = 16.84 square feet

Area of Proposed Right Doorway Window Sign: (1.67 feet x 1.5 feet) + (2 feet x 1.67 feet) = 5.85 square feet

Maximum Permitted Sign Area: **8.42 square feet (50%)**

Proposed Sign Area: **5.85 square feet (34.74%)**



Lakeside Foods – Elm Street Frontage

Area of Left Window: 5.67 feet x 3.04 feet = 17.24 square feet

Area of Proposed Left Window Sign: (0.42 feet x 1.67 feet) + (2.5 feet x 3.04 feet) = 8.3 square feet

Maximum Permitted Sign Area: **1.72 square feet (10 %)**

Proposed Sign Area: **8.3 square feet (48.14%)**

Area of Storefront Window: 5.67 feet x 9.83 feet = 55.74 square feet

Area of Proposed Storefront Window Sign: (0.42 feet x 1.67 feet) + (3.42 feet x 9.83 feet) = 34.32 square feet

Maximum Permitted Sign Area: 5.57 square feet **(10 %)**

Proposed Sign Area: 34.32 square feet **(61.58%)**

Area of Existing Wall Sign: (2.1 feet x 11.5 feet) + (2.1 feet x 7.5 feet) = 39.9 square feet

Combined Area of All Signs: 39.9 ft.² + 15.88 ft.² + 13.33 ft.² + 5.85 ft.² + 8.3 ft.² + 34.32 ft.² = 117.58 square feet

Storefront Street Frontage Area: 13 feet x 46 feet = 598 square feet

Maximum Permitted Sign Coverage Area: **89.17 square feet (15%)**

Proposed Sign Coverage Area: **117.58 square feet (19.66%)**

d. Building Signage

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

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

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.
2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)



Figure 38

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

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



Figure 41

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: AUGUST 10, 2023

SUBJECT: 1083 GAGE STREET- NORTHSHORE BARBERSHOP - SIGN PERMIT AND
SIGN CODE VARIATION (CASE NO. 23-16-DR)

INTRODUCTION

On August 17, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by *Northshore Barbershop* (the "Applicant") as the lessee of the first-floor commercial space located at 1081-1083 Gage Street (the "Subject Property"). The Applicant has submitted applications seeking the following approvals:

1. **Sign Permit** to allow the existing storefront window and door sign to remain on the Subject Property, and
2. **Sign Code Variation** to allow existing window signs that exceed 10% of their respective window area.

PROPERTY DESCRIPTION

The Subject Property is located on the northwest corner of Green Bay Road and Gage Street in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial in the Retail Overlay District. Tenants of the building include the Applicant's business in addition to *Scott Cleaner*, *Figuerola Orthodontist*, *Graeter's Ice Cream*, *Valerie Wilson Travel*, and *Wisthoff Fitness Warehouse*. **Figure 1** identifies the entire building and general location of the Northshore Barbershop, and **Figure 2** shows the storefront of the Northshore Barbershop.

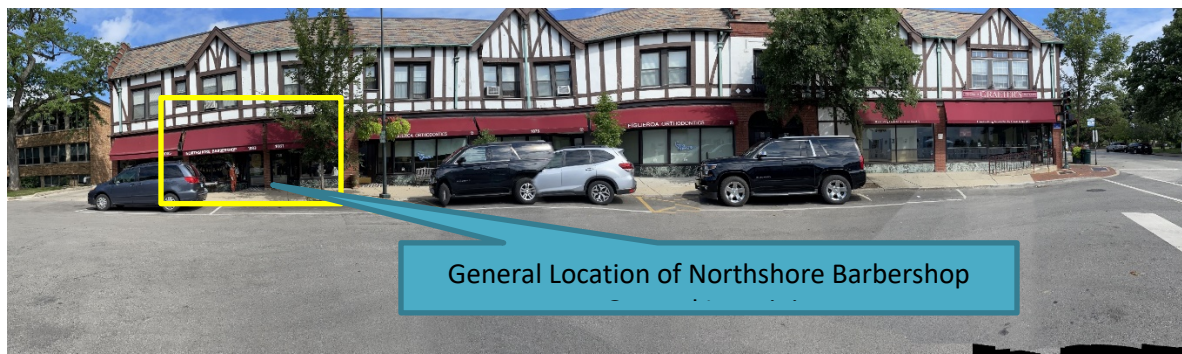


Figure 1 – Subject Property – View of the entire building from Gage Street

PREVIOUS APPROVALS

The awning fabric replacement was approved 2012 for *Scott Cleaner* and *Northshore Barbershop* 2012.

CURRENT REQUEST

The Applicant is seeking approval to allow the existing storefront window signs to remain on the Subject Property. Existing sign features, text, and colors as shown in the illustrations below:

Each window sign is:

- Individual text die-cut decal;
- Applied on the exterior surface of the glass;
- Gold and black individual letters and numbers, 7 3/4 inches and 5 1/8" in height;
- Located in the upper portion of the storefront windowpanes, and
- Store Front Window
 - Windowpane 1 sign area – 4.19 square feet
 - Windowpane 2 sign area – 4.10 square feet.

Door window signs are:

- Posters applied to the interior of the glass:
 - Decal Poster 1 sign area – 3.76 square feet
 - Temporary Poster 2 sign area – 1.42 square feet

Figure 2 identifies the storefront of the Northshore Barbershop, and **Figure 3** shows the storefront's existing window and door signs.



Figure 2– 1081-1083 Gage Street -Entire storefront of the Northshore Barbershop



Figure 3– 1083 Gage Street -Storefront with Existing Window and Door Signs

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 commercial district window sign standards.

Window signs that meet the following standards can be administratively approved by staff. When the proposed window signage does not meet these standards, it is noted; and thus the window signage requires review by the Design Review Board:

- limited to 10% or less of the single windowpane;
 - decals in windows 1 and 2 take up more than 10% of the respective window area (**Sign variation required**);
- limited to 50% or less of a door window or transom;
- 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;
- no window sign should be illuminated;
- located in the lower two-thirds of the window opening
 - decals in windows 1 and 2 are located in the upper one-third of the window;
- without reflective materials;
- limited to two colors;
- decal sign shall be die-cut and limited to individual letters and logos;
- only be applied to the interior of the window;
 - decals are applied to exterior of glass;
- shall not extend over or through architectural features/window muntin
 - decal sign is extending over the window frame; and
- comply with the following: for each street exposure, the total area of all wall signs, window signs, and awning signs other than exempt signs and permitted directional and incidental signs shall not exceed 15% of the street exposure.

Sign	Window Area (sf)	Maximum Allowed Sign Area (% of Window Area)	Maximum Allowed Sign Area (sf)	Existing Sign Area (sf)	Existing Sign Area as % of Window Area
Window 1	19.98	10%	1.99	4.10	20.97%
Window 2	19.98	10%	1.99	16	20.61%
Doorway Window 3	15.83	50%	7.92	5.18	32.72%

Signage Street Exposure

Area	Square Foot	Percentage
Street Exposure	260	-
Max Allowed per Sign Code (15% of the Street Exposure)	39	15%
All Proposed Signs counted toward Street Exposure	20.95	8.06%

The existing signs comply with the maximum allowed sign area street exposure requirement.

SIGN CODE VARIATION REQUEST

The Applicant has applied for a Sign Code Variation from Section 15.60.120 [Commercial Signs] to allow window signs that exceed 10% of their respective window area.

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

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

DESIGN GUIDELINES ANALYSIS

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

F. Standards and Criteria for Issuance. The following factors and characteristics relating to the safety and appearance of signage shall govern the Board's evaluation of design submittals:

- 1. The sign area shall be in proportion and scale to the building or to other buildings or signs in the surrounding area;*

2. *A signage package for a business establishment that includes a number of signs and graphics shall have an overall plan that demonstrates the compatibility of the design and colors of all the signs that are part of that package;*
3. *The amount of text and graphics contained in or on any sign or group of signs shall be limited so that it results in a clear and readable design;*
4. *Signs and graphics shall have a harmonious relationship with nearby signs, buildings, and the neighborhood and shall be designed not to adversely affect adjacent structures. In this respect, the sign shall relate to its building, structure, and neighborhood in terms of size, shape, material, color, texture, lettering, location, arrangement, lighting, and the like;*
5. *Colors shall be used with restraint; 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 to approve existing signage to remain. **(See Attachment B).**

SUMMARY

The Applicant requests that the DRB find the existing signs as appropriate and compatible with the Design Guidelines and approve the Sign Permit and Sign Code Variation as submitted.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

RECEIVED
JUL 31 2023

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SBC 2023-766

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business Northshore Barbershop	Primary contact name Danuta Harrison	Phone No. [REDACTED]
Street Address 1083 Gage St		
City Wilmette	State IL	Zip Code 60093
Email www.northshorebarbershop.com		

Sign Company

Name of Sign Company Dot Press LLC	Primary contact name Ernesto	Phone No. 312 421 0293
Street Address 1941 W Fulton		
City Chicago	State IL	Zip Code 60612
Email sales@dotpress.us		

Property Owner

Name of Company Parliament Enterprises	Primary contact name [REDACTED]	Phone No. [REDACTED]
Street Address: [REDACTED]		
City [REDACTED]	State [REDACTED]	Zip Code [REDACTED]
Email [REDACTED]		

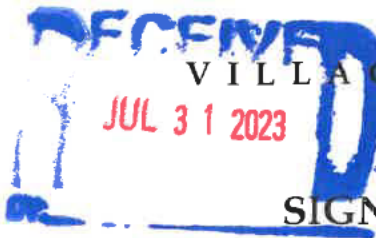
Sign type(s):
(check all that apply)

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

Additional description of sign type and materials WINDOW SIGN

OFFICE USE ONLY: PERMIT FEE (\$60/\$195 per sign) \$60 + \$55 = \$115

CONDITIONS OF APPROVAL: _____



VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SBC 2023-766

SIGN CODE VARIATION APPLICATION

Property Information

Site Address: 1083 Gage St.

Name of Business: Northshore Barbershop

Parcel Identification Number(s) (PIN): _____

Application is hereby made to the Village of Winnetka for a variation from Section(s) _____

of Chapter 15.60 Signs of the Village Code for the following work: - current window signage

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

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

Property Owner Information

Legal Name: Parliament Enterprises LTD

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Owner Signature: _____

Applicant Information

Legal Name: Northshore Barbershop

Primary Contact: Danuta Harrison

Address: _____

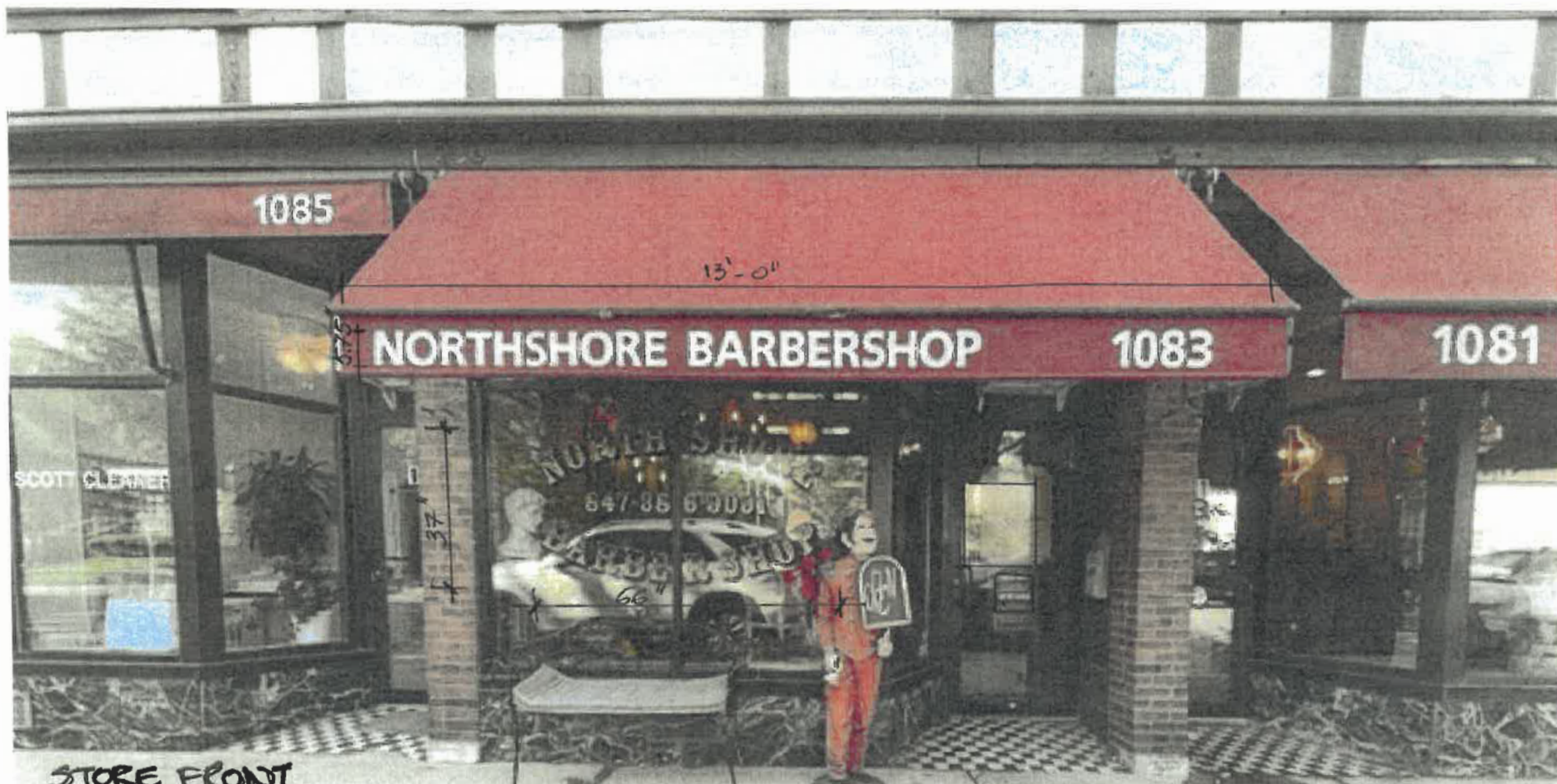
City, State, _____

Phone No. _____

Email: rh _____

Applicant Signature: _____





STORE FRONT

WINDOW PANE 1 (LEFT) AREA

$$14 \times 65' = 3.67' \times 5.42' = 19.89 \text{ Sq Ft.}$$

$$10\% = 1.99 \text{ Sq Ft (max)}$$

SIGN AREA

$$7.75' \times 31' = 0.65' \times 2.58' = 1.68 \text{ Sq Ft.}$$

$$5.13' \times 20' = 0.43' \times 1.67' = 0.72 \text{ Sq Ft}$$

$$7.75' \times 33' = 0.65' \times 2.75' = 1.79 \text{ Sq Ft}$$

$$4.19 \text{ Sq Ft}$$

$$\text{SIGN COVERS } 20.97\%$$

$$\text{AWNING SIGN } 0.575' \times 13' = 7.48 \text{ Sq Ft}$$

WINDOW PANE 2 (RIGHT) AREA

$$14 \times 65' = 3.67' \times 5.42' = 19.89 \text{ Sq Ft}$$

$$10\% = 1.99 \text{ Sq Ft (max)}$$

SIGN AREA

$$7.75' \times 30' = 0.65' \times 2.5' = 1.63 \text{ Sq Ft}$$

$$5.13' \times 19' = 0.43' \times 1.58' = 0.68 \text{ Sq Ft}$$

$$7.75' \times 33' = 0.65' \times 2.75' = 1.79 \text{ Sq Ft}$$

$$4.10 \text{ Sq Ft}$$

$$\text{SIGN COVERS } 20.61\%$$

DOOR WINDOW AREA

$$20' \times 76' = 2.5' \times 6.33' = 15.83' \text{ Sq Ft}$$

$$50\% = 7.92 \text{ Sq Ft}$$

SIGN AREA

$$\text{POSTER 1 } 20' \times 27' = 1.67' \times 2.25' = 3.76 \text{ Sq Ft}$$

$$\text{POSTER 2 } 12' \times 17' = 1.0' \times 1.42' = 1.42 \text{ Sq Ft}$$

$$\text{SIGNS COVER } 32.72\% \quad 5.18 \text{ Sq Ft}$$

$$\text{STREET EXPOSURE AREA } 286 \text{ Sq Ft}$$

$$\text{ALL SIGNS: } 4.19 + 4.10 + 5.18 + 7.48 = 20.95 \text{ Sq Ft}$$

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