Village of Winnetka

Design Review Board/Sign Board of Appeals Special Meeting

October 16, 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. September 21, 2023, Regular Meeting Minutes
4. **Continued Applications**
   a. **Case No. 23-13-TX: 808 Oak Street - New Multifamily Residential Building:** An application submitted by 808 Oak Street, LLC, seeking approval of a Certificate of Appropriateness for the construction of a new four-story multifamily building. The Village Council has final jurisdiction on this request. *This item was continued from the September 21, 2023, Design Review Board Meeting.*
5. **New Applications**
   a. **Case No. 23-22-DR: 520 Green Bay Road - BMO Bank:** Sign Permit to allow the replacement of two existing wall signs with new signs, which would reflect BMO Bank's new brand identity.
   b. **Case No. 23-23-DR: 561 Lincoln Avenue - Corner Bahn Mi:** Sign Permit to allow fabric replacement on an existing awning frame and installation of window sign and awning valance sign with their business name.
   c. **Case No. 23-24-DR: 906 Green Bay Road - Sarah Dippold Design:** Sign Permit to allow the existing storefront window signs with minor changes to remain and the installation of a new projecting sign.
   d. **Case No. 23-25-DR: 558 Green Bay Road - Elizabeth Stamos Design:** Sign Permit to allow the installation of a new wall sign for their business on the Green Bay Road frontage.
   e. **Case No. 23-26-DR: 507 Chestnut Street - Tocco Italian Restaurant:** Sign Permit to allow two existing window signs to remain at the storefront of the Tocco Italian Restaurant along the Chestnut Street elevation and a Sign Code Variation to allow two existing window signs

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).

that (i) exceed 10% of their respective window area; and (ii) are not die-cut and are not limited to individual letters and logos.

f. **Case No. 23-27-DR: 566 Chestnut Street - Soupicurean Sandwich Shop:** Sign Permit to allow existing window signs to remain at the storefront of the Soupicurean Sandwich Shop and a Sign Code Variation to allow existing window signs that (i) exceed 10% of their respective window area; and (ii) are not die-cut and are not limited to individual letters and logos.

g. **Case No. 23-05-PD: 791 Elm Street - Chase Bank Preliminary Planned Development:** Certificate of Appropriateness to allow construction of a new three-story commercial building as part of a planned development. The Village Council has final jurisdiction on this request.

6. Other Business

a. November 16, 2023, Regular Meeting - Quorum Check

7. Adjournment

Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
September 21, 2023

Members Present:	Katie Moor, Chairperson Fritz Duda Paul Konstant Maggie Meiners Heather Niehoff Michael Ritter
Members Absent:	None
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development Davorka Kirincic, Building and Code Enforcement Manager

Call to Order & Roll Call:
The meeting began at 7:05 p.m. Ms. Kirincic took roll call of the Board Members present.

Public Comments:
No comments were made at this time.

Approval of Minutes:

a. **August 17, 2023, Regular Meeting Minutes**.

Chairperson Moor asked if there were any comments or corrections or for a motion to approve the August 17, 2023, meeting minutes. A motion was made and seconded to approve the August 17, 2023, meeting minutes. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter
NAYS: None

Continued Applications:

a. Case No. 23-17-DR: 80 Green Bay Road – John Plunkett Interiors: Sign Permit to allow installation of wall and glass door signs and a Sign Code Variation to allow a non-street exposure wall sign to exceed 20 square feet in area. This item was continued from the August 17, 2023 Board meeting.

Ms. Kirincic stated the request is for four signs which would contain the logo and business name. She noted the door signs met the standards but since they would be applied externally, they required Board approval. Ms. Kirincic stated the wall signs met the standards and identified one sign which exceeded 20 square feet which required a sign code variation. She then stated the door and wall signs on the east elevation comply with the maximum street exposure requirement.

Chairperson Moor asked for the applicant's presentation. John Plunkett introduced himself, his wife Valerie and the sign designer, Jake Slager of Landmark Signs. Mr. Slager stated the request is for a sign variation on the east facing elevation which is needed is due to its location on the curve and which would provide street exposure for the non-street side of the building. Mr. Plunkett described the sign as

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fairly removed from the Green Bay Road facing side and came from their Plaza De Lago location which would provide visibility for northbound traffic. He then asked if there were any questions.

Ms. Meiners referred to the sign on the front of the building and the white paint. She commented white is not as cohesive as the other sign's branding and since it is hidden by the tree, she suggested a sign similar to the sign on the east side making it more cohesive. Mr. Plunkett described the proposed sign as being more in line with their new branding and identified its specifics. He also stated the window trims would be dark bronze with new dark bronze windows to be installed on the south wall. Ms. Meiners asked if they would consider making the south sign cohesive with the proposed tower sign. Mr. Plunkett responded while they are over budget, it could be done. Mr. Slager stated while the sign is older, he explained how could be altered onsite.

Chairperson Moor agreed the white color seemed foreign. Mr. Plunkett provided color samples and a rendering to the Board for their review. Mr. Plunkett described the current and proposed colors for the siding, roof, sign post, etc. as well as the lettering and logo colors. He suggested alternative coloring to silver for the leaf coloring to address the Board's concerns.

Chairperson Moor asked for a motion to approve the application with the condition for the south facing sign, the leaf motif, would be changed to brushed silver. A motion was made as stated by Chairperson Moor. The motion was seconded. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter
NAYS: None

New Applications:

a. Case No. 23-18-DR: 547 Chestnut Street - Chestnut Street Flowers: Sign Permit to allow existing window signs to remain, a Sign Code Variation to allow existing window signs that exceed 10% of their respective window area to remain, and an Awning Permit to allow replacement of the awning cover and sign.

Ms. Kirincic stated the application including recovering the existing awning frame with new fabric for two businesses as well as approval to have the existing window sign remain which exceeded 10% of the window area requiring a sign code variation. She stated the existing window and proposed signage complied with the maximum permitted sign area. Ms. Kirincic then described the awning signage wording and provided a fabric sample to the Board for their review.

Chairperson Moor asked for the applicant's presentation. Michelle McKenna introduced herself to the Board. Chairperson Moor asked if there were any questions. Ms. Niehoff asked if the awning height would remain the same. Ms. McKenna responded the height would remain the same and only the color would change. She then described the wording and awning color and noted the awning would contain the actual business name. The Board Members commented the proposal is fine.

Chairperson Moor asked for a motion to approve the application as submitted. Mr. Ritter moved to approve the request as presented. Mr. Duda seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter
NAYS: None

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b. <u>Case No. 23-19-DR: 550 Lincoln Avenue - Bashy Bash</u>: Sign Permit to allow replacement of the existing wall and window signs and to install additional signage on the existing awning valance with the new business name.

Ms. Kirincic stated the proposed window sign met the sign requirements except that it would be applied to the glass's exterior and has more than two colors. She stated the awning and wall sign met the standards and the name would change to the new business name, noting all three signs comply with street exposure requirements.

Chairperson Moor asked for the applicant's presentation. Lilia Barba introduced herself to the Board. Chairperson Moor asked if the new sign would be identical to the existing sign. Ms. Barba responded the sign would be see through with the scalloped edge containing color. She described the lettering, its size and coloring. Ms. Niehoff referred to the new signage above the stone and questioned its font. Ms. Barba identified the font and described it contextually for the Board in comparison to the other businesses and also referred to visibility issues. Chairperson Moor asked if there were any other questions. No additional questions were raised at this time.

Chairperson Moor then asked for a motion to approve the request as presented. Mr. Duda moved to approve the request as presented. Mr. Konstant seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:

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

c. <u>Case No. 23-20-DR: 42 Green Bay Road - Winnetka Dental Associates</u>: Sign Permit to allow the existing storefront window and door signs to remain and to allow existing window signs that exceed 10% of their respective windows to remain.

Ms. Kirincic stated the request is to allow the existing window and door signs to remain noting the window sign exceeded the 10% maximum requirement required a sign variation. She also stated the existing window sign extended over the window margin also requiring a variation. Ms. Kirincic stated the existing signs complied with the maximum permitted sign area and street exposure.

Chairperson Moor asked for the applicant's presentation. Josh Oleari of Winnetka Dental Associates introduced himself to the Board and stated the business has been in the current location for over 40 years and described the business owners' history. He stated the sign has been there 20 years and he would like for the sign to remain.

Chairperson Moor explained the reasoning for the application and asked if there were any questions. Mr. Duda commented on the sign's size which appeared large and which has been there for 20 years as well as sign variation requests the Board typically saw. Ms. Meiners agreed and stated it is fine since the applicant is not looking to change the sign. Chairperson Moor asked if there were any other questions. No additional questions were raised at this time.

Chairperson Moor asked for a motion to approve the request as presented. Mr. Konstant moved to approve the request as presented. The motion was seconded. A vote was taken and the motion unanimously passed, 6 to 0:

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

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d. Case No. 23-21-DR: 725 Elm Street - Forsyth Jeweler: Sign Permit to allow installation of a window sign on the storefront.

Ms. Kirincic stated the proposed sign is for a new business which met the sign code standards but would be applied to the exterior of the glass.

Chairperson Moor asked for the applicant's presentation. Ashley Walden introduced herself as the owner of the Forsyth Jeweler. Chairperson Moor asked if the sign would have a white backing. Ms. Walden responded it would not and described the font as shaded. She confirmed the lettering would be black and white die cut. Ms. Kirincic informed the Board that there is a temporary sign at the storefront window until the new die-cut exterior sign is applied. Chairperson Moor asked if there were any other questions. No additional questions were raised at this time.

Chairperson Moor asked for a motion to approve the request as presented. Mr. Konstant moved to approve the request as presented. Mr. Ritter seconded the motion. A vote was taken, and the motion unanimously passed, 6 to 0:

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

e. Case No. 23-13-TX: 808 Oak Street - New Multifamily Residential Building: An application submitted by 808 Oak Street, LLC, seeking approval of a Certificate of Appropriateness for the construction of a new four-story multifamily building. The Village Council has final jurisdiction on this request.

Mr. Konstant and Ms. Niehoff recused themselves from the discussion due to their involvement with the project ~~involvement~~. Ms. Klaassen identified the location of the vacant lot, its size with ingress/egress easements, parking spaces, and residential condominium units. She identified parking access and the parking garage entry located 30 feet back from the lot line to minimize the visual impact of the garage door and provide adequate space for vehicles to wait for the garage door to open. Ms. Klaassen noted a front yard setback variation is required to allow the building to be setback more than 3 feet with the intent to create a pedestrian street wall. She also identified the ground floor plan which includes a residential lobby, elevator, two staircases, and a trash enclosure at the rea of the building and the access points.

Ms. Klaassen described each unit and its square footage, the green roof facing Oak Street and a green roof for the interior courtyard facing the west elevation. She also referred to proposed renderings of the building, the location of the air conditioning units on the roof as well as the upper floors of the building being setback approximately 13 feet from the front lot line. Ms. Klaassen noted the building height would be 44 feet 3½ inches which is compliant with building height requirements. She identified the west proposed courtyard elevation and the rendering of both the front and rear elevations, and noted updated renderings were provided by the applicant and described the exterior wall finishes and colors. She further described the building's elements containing railings, louvers and balcony elements. Ms. Klaassen stated the terrace ceilings would be prefinished aluminum with a wood appearance and described the screen wall located on the front property line.

Ms. Klaassen then stated the windows and garage doors would be prefinished aluminum with a full vision front entry door. She also referred to the interior courtyard north/south rendering and the rear elevation. Ms. Klaassen stated the applicant provided a landscaping plan which she described for the Board noting the building's rear is setback more than 20 feet to allow for the required landscaped area.

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Ms. Klaassen identified samples of the board formed concrete and decorative aluminum screen and white color as well as the proposed windows and prefinished aluminum curtain wall as well as the proposed light fixtures. She noted the applicant is requesting a text amendment to allow ground floor residential uses less than 50 feet from the street line in the C-2 district adding the Village Council was receptive to the text amendment request and that the Village Council has designated the Zoning Board of Appeals and Plan Commission to be the public bodies to hold public hearings on the text amendment, special use, and variation. Ms. Klaassen stated those meetings have not yet been scheduled.

Ms. Klaassen informed the Board additional public comment was received and provided to the Board via email as well as on the dais this evening. She stated the Board can either ask the applicant for additional information or make a motion to recommend approval or denial as indicated on page nos. 78 and 79 of the agenda packet. She then asked if there were any questions. The Commission Members described the request as well designed. No questions were raised at this time.

Chairperson Moor stated the applicant's presentation was not necessary since the Board had no additional questions. She then asked for public comment and referred to letters submitted to the Board.

John Shepherd, President of the 812 Oak Condominium Association, referred to the garage wall location and asked for additional clarification. Sonia Arminio, Konstant Architecture, informed the Board the garage wall would meet the 812 Oak wall with a small area for clearance. She also noted floor nos. 2-4 could have a courtyard which would not be visible from the street. Mr. Shepherd referred to ~~the~~an initial plan~~s~~ neighbors had seen for an underground garage and stated that ~~t~~ the Maple trees in their courtyard which may be damaged by lack of light. Chairperson Moor questioned the garage wall height. Ms. Arminio estimated the wall height to be lower than the 14 foot height limitation on the second floor and would be taller than their wall by approximately 4 feet. She explained the reasoning as circulation for not having an underground garage. Mr. Shepherd then referred to the lack of rails on roof elevations and the air conditioning units not being 10 feet back from the building edge. Ms. Arminio responded at the rear portion, the units would be located above the master closet and described the roof access. She indicated they would be open to moving them forward.

Tom Lybrook, Konstant Architecture, agreed that the AC units were shown close to the building edge and would have to have a guard on the east side. He stated they planned to conform to requirements as the project developed. Mr. Shepherd referred to the 800 Oak building with vents and electrical elements coming out of the west side and the impact of the development on that building. Mr. Lybrook stated with regard to the first floor garage height, he stated their planting terrace is higher than their grade by 5.5 feet noting their first floor height is being dictated by zoning. Ms. Arminio referred to the tree concern and stated they planned to protect the trees and spoke with Mariani Landscaping in that regard.

Lucy Naphin, 812 Oak Street, asked if the new courtyard structure would be 12 feet wide which would be much closer to their building. Chairperson Moor referred to the floor plan for clarification. Ms. Klaassen responded the proposed courtyard ~~it~~ is 12 feet from west to east with the north/south length matching that at 812 Oak. Ms. Naphin then asked why the design is not more in keeping with Winnetka's style of Tudor or art deco. She also asked if there is an impact study for their building. Ms. Naphin noted her concern related to the busy street and an additional garage entry on that street would generate additional traffic. She then questioned the new buildings' height. Chairperson Moor confirmed the building height would be less than the maximum 45~~-~~foot height and appeared to be similar in height to their building.

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Bill Schermerhorn stated he manages both 800 Oak and 812 Oak, and that his main concern related to making sure the issues relating to 800 Oak get addressed. He noted two window bays for their building would be completely covered. He also stated their visibility would be affected by the new building. Mr. Schermerhorn stated a concrete wall would affect their buildings' vents. He then referred to the building's size on the small lot and questioned why underground parking cannot be done with underground water storage possibly being in that location. He also referred to the prior renderings showing brick, Tudor and pitched roofs which were not shown on the current renderings. Mr. Schermerhorn also referred to AC units generating noise.

Ms. Meiners referred to the underground parking issue and how it impacted either building. She commented she preferred no underground parking and asked for clarification in terms of parking at street level. Mr. Ritter agreed with Ms. Meiners' comments and stated underground parking would result in four units instead of three and address the neighbors' concerns. He stated first floor parking would be a benefit to the neighbors. Chairperson Moor asked Mr. Schermerhorn to explain the benefit of having underground parking versus first floor parking. Mr. Schermerhorn stated the application required a variation and would have an effect on the courtyard appearance as well as the building's scale.

Rick Adams, 812 Oak, informed the Board he submitted a letter and stated another underground parking advantage would be that it would be accessed through the rear. He also stated it would increase pedestrian safety. Mr. Adams also described how bricks could be used as opposed to the proposed materials to help facilitate construction on the narrow lot.

James White of Forest Glen commented the proposed modern building felt out of place and the Winnetka charm and change of culture would be affected. He also stated he is concerned with regard to light and construction referring to his grandmother living in the area.

Karen Adams, 812 Oak, informed the Board she submitted a letter to the Board. She agreed with the neighbors' concerns and referred to the amount of noise generated by the existing vibrant restaurants in the area. Mrs. Adams stated she is concerned with the proposed driveway and ~~the~~ children~~'s~~ safety as well as the use of poured concrete ~~over~~ rather than brick. She also questioned how trees would survive on a rooftop deck and the building's modern look should be integrated in order to be more conducive to the neighborhood. No additional comments were made at this time.

Ms. Meiners referred to 800 Oak and stated it is not clear what would be done with the two window bays. Ms. Arminio described the difficulty to the site's constraints to protect both the 812 courtyard and the 800 window bays. She stated if the courtyard is moved closer to 812 Oak, there would be more fire restriction issues and they aimed to make the view as pleasant as possible. Ms. Arminio also stated they are restricted on interior room sizes in terms of ADA requirements, etc. and they attempted to be as respectful to neighboring properties as possible.

Chairperson Moor questioned the proposed height relative to the neighboring buildings. Mr. Lybrook responded they asked the Village if any plans were available for either building. He confirmed no plans were available to 812 Oak with their renderings developed from photos noting the proposed building would be lower than the maximum building height. Mr. Lybrook stated in connection with vents, that issue would be dealt with between the two owners.

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Chairperson Moor referred to the tree comments and the relationship to 812 Oak and referred to page 89. She asked how far the trees stick out. Ms. Arminio responded they do not have the exact location of the drip line and confirmed they would be mindful of it. She added they would engage with an arborist.

Ms. Meiners questioned the east wall and Ms. Arminio responded it would be precast concrete. Ms. Meiners asked if vines could be used on that elevation. Ms. Arminio explained how the first floor is built out to the property line with a green roof above.

Ms. Naphin stated her view would be directly impacted by the proposed building and asked why that wall would be glazed. Ms. Arminio explained how glazing added depth and would help soften the view. Mr. Schermerhorn questioned why the proposed building is being allowed to be built on such a small site.

Chairperson Moor noted setbacks do not fall within the Board's purview and asked the Board Members for their comments. Ms. Arminio provided a sample material board to the Board for its review along with an explanation of the reasoning for its use.

Chairperson Moor asked if there were any other questions. Mr. Duda described the property as very difficult to develop and questioned the difficulty with regard to navigation. He commented the proposal is a wonderful solution and stated the Board has to weigh the applicant's and surrounding property owners' rights. Mr. Duda then stated he is only concerned with the AC unit visibility to the south and how it contextually compared with the properties on either side and referred to the vertical aluminum slats at the street level. He suggested they not be extended to the ground and for there to be a more a pedestrian friendly front.

Ms. Meiners agreed with Mr. Duda's comments and stated given the nature of 800 Oak, the proposal considered its environment with the vertical slats. She commented after reviewing the project, she described it as well done and agreed with Mr. Duda's comments regarding the vertical slats on the building's lower portion. She agreed the project was difficult and the applicant was very thoughtful in connection with the proposal. Ms. Arminio explained with regard to the slats, given the project is in the C-2 commercial district, it is meant to be a contiguous wall which would still allow for a planting bed to soften the view. Mr. Duda suggested the use of a raised planting bed. Ms. Arminio stated it was meant to represent a continuous building line and provide articulation. She compared the appearance to that of 800 Oak. Ms. Meiners stated pedestrian consideration should be preferred over that of the building residents and suggested it not appear shut out. Ms. Arminio confirmed it is not meant to be a security feature and for it to appear as residential as opposed to commercial.

Chairperson Moor suggested the Board reconsider the request without the vertical slats that appeared less institutional. Ms. Meiners recommended taking into consideration the Board's and the public's comments and represent another iteration incorporating the comments made. She described the proposal as a great solution. Ms. Arminio agreed. Mr. Schoon stated the Board can move to request a revised design to address the first floor issue or continue the matter to the Board's next meeting with specific comments for the applicant to address.

Chairperson Moor asked the applicant if they would agree to continue the application to a future date for the Board's consideration. Ms. Arminio agreed. Mr. Ritter agreed it is a wonderful solution for a difficult property and if the Board did not approve the request, they may end up with a less favorable

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project. He agreed it would be helpful for the Board to see a rendering without the vertical slats down on the first floor.

Chairperson Moor asked for a motion. Ms. Meiners moved to continue the application to the October 19, 2023, meeting. Mr. Duda and Mr. Ritter seconded the motion. A vote was taken, and the motion unanimously passed, 4 to 0:

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

Other Business.

a. **October 19, 2023, Meeting – Quorum Check**.

The Board Members discussed their availability and concluded there would not be a quorum. Mr. Schoon stated ~~he~~ staff would discuss alternative meeting dates with everyone.

Adjournment.

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

AYES: Duda, Meiners, Moor, Ritter
NAYS: None

The meeting was adjourned at 9:06 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: OCTOBER 12, 2023

SUBJECT: 808 OAK STREET– NEW MULTIFAMLY RESIDENTIAL BUILDING CERTIFICATE OF APPROPRIATENESS (CONTINUED CASE NO. 23-04-SU)

INTRODUCTION

On October 16, 2023, the Design Review Board (DRB) is scheduled to hold a continued public hearing on an application submitted by 808 Oak Street, LLC (the "Applicant"), as the prospective buyer of the property located at 808 Oak Street (the "Subject Property"). The Applicant proposes construction of a new four-story multifamily building with ground floor parking and three condominium units above on the Subject Property and requests approval of a Certificate of Appropriateness.

A mailed notice was sent to property owners within 250 feet of the Subject Property, for the initial hearing on September 21, 2023, in compliance with the Village Code. A second notice was mailed informing the same property owners of the October 16, 2023, special meeting of the Design Review Board since at the September 21 Board meeting the case was continued to the October 19, 2023, regular meeting prior to learning there would not be a quorum for the October 19 meeting. As of the date of this memo, staff has received one additional written comment from the public regarding this application since the September meeting. This comment along with the public correspondence received subsequent to the posting of the September DRB agenda packet are included as **Attachment C1**.

SEPTEMBER 21, 2023, DESIGN REVIEW BOARD MEETING

On September 21, 2023, the DRB held a public hearing on the Applicant's request for approval of a Certificate of Appropriateness for the design of the proposed building to allow construction of a new four-story multifamily building on the Subject Property. The staff report for the September 21 meeting can be found in **Attachment B1**.

After hearing from Village staff, the DRB heard from seven (7) members of the public, consisting of the two property managers for the 800 Oak building located to the east and unit owners of the 812 Oak condominium project located to the west. Representatives of the 800 Oak building expressed concerns regarding: (a) the impact the development will have on the two window bays on the west side of the 800 Oak building, (b) the vents on the west wall of the 800 Oak building that may also be impacted, and (c) location of parking at grade rather than subsurface. The 812 Oak unit owners expressed concerns regarding (a) impact of development on the trees in their courtyard, (b) the height of the first-floor wall in relation to their courtyard, (c) the design being contextual with the adjacent buildings and the Village in general, and (d) pedestrian safety with vehicles accessing the site off Oak Street.

After hearing from the public and the Applicant, the DRB discussed the proposed building. Though Board members found the building design more contemporary in nature, Board members found the proposed design to be attractive and compatible with buildings in the area with one exception. Board members found the vertical slats at the street level incompatible with the desire to have a pedestrian-focused building orientation at the street level. They found that the street level treatment could be more compatible with the storefronts in the commercial district. At the Applicant's request, the DRB continued the item to the October DRB meeting to provide the Applicant with time to respond to the Board's comments. A copy of the September 21 meeting minutes is included in the October 16 agenda packet for the DRB's approval.

DESIGN EXPLANATION

In response to the comments at the September 21 DRB meeting, the Applicant has provided the attached written explanation describing the design approach, along with updated renderings reflecting the vertical slats were spaced further apart than illustrated on the previous renderings. It should be noted that the Applicant's architectural plans do not provide the dimensions of the individual slats nor the spacing between the slats. The Applicant has also provided precedent images of similar façade treatments with a variety of slat sizes and spacing between the slats. (**Attachment A1**).

At the October 16 meeting, the Applicant will explain the design decisions in response to the Board's comments.

The two images below in Figure 1 compare the renderings of the front elevation considered at the September 21 DRB meeting with the updated rendering. Figures 2 through 4 on the following pages include additional updated renderings.



Rendering (September Meeting)



Updated Rendering of Front Elevation

Figure 1 – Comparison of Front Elevation Renderings



Figure 2 – Updated Rendering – Up-close Front Elevation



Figure 3 – Rendering at Dusk of Front Elevation



Figure 4 – Rendering at Dusk – Up-close Front Elevation

OTHER ADVISORY BOARD/COMMISSION REVIEW

As noted in the September staff report to the DRB, the Applicant has also submitted an application requesting approval of a special use permit to (i) allow off-street parking at street-level on the Subject Property; and (ii) allow residential uses in the C-2 District when such uses are located on the ground floor and less than 50 feet from the front street line. Additionally, the Applicant has submitted a variation application requesting approval to provide more than the maximum allowed front yard setback.

The Plan Commission will consider the text amendment and special use permits, and the Zoning Board of Appeals (ZBA) will consider the variation request as well as the special use permits. These meetings will be scheduled once the Design Review Board has completed its review. Public notice of the Plan Commission and ZBA meetings will be provided by mail to property owners within 250 feet of the Subject Property, and a public notice sign on the Subject Property once the meeting dates are confirmed.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

The Board will need to determine if the proposed multi-family residential building complies with the above standards. Given the Subject Property is located within the C-2 District with mixed-use buildings in the immediate area, an excerpt of the Village Design Guidelines, which apply to mixed-use buildings in the commercial districts, is included in Attachment B1. As mentioned in the September staff report, the Board should keep in mind that the proposed building is strictly a multi-family residential building.

RECOMMENDATION

At the October 16, 2023, Design Review Board meeting, the Board is scheduled to continue its consideration of the design of the Applicant's proposed multi-family residential building. After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

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

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

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

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

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

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

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

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

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

ATTACHMENTS

Attachment A1: Applicant's Explanation of Design, Updated Renderings, and Precedent Images
Attachment B1: September 15, 2023, DRB Staff Report and Attachments
Attachment C1: Public Correspondence Received After Posting of September DRB Agenda Packet

Design Approach for Follow up for Application for Certificate of Appropriateness

We feel the proposed design is the perfect infill for what has been a vacant lot.

Our design at 808 Oak Street is meant to bridge the gap between two very different building types. Our vertical slats provide a bridge between the differing forms of 800 Oak Street and 812 Oak Street while incorporating elements that compliment and enhance the streetscape. Our design utilizes these prefinished white aluminum vertical slats or fencing along Oak Street that create the frontage required for continuity with a 0' front yard setback. The vertical slat fence provides a connection between the two building in the same way that a fence might. These slats add texture and interest to the façade of the building.

Updated renderings have been provided in which the vertical slats were spaced further apart in order to provide more transparency to the lobby beyond. We have also added new angles to the renderings that better show the feel that our building will have from the street. It is important to note that the slats are set forward from the glass in order to provide depth and relief between the sidewalk and the building for planting. In the close view, this depth is apparent as well as is the visibility into the lobby beyond.

Behind these slats is a planting area that gives way to floor to ceiling glass and prefinished aluminum storefront windows which is consistent with neighboring building in this district. This provides the natural light while providing some privacy to the resident lobby beyond. The large expanse of glazing will also provide a welcoming glow to the streetscape at night.


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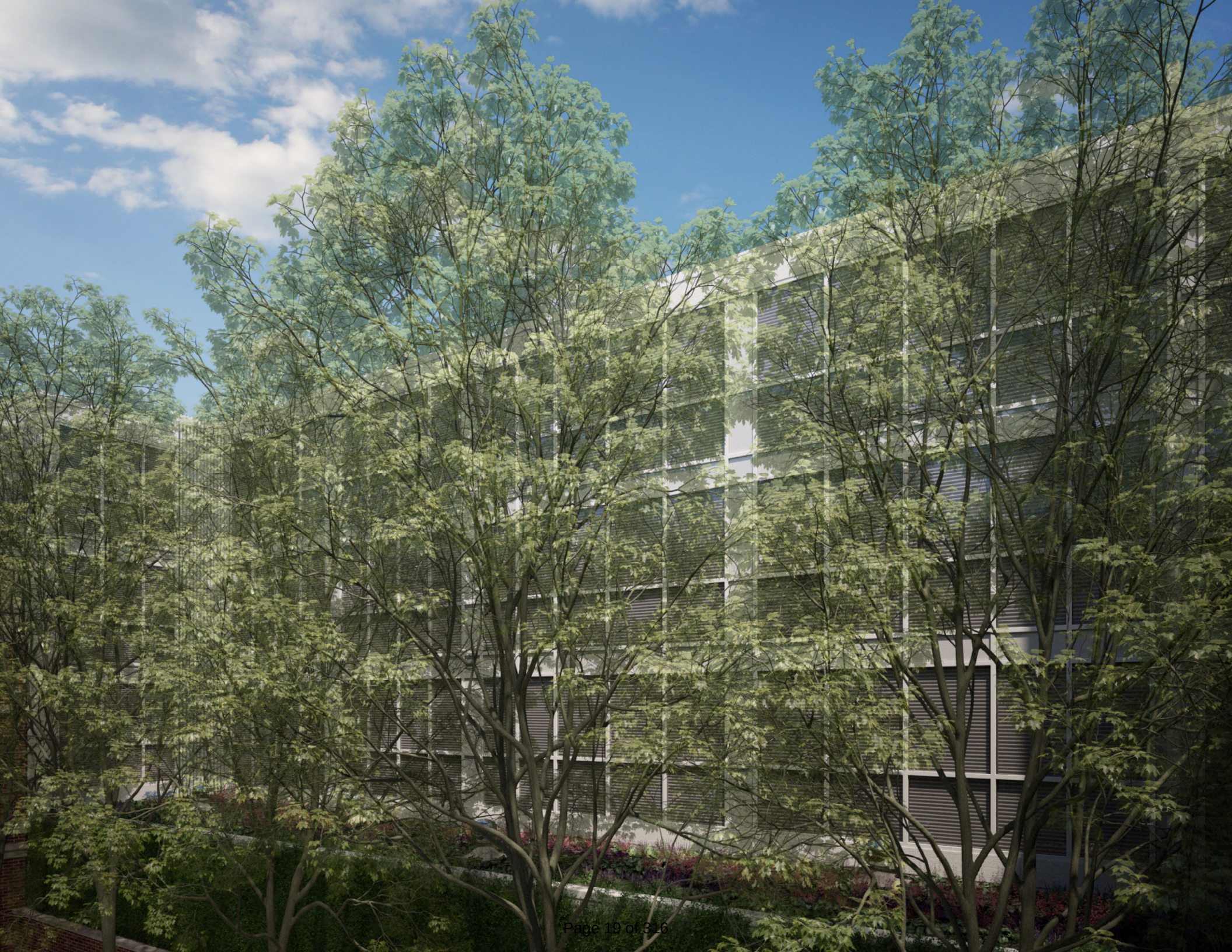

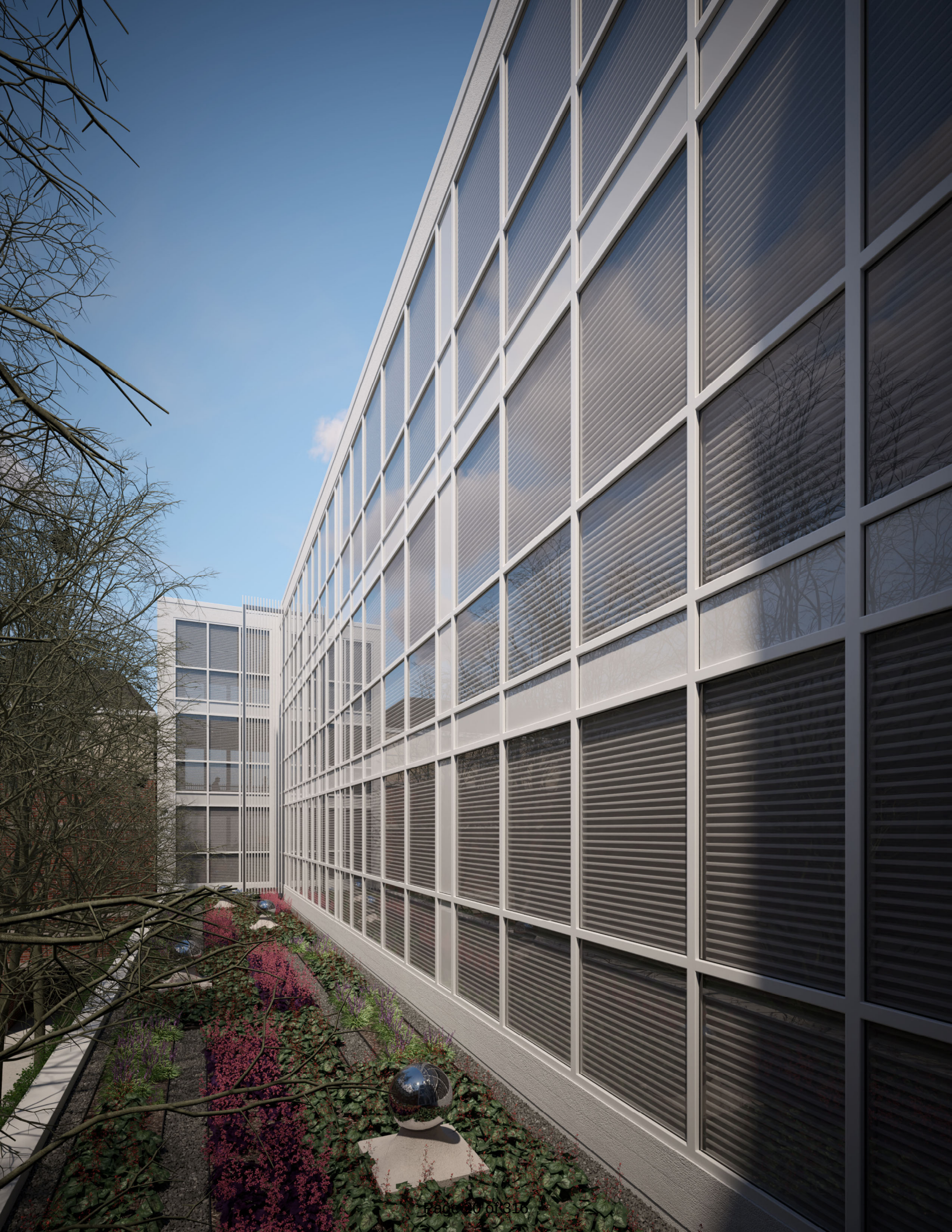




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Precedent Images:









MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: SEPTEMBER 15, 2023

SUBJECT: 808 OAK STREET – NEW MULTIFAMILY RESIDENTIAL BUILDING CERTIFICATE OF APPROPRIATENESS (CASE NO. 23-13-TX)

INTRODUCTION

On September 21, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by 808 Oak Street, LLC (the "Applicant"), as the prospective buyer of the property located at 808 Oak Street (the "Subject Property"). The Applicant proposes construction of a new four-story multifamily building with ground floor parking and three condominium units above on the Subject Property and requests approval of a Certificate of Appropriateness. The Subject Property is owned by Bartnell Ltd., who has authorized the Applicant to submit the application for a Certificate of Appropriateness.

A mail notice was sent to property owners within 250 feet of the Subject Property, in compliance with the Village Code. As of the date of this memo, staff has received three written comments from the public regarding this application. The comments are provided in **Attachment C**.

On August 1, 2023, the Village Council considered a request by the Applicant to amend the Zoning Ordinance to allow, in the C-2 General Retail Commercial Zoning District, residential uses on the ground floor that are less than 50 feet from the front street line. In essence, the text amendment would allow a purely residential building within the C-2 District. Upon receipt of a request to amend the text of the Zoning Ordinance the Village Council designates a body to conduct a public hearing and to provide a recommendation to the Council. At the meeting in August, the Council was receptive to the text amendment and the proposed plan presented by the Applicant and designated the Plan Commission and Zoning Board of Appeals to hold the public hearing on the text amendment.

The Applicant has also submitted an application requesting approval of a Special Use permit to (i) allow off-street parking at street-level on the Subject Property; and (ii) allow residential uses in the C-2 District when such uses are located on the ground floor and less than 50 feet from the front street line. Additionally, the Applicant has submitted a variation application requesting approval to provide more than the maximum allowed front yard setback. The Plan Commission is tentatively scheduled to consider the text amendment and special use permits on October 25, 2023, and the Zoning Board of Appeals (ZBA) is tentatively scheduled to consider the special use permits and variation request on November 11, 2023. Public notice of the Plan Commission and ZBA meetings will be provided by mail to property owners within 250 feet of the Subject Property, and a public notice sign on the Subject Property once the meeting dates are confirmed.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.14 acres in size, is located on the south side of Oak Street, between Chestnut Street and Green Bay Road/Linden Street and is currently vacant (see Figures 1 and 3). It is worth noting that the Subject Property is only 33.5 feet in width and has ingress/egress easements which provide vehicular access to Chestnut Street (see Figure 2). Because the lot area is less than 10,000 square feet, redevelopment of the Subject Property does not require approval of a planned development, nor may the Applicant request planned development approval.



Figure 1 – Subject Property



Figure 2 – Private Alley Accessing 800, 808 and 812 Oak Street

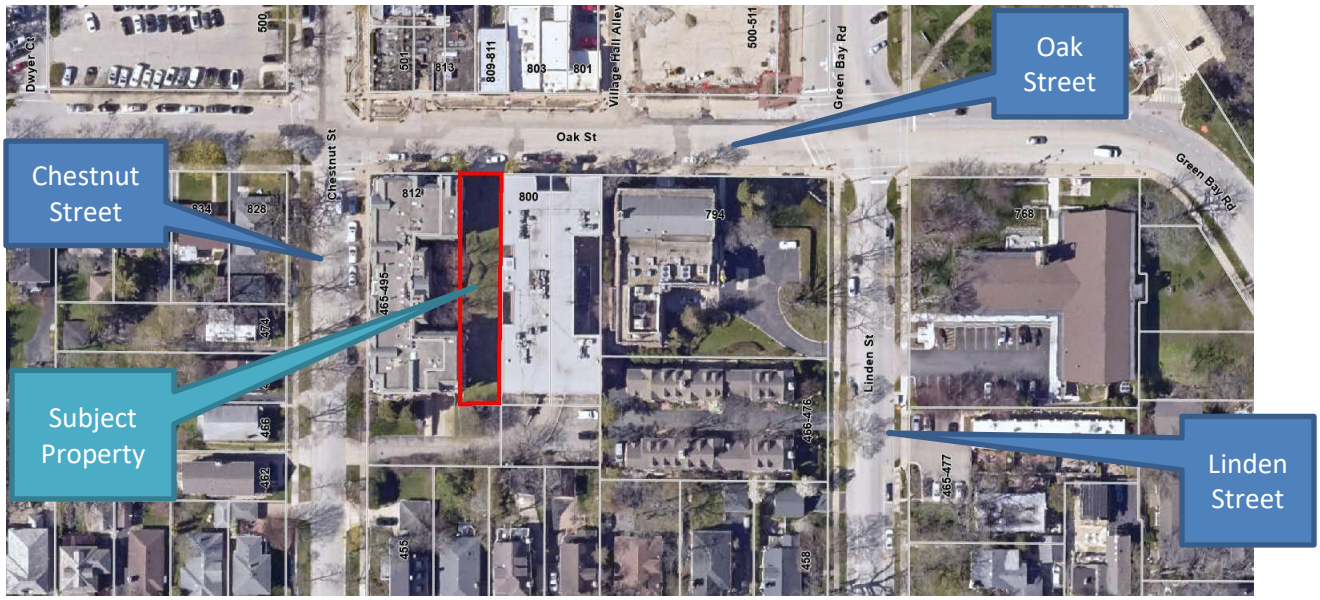


Figure 3 – GIS Aerial Map



Figure 4 – Subject Property with Neighboring Properties

The property is zoned C-2 General Retail Commercial, and it is bordered by C-2 General Retail Commercial (the "C-2 District") to the north, east, and west, and B-1 Multifamily Residential to the south. As shown in Figure 5, it is not located within the Commercial Overlay District.

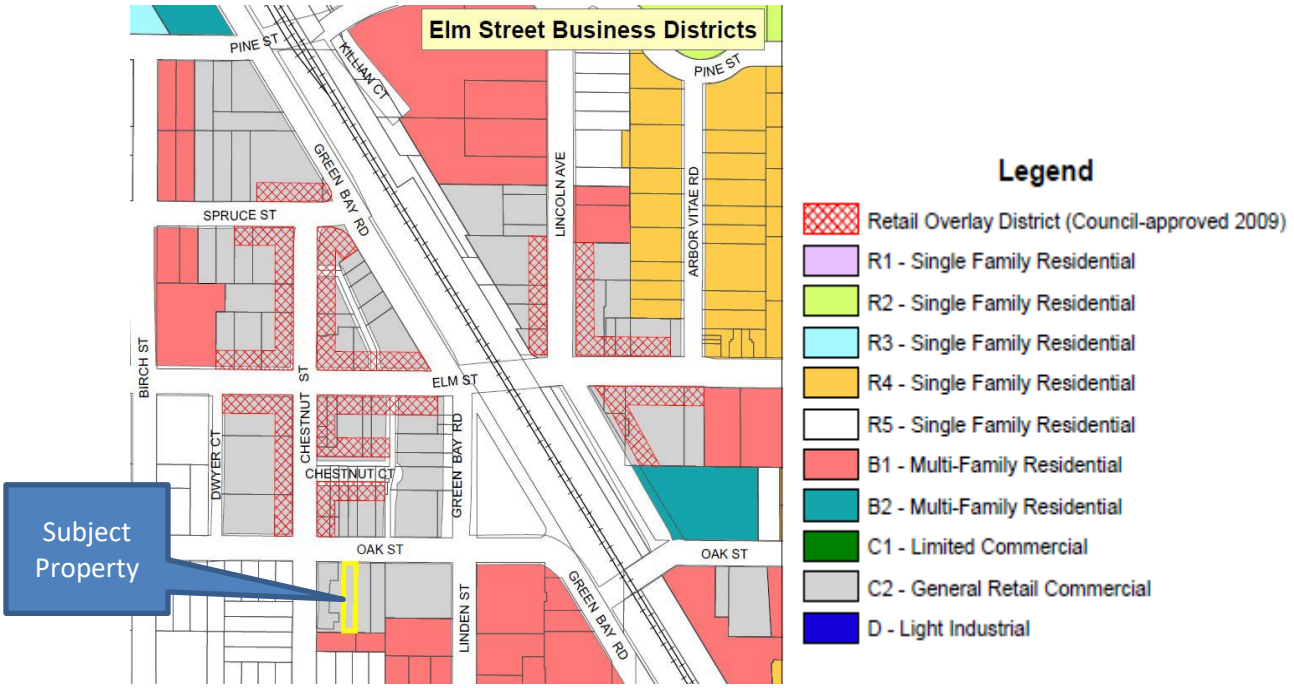


Figure 5 – Zoning Map

The Comprehensive Plan designates the Subject Property as appropriate for commercial and mixed-use land uses as shown below in Figure 6.

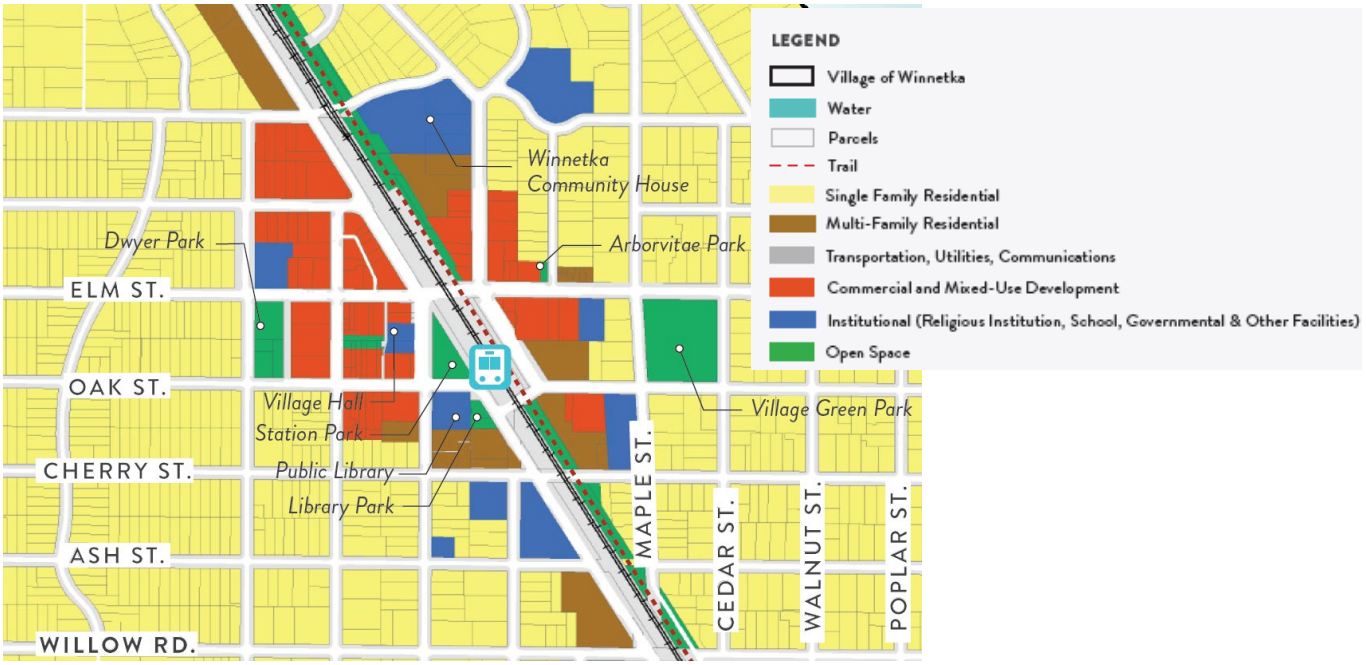


Figure 6 – Comprehensive Plan Land Use Map

The Subject Property is located in a commercial area with mixed-use buildings that contain offices on the ground floor and residences above, restaurants, and other commercial uses in the immediate vicinity. The Land Use Plan Map designates the properties to the north, east and west as appropriate for

"commercial and mixed-uses" and the properties to the south, as appropriate for "single family residential uses".

The C-2 District allows buildings with dwelling units above the ground floor in a commercial building by right, and as a special use when located 50 feet or more from the front street line. The proposed building on the Subject Property would not contain commercial space on the ground floor level; hence the Applicant's request for a text amendment to the Zoning Ordinance to allow a solely multi-family residential building as a special use, which the C-2 District currently does not allow.

RECENT SUBDIVISION APPROVAL

On July 20, 2021, the Village Council adopted Resolution R-65-2021, a resolution granting a plat of subdivision (Bartnell's Subdivision – 800-808-812 Oak Street). The plat of subdivision cleaned up ownership lines between three property owners that owned portions of the two existing lots of record. See Figures 7 and 8, which compare the previous lots of record with the three new lots of record.

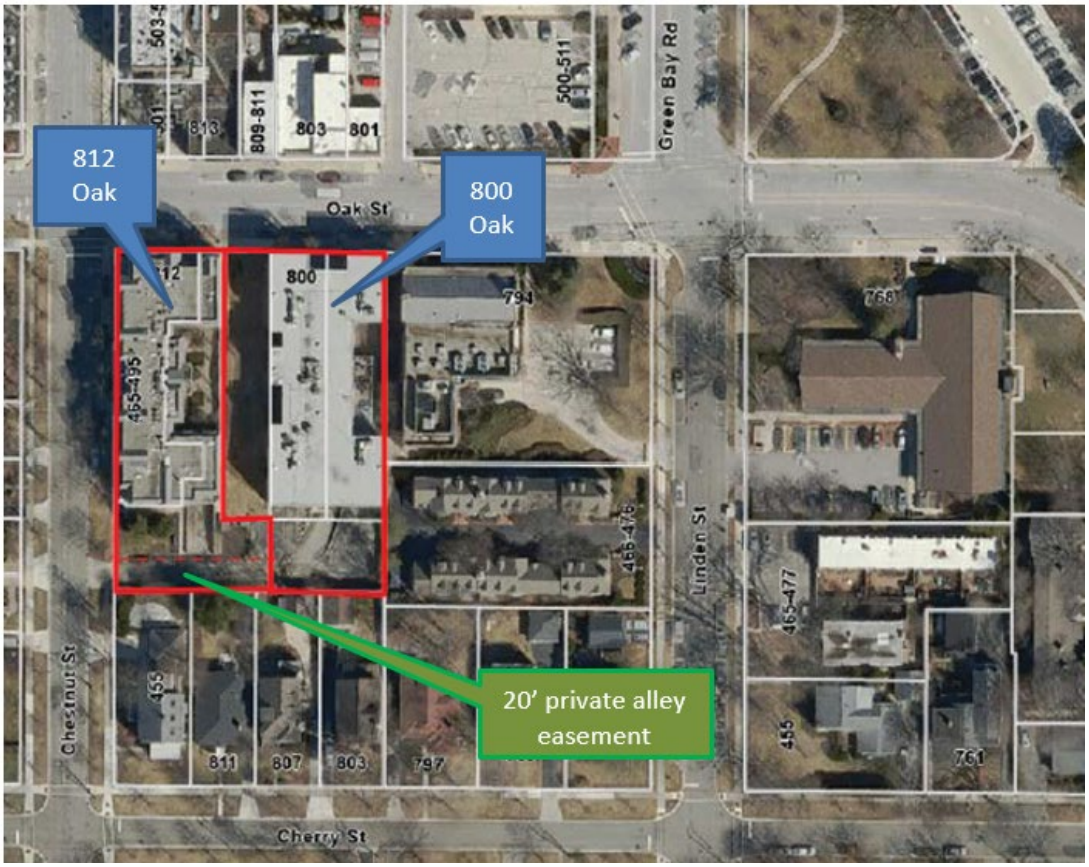


Figure 7 – Lot Configuration Prior to Subdivision

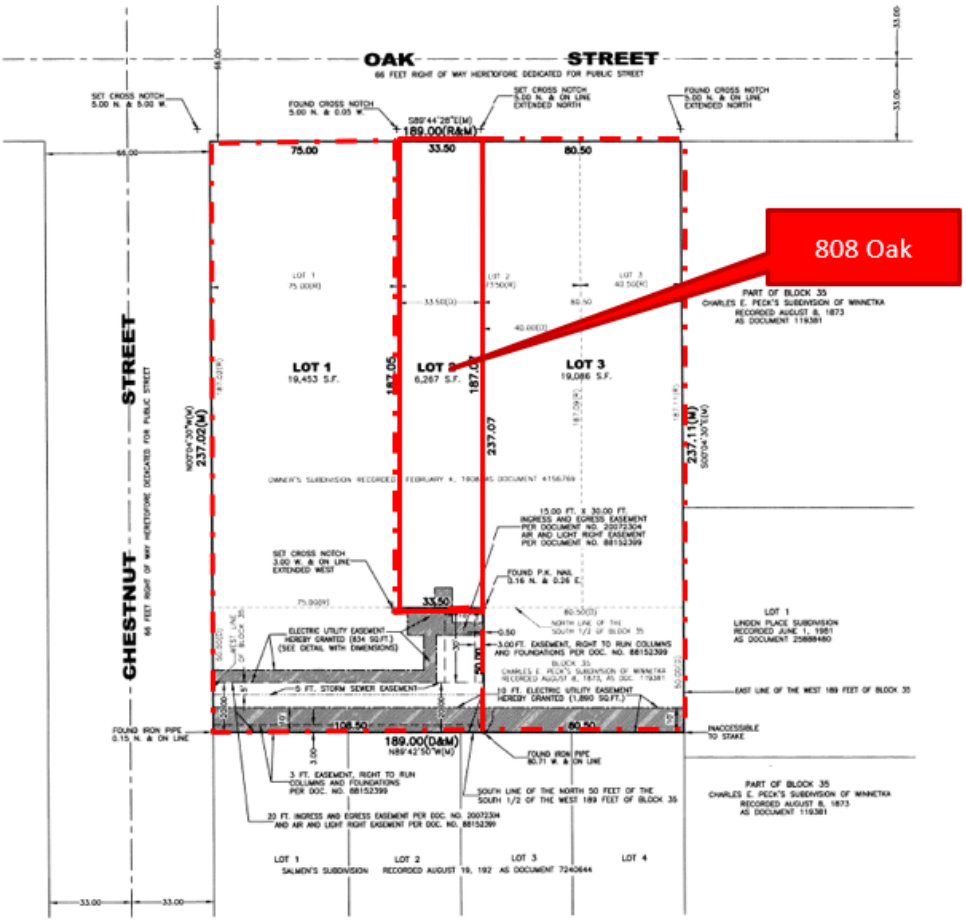


Figure 8 – Lot Configuration After Subdivision

PROPOSED PLAN

If the Applicant's proposed text amendment is approved, it intends to acquire the Subject Property and construct a four-story residential condominium building with three single-floor units. Each unit would contain three bedrooms and measure approximately 3,767 square feet. The ground floor would consist of six (6) enclosed parking spaces, a residential lobby, elevator, two staircases, and a trash enclosure. The second, third, and fourth floors would each have one residential unit.

The enclosed parking would be accessed from Oak Street, utilizing an existing curb-cut. Vehicular traffic would be one-way, with vehicles entering from Oak Street and exiting the building via private alley and ingress/egress easements onto Chestnut Street. The entry into the parking garage would be recessed approximately 30 feet from the front lot line in order to: (i) minimize the visual impact of a garage door facing the street; (ii) allow passage of light and air to the neighboring building to the west; and (iii) allow vehicles to pull off of Oak Street and wait for the garage door to open while on-site rather than in the street or on the public sidewalk. It is worth noting that at least two on-street parking spaces, on the south side of Oak Street, would be eliminated to provide access to the site.

Excerpts of the proposed site plan, floor plans, and building elevations, as well as renderings, of the proposed building are provided on the following pages as Figures 9 through 17. The complete set of plans are provided in the application materials (**Attachment A**). The Applicant has also provided photographs of neighboring properties taken from Oak Street as well as from the private alley located behind the Subject Property and the two adjacent properties. These photographs are also included in Attachment A.

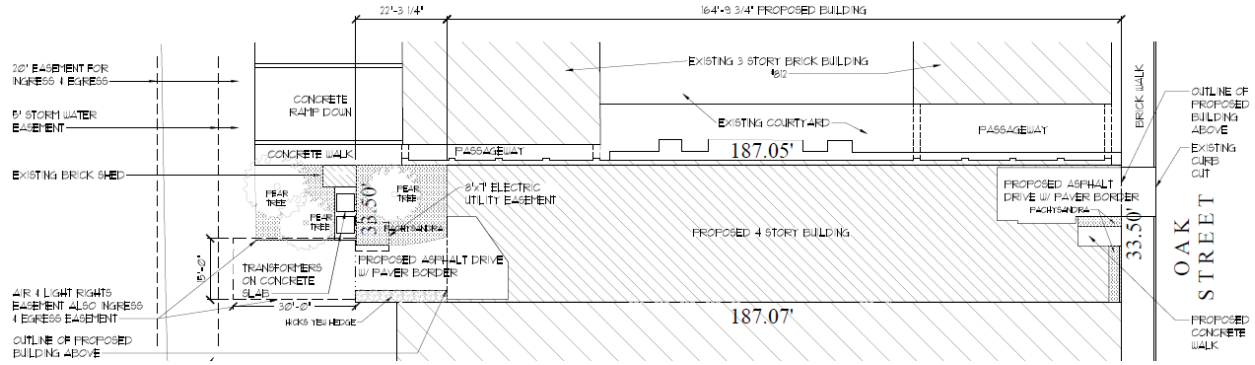


Figure 9 – Site Plan

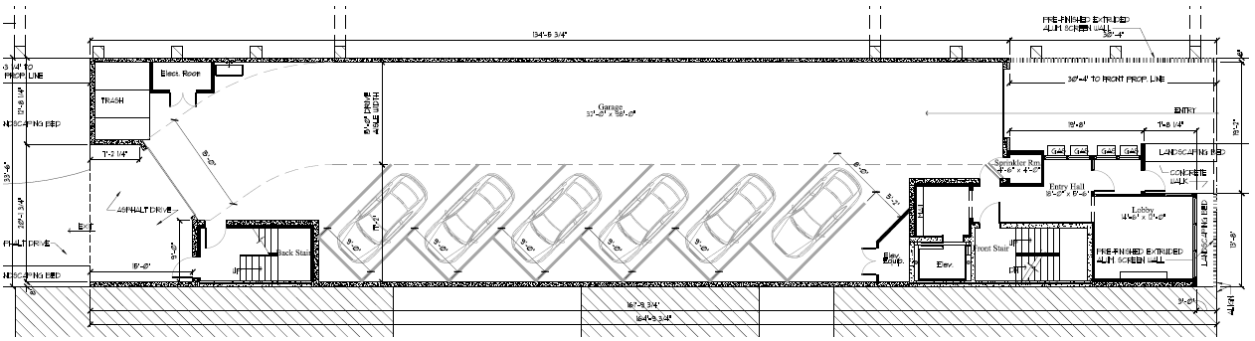


Figure 10 – Ground Floor Plan

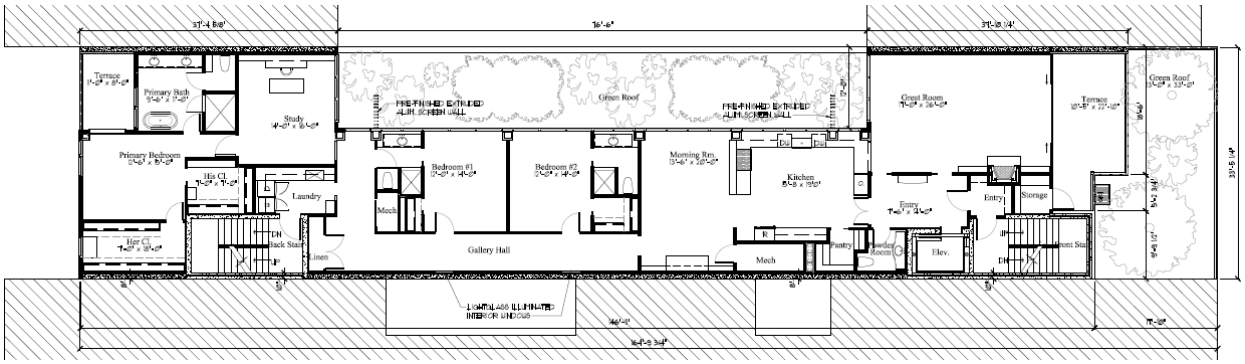


Figure 11 – Second Floor Plan

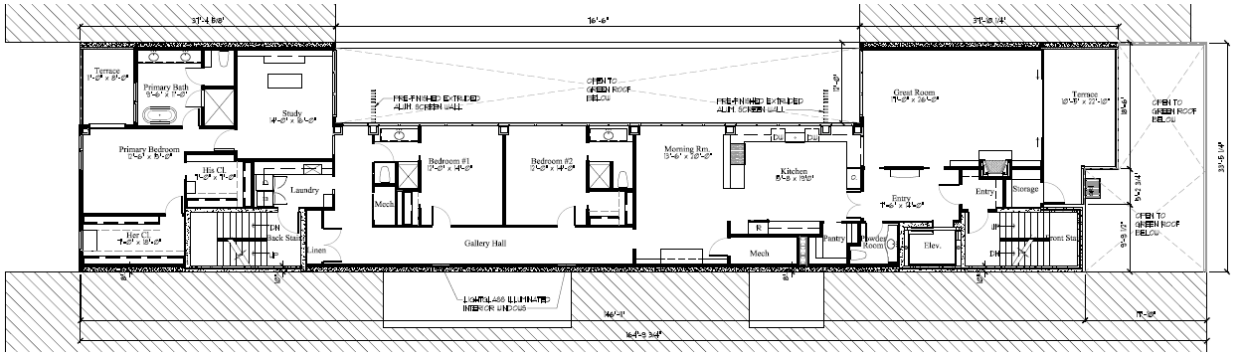


Figure 12 – Third and Fourth Floor Plan

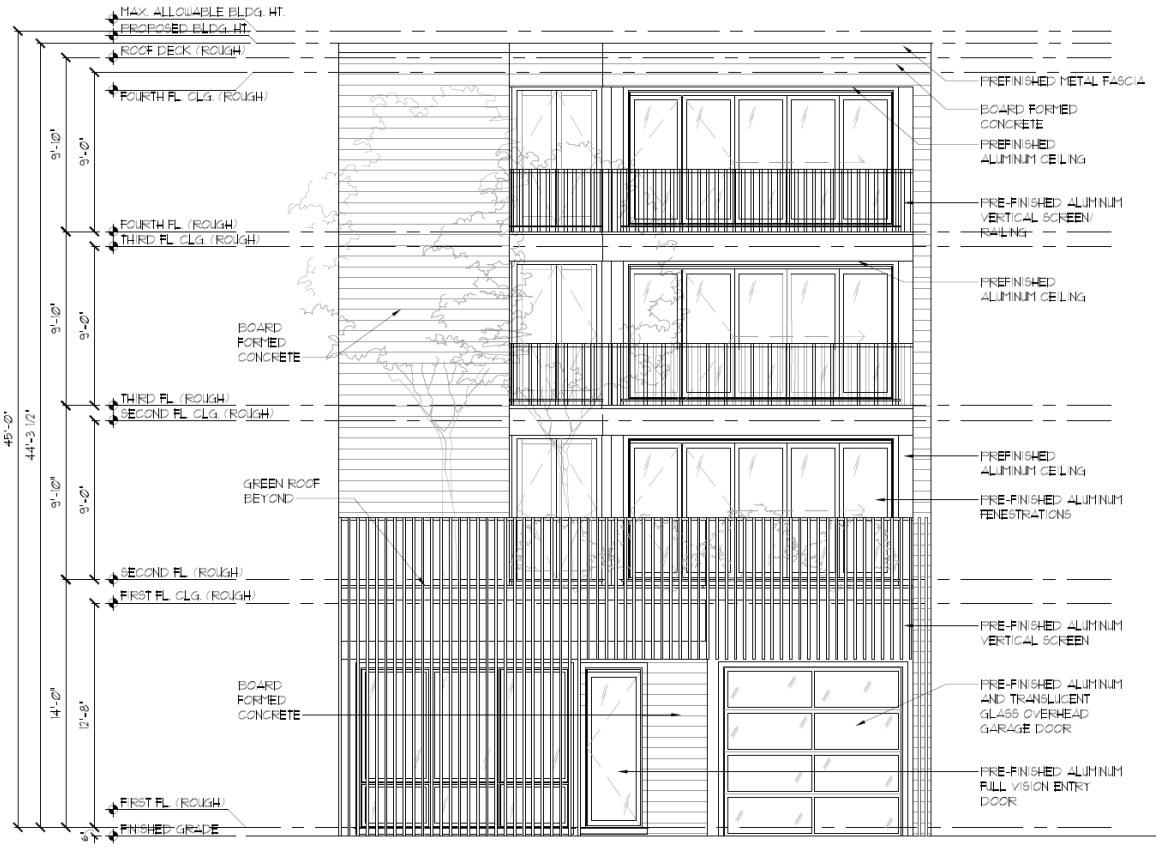


Figure 13 – Front Building Elevation – Oak Street



Figure 14 – Rear Building Elevation – Private Alley



Figure 15 – Rendering of Front Elevation (Oak Street)



Figure 16 – Rendering of West Elevation



Figure 17 – Rendering of Rear Elevation

The exterior wall finish of the proposed building would consist of board formed concrete. The front elevation would also have a decorative pre-finished aluminum screen wall consisting of vertical louvers in Bone White. The railings on the balconies would be in the same material, color and vertical pattern. The ceilings of the balconies would be a pre-finished aluminum that looks like wood. The screen wall would be located on the front property line, with the ground floor level setback 3 feet from the screen wall to allow for a landscape bed between the screen wall and the front wall of the residential lobby. The upper stories are then setback 13 feet from the front of the building with the garage door setback 30 feet.

The windows would be pre-finished aluminum. Both the front and rear overhead garage doors would be pre-finished aluminum and translucent glass. The front entry door would be a full vision door, also in pre-finished aluminum, while the rear entry door would be pre-finished steel.

As described in the attached written explanation from the architect, the west elevation would have an interior courtyard on the upper floor levels. The ground floor level would extend to the west property line, while the second floor would have a green roof measuring approximately 12 feet by 76.5 feet in the general center of the west elevation that would be open to the floors above. There would be two pre-finished aluminum screen walls in the courtyard that would extend approximately 5 feet from the interior wall and extend the full height of the building. The interior courtyard and screen walls are identified in

Figure 16. A green roof is also proposed on the second floor level at the front elevation; this feature is illustrated in the rendering included as Figure 15. The Applicant has provided landscape plans, an excerpt of which is provided below in Figure 18. Plantings on the green roof would include, but not be limited to, a single-stem flowering crab apple, boxwoods, heuchera 'green spice' and 'palace purple', and liriope. The building would be setback more than 20 feet from the rear property line, allowing for a landscaped area as required by the Zoning Ordinance.

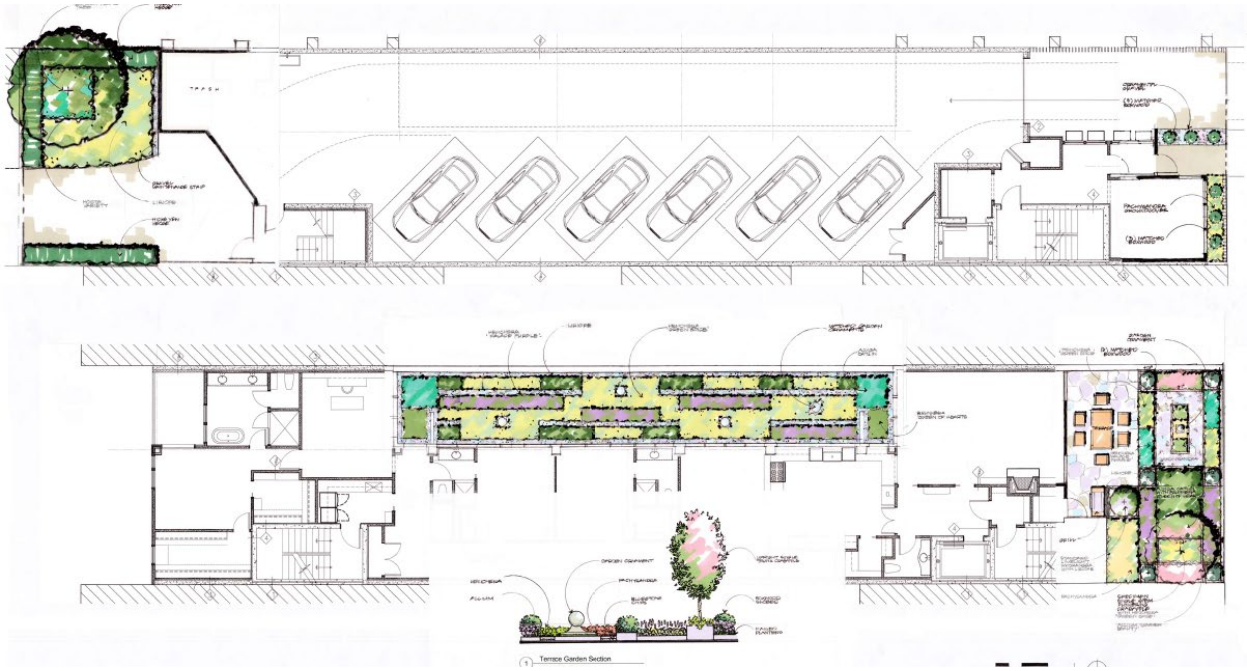


Figure 18 – Landscape Plans

The Applicant is proposing an exterior wall sconce at the front entry and recessed lighting at the front and rear entries. Manufacturer cut-sheets for the proposed exterior building materials and fixtures have been provided by the Applicant and are included in **Attachment A**.

The air conditioning compressors would be located on the roof, towards the rear of building. The Applicant has not indicated any screening of these compressors. The plans identify the refuse and recycling containers to be located within the parking garage, at the rear of the building.

Development of the Subject Property will require the provision of stormwater detention at a volume to accommodate a 100-year storm event assuming 100% impermeable lot coverage, which is allowed under the zoning. The Applicant is working with an engineering firm to address stormwater management and has provided a letter explaining their approach, which currently includes a detention system below the garage floor. The letter from the Applicant's engineer is also included in **Attachment A**. Director of Engineering, James Bernahl, has reviewed their initial approach and has provided the Applicant comments. The Applicant will be required to submit engineering plans when a building permit application is submitted to verify compliance with the Village stormwater regulations.

ZONING RELIEF

Although zoning relief is not the purview of the DRB, it should be noted that one zoning variation for the front yard setback and two special use permits are being requested to allow the development on the Subject Property.

Front Yard Setback. The maximum front yard setback shall be no more than three (3) feet; the Applicant proposes the building to be setback 30'-4" along a portion of the Oak Street property line to accommodate the recessed garage entry.

The purpose of a maximum front yard setback in the commercial districts is to create a more consistent storefront wall as one walks along the street level of a commercial district. Having buildings setback too far from the pedestrian sidewalk breaks up this continuity. However, there may be instances where varying from this requirement may not have a negative impact given the design of the development in the context of the neighborhood and other uses in the immediate vicinity.

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

For reference, the proposed residential units on the second, third, and fourth floors would all have three bedrooms. The Zoning Ordinance requires a minimum of two (2) parking spaces per three-bedroom unit. Therefore, the proposed development requires six (6) off-street parking spaces for the residential units. As currently proposed, the garage would provide six (6) at-grade parking spaces, in compliance with the zoning regulation.

Special Use – Residential Uses in the C-2 General Retail Commercial District. As previously noted, the Applicant has requested a text amendment to the Zoning Ordinance to allow residential uses in the C-2 District on the ground floor that are less than 50 feet from the front street line, as a special use. The Subject Property is located on the fringe of the C-2 District, with mixed-use, multi-family and single-family residential uses in the immediate vicinity. The Applicant's proposed development does not include any commercial space on the ground level. Rather, the proposed plan includes a lobby and driveway/parking for the residential units above, within 50 feet of the front street line.

Currently, residential uses are allowed by right in the C-2 District when located above the ground floor in a commercial building and as a special use when located on the ground floor but 50 feet or more from the front street line.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

DESIGN GUIDELINES

The Village's Design Guidelines provide direction for the style and form of new commercial and mixed-use buildings, as well as multi-family buildings. The Subject Property is located on the far south end of the East/West Elm Street District. In contrast to the retail-oriented character of the district as whole, the area in which the Subject Property is located functions more as a transition between the retail core of the district and the residential and office uses nearby. Given the Subject Property is located in the C-2 District with mixed-use buildings in the immediate area, an excerpt of the Village Design Guidelines, which apply to mixed-use buildings, is included as **Attachment B**. That being said, the Board should keep in mind that the proposed building is indeed a multi-family residential building. The standards in the Guidelines address:

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

RECOMMENDATION

At the September 21, 2023, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed multi-family residential building. After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

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

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

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

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

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

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

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

ATTACHMENTS

Attachment A: Applicant's Application Materials
Attachment B: Design Guidelines Excerpts
Attachment C: Public Correspondence

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 808 Oak Street

Name of Business(es): NA (residential)

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) New 4-story condominium (3 residential units) with enclosed ground floor parking (6 spaces for residents).

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): The site is currently vacant. The proposed 4-story new construction building proposes 3 full-floor residences and 6 enclosed ground floor parking spaces for residences. An internal courtyard approximately 12' by 76'-6" that matches the opening at 812 Oak Street provides a large open light court for residents of both buildings.

I/We hereby certify that as owner (Lessee/Owner) of the property located at 808 Oak Street (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) 808 Oak LLC, Paul Konstant, Primary Contact

ADDRESS see attached, 5300 Golf Road

PHONE NO. 847-967-6115

EMAIL pk@konstantarchitecture.com

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	Konstant Architecture
CONTACT NAME	Paul Konstant
ADDRESS	5300 Gold Road
	Skokie, Illinois 60077
PHONE NO.	847-967-6115
EMAIL	pk@konstantarchitecture.com

Design Approach

The existing vacant lot at 808 Oak Street proved to be an interesting design challenge. The existing site is particularly narrow and the buildings that flank it to either side have two very different aesthetics. This design bridges this gap between the existing buildings while meeting the intent of the village's design guidelines. The vertical louvers along Oak Street provide a continuation of the streetscape and create a mediation point between the differing materials of the flanking buildings. These louvers provide a textural relief along the street that helps the transition of the materials. They also maintain the 0' front yard setback that is required along Oak Street for a continuous street frontage. The greenroof terrace plantings offer relief between the buildings as well as create a natural mediation. The remaining massing of the building is set 13' back from the front property line which meets the requirement that states that the upper floor in the commercial districts should be setback. This provides added light and air to the surrounding buildings and the street itself. The interior courtyard that matches the courtyard of the building to the west provides adequate light and air to the proposed building while being respectful of the surrounding structure. Lastly, the proposed building falls below the 45' maximum building height and the first floor meets the minimum of 14' tall. Given the particular constraints of the site, the proposed building is a completion of the streetscape and will provide great value to the neighborhood.

PLAT OF SURVEY

OF

PARCEL 1: THE WEST 33-1/2 FEET OF LOT 2 OF OWNERS SUBDIVISION OF THE WEST 189 FEET OF THE NORTH 187 FEET OF BLOCK 35 OF CHARLES E. PECK'S SUBDIVISION OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (FEE PARCEL)

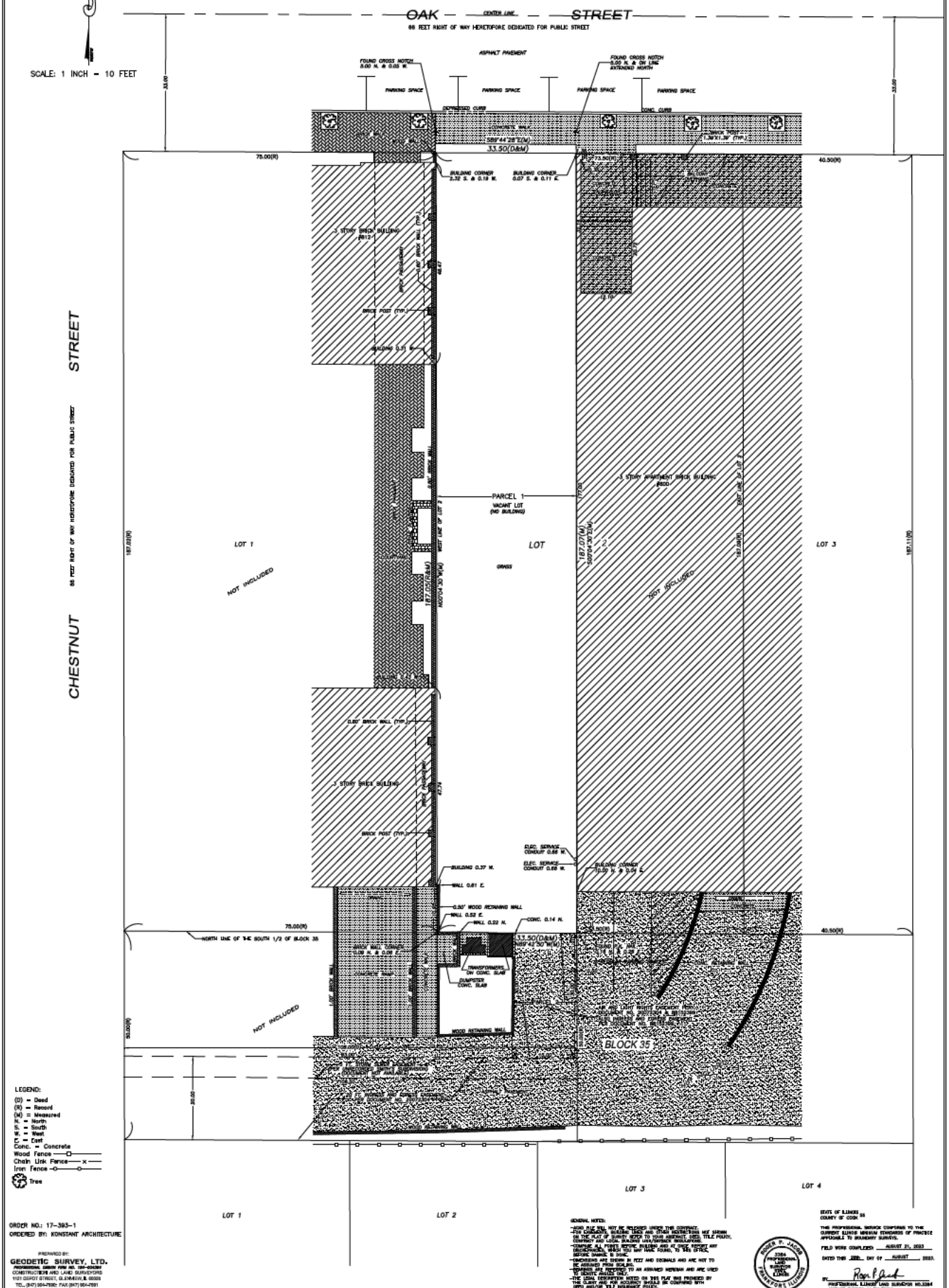
PARCEL 2: THE EAST 15 FEET OF THE WEST 108.0 FEET OF THE NORTH 30 FEET OF THE SOUTH HALF OF BLOCK 35 IN CHARLES E. PECK'S SUBDIVISION OF WINNETKA IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20) (EASEMENT PARCEL)

PIN: 05-20-217-002-0000

COMMONLY KNOWN AS: 808 OAK STREET, WINNETKA, ILLINOIS 60093

TOTAL LAND AREA PARCEL 1: 8,287 SQ.FT.
TOTAL LAND AREA PARCEL 2: 450 SQ.FT.

SCALE: 1 INCH = 10 FEET



LEGEND:
(D) = Deed
(R) = Record
(M) = Measured
N. = North
S. = South
W. = West
E. = East
Conc. = Concrete
Wood Fence
Chain Link Fence
Iron Fence
Tree

ORDER NO.: 17-393-1
ORDERED BY: KONSTANT ARCHITECTURE

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-005884
CONSTRUCTION AND LAND SURVEYORS
1121 DEPOT STREET, GLENVIEW, IL 60025
TEL. (847) 864-7880 FAX (847) 864-7881

GENERAL NOTES:
- ...SED FOR SALE, MAY NOT BE RELEASED UNDER THIS CONTRACT.
- ...FOR LOCATIONS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LAW/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES. IF ANY SHOULD BE FOUND, TO THIS OFFICE BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT. ACCURACY SHOULD BE CONFIRMED WITH DEED AND/OR TITLE INSURANCE POLICY.

ROGER P. VACHA
3364
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS

STATE OF ILLINOIS }ss
COUNTY OF COOK }

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED AUGUST 21, 2023

DATED THIS 23RD DAY OF AUGUST 2023.

BY: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3364
LICENSE EXPIRES 11/30/2024


808 Oak Street-
THE SITE IS VACANT

South Side of Oak Street



794 Oak



800 Oak



808 Oak
The Site is Vacant



812 Oak

North Side of Oak Street



501 Chestnut,
813 Oak



809-811 Oak



801 Oak



Neighboring Buildings on Oak Street


at&t






812
BAIRD


812
OAK
812
OAK
BAIRD
STOP


STOP
jimoto
811
811


jimoto
811
809
2 HR PARKING 8:00 AM TO 6:00 PM



812 Oak Details






812
OAK
812
OAK


812

















800 Oak Details



Rear Views






812









A New Construction for Residences at

808 Oak Street

Winnetka, IL

Date: 09.15.23

DRAWING CONTENTS:

A 0.0 Index Sheet - Site Plan & Notes

Architectural Drawings:
Prepared by: Konstant Architecture & Planning
Contact info: Thomas E. Lybrook P: 847.967.6115
License #: 001-014820

A 1.0 Basement Plan
A 1.1 Ground Level Floor Plan
A 1.2 Second Floor Plan
A 1.3 Third and Fourth Floor Plan
A 1.4 Roof Plan

A 2.0 North Elevation
A 2.1 South Elevation
A 2.2 West Courtyard Elevation
A 2.3 West Entry Elevation

E 1.0 Ground Floor Electrical Plan

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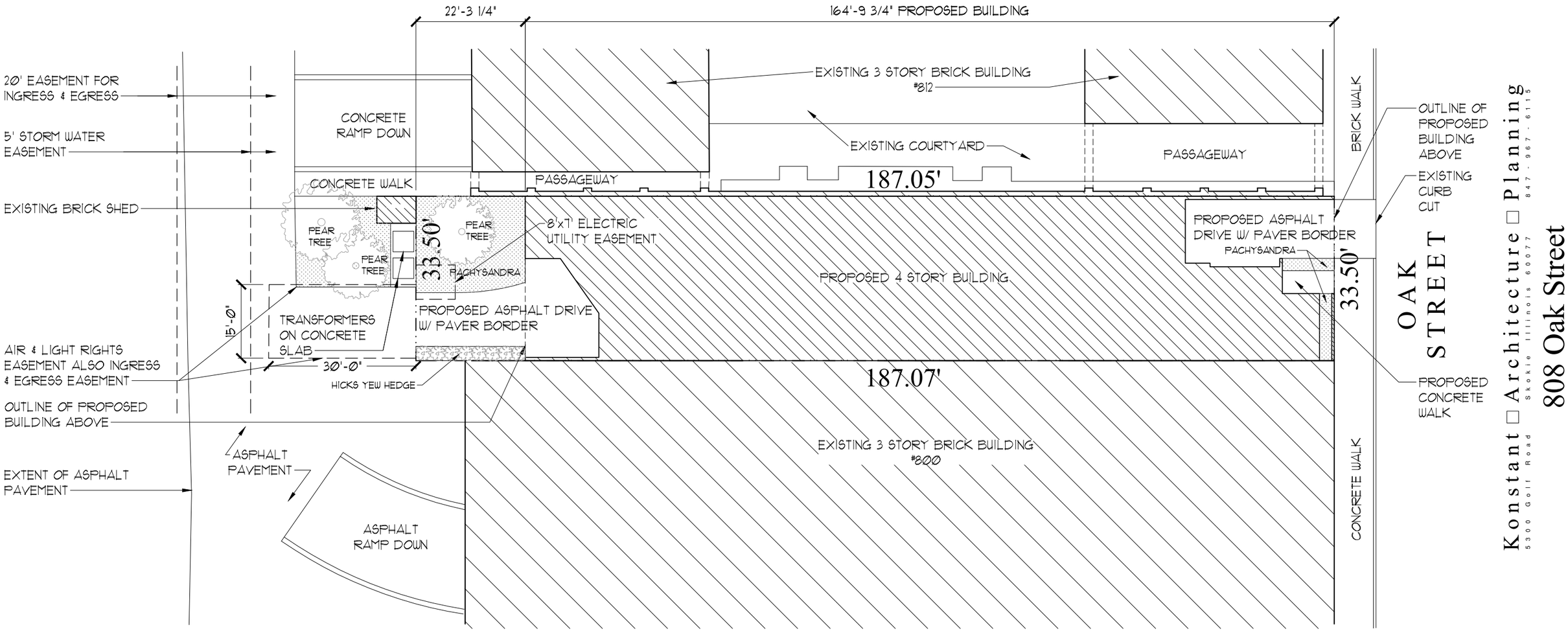
5300 Golf Road Skokie Illinois 60077 847 - 967 - 6115

808 Oak Street
Winnetka, IL

Job No: 1805

Date: 09.15.23



Proposed Site Plan

1"=20'-0"

OAK STREET

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A0.0

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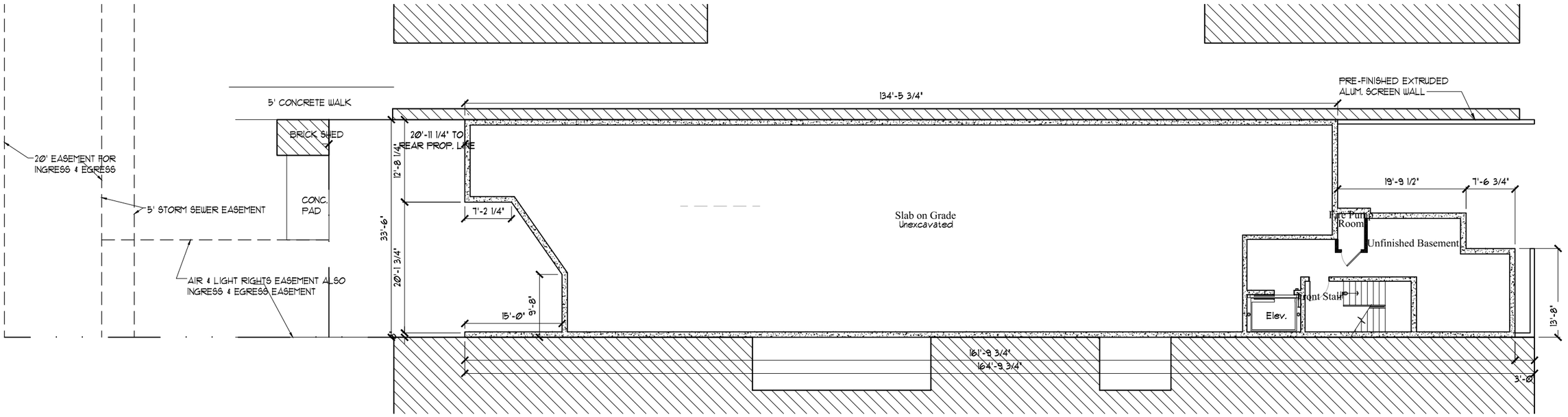

Basement Plan
1/16" = 1'-0"

WALL TYPES:

DESCRIPTION

W-1 EXTERIOR STAIR WALL (2 HR. FIRE RATED & LOAD BEARING)- 10" THICK PRECAST INSULATED COMPOSITE LOAD BEARING WALL PANELS (1.5T" R-13.5 PHENOLIC INSULATION)

W-2 EXTERIOR NORTH STAIR WALL: 10" THICK PRECAST INSULATED COMPOSITE LOAD BEARING WALL PANELS (R-13.5) WITH "RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT WALL PANELS ON METAL FRAMING DECOUPLED FROM THE STRUCTURE WITH ATTACHMENT OVER SELF-ADHERED (WRB) AND AIR BARRIER MEMBRANE

W-3 EXTERIOR UNIT WALL (2 HR. FIRE RATED & LOAD BEARING): 8" THICK PRECAST LOAD BEARING WALL PANELS WITH INTERIOR BUILD-OUT: 5/8" THICK GYPSUM BOARD ON 3 5/8" METAL STUD FRAMING, 16" O.C. WITH R-20 CLOSED CELL SPRAY FOAM INSULATION IN STUD CAVITIES

W-4 INTERIOR STAIR WALL: 8" THICK PRECAST LOAD BEARING WALL PANELS WITH INTERIOR BUILD-OUT: 5/8" THICK GYPSUM BOARD ON 1 5/8" METAL STUD FRAMING, 16" O.C.

W-5 8" THICK PRECAST LOAD BEARING WALL PANELS WITH "RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT WALL PANELS ON METAL FRAMING DECOUPLED FROM THE STRUCTURE WITH ATTACHMENT OVER SELF-ADHERED (WRB) AND AIR BARRIER MEMBRANE

W-6 EXTERIOR UNIT WALL (NON-FIRE RATED): "RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT WALL PANELS ON METAL FRAMING DECOUPLED FROM STRUCTURE WITH ATTACHMENT BRACKETS OVER SELF-ADHERED (WRB) AND AIR BARRIER MEMBRANE ON 5/8" THICK EXTERIOR GYPSUM BOARD

W-7 INTERIOR STAIR AND ELEVATOR SHAFT WALL (2 HR. FIRE RATED): (2) LAYERS 5/8" THICK GYPSUM BOARD EACH SIDE OF 3⅝", 25 GA. METAL STUD FRAMING, 16" O.C. WITH 3½" MINERAL WOOL INSULATION IN STUD CAVITITES

W-8 TYPICAL INTERIOR PARTITION: 5/8" THICK GYPSUM BOARD EACH FACE OF 3⅝", 25 GA. METAL STUDS, 16" O.C.

W-9: TYPICAL INTERIOR PARTITION WITH ACOUSTICAL INSULATION:

W-10 INTERIOR MECHANICAL ROOM PARTITION (1 HR. FIRE RATED): 5/8" THICK GYPSUM BOARD EACH FACE OF 3⅝", 25 GA. METAL STUDS, 16" O.C. WITH 3½" MINERAL WOOL INSULATION IN STUD CAVITIES

W-11 PREFINISHED THERMAL BROKEN ALUMINUM DOOR, WINDOW, AND WALL SYSTEMS WITH LOW E INSULATED GLASS AS MANUFACTURED BY 'ELVIAL'

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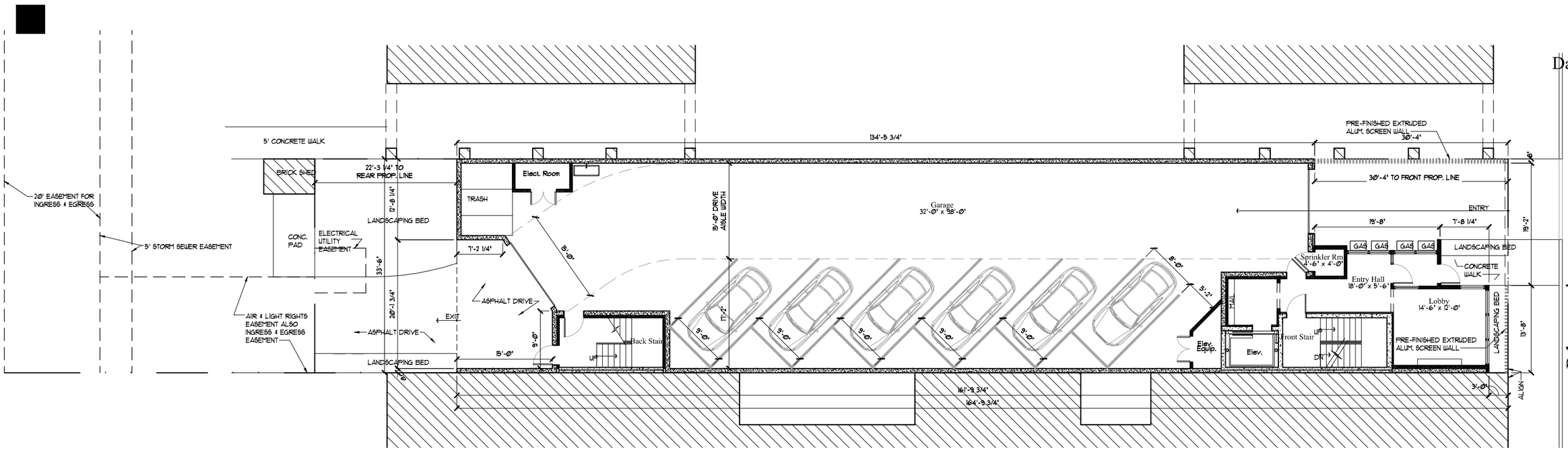
Job No: 1805



Ground Level Floor Plan
1/16" = 1'-0"

Date: 09.15.23

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808 Oak Street
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10" THICK PRECAST INSULATED COMPOSITE LOAD BEARING
WALL PANELS (1.5T" R-13.5 PHENOLIC INSULATION)

W-2 EXTERIOR NORTH STAIR WALL:
10" THICK PRECAST INSULATED COMPOSITE LOAD BEARING
WALL PANELS (R-13.5) WITH "RIEDER" 13mm GLASS FIBER REINFORCED
CONCRETE CLOSED JOINT WALL PANELS ON METAL FRAMING
DECOUPLED FROM THE STRUCTURE WITH ATTACHMENT OVER
SELF-ADHERED (WRB) AND AIR BARRIER MEMBRANE

W-3 EXTERIOR UNIT WALL (2 HR. FIRE RATED & LOAD BEARING):
8" THICK PRECAST LOAD BEARING WALL PANELS
WITH INTERIOR BUILD-OUT: 5/8" THICK GYPSUM BOARD
ON 3 5/8" METAL STUD FRAMING, 16" O.C. WITH
R-20 CLOSED CELL SPRAY FOAM INSULATION IN STUD CAVITIES

W-4 INTERIOR STAIR WALL:
8" THICK PRECAST LOAD BEARING WALL PANELS
WITH INTERIOR BUILD-OUT: 5/8" THICK GYPSUM BOARD
ON 1 5/8" METAL STUD FRAMING, 16" O.C.

W-5 8" THICK PRECAST LOAD BEARING WALL PANELS WITH
"RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT
WALL PANELS ON METAL FRAMING DECOUPLED FROM THE STRUCTURE
WITH ATTACHMENT OVER SELF-ADHERED (WRB) AND AIR
BARRIER MEMBRANE

W-6 EXTERIOR UNIT WALL (NON-FIRE RATED):
"RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT
WALL PANELS ON METAL FRAMING DECOUPLED FROM STRUCTURE WITH
ATTACHMENT BRACKETS OVER SELF-ADHERED (WRB) AND AIR
BARRIER MEMBRANE ON 5/8" THICK EXTERIOR GYPSUM BOARD

W-7 INTERIOR STAIR AND ELEVATOR SHAFT WALL (2 HR. FIRE RATED):
(2) LAYERS 5/8" THICK GYPSUM BOARD EACH SIDE OF $3\frac{5}{8}$", 25 GA.
METAL STUD FRAMING, 16" O.C. WITH $3\frac{1}{2}$" MINERAL WOOL INSULATION IN
STUD CAVITITES

W-8 TYPICAL INTERIOR PARTITION:
5/8" THICK GYPSUM BOARD EACH FACE OF $3\frac{5}{8}$", 25 GA. METAL STUDS,
16" O.C.

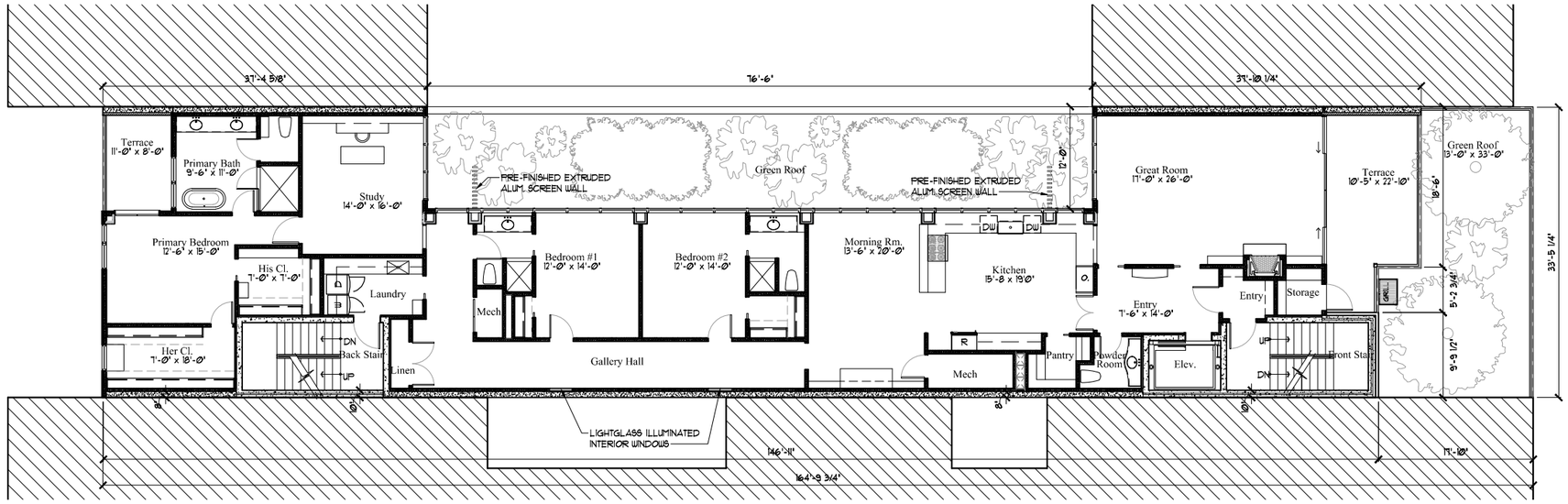
W-9: TYPICAL INTERIOR PARTITION WITH ACOUSTICAL INSULATION:

W-10 INTERIOR MECHANICAL ROOM PARTITION (1 HR. FIRE RATED):
5/8" THICK GYPSUM BOARD EACH FACE OF $3\frac{5}{8}$", 25 GA. METAL STUDS,
16" O.C. WITH $3\frac{1}{2}$" MINERAL WOOL INSULATION IN STUD CAVITIES

W-11 PREFINISHED THERMAL BROKEN ALUMINUM DOOR, WINDOW, AND WALL
SYSTEMS WITH LOW E INSULATED GLASS AS MANUFACTURED BY
'ELVIAL'

A1.1
Job No: 1805

Date: 09.15.23



Second Floor Plan
1/16" = 1'-0"

WALL TYPES:

DESCRIPTION

W-1 EXTERIOR STAIR WALL (2 HR. FIRE RATED & LOAD BEARING)- 10" THICK PRECAST INSULATED COMPOSITE LOAD BEARING WALL PANELS (1.5T" R-13.5 PHENOLIC INSULATION)

W-2 EXTERIOR NORTH STAIR WALL: 10" THICK PRECAST INSULATED COMPOSITE LOAD BEARING WALL PANELS (R-13.5) WITH "RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT WALL PANELS ON METAL FRAMING DECOUPLED FROM THE STRUCTURE WITH ATTACHMENT OVER SELF-ADHERED (WRB) AND AIR BARRIER MEMBRANE

W-3 EXTERIOR UNIT WALL (2 HR. FIRE RATED & LOAD BEARING): 8" THICK PRECAST LOAD BEARING WALL PANELS WITH INTERIOR BUILD-OUT: 5/8" THICK GYPSUM BOARD ON 3 5/8" METAL STUD FRAMING, 16" O.C. WITH R-20 CLOSED CELL SPRAY FOAM INSULATION IN STUD CAVITIES

W-4 INTERIOR STAIR WALL: 8" THICK PRECAST LOAD BEARING WALL PANELS WITH INTERIOR BUILD-OUT: 5/8" THICK GYPSUM BOARD ON 1 5/8" METAL STUD FRAMING, 16" O.C.

W-5 8" THICK PRECAST LOAD BEARING WALL PANELS WITH "RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT WALL PANELS ON METAL FRAMING DECOUPLED FROM THE STRUCTURE WITH ATTACHMENT OVER SELF-ADHERED (WRB) AND AIR BARRIER MEMBRANE

W-6 EXTERIOR UNIT WALL (NON-FIRE RATED): "RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT WALL PANELS ON METAL FRAMING DECOUPLED FROM STRUCTURE WITH ATTACHMENT BRACKETS OVER SELF-ADHERED (WRB) AND AIR BARRIER MEMBRANE ON 5/8" THICK EXTERIOR GYPSUM BOARD

W-7 INTERIOR STAIR AND ELEVATOR SHAFT WALL (2 HR. FIRE RATED): (2) LAYERS 5/8" THICK GYPSUM BOARD EACH SIDE OF $3\frac{5}{8}$", 25 GA. METAL STUD FRAMING, 16" O.C. WITH $3\frac{1}{2}$" MINERAL WOOL INSULATION IN STUD CAVITITES

W-8 TYPICAL INTERIOR PARTITION: 5/8" THICK GYPSUM BOARD EACH FACE OF $3\frac{5}{8}$", 25 GA. METAL STUDS, 16" O.C.

W-9: TYPICAL INTERIOR PARTITION WITH ACOUSTICAL INSULATION:

W-10 INTERIOR MECHANICAL ROOM PARTITION (1 HR. FIRE RATED): 5/8" THICK GYPSUM BOARD EACH FACE OF $3\frac{5}{8}$", 25 GA. METAL STUDS, 16" O.C. WITH $3\frac{1}{2}$" MINERAL WOOL INSULATION IN STUD CAVITIES

W-11 PREFINISHED THERMAL BROKEN ALUMINUM DOOR, WINDOW, AND WALL SYSTEMS WITH LOW E INSULATED GLASS AS MANUFACTURED BY 'ELVIAL'

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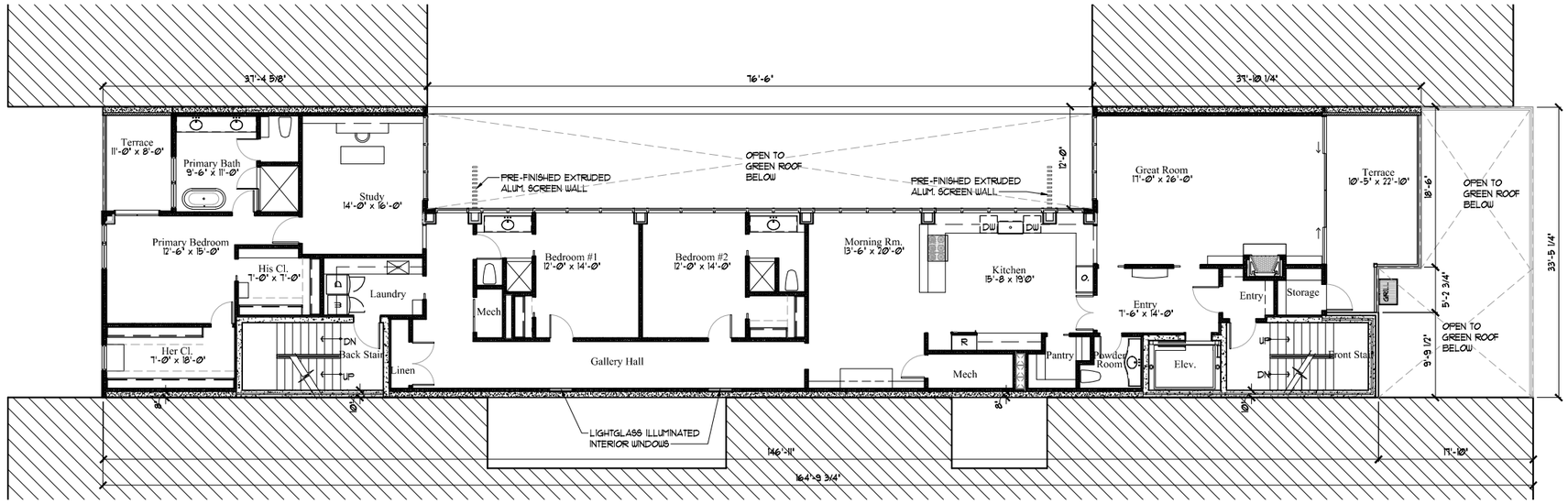
808 Oak Street
Winnetka, IL

A1.2
Job No: 1805

Date: 09.15.23



Third and Fourth Floor Plan
1/16" = 1'-0"

WALL TYPES:

DESCRIPTION

W-1 EXTERIOR STAIR WALL (2 HR. FIRE RATED & LOAD BEARING)-
10" THICK PRECAST INSULATED COMPOSITE LOAD BEARING
WALL PANELS (1.5T" R-13.5 PHENOLIC INSULATION)

W-2 EXTERIOR NORTH STAIR WALL:
10" THICK PRECAST INSULATED COMPOSITE LOAD BEARING
WALL PANELS (R-13.5) WITH "RIEDER" 13mm GLASS FIBER REINFORCED
CONCRETE CLOSED JOINT WALL PANELS ON METAL FRAMING
DECOUPLED FROM THE STRUCTURE WITH ATTACHMENT OVER
SELF-ADHERED (WRB) AND AIR BARRIER MEMBRANE

W-3 EXTERIOR UNIT WALL (2 HR. FIRE RATED & LOAD BEARING):
8" THICK PRECAST LOAD BEARING WALL PANELS
WITH INTERIOR BUILD-OUT: 5/8" THICK GYPSUM BOARD
ON 3 5/8" METAL STUD FRAMING, 16" O.C. WITH
R-20 CLOSED CELL SPRAY FOAM INSULATION IN STUD CAVITIES

W-4 INTERIOR STAIR WALL:
8" THICK PRECAST LOAD BEARING WALL PANELS
WITH INTERIOR BUILD-OUT: 5/8" THICK GYPSUM BOARD
ON 1 5/8" METAL STUD FRAMING, 16" O.C.

W-5 8" THICK PRECAST LOAD BEARING WALL PANELS WITH
"RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT
WALL PANELS ON METAL FRAMING DECOUPLED FROM THE STRUCTURE
WITH ATTACHMENT OVER SELF-ADHERED (WRB) AND AIR
BARRIER MEMBRANE

W-6 EXTERIOR UNIT WALL (NON-FIRE RATED):
"RIEDER" 13mm GLASS FIBER REINFORCED CONCRETE CLOSED JOINT
WALL PANELS ON METAL FRAMING DECOUPLED FROM STRUCTURE WITH
ATTACHMENT BRACKETS OVER SELF-ADHERED (WRB) AND AIR
BARRIER MEMBRANE ON 5/8" THICK EXTERIOR GYPSUM BOARD

W-7 INTERIOR STAIR AND ELEVATOR SHAFT WALL (2 HR. FIRE RATED):
(2) LAYERS 5/8" THICK GYPSUM BOARD EACH SIDE OF $3\frac{5}{8}$", 25 GA.
METAL STUD FRAMING, 16" O.C. WITH $3\frac{1}{2}$" MINERAL WOOL INSULATION IN
STUD CAVITITES

W-8 TYPICAL INTERIOR PARTITION:
5/8" THICK GYPSUM BOARD EACH FACE OF $3\frac{5}{8}$", 25 GA. METAL STUDS,
16" O.C.

W-9: TYPICAL INTERIOR PARTITION WITH ACOUSTICAL INSULATION:

W-10 INTERIOR MECHANICAL ROOM PARTITION (1 HR. FIRE RATED):
5/8" THICK GYPSUM BOARD EACH FACE OF $3\frac{5}{8}$", 25 GA. METAL STUDS,
16" O.C. WITH $3\frac{1}{2}$" MINERAL WOOL INSULATION IN STUD CAVITIES

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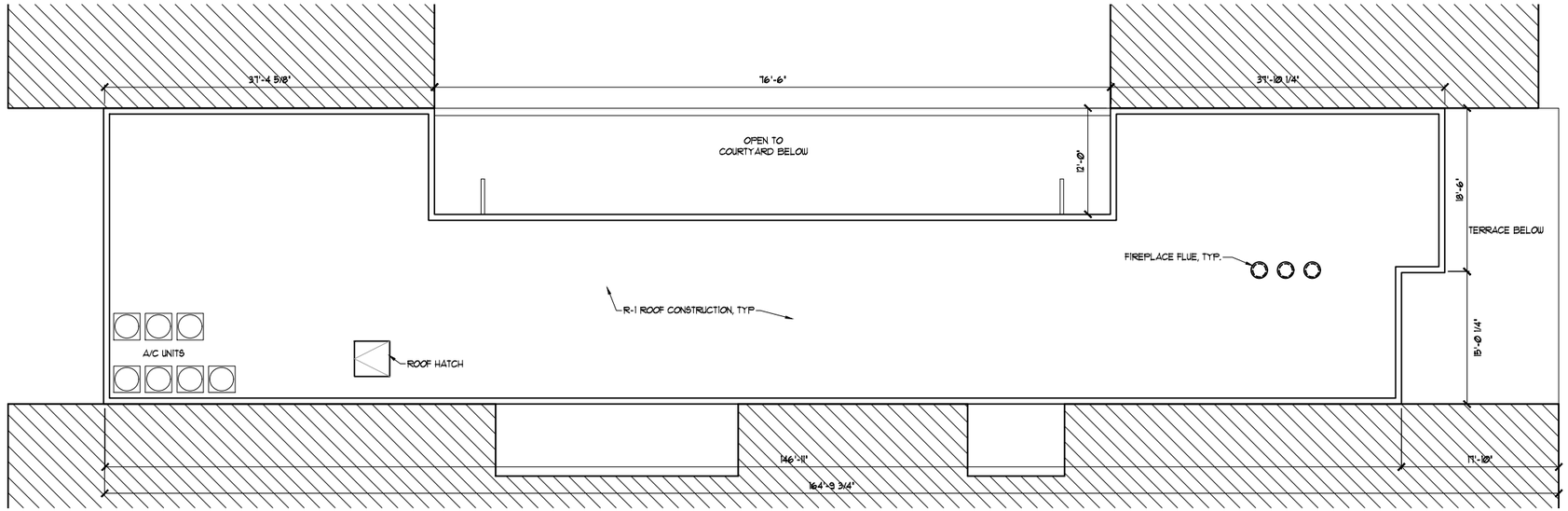
Job No: 1805



Roof Plan
1/16" = 1'-0"

Date: 09.15.23

ROOF CONSTRUCTION:

DESCRIPTION

R-1 TYPICAL ROOF CONSTRUCTION
- 60-MILL FULLY ADHERED SINGLE PLY T.P.O. ROOF MEMBRANE SYSTEM
- 1/4" THICK COVER BOARD
- 3 LAYER POLYISO INSULATION BOARDS WITH STAGGERED JOINTS 8.4" THICK (R-49 MIN). WITH TOP LAYER TAPERED (1/4" /FT.)
- 8" P.C. CONCRETE STRUCTURAL DECK

R-2 TYPICAL ROOF CONSTRUCTION
- GROWTH MEDIA WITH 4"-8" SOIL DEPTH
- 'MIRADRAIN G4' OR EQUAL COMPOSITE FILTER FABRIC, WATER RETENTION AND DRAINAGE BOARD
- 40 MIL ROOT BARRIER
- 3 LAYER 'XPS' RIGID INSULATION BOARDS W/ STAGGERED JOINTS 9" THICK (R-49 MIN.)
- 60-MIL FULLY ADHERED SINGLE PLY T.P.O. ROOF MEMBRANE SYSTEM
- SLOPPED CONCRETE TOPPING (1/4"/FT.) TO ROOF DRAINS
- 8" P.C. CONCRETE STRUCTURAL DECK

RT-1 ROOF TERRACE: UNINSULATED
- 2cm PORCELAIN PAVERS
- ADJUSTABLE PAVER SUPPORT PEDESTALS
- 1/8" THICK PROTECTION BOARD
- 60-MIL FULLY ADHERED SINGLE PLY TPO ROOF MEMBRANE
- SLOPED CONCRETE (1/4"/FT.) TO ROOF DRAINS
- 6" THICK P.C. CONCRETE STRUCTURAL DECK

RT-3 TYPICAL GREEN ROOF: 'EXTENSIVE' MEDIUM DEPTH SYSTEM-UNINSULATED)
- GROWTH MEDIA WITH 4"-8" OIL DEPTH
- 'MIRADRAIN G4 OR EQUAL COMPOSITE FILTER FABRIC, WATER RETENTION AND DRAINAGE BOARD
- 40 MIL ROOT BARRIER
- 1/8" THICK PROTECTION BOARD
- 60 MIL FULLY ADHERED T.P.O. ROOF MEMBRANE SYSTEM
- SLOPED CONCRETE TOPPING (1/4"/FT.) TO ROOF DRAINS

8" P.C. CONCRETE STRUCTURAL DECK

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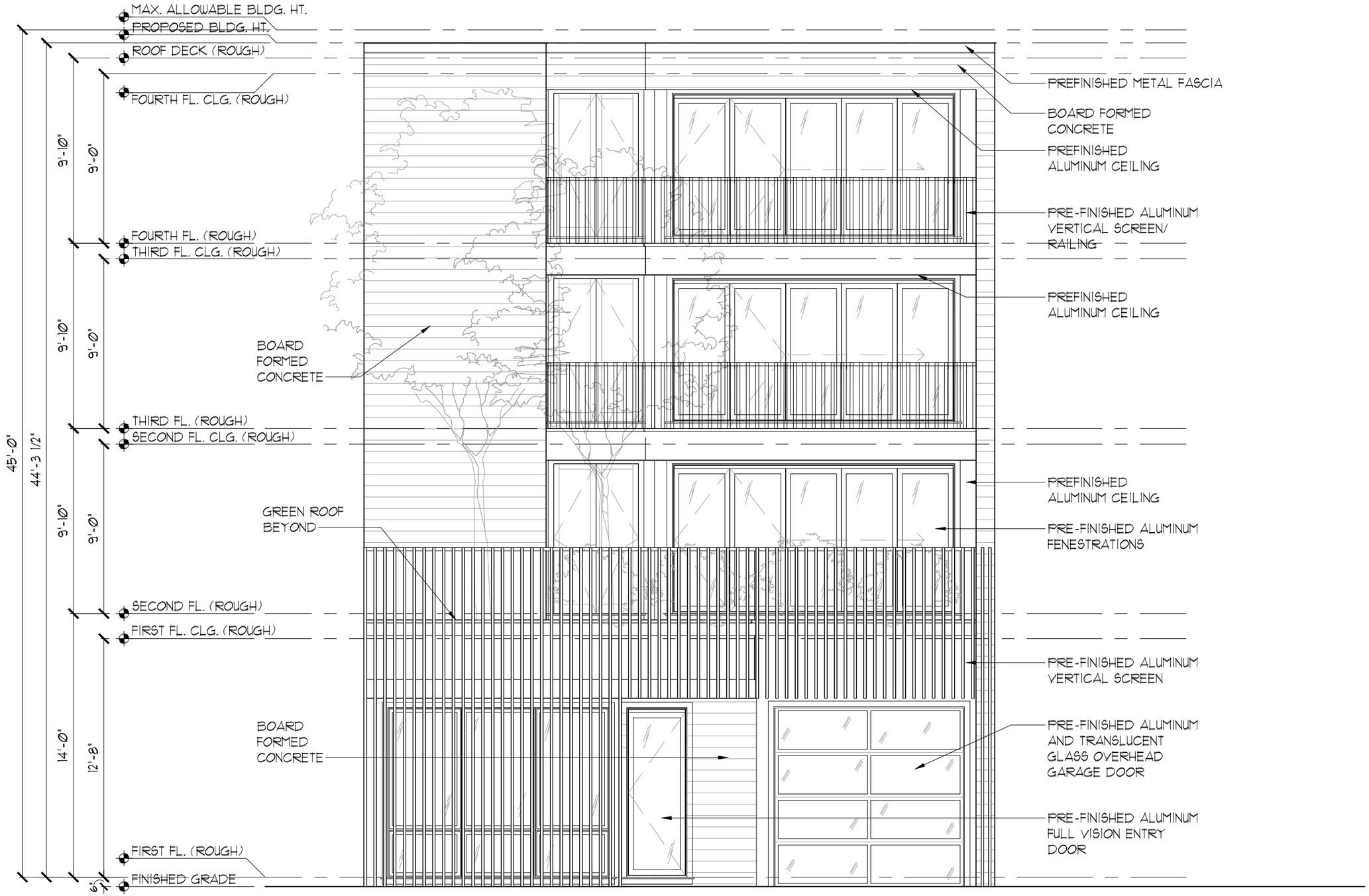

North Elevation

3/16"=1'-Ø"

Date: 09.15.23

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Job No: 1805



South Elevation

3/16"=1'-Ø"

Date: 09.15.23

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Winnetka, IL

A2.1
Job No: 1805

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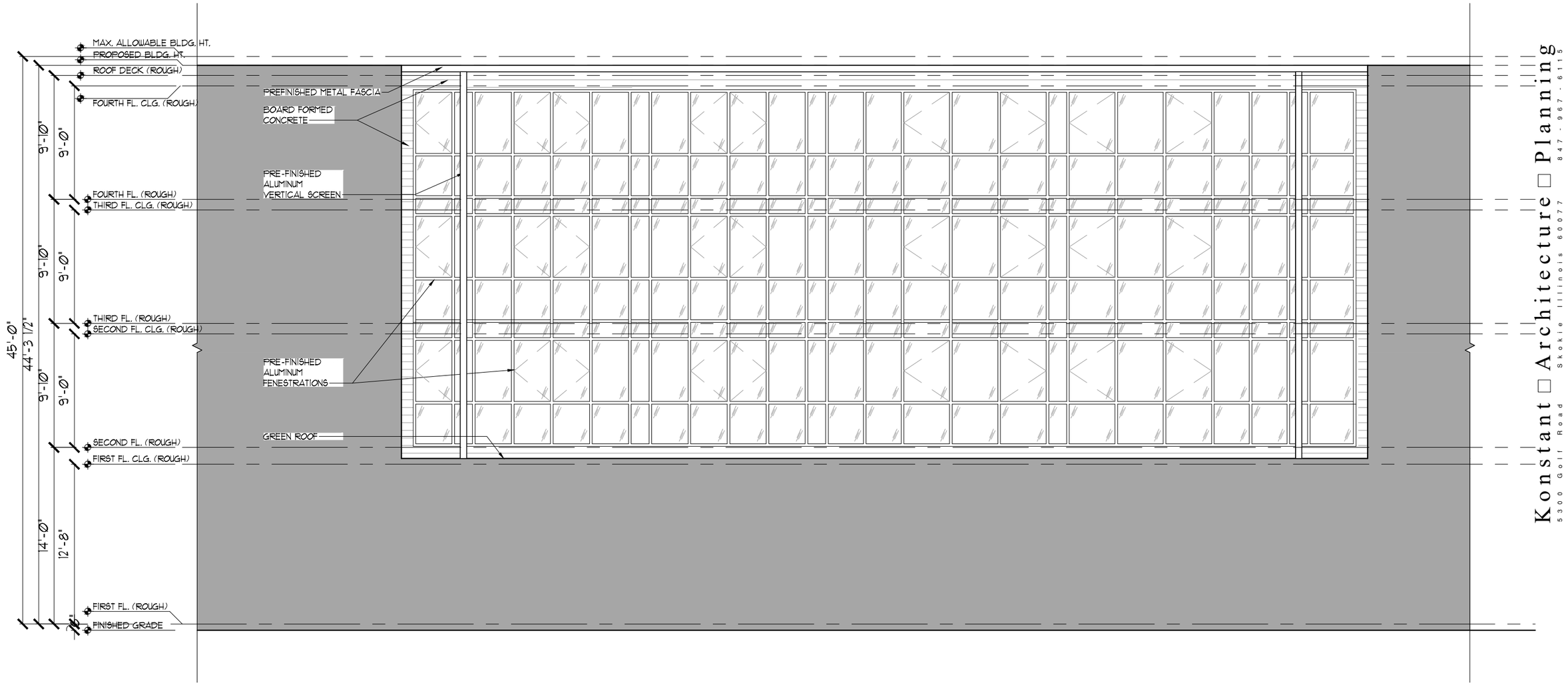

West Courtyard Elevation

1/8"=1'-Ø"

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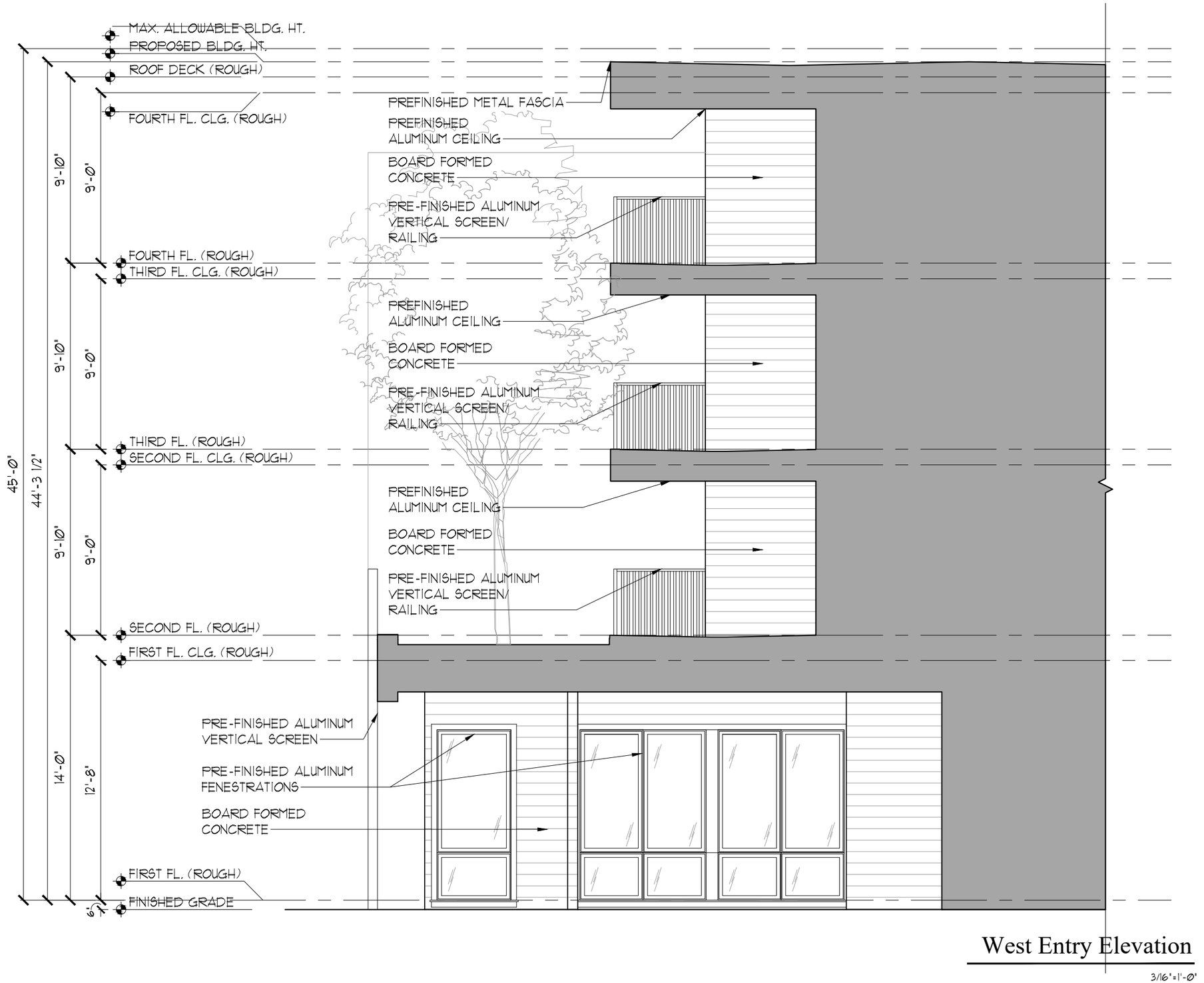
Winnetka, IL

A2.2
Job No: 1805



West Entry Elevation

3/16"=1'-Ø"

Date: 09.15.23

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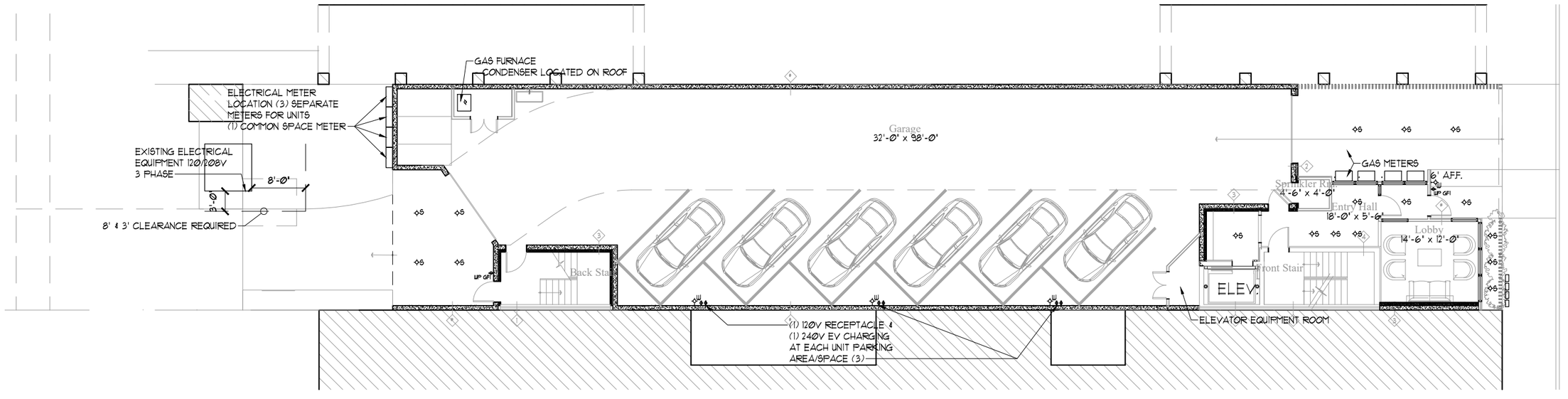
Winnetka, IL

A2.3
Job No: 1805

Date: 09.15



ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
	LUTRON DESIGNER 15 AMP, 125 V. AC, 3 WIRE, TAMPER RESISTANT DUPLEX RECEPTACLE SATIN WITH GUARD, SATIN SCREW LESS PLASTIC COVER PLATE
GFI	LEVITON 20 AMP, 125 V. AC, WEATHER AND TAMPER RESISTANT, GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE MTH
	LEVITON 250 V. AC, RECEPTACLE (VERIFY BLADE CONFIGURATION AND AMPERAGE W. APPLIANCE SUPPLIER)
S	SURFACE-MOUNTED LIGHT FIXTURE - OWNER FURNISHED, CONTRACTOR-INSTALLED (SEE NOTE "S" AND "C")
W	WALL-MOUNTED LIGHT FIXTURE - OWNER-FURNISHED, CONTRACTOR-INSTALLED (SEE NOTE "S")

NORTH

Ground Level Electrical Floor Plan

1/16" = 1'-0"

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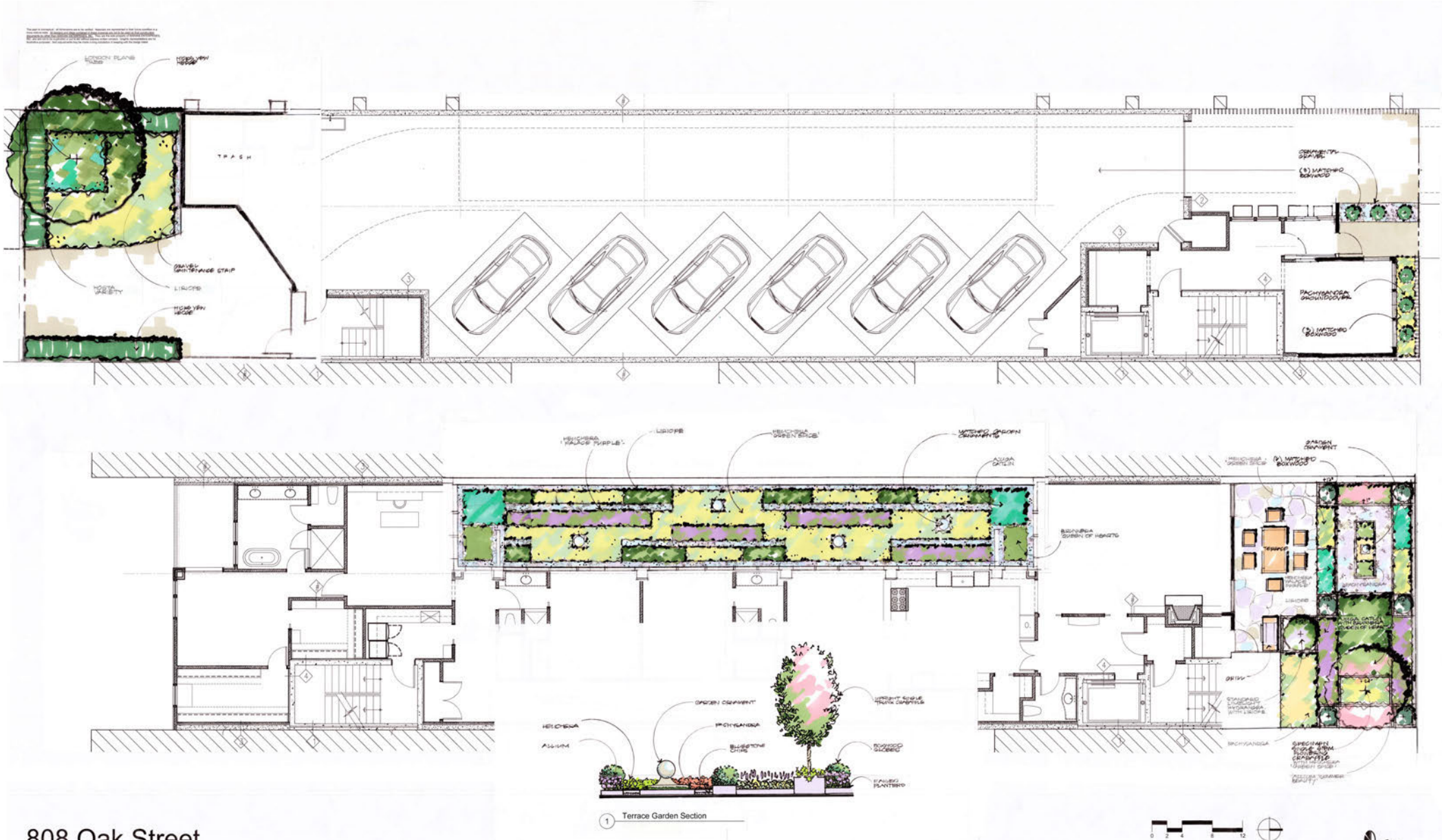
808 Oak Street

E1.0

Job No: 1



808 Oak Street

808 Oak Street, Winnetka, IL 60093

Project No: 23052

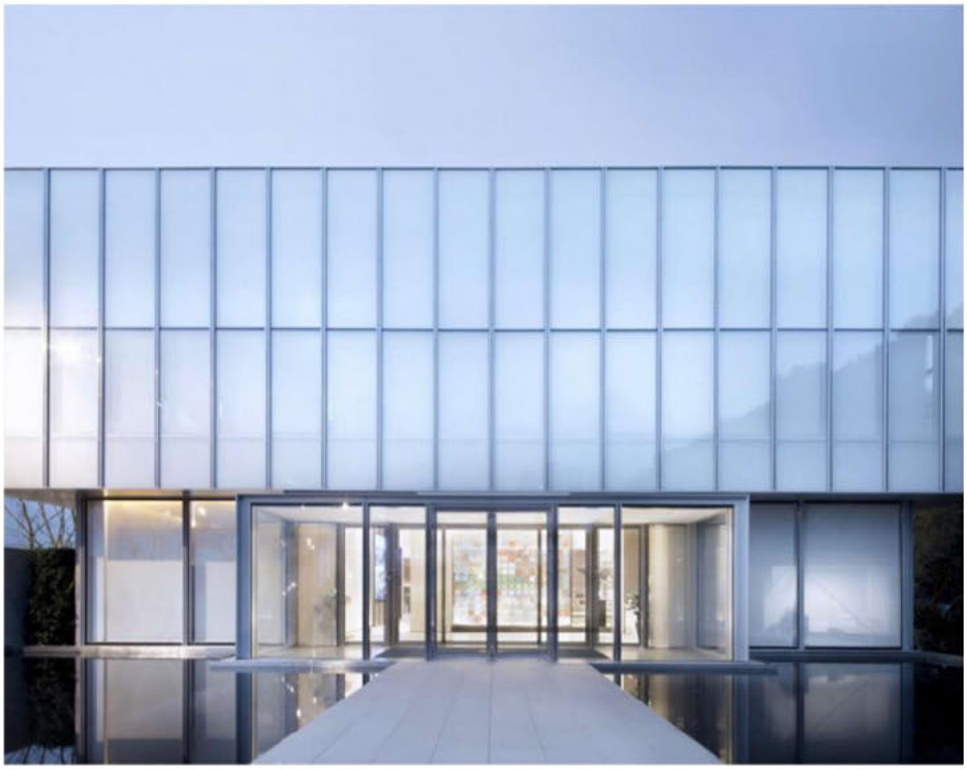
MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.com

Exterior Finish Materials

Fenestrations:



Prefinished Aluminum Curtain wall w/ Low Iron Glazing



Exterior Wall Finish: Board Formed Concrete



Decorative Aluminum Screen/Railings: Prefinished Aluminum Vertical Screen in Bone White





Exterior Lighting Wall Sconce:



Technical characteristics

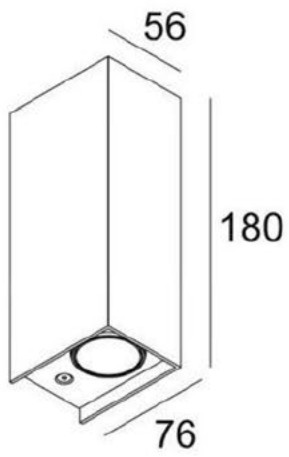
Mono II Down-Up Led 930: 2 x (LED 7,1W / CRI>90 / 3000K / 812lm)

IP54

Energy Class: E

Further info from manufacturer on MONO II | LED Outdoor wall Lamp Delta Light

Dimensions



Exterior Lighting Recessed:

TRIM: **FLR-W** - SEAMLESS SERIES™ / FLANGED ROUND

4" TRIM, 1 3/4" APERTURE FOR WOOD/STONE/ACOUSTIC TILE/SHEETROCK CEILING APPLICATIONS

Project Name	
Date	Type
Prepared By	
Comments	
Catalog # **FLR – W –** /	

N° eight LIGHTING

526 Portal Street
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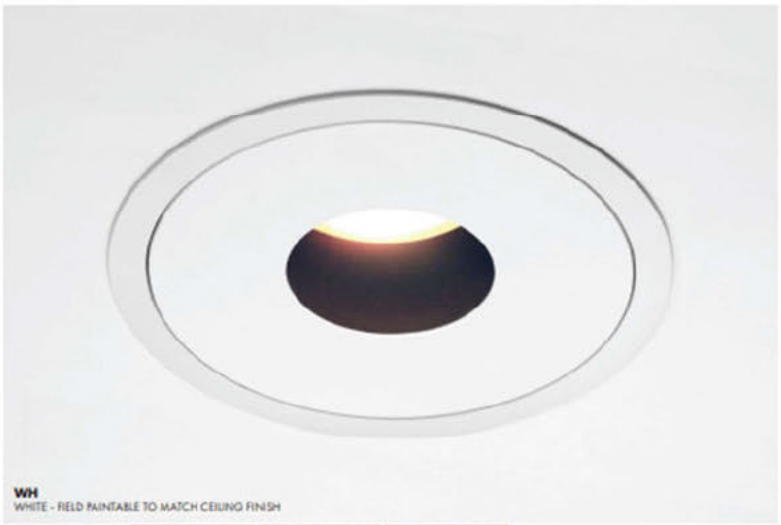

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August 8, 2023

Village of Winnetka
510 Green Bay Road
Winnetka, IL. 60093

Re: 808 Oak Street - Winnetka, IL.
Stormwater Management

To whom it may concern,

The stormwater runoff for the development shall be collected via roof drains. The roof drains shall be routed and connected to an oversized pipe system, arched chamber system, or concrete vault system to provide the required stormwater detention volume. The detention system shall be located below the garage floor. The stormwater runoff will be restricted prior to a connection to the public storm sewer located on the south side of Oak Street.

If you have any questions or require any additional information, please contact our office.

Very Truly Yours,

[redacted]

Douglas M. White, P.E.
Vice President of Engineering Services
Greengard, Inc.

BARTNELL LTD

2 NORTHFIELD PLAZA, SUITE 315
570 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093-1294

PHILLIP PRASSAS
PHILLIP A. COURI
PHONE (847) 446-7372
FAX (847) 501-4858
pac@courilaw.com

August 16, 2023

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

RE: Paul Konstant purchaser of 808 Oak, Winnetka

To Whom it may concern:

Please be advised that the undersigned is a partner of Bartnell Ltd ("Bartnell") and that Paul Konstant intends to purchase the property at 808 Oak Street Winnetka, Illinois from Bartnell pending approval for the project from the Village of Winnetka.

Bartnell is the current owner of the property and grants Paul Konstant, as agent for 808 Oak, LLC, the right to pursue approvals for achieving the approvals to move forward with his 3-unit residential condominium building including without limitattion: Certificate of Appropriateness, Zoning Variation and a Special Use Permit.

Mr. Konstant will be your point person for these matters.

Sincerely,

[redacted]

Phillip A. Couri

The Village of

Winnetka

Design Guidelines

Amendments

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



Village of Winnetka Design Guidelines

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Introduction

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

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

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

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

Village Character

East/West Elm Street District

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



Figure 1

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



Figure 2

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



Figure 3

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

Hubbard Woods

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

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

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



Figure 4



Figure 5



Figure 6

Indian Hill

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

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



Figure 7



Figure 8

General Guidelines Intent

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

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

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

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

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

Design Guidelines

Building and Architecture

I. Contextual Design

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

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

II. Uses

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

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

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

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

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

III. Historic Buildings & Building Elements

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



Figure 9



Figure 10



Figure 11



Figure 12

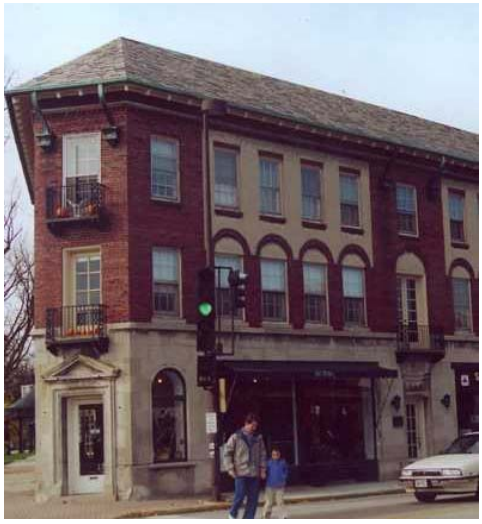

Figure 13

IV. Style(s)

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

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



Figure 14 English Tudor

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



Figure 15 English Tudor

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



Figure 16 Georgian

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

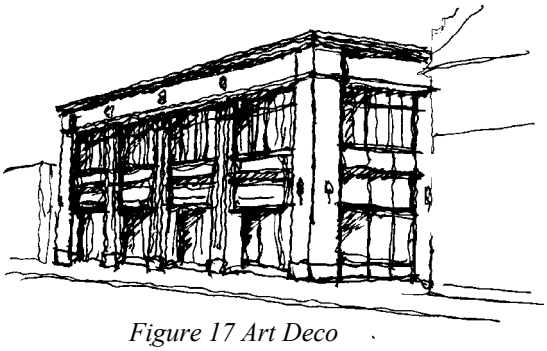

Figure 17 Art Deco

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



Figure 18 Dutch Colonial

V. Building Mass

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



Figure 19 Contemporary

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

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

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

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

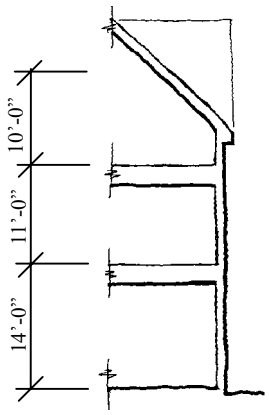

Figure 20

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

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

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

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

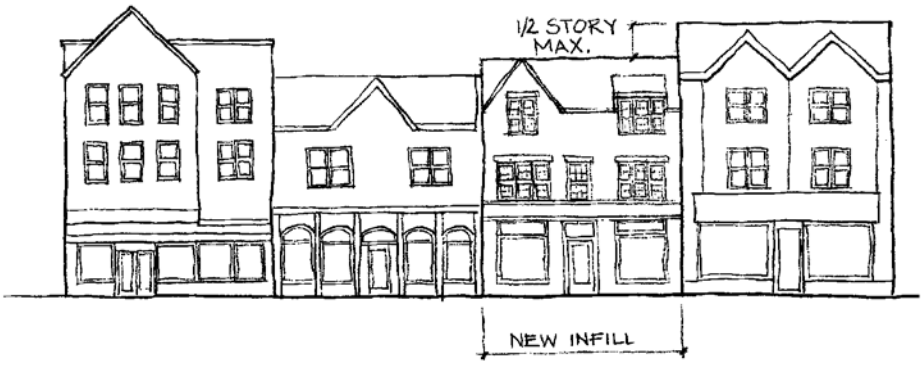

Figure 21

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

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

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

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

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

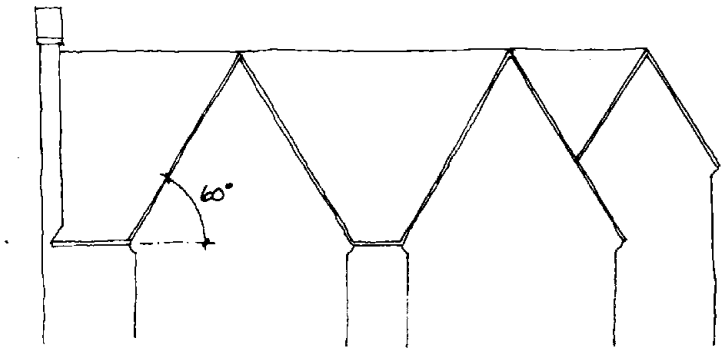

Figure 22

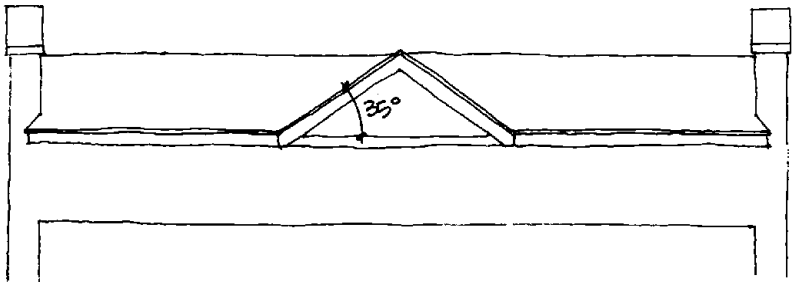

Figure 23

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

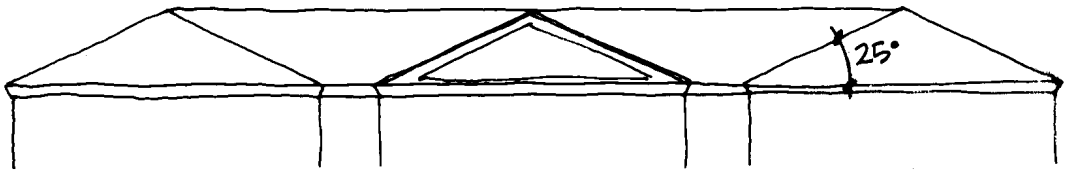

Figure 24

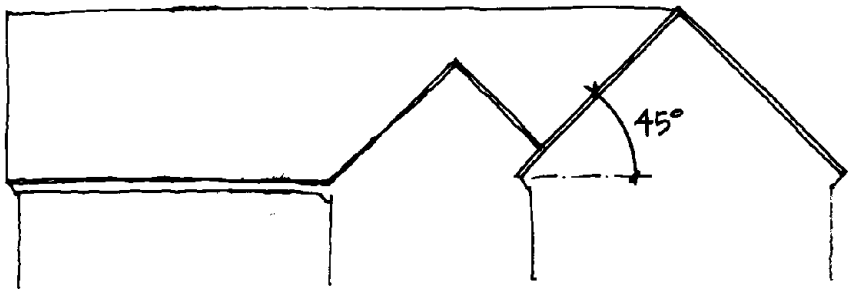

Figure 25

VI. Proportion/Scale

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

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

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



Figure 26

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

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

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

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

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

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

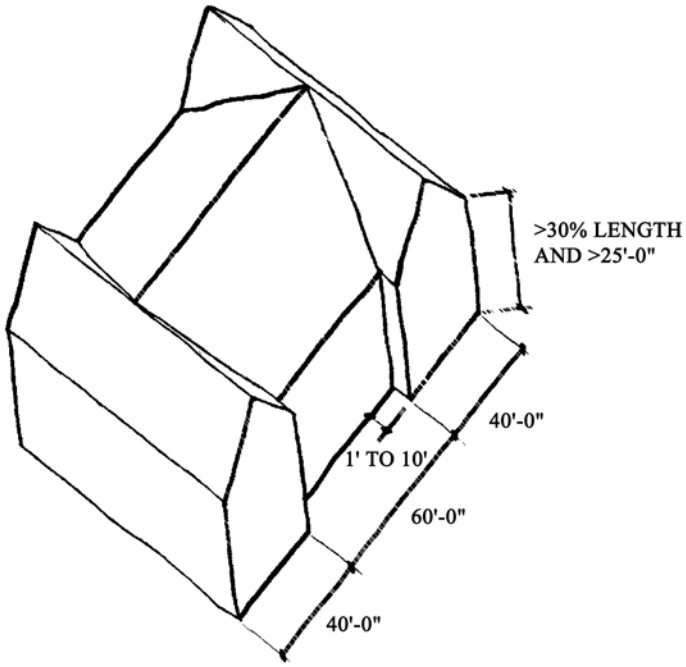

Figure 27

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

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

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

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

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

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

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

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

Strip windows are not allowed.

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

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



Figure 28



Figure 29



Figure 30

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

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

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



Figure 31

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

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

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

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

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

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

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



Figure 32

VII. Articulation

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

1. Hierarchy

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

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

2. Location

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

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

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

3. Detail

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

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

b. Window and Door Fenestration:

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

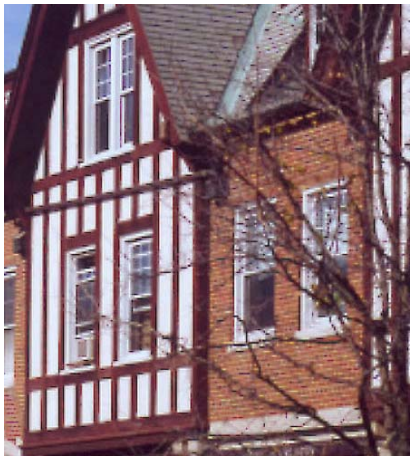

Figure 33

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



Figure 34

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



Figure 35

c. Building Lighting

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

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



Figure 36

2. Sign Illumination: Signs located within 100 feet of the boundary of any residential zoning district may not be illuminated, per the Village Code.

3. Interior: Fluorescent lighting with exposed fluorescent lamps is discouraged in street-level interiors where visible from the public way.



Figure 37

d. Building Signage

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

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

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

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



Figure 38

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

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



Figure 41

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

e. Awnings and Banners

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



Figure 42

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

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

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

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

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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

2. Screening

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

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

VIII. Materials

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

English Tudor buildings obtain some of their character from the mix of materials used in the upper floors. Creative use of material combinations is encouraged to break up the massing. The number of facade colors should be minimized to maintain unified districts – white and cream stucco with reds and browns, emphasizing earth tones and eliminating saturated colors.

Commercial and Mixed Use: Acceptable materials include modular brick, rough-faced or dressed limestone and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Institutional: Institutional buildings are encouraged to have monochromatic material selection such as modular brick, or rough-faced or dressed stone. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split-face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher on secondary facades only and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Multiple-Family Residential: Acceptable material for multiple-family structures includes modular brick, limited areas of dressed limestone, and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades on upper floors only. Aluminum or vinyl siding, metals, rough/ random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of

the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Limestone (Limited to partial first floor only. Limestone is to be integrated with brick for multiple-family residential) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade stucco with wood trim (See figure 45)
Wood siding (Multi family Residential only)



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Modular common brick
Dressed limestone (Limited to first floor only) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade Stucco with wood trim (See figure 45)
EIFS (upper floors only, troweled texture to resemble stucco) (See figure 46)



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional.

Clay Tiles (See figure 47)
Cement Tiles and Shingles
Ceramic Tiles that simulate natural materials.



Figure 45

Architectural Series of Asphalt Shingles (3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are allowed)



Figure 46

Institutional only

Flat roofs must be hidden by parapet on primary / secondary facades.

Commercial and Multiple- Family

Flat roof must not be visible from street, pedestrian, or open spaces.



Figure 47

d. Door and Window Materials:

Commercial, Mixed Use, Institutional, Multiple- Family Residential: Entry doors should be wood or aluminum stile and rail with varying degrees of glass. Public entry doors should be fully glazed whereas private and semi-private entries should be primarily solid panel doors. Storefront window units should be either paneled aluminum or brass. Many original storefronts, some with transom windows, remain in the districts. Efforts should be taken to repair and renovate these systems where feasible. Window frames should be wood, steel or aluminum. Vinyl windows are not acceptable. Muntin divisions should be real divided glass or simulated with spacer bars. Snap-in muntins are not acceptable. Color selection should be sympathetic with the overall building color palette and take into account the adjacent building materials within the structure, immediately adjacent structures, structures within the same block and structures across the street.



Figure 48



Figure 49

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware design and finish is to be appropriate with facade articulation, color palette and district character. Glazing should be clear glass without tint or film.

Garage doors should be designed to replicate stile and rail paneled doors if they are in view of the public or pedestrian way. The doors can be constructed of wood. Overhead rolling doors are allowed.

IX. Service, Secondary Facades and Parking Structures

a. **Service Areas:** Service areas allow for loading zones and dumpster placement. Commercial, Mixed Use, Institutional, and Multiple-Family Residential: Service areas are to be located off secondary streets or alleys out of public view. If a service area is visible from the public view, the service area is to be treated with screening approximately 6'-8' tall to match adjacent building elevations.

b. **Secondary Facade(s):** Fenestration of secondary facades should comply with Section VI.d. When a secondary public entrance is located off a parking area or alley, the alley is to be treated as an extension of the public walkway, and the building entrance is to be articulated to differentiate it from private or semi-private entrances.

c. **Parking Structures:** As new developments occur within the business districts, multiple-family residential and institutional areas, parking structures may be incorporated into their designs in order to meet parking needs. Parking structures should be located remotely from primary streets and should not be visible from the public way. All parking structures should provide a safe and pleasant pedestrian entrance and exit from the structure. Parking structures servicing the commercial districts should integrate into the surrounding architectural fabric. Structures serving residential buildings should relate to the architectural fabric.

   Parking structures at a commercial development should be incorporated into the design of the development so that they blend into the building's architecture, scale, and surrounding streetscape context. Integrated parking structures should provide a seamless and non-evident appearance of parking. Their scale and mass should be compatible with the standards set forth in these design guidelines. Building materials, details, and articulation should be consistent with that of the overall development and surrounding context when visible from the public way.

   Adequate vehicular and pedestrian access into the structure, ADA compatibility, safety, lighting, and ventilation issues must be addressed.

   Please see Vehicular Zone Landscape in Section XI.d for information on parking structure landscape requirements.

   1. Massing: The parking structure should comply with the general commercial and mixed-use building massing guidelines (Section V) with the following exceptions. The parking structure should contribute to the continuous "streetwall" along the primary thoroughfares and respect the adjacent setbacks of existing buildings. Heights of the parking structure are delineated in this guideline under Parking Lot Standards. Freestanding residential parking structures should be adequately screened from view.

   2. Proportions and Rhythms: Parking structures are to conform to the general commercial and mixed-use proportions and scale guidelines as outlined in Section VI.

The horizontal and vertical rhythms of the structure should enforce the rhythms established by the immediately adjacent and facing structures in order to unify the streetwall. Structures abutting a primary or secondary way should maintain a screen wall with a maximum of 20% openings and a maximum frontage at grade of 30 feet. Parking structures with street frontage that exceeds 30 feet should incorporate sales tax generating uses at the ground level so that the streetwall continues to offer the pedestrian shopping experience. The storefront at the sales tax generating use should comply with the General Commercial and Mixed-Use Guidelines. Off the primary and secondary streets, the parking structure expansion is limited by the current zoning ordinance. Parking structures serving residential units should also contain a screen wall and conform to the general multiple-family design guidelines. Freestanding parking structures should not exceed 14 feet in height above adjacent average grade or top of curb to the upper parking deck.

3. Articulation: The pedestrian entrance should be clearly articulated independent of the adjacent screen wall. The first floor screen wall should display the proportions and rhythms as indicated above while incorporating appropriate articulation. Shallow blind niches and recesses as well as expressed columns are encouraged to break down the screen wall and provide scale. Integral way-finding signs, street furniture, trash receptacles, newspaper corrals, drinking fountains and public art are encouraged as design elements at the screen wall.

4. Materials: The parking structure must be clad in the materials palette identified in Section VIII. Monochromatic or limited material combination is encouraged to downplay the hierarchy of the structure. Exposed concrete facades are not permitted, although cast stone accent and cladding materials units are acceptable. Parking structures serving residential units must apply creative material selection per the general multiple-family design guidelines. Material selection may be limited to less expensive material when not visible from the public way.

ATTACHMENT C

From: [redacted]
To: Planning
Cc: Eric Risinger
Subject: Fw: Winnetka 808 Oak Street Case No 23-13 TX
Date: Thursday, September 14, 2023 8:07:00 PM

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

Good evening,

I am Barbara Featherstone and I live at 812 Oak Street, Unit 200. I have requested that architecture firm Holabird & Root conduct a review of the proposed documents associated with the 808 Oak Street development. Please see the email thread below to serve as my questions regarding the development. Based upon Holabird's response, I am hopeful that you can provide the additional information they outline, as well as not grant approval at the September 21st meeting until I have a comfort with what is being proposed.

I look forward to learning more about the 808 Oak Street development and its impact on my property.

Sincerely,
Barbara Featherstone

Sent from the all new AOL app for iOS

Begin forwarded message:

On Thursday, September 14, 2023, 7:51 PM, Eric Risinger <erisinger@holabird.com> wrote:

> Dear Barbara,
>
> We have reviewed the information you forwarded regarding the proposed multi family development at 808 Oak Street Winnetka, Illinois. As directed by you, we have the following questions based upon the one page document provided. However, due to the lack of information we would advise your to obtain additional information which will be necessary for understanding of what is being proposed to be constructed adjacent to your property. Please note, we understand that the Village of Winnetka has a thorough process for architectural, zoning and plan commission approvals and trust that these items might already have been requested from the developer.
>
> 1. The structure proposed appears to be a contemporary expression and not necessarily reinforcing the architectural vocabulary in the immediate neighborhood. We need to understand how this can reinforce the value and architectural integrity of the neighborhood and your property.
> 2. It is hard to understand the materials being proposed for the new structure.

This is a sensitive design impact on 812 Oak St.

3. Due to the fact that your property at 812 Oak St has a courtyard with units set back to enjoy the daylight and views eastward, the exterior wall material of the proposed 808 Oak St building needs to be understood better to offer comments. For example, an adjacent wall material of something other than brick may have an unfortunate impact on the overall continuity of the architectural design.
4. A detailed dimensioned plan, elevations and sections showing the building proposed in context to the 812 Oak Street building will be necessary to understand the impact on scale and adjacency. Simply not enough information here to make informed decisions.

We understand your cares and concerns about a new structure being proposed and built in the vacant lot to your east. We appreciate your acknowledgment that you are not trying to impede a new building be built, but want to see one in context of the overall neighborhood and community of which you have called home for many years. I am hopeful you can share your thoughts with Winnetka and receive the appropriate information in return and be heard about what what will make this a great project for all directly impacted. Lastly, we would expect that this project approval process be given the appropriate time for reviews as well as revisions by the proposer to respond to the residents in the community.

Please forward the missing information once you receive it so that we may complete our review.

Warm regards,

Holabird & Root LLC

Eric S. Risinger, AIA
Principal

140 S Dearborn
Suite 500
Chicago, Illinois 60602
312.357.1771 V
847.687.1326 M

www.holabird.com

Holabird & Root LLC is back in the office working in our collaborative environment to deliver exceptional designs and programmatic solutions to our clients. If you have received this email in error, please notify the sender and delete the emaill and all contents immediatlely.
Copyright 2023

Ann Klaassen

From: John Shepherd [redacted] >
Sent: Wednesday, September 13, 2023 11:42 AM
To: Ann Klaassen
Subject: Re: 808 Oak Street - New Multi-Family Residential Building

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

Hi Ann,

Starting September 25, CBR Restoration will be starting work in our courtyard area as we have had some water infiltration issues into our below ground garage. I do have a concern that the proposed building next door will add to our water infiltration problems in our garage. Perhaps a study should be done to see if there would be any drainage problems that would affect our property.

John Shepherd

> On Sep 13, 2023, at 10:58 AM, Ann Klaassen <AKlaassen@winnetka.org> wrote:
>
> Mr. Shepherd,
> Thank you for your comments; we will be sure to provide your email to the Design Review Board. The proposed plans do call for an interior courtyard on the upper floors, not the ground floor level, that is intended to match your building at 812 Oak Street. The agenda materials for the Design Review Board meeting, which will include the proposed plans, will be posted on the Village website (link below) by the end of the day Friday.
>
> In response to your question regarding ownership of the property, the Applicant intends to purchase the property pending approval of the project.
>
>
https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.villageofwinnetka.org%2F129%2FAgendas-Minutes&data=05%7C01%7Caklaassen%40winnetka.org%7Ccfbd41f3cded42b571c108dbb4787ab4%7C00280eee725c4276aa6029c6c477d7fe%7C1%7C0%7C638302201792507266%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=pzqevyaR5WnmJcyLyWlsbqal8VdMqgd5l%2BGNCFo4zG4%3D&reserved=0
>
> Please feel free to contact me with any additional questions.
>
> Best,
>
> Ann Klaassen
> Assistant Director | Village of Winnetka Community Development
> 510 Green Bay Road - Winnetka, IL 60093
> 847.716.3525
>
> -----Original Message-----
> From: John Shepherd <[redacted]>
> Sent: Tuesday, September 12, 2023 6:27 PM

> To: Planning <Planning@winnetka.org>
> Subject: 808 Oak Street - New Multi-Family Residential Building
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Dear Design Review Board,
>
> I am the owner of a Condo at 812 Oak Street and I am also President of the 812 Condo Association so I do have a definite interest in the proposed multi-family residential building of 808 Oak Street.
>
> We had been told this Spring that the construction called for a three story, two unit, multifamily building, but your notice now says it will be a four story, three unit, multifamily building which will impact the amount of sunshine that our courtyard receives. The proposed building will have a severe impact on our four beautiful maple trees and two honey locust trees in our courtyard and could possibly cause them to die. The hostas in our tunnel area leading from Oak Street to our entryway will not survive as this area will be completely dark except for the overhead lights.The residents of our building do care about the environment.
>
> I couldn't tell from the proposed site plan if the builder plans on making an indentation in the middle of their building facing our building which may help our trees to survive. Last year, Paul Konstant the architect showed us the mockup of the proposed building which showed an indentation. Has the plan now changed? Has the ownership changed for this property?
>
> Sincerely,
>
> John Shepherd
>
>

ATTACHMENT C1

From: [redacted]
To: Planning
Subject: Proposed Building at 808 Oak Street
Date: Wednesday, October 11, 2023 10:41:14 AM

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

Although I have a lot of respect for Paul Konstant as a top tier architect I feel that his proposed building will have a serious impact on our building at 812 Oak and also the building at 800 Oak and cause both buildings to spend extra money to mitigate the potential damage of our respective buildings. A better use of that property would be to have the Village design a small pocket park perhaps with butterfly plants and some benches. it is currently used by some people as a dog park. The current owners could donate the land to the Village and take a tax write-off or the Village could purchase the land for a park. A better location for Paul Konstant's building would be in the area that was formerly Winnetka One a currently blighted area of downtown Winnetka.

Unfortunately I will not be at the October 16th meeting as I will be in Florida at that time.

Thank you,
John Shepherd

Cell [redacted]
Email

Karen P. Adams
812 Oak Street, #203
Winnetka, IL 60093

Memo

To: Village of Winnetka, Design Review Board

From: Karen P. Adams

Date: September 21, 2023

Re: Case No. 23-13-TX, 808 Oak Street

I am a new resident of Winnetka. I live directly West of the proposed building at 808 Oak Street. I have two concerns surrounding the request for a variance for this potential project.
The parcel in question is a difficult build and the architect has worked to allow for a quality building. My concerns are directly a result of familiarizing myself with the Winnetka Comprehensive Plan, City Master plan and the Design Guidelines. The documents have included an enormous amount of research and community input prior to approval. The citizens and city staff stressed the desire to encourage more retail and restaurants to all new and existing buildings. Our Oak Street address is on the fringe of the Elm Street Master plan. The location lends itself well to retail/commercial as well as residential. I believe 808 meets these guidelines on most accounts.

Having a driveway leading to a parking garage in the middle of a block does not allow for safety. Walking and bicycling to and from the train as well as the Farmers market will be jeopardized and unsafe. Having a driveway leading to a parking garage in the middle of the block does not align with city's plan. My condo has a front row seat to Oak Street. The restaurant deliveries are never ending. The good news is the restaurants are thriving. I can assure the community that fresh fish is delivered almost daily. The corner of Oak and Chestnut has more frequent trash trucks pick-ups. The location of the dumpsters serving

the restaurants often impedes the flow of traffic. I am hoping the applicant can design a way for the parking garage to access only from the alley. The applicant is requesting a variance that does not allow easy walkability. The proposal is to allow for a garage facing a main corridor. Set back variances are often approved to improve walkability, widen sidewalks and improve landscaping.

My second concern is the materials used in the proposed building. The city's design document is not intended to exclude designs but only is a framework. The design does not need to portray the architecture of surrounding buildings only retain a better contextual relationship with the existing character of the District. Allowing the variance to 808 Oak without some material adjustments is in conflict with The Design Guidelines document.

The applicant has produced a valuable design. I would like the design review committee to postpone the request for this variance to allow the city to explore traffic and parking issues on Oak.

I would encourage the planning department upon notifying the immediate neighbors to include ALL the needed attachments. If this is too costly, please allow the residence to know there is a more comprehensive information not attached to the notice.

Sincerely,

Karen Adams

Emailed 9/21/23

Cell [redacted]
Email

Rick C. Adams
812 Oak St. #203
Winnetka, IL 60093

To: Village of Winnetka, Design Review Board

From: Rick C. Adams

Date: September 21, 2023

Re: Case No. 23-13-TX, 808 Oak Street, New Multi-Family

Hello

I acknowledge this is a challenging construction project due to such a narrow lot. I live next door at 812 Oak Street. I think the architect has proposed a design to accommodate many of the challenges to gain acceptance for the project. He is requesting relief for at least a couple of variances. I have no objection to these requests. The designer's approach with the limits of the lot width and a requirement for six off street parking spaces seem appropriate.

However, I feel the proposed building appearance is inconsistent with the Village of Winnetka and surrounding architecture and appearances. It does not seem to comply with the Winnetka Design Guidelines, Attachment B to this proposed application. This contemporary design, while appropriate in some settings, it is out-of-place at 808 Oak St. It is not ready for the Certificate of Appropriateness. While the board formed concrete is an improvement on simple formed concrete and I recognize the advantages on this site to precast construction techniques, perhaps casting the panels with brick in the forms would yield an appearance more consistent with the neighborhood. I believe the front and rear elevations of the building should look I ke brick and this can be done while using a precast panel. The white structure with extruded aluminum verticals just does not fit the neighborhood.

My second concern, perhaps more significate to my home, is the interior walls above the garage rooftop space. In the attachment it is "Figure 16-Rendering of West Elevation". This wall is 12' east to west and 76.5' north to south and three stories high. This is the view from half the windows in my condo. It looks very stark and bleak in the Figure 16. I am told this is a glass wall with aluminum frame. I am also told this wall is built over what is intended to be a clear span garage, so weight is a design criterion. This curtain wall may be the best solution for this space. If this curtain wall can be toned down using softer color for the aluminum framework and glass that appears soft, this massive wall will be less offensive. Will this three-story wall be reflective for heat, or intensify light, what happens when the sun is directly onto the wall, how does this change throughout the year?

I want extra care taken to preserve the Village trees adjacent to the construction site along Oak Street. There is a tree near the property lines each side that need to be protected. We also have three large trees in the interior courtyard which offer a canopy over both the 808 and 812 Oak Street properties. Protecting these interior trees is important.

Sincerely Submitted,

Rick Adams

Emailed 9/20/23

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: OCTOBER 10, 2023

SUBJECT: 520 GREEN BAY ROAD – BMO BANK – WALL SIGN PERMIT (CASE NO. 2023-22-DR)

INTRODUCTION

On October 16, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by *BMO Bank* (the "Applicant") as the lessee of the commercial space located at 520 Green Bay Road (the "Subject Property"). The Applicant is seeking approval to allow the replacement of the existing wall signs with the new signs, which would reflect BMO Bank's new brand identity, on the Subject Property.

The Subject Property is located on the southwest corner of the intersection of Green Bay Road and Elm Street in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. The Subject Property is a traditional three-story building with a first-floor stone facade, second and third-floor brick veneer, and a high-pitched brown shingle roof that houses *BMO Bank*. **Figure 1** below identifies the Subject Property.



Figure 1 – Subject Property – Building View/Green Bay Road and Elm Street Intersection

PREVIOUS APPROVALS

In 2018, DRB approved existing building signage and, in 2019, issued a Certificate of Appropriateness for exterior building lighting at Subject Property.

CURRENT REQUEST

The Applicant is seeking approval for a wall sign name change that would provide identification and promotion for their new branding. Also, the applicant would like to patch holes as necessary to match the existing color of the existing fascia. Both wall signs will feature a new name for the existing business, as shown in the illustrations below:

<u>Both proposed wall signs:</u>

- Flash mounted to the wall
- ¼ inches thick flat cut-out aluminum individual letters in black;
- Non -illuminated sign;
- Roundel to have opaque white vinyl overlay;
- Text 10 inches tall and logo roundel 23 inches tall;
- Each sign is 10.5 square feet in area; and
- 11 feet above grade.



Proposed Wall Signs With New Branding

Subject Property – Green Bay Road Elevation



Subject Property – Elm Street Elevation

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 wall sign standards.

Wall sign standards

- Sign may only contain the business name, a three-word generic description of the types of products or services offered, and the occupant's logo or trademark;
- Sign may not exceed 70 square feet in area;
- Shall be placed substantially parallel to the surface of the wall;
- Shall not be located above the second-floor windowsill level and shall not be higher than fourteen (14) feet above grade if there is no second-floor windowsill;
- For a building that contains more than one type of sign (e.g., wall, window, awning, etc.), a sign shall not exceed 15% of the street exposure.

The proposed wall signs meet all the above standards for wall signs, including not exceeding 15% of the street exposure at each Green Bay Road and Elm Street elevations.

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 affect adjacent structures adversely. 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 the proposed signage. The Village's Design Guidelines provide guidance on the design and appropriate placement of wall signs. ***See Attachment B.***

- *The sign should harmonize with the building and reflect the character of the building style;*
- *Sign materials should be limited to painted wood, canvas, architectural glass, and metal;*
- *Sign color must harmonize with the building upon which it is mounted and adjacent*

structures;

- *The height of the sign is restricted to 75% of the sign band or 14 inches – whichever is less;*
- *Sign should be located at least 8 feet above grade, but no more than 15 feet above grade, with a height measurement of no more than 14 inches; and*
- *Sign should be externally illuminated or highlighted where possible.*

SUMMARY

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

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt

SEP - 8 2023

BY

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business		Primary contact name	Phone No.
BMO Bank N.A.		Thomas'OConnor	(847) 441-4444
Street Address 520 Green Bay Rd			
City Winnetka	State IL	Zip Code 60093	Email thomas.oconnor@bmo.com

Sign Company

Name of Sign Company		Primary contact name	Phone No.
Kdn Signs		Frank Lambert	(630) 841-7071
Street Address 831 N Central Ave			
City Wood Dale	State IL	Zip Code 60191	Email permits@kdnsigns.com

Property Owner

Name of Company		Primary contact name	Phone No.
520 Green Bay Road, LLC		Jenn Epstein	)847) 512-3180
Street Address: 568 Lincoln Ave			
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_____

Sign S1 - Non Illuminated Wall Sign - 1'-11"h x 5'-6" w (10.5 SQFT) - North Elevation

Sign S2 - Non Illuminated Wall Sign - 1'-11"h x 5'-6" w (10.5 SQFT) - North Elevation

Remove existing BMO Harris wall signs and replace with

SBC 2023-921

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

CONDITIONS OF APPROVAL:_____

RECEIVED
SEP - 8 2023

BMO

Rich Mills
520 Green Bay Road, LLC
847-512-3180
rmills@hoffmanncre.com

RE: BMO Harris Rebrand to BMO: Request for Landlord's Consent to Convert Signage to BMO

Dear Rich Mills,

As you may know, BMO Harris Bank NA is updating their branding to BMO Bank master brand as of February 1, 2023.

As a result, it will be necessary to remove existing BMO Harris Bank signs at 520 GREEN BAY RD, WINNETKA, IL 60093 and replace them with the BMO signage, which reflects the new brand identity.

We have engaged Jones Lang LaSalle ("JLL") to manage the conversion of our signage and Chandler, and their local partners, to permit, manufacture & install all signage on-site.

The scope of this sign conversion program includes replacement of exterior signage, multi-tenant panels, entryway door, property directional signage (where applicable) and exterior facing window signage at no cost to you.

Installations are anticipated to begin in August and wrap up in October. All on-site work for each location will be properly permitted. Matt Restivo, Project Manager at JLL, is your primary point of contact for this project.

To streamline the process and move forward with permitting, we are requesting your approval. Please see attached for more details and an approval form to provide your signature.

Please provide any helpful information* such as requirements for a Certificate of Insurance, Building Rules and Regulations, specific building design requirements and/or access limitations.

Please reply all to this email with a copy of your approval to proceed with permitting*.

We appreciate your timely response to this request.

Sincerely,

[redacted]

Jessica Leigh Entingh
VP, Program Manager
BMO Financial Group
jessica.entingh@bmo.com

cc: Matt Restivo, JLL
Attached: Landlord Approval Form



BMO Branch #4688
WINNETKA - GREEN BAY RD
520 GREEN BAY RD
WINNETKA, IL 60093

I am a duly authorized representative for the above referenced leased address.

In my capacity as Landlord/Landlord's representative, I do hereby authorize **Chandler** to perform all work associated with the above referenced location. I approve of the scope of work and design intent requested by BMO.

I further authorize **Chandler** or its representative to obtain all required permits in their name. Costs associated with permit and scope of work outlined in design package will be at the expense of BMO.

LANDLORD APPROVAL

Signature	[redacted]
Name	Jenn Epstein
Title	Senior Property Manager
Company	520 Green Bay Road, LLC c/o Hoffmann Commercial Real Estate
Address	568 Lincoln Avenue
	Winnetka, IL 60093
Phone	847-512-3191
Date	5/8/2023

RECEIVED
SEP - 8 2023



SITE PLAN

SIGN	PROPOSED SIGN TYPE	SQ FT PROPOSED	SQ FT ALLOWED
S1-2	FLAT CUT OUT LETTERS	10.5	247

PRODUCT OVERVIEW / INVENTORY LIST

This is a D site and code allows for 247 square feet of signage on the north elevation. We are recommending a 10.5 square foot sign that fits within the sign band and is black like the existing (assuming this is a landlord requirement). Code allows for 96 square feet of signage on the east elevation and we are proposing the same style of sign on the east as we are the north.

CODE NARRATIVE

BMO

Design #
0426991A
Sheet 2 of 21
Client
BMO #4688
Address
520 Green Bay Rd
Winnetka, IL 60093
Account Rep. SM / IM
Designer RMS
Date 4/17/23
Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord
Revision / Date
EDIT1 RMS 4/18/23
EDIT5 ES 6/8
EDIT 6-15-23 RMS

CHANDLER
chandlersmi.com

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SEP - 8 2023

SIGN NUMBER **S1**

NORTH ELEVATION FLAT CUT OUT LETTERS

BMO



EXISTING ELEVATION
REMOVAL EXISTG SIGN & DISCARD
PATCH FASCIA AS REQUIRED



PROPOSED ELEVATION
INSTALL NEW SIGN AS SHOWN

SQ FT ALLOWED FOR SIGNAGE	247 sq ft - 118 x 14 = 1652 x 15% = 247
FASCIA REPAIR SQ FT	75 sq ft Concrete SW9165 Gossamerveil
PROPOSED SQ FT	10.5 sq ft

Design #
0420991A
Sheet 3 of 21
Client
BMO #4688
Address
520 Green Bay Rd
Winnetka, IL 60093
Account Rep. SM / JH
Designer RMS
Date 4/17/23
Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord
Revision / Date
EDITS RMS 4/19/23
EDITS ES 6/6
EDIT 6-15-23 RMS

CHANDLER SIGNS
chandlersigns.com

RECEIVED
SEP - 8 2023

SIGN NUMBER **S2** EAST ELEVATION FLAT CUT OUT LETTERS

BMO



EXISTING ELEVATION
REMOVAL EXISTG SIGN & DISCARD
PATCH FASCIA AS REQUIRED



PROPOSED ELEVATION
INSTALL NEW SIGN AS SHOWN

SQ FT ALLOWED FOR SIGNAGE	247 sq ft - 118 x 14 = 1652 x 15% = 247
FASCIA REPAIR SQ FT	75 sq ft Concrete SW9165 Gossamerveil
PROPOSED SQ FT	10.5 sq ft

Design #
0420991A
Sheet 4 of 21
Client
BMO #4688
Address
520 Green Bay Rd
Winnetka, IL 60093
Account Rep. SM / JM
Designer RMS
Date 4/17/23
Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord
Revision / Date
EDITS KMc 4/19/23
EDITS ES 5/8
EDIT 6-15-23 RMS

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RECEIVED
SEP - 8 2023

SIGN NUMBER **S1-2**

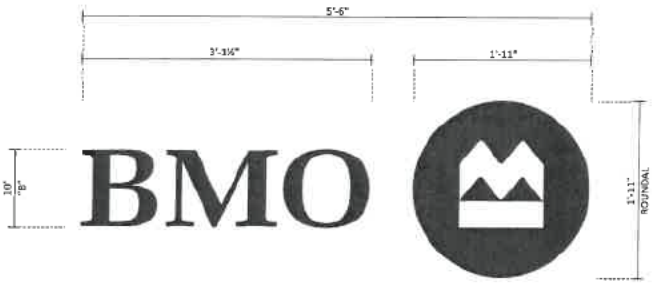
FLAT CUT OUT LETTERS

SCALE = 1" = 1'-0"

FCO-W-Exterior

10.5 SQ FT

BMO



TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL

REMOVE EXISTING LOGO / LETTERS & DISCARD

¼" THICK FLAT CUT OUT ALUMINUM FACES
LETTERS PAINTED BLACK

ROUNDEL TO HAVE OPAQUE WHITE 3M VINYL OVERLAY

NON-ILLUMINATED

FLUSH MOUNTED TO FASCIA w/ APPROPRIATE
MOUNTING METHOD PER WALL CONDITIONS

SIDE VIEW / SECTION



Design #	0421991A
Sheet	5 of 21
Client	BMO #4688
Address	510 Green Bay Rd Winnetka, IL 60093
Account Rep.	SM / JM
Designer	RMS
Date	4/17/23
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
EDITS EMc 4/19/23	
EDITS ES 6/8	
EDIT 6-15-23 RMS	

CHANDLER SIGNS

chandlersigns.com

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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: OCTOBER 12, 2023

SUBJECT: 561 LINCOLN AVENUE–CORNER BAHN MI – WINDOW AND AWNING SIGN PERMIT
(CASE NO. 23-23-DR)

INTRODUCTION

On October 16, 2023, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Corner Bahn Mi* (the "Applicant") as the current lessee of the commercial space located at 561 Lincoln Avenue (the "Subject Property"), to allow replacement of the fabric on existing awning frame and installation of window and awning valance sign with their business name.

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Lincoln Avenue between Elm Street and Pine Street in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. Tenants of the building include the Applicant's business (previously the *Kaleidoscope Floral* space) in addition to *Optique, Bespoke, Aj Retreat*, and *Orrington Jewelers.* **Figure 1** identifies the entire building and corresponding signage of the other business tenants. **Figure 2** shows that the Applicant's storefront currently has a valance sign with the previous business name and a *Bahn Mi* temporary window sign, all of which will be removed upon receipt of approval of the proposed signs.



Figure 1 – Subject Property
View of the Entire Building from Lincoln Avenue



Figure 2 – Subject Property
Corner Mahn Mi Storefront

PREVIOUS APPROVALS

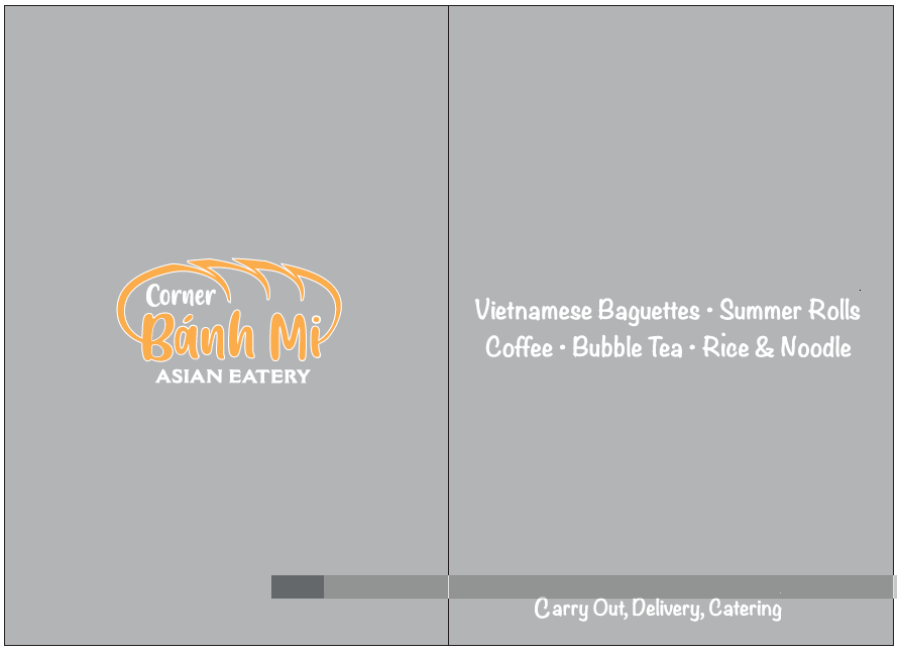
The existing black awnings for the whole building at Subject Property were approved in 2017 by DRB.

CURRENT REQUEST

The Applicant is seeking approval to allow (i) recovering the existing awning frame with new fabric, (ii) sign text on the awning valence, and (iii) new window signs that would provide identification and promotion for their new business at the Subject Property. Both two signs will feature a name for their business, as shown in the illustrations below:

Window signs:

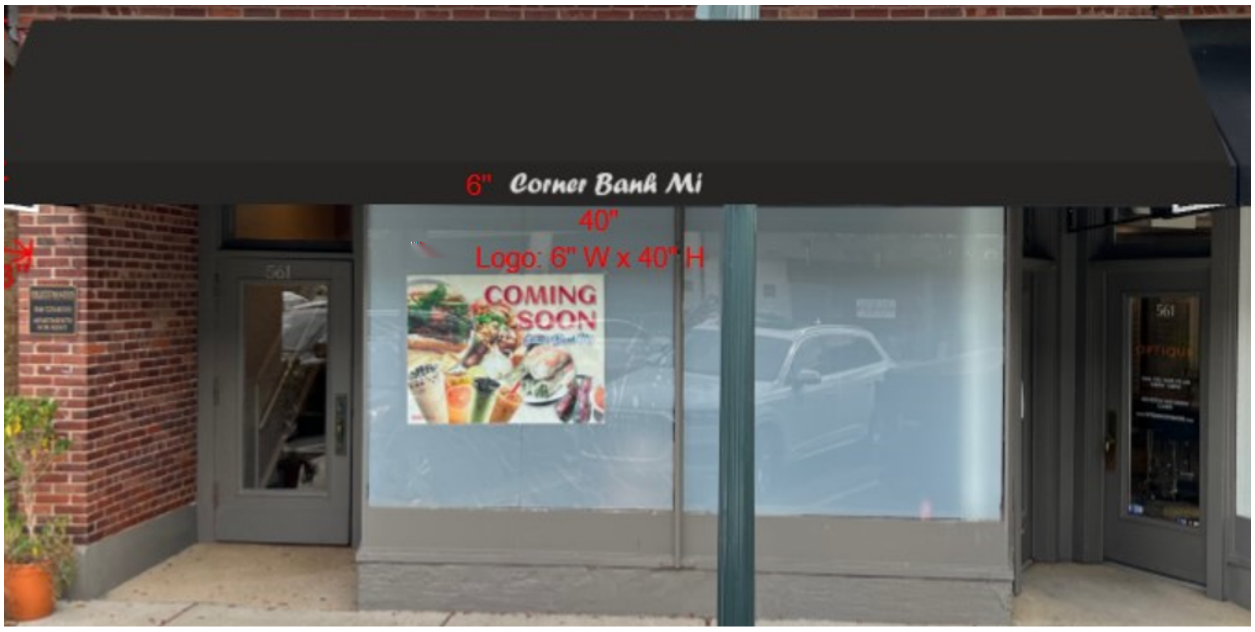
- Applied on the exterior side of the window glass;
- Located in the lower two-thirds of the window opening;
- Not exceeding one-third of the window height;
- Decal die-cut signs with individual text and/or logo without background
    - Left windowpane – would have the name of the business in white text and an orange logo
    - Right windowpane – would have the description of the type of products in white text.



Corner Mahi Mi Storefront – Proposed window signs

Proposed Awning recovering and new valance sign:

- Recovering of existing awning frame with a new canvas in black color;
    - Existing awning frame dimensions of 21.33 feet in length, 3.75 feet in height, 3.25 feet; projection from the building wall, and 8.0 feet above existing natural grade;
- Awning sign of 6-inch white text that provides a name of the Applicant's business; and
- Awning sign area 1.65 square feet



Corner Mahn Mi – New awning canvas and proposed valance sign

A copy of the Applicant's application materials is included in **Attachment A.**

SIGN CODE ANALYSIS

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

Window signs that meet the following standards can be administratively approved by staff:

- Limited to 10% or less of the single windowpane;
- 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;
- Height of the sign to not exceed 1/3 of the height of the glass area and 90% of the glass width;
- Decal window signs shall be die-cut and limited to individual letters and logos;
- Limited to two colors;
- Without reflective materials;
- No window sign should be illuminated;
- Located in the lower two-thirds of the window opening;
- Shall not extend over or through architectural features/window muntin;
- Only be applied to the interior of the window; 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
Left Windowpane	56.26	10%	5.63	5.58	9.92%
Right Windowpane	56.26	10%	5.63	5.60	9.95%

The proposed signs meet all of the above standards for window signs except that they will be applied to the exterior of the window and, therefore, require review and approval by the Design Review Board.

Awning sign standards

- Shall not contain information other than the name of the business, the street address numbers, and the occupant's logo or trademark;
- The total area of all signs on an awning not to exceed fifteen percent of the awning area;
- Letters, logos, or trademarks not to exceed six inches in height; and
- Shall be placed on the vertical front skirt only.

The proposed valance sign meets all of the above standards for awning signs.

Signage Street Exposure

Area	Square Foot	Percentage
Street Exposure	216	-
Max Allowed per Sign Code (15% of the Street Exposure)	32.4	15%
All Proposed Signs counted toward Street Exposure	12.83	5.94%

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

DESIGN GUIDELINES ANALYSIS

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

> *F. Standards and Criteria for Issuance. The following factors and characteristics relating to the safety and appearance of signage shall govern the Board's evaluation of design submittals:*
>
> *1. The sign area shall be in proportion and scale to the building or to other buildings or signs in the surrounding area;*
>
> *2. A signage package for a business establishment that includes a number of signs and graphics shall have an overall plan that demonstrates the compatibility of the design and colors of all the signs that are part of that package;*
>
> *3. The amount of text and graphics contained in or on any sign or group of signs shall be limited so that it results in a clear and readable design;*
>
> *4. Signs and graphics shall have a harmonious relationship with nearby signs, buildings, and the neighborhood and shall be designed not adversely to affect adjacent structures. In this respect, the sign shall relate to its building, structure, and neighborhood in terms of size, shape, material, color, texture, lettering, location, arrangement, lighting, and the like;*
>
> *5. Colors shall be used with restraint; excessive brightness shall be avoided; and*
>
> *6. The additional provisions of this chapter, as specified in this chapter, shall be part of the criteria of the design review process.*

The Board should also consider the Village Design Guidelines for the proposed signage. **See Attachment B.**

SUMMARY

The Applicant requests that the DRB find the proposed awning fabric replacement, awning valance sign, and window signs as appropriate and compatible with the Design Guidelines and approve the application

as proposed. Should the DRB find the proposed improvements as appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to the installation of the signs.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt

RECEIVED
SEP 15 2023
BY:

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SBC2023 - 1023

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Bahn Mi	Kevin Diep	

Street Address			
561 Lincoln Ave			
City	**State**	**Zip Code**	**Email**
Winnetka	IL	60093	[redacted]

Sign Company

Name of Sign Company	Primary contact name	Phone No.
Fastsign of Skokie	Kim Hackl	8474233456

Street Address			
3437 Dempster St			
City	**State**	**Zip Code**	**Email**
Skokie	IL	60076	kim.hackl@fastsigns.com

Property Owner

Name of Company	Primary contact name	Phone No.
Hoffmann	Jenn Epstein/ Dan Burns	[redacted]

Street Address:			
543 Lincoln Ave			
City	**State**	**Zip Code**	**Email**
Winnetka	IL	60093	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 Exterior mounted, printed, die cut, vinyl window graph

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

CONDITIONS OF APPROVAL:_____

RECEIVED
SEP 29 2023

Village of Winnetka
AWNING PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SBC 2023 - 1024

AWNING PERMIT APPLICATION

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Corner Bank MI	Kevin Diep	[redacted]
Street Address: 561 Lincoln Ave		
City: Winnetka / State: IL / Zip Code: 60093	Email: [redacted]	

Awning Company

Name of Awning Company	Primary contact name	Phone No.
Acme Awning co. LLC	Calvin	847-831-5747
Street Address: 3080 Skokie Valley Road Unit 4		
City: Highland Park / State: IL / Zip Code: 60035	Email: AcmeAwning@att.net	

Property Owner

Name of Company	Primary contact name	Phone No.
Hoffmann	Jenn Epstein	[redacted]
Street Address: 543 Lincoln Ave		
City: Winnetka / State: IL / Zip Code: 60093	Email: [redacted]	

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

Description of fabric type and color (attach samples) Black

Description of awning sign material, method of application and color: Sunbrella

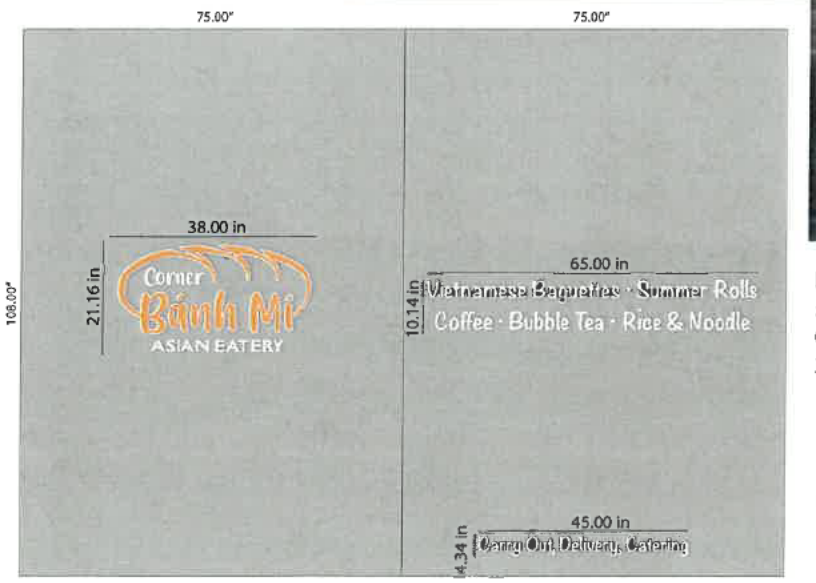
Height of awning logo/copy: _____ inches

Awning Dimensions: Width _____ Height _____ Projection from Building Face _____

OFFICE USE ONLY: PERMIT FEE ($70 each) $70 WAIVED PLAN REVIEW

CONDITIONS OF APPROVAL: _____





PRINTED CUT VINYL

LEFT WINDOW
56.256 sq/ft x 10% = 5.63 sq/ft
GRAPHIC
38.00 in x 21.16 in = 5.58 sq/ft

RIGHT WINDOW
56.256 sq/ft x 10% = 5.63 sq/ft
LETTERING
65.00 in x 10.14 in = 4.58 sq/ft
45.00 in x 4.34 in = 1.12 sq/ft
TOTAL = 5.60 sq/ft

FASTSIGNS | SKOKIE
3437 Dempster
Call or Text: (847)423-3456


KA OSCOPE FLORAL
OPTIQUE


21' 4"
45"
PARKING
6" Corner Bank Mi
40"
Logo: 6" W x 40" H
3' 3"
COMING SOON

d. Building Signage

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

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

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

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



Figure 38

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

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



Figure 41

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

e. Awnings and Banners

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



Figure 42

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

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

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

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

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: OCTOBER 12, 2023

SUBJECT: 906 GRENN BAY ROAD– SARA DIPPOLD DESIGN– SIGN PERMIT (CASE NO. 24-21-DR)

INTRODUCTION

On October 16, 2023, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Sara Dippold Design* (the "Applicant") as the lessee of the commercial space located at 906 Green Bay Road (the "Subject Property"), to allow the existing storefront window signs with minor changes to remain and the installation of a new projecting sign on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located west of Green Bay Road between Gage Street and Tower Road in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is located within the Commercial Overlay District. Tenants of the building include the Applicant's business in addition to *Balance in Motion* and *The Shade Store.* **Figure 1** below shows the entire front façade of the building and location of the Applicant's business. **Figure 2** shows the existing window signs and the location of the proposed projecting sign.

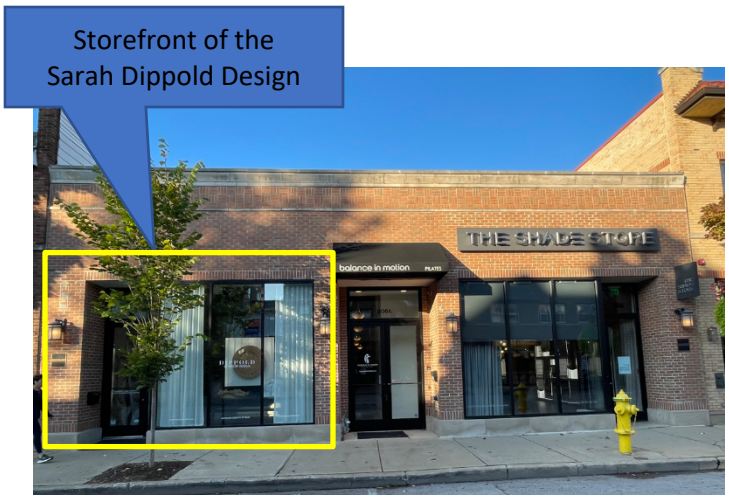


Figure 1 – Subject Property
View of the entire building from Green Bay Road



Figure 2 – Subject Property
Sara Dippold Design main storefront

CURRENT REQUEST

The Applicant is seeking approval to allow the existing storefront window signs with minor changes to remain and the installation of a new projecting sign on the Subject Property. Existing window signs with minor changes are shown in the illustrations below:

Main storefront window signs:

- Die-cut decals in individual white vinyl letters;
- Applied on the exterior surface of the glass;
- Not exceeding one-third of the window height
    - Left windowpane – text and QR code 2 inches tall located in the bottom of the window.
    - Central windowpane – the business name is 4.5 inches tall, and the website address is 2 inches tall.
    - Right windowpane – text and QR code 2 inches tall located in the bottom of the window; and
- Minor changes to existing window signage include adding a QR code in the left and right windows.



Figure 2 – 906 Green Bay Road – Storefront existing window signage with added QR codes

Proposed Projecting Sign

- Recessed Textured Benjamin Moore: OC-28 Collingwood plate with raised white text and logo;
- Located 9 feet and 10 inches above the finished grade;
- Projecting 24 inches from building wall;
- Rectangular double-sided 22.5 inches wide, 26 inches high, and 5 inches thick;
- Unilluminated double-faced acrylic and covered with vinyl; and
- 4.91 square feet.



Subject Property – Projecting Sign location and detail

A copy of the Applicant's application materials is included in **Attachment A**.

SIGN CODE ANALYSIS

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

Window signs that meet the following standards can be administratively approved by staff:

- Limited to 10% or less of the single windowpane;
- 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;
- Height of the sign to not exceed 1/3 of the height of the glass area and 90% of the glass width;
- Decal window signs shall be die-cut and limited to individual letters and logos;
- Limited to two colors;
- Without reflective materials;
- No window sign should be illuminated;
- Located in the lower two-thirds of the window opening;
- Shall not extend over or through architectural features/window muntin;
- Only be applied to the interior of the window; 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
Left windowpane	37.33	10%	3.73	0.33	0.8%
Center windowpane	37.44	10%	3.74	0.83	2.67%
Right windowpane	37.33	10%	3.73	0.33	0.8%

The proposed signs meet all of the above standards for window signs except that they will be applied to the exterior of the window and, therefore, require review and approval by the Design Review Board.

Projecting sign standards

- One projecting sign per business;
- Extends no more than 2 feet from the building wall;
- No more than 3 feet high;
- Clearance between the bottom of the sign and the sidewalk is at least 8 feet;
- Containing the name of the business and a maximum of three words containing a general description of types of products or services and occupant logo or trademark; and
- The total area of all signs on an awning not to exceed fifteen percent of the awning area;

The proposed projecting sign meets all of the above standards for awning signs.

Signage Street Exposure

Area	Square Foot	Percentage
Street Exposure	259	-
Max Allowed per Sign Code (15% of the Street Exposure)	38.85	15%
All Proposed Signs counted toward Street Exposure	6.40	2.47%

The proposed signage complies with the maximum allowed sign area street exposure requirement.

DESIGN GUIDELINES ANALYSIS

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

> *F. Standards and Criteria for Issuance. The following factors and characteristics relating to the safety and appearance of signage shall govern the Board's evaluation of design submittals:*
>
> *1. The sign area shall be in proportion and scale to the building or to other buildings or signs in the surrounding area;*
>
> *2. A signage package for a business establishment that includes a number of signs and graphics shall have an overall plan that demonstrates the compatibility of the design and colors of all the signs that are part of that package;*
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>
> *5. Colors shall be used with restraint; excessive brightness shall be avoided; and*
>
> *6. The additional provisions of this chapter, as specified in this chapter, shall be part of the criteria of the design review process.*

The Board should also consider the Village Design Guidelines for the proposed signage. **See Attachment B.**

SUMMARY

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

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

RECEIVED
SEP 21 2023

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Sarah DiPPoLd DesigN	Sarah DiPPoLD	[redacted]
Street Address 906 GReen Bay ROaD		
City WinnetKA	**State** IL	**Zip Code** 60093
Email Sarah@SarahdippoLd.coM		

Sign Company

Name of Sign Company	Primary contact name	Phone No.
FAST SIgNS	PhoebePeterson	8472917446
Street Address 3065 Dundee Rd		
City NorthbrooK	**State** IL	**Zip Code** 60062
Email fastsigNS.138@fastsigNS.CoM		

Property Owner

Name of Company	Primary contact name	Phone No.
Hoffman Commercial Properties	Jen Epstein	[redacted]
Street Address: 568 Lincoln Ave		
City WinnetKA	**State** IL	**Zip Code** 60093
Email [redacted]		

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

Additional description of sign type and materials See attached - 3 pages
Recessed textured
Benjamin Moore OC-28 - Collingwood
26"h x 22.5w x 3"d
Painted Double sided - V-routed Raised letters and Border

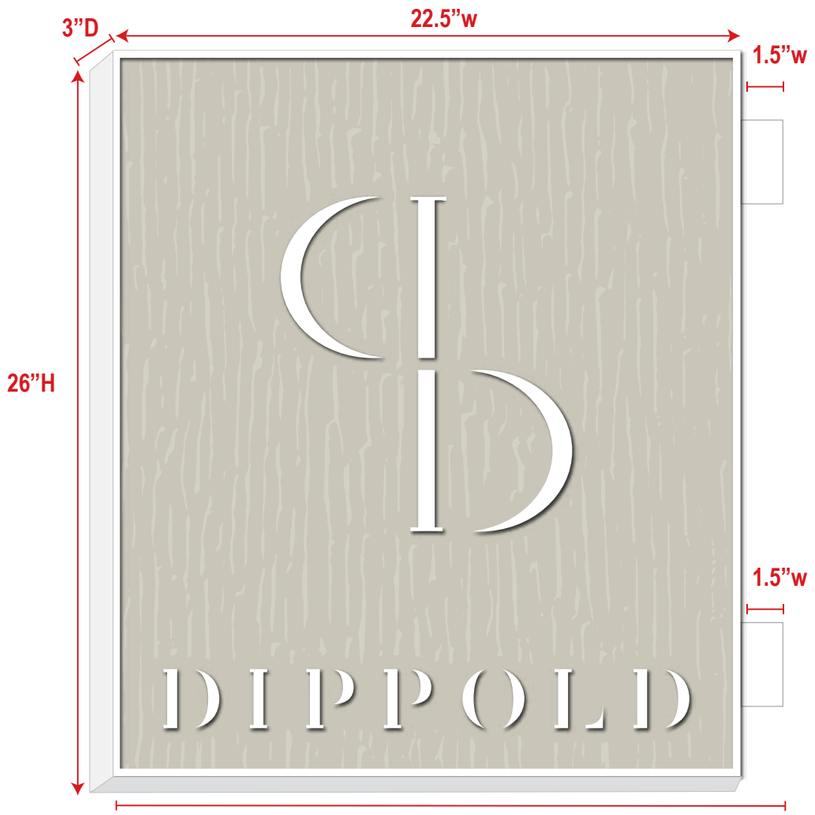
OFFICE USE ONLY: PERMIT FEE ($60/$195 per sign) _____ SBC2023-077
$115 +

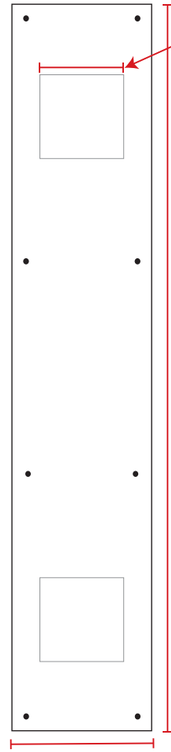
CONDITIONS OF APPROVAL: _____

Invoice: 121681

Sarah Dippold Design
906 Green Bay Road
Winnetka, IL 60093

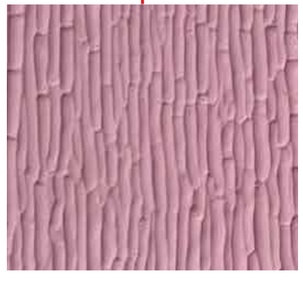






26”h x 22.5”w x 3” d Painted Double Sided V-Grooved Glossy Finish Sign
Both Face Sides will have V-Routed Raised letters and Border
Routed Textured Recessed background (sample texture below)
White Logo, Copy and 1/4” thick Border will be raised
Edges and Brackets will be painted white.

Texture Example



Painted Colors:

Recessed Textured
Benjamin Moore: OC-28
Collingwood

Raised
White

CSR: Phoebe Peterson

Designer: Phoebe Peterson

Original Date: 7/21/2023

Revision 1: 8/4/2023
Revision 2: 8/18/2023
Revision 3: 9/15/2023

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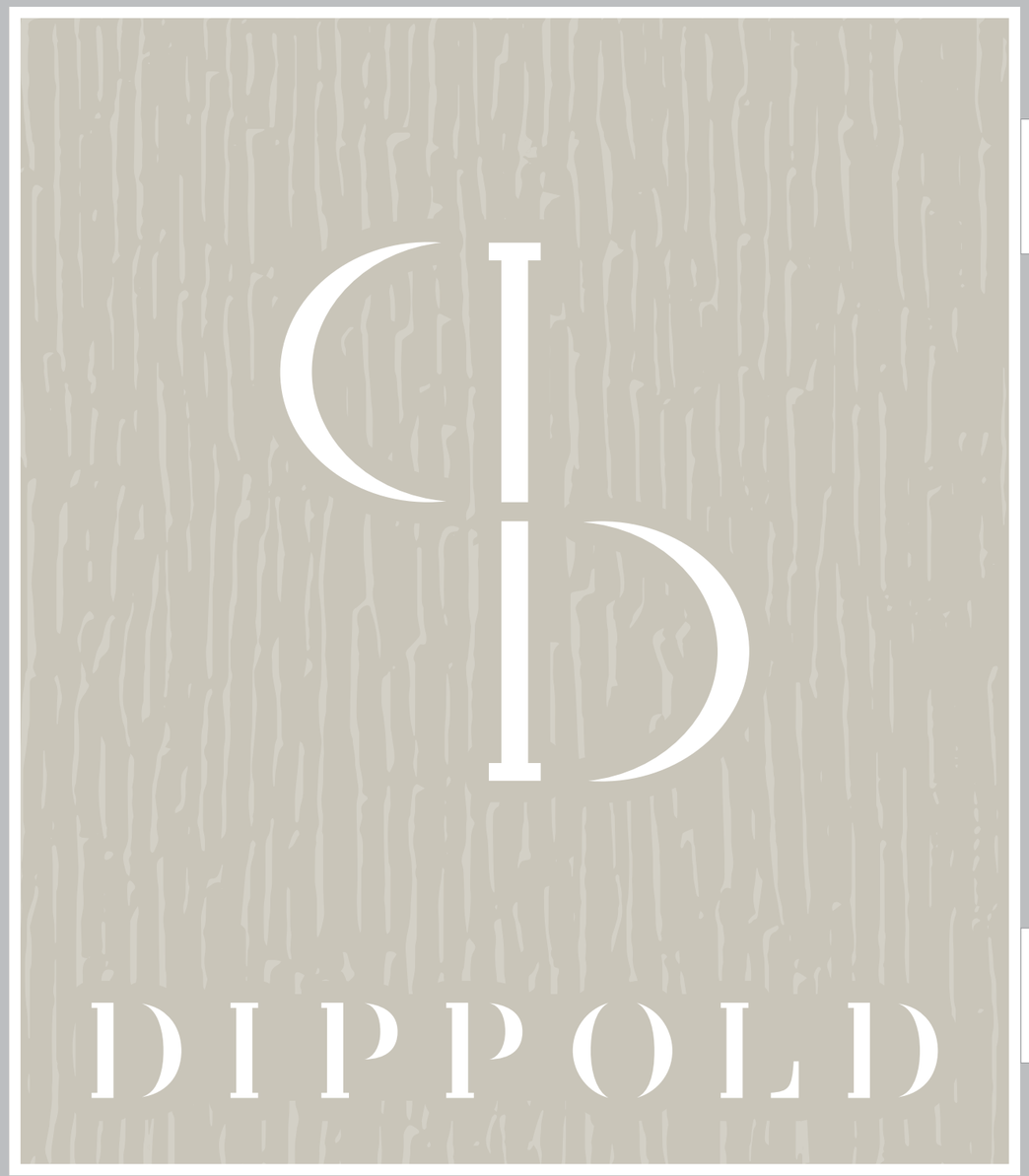
3065 Dundee Road Northbrook, IL 60062
(847) 291-7446 fax:(847) 291-7450
Email: 138@fastsigns.com

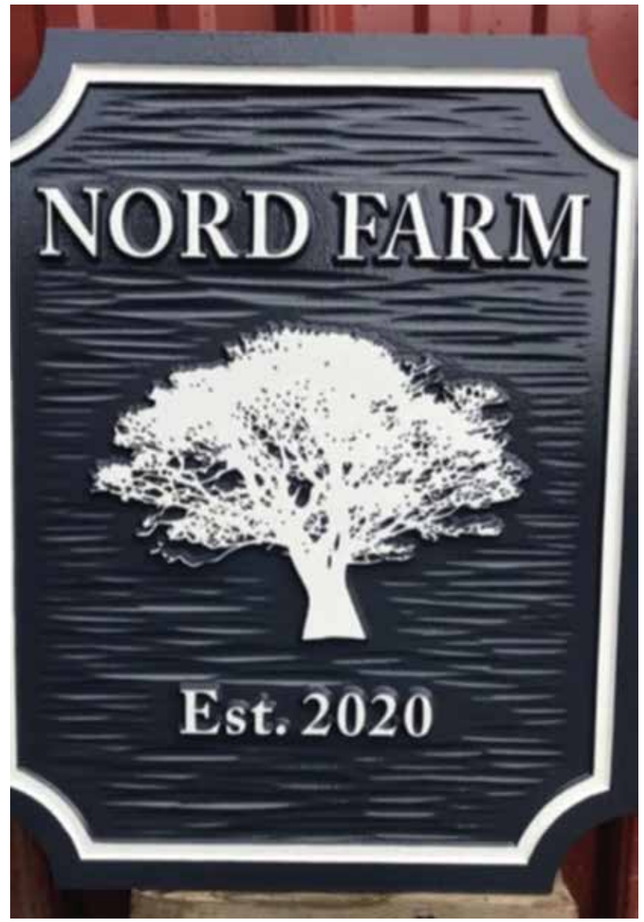
1/4” THICK BORDER



Recessed Textured
Benjamin Moore: OC-28
Collingwood

Raised
White

V-GROOVE SAMPLE SIGN



Invoice: 121681

Sarah Dippold Design
906 Green Bay Road
Winnetka, IL 60093

CSR: Phoebe Peterson

Designer: Phoebe Peterson

Original Date: 7/21/2023

Revision 1: 8/4/2023
Revision 2: 8/18/2023
Revision 3: 9/15/2023

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906 Green Bay Road
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Invoice: 121681

Sarah Dippold Design
906 Green Bay Road
Winnetka, IL 60093



Window 1 Total sq area: 37.39
Total Allowed: 3.73 sq ft
Vinyl proposed: 0.33 sq ft

Window 2 Total sq area: 37.44h
Total Allowed: 3.74 sq ft
Vinyl proposed: 0.83 sq ft

Window 3 Total sq area: 37.44
Total Allowed: 3.74 sq ft
Vinyl proposed: 0.33 sq ft

CSR: Phoebe Peterson

Designer: Phoebe Peterson

Original Date: 7/21/2023

Revision 1: 8/4/2023
Revision 2: 8/18/2023
Revision 3: 9/15/2023

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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: OCTOBER 12, 2023

SUBJECT: 558 GREEN BAY ROAD – ELIZABETH STAMOS DESIGN – WALL SIGN PERMIT (CASE NO. 23-25-DR)

INTRODUCTION

On October 16, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by *Elizabeth Stamos* (the "Applicant") as the lessee of the commercial space located at 558 Green Bay Road (the "Subject Property"). The Applicant is seeking approval to allow the installation of a new wall sign for their business on the Green Bay Road frontage.

The Subject Property is located on the west side of Green Bay Road between Elm and Spruce Streets in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is not located in the Commercial Overlay District. The Subject Property is a traditional two-story building with a first-floor brick veneer, second-floor stucco façade, and high-pitched brown shingle roof that houses *Pauline's Hair Salon, Key's Barber Shop,* and *Elizabeth Stamos Design*. **Figure 1** below identifies the Subject Property.



Figure 1 – Subject Property – Building View Along Green Bay Road

PREVIOUS APPROVALS

On June 15, 2023, the DBR approved Certificate of Appropriateness to make minor revisions to the previously approved building façade design (changing a shade of approved paint color but keeping the same previously approved gray-and-white theme) and to install three awnings on the frontage of the building at the subject property as shown above at **Figure 1.** Additionally, on October 3rd, staff administratively approved the door window sign (interior application), as shown in the illustration below.

CURRENT REQUEST

The Applicant is seeking approval for a new wall sign to identify and promote their business. The proposed wall sign will feature the name of the business, as shown in the illustration below.

Proposed wall sign is:

- Fabricated aluminum painted wall-mounted
- Non -illuminated
- Centered between the top of the previously approved awning and the bottom of the protruding brick
- 10 feet and 8 inches above grade
- 14.25 inches tall
- 13.69 square feet of sign area.



Proposed Wall Sign Above Existing Awning at Storefront Elevation

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 wall sign standards.

Wall sign standards

- Sign may only contain the business name, a three-word generic description of the types of products or services offered, and the occupant's logo or trademark;
- Sign may not exceed 70 square feet in area;
- Shall be placed substantially parallel to the surface of the wall;

- Shall not be located above the second-floor windowsill level and shall not be higher than fourteen (14) feet above grade if there is no second-floor window sill;
- For a building that contains more than one type of sign (e.g. wall, window, awning, etc.) a sign shall not exceed 15% of the street exposure.

The Proposed wall sign meets all the above standards for wall signs, including not exceeding 15% of the street exposure at Green Bay Road elevation.

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 affect adjacent structures adversely. 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 the proposed signage. The Village's Design Guidelines provide guidance on the design and appropriate placement of wall signs. ***See Attachment B.***

- *The sign should harmonize with the building and reflect the character of the building style;*
- *Sign Materials should be limited to painted wood, canvas, architectural glass, and metal;*
- *Sign color must harmonize with the building upon which it is mounted and adjacent structures;*
- *The height of the sign is restricted to 75% of the sign band or 14 inches – whichever is less;*
- *Sign should be located at least 8 feet above grade, but no more than 15 feet above grade, with a height measurement of no more than 14 inches; and*
- *Sign should be externally illuminated or highlighted where possible.*

SUMMARY

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

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED
SEP 28 2023

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
ELIZABETH ~~STAMOS~~ DESIGN	Elizabeth Stamos	[redacted]
Street Address		
558 GREEN BAY ROAD		
City / **State**	**Zip Code**	**Email**
WINNETKA, IL	60093	elizabeth@elizabethstamosdesign.com

Sign Company

Name of Sign Company	Primary contact name	Phone No.
ICSIGNS	CORY HOLLE	708·669·7177
Street Address		
417 SHERIDAN RD		
City / **State**	**Zip Code**	**Email**
HIGHWOOD IL	60040	

Property Owner

Name of Company	Primary contact name	Phone No.
559 GREEN BAY LLC	KATHY SANCHEZ	[redacted]
Street Address:		
1986 GREENLEAF AVE		
City / **State**	**Zip Code**	**Email**
GLENCOE IL	60022	[redacted]

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

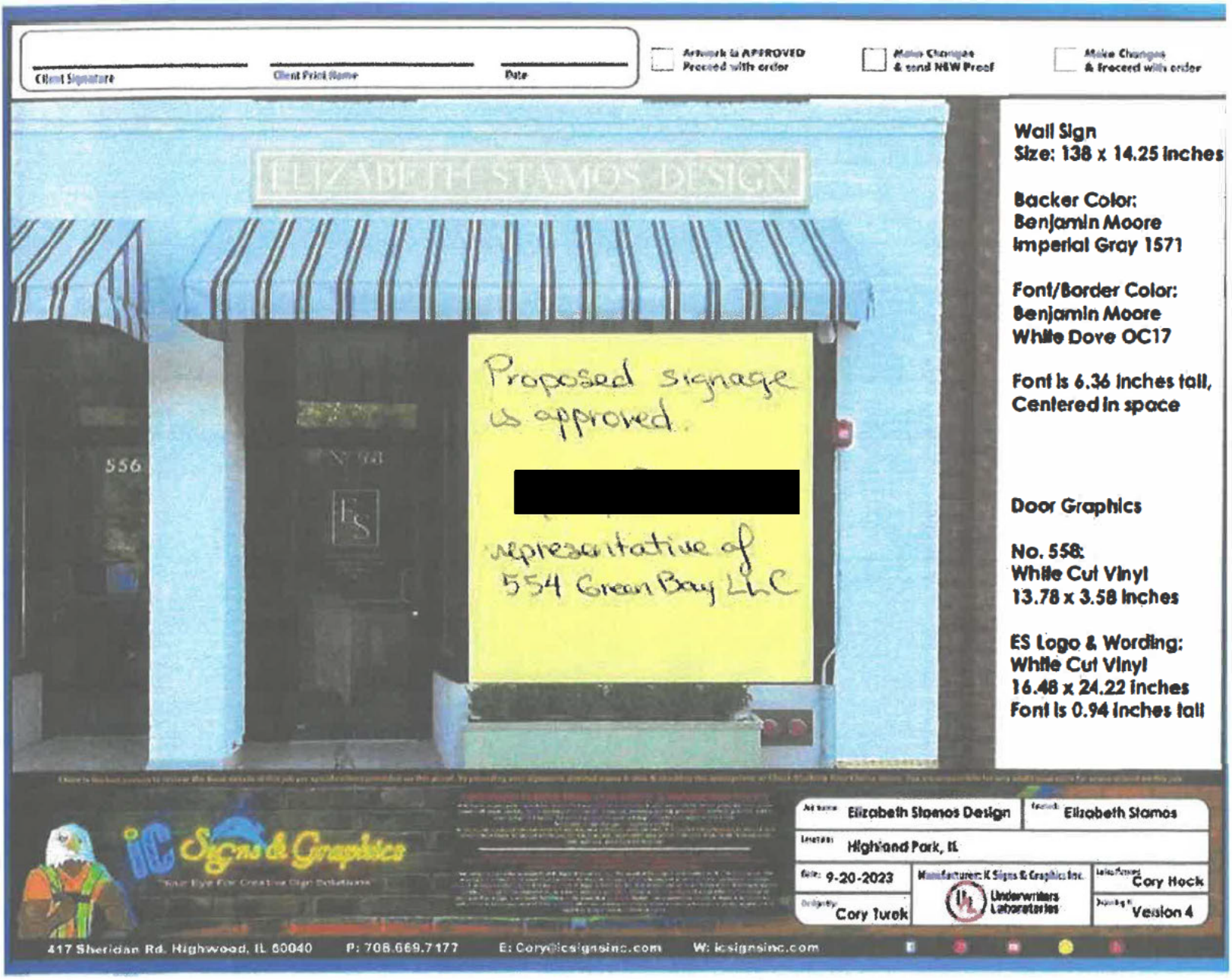
Additional description of sign type and materials: Fabricated Aluminum Painted Wall Mountsign. This sign will be painted and have cut vinyl lettering.

55 + 60 = 115

9-28-2023 - 1016

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

CONDITIONS OF APPROVAL: _____



LANDLORD APPROVAL

Client Signature _____ Client Print Name _____ Date _____

☐ Artwork is APPROVED Proceed with order

☐ Make Changes & send NEW Proof

☐ Make Changes & Proceed with order



Wall Sign
Size: 138 x 14.25 inches

Backer Color:
Benjamin Moore
Imperial Gray 1571

Font/Border Color:
Benjamin Moore
White Dove OC17

Font is 6.36 inches tall,
Centered in space

Door Graphics

No. 558:
White Cut Vinyl
13.78 x 3.58 inches

ES Logo & Wording:
White Cut Vinyl
16.48 x 24.22 inches
Font is 0.94 inches tall

Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.



iC Signs & Graphics
"Your Eye For Creative Sign Solutions"

IMPORTANT! PLEASE READ: OUR PROOF & PRODUCTION POLICY

At IC Signs, we take pride in precision - but the final examination for accuracy is your responsibility. Before giving approval, please examine all proofs carefully for the accuracy of information presented, including spelling, punctuation, numbers, graphics, colors, sizes and general layout. Our normal production cycle will begin from the date approval is received.
We cannot accept changes or approvals verbally.
*IF YOUR JOB IS A RUSH TURNAROUND OR NEEDED ON A SPECIFIC DATE OR TIME, IT IS CLIENT'S RESPONSIBILITY TO LET OUR STAFF KNOW PRIOR TO ORDER APPROVAL OF YOUR ORDER. RUSH FEES WILL APPLY FOR LESS THAN 72 HR TURNAROUND TIME. NOT ALL JOBS CAN BE RUSHED.

COLORS DEPICTED ON THIS PROOF ARE PRINTED SIMULATIONS TO ASSIST IN VISUALIZING THE DESIGN. THEY MAY NOT ACCURATELY REFLECT THE ACTUAL COLOR SPECIFIED. ALL SCREENS SHOW COLORS IN VARIOUS WAYS. OURS SCREENS ARE COLOR CALIBRATED FOR DESIGN PROCESSES.

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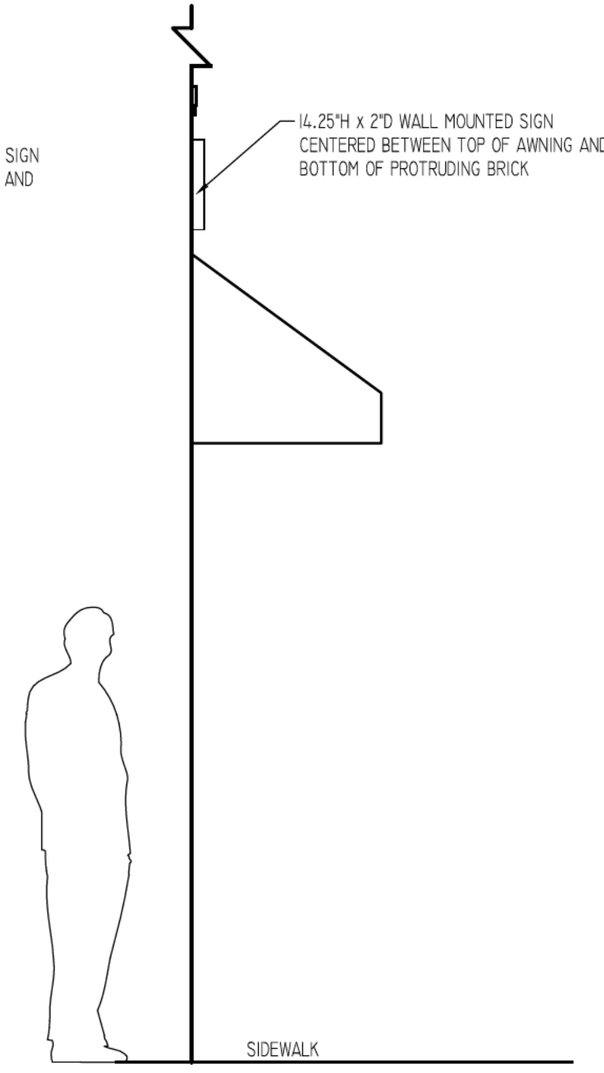
Job Name: Elizabeth Stamos Design			Contact: Elizabeth Stamos
Location: Highland Park, IL			
Date: 9-20-2023	Manufacturer: IC Signs & Graphics Inc. UL Underwriters Laboratories		Sales Person: Cory Hock
Design By: Cory Turek			Drawing #: Version 4

417 Sheridan Rd. Highwood, IL 60040 P: 708.669.7177 E: Cory@icsignsinc.com W: icsignsinc.com



1 558 GREEN BAY ROAD
1/2" = 1'-0" FRONT ELEVATION



2 558 GREEN BAY ROAD
1/2" = 1'-0" SIDE ELEVATION

NOTE: DRAWING CONTENTS REPRESENT DESIGN INTENT ONLY. VERIFY ALL DIMENSIONS IN FIELD.

PROJECT: GREEN BAY
TITLE: SCALED EXTERIOR SIGNAGE ELEVATION

ELIZABETH STAMOS
DESIGN

SCALE: 1/2" = 1'-0"
DATE: 9.27.23

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: OCTOBER 12, 2023

SUBJECT: 507 CHESTNUT STREET– TOCCO ITALIAN RESTAURANT – SIGN PERMIT AND SIGN CODE VARIATION (CASE NO. 23-26-DR)

INTRODUCTION

On October 16, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by *TOCCO Italian Restaurant* (the "Applicant") as the lessee of the first-floor commercial space located at 507 Chestnut Street (the "Subject Property. The applicant is seeking the following approvals:

1. **Sign Permit** to allow two existing storefront window signs to remain on the Subject Property,

2. **Sign Code Variation** to allow two existing window signs that exceed 10% of their respective window area, that are not die-cut, and not limited to individual letters and logos.

When recently working with another downtown business owner to bring their existing window signage into compliance by seeking approval of a sign variation, the business owner noted Tocco's window signage not complying with Village sign regulations.

PROPERTY DESCRIPTION

The Subject Property is generally located on the southeast corner of the intersection of Chestnut Street and Chestnut Court, is zoned C-2 General Retail Commercial, and is located in the Commercial Overlay District. The Subject Property contains a three-story mixed-use building with residential units on the upper floors and two businesses, including the Applicant's, that occupy the storefront spaces. **Figure 1 and 2** identifies Subject Property, and **Figure 3** shows two existing window signs proposed to remain.

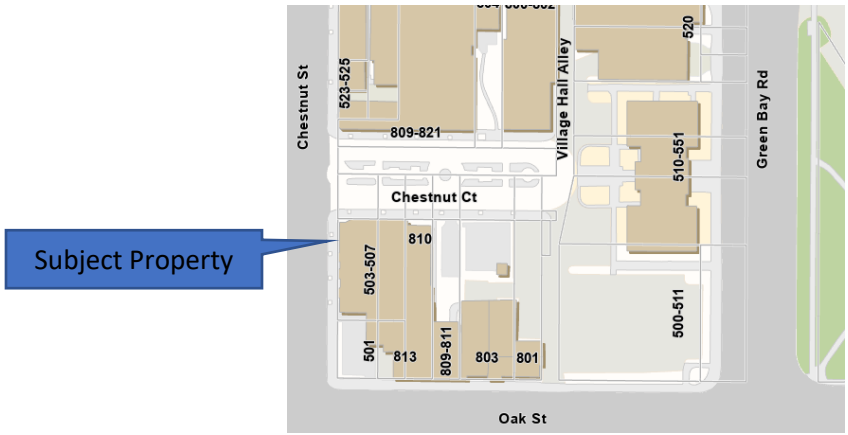


Figure 1 - Location Map – Subject Property – 503-507 Chestnut Street



Figure 2 – Subject Property – View from Chestnut Street and Chestnut Court Intersection

PREVIOUS APPROVALS

The DRB approved the Certificate of Appropriateness for window replacement in August and a variation for awning signage in September 2019.

CURRENT REQUEST

The Applicant is seeking approval to allow two existing storefront window signs on the Chestnut Street elevation to remain on the Subject Property. Both existing signs' photographic features, text, and colors are shown in the illustration below:

Each window sign is:

- Black and white poster sign;
- Applied on the interior surface of the glass;
- See-through from the interior of the restaurant;
- Covering 100% of window area; and
- 28.73 square feet in area.



Figure 3 -Two Existing Window Signs at the Chestnut Street Storefront Elevation

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. Given the signage covers 100 percent of the window, the signage does not meet many of the following standards. Thus, the window signage requires review by the Design Review Board as well as approval of Sign Code variations:

- Limited to 10% or less of the single windowpane;
    - Existing signs in each window cover up 100% of the respective window area (***Sign variation required for each window);***
- 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;
- Without reflective materials;
- Limited to two colors;
- Decal sign shall be die-cut and limited to individual letters and logos
    - Both existing poster signs are not die-cut and not limited to individual letters and logos. (***Sign variation required for each window);***
- 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.

Chestnut Elevation Signage Street Exposure

Area	Square Foot	Percentage
Chestnut Street Exposure	490	-
Max Allowed per Sign Code (15% of the Street Exposure)	73.5	15%
All Proposed Signs counted toward Street Exposure	58.71	12%

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

SIGN CODE VARIATION REQUEST

1. The Applicant has applied for a Sign Code Variation from Section 15.60.120 [Commercial Signs] to allow two existing window signs that exceed 10% of their respective window area and that are not die-cut and not limited to individual letters and logos.

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 window 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
SEP 19 2023

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SBC2023-1046

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
tocco	BRUNO ABATE	[redacted]
Street Address: 504. CHESTNUT ST.		
City: WINNETKA / State: IL / Zip Code: 60093	[redacted]	

Sign Company

Name of Sign Company	Primary contact name	Phone No.
Street Address		
City / State / Zip Code / Email		

Property Owner

Name of Company	Primary contact name	
HOFFMANN	DAN	[redacted]
Street Address:		
City / State / Zip Code / Email		

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

Additional description of sign type and materials: EXISTING TWO PHOTO POSTERS TO REMAIN, AT CHESTNUT STOREFRONT OF THE TOCCO RESTAURANT.

OFFICE USE ONLY: PERMIT FEE ($60/$195 per sign) WAIVED PLAN REVIEW & SIGN PERMIT BY DK/DS

CONDITIONS OF APPROVAL:

RECEIVED SEP 19 2023

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN CODE VARIATION APPLICATION

Property Information

Site Address: 507 CHESTNUT STREET

Name of Business: TOCCO RESTAURANT

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: EXISTING TWO PHOTO WINDOW POSTERS TO REMAIN. THEY ARE EXCEEDING 10% OF WINDOW AREA

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: HOFFMANN

Primary Contact: Dan Burns

Address: 568 Lincoln Avenue

City, State, Zip: Winnetka, IL 60093

Phone No. [redacted]

Email: [redacted]

Owner Signature: [redacted]

Applicant Information

Legal Name: TOCCO RESTAURANT

Primary Contact: BRUNO ABATE

Address: 507 CHESTNUT ST.

City, State, Zip: 60093

Phone No. [redacted]

Email: [redacted]

Applicant Signature: [redacted]


TOCCO
BRUNCH
LUNCH


TOCCO
ITALIAN
LUNCH

TOCCO

Sunday
ITALIAN
BRUNCH
SUNDAY
11 AM - 3 PM

TOCCO

PROPER ATTIRE REQUIRED.
NO HATS, PLEASE.
BRUNO

Healthy
ITALIAN
LUNCH

TUESDAY THRU SATURDAY
11 AM - 2 PM

d. Building Signage

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

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

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

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



Figure 38

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: OCTOBER 12, 2023

SUBJECT: 566 CHESTNUT STREET– SOUPICUREAN SANDWICH SHOP– SIGN PERMIT AND SIGN CODE VARIATION (CASE NO. 23-27-DR)

INTRODUCTION

On October 16, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by *Soupicurean Sandwich Shop* (the "Applicant") as the lessee of the commercial space located at 566 Chestnut Street (the "Subject Property"). The applicant is seeking the following approvals:

1. **Sign Permit** to allow existing storefront window signs to remain on the Subject Property,

2. **Sign Code Variation** to allow existing window signs that exceed 10% of their respective window area, that are not die-cut, and not limited to individual letters and logos.

Just prior to the pandemic, Village staff had identified a few businesses that had installed window signs without a permit, including Soupicurean. During the pandemic, Village staff worked with the Design Review Board to draft amendments to the window sign requirements, which the Village Council adopted. Since the end of the pandemic, staff have been working with these businesses to submit a sign permit application in order to bring their signs into compliance.

PROPERTY DESCRIPTION

The Subject Property is located at the southwest corner of the intersection of Chestnut Street and Spruce Street. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. The Subject Property contains a two-story commercial building, commonly referred to as the Laundry Mall. The Applicant is one of many tenants within the building. **Figure 1 and 2** identifies the Subject Property.



Figure 1 - Location Map – Subject Property – 566 Chestnut Street



Figure 2 – Subject Property – View from Chestnut Street

CURRENT REQUEST

The Applicant is seeking approval to allow existing storefront window signs to remain on the Subject Property. All existing signs features, text, and colors are shown in the photographs below:

Existing window signs:

- Applied on the exterior surface of the glass;
- Located in the various portions of the windows, including upper portions of the windows;
- All four windows have individual letters in white;
- The text varies from 1 ½, 3½, 5½, and 8 inches tall; and
- Windows 2 and 3 in addition to white letters, have a decal logo with white text on an orange background with green borders on top and bottom, and one of the signs on Window 4 contains a decal sign with white text on an oragne background with green borders on top and bottom.



Figure 3 - Existing Window Signs to remain at the Chestnut Street Storefront

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 existing window signage proposed to remain does not meet these standards, it is noted. Thus, the window signage requires review by the Design Review Board as well as approval of Sign Code variations:

- Limited to 10% or less of the single windowpane
    - Existing signs in windows 2, 3, and 4 exceed 10% of the window area (***Sign variation required for windows 2, 3, and 4)***;
- Limited to 50% or less of a door window or transom;
- Height of the sign should not exceed 1/3 of the height of the glass area and 90% of the glass width
    - Existing signs in windows 1 and 4 exceed 1/3 of the height of the glass area, and the sign in window 4 exceeds 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
    - The phone numbers on the bottom of Windows 2 and 3 are 5 inches;
- No window sign should be illuminated;
- Located in the lower two-thirds of the window opening
    - Some of the existing signs in all four windows are located in the upper portion of each window;
- Without reflective materials;
- Limited to two colors
    - Existing signs in windows 2, 3, and 4 have more than two colors;
- Decal sign shall be die-cut and limited to individual letters and logos
    - The existing sign in window 4 is not die-cut and not limited to individual letters and logos. (***Sign variation required for window 4)***;
- Only be applied to the interior of the window
    - Existing signs on all four windows are applied on the exterior of the glass;
- 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	26.07	10%	2.61	2.60	10%
Window 2 & 3 (each)	35.86	10%	3.59	6.34	17%
Window 4	27.41	10%	2.74	10.76	39%

Elevation Signage Street Exposure

Area	Square Foot	Percentage
Street Exposure	301	-
Max Allowed per Sign Code (15% of the Street Exposure)	45.15	15%
All Proposed Signs counted toward Street Exposure	15.28	5%

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

SIGN CODE VARIATION REQUEST

1. The Applicant has applied for a Sign Code Variation from Section 15.60.120 [Commercial Signs] to allow existing window signs that exceed 10% of their respective window area and that are not die-cut and not limited to individual letters and logos.

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 window 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
SEP 19 2023

ATTACHMENT A

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SBC2023-1049

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
SOUPICUREAN	Mary Jo Vlahos	847-804-2430
Street Address: 566 Chestnut UNIT 10		

City	State	Zip Code	Email
Ninnetka	IL	60093	[redacted]

Sign Company

Name of Sign Company	Pri	
Street Address		

City	State	Zip Code	Email

Property Owner

Name of Company	Primary contact name	Phone No.
Max Connor maxuc	Max Taleb	[redacted]
Street Address:		

City	State	Zip Code	Email

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

- [x] window graphics
- [ ] wall-mounted sign
- [ ] ground-mounted sign
- [ ] projecting sign
- [ ] other__

Additional description of sign type and materials

Existing window signs exceeding 10% of window area to remain at storefront of soupicurean

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

CONDITIONS OF APPROVAL:

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN CODE VARIATION APPLICATION

Property Information

Site Address: 566 Chestnut

Name of Business: Soupicurean

Parcel Identification Number(s) (PIN): _____

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

of Chapter 15.60 Signs of the Village Code for the following work: _____

_____

_____

Attach a separate written document 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: _____

_____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Owner Signature: [redacted]

Applicant Information

Legal Name: ~~Mary J~~ Soupicurean

Primary Contact: Maryjo Vlahos

Address: 566 Chestnut

City, State, Zip: Winnetka [redacted]

Phone No. [redacted]

Email: [redacted]

Applicant Signature [redacted]


Soup
icurean
Soup
icurean
Fresh from Farm to Bowl
Purely Delicious Soups
CHILI
MADE TO ORDER
SALADS
GOURMET
SANDWICHE
847-784-8899


40"
WINDOW 1
54"
SMALL BATCH
SOUPS
16" x 1½"
15" x 3½"
GLUTEN FREE
15" x 1½"
CHILI
14" x 3½"
21" x 1½"
MADE TO ORDER
22" x 3½"
SALADS
GOURMET
12 x 1½"
3½" x 34"
SANDWICHES


WINDOW 2 & 3
Soup
icurean
SOUPICUREAN®
Purely Delicious Soups
20"
36"
55"
Place your soup orders on our new website.
bestsoups.net
847-784-8899
5"

WINDOW 4


SOUP
UP TO 15 VARIETIES
MADE FRESH DAILY
CHICKEN NOODLE
GARDEN VEGETABLE
BUTTERNUT SQUASH
TOMATO BASIL
TURKEY WILD RICE
TUSCAN BEAN KALE
MUSHROOM BARLEY
SPLIT PEA
LENTIL
ASPARAGUS
ZUCCHINI
CAULIFLOWER
GRASS-FED BEEF CHILI
FREE RANGE TURKEY CHILI
BEEF MARROW BONE BROTH

d. Building Signage

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

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

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

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



Figure 38

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: OCTOBER 12, 2023

SUBJECT: 791 ELM STREET – JPMORGAN CHASE BANK
PLANNED DEVELOPMENT – PRELIMINARY PLAN REVIEW
(CASE NO. 2023-05-PD)

INTRODUCTION

On October 16, 2023, the Design Review Board is scheduled to consider a **preliminary planned development plan application** filed by Riverside Investment and Development Company (the "Applicant"), as the designee of the property owner, JPMorgan Chase Bank, National Association (the "Owner"), who owns 791 Elm Street. The designated architect for the project is Gensler.

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

At the October 16 meeting, the Design Review Board will review the design of the proposed building, signage, and landscaping and streetscape improvements as part of its recommendation regarding a Certificate of Appropriateness to allow the construction of a new **three-story commercial planned development** on the Subject Property, which consists of the following elements:

a) 8,500 square feet of retail bank and lobby on the ground level;

b) 18,000 square feet of corporate offices on the second and third floor levels; and

c) A total of 32 parking spaces consisting of 7 spaces at street-level and 25 spaces on the lower (underground) level.



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

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

Property owners within 500 feet of the Subject Property have been notified of the Design Review Board meeting by mail notice. As of the date of this memo, the Village has yet to receive any written public comments regarding the proposed project.

PLANNED DEVELOPMENT PROCESS

As the Board may recall from a recent preliminary planned development plan application considered by the Board earlier this year, the review process consists of the following major steps:

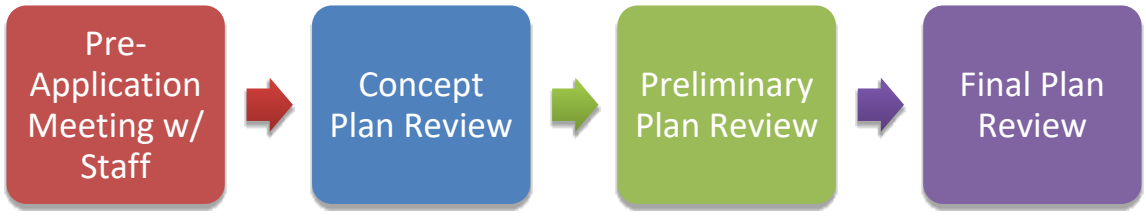


Figure 1 – Concept Plan Review

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

On June 20, 2023, the Village Council conducted the concept plan review of the proposed three-story commercial building. The current preliminary proposal is generally consistent with the site layout and building floor plans as presented at the June 20, 2023, concept plan review; however, the design of the building façade has changed in response to comments from Council members. Copies of a couple images from the June 2023 concept plan review are on the following page.

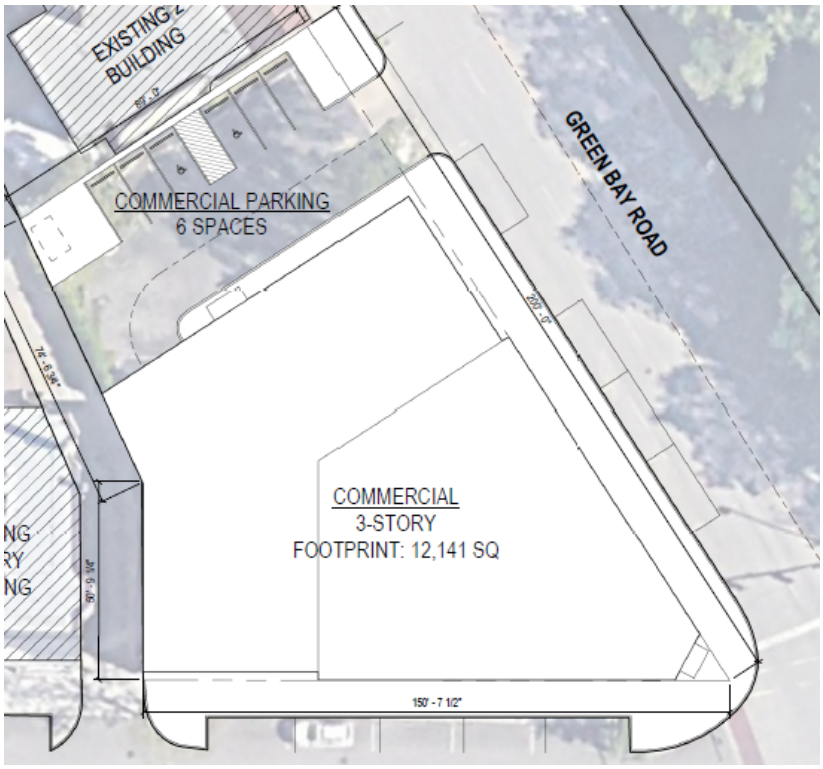


Figure 2 - Concept Plan - Site Plan Presented to Council June 20, 2023

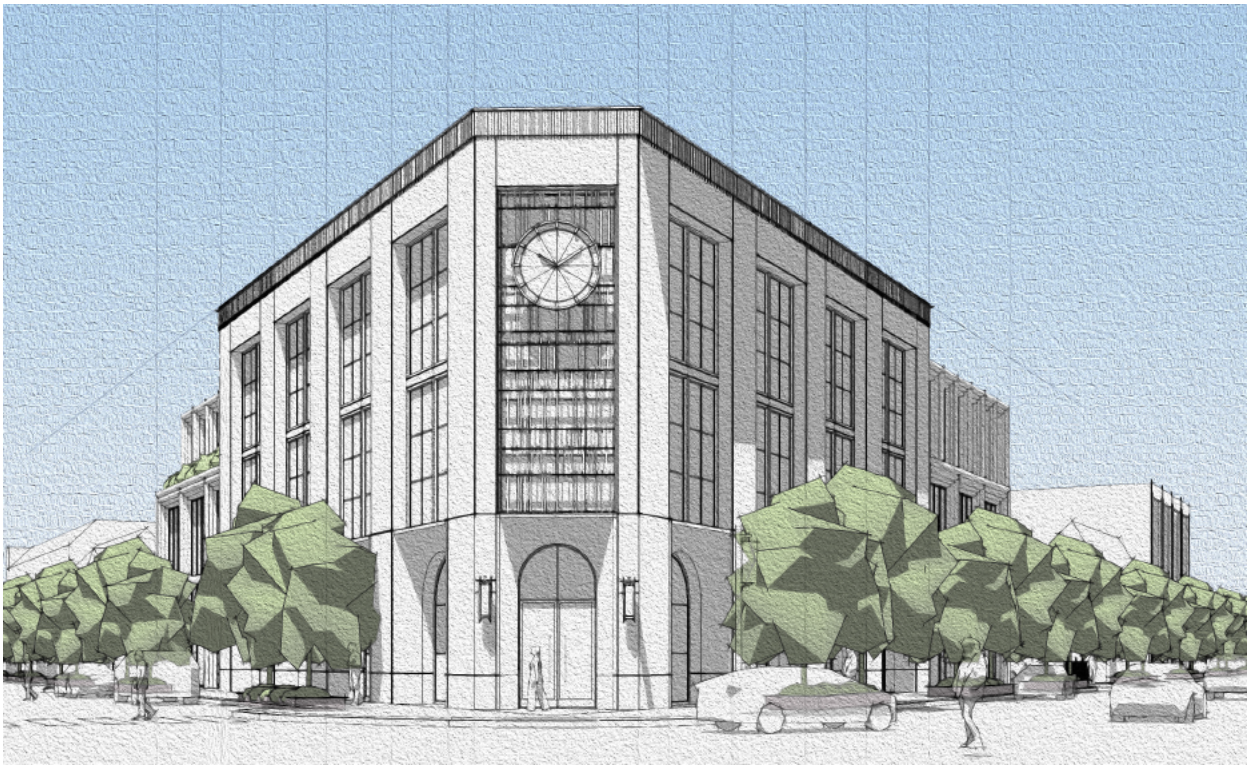


Figure 3 - Concept Plan – Perspective Drawing Presented to Council June 20, 2023

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

a) In general, Council members liked the direction the architectural design was taking, while a few thought a little more work could be done, such as:
    a. A couple of trustees indicated that they liked the contemporary art deco design; others expressed reservations and questioned if the design and proposed materials could be more contextual to Winnetka.
    b. Most of the trustees were concerned with the proposed height; however, they did not express concern regarding the setback exceptions. The Applicant was encouraged to reconsider the height of the parapet and consider additional articulation to minimize the appearance of building height.
    c. A few trustees noted that they like the clock at the corner, while another trustee thought it felt decorative and non-functional.
b) Regarding the commercial office space:
    a. Most of the trustees commented on parking. Two asked how many employees would be working on site and where would they park. While another trustee commented that the location of the transformer limited parking and that the Village needs to really start thinking about parking and what it expects from an applicant. Ultimately, the Applicant was encouraged to be mindful of parking.

A copy of the staff report for the Council's June 20, 2023, meeting as well as a copy of the meeting minutes are included as **Attachment B.**

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



Figure 4 – Preliminary Plan Review

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

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

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

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

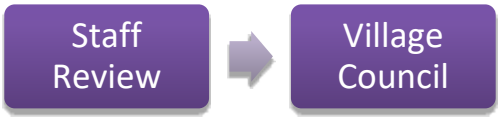


Figure 5 – Final Plan Review

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

DESCRIPTION OF PROPERTY

The Subject Property, which is approximately 0.39 acres in size, is generally located on the northwest corner of Elm Street and Green Bay Road (Figure 6) and contains an existing two-story commercial building that is currently occupied by the Owner with retail banking on the first floor and corporate offices on the second floor. On the north side of the building is a surface parking lot that accommodates approximately 20 vehicles for bank patrons.



Figure 6 – Aerial Map

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

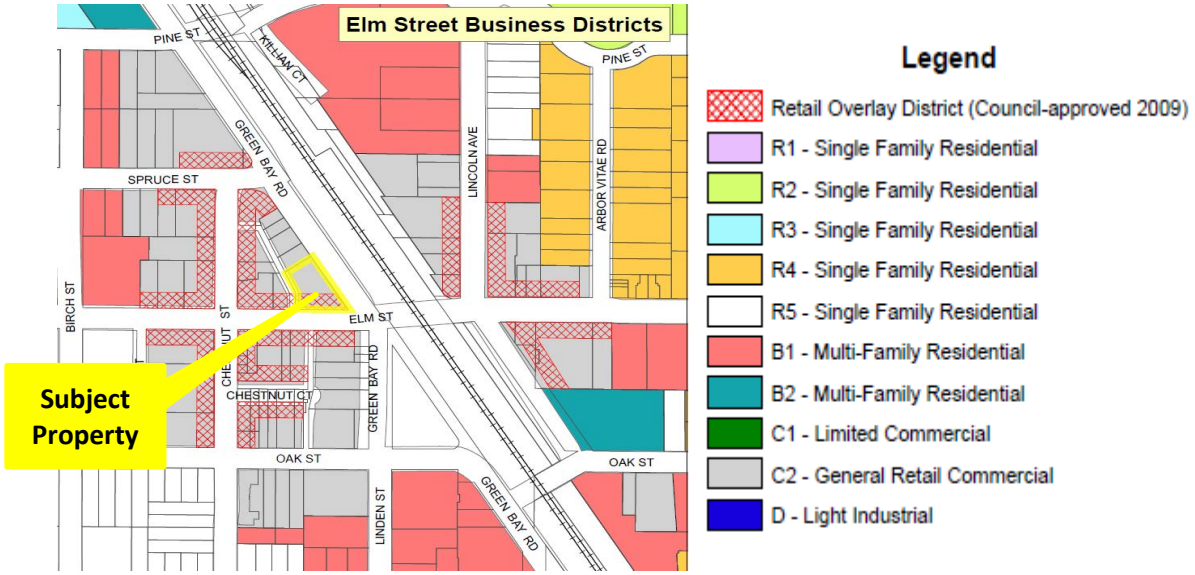


Figure 7 – Zoning Map

The Village's Comprehensive Plan designates the Subject Property as appropriate for commercial and mixed-use land uses as shown in Figure 8.



Figure 8 – Comprehensive Plan Land Use Plan – Winnetka Futures 2040 Plan

CURRENT PROPOSED PLAN

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

- 8,500 square feet of retail banking and lobby area on the ground floor level;
- 18,000 square feet of corporate office space on the second and third floor levels; and
- 32 parking spaces; 7 spaces at street-level and 25 spaces on the lower-level (underground).

Site & Building Design

The retail banking space would occupy the majority of the ground floor level and would be located along both Elm Street and Green Bay Road. The primary pedestrian entrance to the bank would be from a lobby accessed from Elm Street, with a secondary entrance lobby accessed from the surface parking lot on the north side of the building. The surface parking lot would be located along the north property line, in the same general location as the existing parking lot. The lower-level parking would be accessed from Green Bay Road along the north side of the building with a two-way drive aisle. The vehicular access to and from Green Bay Road would be from a single curb-cut. Currently the site has two curb-cuts; one for entering the parking lot, the other for exiting.

The lower-level, which consists of 25 parking spaces, would extend to fill nearly the entire site below grade. The second and third floor levels would consist of corporate offices to be occupied by the Owner. Given the request involves retail banking it is important to note that a drive-through it not included in the proposed plan.

There is an existing utility pole located at the northwest corner of the Subject Property that is to remain as it provides electric and telecommunication services to neighboring properties. A pad-mounted transformer is proposed in this same corner of the site, as well as trash and recycling containers that would be screened with a 6-foot high decorative fence. The Applicant is working with Village staff to provide the necessary utility easement for the proposed pad-mounted transformer and the existing utility pole. Furthermore, the Applicant understands that it is a long-term goal of the Village to underground overhead utilities and is proposing that the transformer, which would be located on the Subject Property, be utilized in the future for other properties within the immediate vicinity that are currently serviced from the pole-mounted transformer.

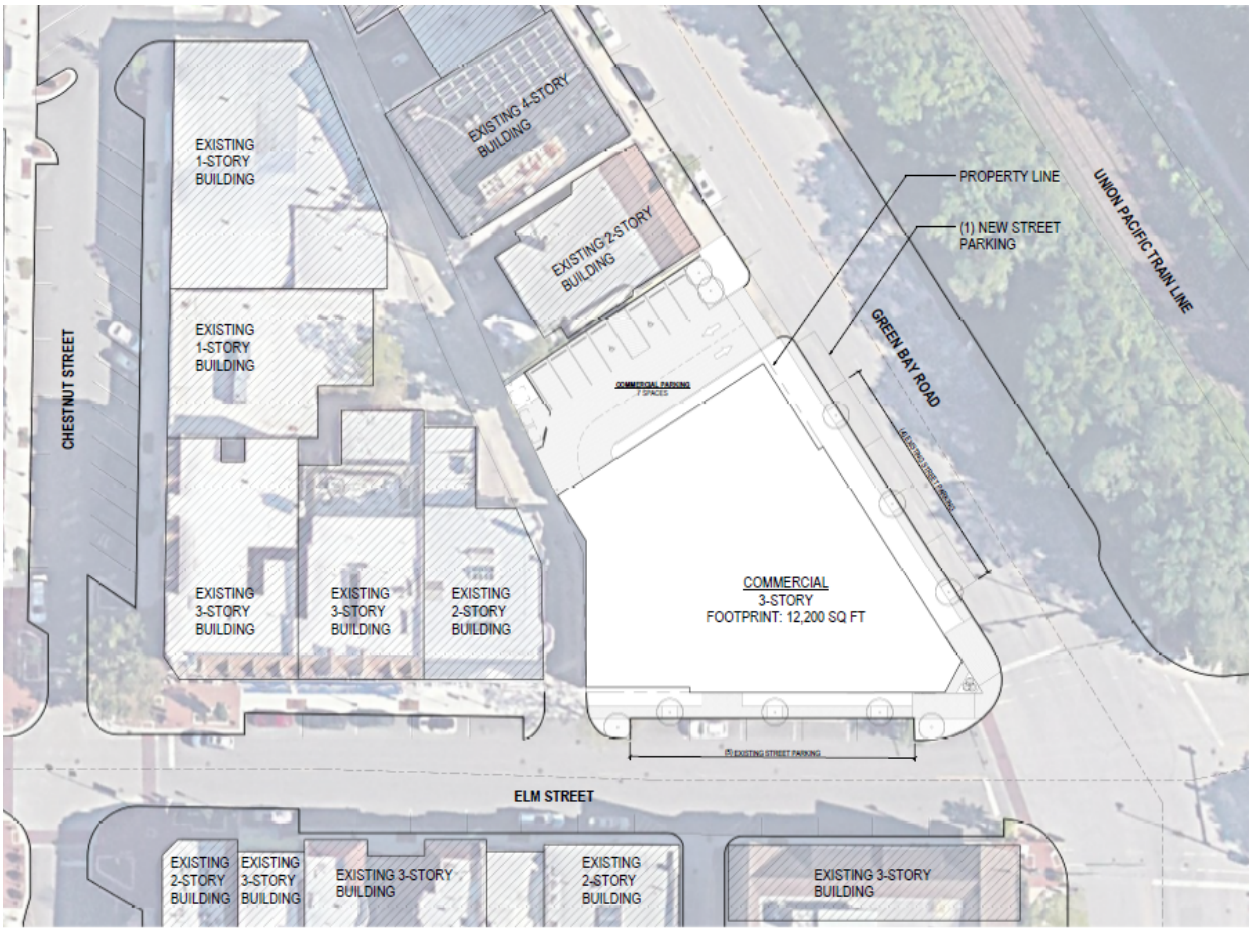


Figure 9 – Preliminary Plan – Site Plan

The proposed building materials include terracotta and limestone, with a custom terracotta spandrel and terracotta profile panels to add texture to the building. The first floor level would consist of limestone, with the two upper floor levels in terracotta. The corner of the building at Green Bay Road and Elm Street would be the focal point of the building and would be setback at the corner, while also being the tallest portion of the building. The roof would be flat with the potential of a green roof tray installation. The application materials include further description of the design team's approach to the design.



Figure 10 – Preliminary Plan – Elm Street Elevation



Figure 11 – Preliminary Plan – Green Bay Road Elevation



Figure 12 – Preliminary Plan – North Elevation

Streetscape & Landscaping Design

The Applicant proposes streetscape improvements within the Village right-of-way along Elm Street and Illinois Department of Transportation right-of-way along Green Bay Road. The Applicant is proposing installation of brick pavers at the corner of Elm Street and Green Bay Road, which will need to match the Village's Downtown Master Streetscape Plan. The landscape plan will need to be revised to eliminate all brick pavers that extend beyond that corner, along the public sidewalk on Elm Street and Green Bay Road, that were not included in the Downtown Master Streetscape and Signage Plan adopted by the Village Council. Though the landscape plan shows the installation of pedestrian streetlights only along Elm Street, the addition of pedestrian streetlights along Green Bay Road would be consistent with the Village's streetscape plan. It should be noted that IDOT will need to approve any proposed streetscape improvements within its right-of-way.

In terms of landscaping, the Applicant is proposing a small landscaping bed at the northeast corner of the Subject Property to provide a visual buffer of the surface parking lot along Green Bay Road. This landscaping would consist of deciduous shrubs and ornamental grasses with an 18-inch ornamental fence surrounding the landscape bed. Additionally, the Applicant is proposing removing the two existing trees within the Green Bay Road right-of-way and replacing them with three trees. One tree is proposed to be replaced with two trees within the Elm Street right-of-way, as well as additional landscaping within the existing bump-outs on Elm Street. A planter is also proposed on the Subject Property at the corner of Elm Street and Green Bay Road that would contain low growing perennials.

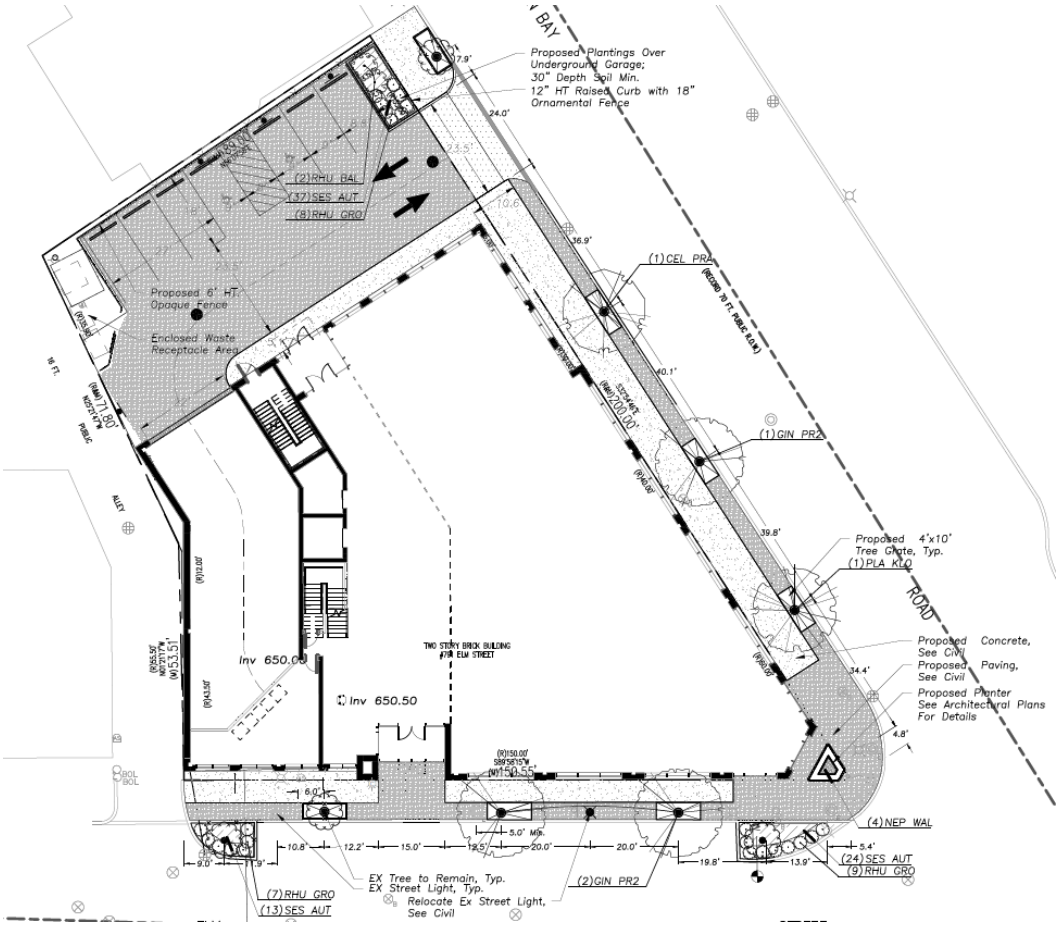


Figure 13 – Preliminary Plan – Landscape Plan

The number of parking spaces along Green Bay Road would be increased by one, while the number along Elm Street would remain the same.

Changes Since Council Concept Plan Review

As previously stated, the preliminary planned development plans presented for the Design Review Board's consideration are generally consistent with the plan reviewed by the Village Council at the concept plan review stage. The following summarizes the more significant changes and refinements that the Applicant has made to the plans since Council's review of the June 2023 concept plan:

A. The building façade elevations along Elm and Green Bay have been further refined including, but not limited to, the following changes:

   a. Additional vertical articulation of the building to break-up the height of the building.

   b. Refinement of the building materials, which now include a warm, natural color palette.

   c. Elimination of the clock feature on the corner elevation.

   d. Elimination of the decorative metal along the parapet wall.

VILLAGE STAFF REVIEW

Village Staff has completed its review of the Applicant's initial submittal of the preliminary plan application materials. The Applicant has not had an opportunity to respond to all of staff's comments; however, staff has determined that the application materials were in such a condition that review by the Design Review Board was appropriate.

REQUIRED ZONING RELIEF

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

A. Approval of a Planned Development for a commercial development, which includes consideration and approval of the following ***special uses and exceptions*** from the requirements of the Zoning Ordinance:

   a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes a three-story building at the following height:

      i. Building (Top of Parapet) – 54'-5" (southeast corner of building)
      ii. Building (Top of two secondary parapets) – 51'-5"
      iii. Building (Top of parapet between corner and secondary parapets) – 47'-2"

   b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet (12'-5") at the southeast corner of the property;

   c. No side yard is required, but when a side yard is provided it must be at least three feet; the Applicant proposes the building to be setback more than zero feet, but less than three feet from portions of the west property line;

   d. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet (1'-9") along the northerly property line to accommodate the lower-level parking that would be below the surface parking lot;

   e. The proposed parking located on street-level requires special use approval; and

   f. The retail bank use on the ground level requires special use approval as a portion of the use would be located within the Commercial Overlay District.

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

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

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

DESIGN GUIDELINES

The Village's Design Guidelines provide direction for the style and form of new commercial and mixed-use buildings, as well as multi-family buildings. The Subject Property is located at one of if not the most prominent intersections of the Village, at the gateway of the East/West Elm Street District. Generally, the District has a pedestrian-oriented feel, however, the Subject Property is located along the dividing line (Green Bay Road) between the East/West Elm Street District and experiences heavier vehicular traffic conditions than other parts of the Elm Street District.

An excerpt of the Village Design Guidelines is included as **Attachment C**, highlighting standards **which apply to commercial buildings.** The standards in the Guidelines address:

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

RECOMMENDATION

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

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

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

> *Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed three-story commercial building on the Subject Property**, subject to the following conditions:*
>
> ***A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***
>
> *The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:*
>
> *(1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
>
> *(2) the proposed external architectural features and site improvements are appropriate to*

and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;

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

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

Staff and the Applicant will be present at the October 16, 2023, Board meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

Attachment A: Applicant's Preliminary Planned Development Plan Application Materials
Attachment B: June 20, 2023, Council Review of Concept Plan for the Subject Property
Attachment C: Design Guidelines Excerpts

ATTACHMENT A

PD-P

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT
PRELIMINARY PLAN APPLICATION

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

The initial submittal MUST contain:

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

Applicant Information

Legal Name: Michael Spence

Company: Riverside Investment & Development Company
Address: 150 N Riverside Plaza
City, State, Zip: Chicago, IL 60606
Phone No.: 312-788-1800
Email: mspence@riversideid.com

Primary Contact Person

Name: Michael Spence
Company: Riverside Investment & Development
Address: 150 N Riverside Plaza
City, State, Zip: Chicago, IL 60606
Phone No.: 312-788-1800
Email: mspence@riversideid.com

Consultants *(as applicable)*

Attorney

Name: Harold W Francke
Company: MPS Law
Address: 1515 E Woodfield Road, Ste 250
City, State, Zip: Schaumburg, IL 60173
Phone No.: 847-330-6068
Email: hfrancke@mpslaw.com

Architect/Planner

Name: Angela Harper
Company: Gensler
Address: 11 E Madison Street, Ste 300
City, State, Zip: Chicago, IL 60602
Phone No.: 312-577-6537
Email: angela.harper@gensler.com

Civil Engineer

Name: Mike Renner
Company: Eriksson Engineering
Address: 135 S Jefferson Street Ste 135
City, State, Zip: Chicago, IL 60661
Phone No.: 312-463-0551
Email: mrenner@eea-ltd.com

Other

Name:
Company:
Address:
City, State, Zip:
Phone No.:
Email:

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

Site Location/Address: 791 Elm Street

Property Index Numbers: 05-20-208-018-0000

Size of Property: (square feet/acres) Total land 17,002sf approx 150' x 200'

Size of Building Space, if applicable: (square feet) 42,000sf

Current Comprehensive Plan Land Use Designation: Commercial & Mixed Use Development

Current Zoning: C-2 Zoning

Current Use of the Property: Commercial Retail Bank & Office

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

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

- ☑ Planned Development – Preliminary Plan
- ☐ Amendment to Existing Planned Development
  Ord. No. _____
- ☐ Comprehensive Plan Amendment
- ☐ Rezoning from _____ to_____
- ☐ Special Permit for _____
- ☐ Zoning Code Text Amendment
- ☑ Zoning Exceptions (attach document listing and explaining exceptions)
- ☐ Subdivision – Preliminary Plat
- ☐ Subdivision Exceptions (attach document listing and explaining exceptions)
- ☐ Other _____

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

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

☑ **Conformity with Comprehensive Plan**

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

Site Ownership and Control

Current Property Owner Information

Legal Name: JPMorgan Chase Bank, N.A.

Primary Contact: Christopher Perdzock, VP
Address 10 S Dearborn, 25th Floor
City, State, Zip Chicago, IL 60670
Phone No. 312-385-7253
Email Christopher.d.perdzock@jpmchase.com

Proposed Property Owner Information

Legal Name: JPMorgan Chase Bank, N.A.

Primary Contact: Christopher Perdzock, VP
Address 10 S Dearborn, 25th Floor
City, State, Zip Chicago, IL 60670
Phone No. 312-385-7253
Email Christopher.d.perdzock@jpmchase.com

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

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

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

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

Applicants Involvement with the Property

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

- ☐ Owner (see the previous box)
- ☑ Real Estate Contract
- ☐ Lease
- ☑ Other Development Manager

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

Additional Required Attachment(s)

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

Filing Fees

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

$_____ Amount of Non-Refundable Fee ($935)

$_____ Amount of Escrow ($2,500)

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

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

Applicant/Owner Acknowledgments

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

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Winnetka Zoning Ordinance and Winnetka Subdivision Ordinance and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Resolution, the Winnetka Zoning Ordinance and the Winnetka Subdivision Ordinance, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

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

Signature of Applicant: _____ **Date** 08/17/2023
Print Name & Title: Michael Spence, Vice President

Signatures of Property Owner(s): _____ **Date** 08/16/2023
Print Name & Title: Christopher Perdzock, Vice Pres. **Property Address**: 791 Elm St.

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

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

ATTACHMENT A: Current Property Owner – Beneficial Interest

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

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

Name: JPMorgan Chase Bank, N.A.

Address: 1111 Polaris Parkway, Columbus, Ohio 43240

Ownership or Trust Interest: 100.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

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

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

Name: No Change in ownership

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

ATTACHMENT C - Applicant – Beneficial Interest

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

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

Name: Applicant does not have equity interest

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

JPMorgan Chase & Co.

Retail Branch + Corporate Offices Preliminary Plan Application

For Village of Winnetka, IL
Aug 18, 2023

PLANNED DEVELOPMENT STANDARDS AND EXCEPTION STANDARDS

	Zoning Requirements	Proposed	
Land Use Special Use Required: Retail Bank; Parking at street level;	C-2 Commercial Overlay		
Development Site Size	17,002 sq.ft. = 0.39 acre		
Building Gross Floor Area			
Excluding Parking		34,800	sq.ft.
With Parking		51,400	sq.ft.
Level 01		10,400	sq.ft.
Level 02		12,200	sq.ft.
Level 03		12,200	sq.ft.
Basement		16,600	sq.ft.
Building Height Exception Required	45 ft. and 4 stories	55 ft. and 3 stories	
On-Site Parking	Commercial Use	Required	Provided
	2 spaces/1,000 sq.ft.	x 16,000* sq.ft. = 32 spaces	32 spaces
Setbacks			
Front Yard Setbacks (along Elm Street and GB Road) Exception Required	0-3 ft.	0 ft. >3' at southeast corner	
Side Yard Setbacks (along west property line)	0 ft. (3 ft.)	0 ft.	
Rear Yard Setbacks (along north property line) Exception Required	10ft. Minimum	>10 ft. above grade 2 ft. below grade	
Landscaping			
Along Rear Property Line Exception Required	5 ft. minimum	0 ft.	
* estimated floor area, follow zoning ordinance Section 17.46.110.F.3, excluded areas used for storage, MEP, restrooms, common areas, and hallways, see Appendix A			

STATEMENT OF OBJECTIVES AND PROPOSED USE

Owner: JPMorgan Chase
Developer: Riverside
Architect: Gensler
Project Address: 791 Elm Street
Use: Retail Branch Bank and Corporate Offices

The proposed development will replace the existing building at 791 Elm Street, currently occupied by JPMorgan Chase ("JPMC"). The current building has increasingly become too small and no longer suits their future business and growth needs. JPMC prefers to remain at the current location in downtown Winnetka. JPMC will be directly funding the project in full.

The new building will be a build-to-suit development to meet the needs of JPMC. The program will comprise of approximately 8500sf of Retail Branch Bank and Lobby on ground floor and approximately 18,000sf of Corporate Offices on the 2nd and 3rd floors. Below grade parking will be accommodated in a 16,600sf basement garage.

At the intersection of Green Bay Road and Elm Street, the new building serves as a gateway into Winnetka's central business district and a highly visible landmark in the community. The proposed design carefully considers the context and character of the surrounding neighborhood and seeks to create a building that seamlessly integrates into the fabric of the community while also reflecting the forward-thinking needs of JPMC.

To achieve this, the design breaks down the scale of the building to create visual interest along the highly walkable Elm Street corridor. By using a variety of materials, textures, and shapes, the building's façade responds to the rhythm and scale of the adjacent neighborhood, creating a harmonious and visually appealing streetscape.

At the corner, the building acknowledges the more vehicular-dominated Green Bay Road by creating a double-height space that showcases the active spaces of the building's interior. This feature creates a strong visual connection between the building and the street, drawing attention to the building and creating a sense of arrival for visitors.

The building's material palette includes warm, natural colors and textures that complement the surrounding environment and create a sense of warmth and welcome for visitors, while also matching the tonality of the Central Business District's existing buildings.

In addition, the design pays homage to Winnetka's architectural heritage by incorporating contextual influences into the building's design. These features create a timeless and sophisticated look that reflects the village's history and character while also remaining modern and innovative.

The new building will be designed with ambitious sustainable targets such as: reduce energy use by at least 50%; reduce embodied carbon by a min. 20%; reduce potable water use by at least 35%; detain and/or treat stormwater on site; and divert 80% of construction waste from the landfill. See the Sustainable Strategies drawing for more specifics. All of these strategies are intended to reduce the overall burden on the Village's utility infrastructure as well provide a positive environmental impact by reducing the amount of carbon emissions the project will produce.

Conformity of Comprehensive Plan:

The existing use of the site is a retail bank on the 1st floor and banking offices on the 2nd floor. The new development will be expanding the overall footprint of the building to accommodate the future growth in Winnetka. The building will provide many sustainable goals which have previously been discussed in the application. Within the Village of Winnetka's comprehensive plan map the existing and future zoning/land use for this site remains unchanged. The project will far exceed the future sustainable and environmental goals set forth in the Village of Winnetka's Comprehensive plan.

We propose the following as **Compensating Benefits**:
- The high sustainability targets proposed above will not only enhance the environment but will reduce the overall burden on the municipal utilities including Energy, Water, Stormwater, and Waste Management.
- Provide (1) EV charging station at surface level parking to be used by the community.
- Provide (1) additional street parking spot, that currently does not exist.
- To promote the Village's goal to transfer all overhead utilities to underground, the project proposes to provide a pad mounted "shared" Electrical Transformer within the project property lines and a Utility Easement to the Village; so that power may be distributed to other properties in the alley currently served by the pole-mounted transformer.

See attached for the current plat of survey.

CHICAGO GUARANTEE SURVEY COMPANY

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

LOTS 1, 2, 3, 4 AND 5 IN DALE AND OTHER SUBDIVISION OF BLOCK 14 IN WINNETKA IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

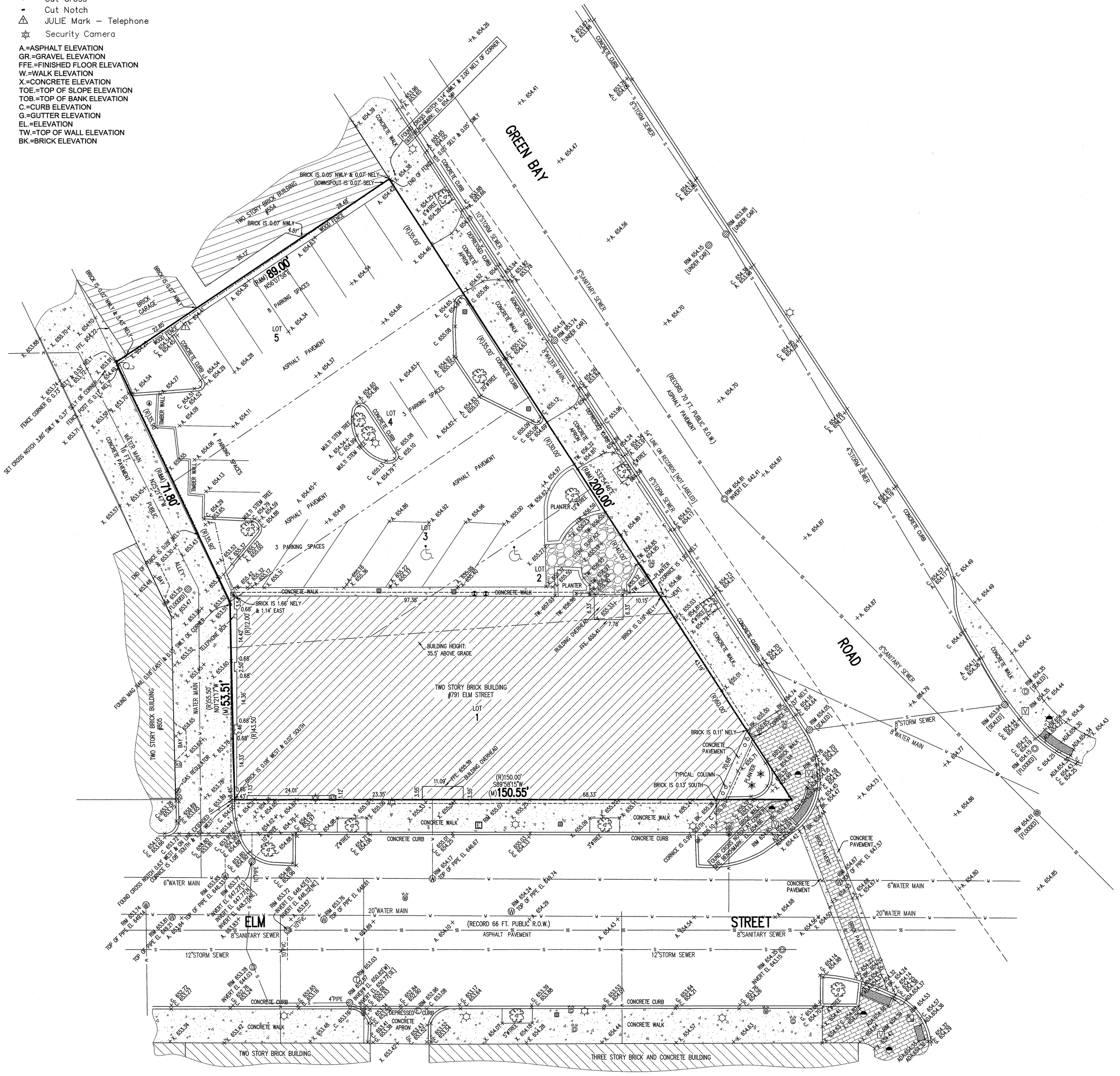
CONTAINING 17,030 SQUARE FEET OR 0.390 ACRES MORE OR LESS.

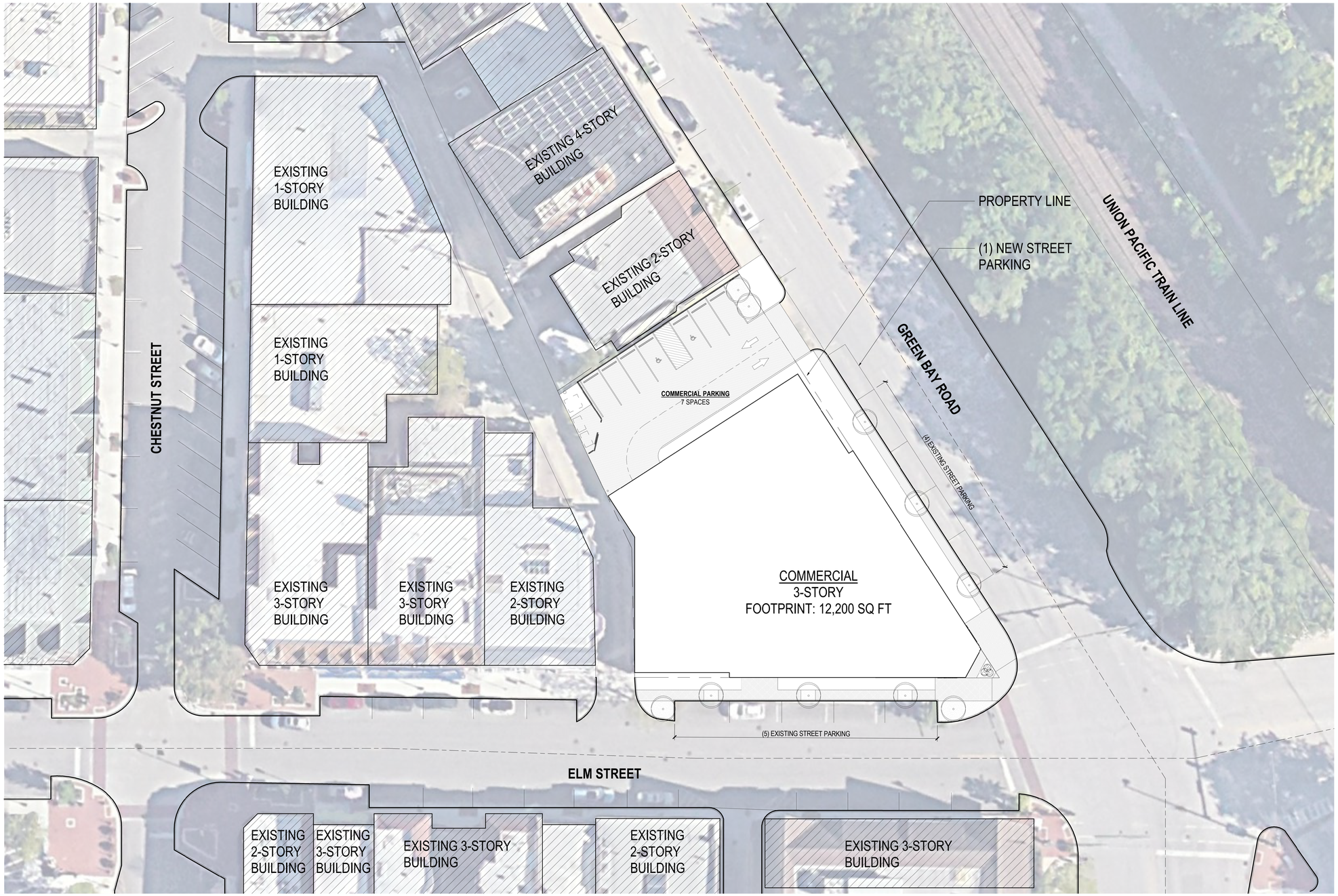
GRAPHIC SCALE
15 0 7.5 15
(IN FEET)
1" = 15'

LEGEND

- Storm MH
- Storm CB
- San MH
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Utility Pole
- Guy Anchor
- Electric Manhole
- Electric MH
- Electric Meter
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Vault
- Electric Ground Light
- Electric Mounted Wall Light
- Gas Hand Hole
- Tree – Deciduous
- Sign Post
- Bumper Post
- Unclassified Manhole
- Auto Sprinkler
- Flag Pole
- Cut Cross
- Cut Notch
- JULIE Mark – Telephone
- Security Camera

A.=ASPHALT ELEVATION
GR.=GRAVEL ELEVATION
FFE.=FINISHED FLOOR ELEVATION
W.=WALK ELEVATION
X.=CONCRETE ELEVATION
TOE.=TOP OF SLOPE ELEVATION
TOB.=TOP OF BANK ELEVATION
C.=CURB ELEVATION
G.=GUTTER ELEVATION
EL.=ELEVATION
TW.=TOP OF WALL ELEVATION
BK.=BRICK ELEVATION


GREEN BAY ROAD
ELM STREET
(R&M) 89.00' N56°07'58"E
(R&M) 71.80' N25°21'47"W
(R&M) 200.00' S32°54'46"E
(M) 53.51' N01°21'17"W
(R)150.00' S89°58'15"W (M)150.55'
TWO STORY BRICK BUILDING #791 ELM STREET
BUILDING HEIGHT: 35.5' ABOVE GRADE
TWO STORY BRICK BUILDING #805
THREE STORY BRICK AND CONCRETE BUILDING
TWO STORY BRICK BUILDING
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
8 PARKING SPACES
4 PARKING SPACES
3 PARKING SPACES
ASPHALT PAVEMENT
CONCRETE WALK
CONCRETE CURB
CONCRETE PAVEMENT
BRICK PAVERS
8"STORM SEWER
10"STORM SEWER
12"STORM SEWER
4"STORM SEWER
8"SANITARY SEWER
8"WATER MAIN
6"WATER MAIN
20"WATER MAIN
(RECORD 66 FT. PUBLIC R.O.W.)
(RECORD 70 FT. PUBLIC R.O.W.)
ALLEY
WOOD FENCE
BRICK GARAGE
TIMBER WALL
STONE SURFACE
PLANTER
DEPRESSED CURB
CONCRETE APRON
BUILDING OVERHEAD
TYPICAL: COLUMN
FOUND CROSS NOTCH 0.14' NWLY & 2.00' NELY OF CORNER
FOUND CROSS NOTCH 0.63' WEST & ON LINE EXTENDED WEST
FOUND MAG NAIL 0.18' EAST & 0.15' SWLY OF CORNER
SET CROSS NOTCH 3.80' SWLY & 0.37' SELY OF CORNER
FENCE CORNER IS 0.75' SELY & 0.53' NELY
FENCE POST IS 0.12' NELY
END OF FENCE IS 0.28' NELY
BRICK IS 0.05' NWLY & 0.07' NELY
DOWNSPOUT IS 0.07' SELY
BRICK IS 0.07' NWLY
BRICK IS 0.02' NWLY & 0.45' NELY
BRICK IS 1.66' NELY & 1.14' EAST
BRICK IS 0.08' WEST & 0.02' SOUTH
BRICK IS 0.19' NELY
BRICK IS 0.11' NELY
BRICK IS 0.13' SOUTH
FOUND CROSS NOTCH 0.14' NWLY & 2.00' NELY OF CORNER
FOUND CROSS NOTCH 0.05' SELY & 0.05' SWLY
FOUND CROSS NOTCH 0.09' NELY OF CORNER
FOUND CROSS NOTCH 0.09' NELY OF CORNER
FOUND CROSS NOTCH 0.09' NELY OF CORNER



DRAWING INDEX

Sheet Number	Sheet Name
PPR1.100	SITE PLAN
PPR1.101	FLOOR PLANS
PPR1.102	FLOOR PLANS
PPR1.103	ROOF PLAN
PPR1.201	EXTERIOR LIGHTING PLANS
PPR2.100	MASSING STRATEGIES
PPR2.101	BUILDING ELEVATIONS
PPR2.102	BUILDING ELEVATIONS AND SIGN ELEVATIONS
PPR2.103	BUILDING CROSS SECTIONS
PPR2.300	SHADOW STUDY
PPR2.301	STREETSCAPE ELEVATIONS
PPR2.401	BUILDING RENDERINGS

Sheet Number	Sheet Name
C0.00	CIVIL ENGINEERING COVER SHEET
C1.00	SITE DEMOLITION PLAN
C2.00	SITE GEOMETRY PLAN
C3.00	SITE UTILITY PLAN
C4.00	GRADING AND PAVING PLAN
C5.00	SOIL EROSION & SEDIMENTATION CONTROL PLAN
C6.00	SITE WORK DETAILS
C6.01	SITE WORK DETAILS
L0.10	TREE PRESERVATION PLAN
L1.00	SITE LANDSCAPE PLAN
L2.00	LANDSCAPE DETAILS

DEVELOPMENT SUMMARY

SITE AREA:	17,002 SQ = 0.39 ACRE.
TOTAL SF:	**34,800 SF**
LEVEL 01:	10,400 SF
LEVEL 02:	12,200 SF
LEVEL 03:	12,200 SF
BASEMENT:	16,600 SF
TOTAL PARKING:	**32**
SURFACE PARKING:	7
BELOW-GRADE PARKING:	25

EXCEPTIONS REQUIRED:
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REQUIRED YARD
- EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTHEAST CORNER.
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED LANDSCAPING AREA OF AT LEAST 5 FEET DEEP ALONG THE REAR PROPERTY LINE.
- EXCEPTION TO EXCEED HEIGHT LIMIT AT CORNER.

SPECIAL USE REQUIRED:
- RETAIL BANK
- PARKING AT STREET LEVEL

N

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

JPMORGAN CHASE & CO.
791 Elm St, Winnetka, IL 60093

Gensler

11 East Madison Street
Suite 300
Chicago, IL 60602
United States

Tel 312.456.0123
Fax 312.456.0124

△	Date	Description
1	08/18/2023	Issued For Village PD

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

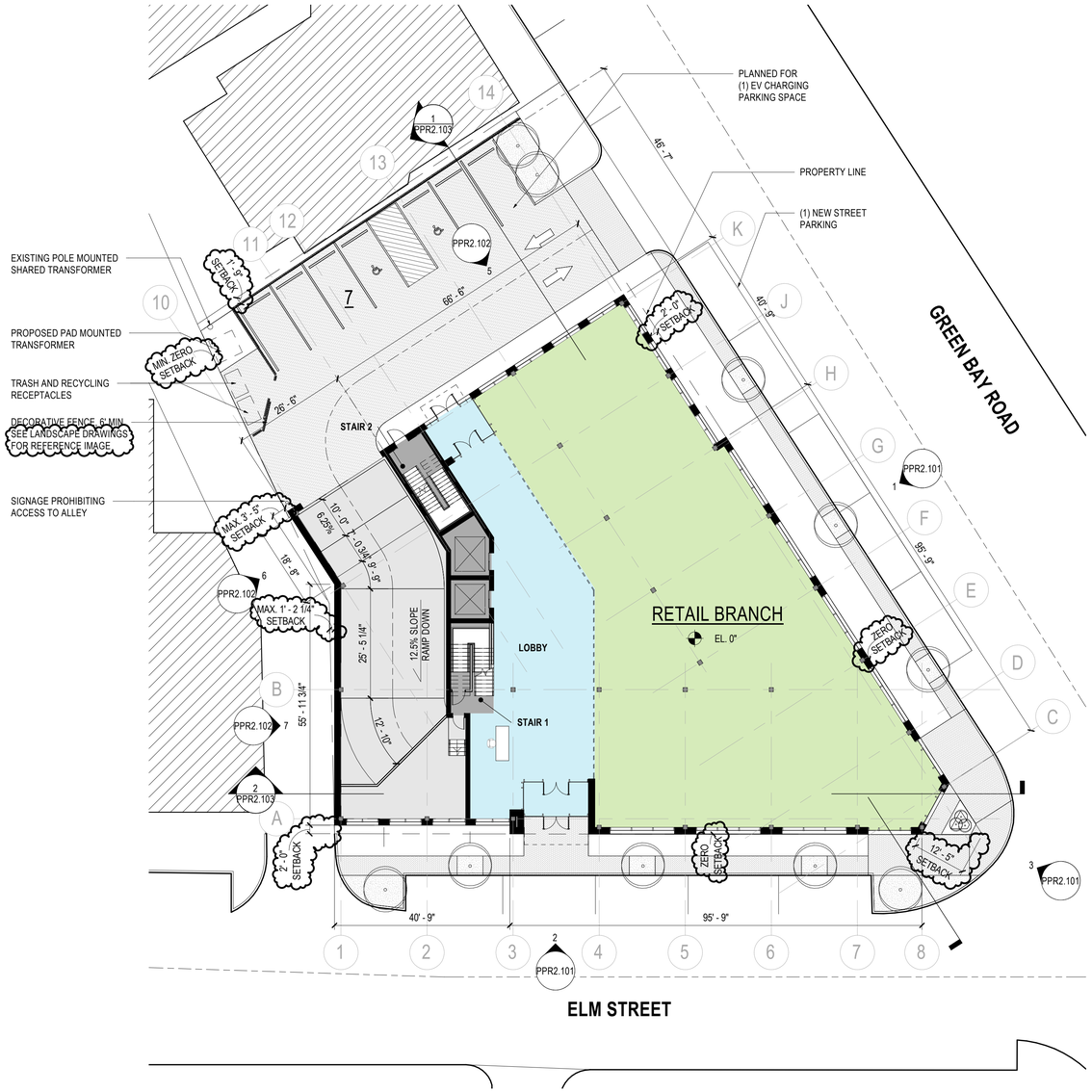
Description
SITE PLAN

Scale
As indicated

PPR1.100

© 2023 Gensler

8/16/2023 11:24:30 AM Autodesk Docs://021.1062.300 - JPMC Winnetka/21.1062.000_JPMC Private Bank_Winnetka_v22_Central_ARCHITECTURE.rvt



GSF: 10,400 SF
Floor Area calculated for parking*: 5,100 SF (Appendix A)

1 FLOOR PLAN / SITE PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"

DEVELOPMENT SUMMARY	
SITE AREA:	17,002 SQ = 0.39 ACRE.
TOTAL SF:	**34,800 SF**
LEVEL 01:	10,400 SF
LEVEL 02:	12,200 SF
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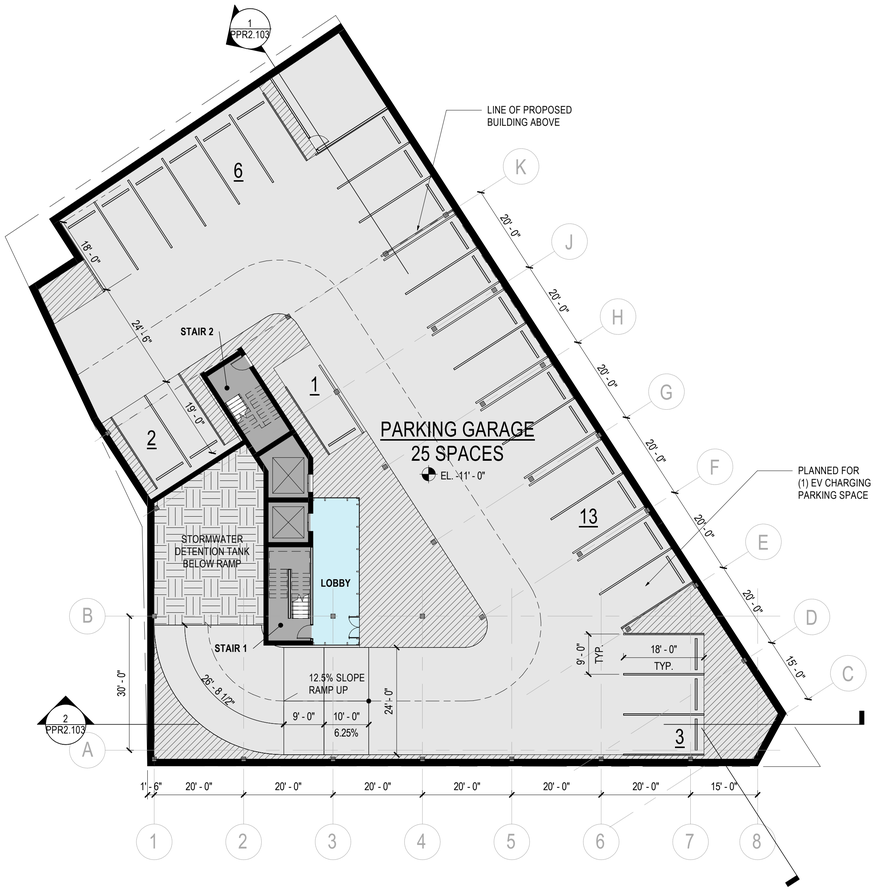
BELOW-GRADE PARKING:	25

EXCEPTIONS REQUIRED:
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REQUIRED YARD
- EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTHEAST CORNER.
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED LANDSCAPING AREA OF AT LEAST 5 FEET DEEP ALONG THE REAR PROPERTY LINE.
- EXCEPTION TO EXCEED HEIGHT LIMIT AT CORNER.

SPECIAL USE REQUIRED:
- RETAIL BANK
- PARKING AT STREET LEVEL



GSF: 16,600 SF
Floor Area calculated for parking*: 0 SF (Appendix A)

2 FLOOR PLAN - LOWER LEVEL 01

SCALE: 1/16" = 1'-0"

Note:
* Floor Area calculated for parking purposes follows zoning ordinance **section 17.64.110.F.3.** *"the gross floor area shall be measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area elements, including without limitation hallways, and areas used for off-street parking and loading and related aisles, ramps and maneuvering space."* Refer to Appendix A for detailed calculation.

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1	08/18/2023	Issued For Village PD
2	10/06/2023	Revision for Village PD

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
FLOOR PLANS

Scale
As indicated

PPR1.101

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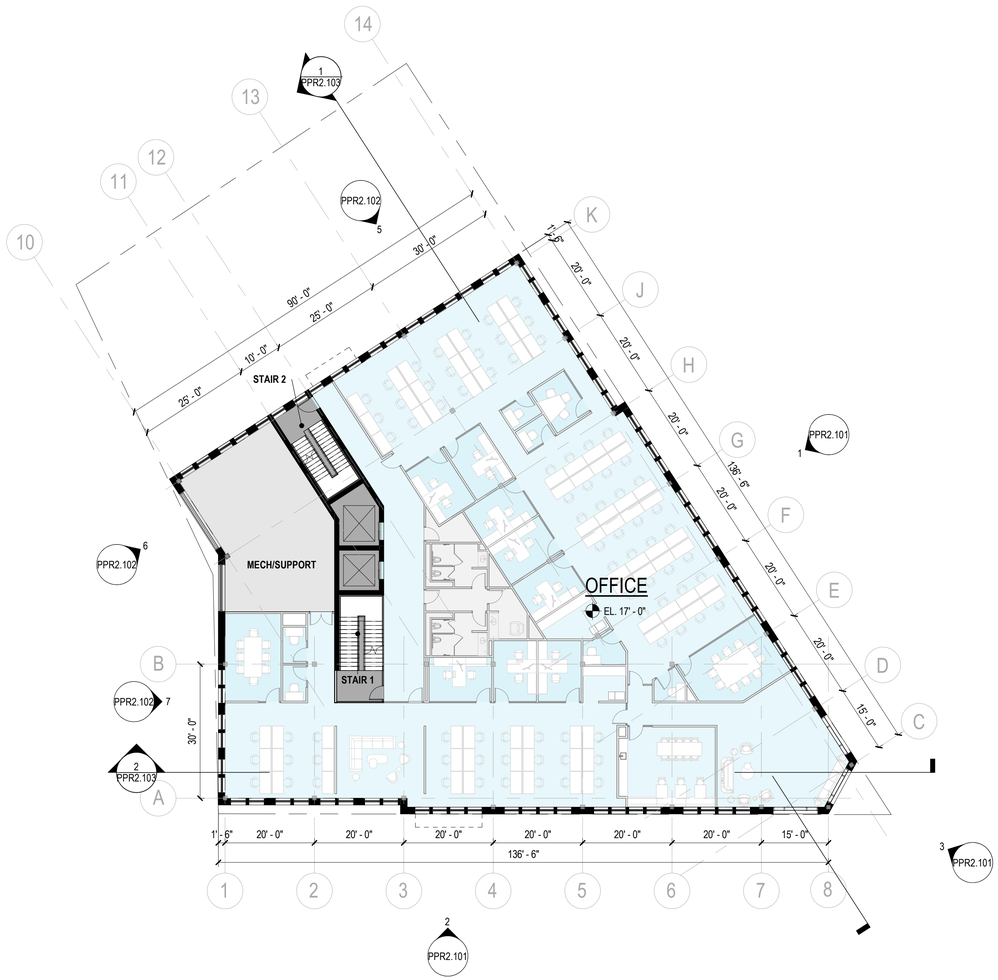


GSF: 12,200 SF
Floor Area calculated for parking*: 6,000 SF (Appendix A)

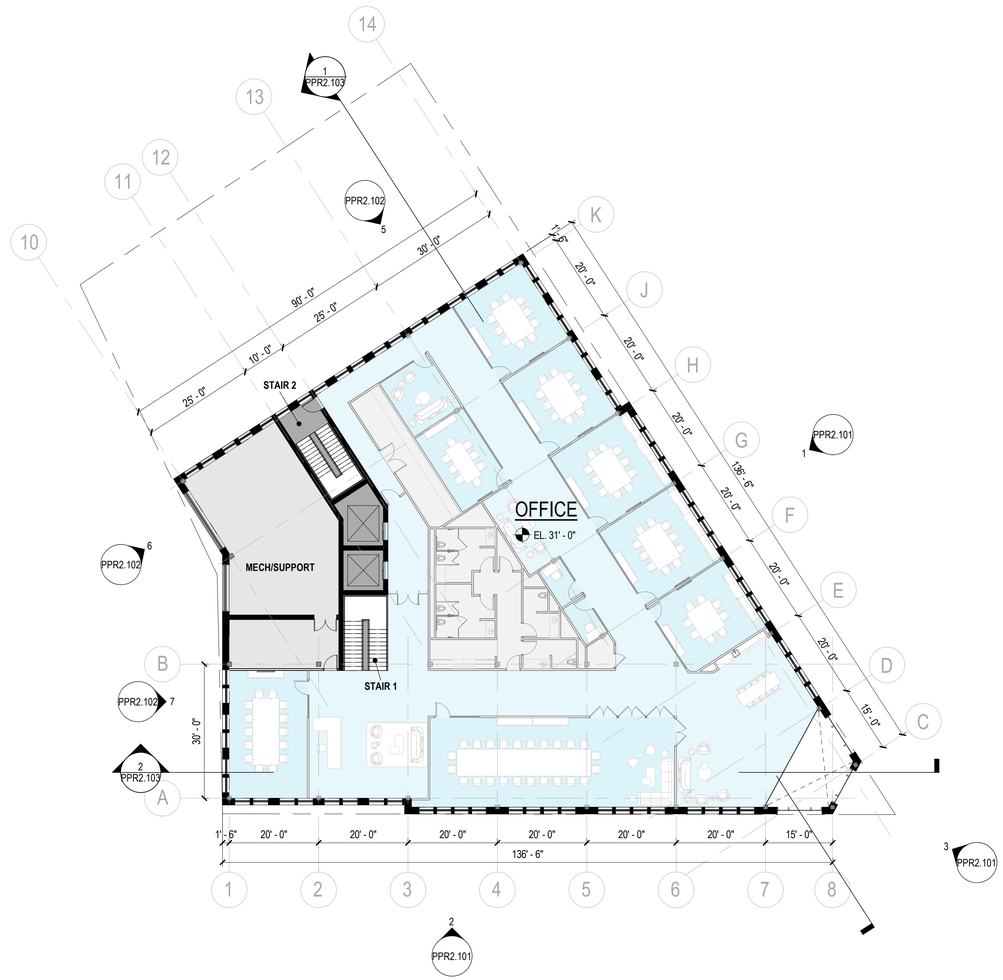
1 FLOOR PLAN - LEVEL 02
SCALE: 1/16" = 1'-0"

DEVELOPMENT SUMMARY

SITE AREA:	17,002 SQ = 0.39 ACRE.
TOTAL SF:	**34,800 SF**
LEVEL 01:	10,400 SF
LEVEL 02:	12,200 SF
LEVEL 03:	12,200 SF
BASEMENT:	16,600 SF
TOTAL PARKING:	**32**
SURFACE PARKING:	7
BELOW-GRADE PARKING:	25

EXCEPTIONS REQUIRED:
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REQUIRED YARD
- EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTHEAST CORNER.
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED LANDSCAPING AREA OF AT LEAST 5 FEET DEEP ALONG THE REAR PROPERTY LINE.
- EXCEPTION TO EXCEED HEIGHT LIMIT AT CORNER.

SPECIAL USE REQUIRED:
- RETAIL BANK
- PARKING AT STREET LEVEL



GSF: 12,200 SF
Floor Area calculated for parking*: 4,800 SF (Appendix A)

2 FLOOR PLAN - LEVEL 03
SCALE: 1/16" = 1'-0"

Note:
* Floor Area calculated for parking purposes follows zoning ordinance **section 17.64.110.F.3.** *"the gross floor area shall be measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area elements, including without limitation hallways, and areas used for off-street parking and loading and related aisles, ramps and maneuvering space."* Refer to Appendix A for detailed calculation.

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Project Number
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FLOOR PLANS

Scale
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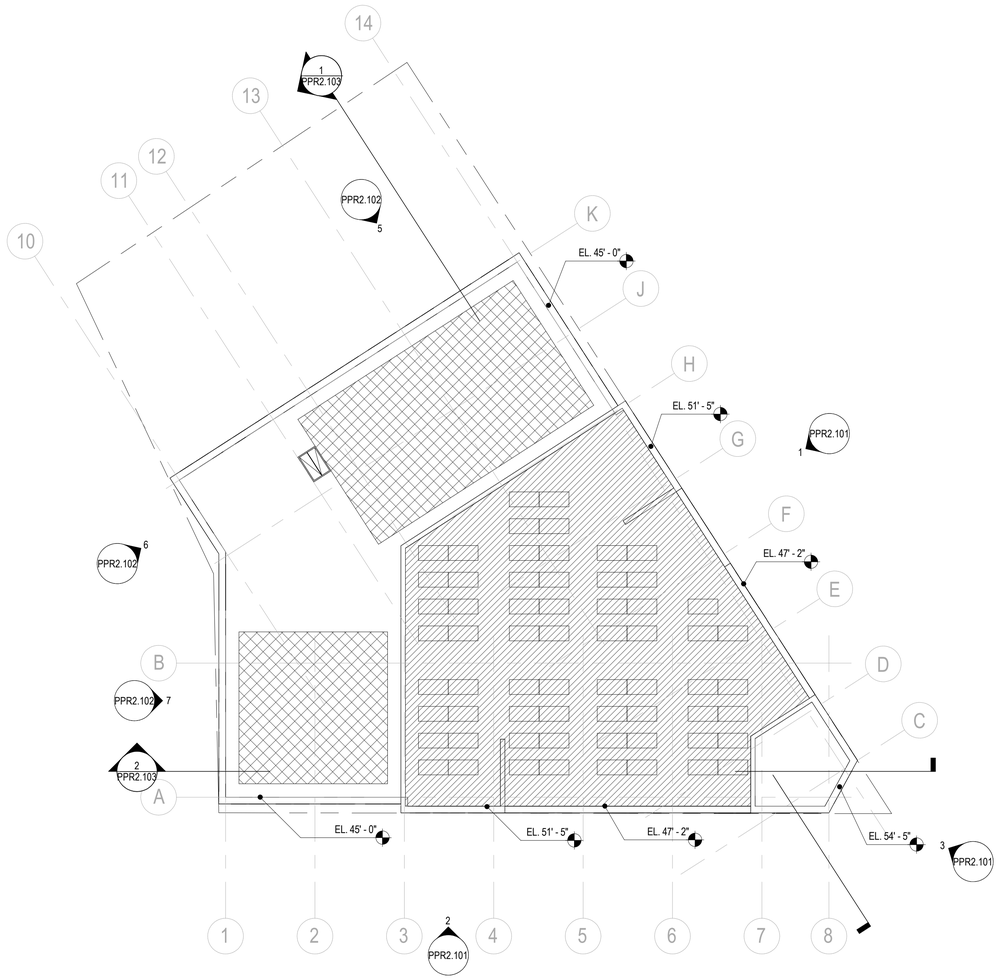

POTENTIAL GREEN ROOF (TRAY SYSTEM), PLANNED AREA: 3,000 SF

POTENTIAL PV PANEL, PLANNED AREA: 5,700 SF

N

1 FLOOR PLAN - ROOF

SCALE: 1/16" = 1'-0"

DEVELOPMENT SUMMARY

SITE AREA:	17,002 SQ = 0.39 ACRE.
TOTAL SF:	**34,800 SF**
LEVEL 01:	10,400 SF
LEVEL 02:	12,200 SF
LEVEL 03:	12,200 SF
BASEMENT:	16,600 SF
TOTAL PARKING:	**32**
SURFACE PARKING:	7
BELOW-GRADE PARKING:	25

EXCEPTIONS REQUIRED:

- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REQUIRED YARD
- EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTHEAST CORNER.
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED LANDSCAPING AREA OF AT LEAST 5 FEET DEEP ALONG THE REAR PROPERTY LINE.
- EXCEPTION TO EXCEED HEIGHT LIMIT AT CORNER.

SPECIAL USE REQUIRED:

- RETAIL BANK
- PARKING AT STREET LEVEL

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ROOF PLAN

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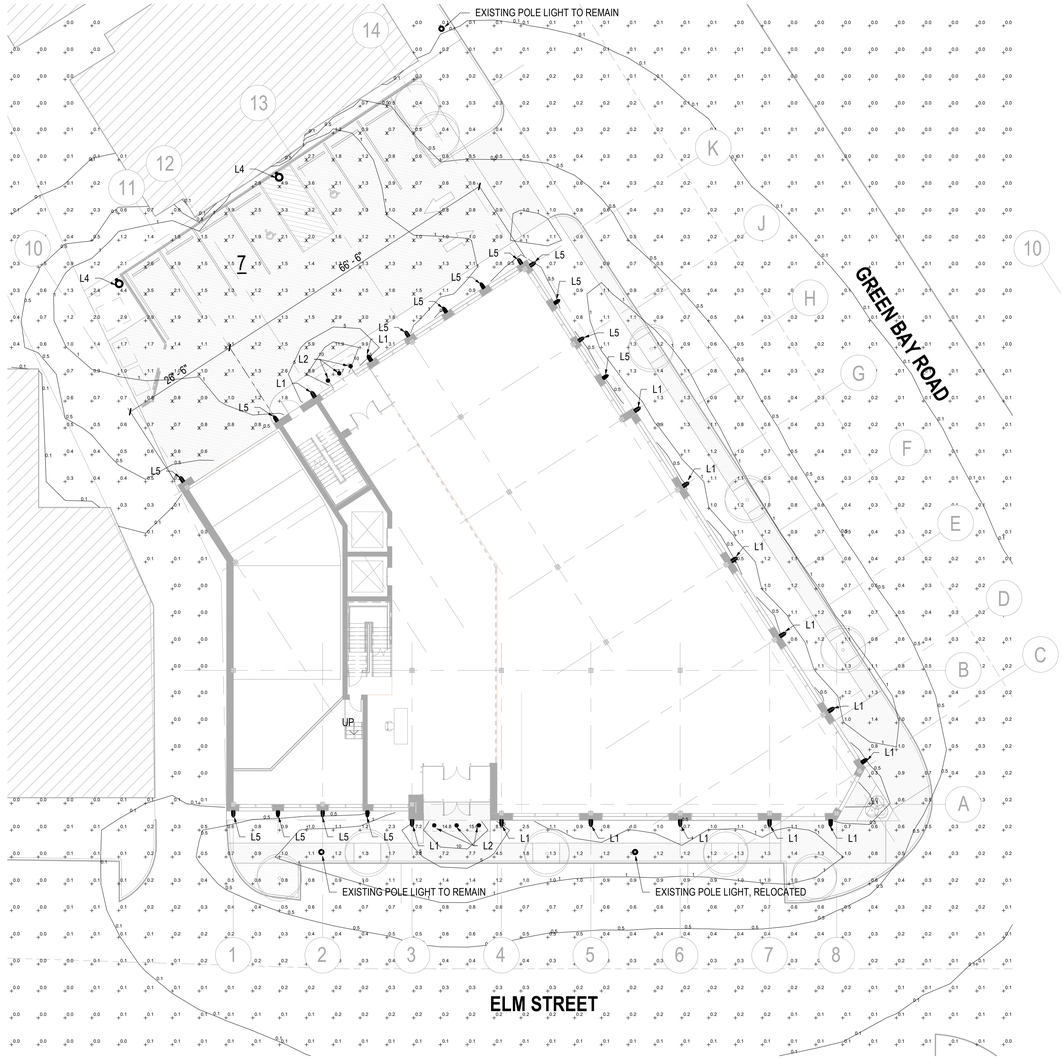
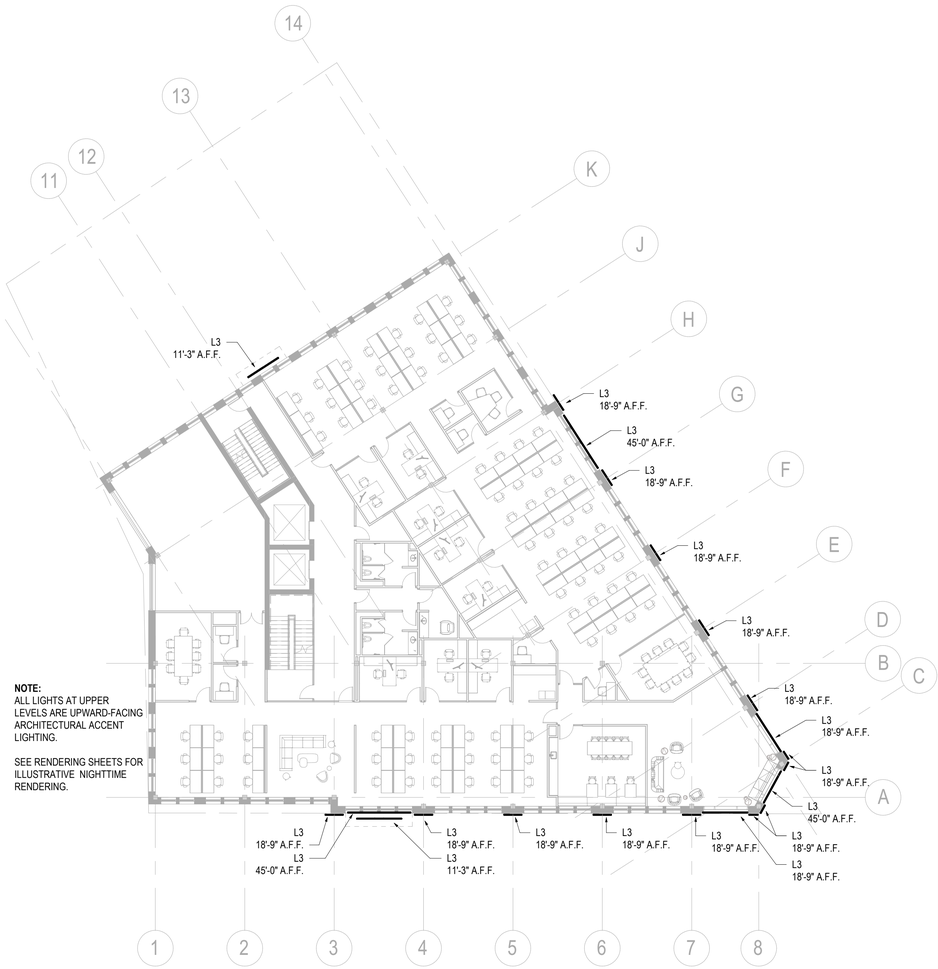


1 EXTERIOER LIGHTING PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"



NOTE:
ALL LIGHTS AT UPPER LEVELS ARE UPWARD-FACING ARCHITECTURAL ACCENT LIGHTING.

SEE RENDERING SHEETS FOR ILLUSTRATIVE NIGHTTIME RENDERING.

2 EXTERIOR LIGHTING PLAN - UPPER LEVELS

SCALE: 1/16" = 1'-0"

JPMC WINNETKA Lighting Schedule

TYPE	DESCRIPTION	LAMP	DRIVER	DIMMED LEVEL	VOLTAGE	MANUFACTURER	CATALOGUE NUMBER	LOCATION	CUTSHEET LINK
L1	DECORATIVE LED EXTERIOR SCONCE	27W LED	0-10V	10%	UNV	VISUAL COMFORT & CO	CHO 2442BZ-CG	1ST LEVEL	https://www.visualcomfort.com/media/docs/spec_sheet/c/h/ts_cho2442bzcg.pdf
L2	5" RECESSED LED DOWNLIGHT TO EXTERIOR	12.7W LED / 3000K	0-10V	10%	UNV	BEGA	55 826 K3	CANOPY	https://bega-censhare.s3.us-east-2.amazonaws.com/userfiles/files/55826_BEGA_Spec.pdf
L3	LINEAR LED FAÇADE ACCENT LIGHT	4W/FT LED / 3000K	0-10V	10%	UNV	LUMENPULSE	LOGN 4W 48V XX" 30K 80 10x60 CL UMASN BRZ UCTL UL	FACADE	https://storage.googleapis.com/lumenpulse-media/prod/document/products-2748-specsheet-fullspecsheet-na-en-imperial.pdf
L4	LED AREA LIGHT ON 16' POLE	26.6W LED / 3000K	0-10V	10%	UNV	BEGA	99 407 K3 / POLE: 16 RFNS1	PARKING LOT	https://www.bega-us.com/categories/exterior/pole-top/single-and-twin-160015/99407
L5	DECORATIVE LED EXTERIOR SCONCE	12W LED	0-10V	10%	UNV	VISUAL COMFORT & CO	CHO 2441BZ-CG	1ST LEVEL	https://www.visualcomfort.com/media/docs/spec_sheet/c/h/ts_cho2441bzcg.pdf



L1 - DECORATIVE SCONCE (LARGE)



L2 - RECESSED DOWNLIGHT



L3 - LINEAR ACCENT LIGHT



L4 - AREA POLE LIGHT



L5 - DECORATIVE SCONCE (MEDIUM)

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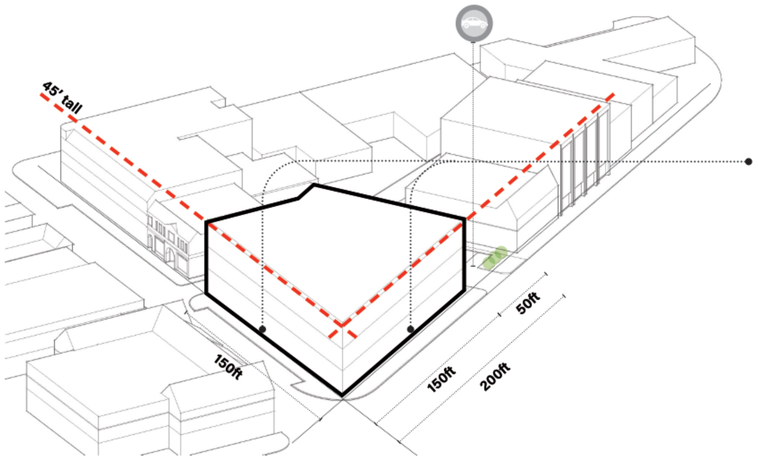
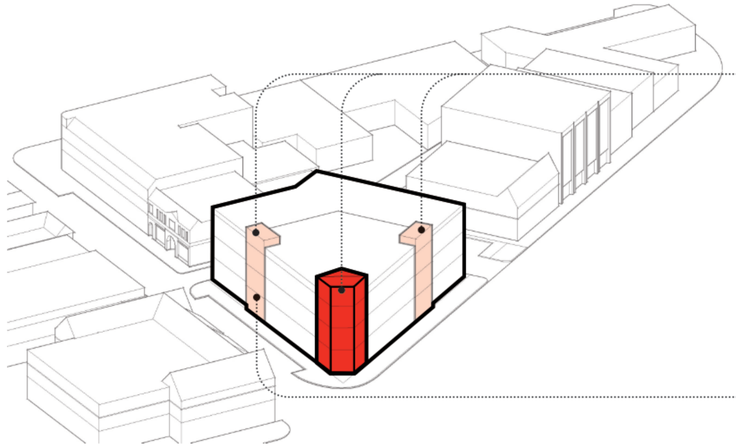


BUILDING MASS

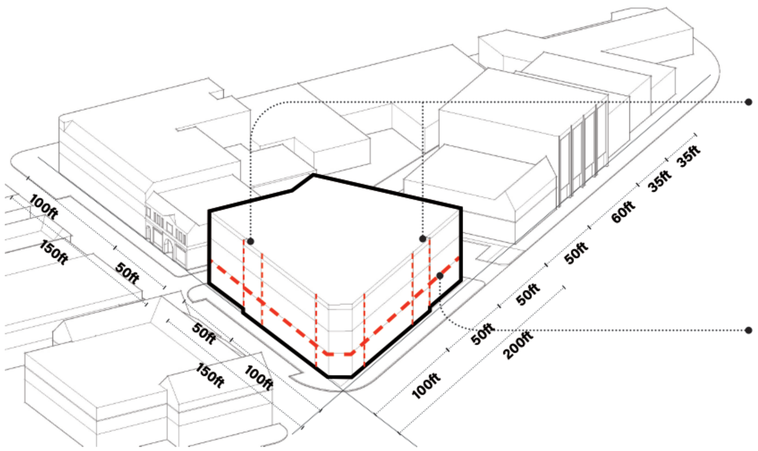
Setbacks:
"A continuous 'street-wall' along primary commercial thoroughfares should be provided and building facades should be located to create this uniform setback."
- Winnetka Design Guideline V.a



ARTICULATION

Hierarchy:
Apply special design feature at Green Bay and Elm corner to celebrate the most prominent corner at downtown Winnetka.
"The prioritization of certain building masses, components or elements over others."
- Winnetka Design Guideline VI.e

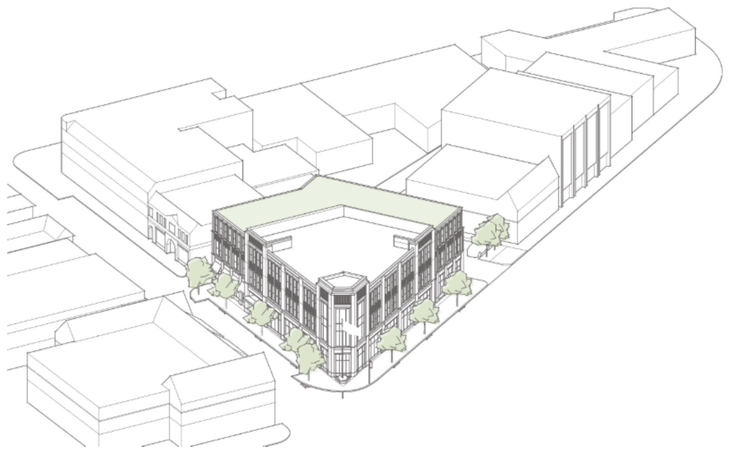
Entries
"Public entries should have a large-scale approach and be open and inviting. Public entrances should be located along the main thoroughfares and at corners."
- Winnetka Design Guideline VII.a



PROPORTION /SCALE

Vertical Rhythms:
"The breakdown of the building facades into vertical bays creates a sense of progression and scale to the street-wall as well as individual buildings."
- Winnetka Design Guideline VI.b

Horizontal Rhythms:
"The breakdown of the building facade into horizontal bands provides human scale and proportion to the facade."
- Winnetka Design Guideline VI.a



FIT IN THE CONTEXT

At the intersection of Green Bay Road and Elm Street, the new building serves as a gateway into Winnetka's central business district and a highly visible landmark in the community. The proposed design carefully considers the context and character of the surrounding neighborhood and seeks to create a building that seamlessly integrates into the fabric of the community while also reflecting the forward-thinking needs of JPMC.

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MASSING STRATEGIES

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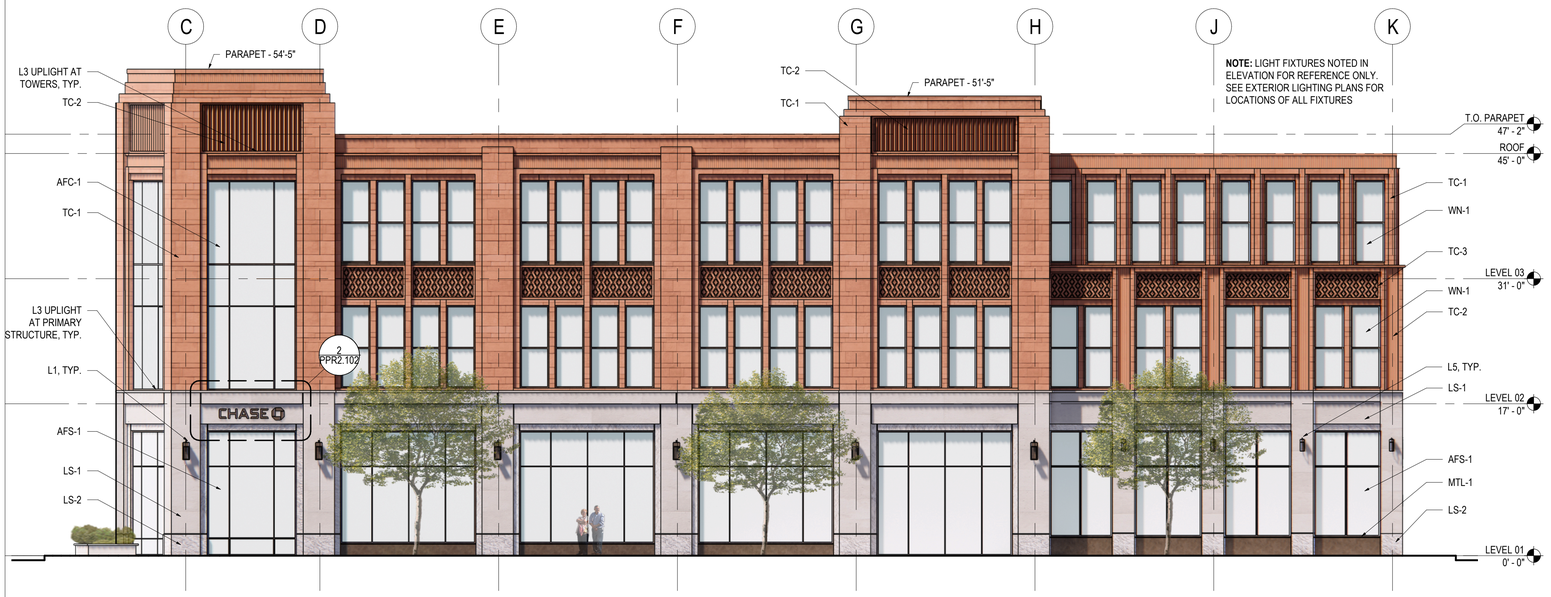


1 ELEVATION - GREEN BAY RD

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

EXTERIOR MATERIAL SCHEDULE			
TAG	**DESCRIPTION**	**COLOR**	**MANUFACTURER**
AFS-1	ALUMINUM-FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
AFC-1	ALUMINUM-FRAMED CURTAIN WALL	DARK BRONZE	KAWNEER OR EQ.
WN-1	ALUMINUM-FRAMED WINDOW	DARK BRONZE	KAWNEER OR EQ.
LVR-1	LOUVER	ADOBE TO MATCH TC-1	CONSTRUCTION SPECIALTIES OR EQ.
LVR-2	ALUMINUM-FRAMED CURTAIN WALL	GRAY TO MATCH LS-1	CONSTRUCTION SPECIALTIES OR EQ.
TC-1	TERRACOTTA CLADDING	ADOBE	BOSTON VALLEY TERRACOTTA - TERRACLAD
TC-2	TERRACOTTA PROFILE PANEL	ADOBE	BOSTON VALLEY TERRACOTTA - TERRACLAD EXTRUSION
TC-3	CUSTOM TERRACOTTA SPANDREL	ADOBE	BOSTON VALLEY TERRACOTTA - ARCHITECTURAL PANEL
LS-1	ANCHORED LIMESTONE CLADDING	LIGHT BUFF, SMOOTH	POLYCOR
LS-2	ANCHORED LIMESTONE CLADDING	LIGHT BUFF, CHISELED	POLYCOR
MTL-1	FORMED METAL CLADDING	DARK BRONZE	PURE FREEFORM
MTL-2	FORMED METAL CLADDING	NEUTRAL GRAY	PURE FREEFORM

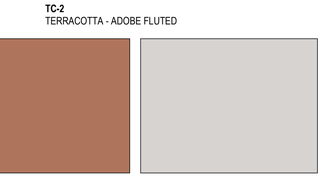


LS-1
LIMESTONE - LIGHT BUFF, SMOOTH

TC-1
TERRACOTTA - ADOBE SMOOTH



LS-2
LIMESTONE - LIGHT BUFF, CHISELED



TC-2
TERRACOTTA - ADOBE FLUTED

MTL-1, AFS-1, AFC-1, WN-1
DARK BRONZE

LVR-1
ADOBE TO MATCH TERRACOTTA

LVR-2, MTL-2
GRAY TO MATCH LIMESTONE

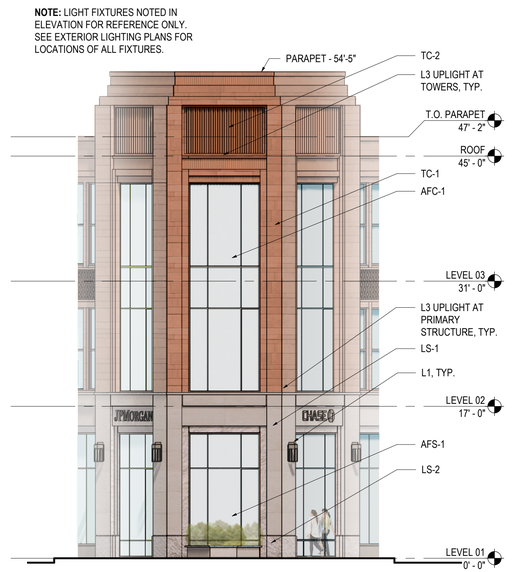
EXTERIOR MATERIALS

SCALE: 12" = 1'-0"



2 ELEVATION - ELM STREET

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



3 ELEVATION - SOUTHEAST CORNER

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

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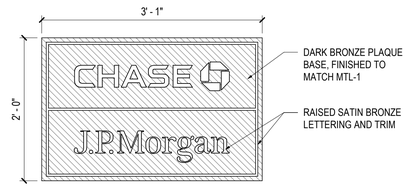
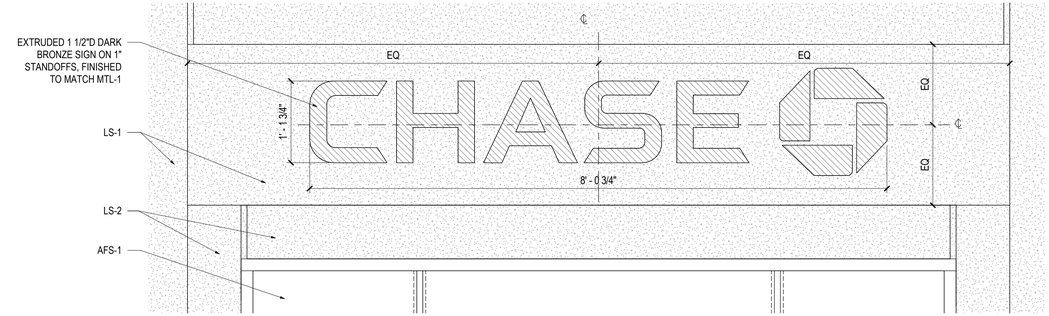
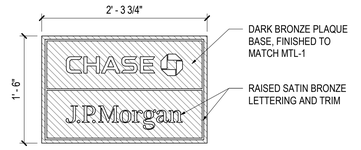


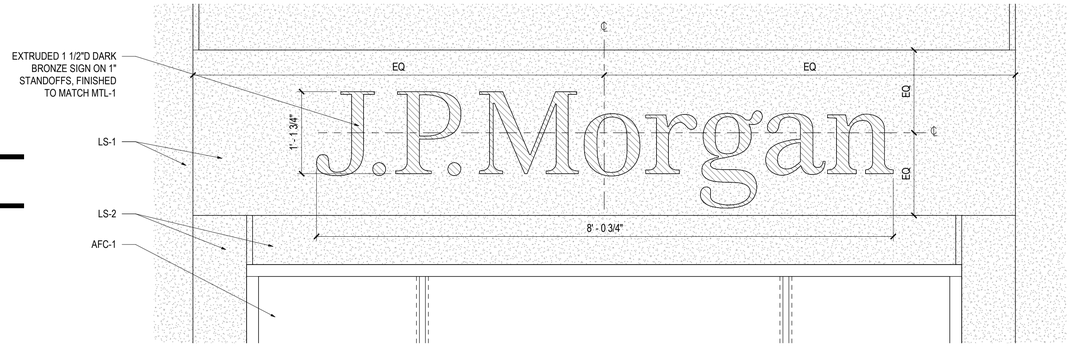
1 DETAIL - SOUTH ENTRY PLAQUE
SCALE: 1" = 1'-0"



2 SIGN ELEVATION - GREEN BAY RD
SCALE: 1" = 1'-0"



3 DETAIL - NORTH ENTRY PLAQUE
SCALE: 1" = 1'-0"



4 SIGN ELEVATION - ELM STREET
SCALE: 1" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
TAG	**DESCRIPTION**	**COLOR**	**MANUFACTURER**
AFS-1	ALUMINUM-FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
AFC-1	ALUMINUM-FRAMED CURTAIN WALL	DARK BRONZE	KAWNEER OR EQ.
WN-1	ALUMINUM-FRAMED WINDOW	DARK BRONZE	KAWNEER OR EQ.
LVR-1	LOUVER	ADOBE TO MATCH TC-1	CONSTRUCTION SPECIALTIES OR EQ.
LVR-2	ALUMINUM-FRAMED CURTAIN WALL	GRAY TO MATCH LS-1	CONSTRUCTION SPECIALTIES OR EQ.
TC-1	TERRACOTTA CLADDING	ADOBE	BOSTON VALLEY TERRACOTTA - TERRACLAD
TC-2	TERRACOTTA PROFILE PANEL	ADOBE	BOSTON VALLEY TERRACOTTA - TERRACLAD EXTRUSION
TC-3	CUSTOM TERRACOTTA SPANDREL	ADOBE	BOSTON VALLEY TERRACOTTA - ARCHITECTURAL PANEL
LS-1	ANCHORED LIMESTONE CLADDING	LIGHT BUFF, SMOOTH	POLYCOR
LS-2	ANCHORED LIMESTONE CLADDING	LIGHT BUFF, CHISELED	POLYCOR
MTL-1	FORMED METAL CLADDING	DARK BRONZE	PURE FREEFORM
MTL-2	FORMED METAL CLADDING	NEUTRAL GRAY	PURE FREEFORM



LS-1
LIMESTONE - LIGHT BUFF, SMOOTH

TC-1
TERRACOTTA - ADOBE SMOOTH

LS-2
LIMESTONE - LIGHT BUFF, CHISELED

TC-2
TERRACOTTA - ADOBE FLUTED

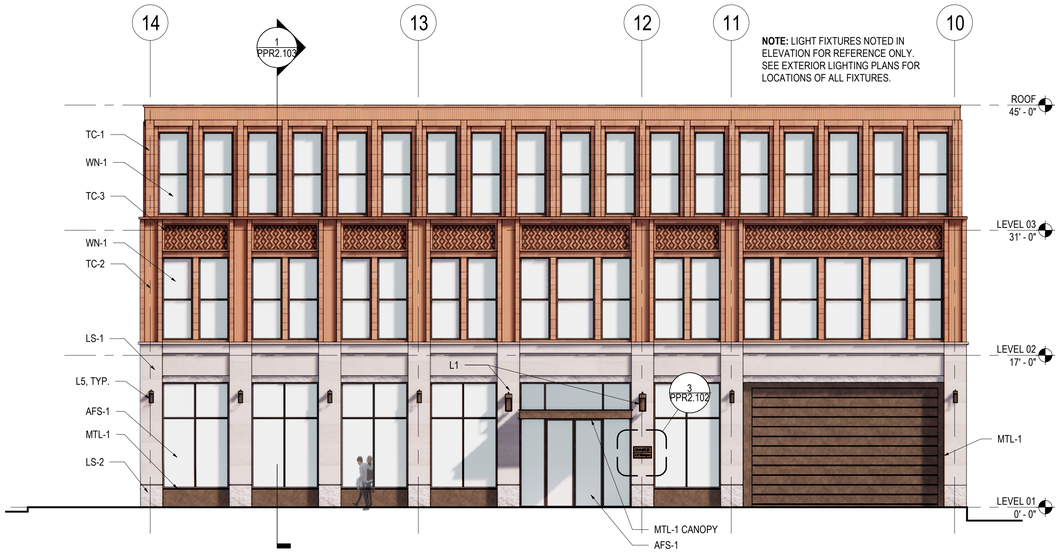


MTL-1, AFS-1, AFC-1, WN-1
DARK BRONZE

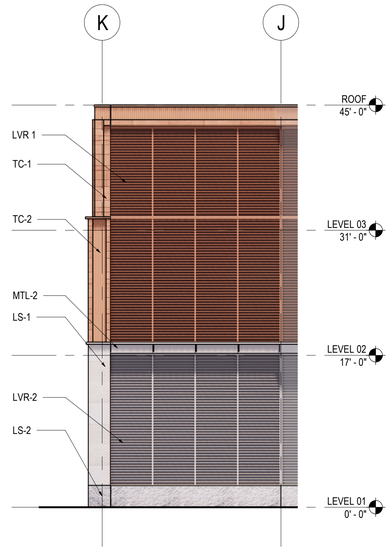
LVR-1
ADOBE TO MATCH TERRACOTTA

LVR-2, MTL-2
GRAY TO MATCH LIMESTONE

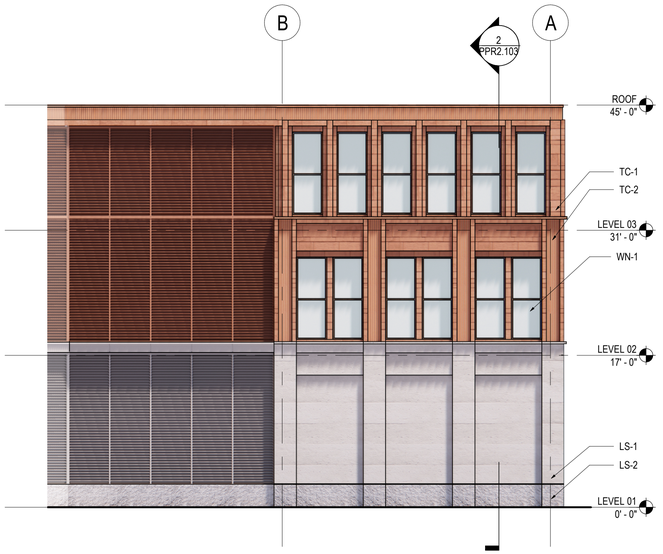
EXTERIOR MATERIALS
SCALE: 12" = 1'-0"



5 ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



6 ELEVATION - ALLEY NORTH
SCALE: 1/8" = 1'-0"



7 ELEVATION - ALLEY SOUTH
SCALE: 1/8" = 1'-0"

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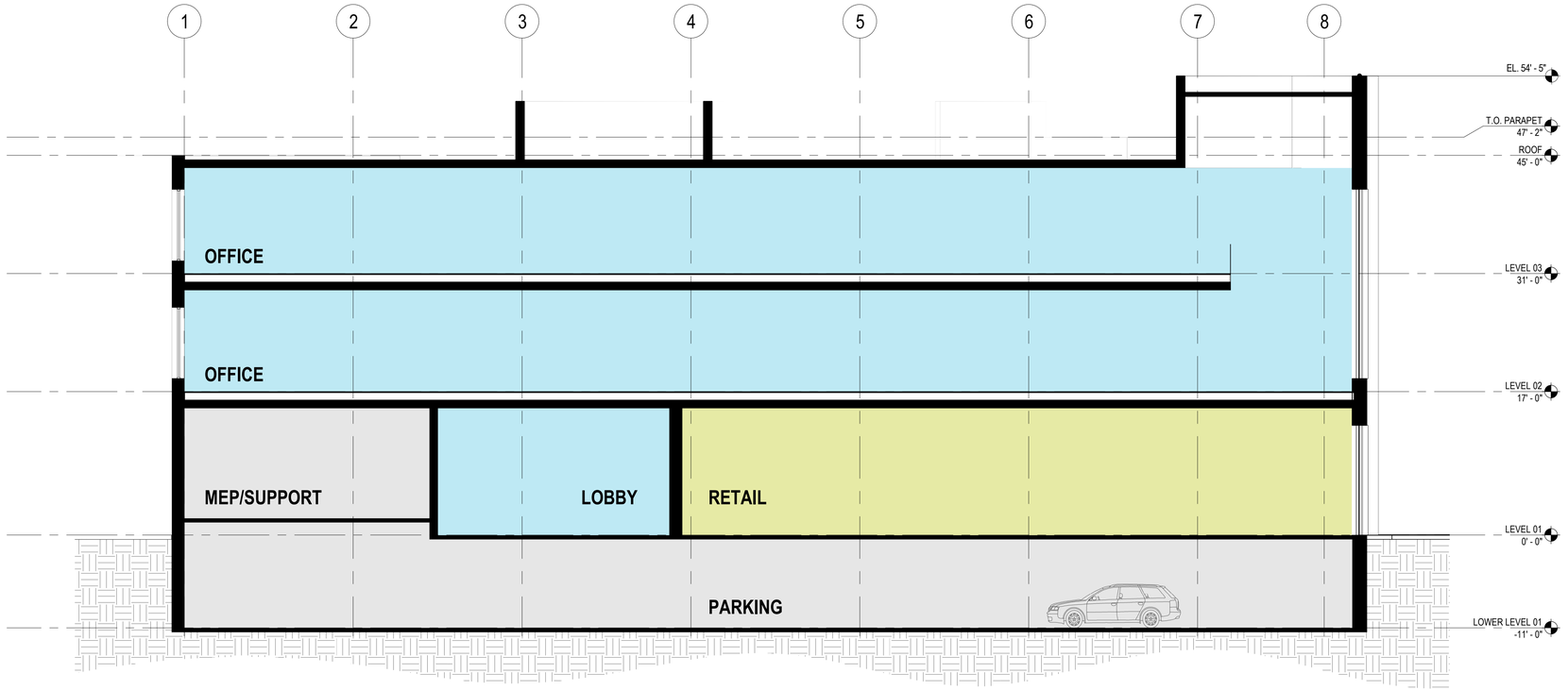
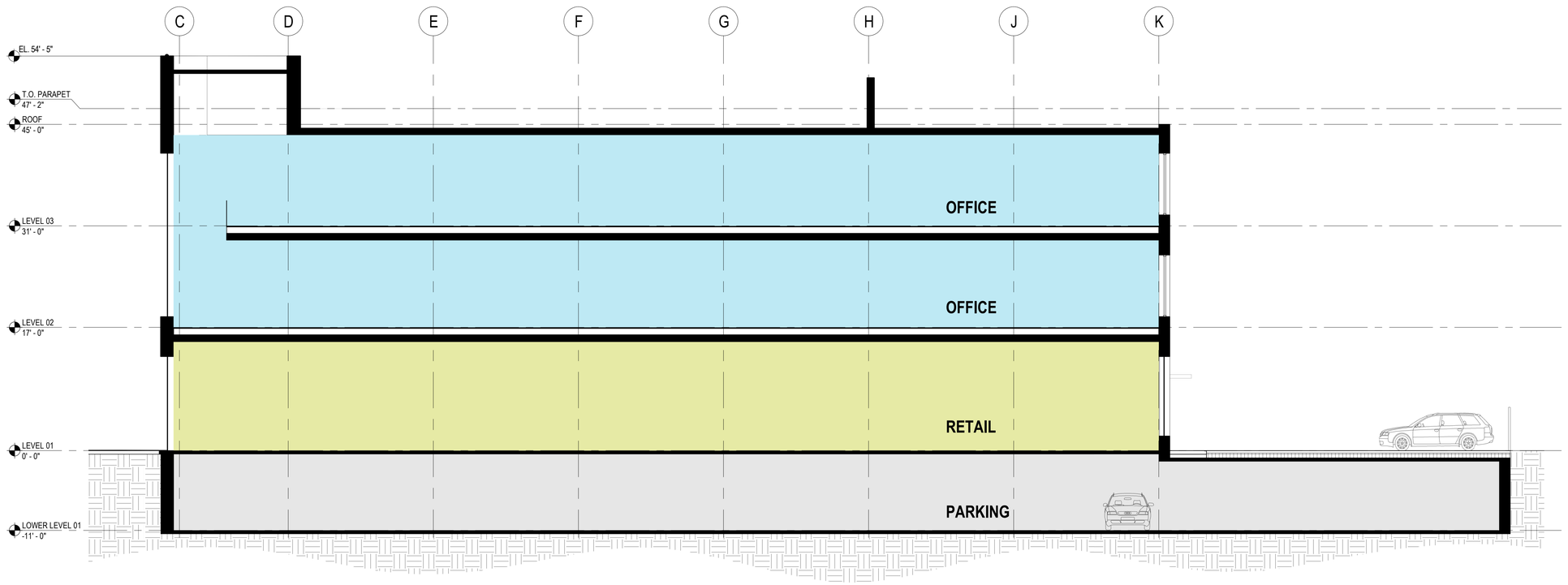


2 BUILDING SECTION - ELM STREET
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION - GREEN BAY ROAD
SCALE: 1/8" = 1'-0"

JPMORGAN CHASE & CO.
791 Elm St, Winnetka, IL 60093

Gensler

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Suite 300
Chicago, IL 60602
United States

Tel 312.456.0123
Fax 312.456.0124

△	Date	Description
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NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
BUILDING CROSS SECTIONS

Scale
1/8" = 1'-0"

PPR2.103

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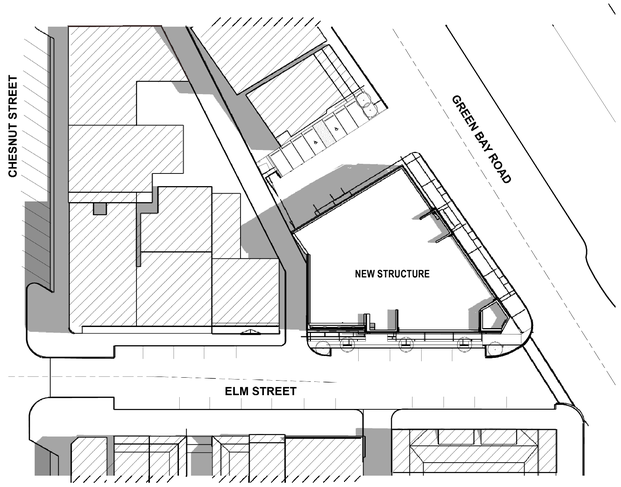
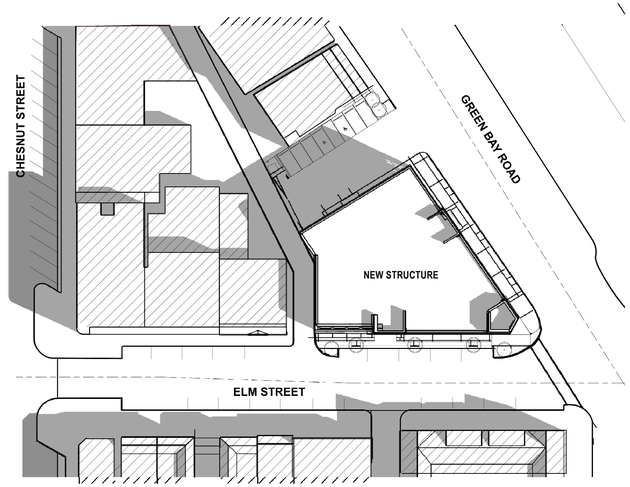
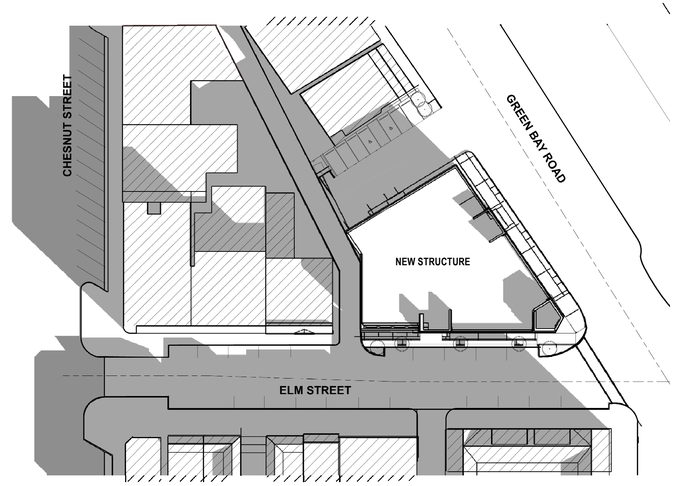


1 SHADOW STUDY - 06/21 - 9AM
SCALE: 1" = 50'-0"

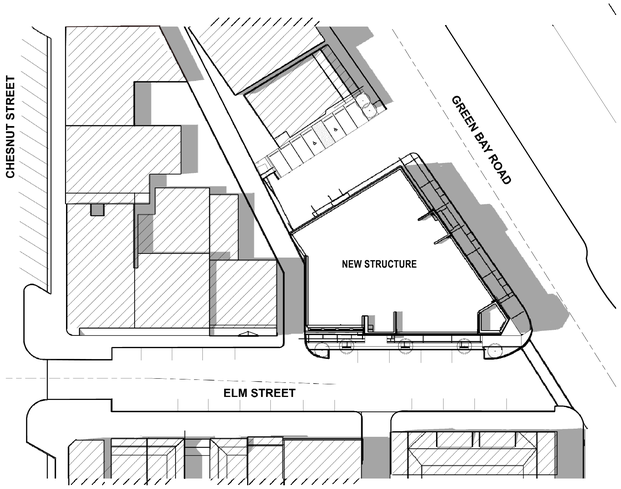


2 SHADOW STUDY - 03/21 & 9/21 - 9AM
SCALE: 1" = 50'-0"

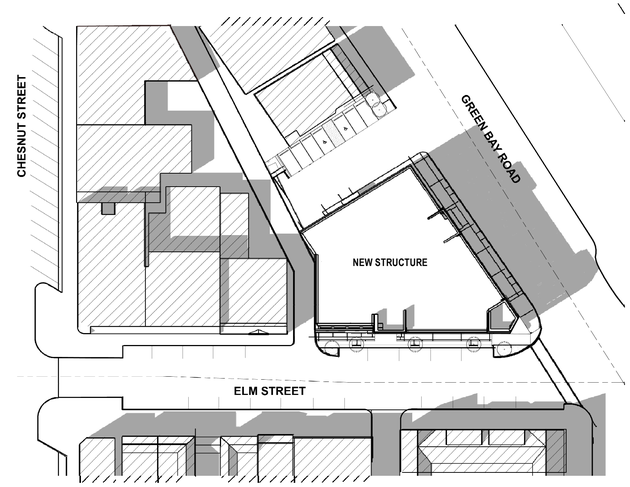
NOTE: SOLAR ALTITUDE IS EQUIVALENT AT VERNAL EQUINOX (MARCH 21ST) AND AUTUMNAL EQUINOX (SEPTEMBER 21ST)



3 SHADOW STUDY - 12/21 - 9AM
SCALE: 1" = 50'-0"

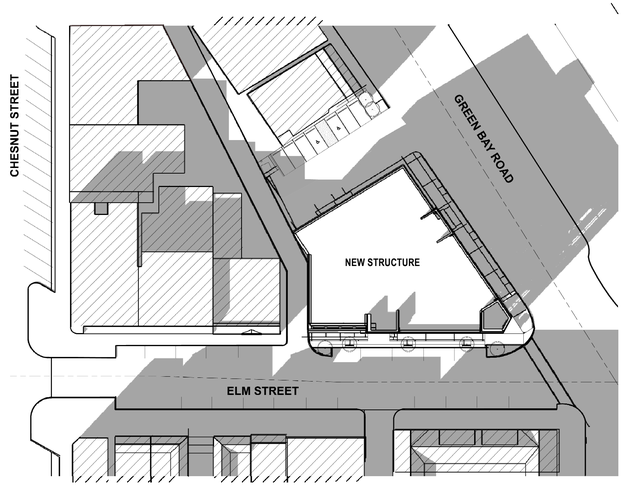


4 SHADOW STUDY - 06/21 - 3PM
SCALE: 1" = 50'-0"



5 SHADOW STUDY - 03/21 & 9/21 - 3PM
SCALE: 1" = 50'-0"

NOTE: SOLAR ALTITUDE IS EQUIVALENT AT VERNAL EQUINOX (MARCH 21ST) AND AUTUMNAL EQUINOX (SEPTEMBER 21ST)



6 SHADOW STUDY - 012/21 - 3PM
SCALE: 1" = 50'-0"

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JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
SHADOW STUDY

Scale
1" = 50'-0"

PPR2.300

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1 STREETSCAPE ELEVATION - GREEN BAY RD

SCALE: 1" = 20'-0"



2 STREETSCAPE ELEVATION - ELM ST

SCALE: 1" = 20'-0"

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Description

STREETSCAPE ELEVATIONS

Scale

1" = 20'-0"

PPR2.301

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1 RENDERING - ELM ST LOOKING EAST
SCALE: 1" = 200'-0"



2 RENDERING - PRIMARY INTERSECTION
SCALE: 1" = 200'-0"



3 RENDERING - GREEN BAY RD SOUTH
SCALE: 1" = 200'-0"



4 RENDERING - ELM STREET NIGHT
SCALE: 1" = 200'-0"

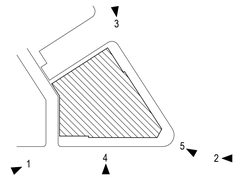


5 RENDERING - SOUTH CORNER
SCALE: 1" = 200'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN



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Project Number
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Description
BUILDING RENDERINGS

Scale
As indicated

PPR2.401

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Winnetka, IL 60093

ARCHITECT:
Gensler
11 E. Madison St., Suite 300
Chicago, IL 60602
312-456-0123
Attn: Derek Hukill

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
145 Commerce Dr., Suite A
Grayslake, IL 60030
847-223-4804
Attn: Mike Renner

OWNER:
Riverside Investments & Development
150 North Riverside Plaza, Suite 1800
Chicago, IL 60606
312-788-1800
Attn: Mike Spence



INDEX OF SHEETS

C0.00 CIVIL ENGINEERING COVER SHEET
C1.00 SITE DEMOLITION PLAN
C2.00 SITE GEOMETRY PLAN
C3.00 SITE UTILITY PLAN
C4.00 GRADING AND PAVING PLAN
C5.00 SOIL EROSION & SEDIMENTATION CONTROL PLAN
C6.00 SITE WORK DETAILS
C6.01 SITE WORK DETAILS
C6.02 SITE WORK DETAILS

L0.10 TREE PRESERVATION PLAN
L1.00 SITE LANDSCAPE PLAN
L2.00 LANDSCAPE DETAILS

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Chicago Guarantee Survey Company For Riverside Investments & Development on 07/27/2023. Order Number 2023-31339-001

PROJECT BENCHMARKS

1. *Aluminum Cap In Concrete at 742 Pine St. Elevation 645.10*

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CIVIL ENGINEERING
COVER SHEET

Scale
1" = 20'

C0.00

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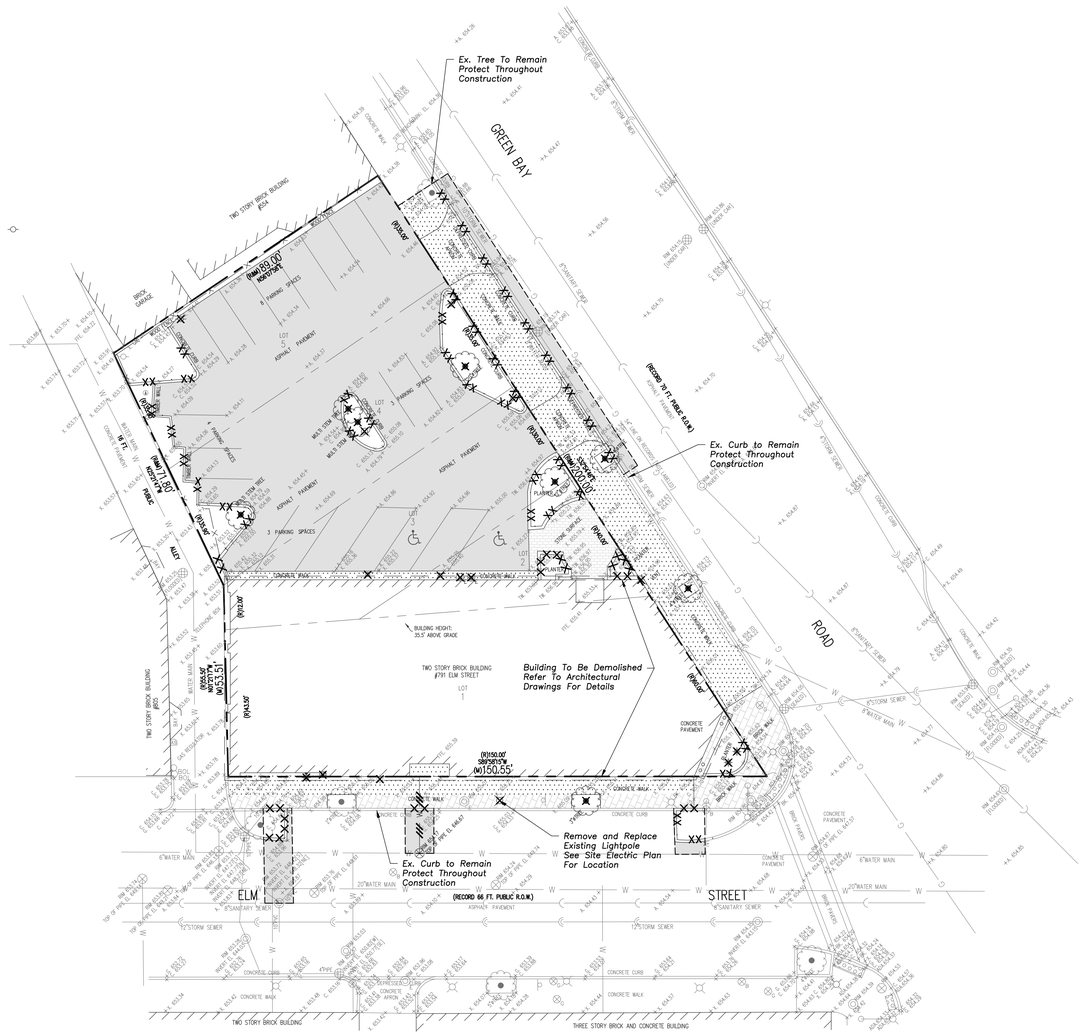

GENERAL NOTES

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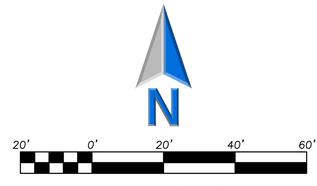
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. **Contractor Shall Provide Private Utility Locating Services for the Project Area.**
4. Notify The Owner, Engineer and The **Village of Winnetka** A Minimum of 48 Hours In Advance of Performing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

DEMOLITION NOTES

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



Scale: 1"=20'

LEGEND

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

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Brick Walk Removal (Full Depth)
- Stone Surface Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

Date	Description
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NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
SITE DEMOLITION PLAN

Scale
1" = 20'

C1.00

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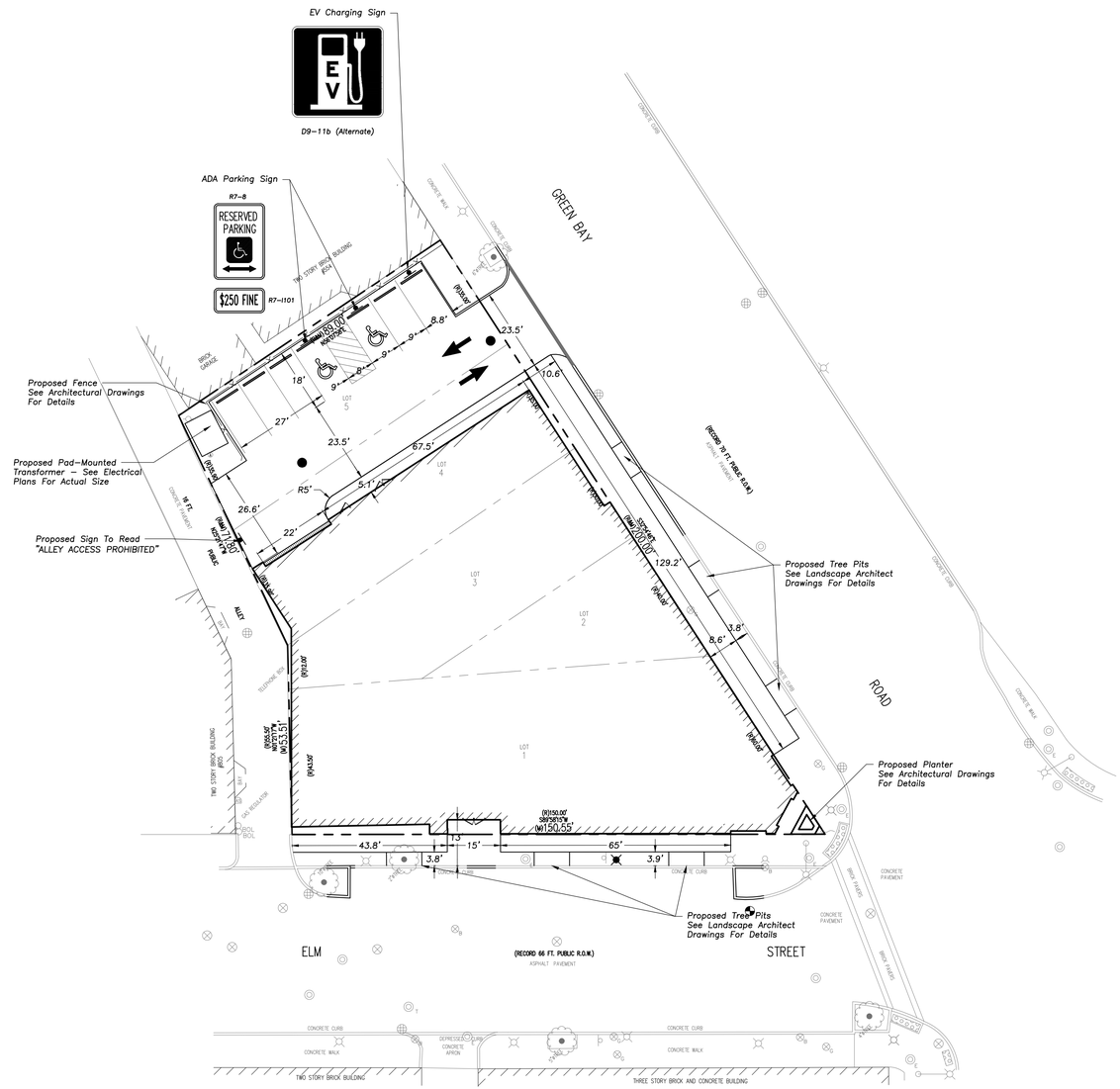

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4. *Notify The Owner, Engineer and The* ***Village of Winnetka*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
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8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
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10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications,* ***Two Coats for Latex Paints.*** *All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

N

20' 0' 20' 40' 60'

Scale: 1"=20'

LEGEND

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

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SITE GEOMETRY PLAN

Scale

1" = 20'

C2.00

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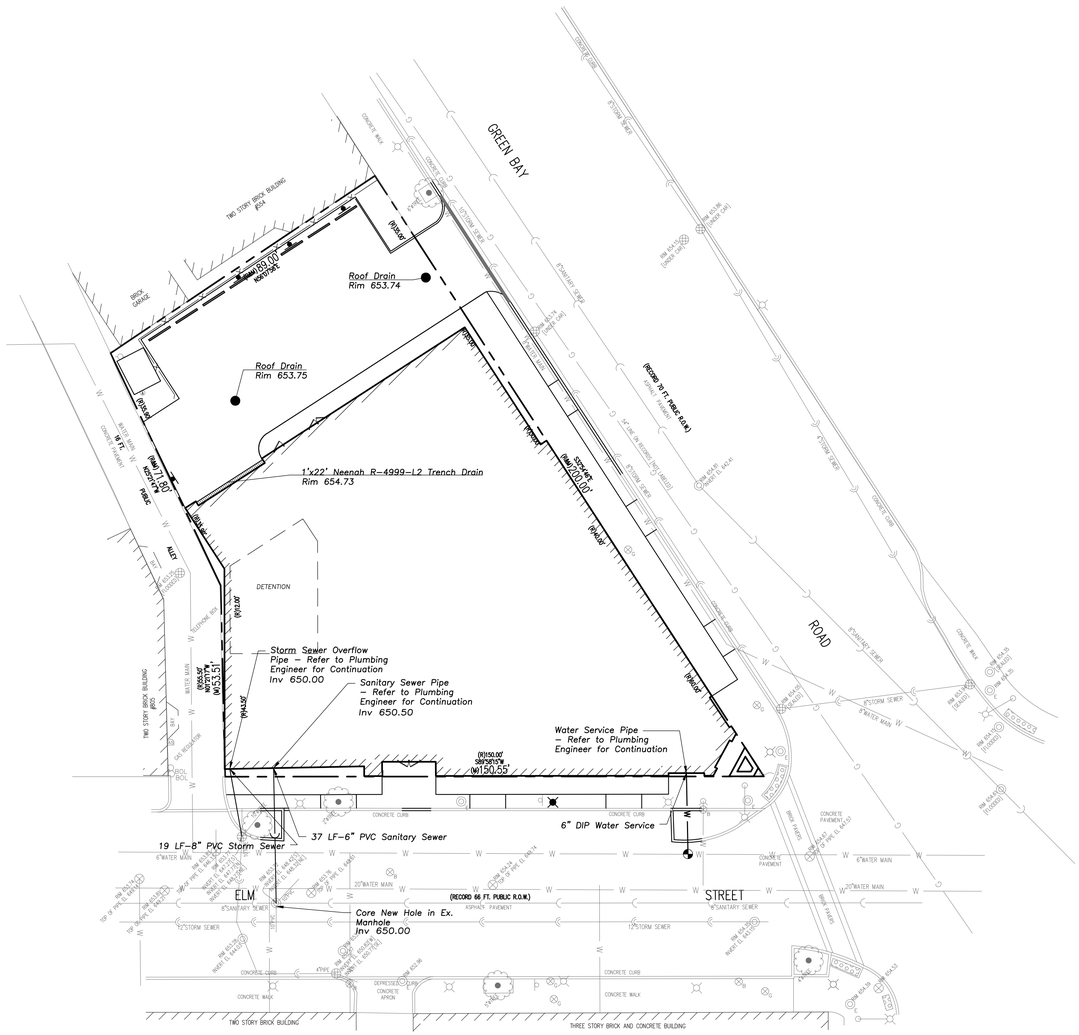

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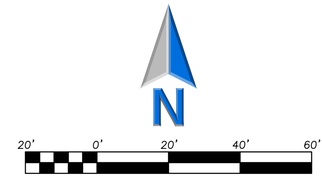
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

UTILITY NOTES

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



LEGEND

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

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have* ***Neenah R4340-B Frame & Grate*** *or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   - *4' Diameter Structure- 4"*
   - *5' Diameter Structure- 6"*
   - *6' Diameter Structure- 8"*
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Sanitary Manholes Shall Include a Chimney Seal.*

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△ Date	Description
⚠ 08/18/2023	Issued For Village PD

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

Description

SITE UTILITY PLAN

Scale

1" = 20'

C3.00

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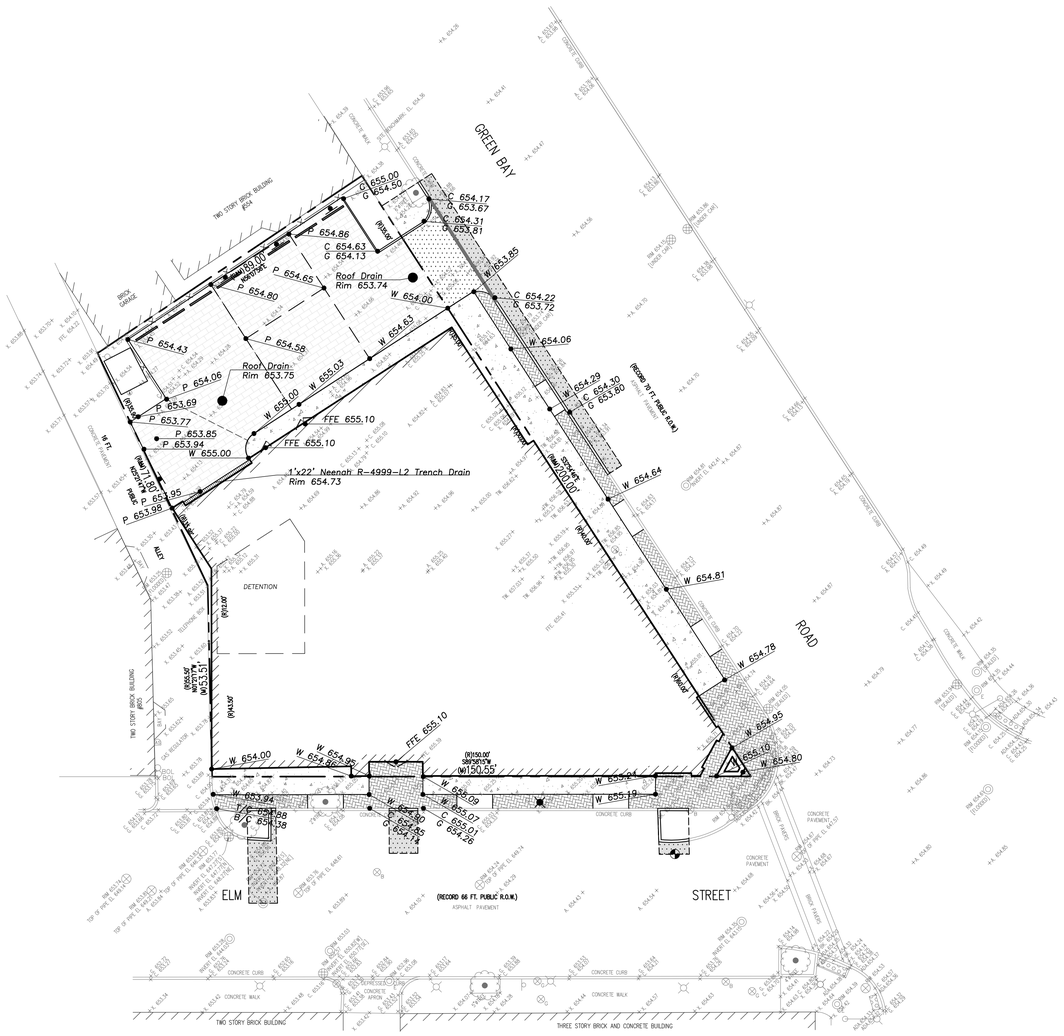



Scale: 1"=20'

GENERAL NOTES

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

GRADING NOTES

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

LEGEND

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

PAVING & SURFACE LEGEND

- ***Concrete Sidewalk Section***
  5" Portland Cement Concrete
  4" Aggregate Base Course, Type B, Crushed
- ***Concrete Driveway Section***
  8" Portland Cement Concrete
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- ***Brick Paver Parking Lot Section***
  See Structural Drawings
- ***Pavement Restoration in Public Way***
  See Detail
- ***Brick Paver Sidewalk Section***
  See Landscape Architect Drawings
- *Ridge Line/High Point*

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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
SITE GRADING AND PAVING PLAN

Scale
1" = 20'

C4.00

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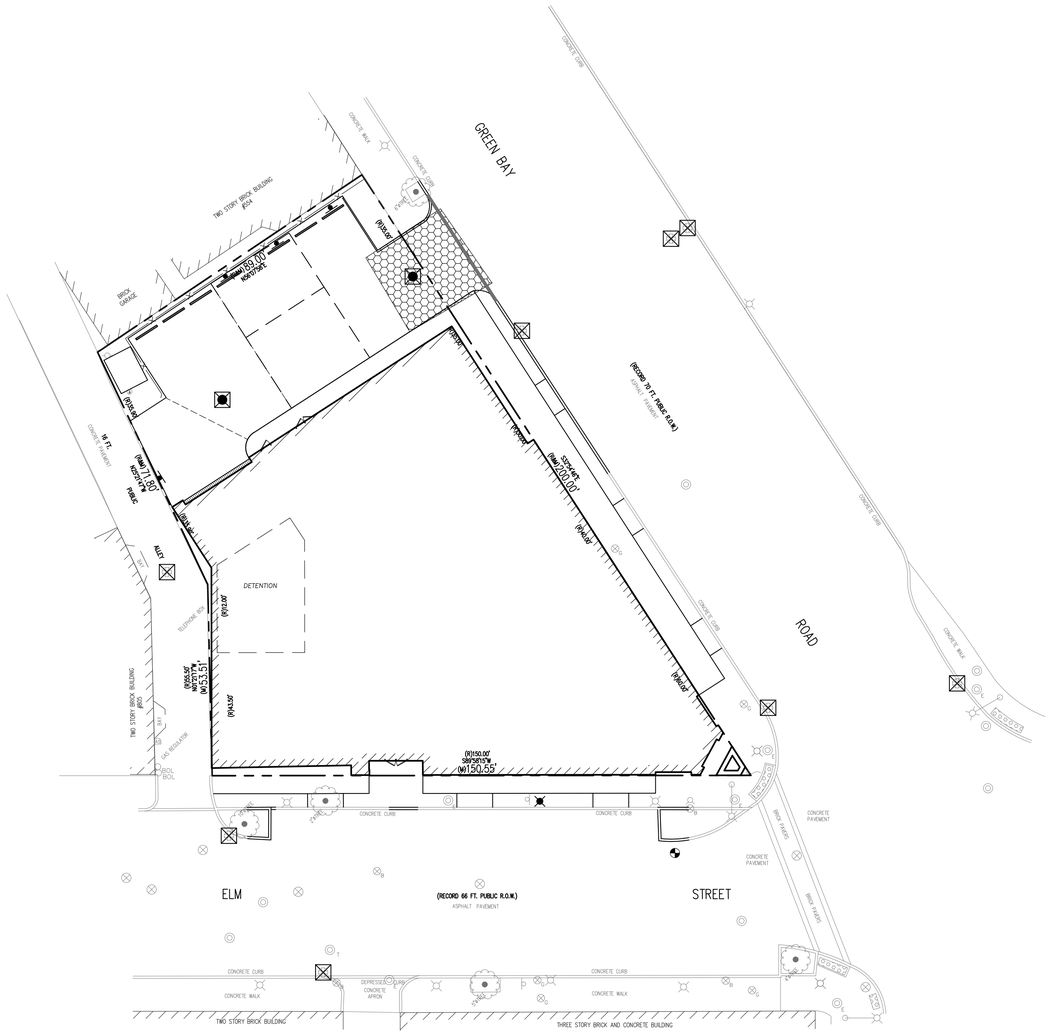

GENERAL NOTES

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

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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



Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
BB	Buffalo Box	BB
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Wall Hydrant	
	Camera	
	Guy Anchor	
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x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	x

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

Construction Entrance

Inlet Protection

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. ***Install Stabilized Construction Entrance***
2. ***Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.***
3. ***Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.***
4. ***Cover and Stabilize Disturbed Areas As Soon As Possible.***
5. ***When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.***
6. ***Construct Sedimentation Basins and Structures.***
7. ***Perform Grading Operations and Installation of Site Infrastructure and Pavement.***
8. ***Install Permanent Seeding and Plantings.***
9. ***Remove Accumulated Sediment From Basins and Along Silt Fence.***
10. ***Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.***
11. ***Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.***

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Seal / Signature

NOT FOR CONSTRUCTION

Project Name

JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

Description

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

Scale

1" = 20'

C5.00

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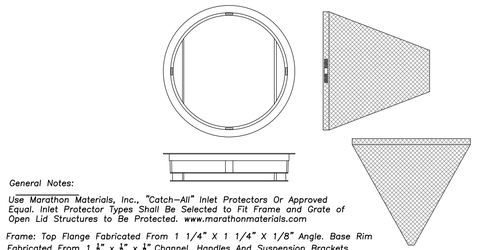


General Notes:

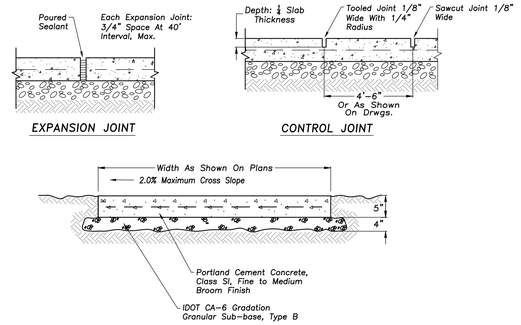
Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 $\frac{5}{8}$" x $\frac{1}{2}$" x $\frac{1}{8}$" Channel. Handles And Suspension Brackets Fabricated From 1 $\frac{1}{4}$" x $\frac{1}{4}$" Flat Stock. All Domestic Steel Conforming To ASTM-A36

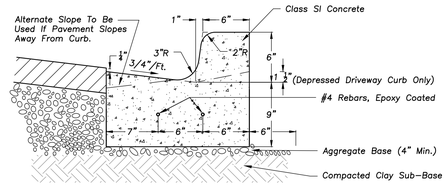
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG



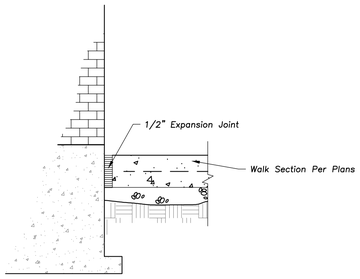
PORTLAND CEMENT CONC. SIDEWALK



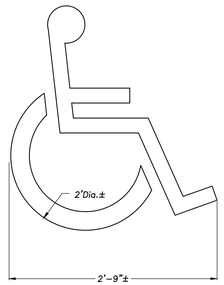
Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4"ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

B-6.12 CURB & GUTTER

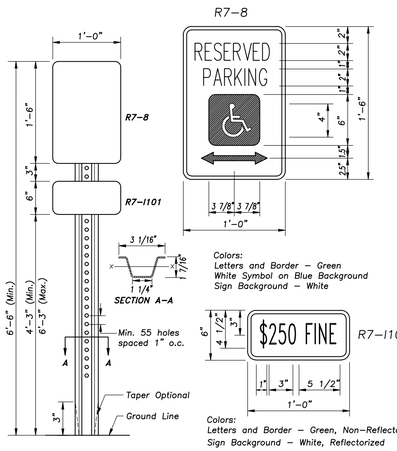


WALK ADJACENT TO BUILDING



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

ACCESSIBLE PARKING STALL PAVEMENT MARKING



Notes: Dimensions shown for cross sections are minimum.

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

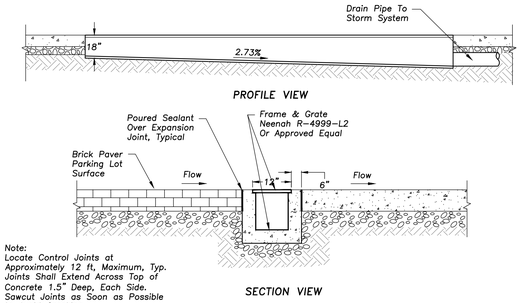
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

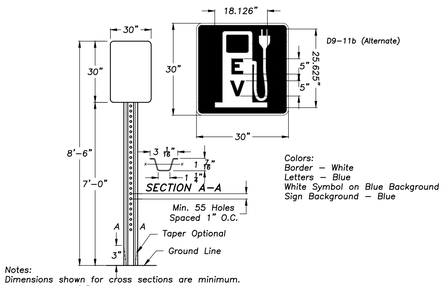
One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN



Note:
Locate Control Joints at Approximately 12 ft, Maximum, Typ. Joints Shall Extend Across Top of Concrete 1.5" Deep, Each Side. Sawcut Joints as Soon as Possible to Avoid Cracking.

TRENCH DRAIN SECTION



Notes:
Dimensions shown for cross sections are minimum.
All holes are 3/8" ø.

Minimum section modulus about the x-x axis of the post shall be 0.223 in.^3
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section

Post shall weigh 2.00 lb/ft length.

EV PARKING SIGN

JPMORGAN CHASE & CO.
791 Elm St, Winnetka, IL 60093

Gensler
11 East Madison Street
Suite 300
Chicago, IL 60602
United States
Tel 312.456.0123
Fax 312.456.0124

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

Date	Description
08/18/2023	Issued For Village PD

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
SITE WORK DETAILS

Scale

C6.00

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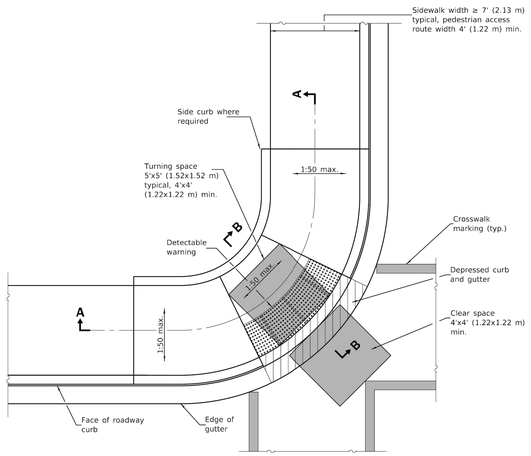
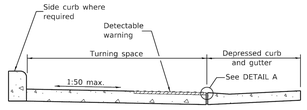


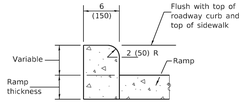
CORNER PARALLEL CURB RAMP



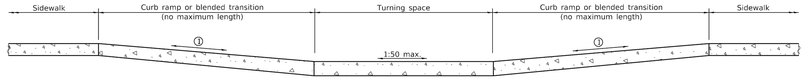
SECTION B-B



DETAIL A



SIDE CURB DETAIL



SECTION A-A

① The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES

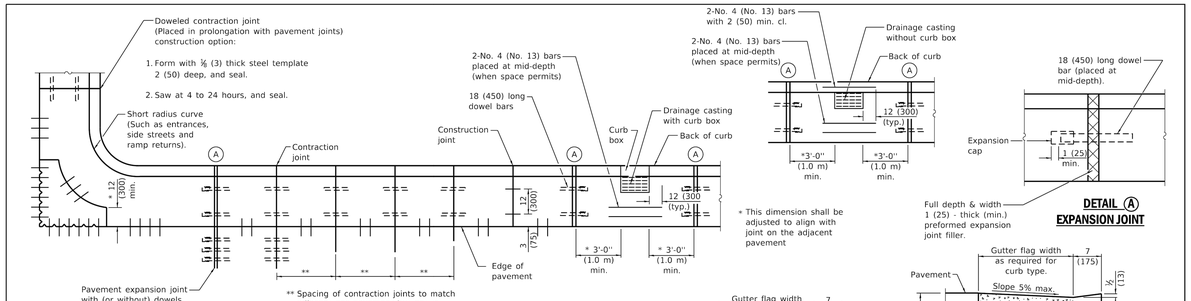
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

BSDMD 3112

DATE	REVISIONS
1-1-19	Removed upper landing, added
	blended transition and detectable
	warning tolerances.
1-1-17	Revised sidewalk width to
	include 24 (610) buffer
	behind curb.

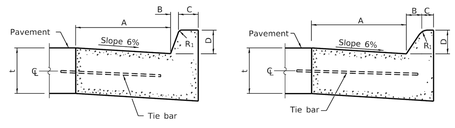
CORNER PARALLEL CURB RAMPS FOR SIDEWALKS

STANDARD 424011-04



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL Ⓐ EXPANSION JOINT



BARRIER CURB

MOUNTABLE CURB

TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R_1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

* For corner islands only.

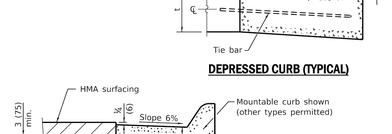
TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA

Illinois Department of Transportation

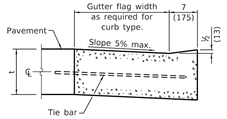
PASSED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS

APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT

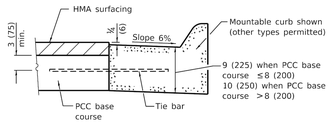
BRIDGE 606001



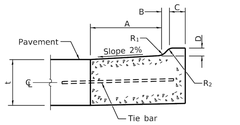
DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Pavement thickness.

Longitudinal joint tie bars shall be No. 5 (No. 16) at 24 (600) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands except reference to Standard 606001 does not apply.

All dimensions are in inches (millimeters) unless otherwise shown.

DOWEL BAR TABLE

PAVEMENT THICKNESS	DOWEL BAR DIAMETER
10 (250) and greater	1½ (38)
8.01 (201) to 9.99 (249)	1¼ (32)
8 (200) and less	1 (25)

DATE	REVISIONS
1-1-22	Revised contraction joint spacing
	adjacent to pcc pavt. and
	DOWEL BAR TABLE.
1-1-18	New standard.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

B.L.R. 28-1

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791 Elm St, Winnetka, IL 60093

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ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

△ Date	Description
⚠ 08/18/2023	Issued For Village PD

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
SITE WORK DETAILS

Scale

C6.01

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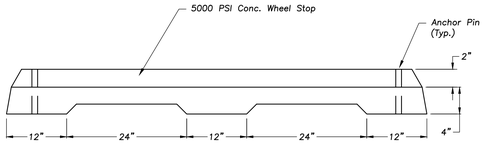
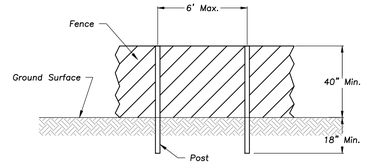


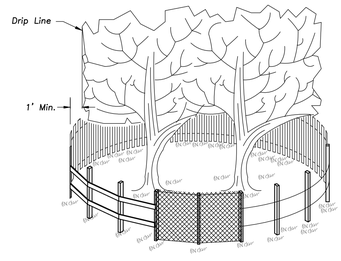
CONCRETE WHEEL STOP



POST AND FENCE DETAIL

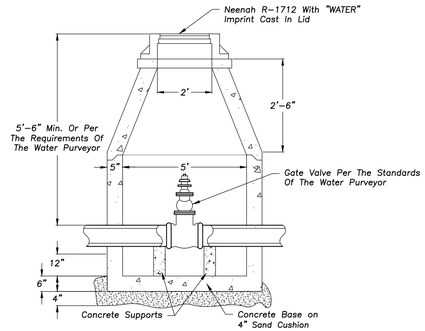
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

TREE PROTECTION FENCE



SIDE VIEW

TREE PROTECTION FENCE



WATER VALVE VAULT

GENERAL NOTES

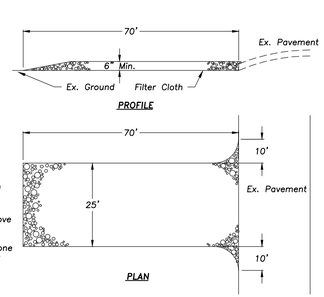
STONE SIZE – Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

JPMORGAN CHASE & CO.
791 Elm St, Winnetka, IL 60093

Gensler
11 East Madison Street
Suite 300
Chicago, IL 60602
United States
Tel 312.456.0123
Fax 312.456.0124

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Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
SITE WORK DETAILS

Scale

C6.02

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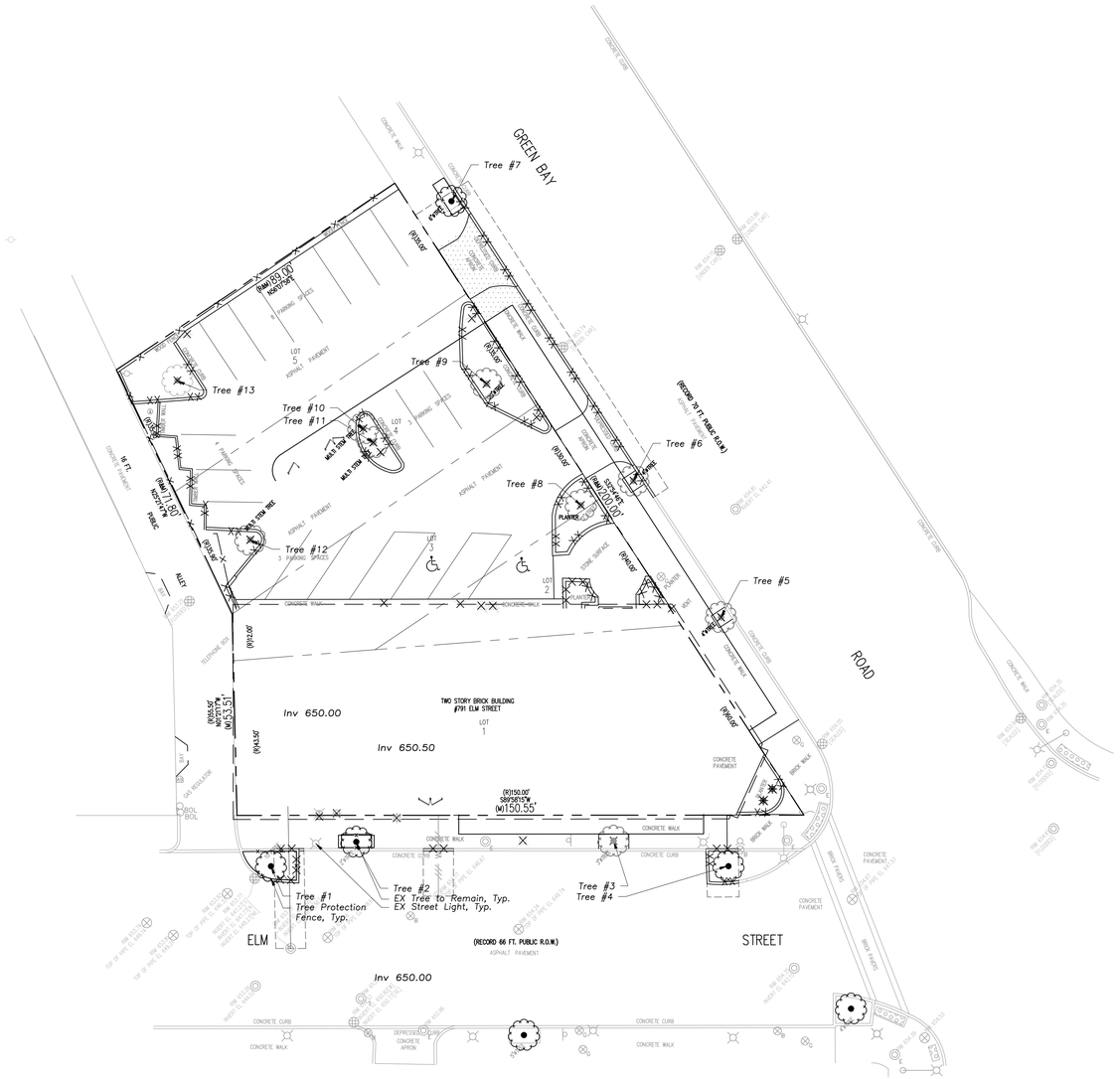
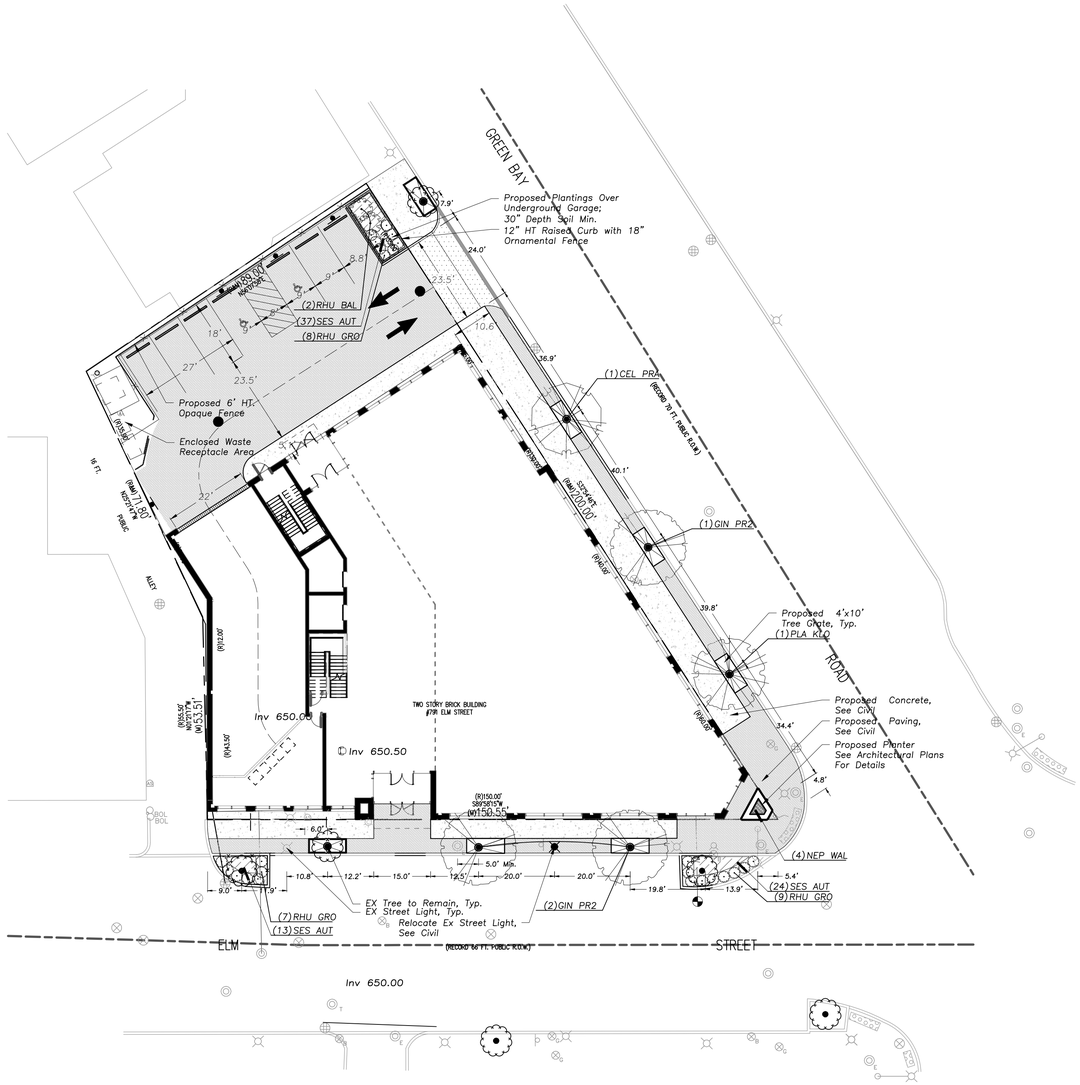
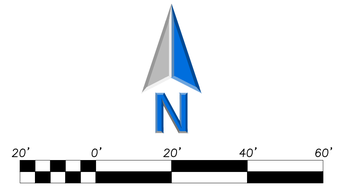

GREEN BAY
ROAD
ELM
STREET
Tree #1
Tree Protection
Fence, Typ.
Tree #2
EX Tree to Remain, Typ.
EX Street Light, Typ.
Tree #3
Tree #4
Tree #5
Tree #6
Tree #7
Tree #8
Tree #9
Tree #10
Tree #11
Tree #12
Tree #13
TWO STORY BRICK BUILDING
#791 ELM STREET
Inv 650.00
Inv 650.50
Inv 650.00
(RECORD 66 FT. PUBLIC R.O.W.)
(RECORD 70 FT. PUBLIC R.O.W.)
(M)150.55'
S89°58'10"W
(M)53.51'
N00°01'50"W
(M)71.80'
N00°01'50"W
(M)65.00'
N00°01'50"E
(M)20.00'
S00°01'50"E
(R)150.00'
(R)53.50'
(R)12.00'
(R)65.00'
(R)40.00'
(R)43.50'
(R)55.50'
ALLEY
CONCRETE WALK
CONCRETE CURB
CONCRETE PAVEMENT
ASPHALT PAVEMENT
BRICK PAVER
BRICK WALK
CONCRETE APRON
DEPRESSED CONCRETE APRON
STONE SURFACE
PLANTER
LOT 1
LOT 2
LOT 3
LOT 5
LOT 6
3 PARKING SPACES
4 PARKING SPACES
5 PARKING SPACES
6 PARKING SPACES
TELEPHONE BOX
GAS REGULATOR
BOL
SOL
SIGN
SIGN (TYP.)
SIGN (TYP.)
SIGN (TYP.)

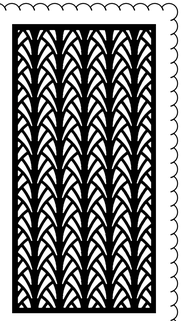




LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE OWNER IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 3" OF A SOIL AMENDMENT ROTOTILLED TO A DEPTH OF 12", AND MULCHED WITH A MINIMUM OF 3" DEPTH OF LEAF MULCH TO MATCH EXISTING ON SITE. PLANTING BEDS TO BE AMENDED WITH MIDWEST TRADING 'ONE STEP SOIL CONDITIONER' OR APPROVED EQUAL.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
17. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
18. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
19. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
20. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
21. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
22. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

23. TYPICAL PATTERN FOR METAL DUMPSTER ENCLOSURE AND GATE. ENCLOSURE TO BE 6'-0"H WITH SUPPORT POSTS AT 4'-0" O.C. MAXIMUM. FINISH POWDER COATED DARK BRONZE WITH POWDER COATED STEEL SUPPORT POSTS



PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	B & B	3" CAL.	1
GIN PR2	GINKGO BILOBA 'PNI 2720' / PRINCETON SENTRY® MAIDENHAIR TREE	B & B	3" CAL.	3
PLA KLO	PLATANUS OCCIDENTALIS 'BISMARCK' / NORTHERN ADVANCE® AMERICAN SYCAMORE	B & B	3" CAL.	1

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	24
RHU BAL	RHUS TYPHINA 'BAILTIGER' / TIGER EYES® STAGHORN SUMAC	CONT.	#3	2

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	COND	SIZE	QTY	CODE
	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	CONT.	#1	67	SES AUT

PERENNIALS	BOTANICAL / COMMON NAME	COND	SIZE	QTY	CODE
	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	CONT.	#1	4	NEP WAL

JPMORGAN CHASE & CO.

Gensler

11 East Madison Street
Suite 300
Chicago, IL 60602
USA

Tel +1 312-456-0123
Fax +1 312-456-0124

ERIKSSON ENGINEERING ASSOCIATES, LTD.

LANDSCAPE ARCHITECTURE
145 Commerce Drive, Suite A, Grayslake, IL 60030
p: 847.223.4804 f: 847.223.4864 e: info@eea-ltd.com

△ Date	Description
1 08/18/2023	Issued For Village PD
2 10/06/2023	Revision for Village PD

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

Description

SITE LANDSCAPE PLAN

Scale

L1.00

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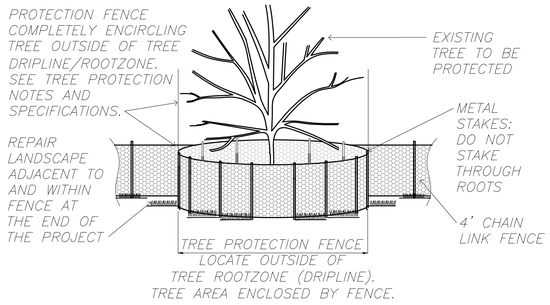
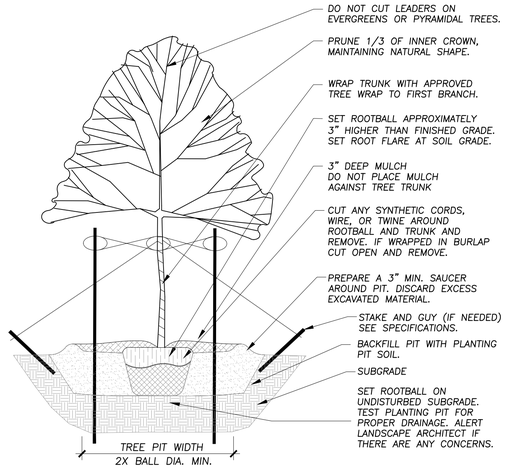
NOTES:

1. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION ACTIVITIES.
2. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
3. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
4. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
5. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
6. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS ABD DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCITON RESIDUE.
7. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.



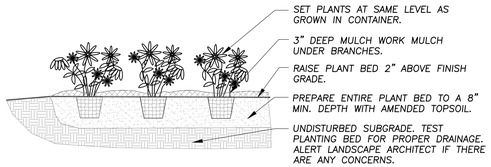
1 TREE PROTECTION DETAIL

NTS



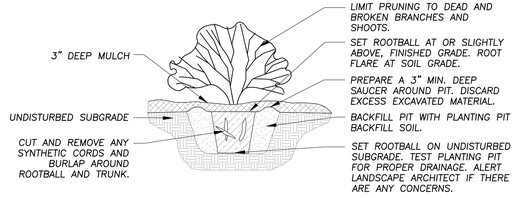
2 TREE PLANTING DETAIL

Not To Scale 329343-01



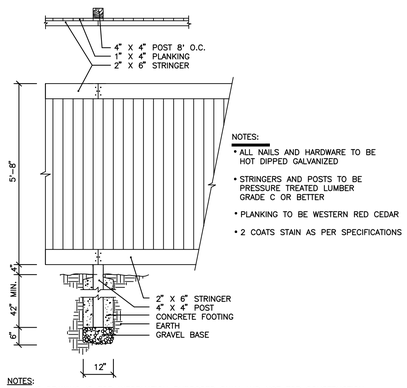
3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03



4 SHRUB PLANTING DETAIL

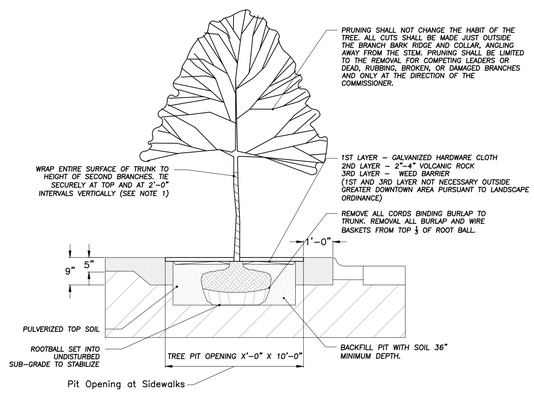
Not To Scale 329333-01



NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.

5 6` SOLID WOOD FENCE

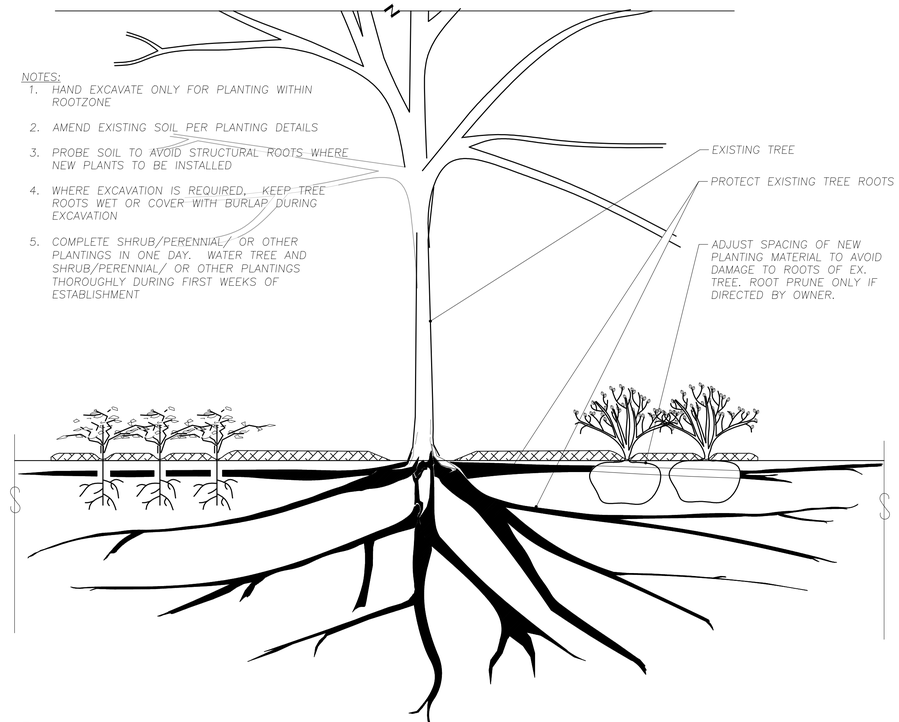
NOT TO SCALE 323129.23-02



NOTES:
1. TREE WRAP SHOULD ONLY BE INSTALLED DURING THE FALL PLANTING SEASON ON SPECIES SUSCEPTIBLE TO FROST, CRACKING OR SUN SCALD SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING: ACER, POPULAS, TILIA, AND LIRIODENDRON.
2. SEE PLANTING DETAIL SPECIFICATION FOR BACKFILL MATERIAL.
3. CONTRACTOR SHALL NOT LIFT TREE BY WIRE BASKET OR TRUNK.

6 TREE PIT DETAIL (X' X 10')

SCALE: Not to Scale 329343-29



7 PLANTING WITHIN ROOTZONE OF EXISTING TREE

NOT TO SCALE 329383-12

JPMorgan Chase & Co.

Gensler

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Suite 300
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Tel +1 312-456-0123
Fax +1 312-456-0124

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△	Date	Description
1	08/18/2023	Issued For Village PD

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

Description

LANDSCAPE DETAILS

Scale

L2.00

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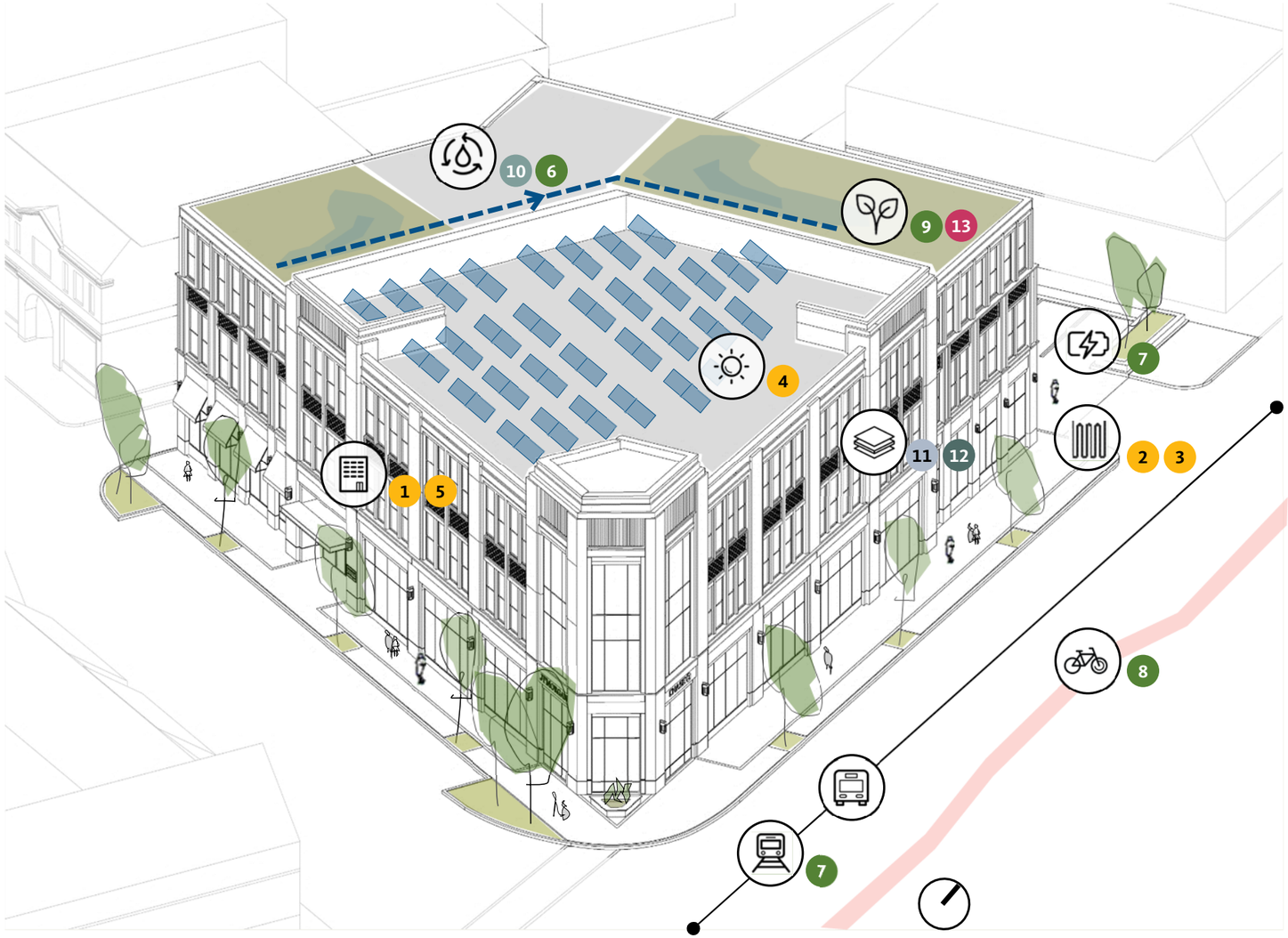
SUSTAINABLE STRATEGIES



Designing to the principles of
LEED and **ILFI CORE**

Zero Carbon (Scopes 1, 2, and 3)

Building Operational Carbon

1. Low energy use building
2. Considering geothermal (efficient heating and cooling system)
3. All-electric development without on-site combustion
4. Solar panels

Building Embodied Carbon

5. Mass timber structure (low-carbon)
   - Dedicating demolished material towards recycling programs
   - Interior materials with lower than industry average global warming potential

Site and Landscape

6. On-site stormwater retention
7. Sustainable transit network, EV chargers
8. Bike parking (open to visitors)
9. Considering green roofs with native vegetation

Potable Water

10. Indoor water use reduction with low-flow fixtures and rainwater reuse
    - Water treatment without any chemicals

Occupant Health, Wellness, & Experience

- Universal and inclusive design principles, human scaled pedestrian experience
- Access to quality daylight and views

11. Biophilic design elements (natural materials and patterns, daylit spaces)
    - Enhanced indoor air quality and occupant comfort

Material Management

- Construction waste diversion, recycle and compost collection
- Use of certified healthy and responsible materials

12. Materials which support local business and reduce transportation related carbon

Community Impact

- Inclusive workforce

13. Passive design strategies and green infrastructure make the building resilient

EXCERPT OF MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
June 20, 2023

(Approved: July 18, 2023)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, June 20, 2023, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:00 PM. Village Manager Rob Bahan called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Robert Dearborn, Kim Handler and Bridget Orsic. Absent: None. Also present: Deputy Village Clerk Berina Gradjan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, Community Development Director David Schoon, Community Development Assistant Director Ann Klaassen, and approximately 26 persons in the audience.

10) New Business.

a) Chase Bank, 791 Elm Street – Planned Development Concept Plan Review

Community Development Assistant Director Ann Klaassen indicates that the Council's review of the concept plan review consists of three stages; the concept plan review, the preliminary plan review, and the final plan review, allowing Council to provide the applicant with any preliminary views and/or concerns.

The applicant, Riverside Investment and Development Company, has submitted a concept plan review for a three-story commercial development composed of retail banking located on the ground floor level, corporate office space on the two upper levels, and a total of 32 parking spaces combined between underground and above ground parking. In addition, the applicant has submitted a demolition permit application allowing for the removal of the existing Chase Bank building.

Community Development Assistant Director Ann Klaassen confirms that the utility easement is still considered preliminary and that an ideal location for the electric transformer is currently under review.

Christopher McKenna, Managing Director at JPMorgan Chase & Co., addresses Council regarding the need for full renovations, growth of business, and emphasizes the importance of safety and security at the site.

John O'Donnel, CEO of Riverside Investment and Development Company, briefs Council of the history of Riverside, staffing, and the importance of timeliness.

Scott Hurst, Design Principal at Gensler, addresses Council regarding the redevelopment timeline, site history, design comparisons between the current site and the proposed development, the overall proposed design concept consisting of the site plan, exterior design, floor plans, elevations, land use and zoning requirements.

Council discusses various design components related to the exterior façade of the building, proposed floor plans, building mass and elevation, mechanical equipment, and historic matters regarding the site. In addition, Council expresses concerns related to the number of parking spaces proposed, building height, and timing of ongoing construction projects in the East Elm Business District.

While Council commends the proposed development, the applicant is advised to be mindful of parking, the overall height of the proposed development, and incorporating a façade that will compliment the vibrancy of the Village.

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Chase Bank, 791 Elm Street - Planned Development Concept Plan Review

PRESENTER: Ann Klaassen

AGENDA DATE: June 20, 2023

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:
None

EXECUTIVE SUMMARY:
On June 20, the Village Council is scheduled to consider a **planned development concept plan application** filed by Riverside Investment and Development Company (the "Applicant"), as the designee of the property owner, JPMorgan Chase Bank, National Association (the "Owner"), who owns 791 Elm Street (the "Subject Property"). The designated architect for the project is Gensler.

The Applicant has submitted for concept plan review by the Village Council **a three-story commercial planned development** for the Subject Property, which consists of the following elements:

1. Ground floor level of approximately 9,700 square feet, of which 6,800 square feet is retail banking;
2. 24,354 square feet of corporate office space on the two upper levels; and
3. A total of 32 parking spaces consisting of 6 spaces at street level and 26 spaces on the lower (underground) level.

Attached is a separate staff report providing further details regarding the Applicant's request. Included in the staff report and attachments is additional information regarding the Applicant.

RECOMMENDATION:
At the June 20, 2023, Village Council meeting, staff recommends that the Village Council review the Applicant's concept plan application, and that Council members provide individual comments, suggestions or recommendations on the proposed commercial use development.

ATTACHMENTS:
1. Village Council Staff Memo - Chase - Concept Plan
2. Application Materials
3. Existing Photos of Subject Property

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: JUNE 14, 2023

SUBJECT: 791 ELM STREET – JPMORGAN CHASE BANK
PLANNED DEVELOPMENT – CONCEPT PLAN REVIEW
(CASE NO. 23-05-PD)

INTRODUCTION

On June 20, 2023, the Village Council is scheduled to consider a **planned development concept plan application** filed by Riverside Investment and Development Company (the "Applicant"), as the designee of the property owner, JPMorgan Chase Bank, National Association (the "Owner"), who owns 791 Elm Street (the "Subject Property"). The designated architect for the project is Gensler.

The Applicant has submitted for concept plan review by the Village Council **a three-story commercial use planned development** for the Subject Property, which consists of the following elements:

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b) 24,354 square feet of corporate office space on the two upper levels; and

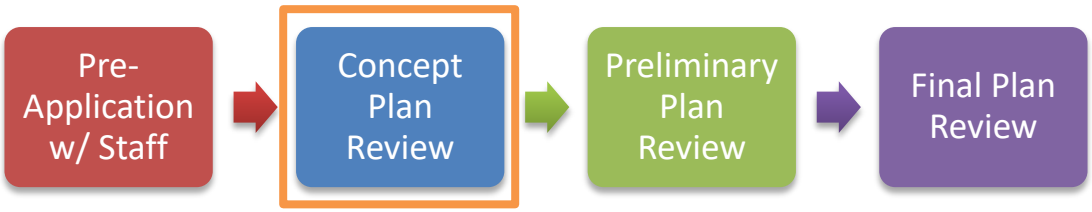
c) A total of 32 parking spaces consisting of 6 spaces at street level and 26 spaces on the lower (underground) level.

The Applicant's concept plan application materials are included in **Attachment 2**. The Applicant has also submitted a demolition permit application that would allow removal of the existing Chase bank building on the Subject Property. The Landmark Preservation Commission is scheduled to consider the demolition permit on June 19, 2023.



Figure 1
Proposed Concept Plan - Perspective Drawing – Intersection of Elm Street and Green Bay Road

The purpose of the Village Council's review of the concept plan application is to broadly acquaint the Council with the Applicant's proposal and provide the Applicant with any preliminary views or concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application.



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

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.39 acres in size, is generally located on the northwest corner of Elm Street and Green Bay Road (Figure 2) and contains an existing two-story commercial building that is currently occupied by the Applicant with retail banking on the first floor and corporate offices on the second floor. On the north side of the building is a surface parking lot that accommodates approximately 20 vehicles for bank patrons. Photos of the Subject Property are provided in **Attachment 3**.



Figure 2 – Aerial Map

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

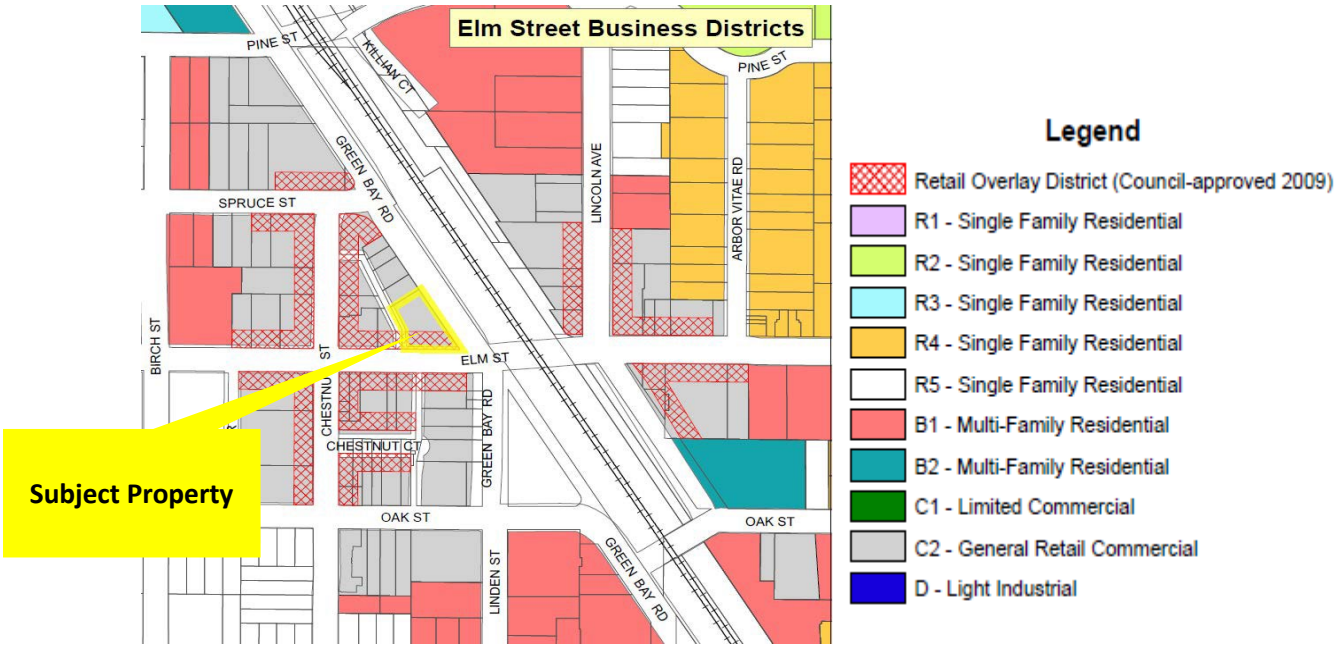


Figure 3 – Zoning Map

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



Figure 4 - Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan

PROPERTY BACKGROUND

According to research by the Winnetka Historical Society, the Subject Property has been the site of a bank since 1894. The existing building was constructed in 1964 for Winnetka Trust and Savings Bank and was designed by Peter Mayo with Mayo & Mayo.

PROPOSED PLAN

As described by the Applicant in the attached design narrative included in **Attachment 2**, the existing building has become too small and no longer meets the needs of the Applicant. Therefore, the Applicant has submitted a concept plan for a new three-story commercial use building for consideration by the Village Council. The proposed redevelopment calls for the following:

- 6,800 square feet of retail banking on level 1;
- 12,177 square feet of office space at both level 2 and level 3 (total of 24,354 square feet); and
- 32 parking spaces; 6 at street-level and 26 on the lower-level (underground).

The retail banking space would occupy the majority of the ground-floor level. A drive-through is not included in the proposed plan. The primary entrance would likely be from a lobby accessed from Elm Street, with a secondary entrance lobby accessed from the surface parking lot on the north side of the building. As of the date of this memo, the Applicant is still considering a potential entrance on the southeast corner of the building at Elm Street and Green Bay Road.

The surface parking lot would remain in its current location, although reduced in size from 20 parking spaces to 6 spaces. The lower-level parking would be accessed from the north side of the building with a two-way drive aisle and would accommodate parking for 26 vehicles. This lower-level would extend to fill nearly the entire site below grade. The second and third levels would consist of approximately 24,300 square feet of corporate offices to be occupied by the Applicant.

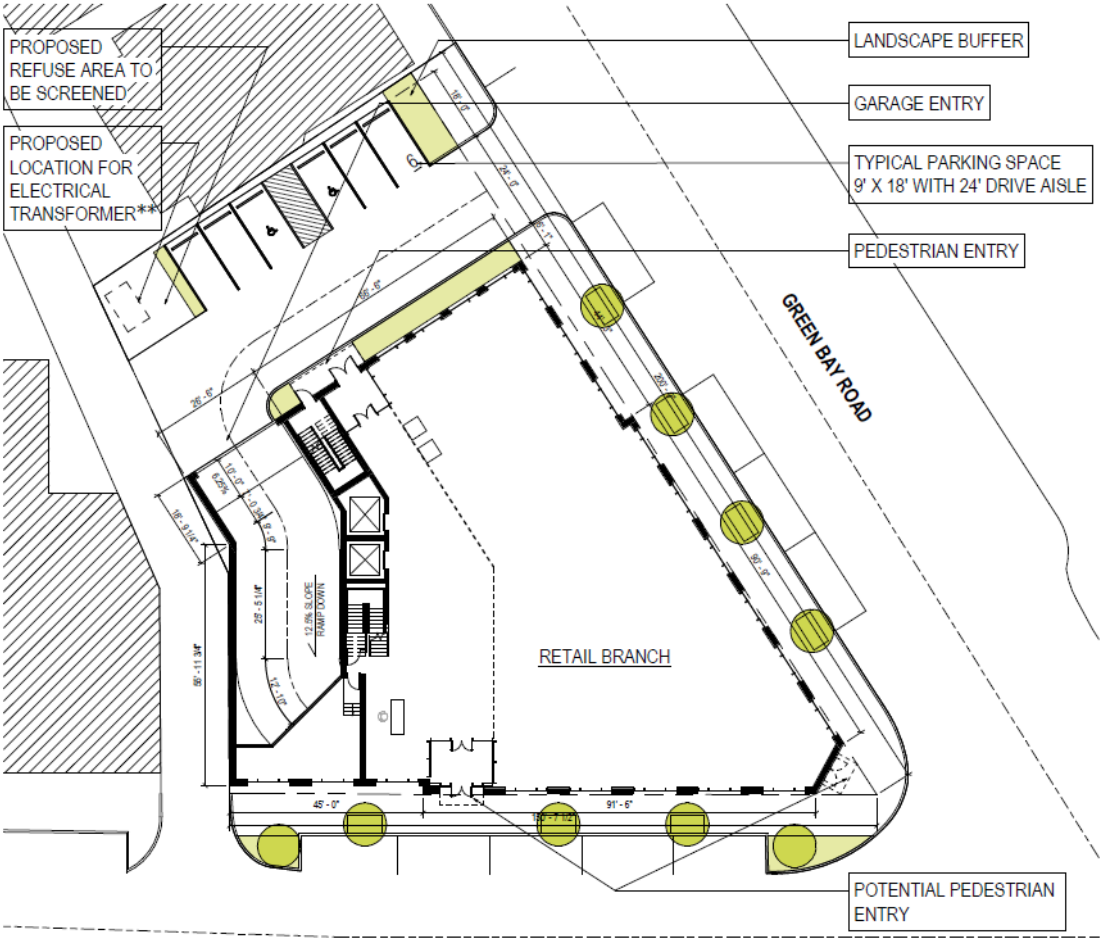


Figure 5 – Concept Plan – Level 1

The Applicant has been working with Village staff to identify a location for the electric transformer that would serve the building. The location has been identified on the northwest corner of the Subject Property, along the public alley. There is an existing electric utility pole located at the northwest corner of the Subject Property which serves not only the Subject Property but also other properties on Green Bay Road and Chestnut Street. The Applicant understands that it is a long-term goal of the Village to underground overhead utilities and is therefore open to considering the possibility of providing a utility easement on the Subject Property to allow for the installation of a shared transformer that would serve other properties in the immediate area. On page 7 of the application materials, the Applicant states that it "will keep an open dialogue with the Village between the concept plan and preliminary plan submission while further due diligence is complete on this likely possibility."

The façade of the building has subtle Art Deco influences. The proposed building materials include limestone and masonry that would have a similar look as the limestone, with a decorative metal element and clock at the primary corner of the building. During the preliminary plan review process, the Applicant will need to provide further details regarding the design of all building facades.



Figure 6 – Concept Plan – Elm Street Elevation



Figure 7 – Concept Plan – Green Bay Road Elevation

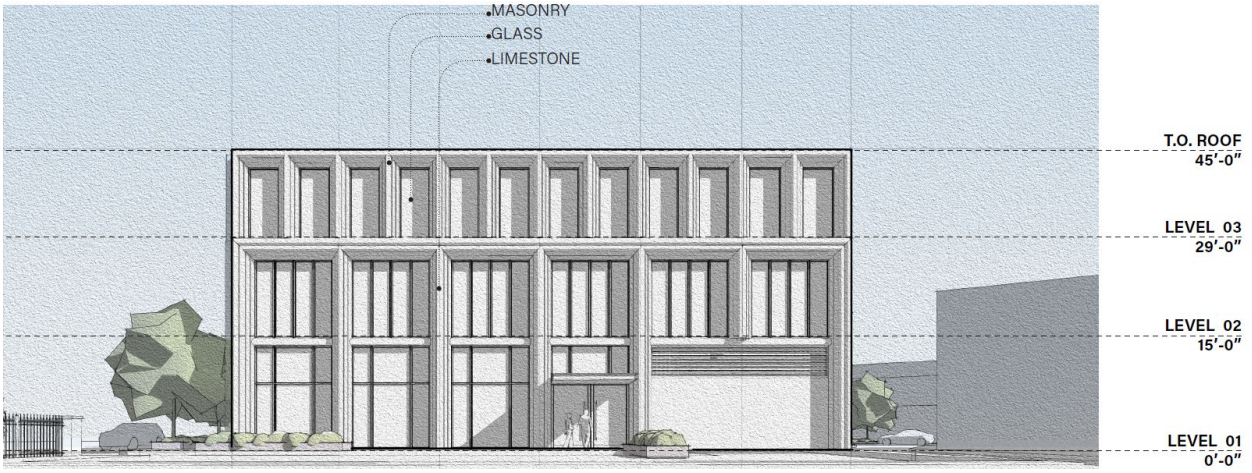


Figure 8 – Concept Plan – North Elevation

REQUIRED ZONING RELIEF

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

A. Approval of a Planned Development for a commercial use development, which includes consideration and approval of the following ***special uses and exceptions*** from the requirements of the Zoning Ordinance:
   a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes a three-story building that is 52'-0" to the top of the parapet.
   b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet from portions of the property lines along Elm Street and Green Bay Road.
   c. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet along the northerly property line to accommodate the lower-level parking that would be below the surface parking lot.
   d. The minimum required number of on-site parking spaces is 35; the Applicant proposes a total of 32 spaces.
   e. The proposed parking located on street-level requires special use approval.
   f. The retail bank use on the ground level requires special use approval as a portion of the use would be located within Commercial Overlay District.

Given the development would consist of commercial space greater than 2,500 square feet, the development is required to provide parking at 2 spaces per 1,000 square feet of gross floor area for the commercial space. For calculating the number of required parking spaces, gross floor area is "…measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area elements, including without limitation hallways, and areas used for off street-parking and loading…"Based on the total amount of commercial gross floor area currently proposed, the development is required to provide 35 parking spaces. The Applicant is proposing 32 commercial spaces; therefore, an exception is required.

As part of the request for planned development approval requiring exceptions, an applicant must provide compensating benefits. The purpose of the compensating benefits is to advance the Village's physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies. The Applicant has identified on page 4 of the attached concept plan application materials the following:

As a compensating benefit, the new building will be designed with specific sustainable strategies, such as reducing overall energy use and carbon, responsible water practices, responsible material management, and universal and inclusive design principles.

CONSIDERATION BY VILLAGE COUNCIL

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

RECOMMENDATION

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

ATTACHMENTS

Attachment 2: Applicant's Concept Plan Application Materials
Attachment 3: Existing Photos of Subject Property

ATTACHMENT 2

PD-C

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT CONCEPT PLAN APPLICATION

This application addresses the first step of the Village's planned development public review process. **Prior to submittal of this form** and accompanying project details, an applicant is **required** to meet with the Community Development Department staff to discuss the planned development requirements and procedures.

Once this application is received, Village staff will schedule a presentation of the application materials to the Village Council at a regular Council meeting. The purpose of the concept plan presentation to the Council is to broadly acquaint the Village Council with the applicant's proposal and provide the applicant with any preliminary views or concerns that members of the Village Council may have at a time in the process when positions are still flexible, adjustment is still possible, and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a preliminary plan application.

At the meeting at which the concept plan application is considered, any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any concept plan application. Any views expressed in the course of the Village Council's review of any concept plan application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Council, or any member of it, to approve or deny any preliminary plan application following full consideration thereof as required by this Code.

The following materials are the minimum required for the processing of a concept plan review by the Village of Winnetka's Village Council. There is no filing fee for the concept plan review; however, review of a submitted formal *preliminary planned development* application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Community Development Department at (847) 716-3525.

Current Property Owner Information

Legal Name: JPMorgan Chase Bank, N.A

Primary Contact: Christopher Perdzock, VP

Address: 10 S Dearborn 25th Floor

City, State, Zip: Chicago, IL 60670

Phone No. 312-385-7253

Email: Christopher.d.perdzock@jpmchase.com

Applicant Information

Legal Name: Riverside Investment and Development Company

Primary Contact: John O'Donnell

Company: Riverside Investment and Development

Address: 150 N Riverside Plaza st 1800

City, State, Zip: Chicago, IL 60606

Phone No: 312-788-1800

Email: jod@riversideid.com

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

Site Location/Address: 791 Elm Street

Parcel Identification Number(s) (PIN): 05-20-208-018-0000

Dimensions and Size of Parcel(s): Total land 17,002sf approx 150' x 200'

Current Zoning: C-2 Zoning

Current Use of the Property: Commercial Retail & Office

Applicant's Current Interest in Property: Development Manager

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information to Village staff at least two weeks prior to the Village Council meeting date. The Council meets on the 1st and 3rd Tuesdays of the month.

- ☐ If the Applicant is ***not*** the owner of the subject property, the ***current property owner*** must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Council agenda.
- ☐ A sketch site plan drawn to scale showing the general layout of proposed buildings and land uses within the property, as well as the general location of vehicular parking and circulation areas and pedestrian circulation systems. Showing the context of the site plan in relationship to surrounding parcels and land uses as well as the adjacent street and sidewalk network would be helpful.
- ☐ A narrative describing the general scale, use and character of the proposed development, including the proposed categories of land uses for property. The narrative should also include a general outline of the project's overall building footprint, impermeable surface area and gross floor area, as well as a summary of the anticipated number and size of **residential** units and parking spaces for a residential development and the number, type and size of proposed uses, as well as anticipated parking areas for commercial developments;
- ☐ A general visual description or images of the architectural style of the proposed development;
- ☐ List of zoning and subdivision exceptions that the planned development requires for approval;
- ☐ The general location and extent of compensating benefits as required by Section 17.58.120 B; the following is a non-exclusive list: (1) the provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities; (2) the preservation of existing historic features; (3) The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities; (4) the adaptive reuse of existing buildings; (5) the provision of public car and/or bike share facilities; (6) the provision of off-street public parking spaces; (7) the provision of affordable housing units; (8) the incorporation of building and site elements that enhance the environment and increase sustainability; and (9) the provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.
- ☐ The nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant; and
- ☐ Applicant's qualifications to carry out the proposed development.

JPMORGAN CHASE & CO.

Chris Perdzock
Vice President
Global Real Estate - West

5/10/2023

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

RE: Designation of Riverside Investment and Development Company as Agent to Act for Owner (791 Elm St, Winnetka, Illinois 60093 (the "Property"))

To Whom it May Concern:

This Letter confirms that the owner of the above-referenced Property, JPMorgan Chase Bank, National Association, a national banking association; a wholly owned subsidiary or JPMorgan Chase & Co. ("Owner"), has designated Riverside Investment and Development Company ("RIDC"), an Illinois Corporation, to act for the Owner, subject to Owner's consent, before the Village of Winnetka (the "Village") in connection with applying for and negotiation entitlements, zoning and entitlement applications concerning the Property, including without limitation the concept plan submission submitted to the Village on May 12,2023, concerning the proposed redevelopment of the Property (the "Project"), and its consideration at the upcoming Village meeting.

By signing below, Owner authorizes RIDC to submit the Project application.

Very Truly Yours,

Christopher Perdzock, Vice President
JPMorgan Chase Bank, NA

JPMorgan Chase & Co.

Retail Branch + Corporate Offices Concept Plan Application

For Village of Winnetka, IL
May 12th, 2023, revised on June 8th, 2023

DESIGN NARRATIVE

Owner: JPMorgan Chase & Co
Developer: Riverside
Architect: Gensler

Project Address: 791 Elm Street
Use: Retail Branch Bank and Corporate Offices

The proposed development will replace the existing building at 791 Elm Street, currently occupied by JPMC. The current building has increasingly become too small and no longer suits their future business and growth needs. JPMC prefers to remain at the current location in downtown Winnetka.

The new building will be a build-to-suit development to meet the needs of JPMC. The program will comprise of approximately 6800sf of Retail Branch Bank on ground floor and approximately 17,000sf of Corporate Offices on the 2nd and 3rd floors. Below grade parking will be accommodated in a 16,600sf basement garage.

At the intersection of Green Bay Road and Elm Street, the new building serves as a gateway into Winnetka's central business district and a highly visible landmark in the community. The proposed design carefully considers the context and character of the surrounding neighborhood and seeks to create a building that seamlessly integrates into the fabric of the community while also reflecting the forward-thinking needs of JPMC.

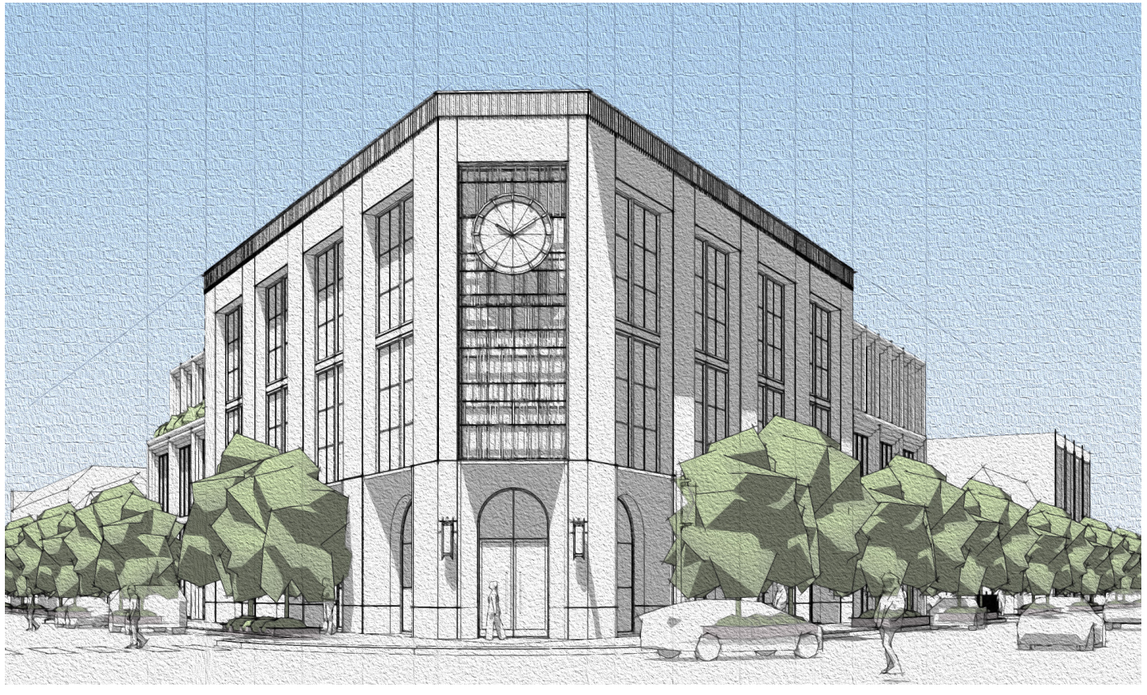
To achieve this, the design breaks down the scale of the building to create visual diversity along the highly walkable Elm Street corridor. By using a variety of materials, textures, and shapes, the building's façade responds to the rhythm and scale of the adjacent neighborhood, creating a harmonious and visually appealing streetscape.

At the corner, the building acknowledges the more vehicular-dominated Green Bay Road by creating a double-height space that showcases a grand stair and the active spaces of the building's interior. This feature creates a strong visual connection between the building and the street, drawing attention to the building and creating a sense of arrival for visitors.

The design draws inspiration from the natural beauty of Lake Michigan to the east and the forest preserves to the west. The building's material palette includes warm, natural colors and textures that complement the surrounding environment and create a sense of warmth and welcome for visitors.

In addition, the design pays homage to Winnetka's architectural heritage by incorporating subtle Art Deco influences into the building's design. These features create a timeless and sophisticated look that reflects the village's history and character while also remaining modern and innovative.

As a **compensating benefit**, the new building will be designed with specific sustainable strategies, such as reducing overall energy use and carbon, responsible water practices, responsible material management, and universal and inclusive design principals.



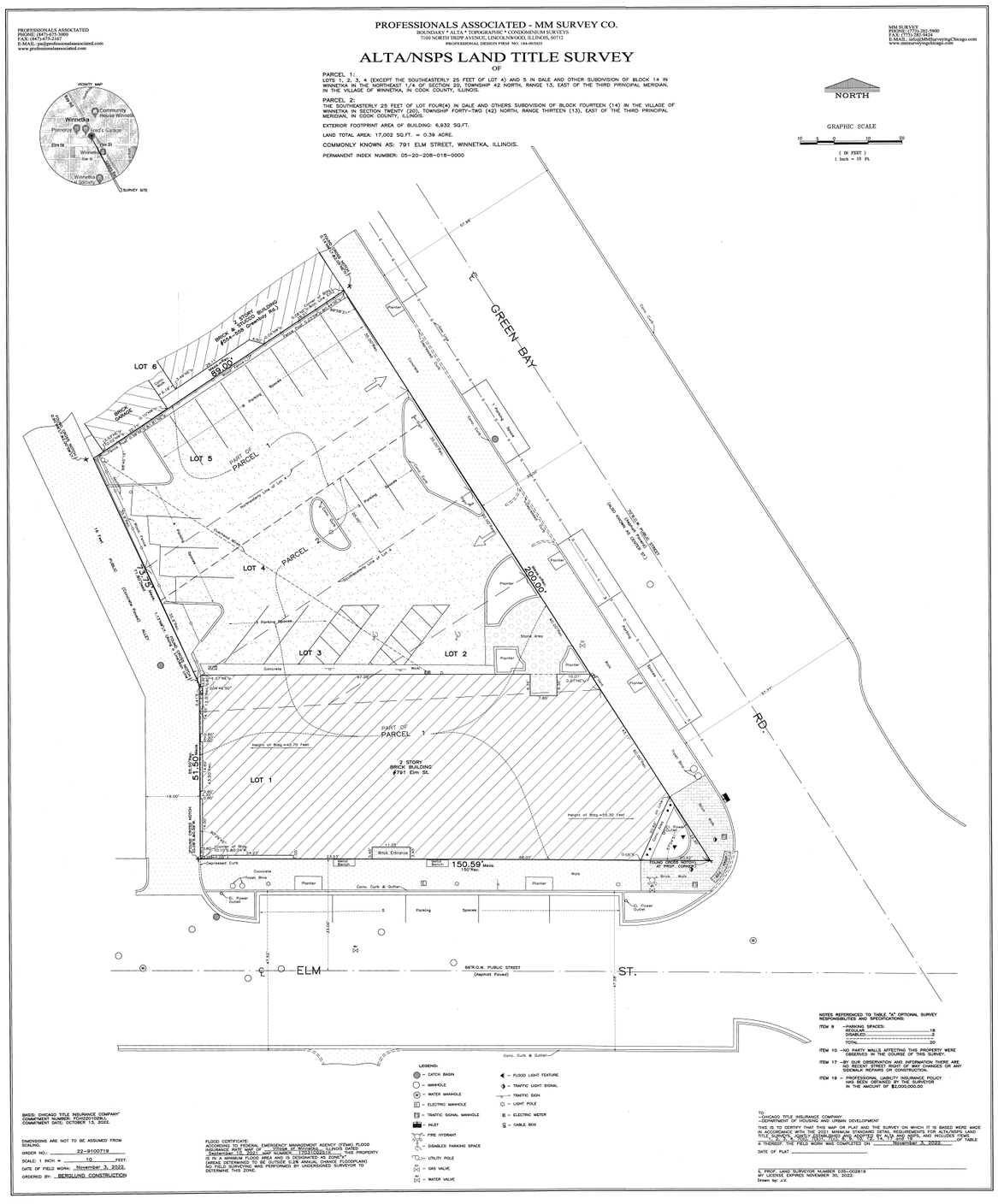


Table Comparing Winnetka Zoning Ordinance with Proposed Plan

	Zoning Requirements	Proposed	
Land Use Special Use Required: Retail Bank; Parking at street level;	C-2 Commercial Overlay		
Development Site Size	17,002 sq.ft. = 0.39 acre		
Building Gross Floor Area			
Excluding Parking		34,001	sq.ft.
With Parking		50,613	sq.ft.
Level 01		9,647	sq.ft.
Level 02		12,177	sq.ft.
Level 03		12,177	sq.ft.
Basement		16,612	sq.ft.
Building Height Exception Required	45 ft. and 4 stories	52 ft. and 3 stories	
On-Site Parking	Commercial Use	Required	Provided
Exception Required	2 spaces/1,000 sq.ft.	x 17,040* sq.ft. = 34 spaces	32 spaces
Setbacks			
Front Yard Setbacks (along Elm Street and GB Road) Exception Required	0-3 ft.	0 ft. >3' at southeast corner	
Side Yard Setbacks (along west property line)	0 ft. (3 ft.)	0 ft.	
Rear Yard Setbacks (along north property line) Exception Required	10ft. Minimum	>10 ft. above grade 2 ft. below grade	
Landscaping			
Along Rear Property Line Exception Required	5 ft. minimum	0 ft.	
* estimated floor area, follow zoning ordinance Section 17.46.110.F.3, excluded areas used for storage, MEP, restrooms, common areas, and hallways, see Appendix A			

SITE PLAN

DEVELOPMENT SUMMARY

SITE AREA: **17,002 SQ**
= 0.39 ACRE.

TOTAL SF: **34,001 SQ**

LEVEL 01:	9,647 SQ
LEVEL 02:	12,177 SQ
LEVEL 03:	12,177 SQ
BASEMENT:	16,612 SQ

TOTAL PARKING: **32**

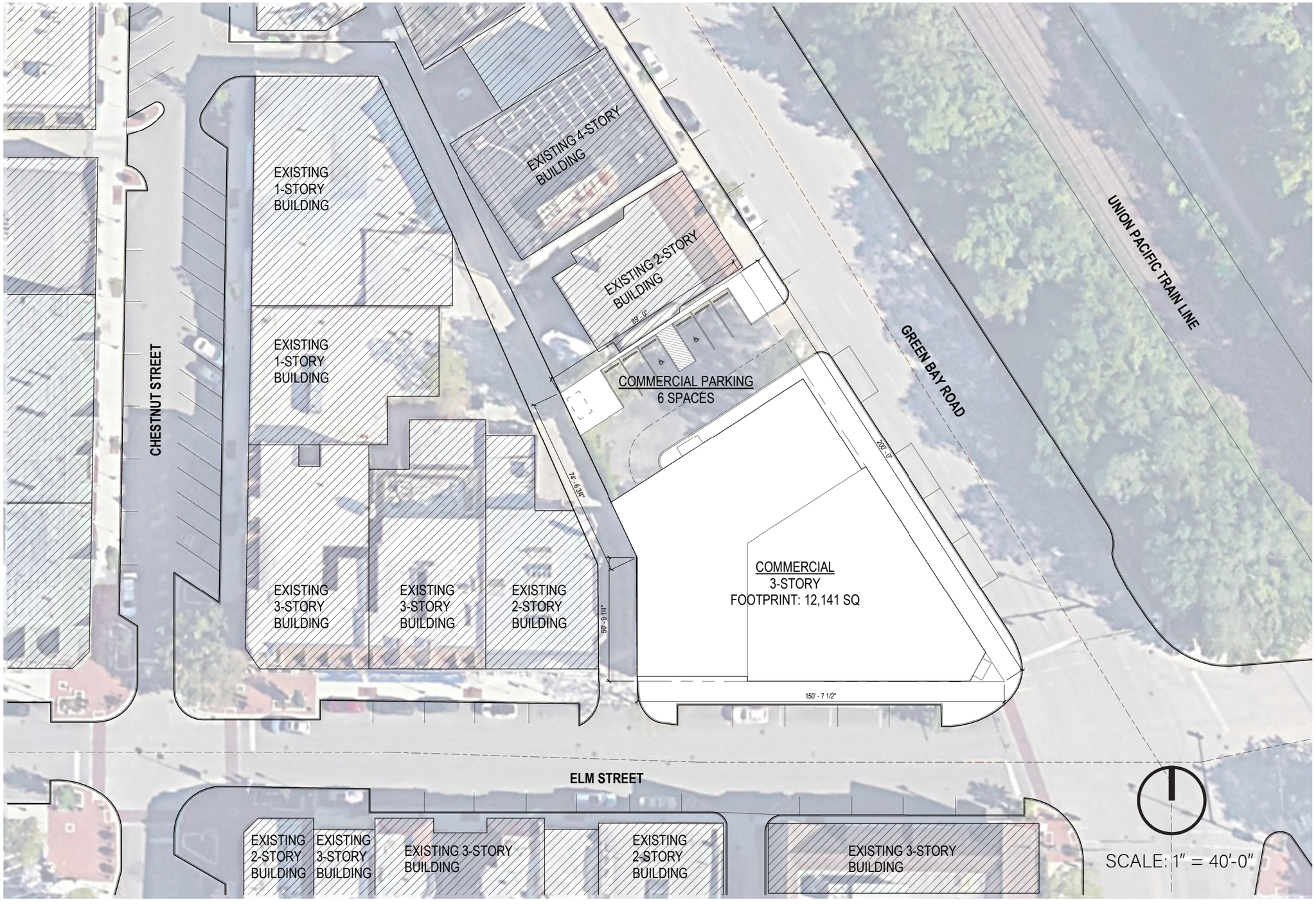
SURFACE PARKING:	6
BELOW-GRADE PARKING:	26

EXCEPTIONS REQUIRED:

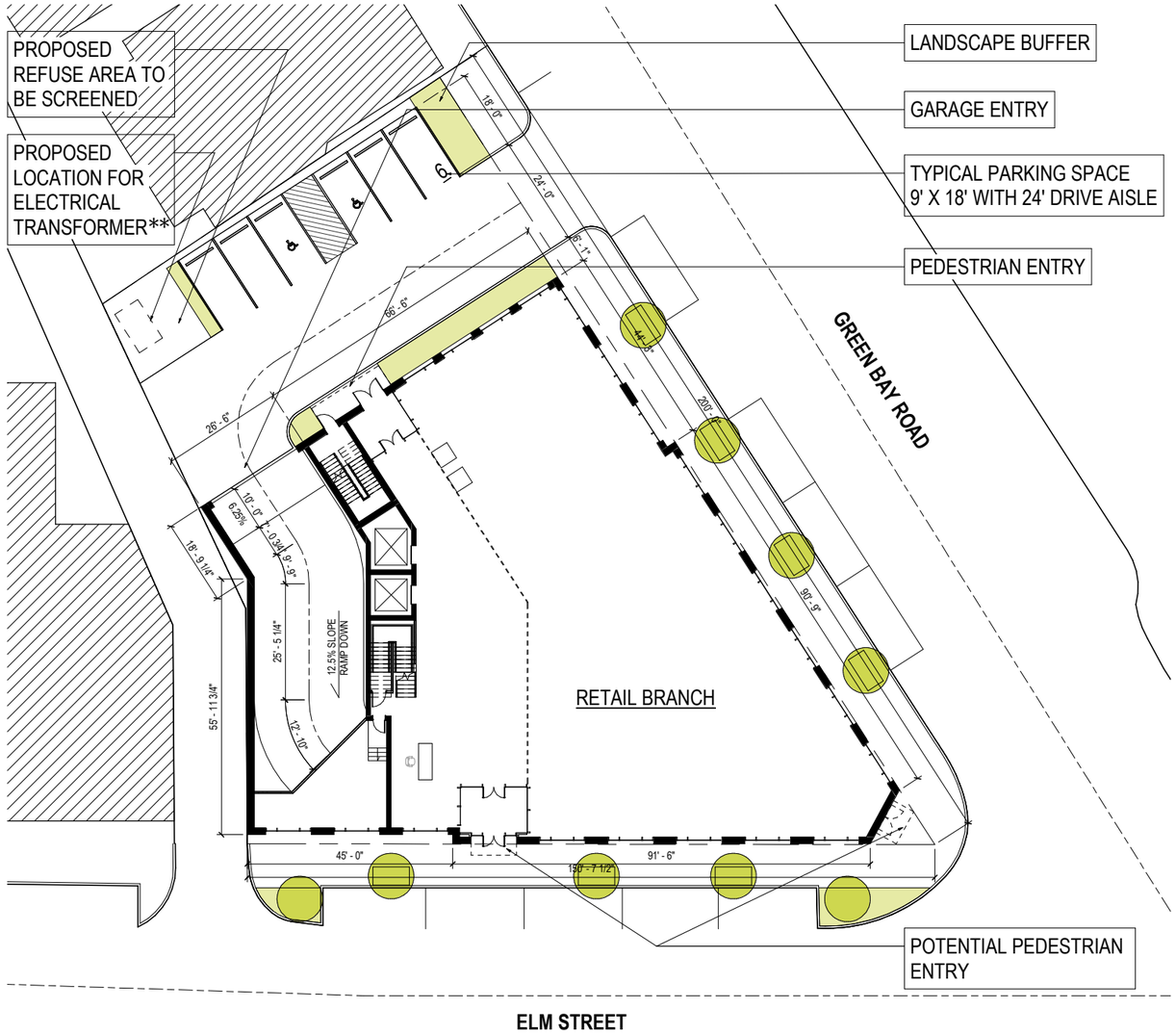
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REQUIRED YARD
- EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTHEAST CORNER.
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED LANDSCAPING AREA OF AT LEAST 5 FEET DEEP ALONG THE REAR PROPERTY LINE.
- EXCEPTION TO REQUIRE FEWER PARKING SPACES THAN REQUIRED BY THE ZONING ORDINANCE.
- EXCEPTION TO EXCEED HEIGHT LIMIT AT CORNER.

SPECIAL USE REQUIRED:

- RETAIL BANK
- PARKING AT STREET LEVEL



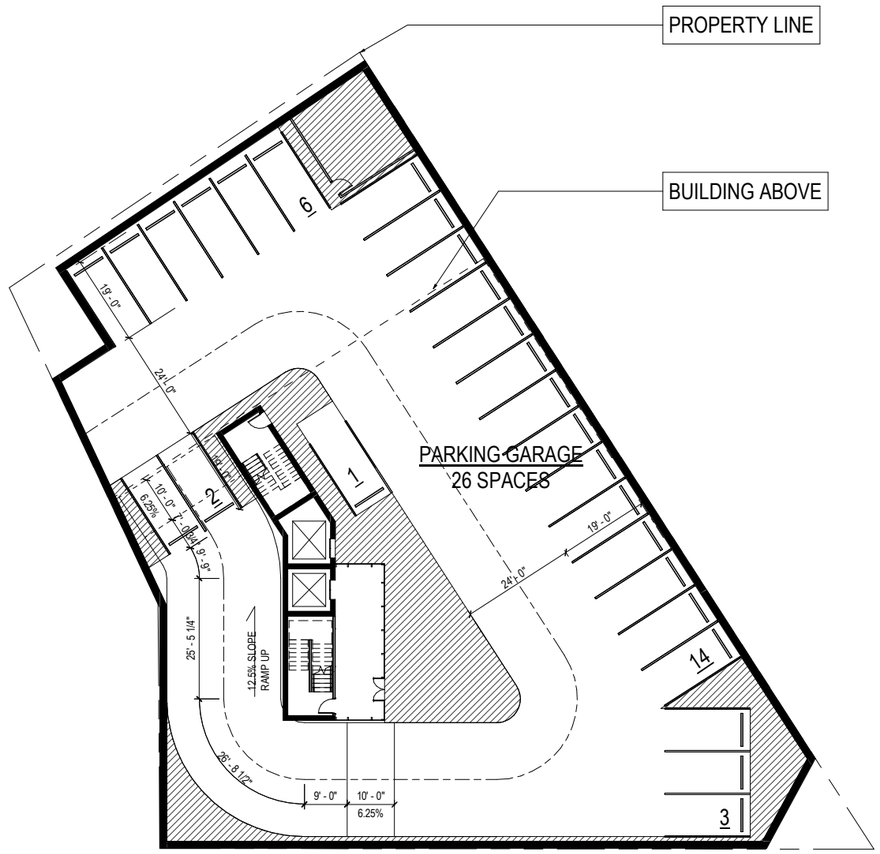
FLOOR PLAN



LEVEL 01

GSF: 9,647 sq.ft.
Floor Area* calculated for parking: 5,440 sf.ft. (Appendix A)
SCALE: 1/32" = 1'-0"

**Chase understand the Village of Winnetka's long term goal is to relocate all remaining overhead utilities to an underground distribution. Chase wants to be a supporter of this ultimate goal of the Village and remain open to the possibility of providing a utility easement on its property in order to allow the installation of a shared utility transformer to serve the residents of the public ally. Chase will keep an open dialogue with the Village between the concept plan and preliminary plan submission while further due diligence is complete on this likely possibility.

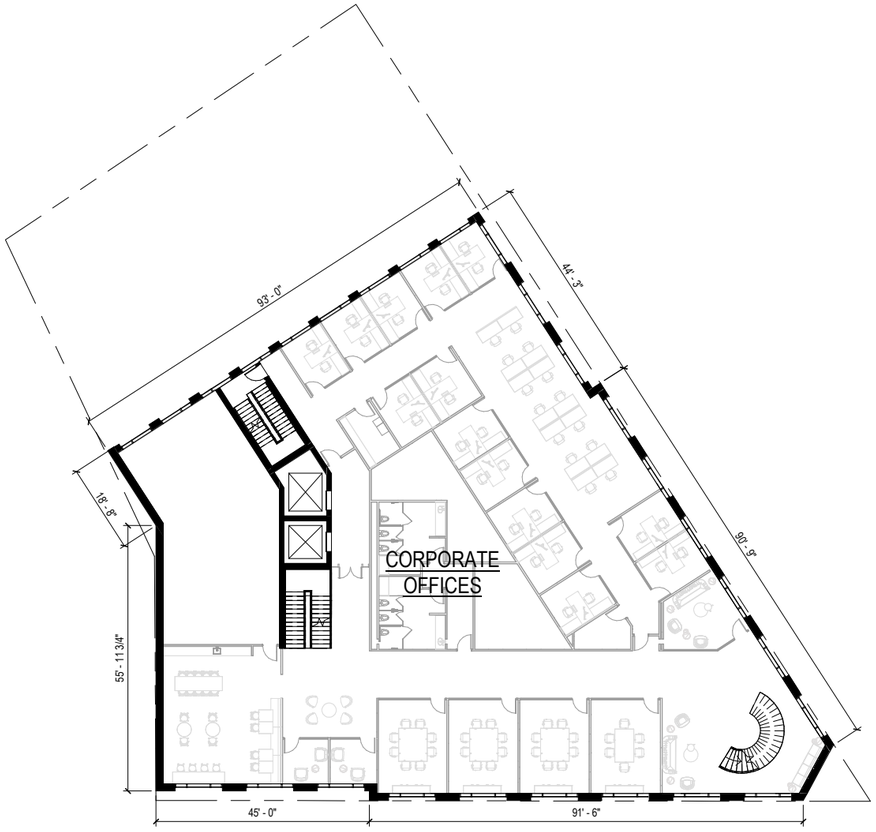


BASEMENT

GSF: 16,612 sq.ft.
Floor Area* calculated for parking: 0 sf.ft. (Appendix A)
SCALE: 1/32" = 1'-0"

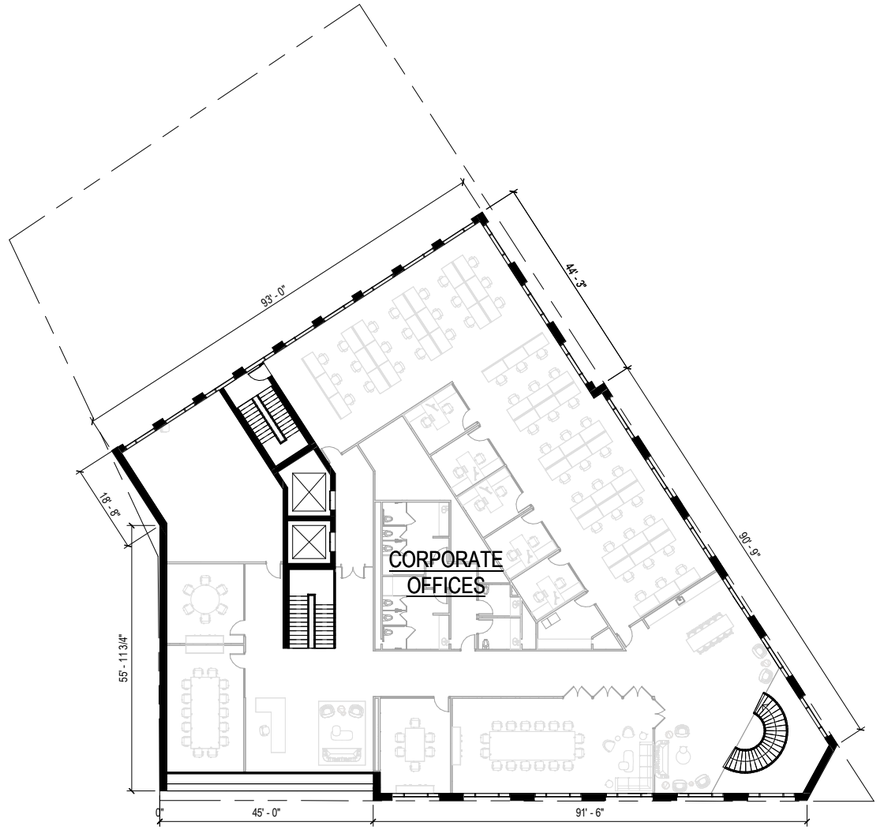
*Floor Area calculated for parking purposes follows zoning ordinance **section 17.64.110.F.3.** *"the gross floor area shall be measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area elements, including without limitation hallways, and areas used for off-street parking and loading and related aisles, ramps and maneuvering space."*

FLOOR PLAN



LEVEL 02

GSF: 12,177 sq.ft.
Floor Area* calculated for parking: 5,400 sf.ft. (Appendix A)
SCALE: 1/32" = 1'-0"

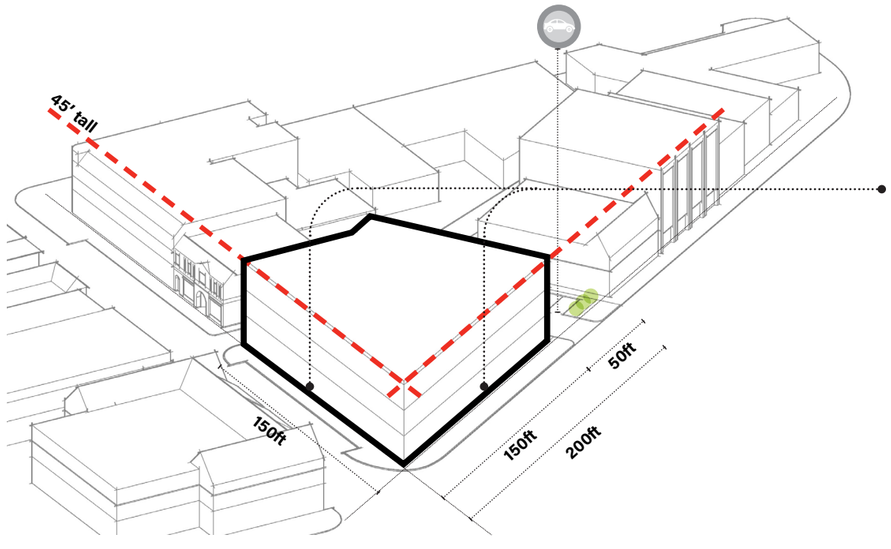


LEVEL 03

GSF: 12,177 sq.ft.
Floor Area* calculated for parking: 6,200 sf.ft. (Appendix A)
SCALE: 1/32" = 1'-0"

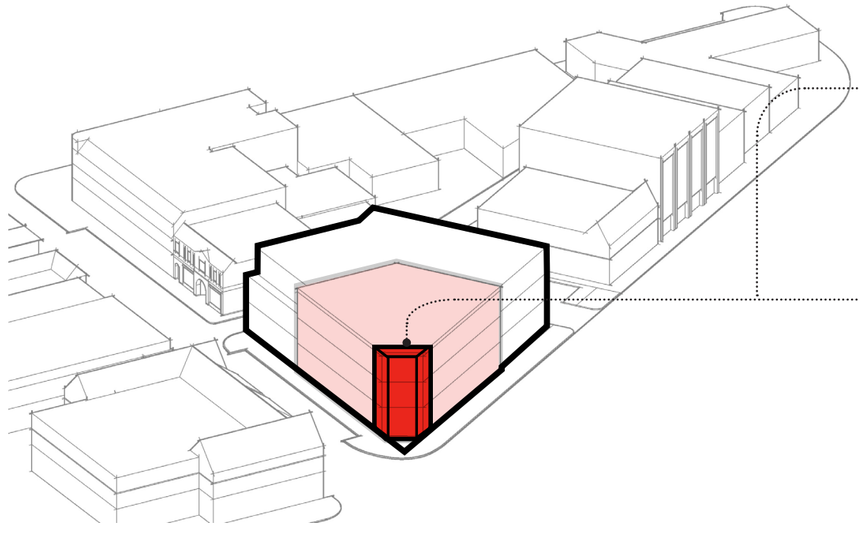
*Floor Area calculated for parking purposes follows zoning ordinance **section 17.64.110.F.3.** *"the gross floor area shall be measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area elements, including without limitation hallways, and areas used for off-street parking and loading and related aisles, ramps and maneuvering space."*

MASSING STRATEGIES



BUILDING MASS

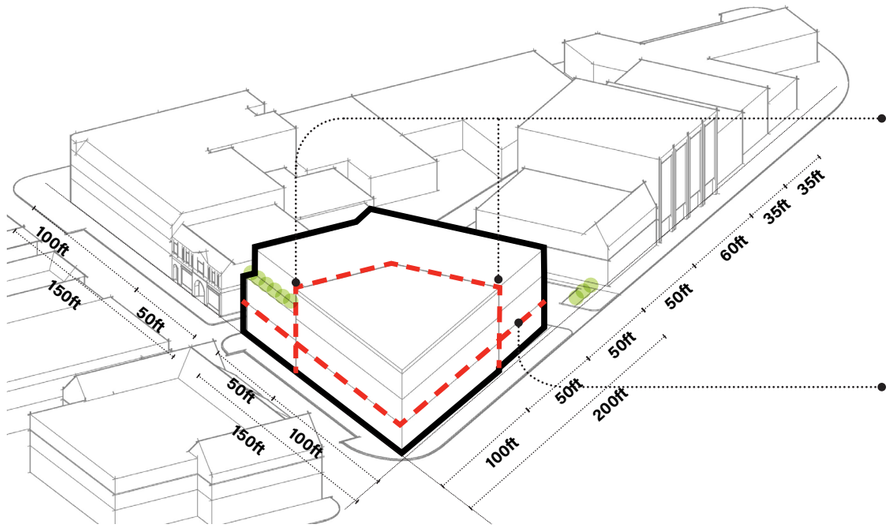
Setbacks:
"A continuous 'street-wall' along primary commercial thoroughfares should be provided and building facades should be located to create this uniform setback."
- Winnetka Design Guideline V.a



ARTICULATION

Hierarchy:
Apply special design feature at Green Bay and Elm corner to celebrate the most prominent corner at downtown Winnetka.
"The prioritization of certain building masses, components or elements over others."
- Winnetka Design Guideline VI.e

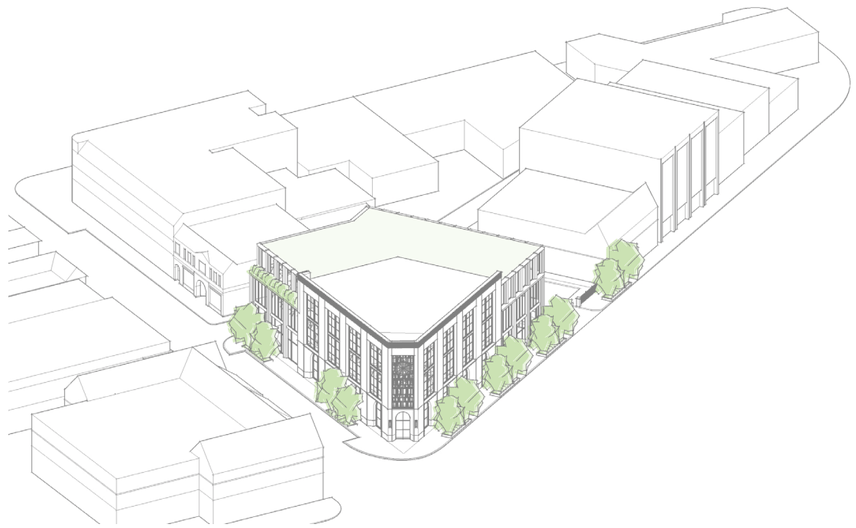
Entries
"Public entries should have a large-scale approach and be open and inviting. Public entrances should be located along the main thoroughfares and at corners."
- Winnetka Design Guideline VII.a



PROPORTION /SCALE

Vertical Rhythms:
"The breakdown of the building facades into vertical bays creates a sense of progression and scale to the street-wall as well as individual buildings."
- Winnetka Design Guideline VI.b

Horizontal Rhythms:
"The breakdown of the building facade into horizontal bands provides human scale and proportion to the facade."
- Winnetka Design Guideline VI.a



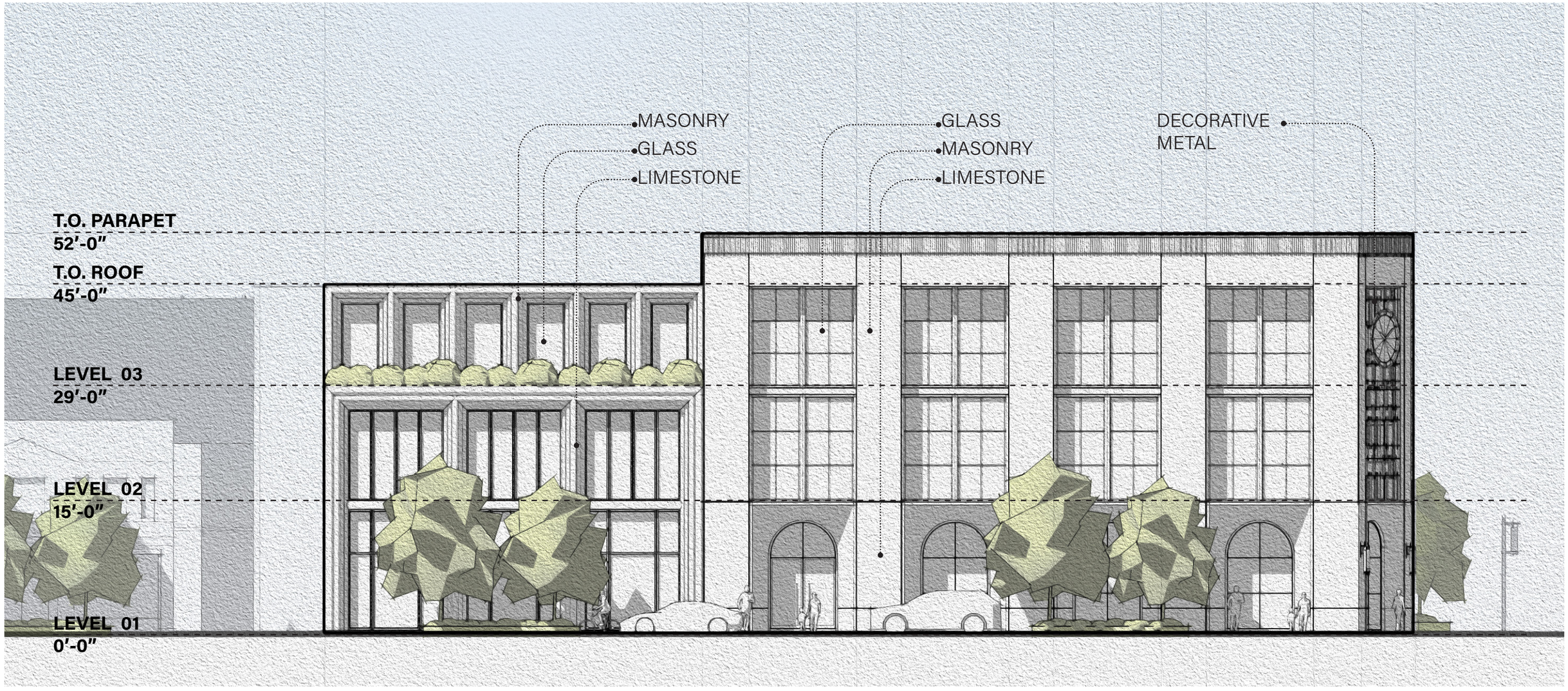
FIT IN THE CONTEXT

At the intersection of Green Bay Road and Elm Street, the new building serves as a gateway into Winnetka's central business district and a highly visible landmark in the community. The proposed design carefully considers the context and character of the surrounding neighborhood and seeks to create a building that seamlessly integrates into the fabric of the community while also reflecting the forward-thinking needs of JPMC.

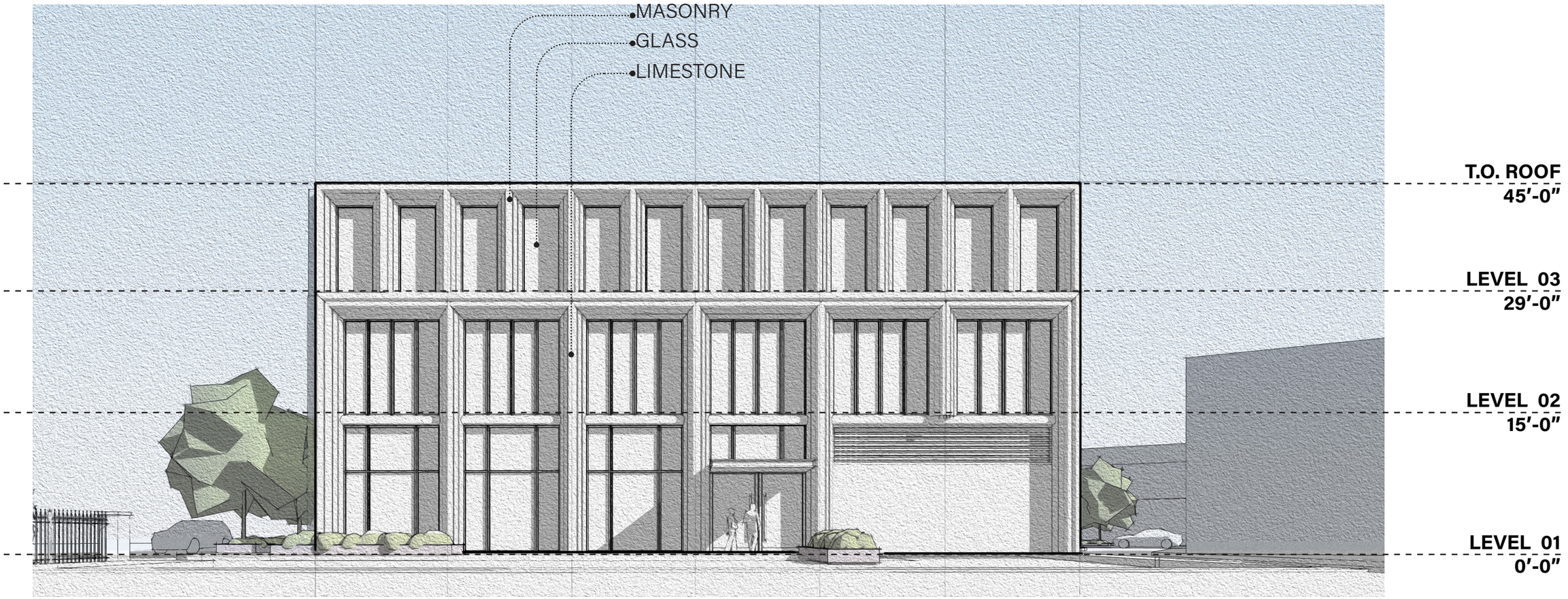
ELEVATION GREEN BAY ROAD



ELEVATION ELM STREET



ELEVATION NORTH





OVERVIEW

Riverside INvestment & Development



Together, We Deliver

RIVERSIDE
INVESTMENT & DEVELOPMENT

150 North Riverside Plaza
Chicago, Illinois 60606

312.788.1800
riversideid.com

Welcome to Riverside



Together, We Deliver

Riverside Investment and Development collaborates with our partners in design, engineering, construction, finance and tenant representation to deliver projects that establish the highest qualitative standards in the market, and enhance the tenant experience for efficiency, technology and wellness.

Our Story

Founded in 2010 by John O'Donnell, Riverside pursues complex office development and redevelopment opportunities. Together with third-party partners across industry disciplines, Riverside has successfully initiated over 4.5 million rentable square feet of developments in its short history.





About Riverside

What is Riverside?

Riverside Investment and Development is a real estate investment firm headquartered in Chicago. Riverside is dedicated to creating value for our investors and delivering advanced, tenant-focused buildings.

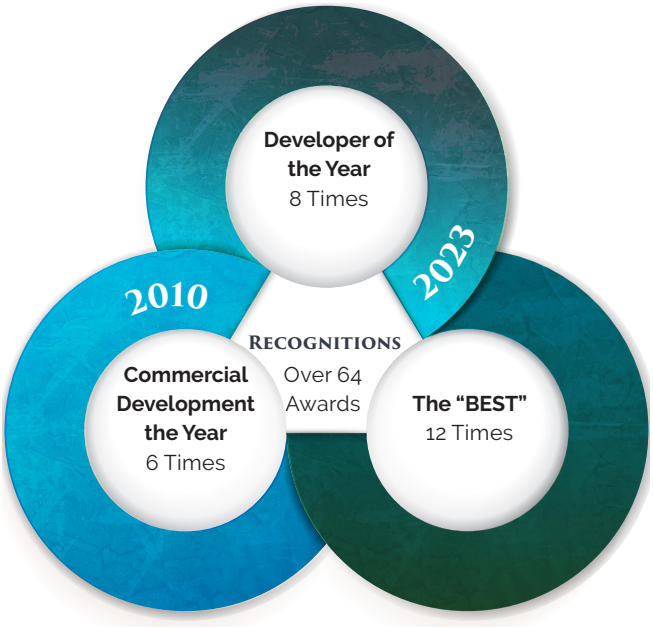
What We Do

Riverside delivers a differentiated investment approach through our development expertise, leasing relationships, and asset management experience. Our team targets opportunities that are strategically positioned capture future growth in sought after submarkets.

Riverside prioritizes quality, efficiency, occupant health and safety, and amenities to create a sense of space and enhance the tenant experience.

Recognitions

A selection of the awards and recognition our developments have since our founding in 2010.



150 North Riverside

- NAIOP 2016 Office Development of the Year
- CCREA 2017 Commercial Development of the Year Award
- CTBUH 2018 Global Award of Excellence – Best Tall Building
- 2018 Global Finalist, Best Office Building, MIPIM Global Real Estate Awards
- AIA 2019 Distinguished Building/Honor Award
- Plus 37 additional awards and honors

110 North Wacker

- NAIOP 2020 Office Development of the Year
- IREJ 2020 Office Development of the Year
- CCREA 2020 Office Development of the Year
- ASHRAE Illinois 2021 Excellence in Engineering
- Pro+ Awards, 2021 Best Commercial Building Global, Platinum + Gold
- Americas Property Awards 2022 Best Office Development USA, National
- Plus 13 additional awards and honors

320 South Canal

- CCREA 2022 Office Development of the Year
- Chicago Athenaeum Museum of Architecture & Design 2022 American Architecture Award, Global
- IREJ 2022 Develop Office Development of the Year
- IREJ 2022 People's Choice Award All Categories
- ENR Midwest's 2022 Best Office/Retail/ Mixed Use Award
- Chicagoland AGC 2022 Project of the Year Award



The Riverside Story

2010

When John O'Donnell retired in 2010, he began investigating investment opportunities in distressed land sites in the wake of the Global Financial Crisis. Upon acquiring his first two sites, John quickly built small but highly focused teams around these two transactions and Riverside was born. Despite the scale of the projects, Riverside remains nimble, entrepreneurial and keenly focused on the core capabilities of Office and Multifamily Development, Asset Management and Leasing; outsourcing all onsite management and other functions to long-standing, third-party relationships.

The Riverside Approach

The firm's office development strategy is tenant-centric, catering to the needs of the residents, companies and employees occupying each building as well as their respective clients, customers, and visitors. Riverside provides a premium occupant experience by selecting transit-oriented urban sites and designing them from the "inside out", while prioritizing health, safety, efficiency, and technology.

HEALTH & WELLNESS

Setting Standards in Wellness and Safety

Our developments go above and beyond in terms of tenant wellbeing and health, offering a range of features and innovations.

Air Quality

- Hospital grade filtration systems
- Fresh air rates that significantly exceed national codes
- Secondary air purification to protect occupants from pathogens
- Continuously monitored and measured, with real-time feedback to occupants

Touchless Environment

- Automatic building entries
- Hands free security
- Elevators without buttons
- Touchless restroom fixtures

Destination Dispatch Elevators

- Groups passengers to minimize stops and passengers per elevator
- Efficiently transports passengers to destination floors during peak arrival time, with wait times under 30 seconds
- Enhanced security and control via bluetooth communication of mobile device

Natural Daylight and Outdoor Space

- Abundant natural daylight within office space improves occupant sleep, mood, and cognition
- Common area and tenant specific outdoor space



DESIGN

Buildings Designed From the Inside Out

Riverside designs its projects around the tenant experience first, and the results speak for themselves.

Lobby Experience

- Sense of place
- Interaction with public plaza
- Public art

Efficiency

- Efficient core for optimal space utilization
- Through-core toilet rooms
- Rectilinear design

Maximize Light and Air

- Floor-to-ceiling glass and best-in-market ceiling heights
- Column-free corners created by cantilevers
- Ideal lease spans which enable daylighting for each office space on a floor and flexible space configurations

TECHNOLOGY

Emphasis on State-of-the-Art Technology

Riverside makes a point of adopting the latest and greatest tech features in all office developments, so the projects can better cater to tenant needs.

Frictionless Access Control

- Destination dispatch elevators
- Digital credentials via mobile device bluetooth
- Integrated access control with elevator systems
- Allows no touch access and circulation throughout building

Connected

- Distributive cellular antenna system providing 5G enabled connection throughout building
- Fiber delivered direct to tenant premises
- WiFi throughout common areas
- Ability to work from anywhere in building

Redundant Infrastructure

- Multiple substation feeds with automatic-transfer switch and back-up power
- District cooling with redundant feeds

WiredScore PLATINUM

WELL PLATINUM 2015

SUSTAINABILITY

Built Sustainably

Sustainable design improves employee comfort, experience, and productivity while reducing demand on the environment.

Location & Transportation

- Multi-modal access
- Bicycle facilities
- Access to public transit

Indoor Environment

- Maximizes light and air
- Utilizes setbacks to maximize view corridors

Energy Efficiency

- Conserves resources
- Shrinks carbon footprint
- Reduces building operating expenses

Sustainability

- Green roofs
- Open space utilization

DEVELOPMENT HISTORY



2016

The Main

Evanston

The Main is a mixed-use development project located at the southeast corner of Chicago Avenue and Main Street in Evanston, Illinois

- 200K GBA
- 112 Residential Units
- 25K SF Office/Retail
- Within Walking Distance from Downtown Evanston and Northwestern University



2017

150 North Riverside

Chicago

150 North Riverside is a 54-story "Class A" office development located in the West Loop in Chicago, Illinois. The iconic building construction was designed by award-winning Goettsch Partners and developed by Riverside Investment & Development, Wanxiang America Real Estate Group.

- 1.22 Million RSF
- 99% Leased
- William Blair, Hyatt
- 1.5-acre Public Park



2020

110 North Wacker

Chicago

110 North Wacker is a 55-story "Class A" office development located in the West Loop submarket in Chicago, Illinois. The Goettsch Partners designed project was developed and completed in September 2020 by Riverside Investment & Development in conjunction with venture partner Howard Hughes Corporation.

- 1.51 Million RSF
- Sold in 2022
- Bank of America
- Riverwalk and Public Park at the Base of the Building



2021

320 South Canal

Chicago

320 South Canal is a 50-story office tower located adjacent to Union Station in Chicago, Illinois. Designed by renowned architecture firm, Goettsch Partners, this "Class A" office property was developed through a partnership between Riverside Investment & Development and Convexity Properties.

- 1.49 Million RSF
- 68% Leased
- BMO Harris
- Largest 1.5-acre Public Park in the West Loop



2024 - Q1

1900 Lawrence

Denver

1900 Lawrence is a "Class A", 30-story office tower located in Denver, Colorado. Designed by renowned Goettsch Partners, the project features multiple floors with tenant terrace opportunities that feature views within the urban environment of the Front Range, Coors Field, and Skyline Park.

- 700,000 RSF
- Groundbreaking April 2022
- West CBD Submarket
- Walkscore of 96, Transit Score of 98, and Bike Score of 95



2025 - Q3

1111 South Tryon

Charlotte

Morehead & Tryon is a two tower mixed-use development located within Charlotte's South End neighborhood, one of the fastest growing urban submarkets in the country. Morehead & Tryon will become the new market standard for technology, efficiency, and occupant health and wellness.

- 525,000 RSF
- Groundbreaking Q2 2023
- 21,000 SF of Retail
- 409 Luxury Multifamily Units

5 Million SF Delivered Since 2016

Our Team

It takes a talented team of experts to make complex transactions run smoothly, on schedule and under budget. Meet the people behind the work.

/tēm/

noun
noun: team; plural noun: teams

a group of people who perform interdependent tasks to work toward accomplishing a common mission or specific objective.

Quick Facts

13
Years
How Long Riverside has been in business.

21
Years
Average Experience of Riverside Employess.

6
Billion
Capitalized

Executive Team



John O'Donnell
Chief Executive Officer

John founded Riverside Investment & Development Company in 2010. During his career, Mr. O'Donnell has managed development or redevelopment in excess of 40 million square feet with capital transactions in excess of $10 billion.



Tony Scacco
Chief Operating Officer

Tony has more than 20 years of development and project management experience, He has helped lead developments totaling more than 13 million square feet of office, multifamily, hospitality and mixed-use projects in multiple markets on two continents.



Rafael Carreira
Executive Vice President

Rafael is a real estate professional with over 25 years of experience developing highly profitable, award winning, complex urban projects, including office, mixed-use, residential, retail, and educational properties. At riverside he provides asset management from the onset through the end of the project.



Kent Swanson
Executive Vice President

Kent is a real estate professional with over 35 years of experience in the office, residential, retail and hotel sectors.



Drew Nieman
Executive Vice President

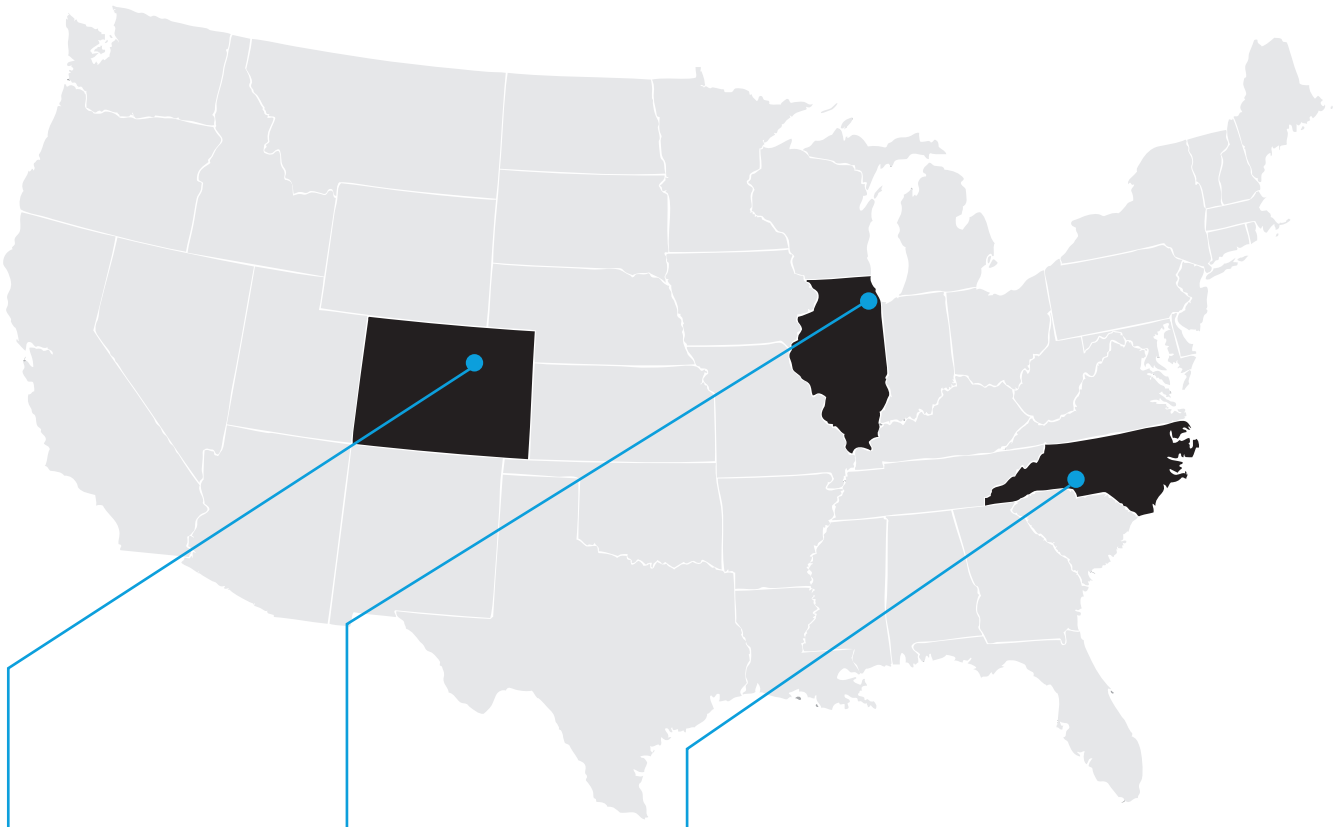
Drew is a real estate professional with over 35 years of experience concentrated in leasing and leads the firm's office properties.



Rob Stanek
Executive Vice President

Rob has 20 years of commercial real estate experience he focuses on sourcing new business opportunities including acquiring and capitalizing the firm's assets.

Our Growth



- Denver, Colorado
- Established 2021
- 1900 Lawerence
  Being Developed
- 1900lawerence.com

- Chicago, Illinois
- Corporate Headquarters
- Established 2010
- riversideid.com

- Charlotte, North Carolina
- Established 2022
- 1111 South Tryon
  Office & Residential Tower
  Being Developed
- queensbridgecollective.com

Representative Clients

BANK OF AMERICA · BMO Harris Bank · HYATT · William Blair · Morgan Lewis · JONES DAY · JLL

PERKINSCOIE · Lincoln International · Brookfield · King & Spalding · faegre drinker · The Pritzker Organization · Cooley · HEITMAN

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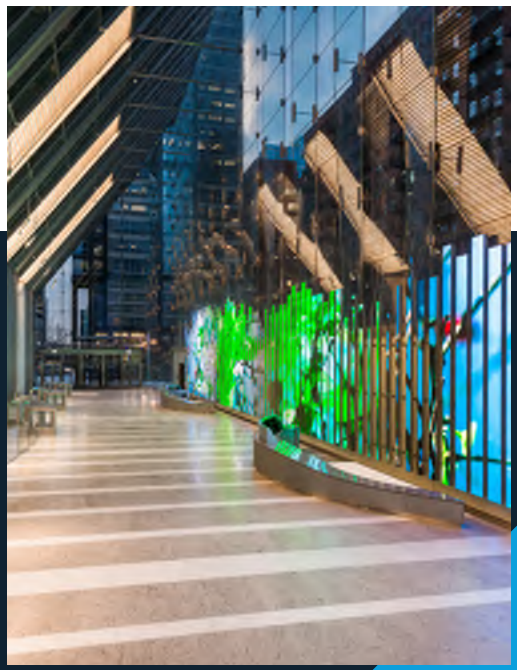



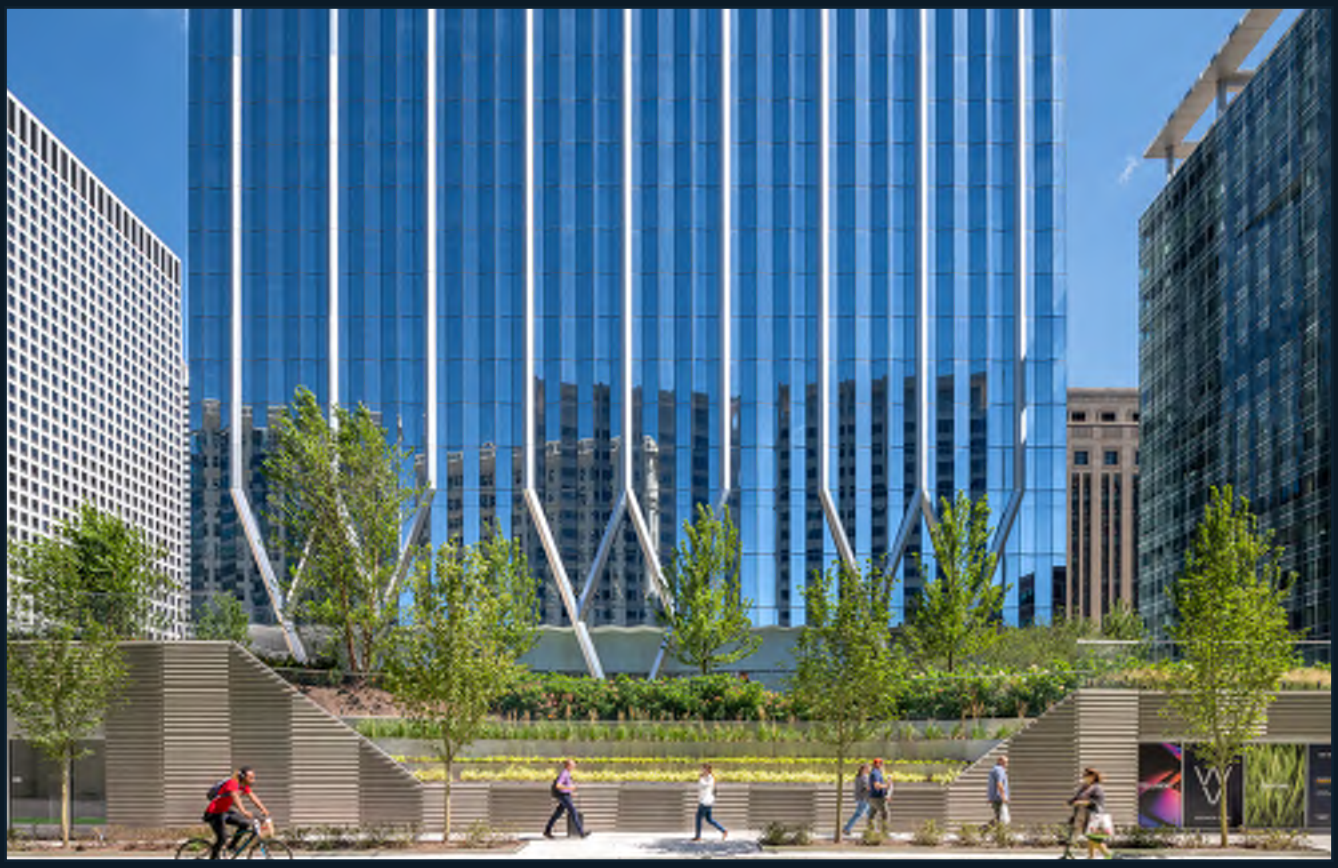







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791 Elm Street - Winnetka
Existing Photos

ATTACHMENT 3



View from Elm Street



View Green Bay & Elm Street



View Green Bay Road



View from Alley Way

The Village of

Winnetka

Design Guidelines

Amendments

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



Village of Winnetka Design Guidelines

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Introduction

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

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

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

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

Village Character

East/West Elm Street District

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



Figure 1

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



Figure 2

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



Figure 3

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

Hubbard Woods

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

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

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



Figure 4



Figure 5



Figure 6

Indian Hill

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

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



Figure 7



Figure 8

General Guidelines Intent

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

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

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

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

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

Design Guidelines

Building and Architecture

I. Contextual Design

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

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

II. Uses

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

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

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

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

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

III. Historic Buildings & Building Elements

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



Figure 9



Figure 10



Figure 11



Figure 12

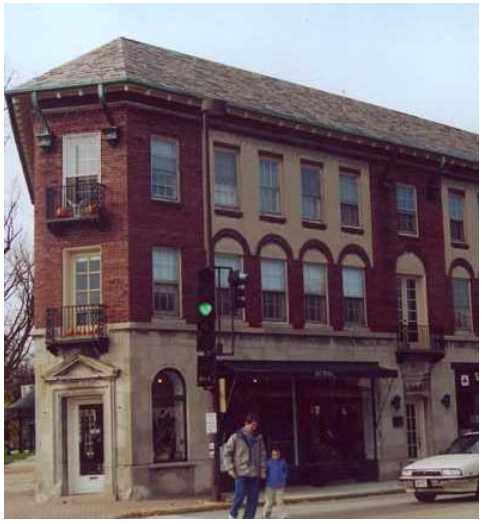

Figure 13

IV. Style(s)

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

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



Figure 14 English Tudor

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



Figure 15 English Tudor

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



Figure 16 Georgian

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

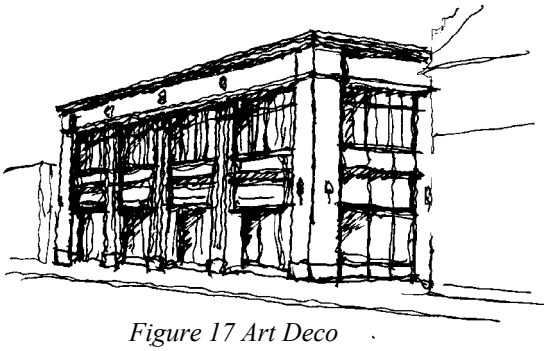

Figure 17 Art Deco

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



Figure 18 Dutch Colonial

V. Building Mass

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



Figure 19 Contemporary

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

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

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

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

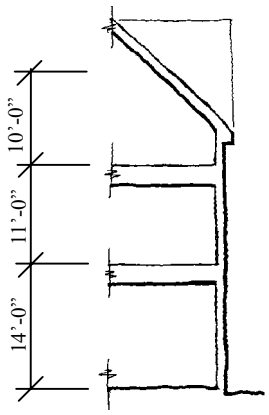

Figure 20

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

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

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

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

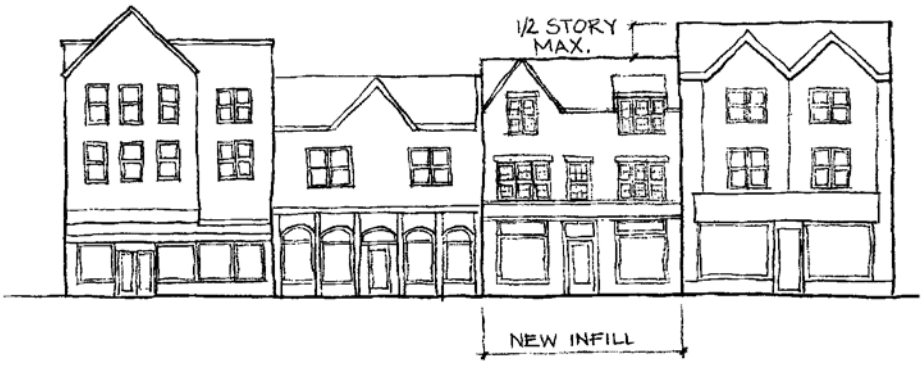

Figure 21

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

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

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

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

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

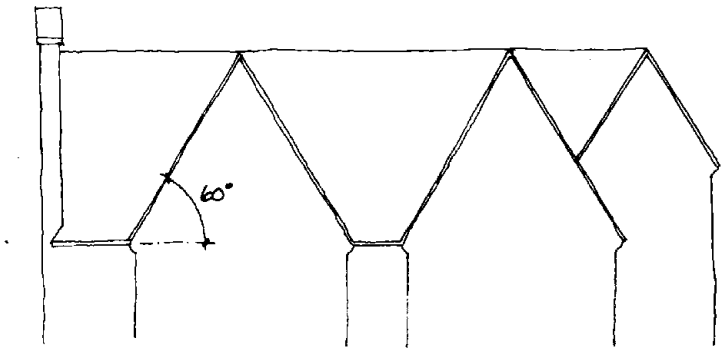

Figure 22

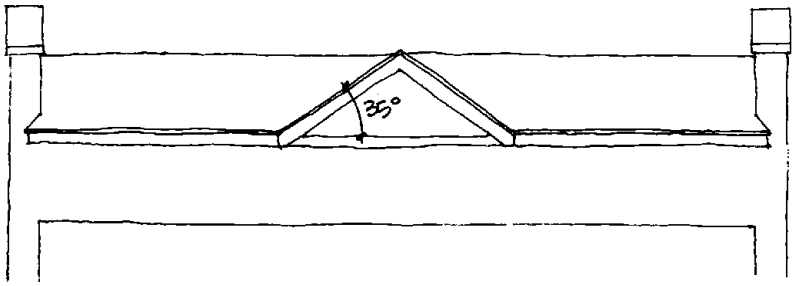

Figure 23

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

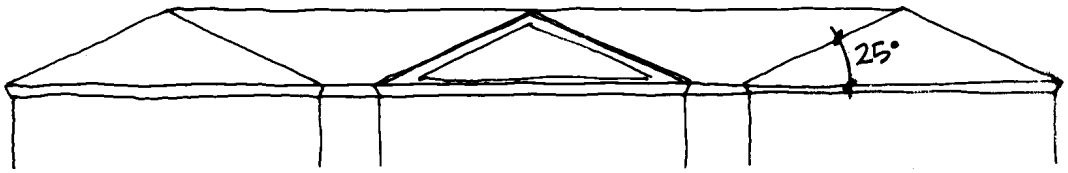

Figure 24

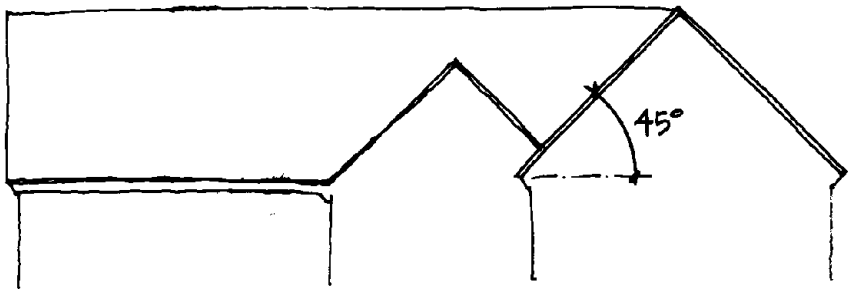

Figure 25

VI. Proportion/Scale

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

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

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



Figure 26

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

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

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

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

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

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

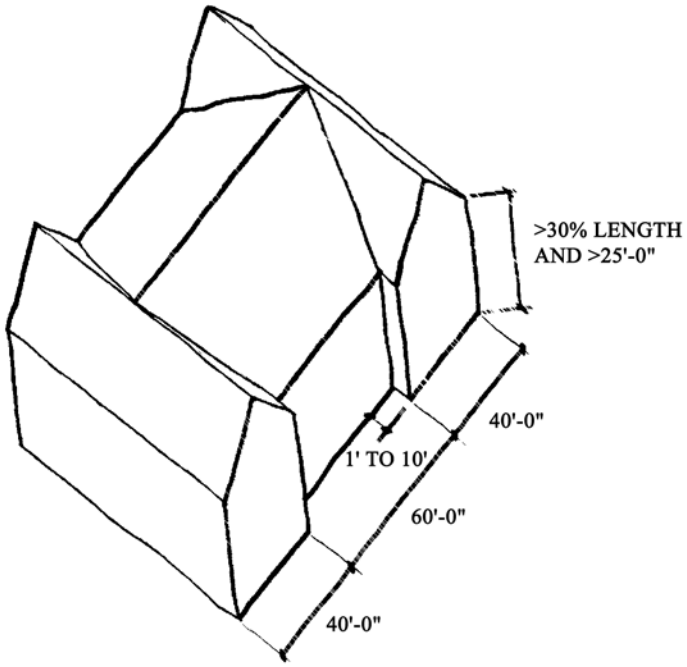

Figure 27

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

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

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

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

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

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

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

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

Strip windows are not allowed.

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

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



Figure 28



Figure 29



Figure 30

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

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

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



Figure 31

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

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

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

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

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

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

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



Figure 32

VII. Articulation

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

1. Hierarchy

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

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

2. Location

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

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

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

3. Detail

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

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

b. Window and Door Fenestration:

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

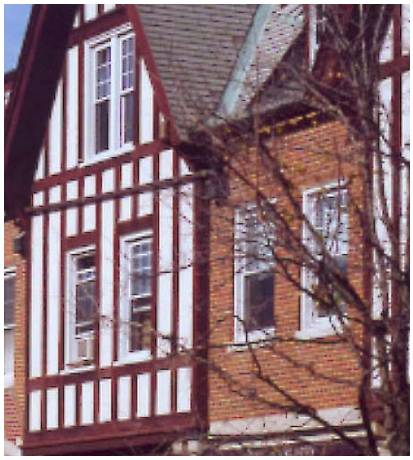

Figure 33

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



Figure 34

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



Figure 35

c. Building Lighting

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

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



Figure 36

2. Sign Illumination: Signs located within 100 feet of the boundary of any residential zoning district may not be illuminated, per the Village Code.

3. Interior: Fluorescent lighting with exposed fluorescent lamps is discouraged in street-level interiors where visible from the public way.



Figure 37

d. Building Signage

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

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

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

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



Figure 38

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

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



Figure 41

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

e. Awnings and Banners

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



Figure 42

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

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

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

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

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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

2. Screening

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

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

VIII. Materials

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

English Tudor buildings obtain some of their character from the mix of materials used in the upper floors. Creative use of material combinations is encouraged to break up the massing. The number of facade colors should be minimized to maintain unified districts – white and cream stucco with reds and browns, emphasizing earth tones and eliminating saturated colors.

Commercial and Mixed Use: Acceptable materials include modular brick, rough-faced or dressed limestone and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Institutional: Institutional buildings are encouraged to have monochromatic material selection such as modular brick, or rough-faced or dressed stone. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split-face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher on secondary facades only and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Multiple-Family Residential: Acceptable material for multiple-family structures includes modular brick, limited areas of dressed limestone, and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades on upper floors only. Aluminum or vinyl siding, metals, rough/ random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of

the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Limestone (Limited to partial first floor only. Limestone is to be integrated with brick for multiple-family residential) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade stucco with wood trim (See figure 45)
Wood siding (Multi family Residential only)



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Modular common brick
Dressed limestone (Limited to first floor only) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade Stucco with wood trim (See figure 45)
EIFS (upper floors only, troweled texture to resemble stucco) (See figure 46)



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional.

Clay Tiles (See figure 47)
Cement Tiles and Shingles
Ceramic Tiles that simulate natural materials.



Figure 45

Architectural Series of Asphalt Shingles (3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are allowed)



Figure 46

Institutional only

Flat roofs must be hidden by parapet on primary / secondary facades.

Commercial and Multiple- Family

Flat roof must not be visible from street, pedestrian, or open spaces.



Figure 47

d. Door and Window Materials:

Commercial, Mixed Use, Institutional, Multiple- Family Residential: Entry doors should be wood or aluminum stile and rail with varying degrees of glass. Public entry doors should be fully glazed whereas private and semi-private entries should be primarily solid panel doors. Storefront window units should be either paneled aluminum or brass. Many original storefronts, some with transom windows, remain in the districts. Efforts should be taken to repair and renovate these systems where feasible. Window frames should be wood, steel or aluminum. Vinyl windows are not acceptable. Muntin divisions should be real divided glass or simulated with spacer bars. Snap-in muntins are not acceptable. Color selection should be sympathetic with the overall building color palette and take into account the adjacent building materials within the structure, immediately adjacent structures, structures within the same block and structures across the street.



Figure 48



Figure 49

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware design and finish is to be appropriate with facade articulation, color palette and district character. Glazing should be clear glass without tint or film.

Garage doors should be designed to replicate stile and rail paneled doors if they are in view of the public or pedestrian way. The doors can be constructed of wood. Overhead rolling doors are allowed.

IX. Service, Secondary Facades and Parking Structures

a. **Service Areas:** Service areas allow for loading zones and dumpster placement. Commercial, Mixed Use, Institutional, and Multiple-Family Residential: Service areas are to be located off secondary streets or alleys out of public view. If a service area is visible from the public view, the service area is to be treated with screening approximately 6'-8' tall to match adjacent building elevations.

b. **Secondary Facade(s):** Fenestration of secondary facades should comply with Section VI.d. When a secondary public entrance is located off a parking area or alley, the alley is to be treated as an extension of the public walkway, and the building entrance is to be articulated to differentiate it from private or semi-private entrances.

c. **Parking Structures:** As new developments occur within the business districts, multiple-family residential and institutional areas, parking structures may be incorporated into their designs in order to meet parking needs. Parking structures should be located remotely from primary streets and should not be visible from the public way. All parking structures should provide a safe and pleasant pedestrian entrance and exit from the structure. Parking structures servicing the commercial districts should integrate into the surrounding architectural fabric. Structures serving residential buildings should relate to the architectural fabric.

   Parking structures at a commercial development should be incorporated into the design of the development so that they blend into the building's architecture, scale, and surrounding streetscape context. Integrated parking structures should provide a seamless and non-evident appearance of parking. Their scale and mass should be compatible with the standards set forth in these design guidelines. Building materials, details, and articulation should be consistent with that of the overall development and surrounding context when visible from the public way.

   Adequate vehicular and pedestrian access into the structure, ADA compatibility, safety, lighting, and ventilation issues must be addressed.

   Please see Vehicular Zone Landscape in Section XI.d for information on parking structure landscape requirements.

   1. Massing: The parking structure should comply with the general commercial and mixed-use building massing guidelines (Section V) with the following exceptions. The parking structure should contribute to the continuous "streetwall" along the primary thoroughfares and respect the adjacent setbacks of existing buildings. Heights of the parking structure are delineated in this guideline under Parking Lot Standards. Freestanding residential parking structures should be adequately screened from view.

   2. Proportions and Rhythms: Parking structures are to conform to the general commercial and mixed-use proportions and scale guidelines as outlined in Section VI.

The horizontal and vertical rhythms of the structure should enforce the rhythms established by the immediately adjacent and facing structures in order to unify the streetwall. Structures abutting a primary or secondary way should maintain a screen wall with a maximum of 20% openings and a maximum frontage at grade of 30 feet. Parking structures with street frontage that exceeds 30 feet should incorporate sales tax generating uses at the ground level so that the streetwall continues to offer the pedestrian shopping experience. The storefront at the sales tax generating use should comply with the General Commercial and Mixed-Use Guidelines. Off the primary and secondary streets, the parking structure expansion is limited by the current zoning ordinance. Parking structures serving residential units should also contain a screen wall and conform to the general multiple-family design guidelines. Freestanding parking structures should not exceed 14 feet in height above adjacent average grade or top of curb to the upper parking deck.

3. Articulation: The pedestrian entrance should be clearly articulated independent of the adjacent screen wall. The first floor screen wall should display the proportions and rhythms as indicated above while incorporating appropriate articulation. Shallow blind niches and recesses as well as expressed columns are encouraged to break down the screen wall and provide scale. Integral way-finding signs, street furniture, trash receptacles, newspaper corrals, drinking fountains and public art are encouraged as design elements at the screen wall.

4. Materials: The parking structure must be clad in the materials palette identified in Section VIII. Monochromatic or limited material combination is encouraged to downplay the hierarchy of the structure. Exposed concrete facades are not permitted, although cast stone accent and cladding materials units are acceptable. Parking structures serving residential units must apply creative material selection per the general multiple-family design guidelines. Material selection may be limited to less expensive material when not visible from the public way.