Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

November 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. October 16, 2023, Special Meeting Minutes
4. **Continued Applications**
   a. **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 over this request. *This item was continued from the October 16, 2023, Design Review Board meeting.*
5. **New Applications**
   a. **Case No. 23-28-DR: 564 Lincoln Avenue - Compass:** Sign Permit to allow face change on existing projecting sign and new window, door, and wall signs on the street frontage of the Subject Property.
   b. **Case No. 23-29-DR: 928 Green Bay Road - Wellyhaus:** Sign Permit to allow installation of new storefront window and door signs and a Certificate of Appropriateness to paint the store entrance's alcove ceiling, door, and door trim on the Subject Property.
   c. **Case No. 23-30-DR: 64 Green Bay Road - Aboyer Restaurant:** Sign Permit to allow installation of a new wall sign on the Green Bay Road frontage.
   d. **Case No. 23-31-DR: 594 Green Bay Road - Baird & Warner:** Sign Permit to allow replacement of the wall sign, new fabric on an existing awning frame, and awning sign, which would reflect Baird & Warner's new brand identity.
   e. **Case No. 23-32-DR: 907 Green Bay Road - Alexandra Kaehler Design:** Sign Permit to allow installation of a new wall sign on the Green Bay Road frontage.
   f. **Case No. 23-33-DR: 606 Green Bay Road - Grand Food Center:** Sign Permit to allow existing window signs to remain on the storefront elevations and Sign Code Variation to allow existing window signs that (i) exceed 10% of their

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).

respective window area, and (II) are not die-cut and are not limited to individual letters and logos.

6. Other Business

a. December 21, 2023, Regular Meeting - Quorum Check

7. Adjournment

Winnetka Design Review Board/Sign Board of Appeals Special Meeting Minutes
October 16, 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:
Chairperson Moor called the meeting to order at 7:00 p.m. Ms. Kirincic took roll call of the Commission Members present.

Public Comments:
No comments were made at this time.

Approval of Minutes:
Chairperson Moor asked if there were any comments or corrections or for a motion to approve the September 21, 2023, meeting minutes. A motion to approve the September 21, 2023, meeting minutes was made by Mr. Konstant and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter
NAYS: None

Chairperson Moor asked for a motion to change the order of the agenda so that the Board considers the sign permits first, then 808 Oak, and then the Chase project at 791 Elm. A motion to take the agenda out of order was made by Mr. Duda and 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. 23-22-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.**

Ms. Kirincic described the request to replace existing wall signs to reflect the bank's new brand identity. She identified the new signs' location on Green Bay Road and Elm Street as well as the elevations. Ms. Kirincic stated the only change represented the removal of the word "Harris" from the signage, noting the signs met the standards and size limitations.

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Frank Lambert of KDN Signs stated they planned to patch the wall and confirmed the word "Harris" would be removed.

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

b. Case No. 23-23-DR: 561 Lincoln Avenue - 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.

Ms. Kirincic identified the sign's location, the view from Lincoln Avenue, and the storefront. She stated there is a previous business valance and wall sign, which would be replaced with the proposed signage. Ms. Kirincic also identified the temporary window signage and stated it would be replaced with a black valance and include the business name. She then described the die-cut individual window signage lettering, which would be clear in color. Ms. Kirincic stated the awning and valance would be in compliance with code and window signage requirements.

Kevin Diep, the business owner, stated the request is for an awning and window sign and clarified the correct spelling of the business name for the Board.

Chairperson Moor questioned why the application could not receive administrative approval since it complied with requirements. Ms. Kirincic responded the request included an awning change, which did not allow for administrative approval.

Chairperson Moor then asked for a motion to approve the request. A motion was made by Ms. Meiners 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

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.

Ms. Kirincic described the request, including projecting signs with the existing window signs to remain as well as the minor changes in the application. She noted the only new portion included the addition of a QR code in two locations. Ms. Kirincic then identified the projecting sign's location, noting the window signs met administrative approval requirements except for their application to the window's exterior, which required Board approval. She also stated that the proposed projecting signs complied with code requirements.

Rhonda Pearson spoke on behalf of the applicant and stated the new projecting signs would be installed in the same location as the previous signs. She also confirmed there would be only two QR codes on the window.

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Chairperson Moor asked if there were any questions or for a motion to approve the request as presented. Mr. Konstant moved to approve the request as presented. The motion was seconded by Duda. A vote was taken, and the motion unanimously passed, 6 to 0:
AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter
NAYS: None

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.
Chairperson Moor stated this agenda item will not be considered this evening as the Applicant has withdrawn its request at this time.

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 that (i) exceed 10% of their respective window area; and (ii) are not die-cut and are not limited to individual letters and logos.
Ms. Kirincic stated the request is to bring the existing sign into compliance with the applicant seeking a sign variation to allow two existing store windows with photographic features to remain. She referred to the restaurant's illustration from Chestnut Street and Chestnut Court. Ms. Kirincic then described the requested sign code variation and noted the request did not meet administrative approval requirements due to its size and required Board approval, although the signage complied with the street exposure area.

Bruno Abati commented the signage is beautiful. Chairperson Moor agreed with Mr. Abati's comments and referred to the length of time they have been there. Mr. Duda agreed with the comments made and stated his concern related to consistency in connection with other businesses and could set a precedent. Mr. Abati stated you can see through the signage inside the restaurant. Ms. Meiners agreed with the comments and that the signs have been there for a long time. She stated it had worked since they existed. Mr. Ritter agreed with the precedent-setting comment, although the signs are attractive, and since the other windows are clear, it would be okay to remain. He stated he was fine with the request. Ms. Niehoff agreed she was also fine with the request.

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

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.
Ms. Kirincic explained the reasoning for the request that businesses installed signs during the pandemic that were not approved, and amendments were drafted to address window signage requirements. She stated the Village staff has been working with applicants to submit sign permit applications to bring signage into compliance. Ms. Kirincic described the request to allow the existing storefront window signs to remain as well as a sign code variation to allow window signs, which she outlined. She then identified the existing signage locations and further explained the requested variation.

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Mary Jo Vlahos, one of the owners, informed the Board the signs were installed during COVID-19 to help alleviate visibility issues and stated she would like to keep as many of the signs as possible. She then identified an area similar to that of the previous tenant.

Chairperson Moor asked if there were any questions. Mr. Konstant asked if the second phone number was listed twice. Ms. Vlahos responded it was helpful during COVID-19 and could be removed and identified other portions of the sign that were removed. Chairperson Moor commented it would be more upscale without the phone number. Ms. Meiners and Chairperson Moor suggested alternative wording for the signage relating to the soup.

Chairperson Moor asked for a motion to approve the request with the condition that the phone numbers be removed along with the top portion of the entrance signage. A motion to approve the request, as stated by Chairperson Moor was made by Mr. Duda and seconded by Mr. Ritter. A vote was taken, and the motion unanimously passed, 6 to 0:
AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter
NAYS: None

Continued Application:

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.

Chairperson Moor noted Ms. Niehoff and Mr. Konstant will be recusing themselves from the discussion. Ms. Niehoff and Mr. Konstant both left the room. Ms. Klaassen stated the Board first reviewed the project at the September Board meeting with the finding that the building design is more contemporary in nature, is attractive and compatible with buildings in the area, with one exception. She stated the members found the vertical slats at the street level incompatible with the desire to have a pedestrian-focused building orientation at the street level, recognizing that the building would be purely residential, the Board found that the street level treatment could be more compatible with storefronts in the commercial district.

Ms. Klaassen stated the applicant provided a written explanation in response to the Board's comments describing the design approach along with updated renderings reflecting the vertical slats are spaced further apart than illustrated in the previous renderings. She then referred to the proposed additional renderings. Ms. Klaassen stated, as mentioned at the September meeting, the applicant has also submitted applications for a text amendment and special use permit to be considered by the Plan Commission and Zoning Board of Appeals following the Board's review. She noted the staff report also included the factors the Board should consider when reviewing a Certificate of Appropriateness as well as the Design Guidelines that should be considered.

Ms. Klaassen summarized the steps for the meeting this evening, explaining that the applicant would provide their presentation followed by public comment, and applicant response if necessary, and then Board deliberation. She stated the Board can then either consider the draft motion on page 15 of the agenda materials or continue the application to a date certain. Ms. Klaassen then asked if there were any questions.

Chairperson Moor also asked if there were any questions. No questions were raised at this time. She then asked for the applicant's presentation.

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Sonia Arminio of Konstant Architecture described the building as being site specific and meant to bridge the gap between two different building types with the vertical slats providing that bridge. She stated following the Board's comments, the ownership did not want a design overhaul and revised renderings were provided to the Board showing the vertical slat's appeal from the street. Ms. Arminio noted they would not be located against the building to provide relief and described how the slats give way to the planting bed and front windows while providing visual interest. She described depth as an important part of the design with the slat depth and texture making it a cohesive design. Ms. Arminio described the slats as an example of modern ornamentation which would enhance the building's overall aesthetic. She then asked if there were any questions.

Chairperson Moor also asked if there were any questions. Ms. Meiners referred to page 12 of 316 and asked if the updated vertical slats were removed from the revised rendering. Ms. Arminio confirmed the window frame remained the same and described how it appeared with the slats spacing changed. She explained that the slats are used as a railing on the second floor so they have to be a certain distance to meet code. Chairperson Moor commented it married the neighboring building and described the lot as challenging. She commented a good job was done given the conditions. Ms. Meiners and Mr. Ritter agreed with the comments made. Mr. Ritter added a great job was done given the severe footprint constraints and he appreciated the attempts to alleviate the neighbors' concerns. Mr. Duda also agreed with the comments made noting that the design is much more understandable with the updated renderings.

Chairperson Moor then asked for public comments.

Dan Schermerhorn of 800 and 812 Oak Management stated the Village's theme is mirrored by the Design Guidelines including Tudor, pitched roofs, etc. with the proposed design not found elsewhere in the Village. He commented on how the proposed design did not marry the two neighboring buildings and suggested the use of brick or another material consistent with the Design Guidelines with little accommodation given to 800 Oak. He also described the proposed building as going 100% in the opposite direction and would not be a great melding of the two facades.

Karen Adams, 812 Oak, thanked the Board and referred to the comments relating to further studying the first floor rendering. She asked the Village staff if the criteria of a street wall would be approached at a different meeting. Ms. Adams then stated her concerns are twofold, the first of which related to access off Oak Street which is incorporated into the Elm Street masterplan and outlined her concerns relating to vehicular and pedestrian traffic with a driveway in the middle of Oak. She then stated the 808 Oak design did not reflect many of the comments presented in the charter with the Village masterplan being used as a guideline. Ms. Adams also stated while the proposed design is remarkable, she hoped the Board could encourage them to incorporate some of the architectural desires on the building's façade. She also referenced quotes from the Village's masterplan and the architect's involvement in helping draft it. Ms. Adams concluded by stating her comments are personal and identified her community planning background.

Richard Meyer stated he lives next door to the subject property and referred to four questions relating to the aesthetic and site improvement. He referred to issues in connection with the Village's ability to uphold the community character and stated they are missing the opportunity for collaboration and community problem solving while agreeing the lot is complicated. Mr. Meyer referred to the public interest outcome and the developer's ability to build on the lot which would help increase density and the number of Village residents.

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Rick Adams, 812 Oak, stated following his additional research, he determined the lot is a buildable lot and referred to the connection with the 800 Oak building. He then referred to the design aesthetics and commented the aluminum slats are not needed to transition to the neighboring building. Mr. Adams suggested the building should be more consistent with the Design Guidelines and although it is a challenging lot, a lot of the criteria to build on the lot can be met. He commented the building face did not agree with the Design Guidelines and it should not have a 1.5 story picket fence as its building face.

Raymond George, 812 Oak, stated they were encouraged to provide comments on the project and identified his concerns which he provided to Trustee Dearborn. He stated his main concern related to the midblock ingress on Oak and amount of traffic on the busy street. Mr. George then referred to the property line dispute from years ago and identified his concerns relating to the prior proposal for having underground parking and its effect on trees. He stated they spoke with Mr. Konstant several times to discuss their concerns. No additional comments were made at this time.

Chairperson Moor asked the applicant to address the safety concerns. Ms. Arminio described the one way traffic and ingress/egress on the site with the garage door being recessed on the property. Chairperson Moor asked if there were any other questions. She stated the proposal addressed the lot's challenges and referred to the comments made with regard to the brick buildings on either side. She added the proposal would add airiness to the lot.

Ms. Meiners agreed with Chairperson Moor's comments and stated the proposed materials, although not historic in nature, would be easier to maintain in terms of its longevity. She commented the proposal is well designed given the lot and spoke to a younger generation who would like to see a more contemporary building although she understood the neighbors' concerns. Mr. Duda stated with regard to safety, he referred to the limited number of vehicles on the site and described the design as elegant. He also referred to the increased space between the slat's visibility while accommodated on a narrow lot. He concluded he is in favor of the proposal. Mr. Ritter stated he understood the concerns relating to it being a modern building and would not be in favor of it in another location. He stated it fit the location and that another brick building would be too much brick. Mr. Ritter added the neighboring buildings are not similar architecturally or consistent with older builds in town. He concluded it is appropriate and commented on the amount of work done by the owners and architect while preserving the trees. He added it is a good solution.

Chairperson Moor then asked for a motion. Mr. Duda moved to approve the request as submitted. An audience member referred to the proposed materials being noted in the design guidelines as unacceptable. Ms. Klaassen confirmed the materials listed in the Design Guidelines are simply guidelines not standards or regulations. 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

New Applications:

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.

Ms. Klaassen outlined the planned development process, the Village Council's, the general site information, the zoning relief being requested, the Village Council's comments on the concept plan and

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the Board's role on the application. She informed the Board no public comments were received relating to the application and following the applicant's presentation, public comment, the applicant's response to comment if necessary, the Board may deliberate and either continue the request to a date certain or make a motion as indicated on page nos. 206-207. Ms. Klaassen then asked if there were any questions. No questions were raised at this time.

Chairperson Moor asked for the applicant's presentation. Farzad Boroumand, Head of JPMorgan Chase Global Design, introduced himself and the team to the Board who would present the request. He identified the building's location, age and noted that the demand for banking service increased drastically requiring them to increase staff size. He also stated the request is due to the building's age and infrastructure. Mr. Boroumand described the building's materials, mechanical systems, solar panels, etc. while stating they would respect the Village's architecture. He noted they hired award winning architects, Gensler & Associates, and introduced the team to the Board.

Scott Hurst of Gensler & Associates began by explaining that they always look for ways to keep buildings intact where possible but that was not possible in this instance due to the building's age and infrastructure, lack of available parking, the impossibility of vertical and horizontal expansion, among other issues. He stated the site has changed over time to meet the community's needs and did not appear to be a bank from its exterior impression. Mr. Hurst described the new three story building as having 34,000 square feet of retail bank and office space, 32 parking spaces mostly below grade and building efficiency improvements.

Mr. Hurst described the site as unique noting they paid attention to the street's building rhythm and the new building would be considerate and step down and provide visual interest. He also described the corner as a Village gateway site with the new design relating to the community fabric. Mr. Hurst then identified stepped down heights which would be lower than the 45 foot height limitation and described how the train line affected the site's inspiration. He described the primary features as containing a limestone base and heavier piers on the façade with corner entrances that called out on the corner element.

Mr. Hurst then referred to the proposed building's illustration along Green Bay Road with the corner representing the highest point at 54 feet 5 inches which is shorter than the existing cupola. He noted the heights would step down gradually to the buildings to the west and north and would be heavily detailed and articulated. Mr. Hurst described the ground floor height at 17 feet and second and third floor heights reaching the total 45 feet height limit as well as the main entrance. He then identified the northern elevation's illustration.

Mr. Hurst stated with regard to the building heights, he referred to an illustration noting most of the building is well within the 45 foot height limitation with two elements deliberately extending beyond the 45 foot height. He then described the various building elements and parking noting they planned to meet the setback on the upper floors. Mr. Hurst also identified the concealed parking ramp. He then stated they planned to meet design guidelines and identified that pavers would be used as well as trees and an ornamental screen wall. Mr. Hurst noted the upper floors would contain office space and explained the roof plan. Mr. Hurst also identified the façade materials, cornice and lighting scheme. He then identified the north elevation and its elements as well as the southwest corner which stepped down. Mr. Hurst also described in detail the sustainable strategies they planned to implement as part of the project and then asked if there were any questions.

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Mr. Konstant questioned the building base. Mr. Hurst responded it would be limestone and described the terracotta material to be used on the upper floors and provided a material sample board to the Board for its review. Ms. Meiners referred to underground parking and questioned the need for so many underground parking spaces. Mr. Hurst responded it is due to the Village's parking requirements and noted they planned to incorporate water retention onsite. Mr. Boroumand identified the number of employees as 72 with the upper floors being other office uses. Chairperson Moor then asked how many existing employees are on site. Mr. Boroumand responded about half of the proposed number of employees. Chairperson Moor than questioned the amount of retail banking space. Mr. Hurst responded it would be similar to the existing retail banking space. Mr. Duda questioned how art deco was incorporated in the design. Mr. Hurst explained its use to the Board. He also explained how the tower feature was addressed.

Chairperson Moor thanked the applicant for addressing the concerns previously raised and described the site as one of the most important sites in the Village. She further commented on the building's effect on the Village as well as on its massing. Chairperson Moor explained that it feels very big and corporate and that scale is a big part of it. She stated that dwarfs buildings to the west. Chairperson Moor then provided comments on her preference for the use of traditional materials due to its prominent location. She noted that she liked the limestone, but not the terracotta and that she would prefer brick, maybe with a chevron patterns in places. Chairperson Moor stated that she preferred for the clock being included. Mr. Konstant agreed with Chairperson Moor's comments relating to the materials, but not the clock. Ms. Meiners agreed with the comments made and commented the building is beautiful. She also agreed with the use of brick as opposed to terracotta and stated she appreciated the applicant's use of sustainable practices. Ms. Meiners stated the scale and terracotta are off for her. Mr. Duda agreed with the comments made and stated he struggled with the appearance of the top two floors.

Mr. Boroumand provided a response relating to the building's scale which is similar to a neighboring building noting most of the building would still be within the 45 foot height limitation. He referred to the amount of time spent reconfiguring the building and their consideration of the use of brick noting they are entering a new era with the use of a modern construction system in terms of respecting the past and future.

Ms. Niehoff stated her issue related to scale more so than height, particularly on the ground floor and referred to the ground floor having a 17 foot ceiling height. She commented that height felt out of character although she is fine with the use of terracotta. Ms. Niehoff also complimented the applicant on the changes made from the June 2023 presentation and suggested the height be brought down especially on the ground floor.

Mr. Hurst stated the 17 foot ground floor can be brought down and indicated the modulation brought down the building's scale. He then stated if they were to maintain a 45 foot height across the entire building, it would appear more massive with a 17 foot ceiling height being standard for ground floor retail. The Board Members stated that is not typical in Winnetka. Mr. Hurst added they went to great lengths to break down with building's modulation to mirror the business district's individual storefronts.

Mr. Ritter commented it is a good looking building and he would prefer the use of brick instead of terracotta. He also agreed with Ms. Niehoff's comments relating to the first floor height. Chairperson Moor added the drama could work against them and minimizing the shock of the change would be better for the community. Mr. Konstant suggested the use of a timber frame which could add to the building's historical aspect. Mr. Hurst responded they are investigating it. Ms. Meiners commented she

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liked the modulations with the corner piece being the most important part. She referred to discussions relating to One Winnetka and how to make it feel more inviting. Ms. Meiners added the material and some of the building's elements are not right for this corner. Ms. Niehoff asked for additional information relating to glass. Mr. Hurst responded while it is too early in the process to make a definite decision, he described some of the options they are considering. He confirmed they planned to make sure the corner is an active space meant to serve the community which he described as a forward way of thinking in terms of its architecture. Ms. Niehoff asked the applicant to consider how the building would appear at night in terms of lighting intensity.

Chairperson Moor described the request as a significant departure in terms of what has been there and they need to tread carefully with regard to how it communicates. Ms. Meiners added that warmth should be retained. Chairperson Moor stated they do not want the building to appear to be a big downtown corporate feeling office building which would not be appropriate for the Village and reiterated the use of brick would contribute to its warmth. Mr. Hurst asked the Board if they would prefer more transparency. Ms. Niehoff referred to the amount of glass and suggested less glass be used and to adjust the limestone spandrel.

Mr. Boroumand stated the limestone treatment use for the building base has been used as a feature in the Village and bringing new material to the community would be positive for the community. He indicated it would otherwise be more difficult to maintain the building in the future and with regard to 17 foot ground floor height, it would only be 13-14 feet inside due to the mechanicals. Mr. Boroumand then stated the building height can be lowered by a couple of feet and the glass scale reduced and the spandrel increased. He also stated lighting would be controlled and would be dimmed at night. Mr. Boroumand stated they wanted the building to appear as a lantern at night for the community but modifications can be made in that regard. He confirmed they planned to take the Board's comments into consideration. He added they felt the terracotta would have been a nice option over the use of brick.

Chairperson Moor asked if there were any comments from the public. No comments were made at this time. She then called the matter in for discussion.

Chairperson Moor then asked for a motion to continue the matter with the condition the applicant take into consideration a limestone and brick façade versus terracotta, minimizing the first floor height and minimize the amount of glass. She also stated the Board's consensus is that while they want to move forward into the future, the Village is not downtown Chicago, etc. A motion as stated by Chairperson Moor was made by Mr. Duda. Mr. Schoon noted the matter would need to be continued to a date certain with the Board's next meeting being November 16, 2023, and to discuss a quorum for that meeting. The Board Members confirmed their availability. Ms. Niehoff seconded the motion.
AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter
NAYS: None

Other Business.

a. November 16, 2023, Meeting – Quorum Check.

The Board Members previously discussed their availability.

Adjournment:

A motion to adjourn was made by Ms. Meiners and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 6 to 0:

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AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter
NAYS: None
The meeting was adjourned at 9:25 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: NOVEMBER 10, 2023

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

INTRODUCTION

On November 16, 2023, the Design Review Board (DRB) is scheduled to hold a continued public hearing on an amended **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 November meeting, the DRB will continue its review of the design of the proposed building, signage, and landscaping and streetscape improvements as part of its recommendation regarding a Certificate of Appropriateness to allow the construction of a new **three-story commercial planned development** on the Subject Property, which continues to consist 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.



Figure 1 – Perspective from Green Bay Road

A mail notice was sent to property owners within 500 feet of the Subject Property for the initial public hearing in October, in compliance with the Village Code. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The 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 DRB has completed its review.

OCTOBER 16, 2023, DESIGN REVIEW BOARD MEETING

On October 16, 2023, the DRB held a public hearing on the Applicant's request for approval of a Certificate of Appropriateness for the design of the proposed building to allow construction of a new three-story commercial building on the Subject Property. The staff report and attachment for the October 16 meeting can be found in **Attachment C1**.

After hearing from staff and the Applicant, no members of the public were in attendance, the Board discussed the project. The members suggested that: (i) the building façade be in brick and limestone, rather than terracotta and limestone; (ii) the overall building height be minimized by reducing the height of the first floor, and where possible by reducing the height of the upper floors; (iii) the amount of glass be minimized, particularly on the first floor; and (iv) a general consideration be given to the overall design and scale that this is a village, not the City.

At the Applicant's request, the DRB continued the item to the November 16, 2023, DRB meeting to provide the Applicant time to respond to the Board's comments. A copy of the October 16 meeting minutes is included in the November 16 agenda packet for the DRB's approval.

AMENDED PROPOSED PLAN

In response to the comments at the November 16 DRB meeting, the Applicant has provided the attached revised plans, including revised elevations, perspectives, and landscape plans (**Attachment A1**). Also, **Attachment B1** includes images comparing some of the elevations and renderings considered at the October 16 meeting with the current amended plan. The primary changes include the following:

- Use of brick rather than terracotta on the exterior building façade;
- Building height reduced:
    - Top of corner parapet – 51'5" (reduction of 3');
    - Top two secondary parapets – 50'3" (reduction of 1'2");
    - Top of parapet between corner and secondary parapets – 46' (reduction of 1'2");
    - Top of roof on north and west wings – 44' (reduction of 1');
- Window height reduced by 1' on the first floor level by lowering the limestone expression between the first and second floor levels, reducing the overall glass area;
- Reduction of window size on upper floor levels;
- Reduction of window size and amount of transparency at the primary corner;
- Addition of limestone window sill at first floor level; and
- Introduction of awnings and greenery along the north end of the Green Bay Road building elevation, west end of the Elm Street building elevation, and the north building elevation.

Streetscape and Landscaping Design. In the October DRB staff memo, staff noted that the proposed landscape plan would need to be revised to eliminate the proposed installation of brick pavers that extend beyond the corner of Elm Street and Green Bay Road along the public sidewalk that were not included in the Downtown Master Streetscape and Signage Plan adopted by the Village Council. The Applicant has since revised the landscape plan accordingly. At the suggestion of staff, the Applicant has also added one

additional Sternberg pedestrian light fixture along Green Bay Road. As noted in the October staff memo, the Illinois Department of Transportation will have to approve any streetscape improvements within its right-of-way. Not mentioned in the October staff memo is the fact the proposed surface parking lot on the north side of the proposed building would be constructed of brick pavers.

The Applicant has also provided additional details on the proposed fencing on the site. A 6-foot tall solid wood fence is proposed along the north property line and a 6-foot tall ornamental metal fence is proposed to screen the pad-mounted transformer and the trash and recycling containers located in the northwest corner of the site. Figures 2 and 3 below illustrate the proposed fencing.

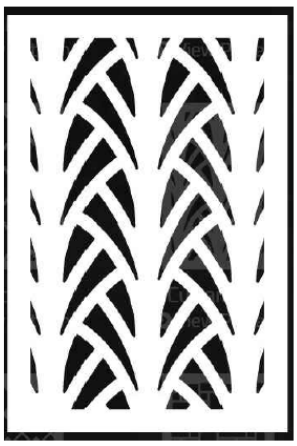


Figure 2 – Ornamental Metal Fence Pattern

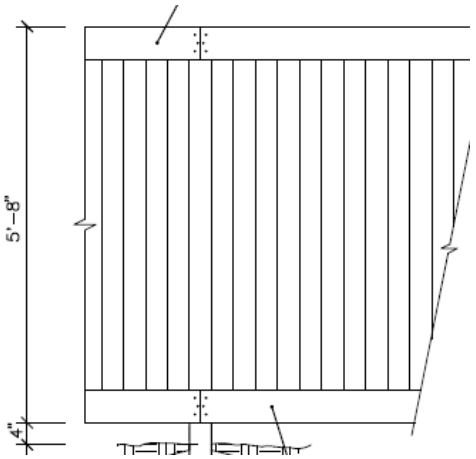


Figure 3 – 6' Solid Wood Fence

Signage. The proposed signage represented on the plans complies with the Village Sign regulations. Provided changes are not made to the proposed signage, additional review and approval by the DRB is not necessary. Once details of the newly proposed awnings are provided, an awning permit will need to be submitted and approved by the DRB at a future meeting.

At the November 16 meeting, the Applicant will review the revised plans and explain the design decisions in response to the Board's comments.

OTHER ADVISORY BOARD/COMMISSION REVIEW

As noted earlier in this report, the Planned Development Commission will be holding a separate public hearing on approvals for the preliminary planned development and associated zoning exceptions and special uses. The date of that meeting will be set once the DRB has completed its review.

Based upon staff's review of the amended preliminary plan, the following zoning relief has been identified. Changes in relief since the October DRB review are noted:

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) – 51'-5" (southeast corner of building)
      [October DRB review – 54'5"]
      ii. Building (Top of two secondary parapets) – 50'-3"
      [October DRB review – 51'-5"]

iii. Building (Top of parapet between corner and secondary parapets) – 46' [October DRB review – 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 section "Property Description" in the October staff memo included in **Attachment C1** in which the project's 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 C1**, 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 November 16, 2023, Design Review Board meeting, the Board is once again scheduled to consider the design of the Applicant's proposed building, signage, hardscape, and landscaping. After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

1. Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board.
2. Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed 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 November 16, 2023, Board meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

Attachment A1: Applicant's DRB Application Revisions and Revised Plans
Attachment B1: Comparison of Plans Reviewed at October 16, 2023, DRB Meeting with Current Plans for November 16, 2023, DRB Meeting
Attachment C1: October 12, 2023, DRB Staff Memo and Attachments

ATTACHMENT A1

JPMORGAN CHASE & CO.

RETAIL BRANCH AND CORPORATE OFFICES

DESIGN REVIEW BOARD PRELIMINARY PLAN REVISION | NOVEMBER 2ND, 2023

VILLAGE DESIGN REVIEW BOARD COMMENTS

- Brick and limestone façade, rather than terracotta.
- Minimize the overall height of the building by minimizing the height of the first floor, and where possible by reducing the height of the upper floors.
- Minimize the amount of glass, particularly on the first floor.

ELEVATION COMPARISON

45’-0”

* MAXIMUM BUILDING HEIGHT FOR ZONING DISTRICT



10/16 ELEVATION



REVISED ELEVATION

- Lowered overall building height 1’-2”
- Top of roof at 44’-0”
- Reduction of window size.
- Window to mimic double hung style.
- Brick in lieu of terracotta
- Lower limestone expression 1’-0”
- Reduce window height by 1’-0”
- 12’-3” window head
- 16 sf reduction in glass area
- Addition of limestone sill

ELEVATION | ELM STREET

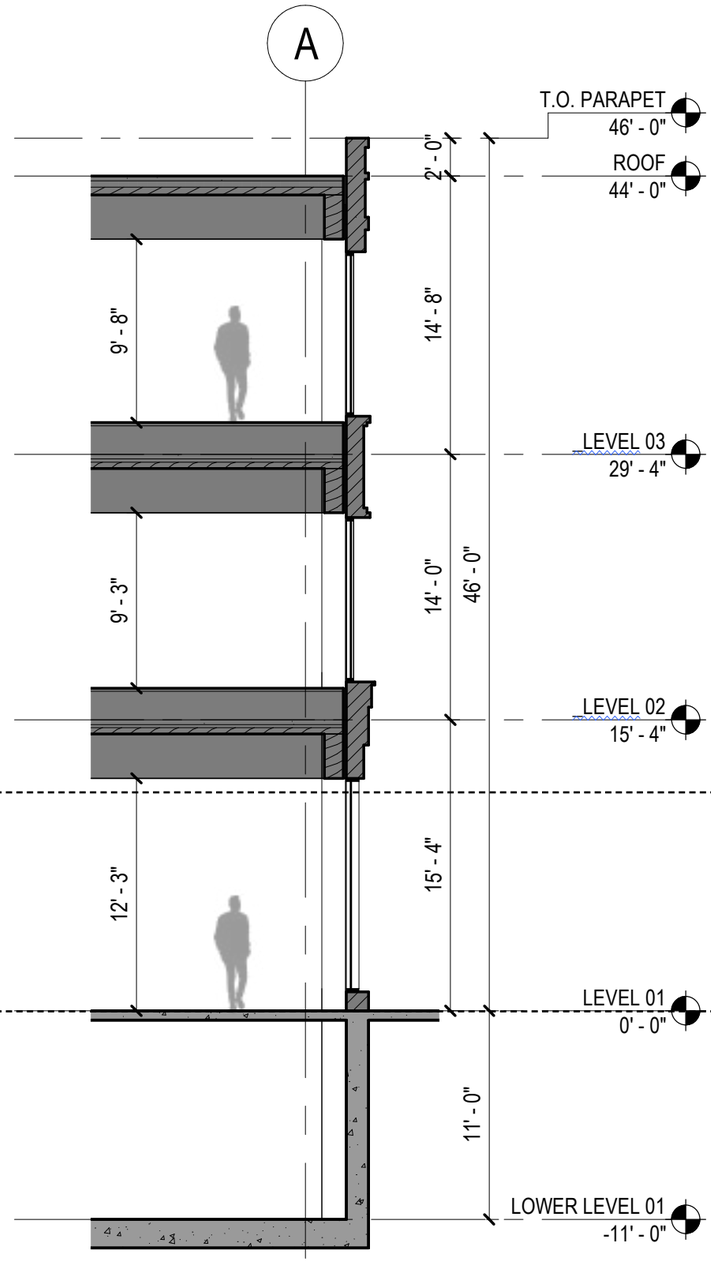
45’-0”

* MAXIMUM BUILDING HEIGHT FOR ZONING DISTRICT



- Top of roof at 44’-0”
- Reduction of window size.
- Window to mimic double hung style.
- Brick in lieu of terracotta
- Lower limestone expression 1’-0”
- Reduce the scale by adding awning and greenery
- Reduction in glass area

SECTION STUDY



TYPICAL BAY SECTION



EXISTING CHASE BANK

ELEVATION | ELM STREET




15'
17'
Elm St

PERSPECTIVE | GREEN BAY RD



PERSPECTIVE | ELM STREET



PERSPECTIVE | ELM STREET



ELEVATION | GREEN BAY ROAD



* MAXIMUM BUILDING HEIGHT FOR ZONING DISTRICT 45'-0"

ELEVATION | ELM STREET



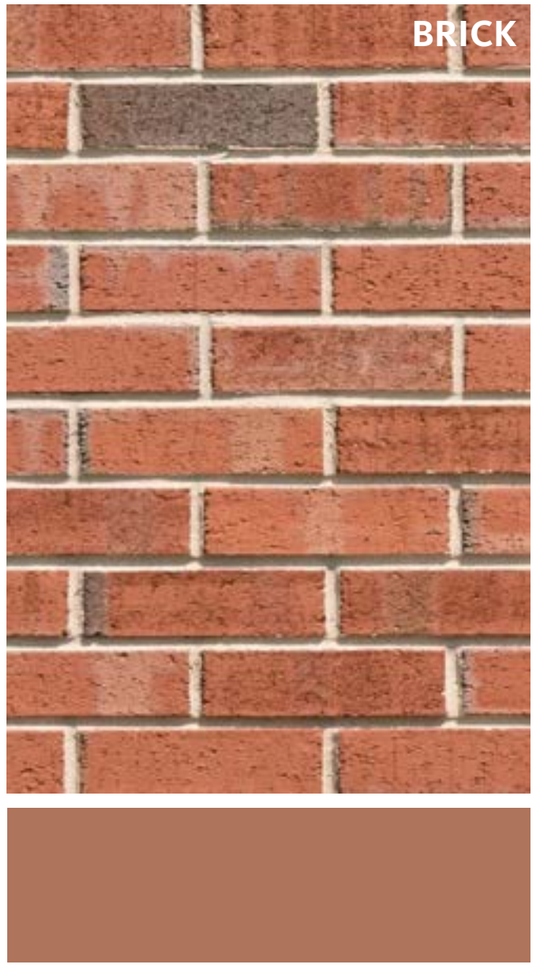
* MAXIMUM BUILDING HEIGHT FOR ZONING DISTRICT 45'-0"

ELEVATION | NORTH



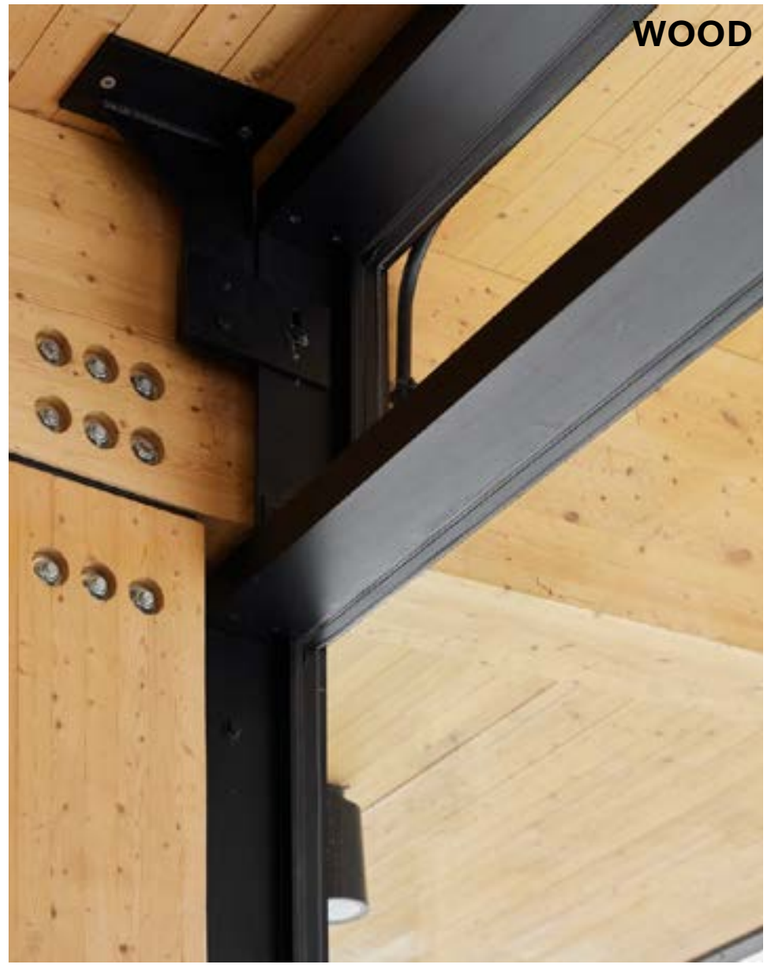
* MAXIMUM BUILDING HEIGHT FOR ZONING DISTRICT

EXTERIOR MATERIAL PALETTE

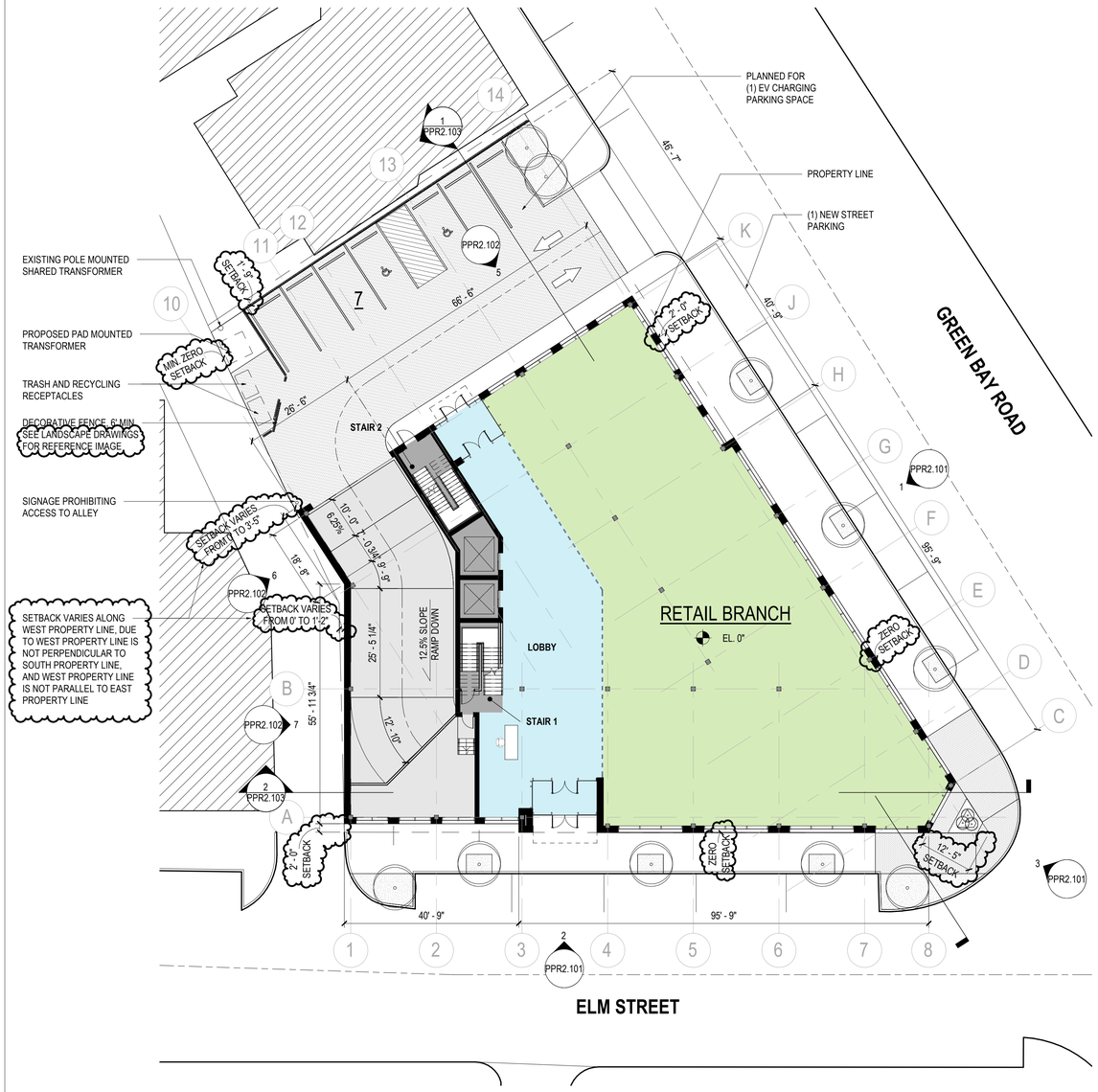








Thank You!



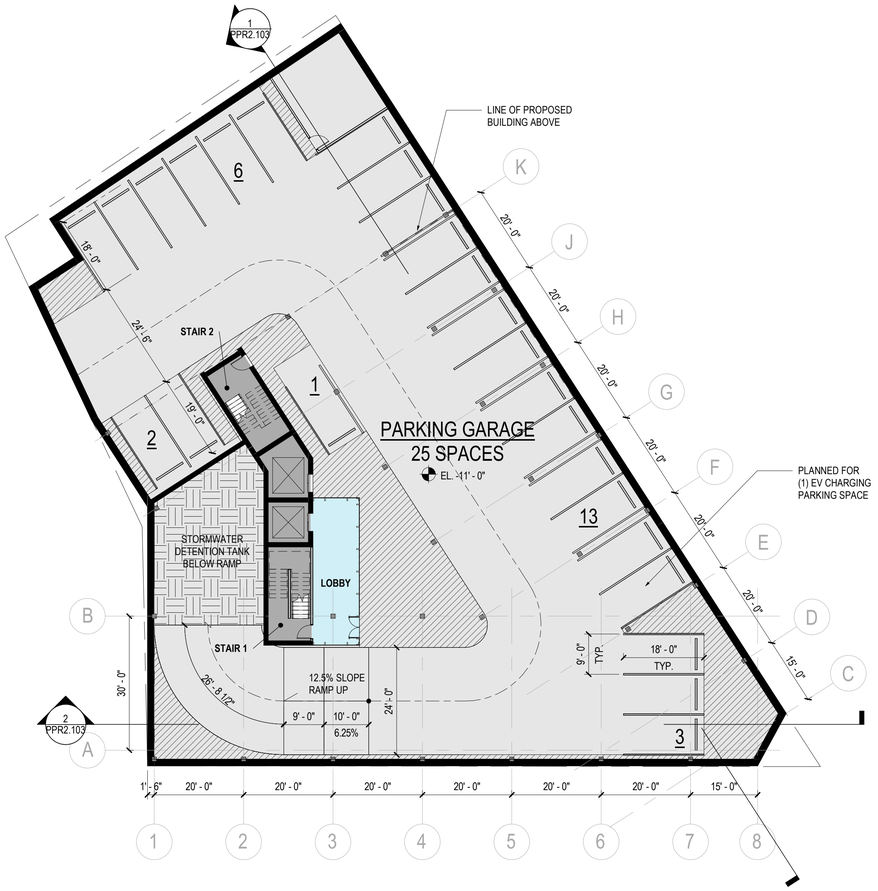
GSF: 10,400 SF
Floor Area calculated for parking*: 5,100 SF (Appendix A)

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
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: 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.

N

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2	10/27/2023	Revision for Village PD

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JPMorgan Chase Private Bank, Winnetka

Project Number
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Description
FLOOR PLANS

Scale
As indicated

PPR1.101

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1 ELEVATION - GREEN BAY RD

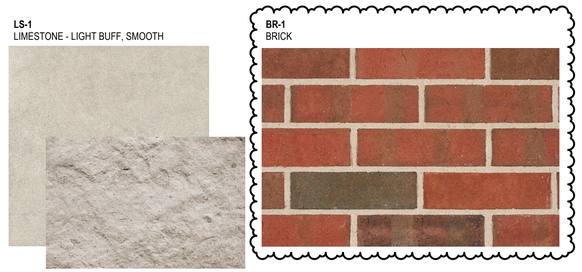
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2 ELEVATION - ELM STREET

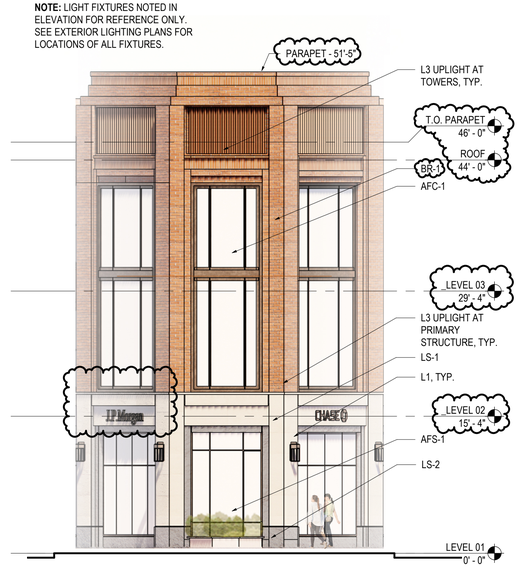
SCALE: 1/8" = 1'-0"

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.
BR-1	BRICK	REVERE BLEND	THE BELDEN BRICK COMPANY
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



EXTERIOR MATERIALS

SCALE: 12" = 1'-0"



3 ELEVATION - SOUTHEAST CORNER

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

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JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

Description

BUILDING ELEVATIONS

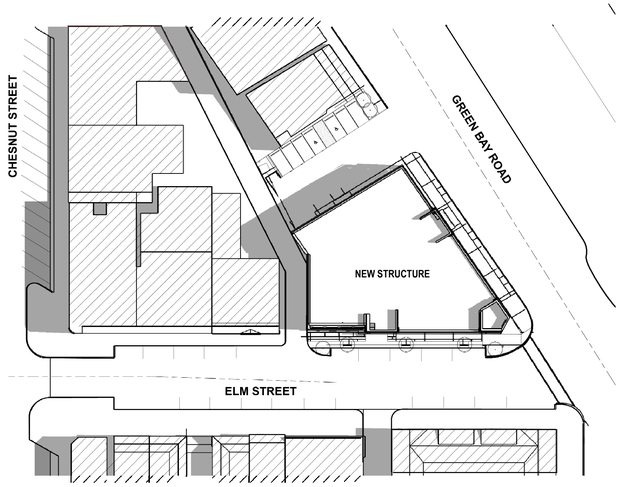
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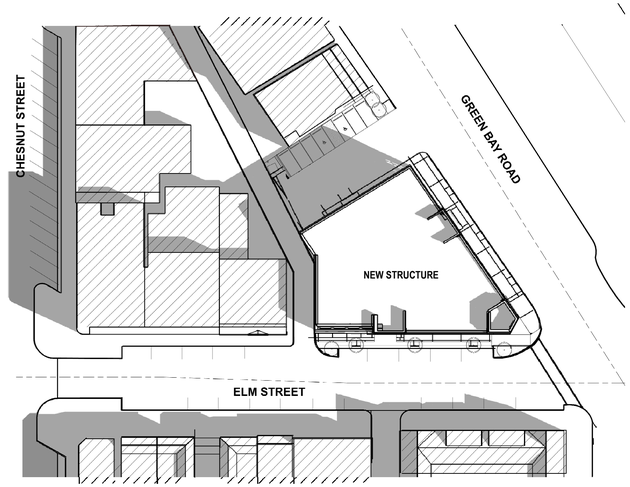
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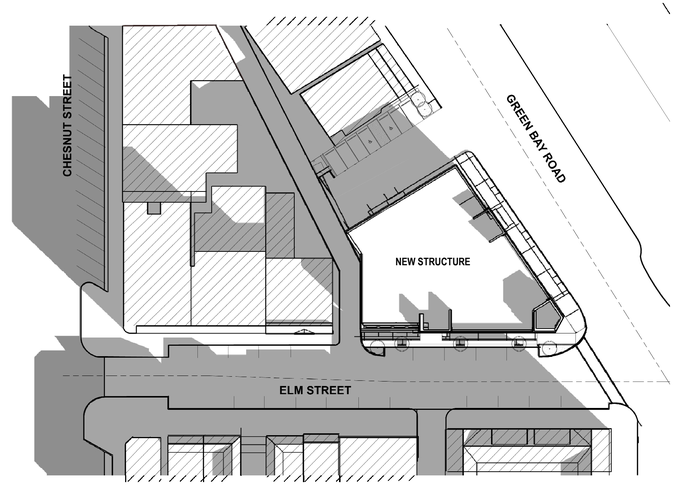


1 SHADOW STUDY - 06/21 - 9AM
SCALE: 1" = 50'-0"

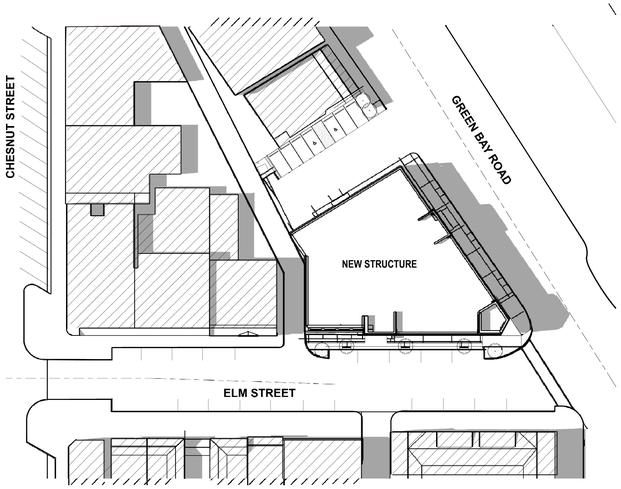


2 SHADOW STUDY - 03/21 & 9/21 - 9AM
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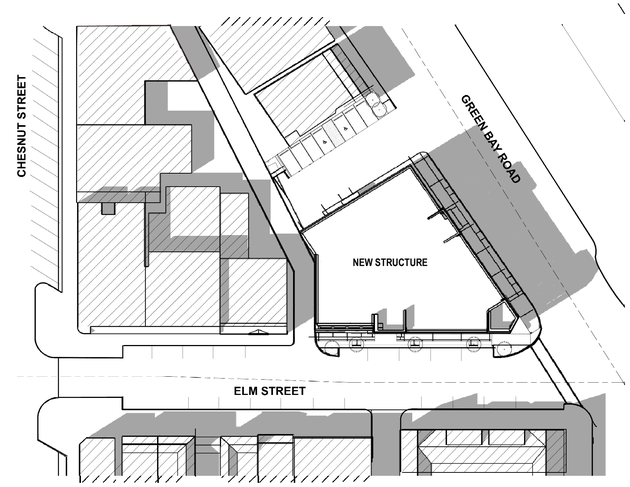
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3 SHADOW STUDY - 12/21 - 9AM
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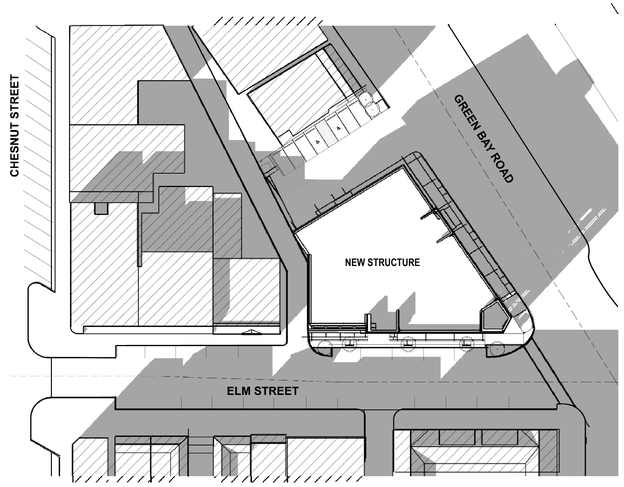


4 SHADOW STUDY - 06/21 - 3PM
SCALE: 1" = 50'-0"



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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Project Number
21.1062.000

Description
SHADOW STUDY

Scale
1" = 50'-0"

PPR2.300

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JP Morgan & Chase Co.
791 Elm St.
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 – ILLINOIS DEPARTMENT OF TRANSPORTATION
C6.02 SITE WORK DETAILS – ILLINOIS DEPARTMENT OF TRANSPORTATION
C6.03 SITE WORK DETAILS – VILLAGE OF WINNETKA
L0.10 TREE PRESERVATION PLAN
L1.00 SITE LANDSCAPE PLAN
L2.00 LANDSCAPE DETAILS
L2.01 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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ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

Date	Description
1 08/18/2023	Issued For Village PD
2 10/27/2023	Permit Revisions

Seal / Signature

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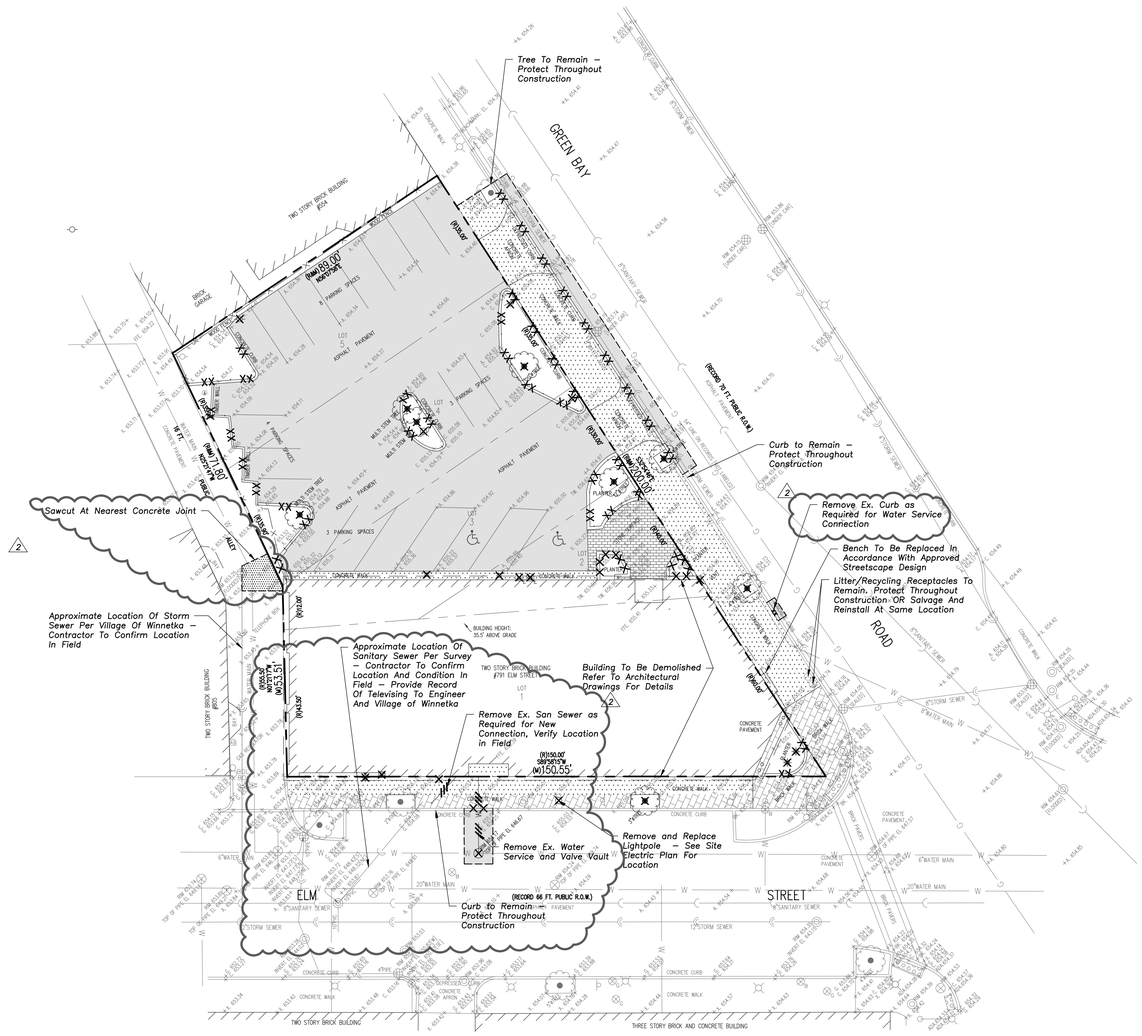
Project Number
21.1062.000

Description
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Scale
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C0.00

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GENERAL NOTES

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3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
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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.*

N

20' 0' 20' 40' 60'

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 / G 782.00
x G 782.00	Gutter Elevation	
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

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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PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

△ Date	Description
1 08/18/2023	Issued For Village PD
⚠ 10/27/2023	Permit Revisions

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

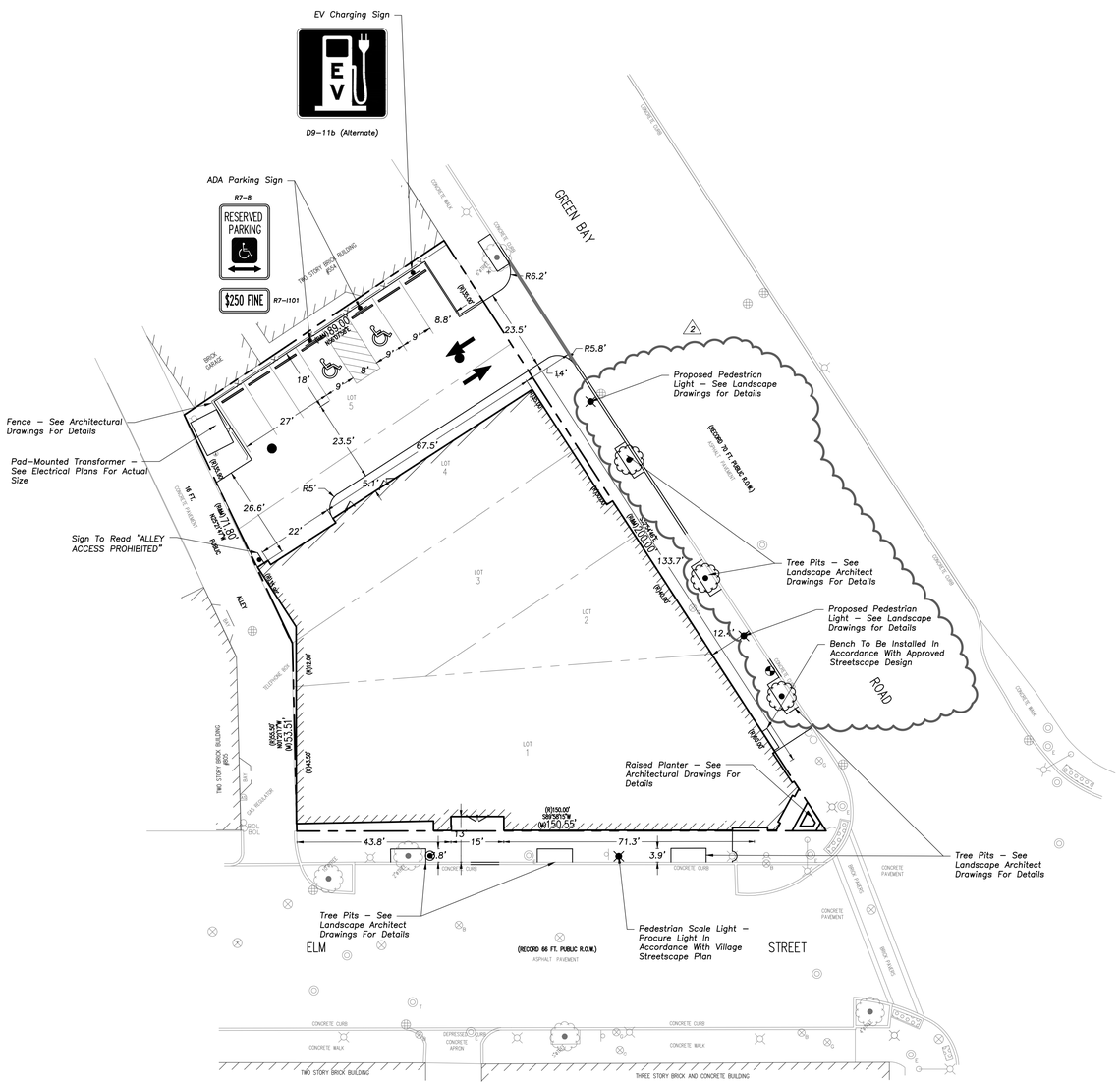
Project Number
21.1062.000

Description
SITE DEMOLITION PLAN

Scale
1" = 20'

C1.00

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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	
	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

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Seal / Signature

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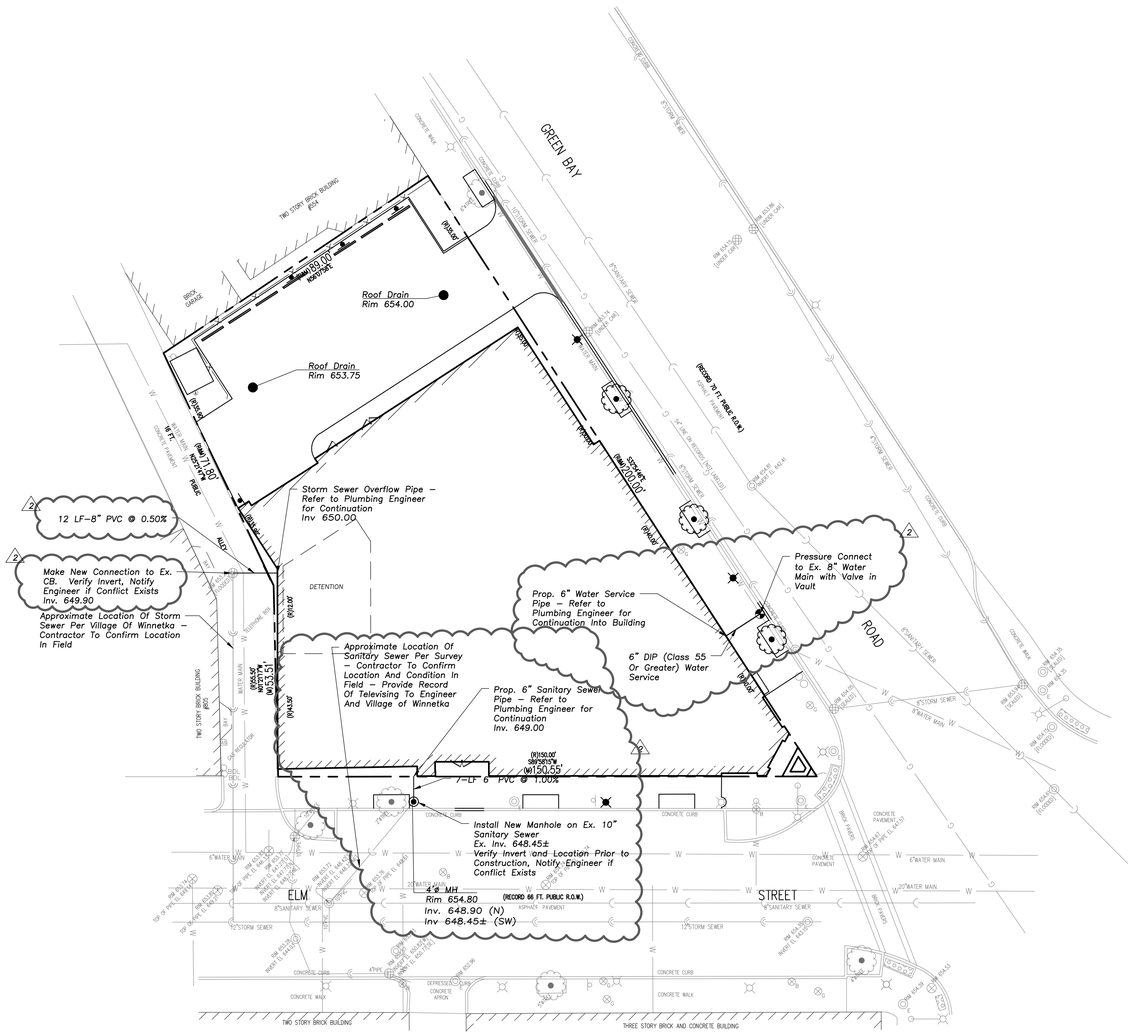
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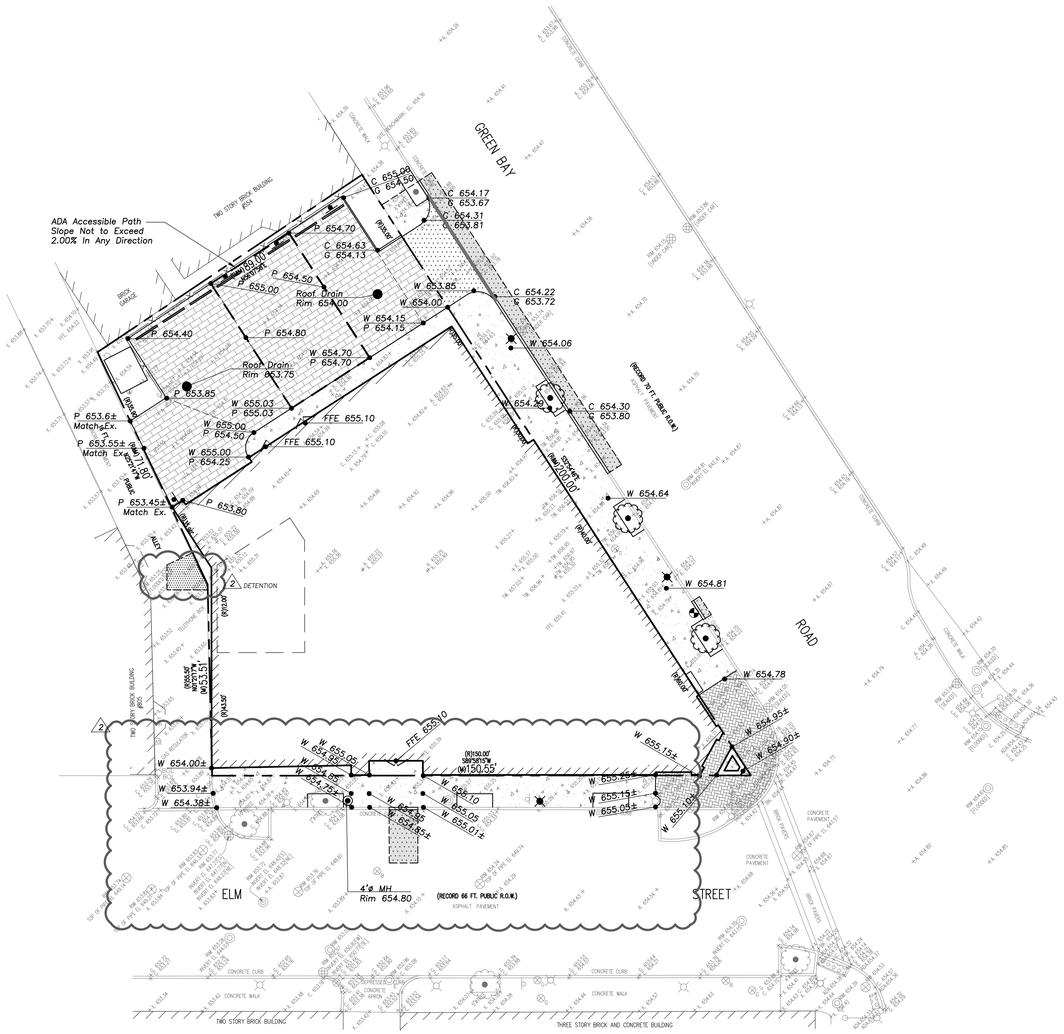
Description
SITE GEOMETRY PLAN

Scale
1" = 20'

C2.00

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GREEN BAY
ROAD
ELM
STREET
TWO STORY BRICK BUILDING #924
TWO STORY BRICK BUILDING #920
TWO STORY BRICK BUILDING
THREE STORY BRICK AND CONCRETE BUILDING
Roof Drain
Rim 654.00
Roof Drain
Rim 653.75
Storm Sewer Overflow Pipe – Refer to Plumbing Engineer for Continuation Inv 650.00
12 LF–8" PVC @ 0.50%
Make New Connection to Ex. CB. Verify Invert, Notify Engineer if Conflict Exists Inv. 649.90
Approximate Location Of Storm Sewer Per Village Of Winnetka – Contractor To Confirm Location In Field
Approximate Location Of Sanitary Sewer Per Survey – Contractor To Confirm Location And Condition In Field – Provide Record Of Televising To Engineer And Village of Winnetka
Prop. 6" Sanitary Sewer Pipe – Refer to Plumbing Engineer for Continuation Inv. 649.00
Prop. 6" Water Service Pipe – Refer to Plumbing Engineer for Continuation Into Building
6" DIP (Class 55 Or Greater) Water Service
Pressure Connect to Ex. 8" Water Main with Valve in Vault
7–LF 6" PVC @ 1.00%
Install New Manhole on Ex. 10" Sanitary Sewer Ex. Inv. 648.45± Verify Invert and Location Prior to Construction, Notify Engineer if Conflict Exists
4'ø MH
Rim 654.80
Inv. 648.90 (N)
Inv 648.45± (SW)
(RECORD 66 FT. PUBLIC R.O.W.)
DETENTION
SANITARY MH
STORM MH
WATER VALVE
FIRE HYDRANT
SIGN
UTILITY POLE
GAS METER
ELECTRIC MANHOLE
HAND HOLE
LIGHT POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
WALL HYDRANT
CAMERA
GUY ANCHOR
FENCE
CONCRETE CURB
CONCRETE WALK
CONCRETE PAVEMENT
ASPHALT PAVEMENT
BRICK PAVERS
DEPRESSED CURB CONCRETE APRON
8"SANITARY SEWER
12"STORM SEWER
8"WATER MAIN
20"WATER MAIN
6"STORM SEWER
6"WATER MAIN
(RECORD 77.77 FT.R.O.W.)
(M)150.00'
S89°58'57"W
(M)150.55'
(M)43.00'
(M)43.55'
(M)20.00'
(M)20.00



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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.***

N

20' 0' 20' 40' 60'

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	
	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	

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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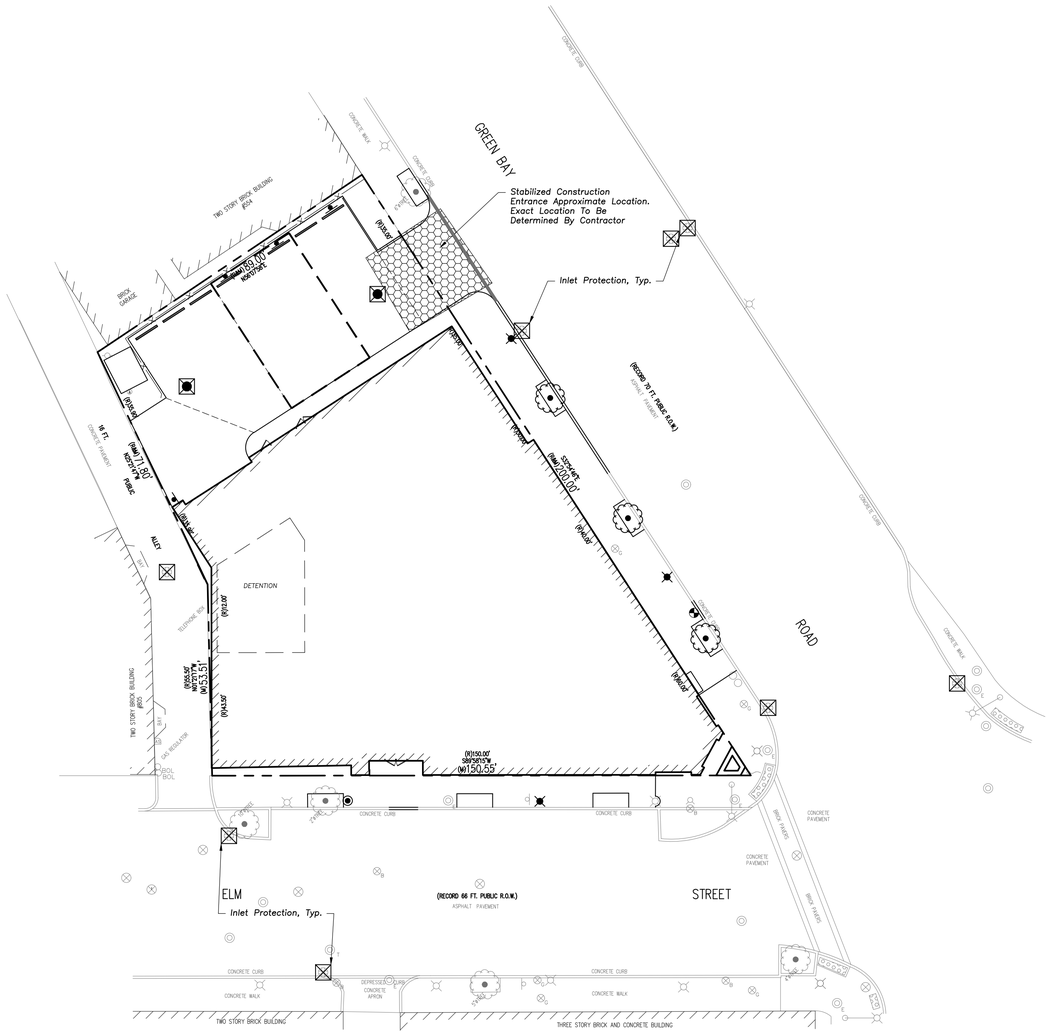
Project Number
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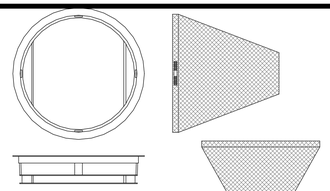
Description
SITE GRADING AND PAVING PLAN

Scale
1" = 20'

C4.00

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GREEN BAY
ROAD
Stabilized Construction Entrance Approximate Location. Exact Location To Be Determined By Contractor
Inlet Protection, Typ.
(RECORD 66 FT. PUBLIC R.O.W.)
ASPHALT PAVEMENT
ELM
STREET
Inlet Protection, Typ.
TWO STORY BRICK BUILDING
THREE STORY BRICK AND CONCRETE BUILDING
DETENTION
ALLEY
CONCRETE CURB
CONCRETE WALK
CONCRETE PAVEMENT
DEPRESSED CURB
CONCRETE APRON
GAS REGULATOR
TELEPHONE BOX
BOL
(R)150.00'
SIDEWALK
(M)150.55'
(R)150.00'
(M)150.55'
(R)150.00'
(M)150.55'
(R)150.00'



General Notes:

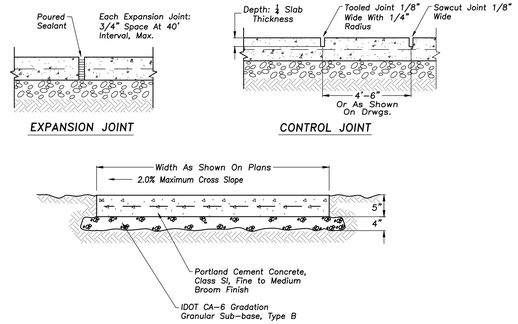
Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 $\frac{1}{2}$" 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

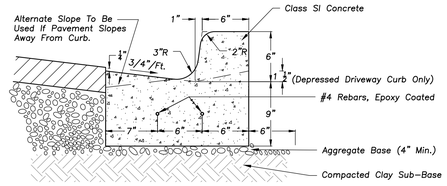
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

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



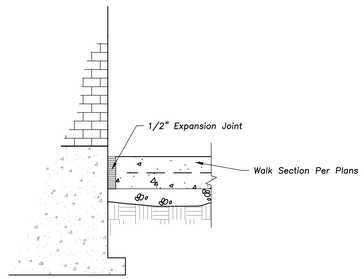
PORTLAND CEMENT CONC. SIDEWALK



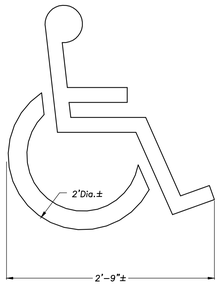
Notes:

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

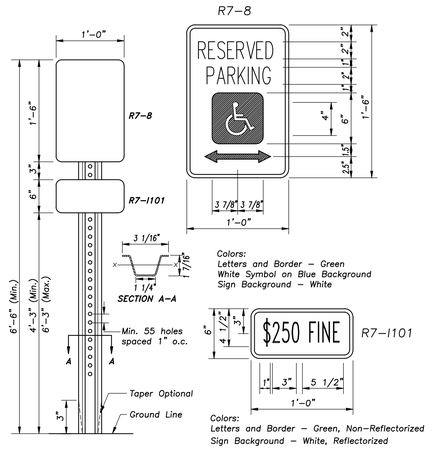


WALK ADJACENT TO BUILDING



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.

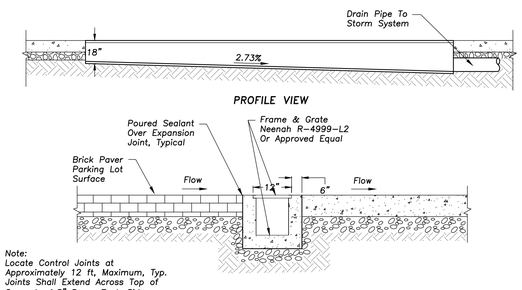
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

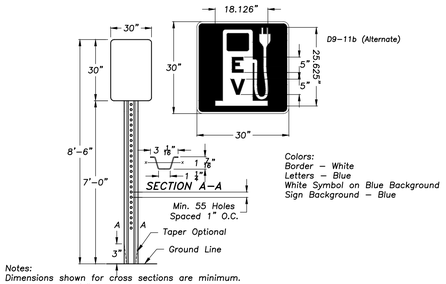
One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One. Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

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

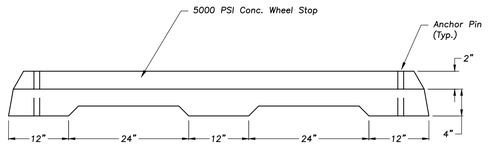


Notes:
Dimensions shown for cross sections are minimum.
All holes are 3/8" ø.

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



CONCRETE WHEEL STOP

GENERAL NOTES

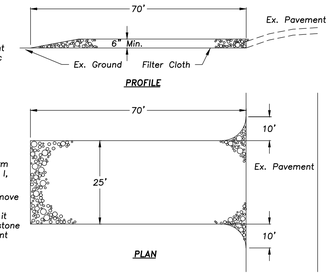
STONE SIZE – Use IDOT gradation CA-1 aggregate stone.

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.
7911 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
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

△	Date	Description
1	08/18/2023	Issued For Village PD
2	10/27/2023	Permit Revisions

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

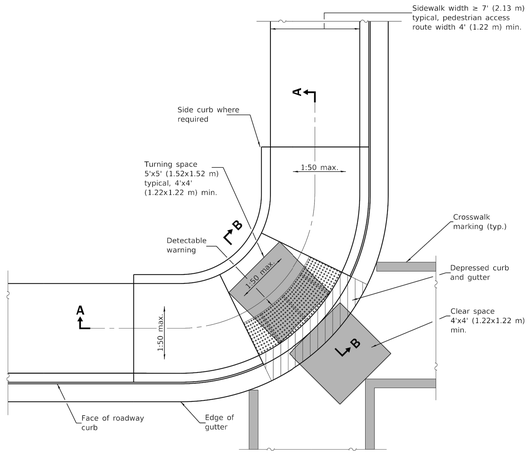
Project Number
21.1062.000

Description
SITE WORK DETAILS

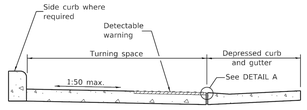
Scale
1" = 20'

C6.00

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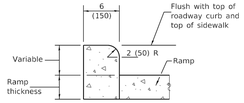
CORNER PARALLEL CURB RAMP



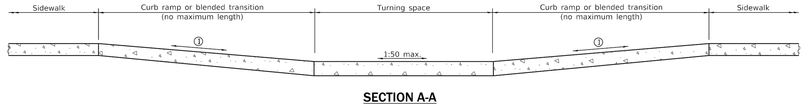
SECTION B-B



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

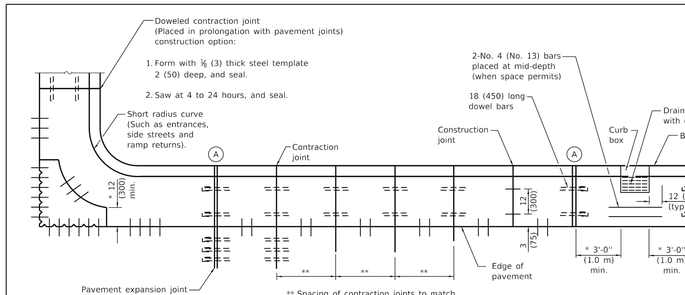
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

BSDMD 3112

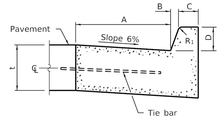
DATE	REVISIONS
1-1-19	Removed upper landing, added
	blended transition and detectable
	warning tolerances.
1-1-17	Revised sidewalk width to
	include 24 (610) buffer
	behind curb.

CORNER PARALLEL CURB RAMPS FOR SIDEWALKS

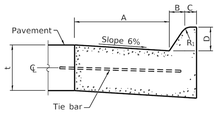
STANDARD 424011-04



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



BARRIER CURB



MOUNTABLE CURB

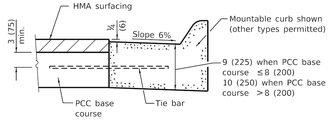
TABLE OF DIMENSIONS
BARRIER CURB

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)

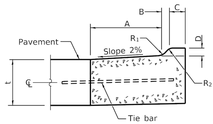
✱ For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

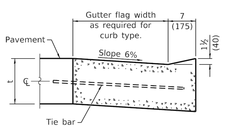
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	3 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (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



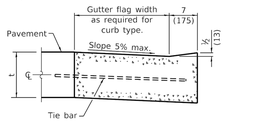
ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)



DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

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.

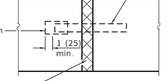
The dowel bars shown in contraction joints will only be required for monolithic construction.

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)



DETAIL (A) EXPANSION JOINT

Illinois Department of Transportation

PASSED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS

APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT

BLR 11 (D9050)

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

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

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ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

△ Date	Description
1 08/18/2023	Issued For Village PD
△ 10/27/2023	Permit Revisions

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

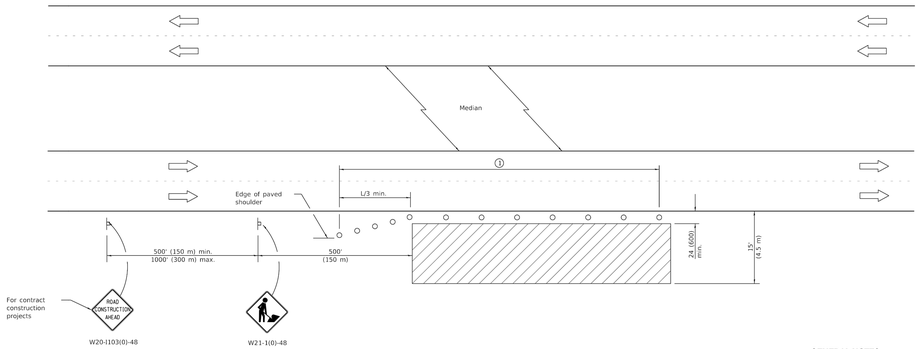
Project Number
21.1062.000

Description
SITE WORK DETAILS - ILLINOIS DEPARTMENT OF TRANSPORTATION

Scale
1" = 20'

C6.01

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TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

SYMBOLS

Work area
Sign
Cone, drum or barricade

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

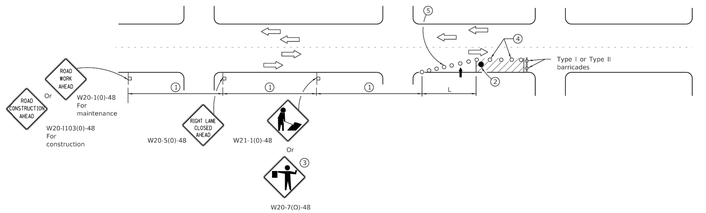
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
SSRD 11 (DRSS)

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701101-05



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

Arrow board
Cone, drum or barricade
Sign on portable or permanent support
Work area
Barricade or drum with flashing light
Flagger with traffic control sign.

① Refer to SIGN SPACING TABLE for distances.

② Required for speeds > 40 mph.

③ Use flagger sign only when flagger is present.

④ Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.

⑤ Cones, drums or barricades at 20' (6 m) centers in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2015 — ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2015 — ENGINEER OF DESIGN AND ENVIRONMENT
SSRD 11 (DRSS)

DATE	REVISIONS
1-1-15	Renamed standard. Moved
	case on Sheet 2 to new
	Highway Standard.
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10

SIDEWALK DIVERSION

SIDEWALK CLOSURE

SYMBOLS

Work area
Sign on portable or permanent support
Barricade or drum
Cone, drum or barricade
Type III barricade
Detectable pedestrian channelizing barricade

① Omit whenever duplicated by road work traffic control.

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

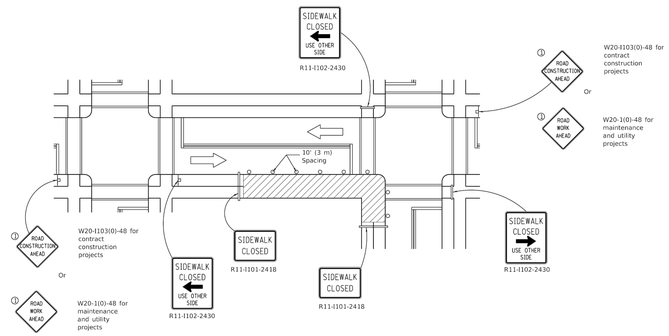
Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
SSRD 11 (DRSS)

DATE	REVISIONS
4-1-16	Omitted orange safety fence
	from standard as this is
	covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of
	plan views. Renamed Std.

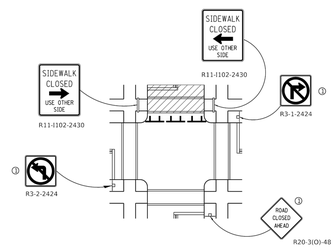
SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06



CORNER CLOSURE



CROSSWALK CLOSURE

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06

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FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

△ Date	Description
1 08/18/2023	Issued For Village PD
⚠ 10/27/2023	Permit Revisions

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

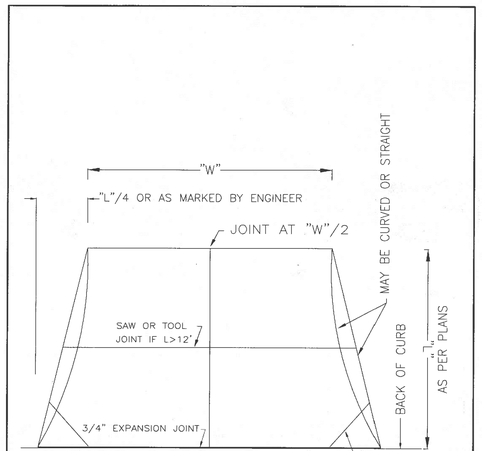
Project Number
21.1062.000

Description
SITE WORK DETAILS - ILLINOIS DEPARTMENT OF TRANSPORTATION

Scale
1" = 20'

C6.02

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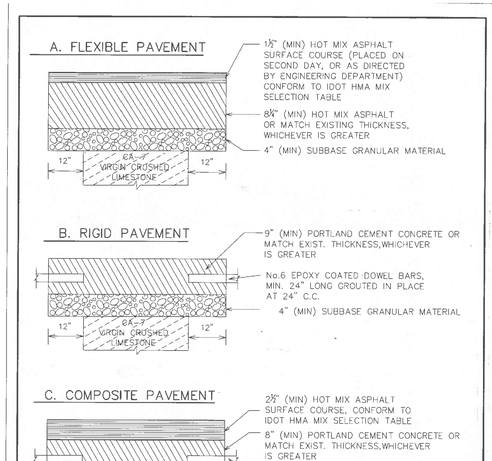
NOTES:

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

NOT TO SCALE

DATE: 2-20-2015

TYPICAL PCC DRIVEWAY



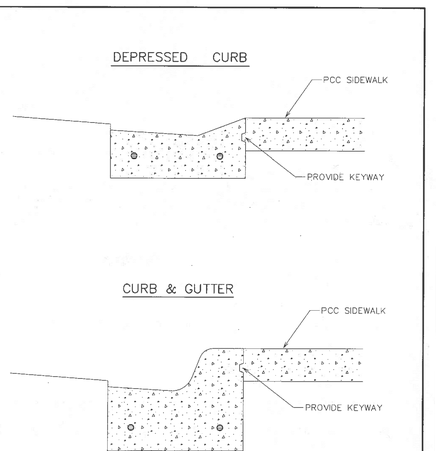
NOTE:

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

NOT TO SCALE

DATE: 2-20-2015

PAVEMENT PATCH DETAIL



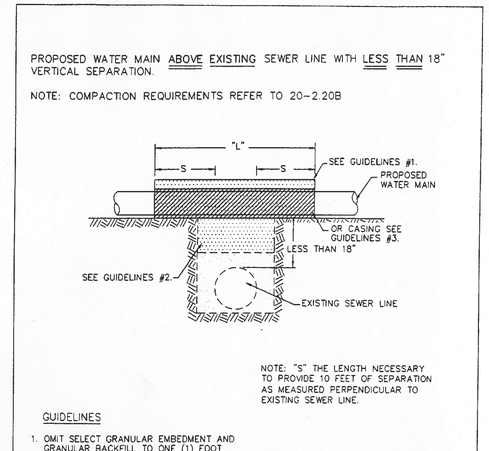
NOTES:

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

NOT TO SCALE

DATE: 2-20-2015

SIDEWALK AT CURB AND GUTTER



GUIDELINES

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER.

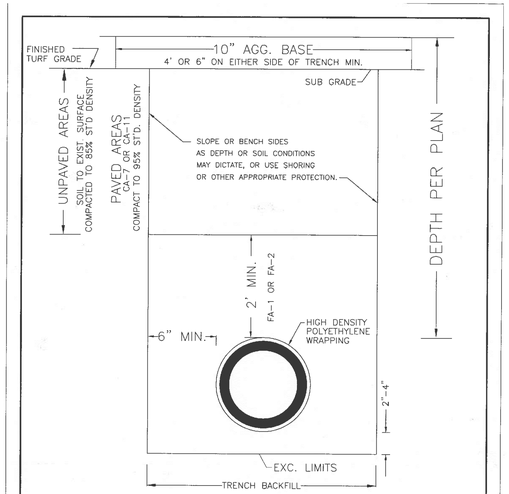
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WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)

DIV.V/STANDARD DRAWING NO.22

DIV: V

PAGE: 168



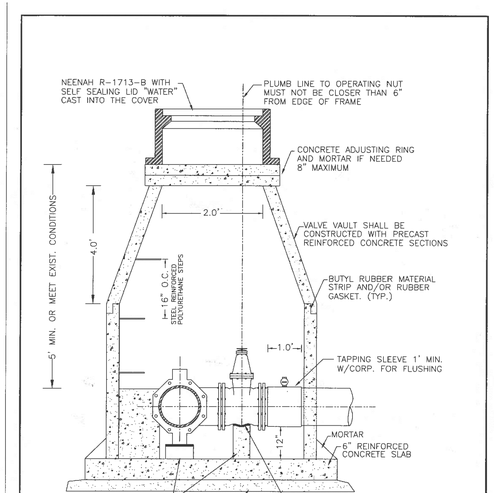
NOTE:

BEDDING FOR WATER MAIN, 2'-4" FA-1 OR FA-2
FA-1 OR FA-2 EXTENDS TO 2" ABOVE THE TOP OF WATER MAIN PIPE

NOT TO SCALE

DATE: 2-20-2015

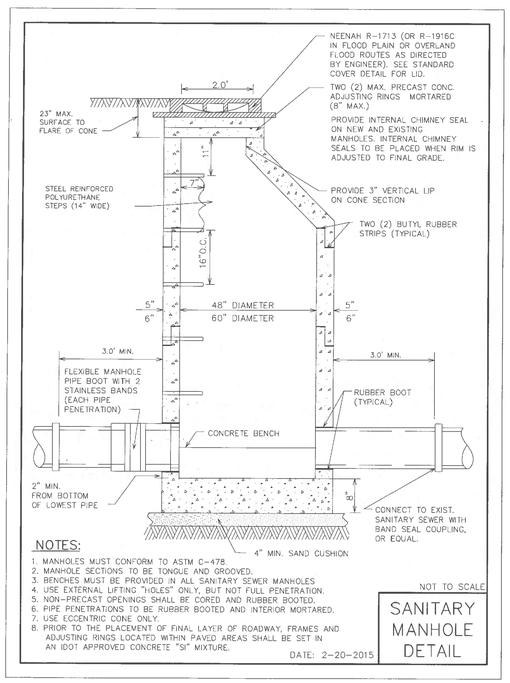
WATER MAIN INSTALLATION



NOT TO SCALE

DATE: 2-20-2015

TYPICAL PRESSURE CONNECTION



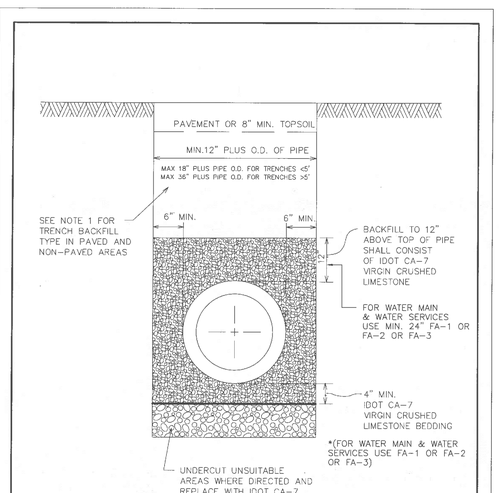
NOTES:

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

NOT TO SCALE

DATE: 2-20-2015

SANITARY MANHOLE DETAIL



NOTES:

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

NOT TO SCALE

DATE: 2-20-2015

TYPICAL PIPE TRENCH DETAIL

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

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EMAIL INFO@EEA-LTD.COM

△	Date	Description
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2	10/27/2023	Permit Revisions

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

Description

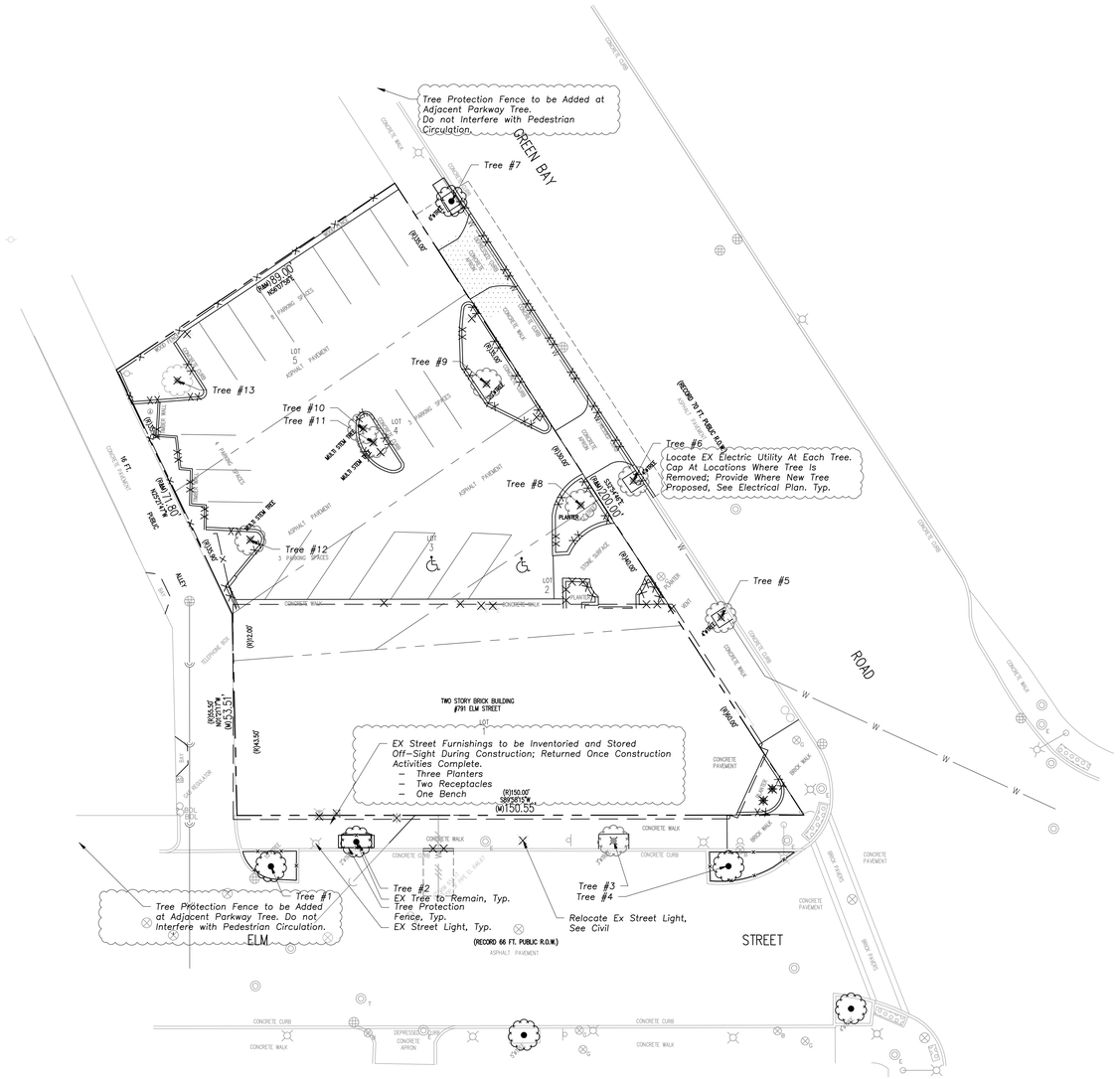
SITE WORK DETAILS - VILLAGE OF WINNETKA

Scale

1" = 20'

C6.03

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20' 0' 20' 40' 60'

Scale: 1"= 20'

TREE PRESERVATION NOTES

1. 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 AND TREE REMOVAL OPERATIONS.
2. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
5. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
6. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
7. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. 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 AS SHOWN IN PLAN.
10. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, CITY FORESTER OR OWNERS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
12. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
13. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE–GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
14. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
15. 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.
16. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.
17. WHEN CONSTRUCTION ACTIVITIES REQUIRE AGGREGATE FILL WITHIN PROTECTED CRITICAL ROOT ZONE, AN INERT STONE MATERIAL MUST BE USED. (AVOID LIMESTONE)
18. ROOT PRUNE WHERE ESTABLISHED TREE CRITICAL ROOT ZONES ARE IMPACTED BY CONSTRUCTION ACTIVITIES. TO BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST.

TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE	Status	COMMENTS
1	Gymnocladus dioicus	Kentucky Coffee Tree	10" Cal.	To Be Preserevd	Parkway Tree
2	Gymnocladus dioicus	Kentucky Coffee Tree	2" Cal.	To Be Preserevd	Parkway Tree
3	Sorbus aucuparia	European Mountain Ash	3" Cal.	To Be Removed	Parkway Tree
4	Ulmus x	Elm species	6" Cal.	To Be Preserevd	Parkway Tree
5	Ulmus x	Elm species	4" Cal.	To Be Removed	Parkway Tree
6	Celtis occidentalis	Hackberry	4" Cal.	To Be Removed	Parkway Tree
7	Ulmus x	Elm species	6" Cal.	To Be Preserevd	Parkway Tree - Bark damage
8	Gleditsia triacanthos	Honey Locust	12" Cal.	To Be Removed	Internal Tree
9	Gleditsia triacanthos	Honey Locust	20" Cal.	To Be Removed	Internal Tree
10	Prunus virginiana	Canadian Choke Cherry	3"x3"x3"	To Be Removed	Internal Tree
11	Prunus virginiana	Canadian Choke Cherry	3"x3"x3"	To Be Removed	Internal Tree
12	Malus ionis	Prairie Crab Apple	3"x3"x3"	To Be Removed	Internal Tree
13	Tilia americana	American Basswood	6"x8" Cal.	To Be Removed	Internal Tree

PUBLIC ROW TREES REMOVED : 3 TREES
REPLACEMENT TREES : 5 TREES

PRIVATE REMOVAL INCHES : 42"
REQUIRED REPLACEMENT : 18"
PROPOSED REPLACEMENT : 0" (Below Grade Parking Lot Conflict)

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Seal / Signature

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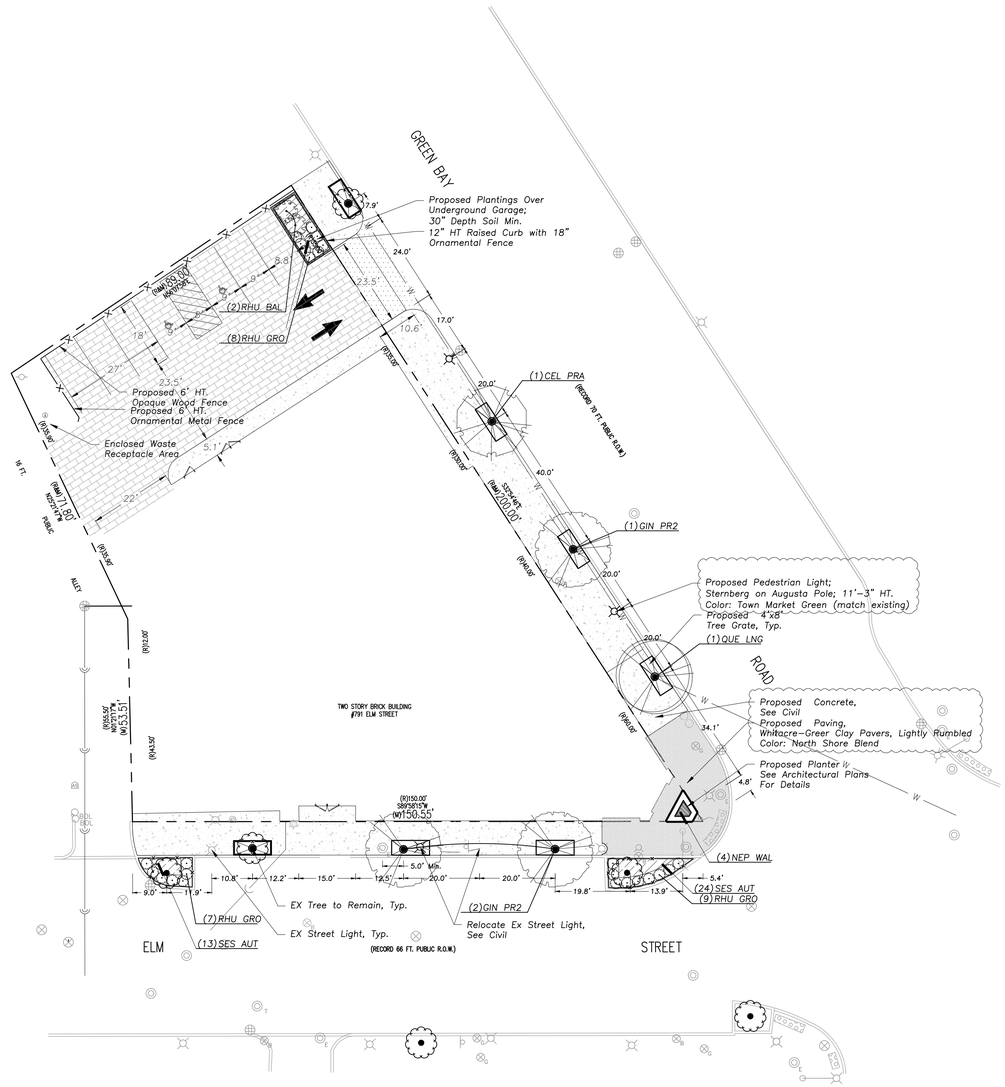
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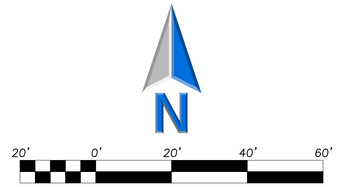
TREE PRESERVATION PLAN

Scale

L0.10

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Scale: 1"= 20'

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.

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	B & B	4" CAL.	1
GIN PR2	GINKGO BILOBA 'PNI 2720' / PRINCETON SENTRY® MAIDENHAIR TREE	B & B	4" CAL.	3
QUE LNG	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE® OAK	B & B	4" 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

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Description

SITE LANDSCAPE PLAN

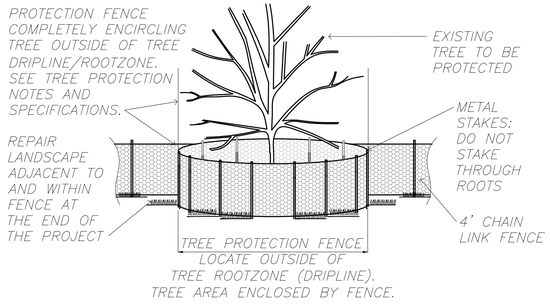
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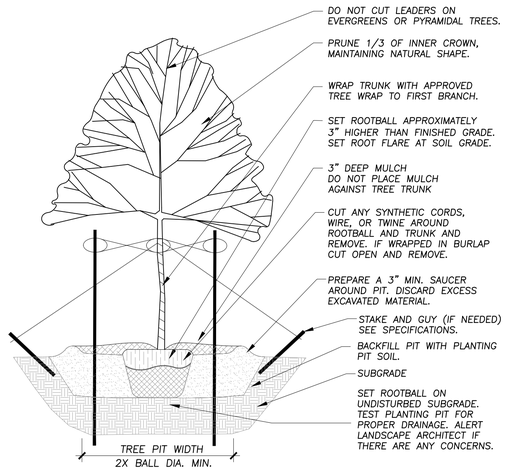
NOTES:

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

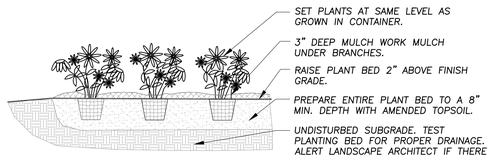
NTS



2 TREE PLANTING DETAIL

Not To Scale

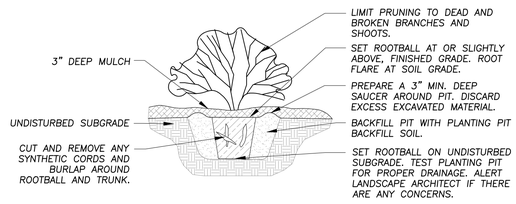
329343-01



3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale

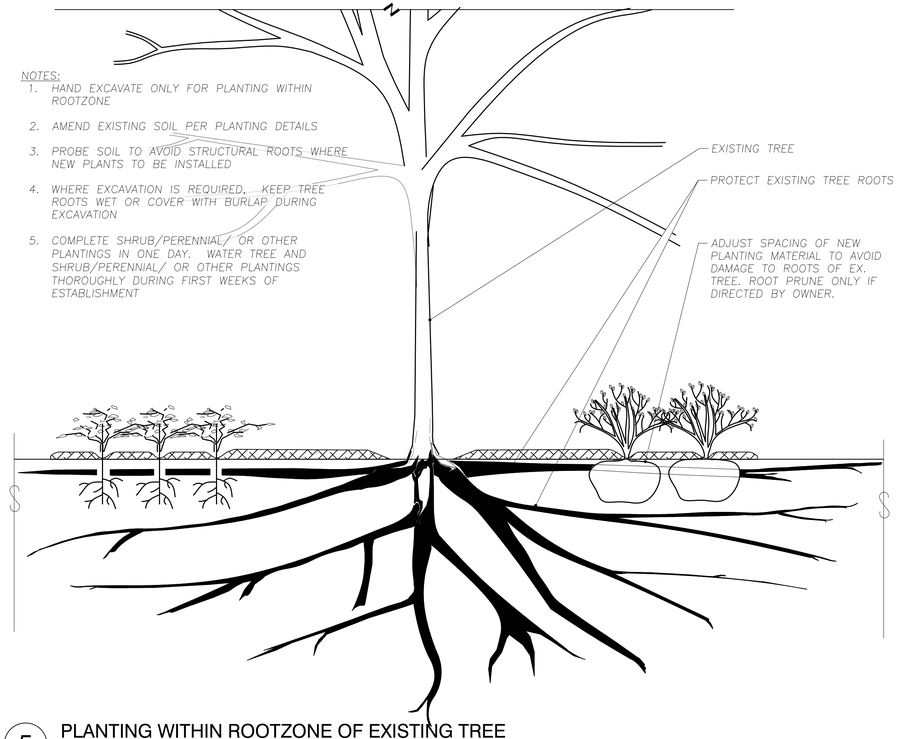
329301-03



4 SHRUB PLANTING DETAIL

Not To Scale

329333-01



5 PLANTING WITHIN ROOTZONE OF EXISTING TREE

NOT TO SCALE

329383-12

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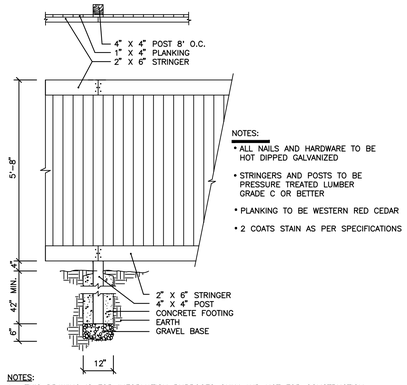
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LANDSCAPE DETAILS

Scale

L2.00

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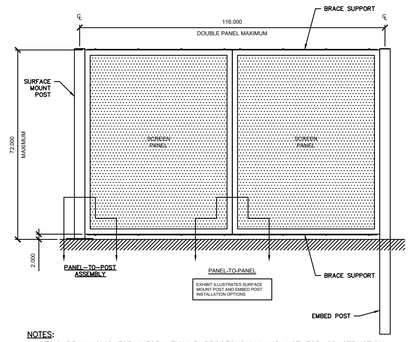


NOTES:
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
- STRINGERS AND POSTS TO BE PRESSURE TREATED LUMBER GRADE C OR BETTER
- PLANKING TO BE WESTERN RED CEDAR
- 2 COATS STAIN AS PER SPECIFICATIONS

NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.

1 6` SOLID WOOD FENCE

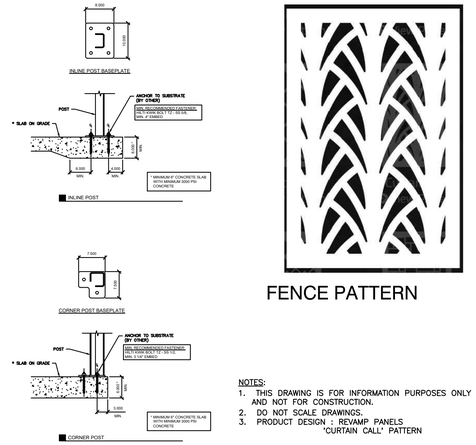
NOT TO SCALE 323129.23-02



NOTES:
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2. DO NOT SCALE DRAWINGS.
3. PRODUCT DESIGN : REVAMP PANELS
'CURTAIN CALL' PATTERN

2 6` ORNAMENTAL METAL FENCE

NOT TO SCALE 323119-81

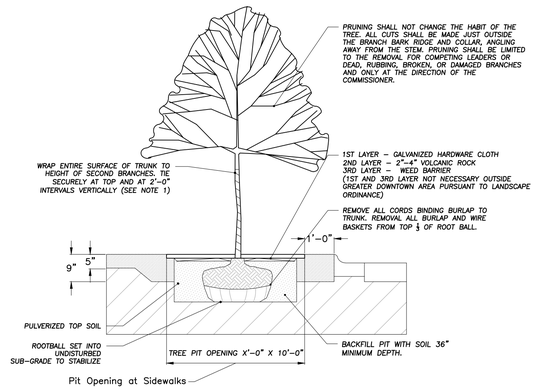


FENCE PATTERN

NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. PRODUCT DESIGN : REVAMP PANELS
'CURTAIN CALL' PATTERN

3 ORNAMENTAL METAL FENCE : MOUNT DETAILS

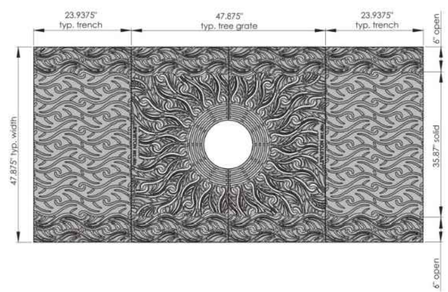
NOT TO SCALE 323119-82



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.

4 TREE PIT DETAIL (X' X 10')

SCALE: Not to Scale 329343-29



5 TREE GRATE

Not To Scale DETAIL-FILE

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	10/27/2023	Permit Revisions

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

Description

LANDSCAPE DETAILS

Scale

L2.01

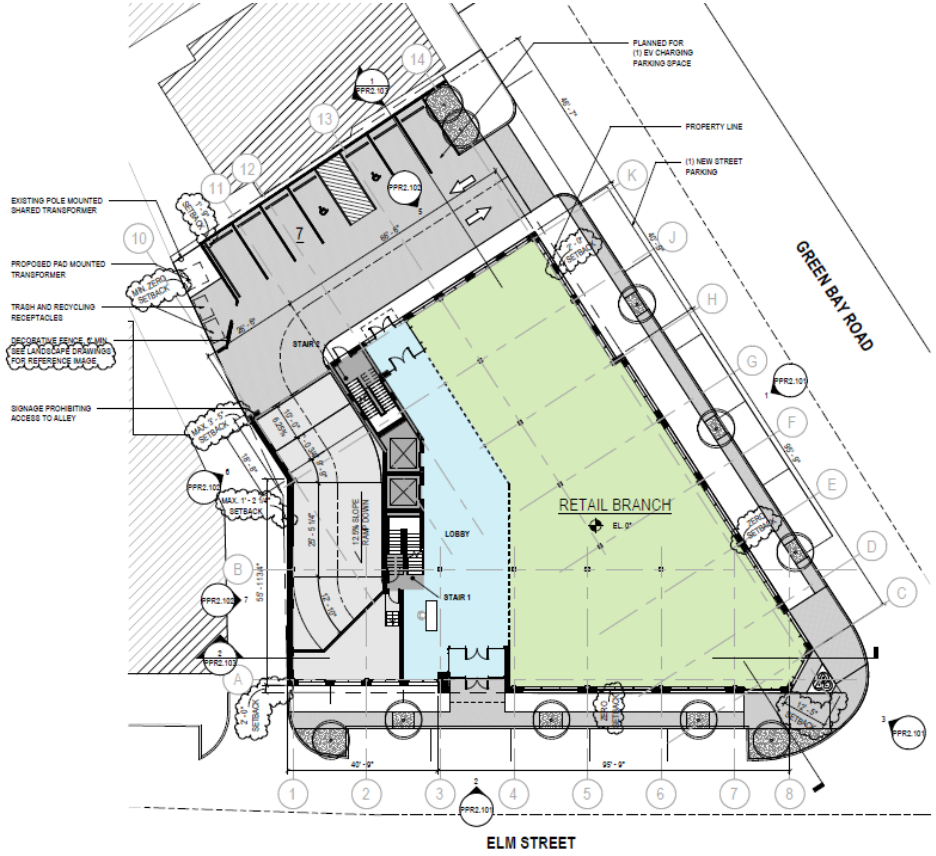
© 2015 Gensler

VILLAGE OF WINNETKA

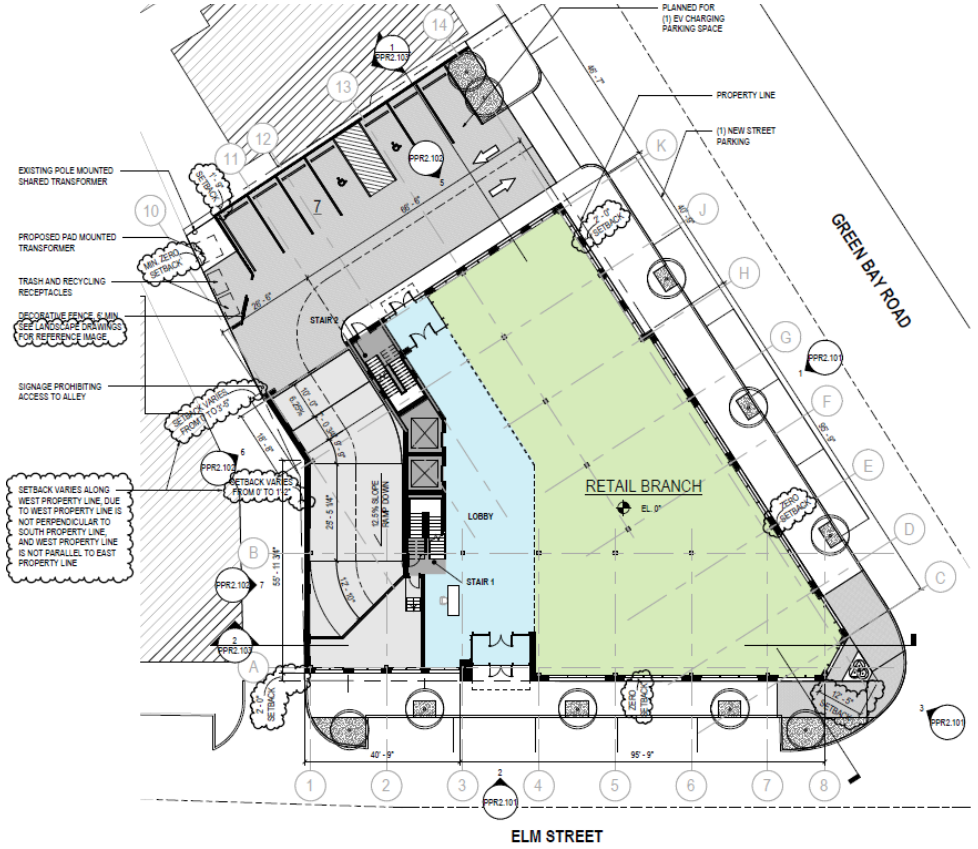
JPMORGAN CHASE BANK
COMMERCIAL PLANNED DEVELOPMENT

Comparison of Plans Reviewed at October 16, 2023, DRB Meeting with Current Plans for November 16, 2023, DRB Meeting

SITE PLAN



October 16, 2023



November 16, 2023

BUILDING MATERIALS



October 16, 2023



November 16, 2023

ELEVATIONS – ELM STREET



October 16, 2023



November 16, 2023

ELEVATIONS – GREEN BAY ROAD

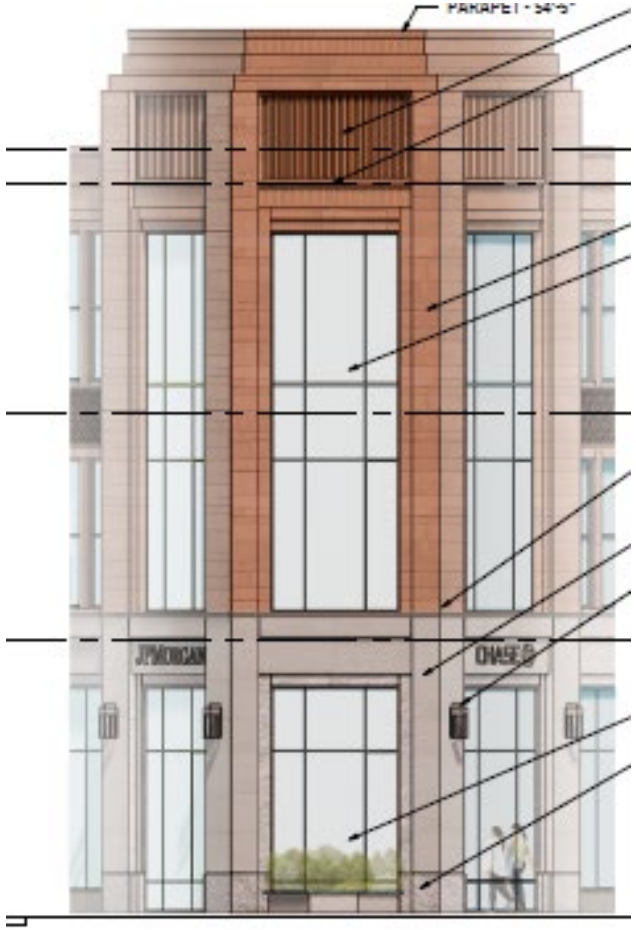


October 16, 2023



November 16, 2023

ELEVATIONS – SOUTHEAST CORNER



October 16, 2023



November 16, 2023

RENDERING ELM STREET



October 16, 2023



November 16, 2023

RENDERING GREEN BAY ROAD



October 16, 2023



November 16, 2023

RENDERING SOUTHEAST CORNER



October 16, 2023



November 16, 2023

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:

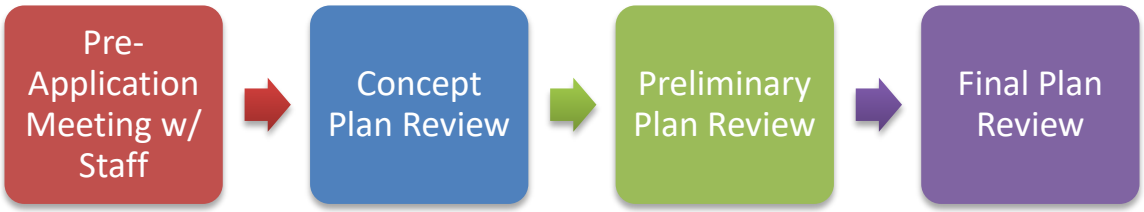


Figure 1 – Concept Plan Review

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.

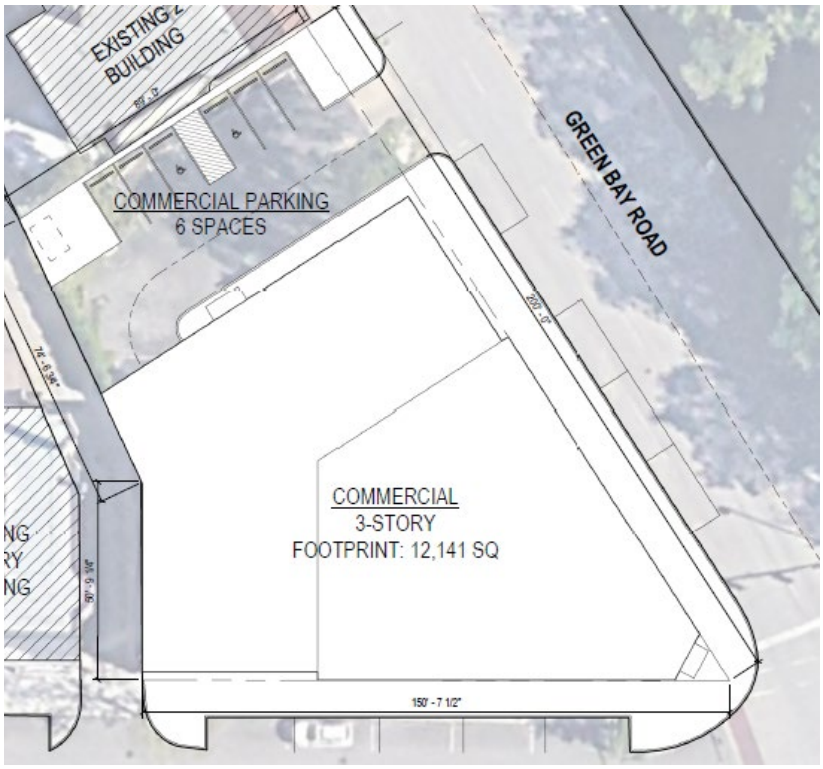


Figure 2 - Concept Plan - Site Plan Presented to Council June 20, 2023

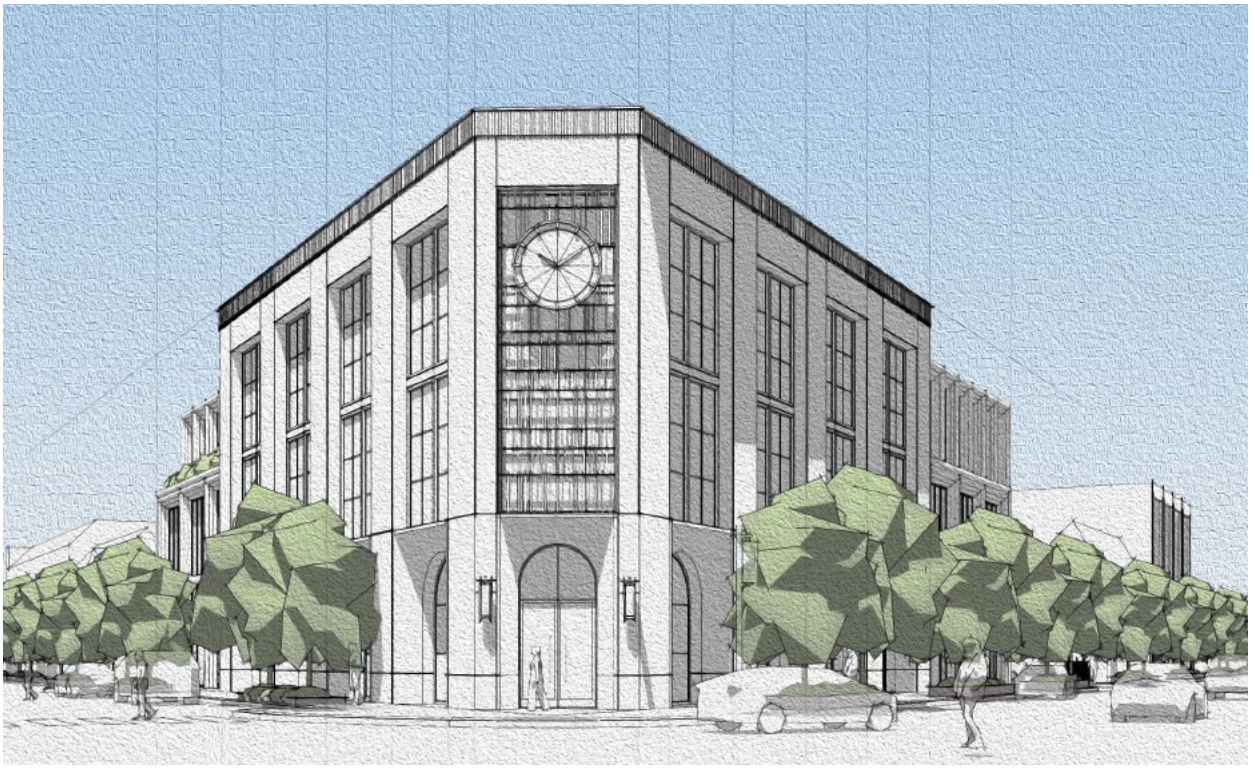


Figure 3 - Concept Plan – Perspective Drawing Presented to Council June 20, 2023

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:

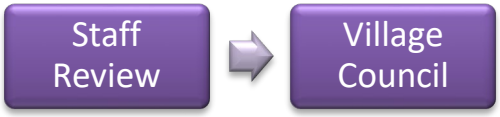


Figure 5 – Final Plan Review

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.

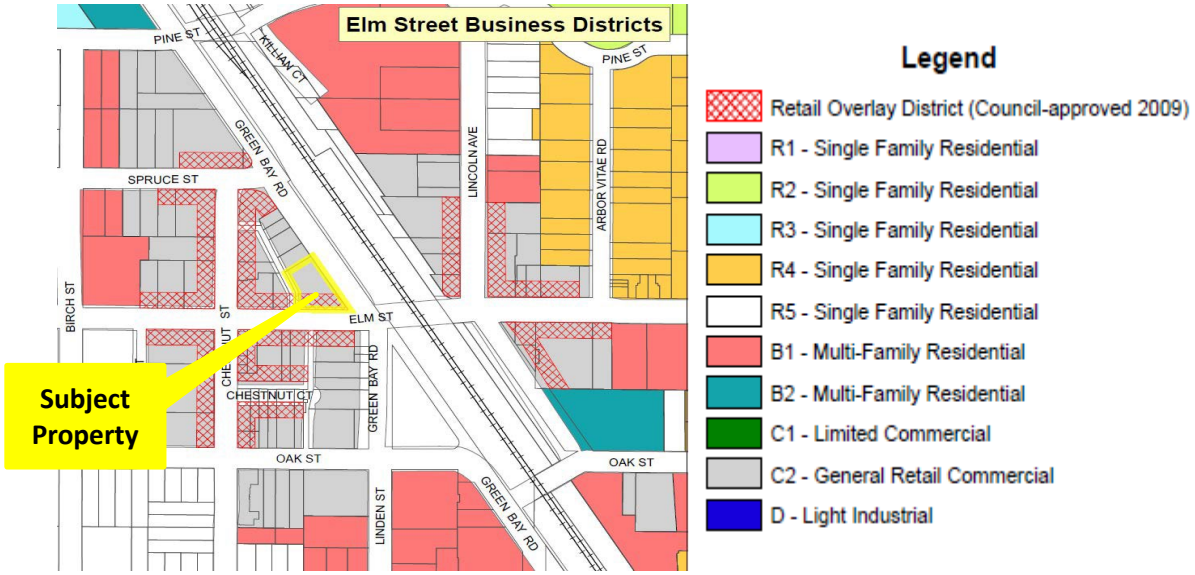


Figure 7 – Zoning Map

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.

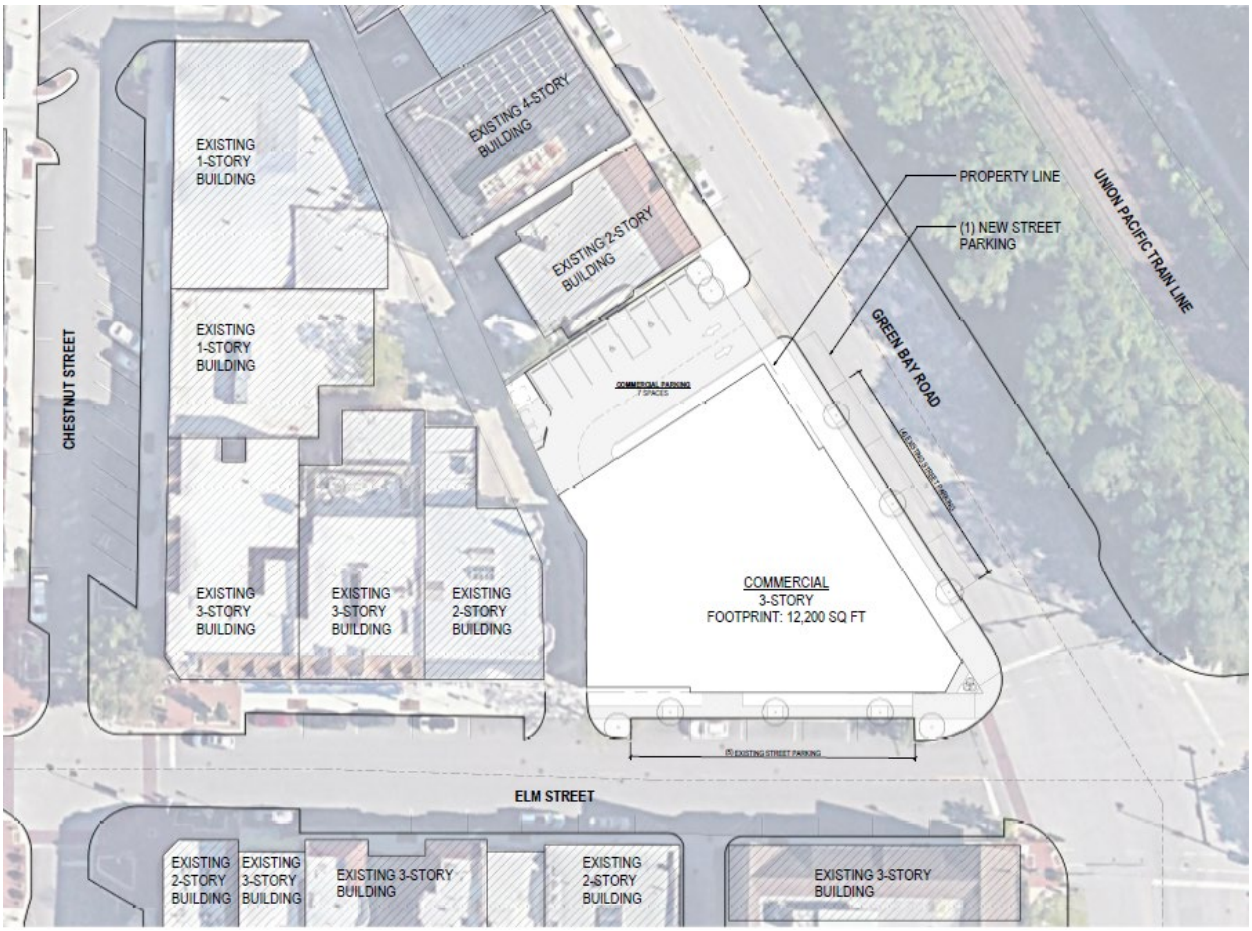


Figure 9 – Preliminary Plan – Site Plan

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.

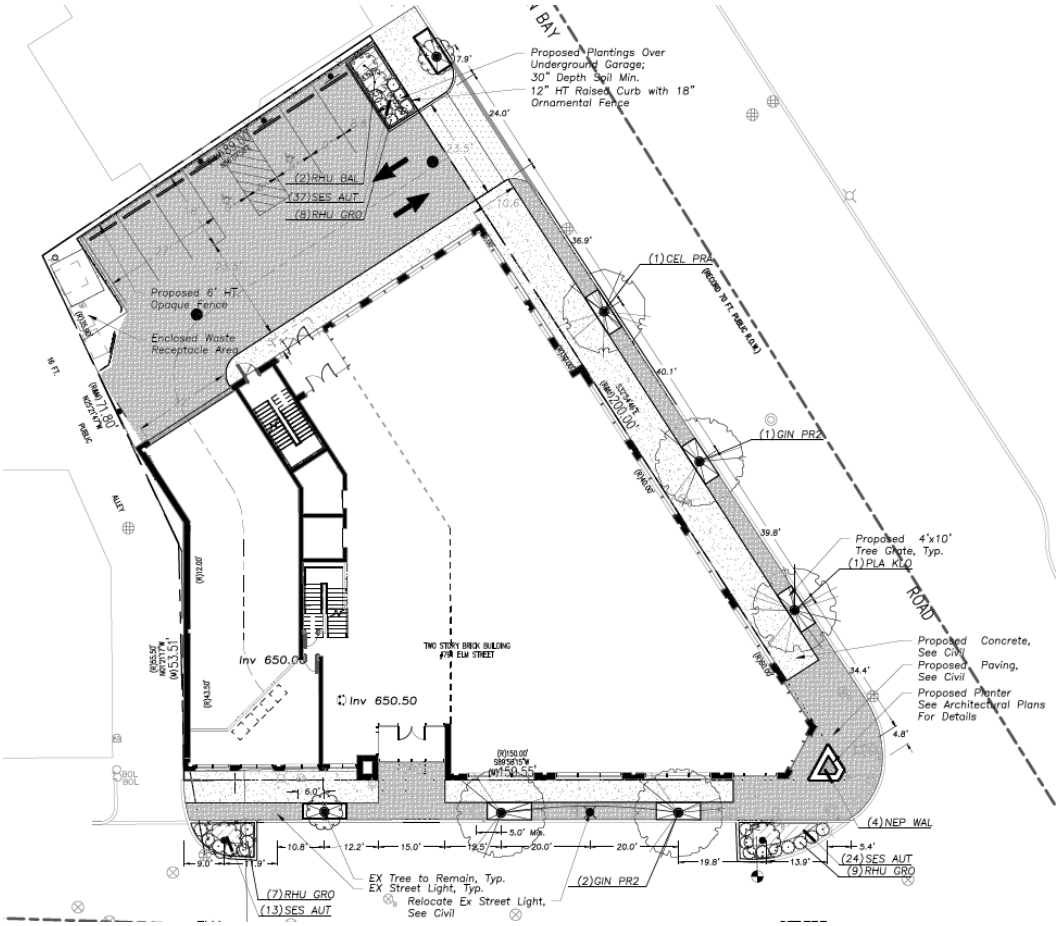


Figure 13 – Preliminary Plan – Landscape Plan

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.

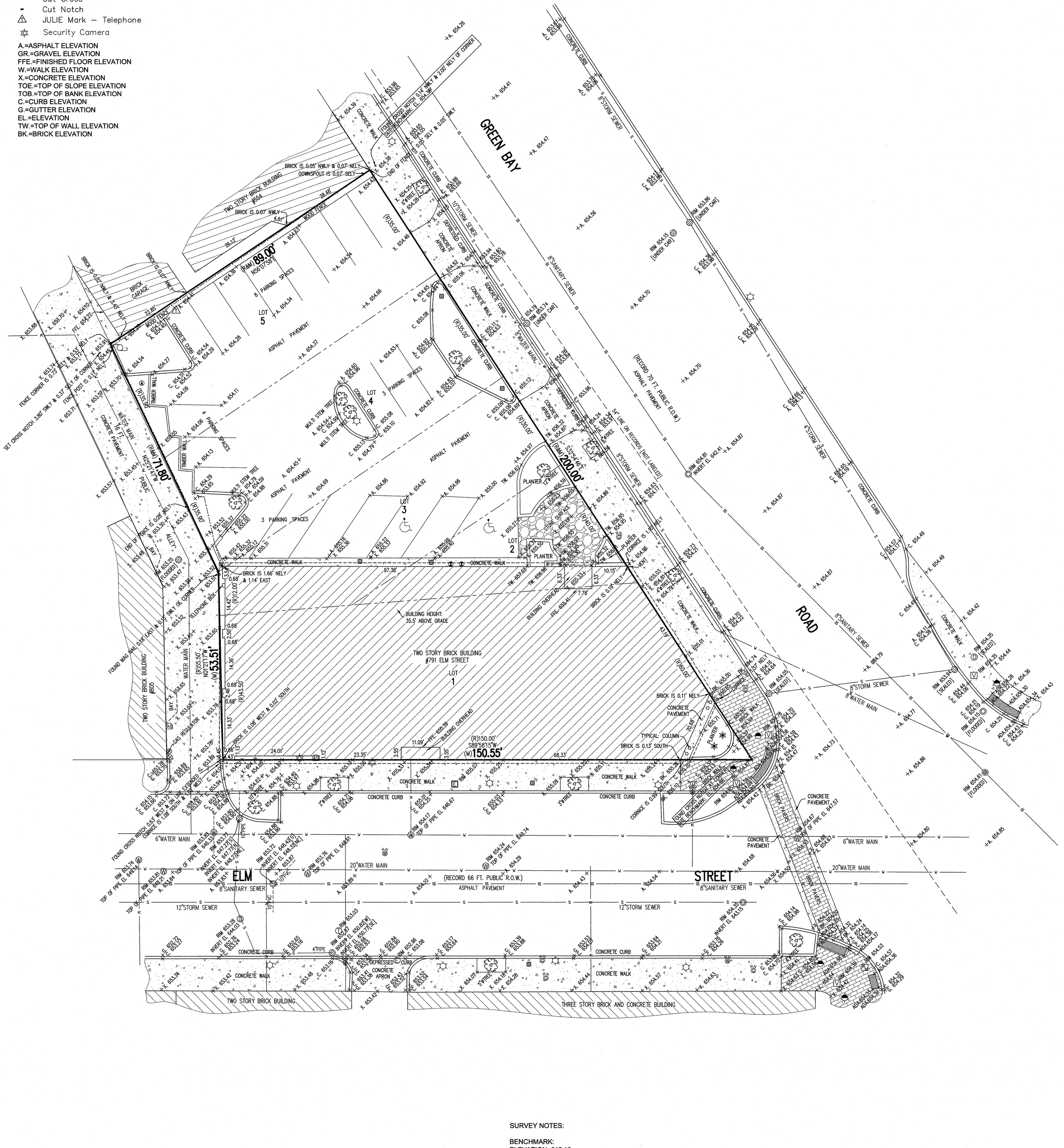
CONTAINING 17,030 SQUARE FEET OR 0.390 ACRES MORE OR LESS.

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



UNDERGROUND UTILITY DATA ADDED AUGUST 3, 2023

ORDERED BY:	RIVERSIDE INVESTMENTS & DEVELOPMENT	CHECKED: MD	DRAWN: RL
ADDRESS:	791 ELM STREET		

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

ORDER NO.	DATE:	PAGE NO.
2023-31339-001	JULY 27, 2023	1 OF 1
	SCALE: 1 INCH = 15 FEET	

G:\CAD\2023\2023-31339\2023-31339-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

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

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

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

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

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

COPYRIGHT CHICAGO GUARANTEE SURVEY COMPANY 2023 "All Rights Reserved"

SURVEY NOTES:

BENCHMARK:
ELEVATION: 645.10

LOCATION: #742 PINE STREET.
ALUMINUM CAP IN CONCRETE.
MONUMENT IS 57.26' NELY OF IRON PIPE AT
NORTHWEST CORNER OF SECTION 21-42-13
N. 1,982,594.103
E. 1,147,444.453

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, CHICAGO GUARANTEE SURVEY COMPANY, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

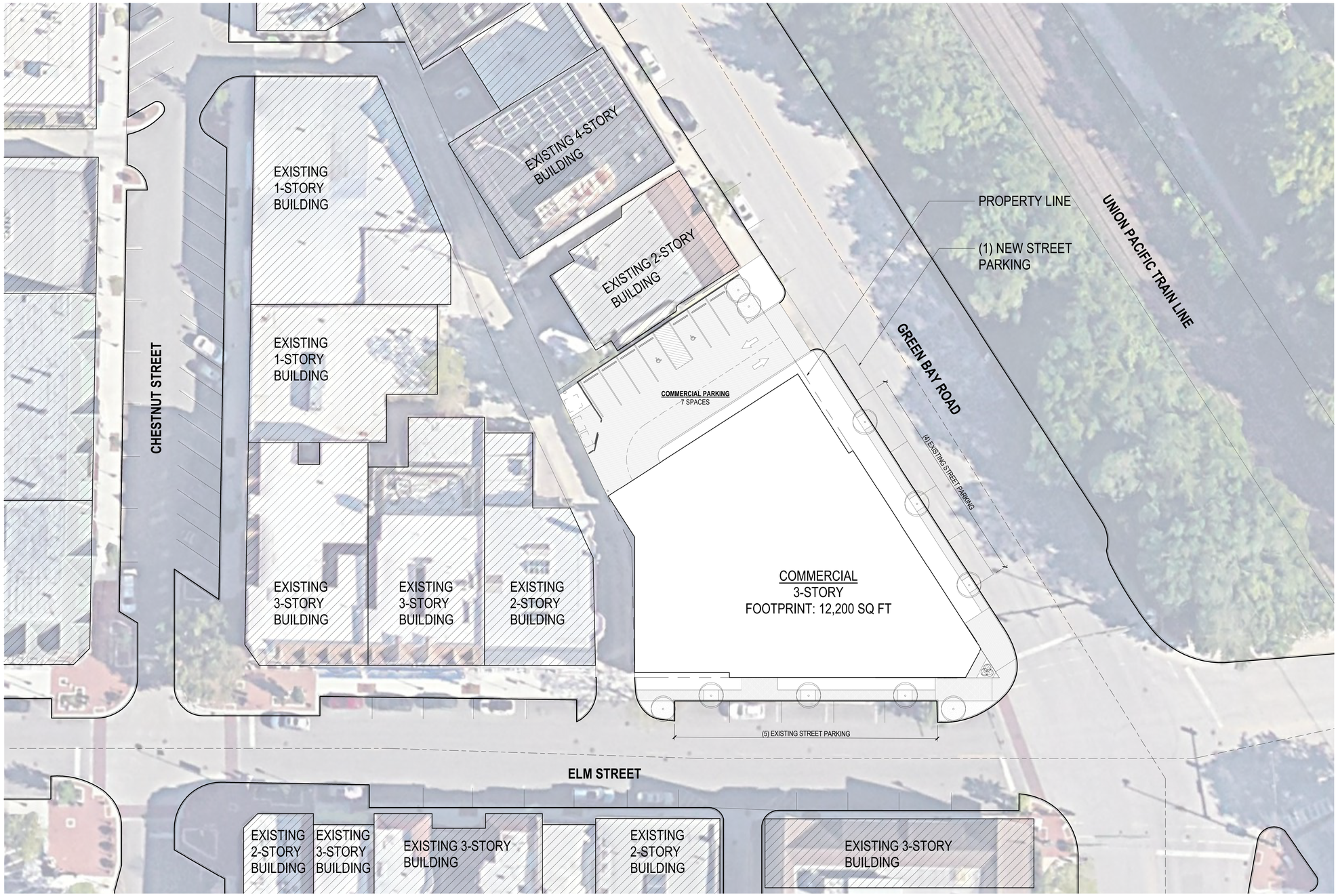
FIELD MEASUREMENTS COMPLETED ON JULY 27, 2023.

SIGNED ON AUGUST 3, 2023.

BY: _____

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

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



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

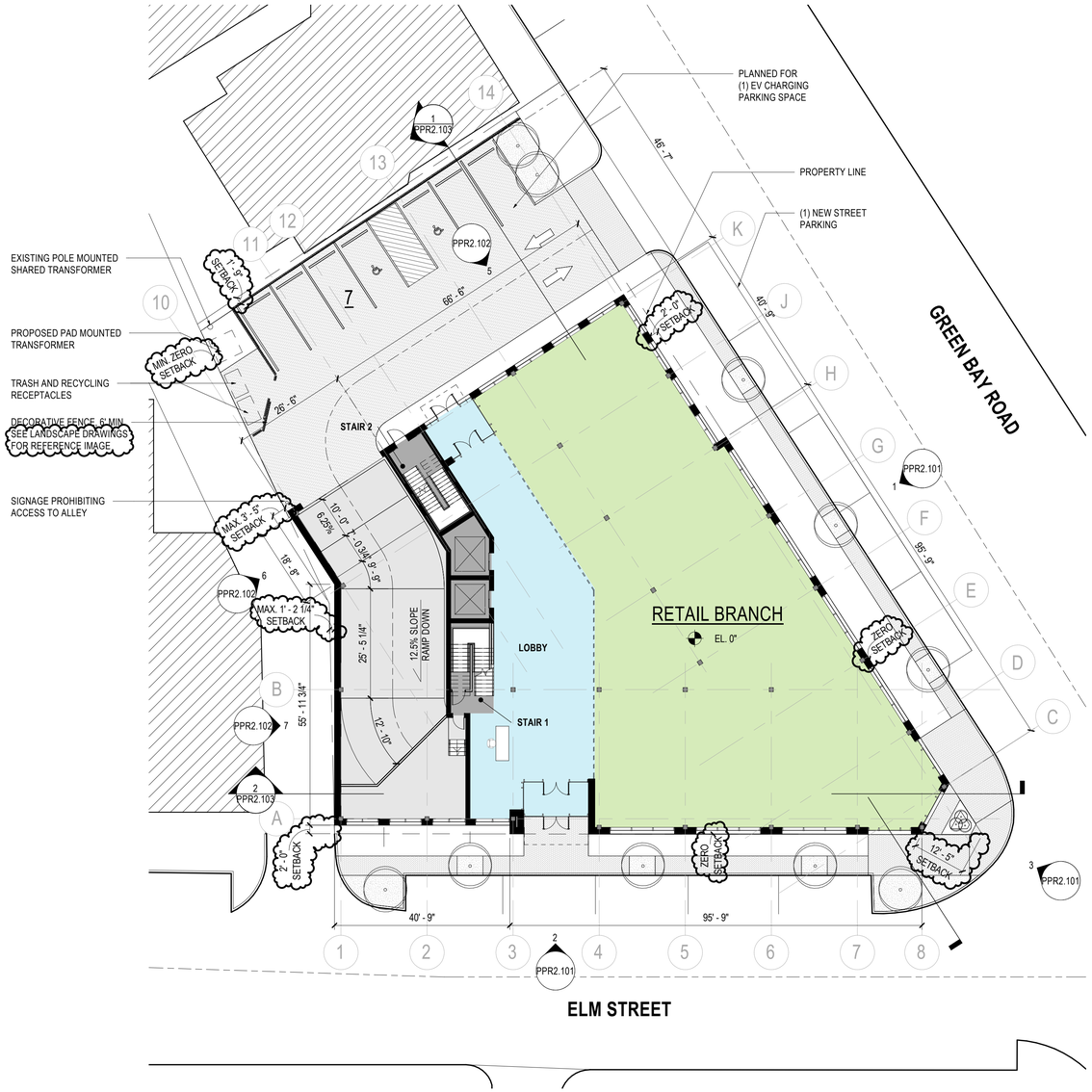
Description
SITE PLAN

Scale
As indicated

PPR1.100

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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)

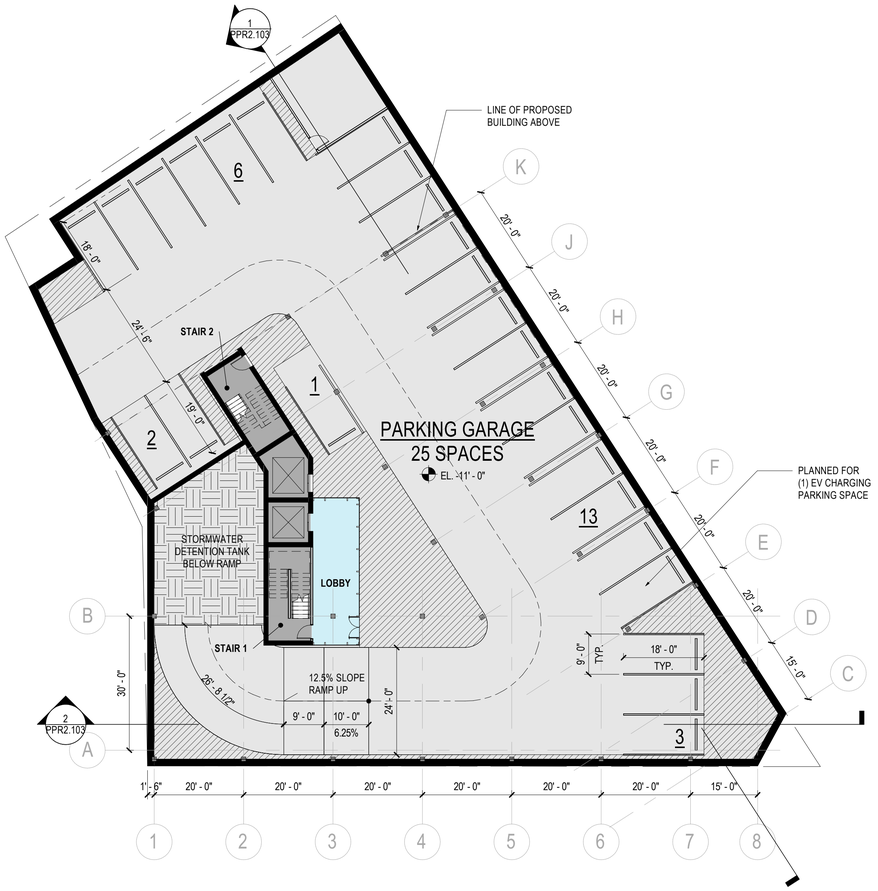
1 FLOOR PLAN / SITE PLAN - LEVEL 01

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
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: 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.

N

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
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

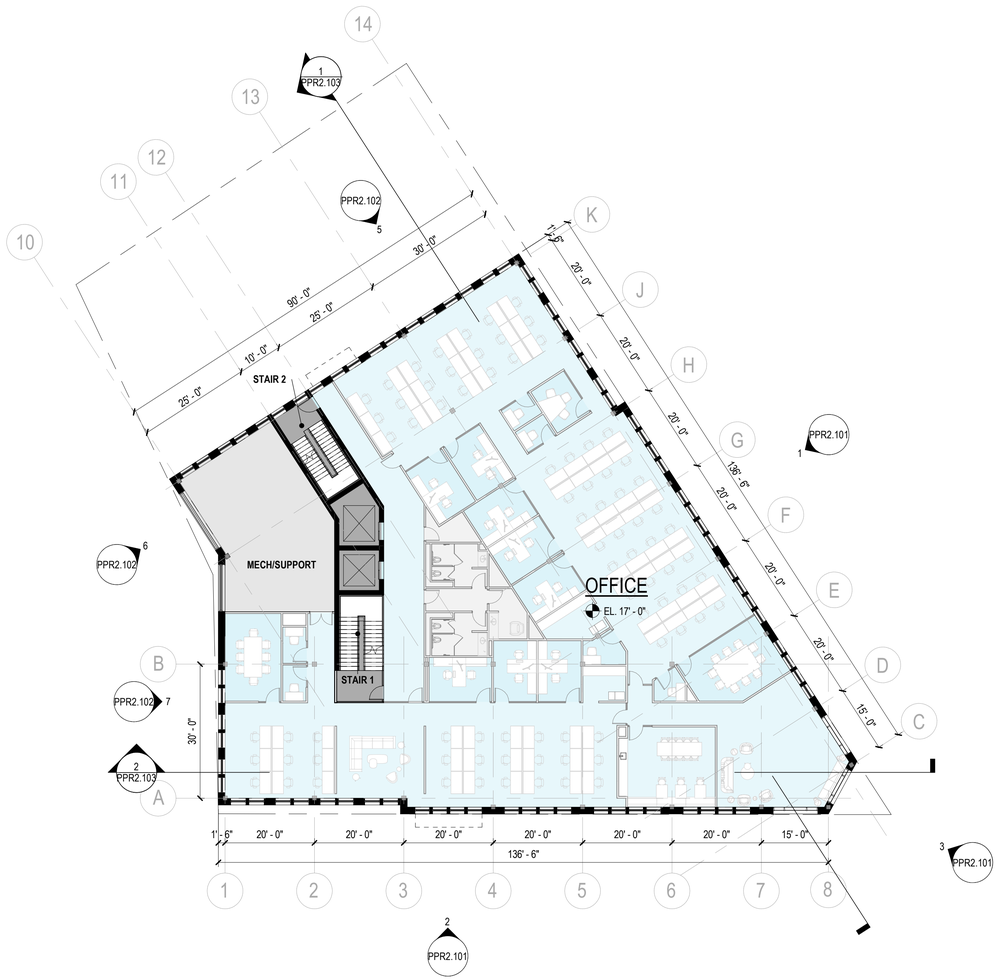
Description
FLOOR PLANS

Scale
As indicated

PPR1.101

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\\gensler.ad\projects\Revit\User\Models\43091\21.1062.000_JPMC Private Bank_Winnetka_v22_Central_ARCHITECTURE-20230817_Derek_Hukill.rvt
10/6/2023 4:48:30 PM



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

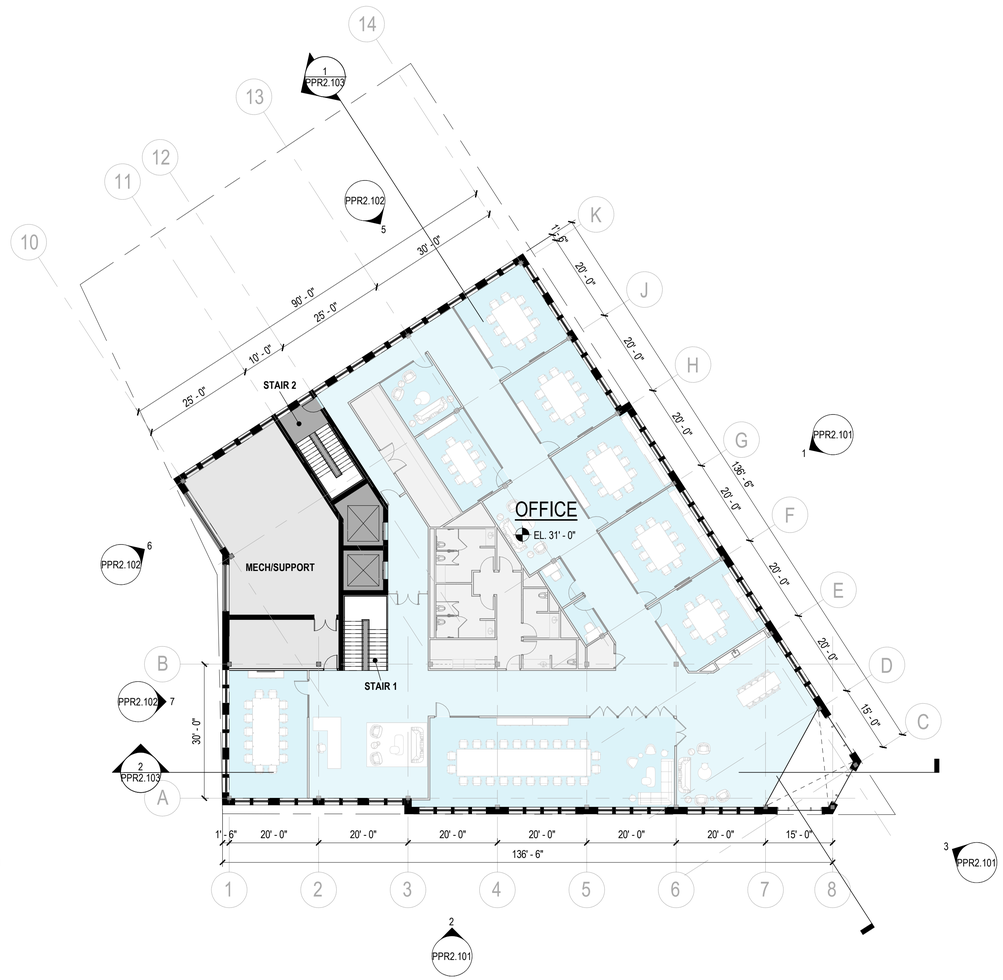
1 FLOOR PLAN - LEVEL 02
SCALE: 1/16" = 1'-0"

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.

N

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

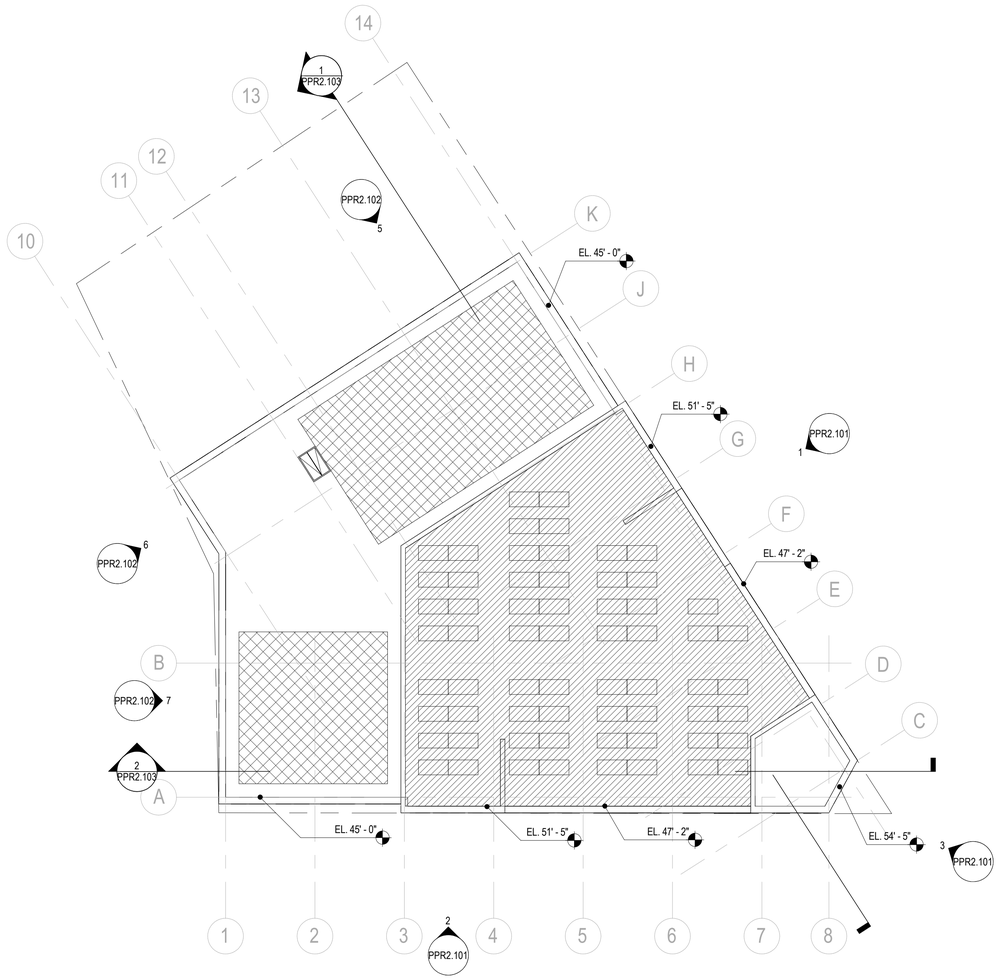
Description
FLOOR PLANS

Scale
As indicated

PPR1.102

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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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Description

ROOF PLAN

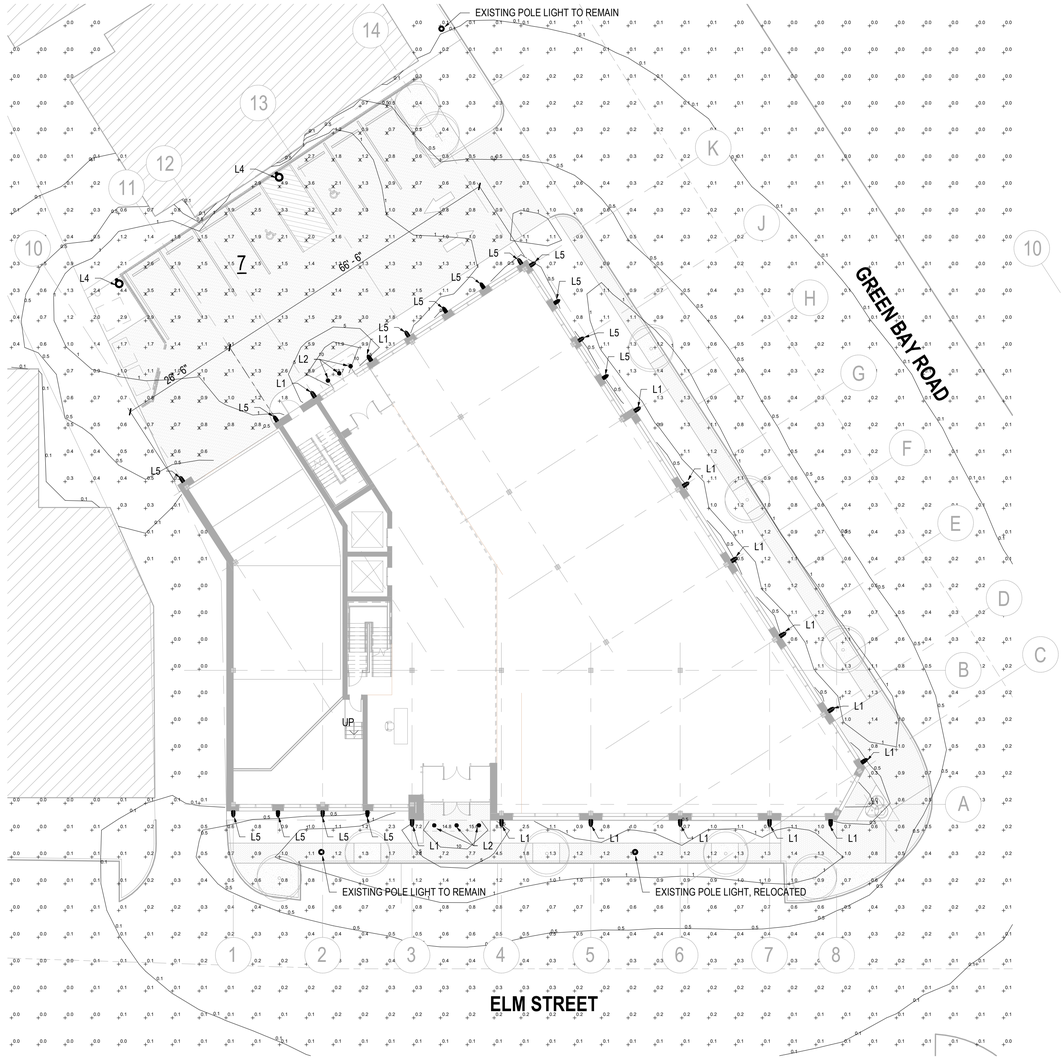
Scale

As indicated

PPR1.103

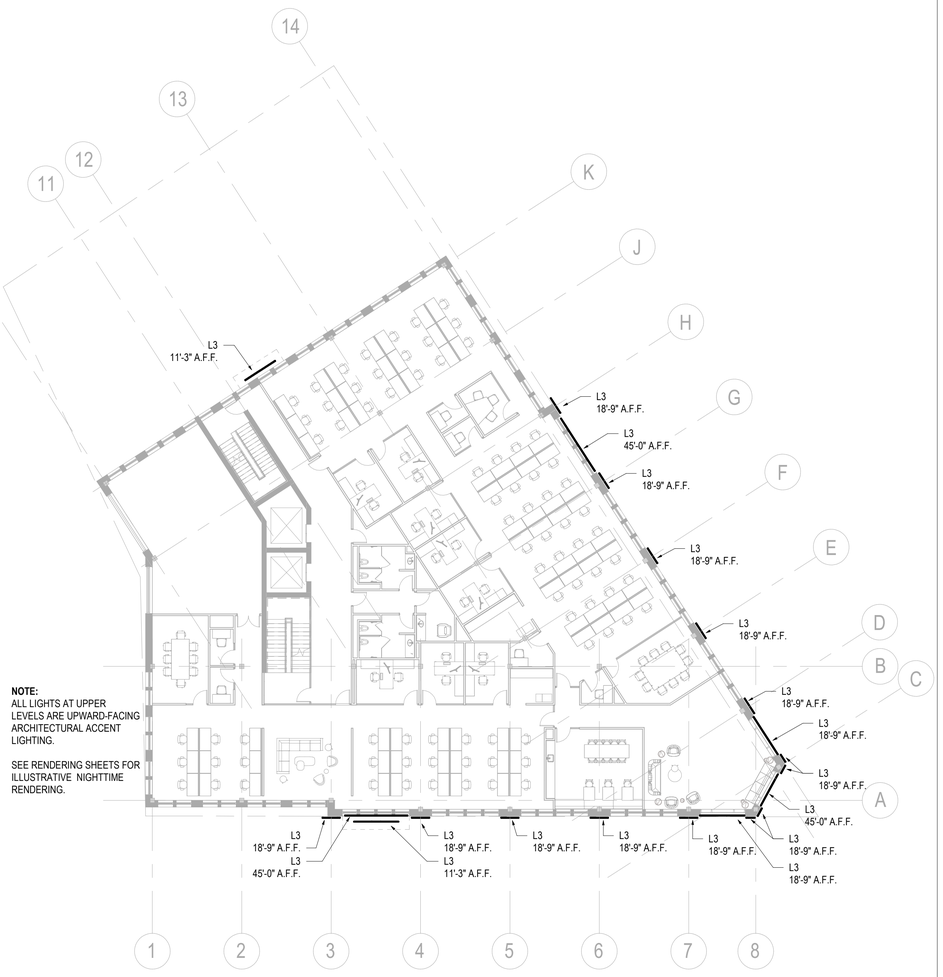
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1 EXTERIOER LIGHTING PLAN - LEVEL 01

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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KSA LIGHTING & CONTROLS

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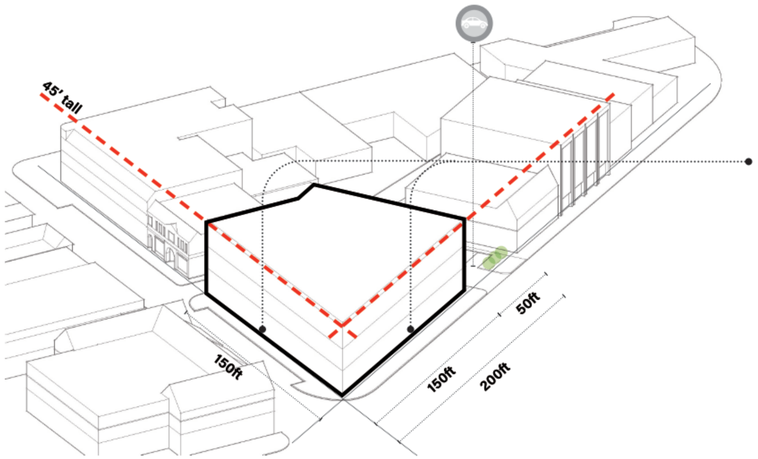
Description
EXTERIOR LIGHTING PLANS

Scale
As indicated

PPR1.201

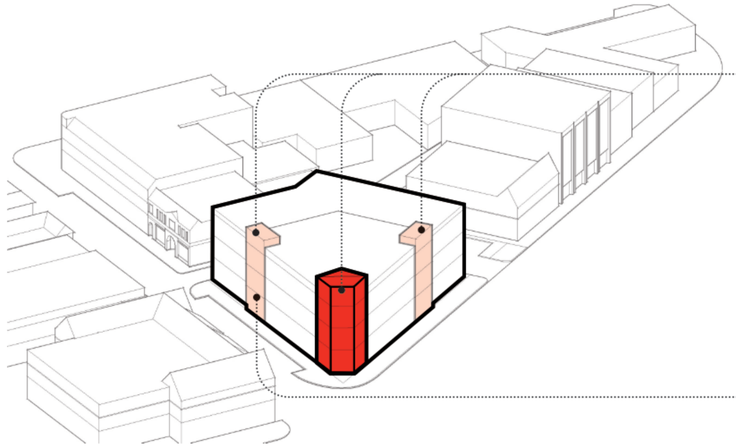
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BUILDING MASS

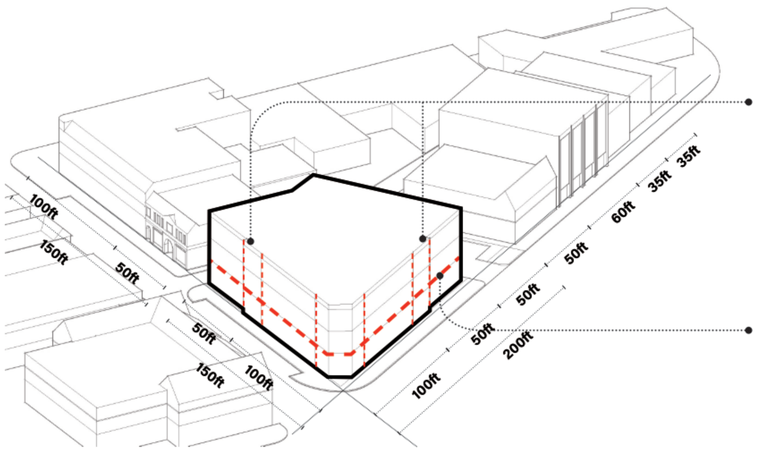
Setbacks:
"A continuous 'street-wall' along primary commercial thoroughfares should be provided and building facades should be located to create this uniform setback."
- Winnetka Design Guideline V.a



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

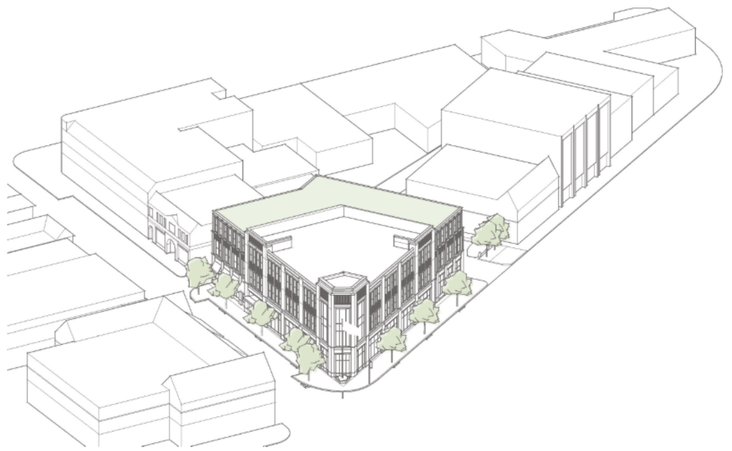
Entries
"Public entries should have a large-scale approach and be open and inviting. Public entrances should be located along the main thoroughfares and at corners."
- Winnetka Design Guideline VII.a



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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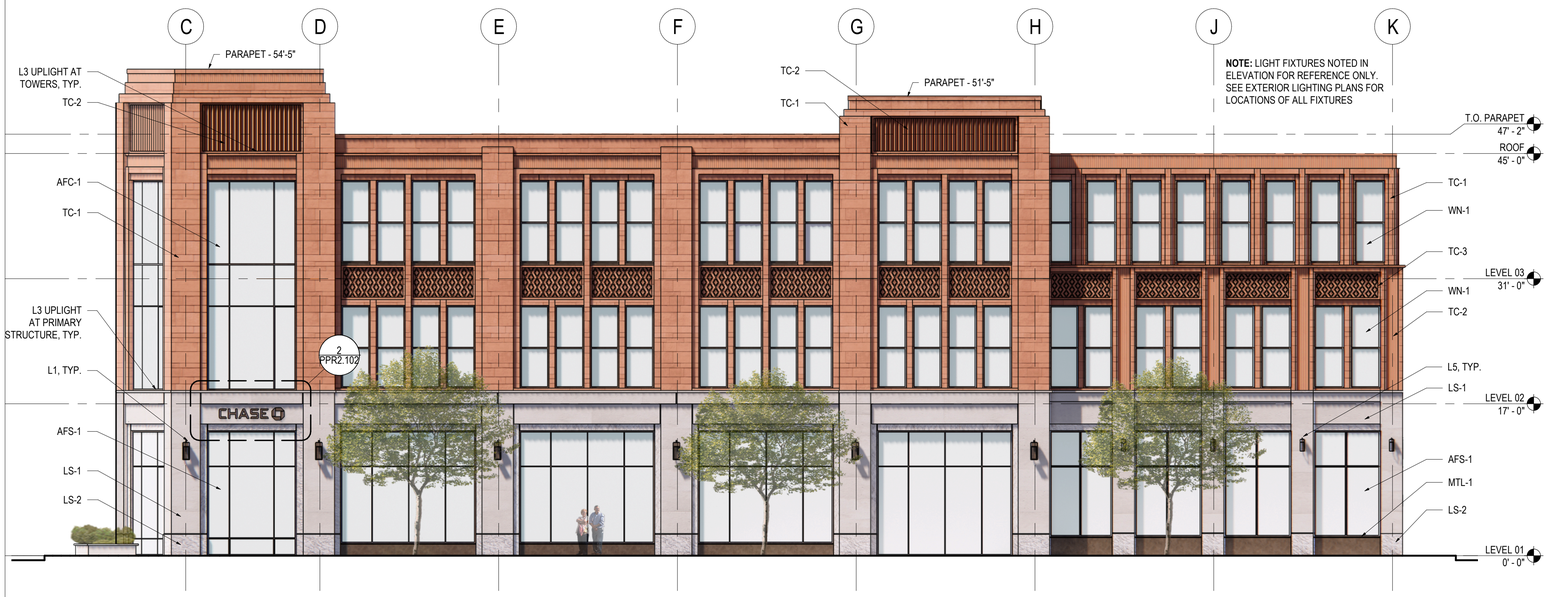
Description
MASSING STRATEGIES

Scale

PPR2.100

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1 ELEVATION - GREEN BAY RD

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



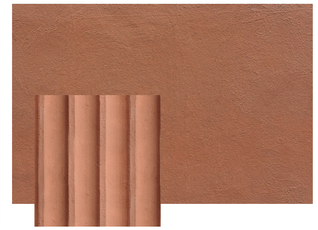
2 ELEVATION - ELM STREET

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



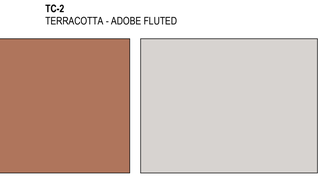
LS-1
LIMESTONE - LIGHT BUFF, SMOOTH



TC-1
TERRACOTTA - ADOBE SMOOTH



LS-2
LIMESTONE - LIGHT BUFF, CHISELED



TC-2
TERRACOTTA - ADOBE FLUTED

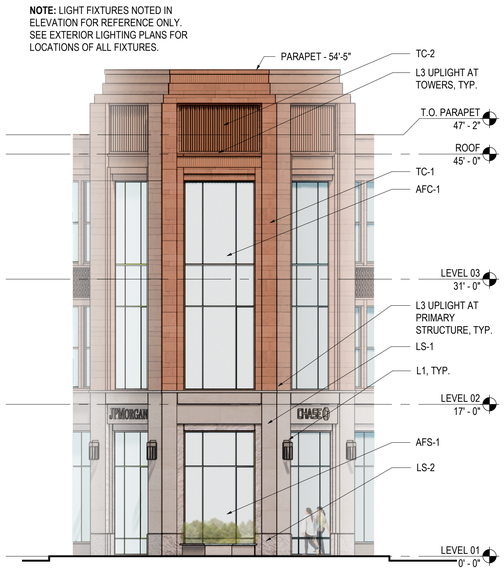
MTL-1, AFS-1, AFC-1, WN-1
DARK BRONZE

LVR-1
ADOBE TO MATCH TERRACOTTA

LVR-2, MTL-2
GRAY TO MATCH LIMESTONE

EXTERIOR MATERIALS

SCALE: 12" = 1'-0"



3 ELEVATION - SOUTHEAST CORNER

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

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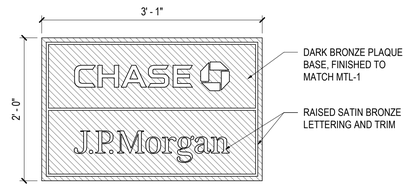
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BUILDING ELEVATIONS

Scale
As indicated

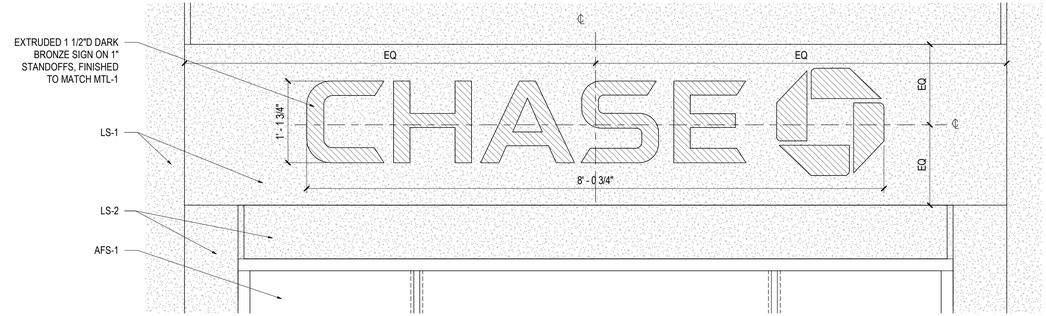
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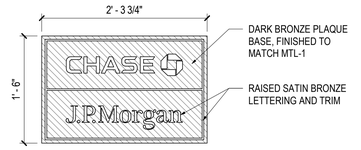
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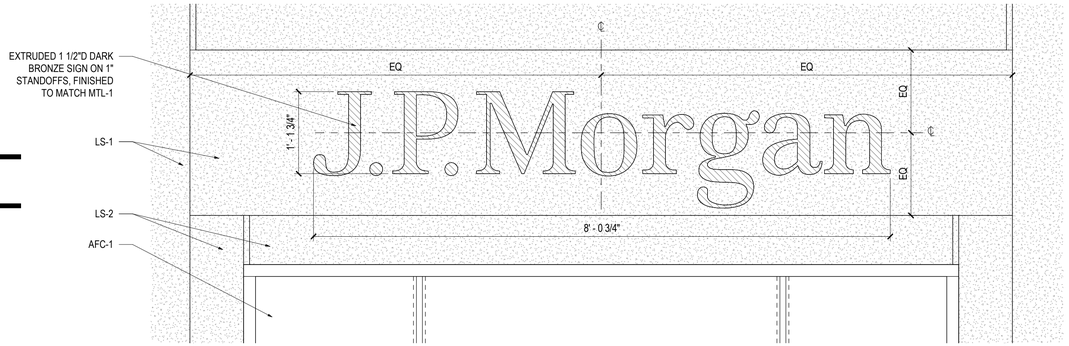
1 DETAIL - SOUTH ENTRY PLAQUE
SCALE: 1" = 1'-0"



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
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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

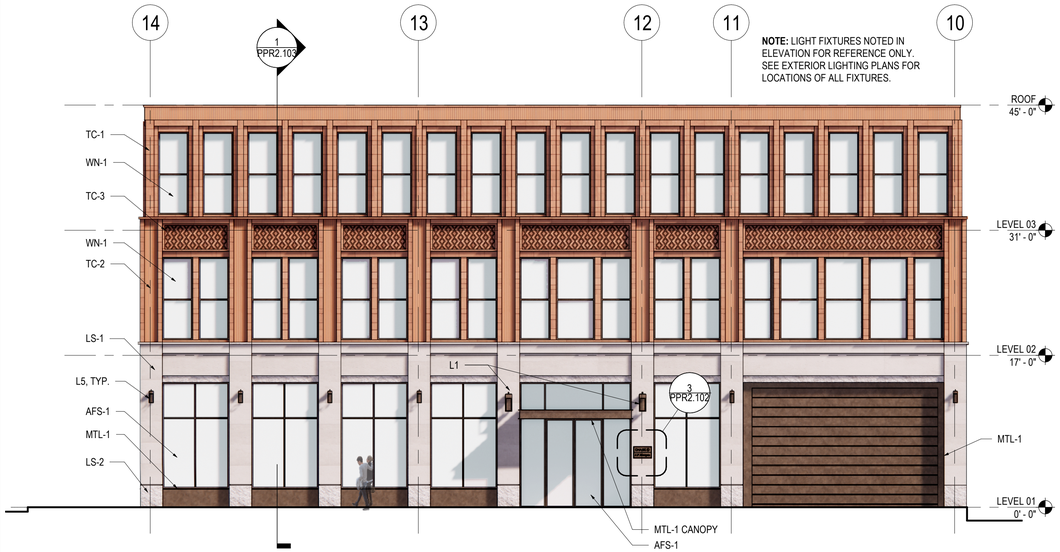


MTL-1, AFS-1, AFC-1, WN-1
DARK BRONZE

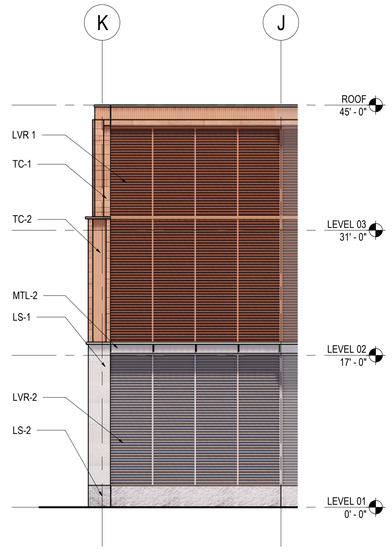
LVR-1
ADOBE TO MATCH TERRACOTTA

LVR-2, MTL-2
GRAY TO MATCH LIMESTONE

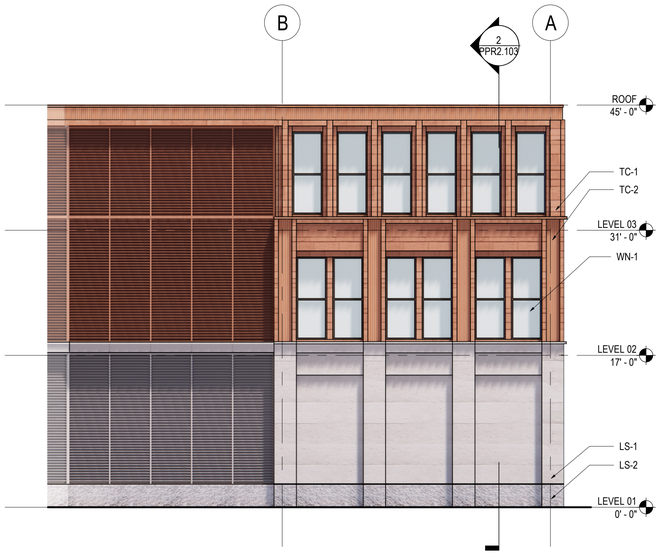
EXTERIOR MATERIALS
SCALE: 12" = 1'-0"



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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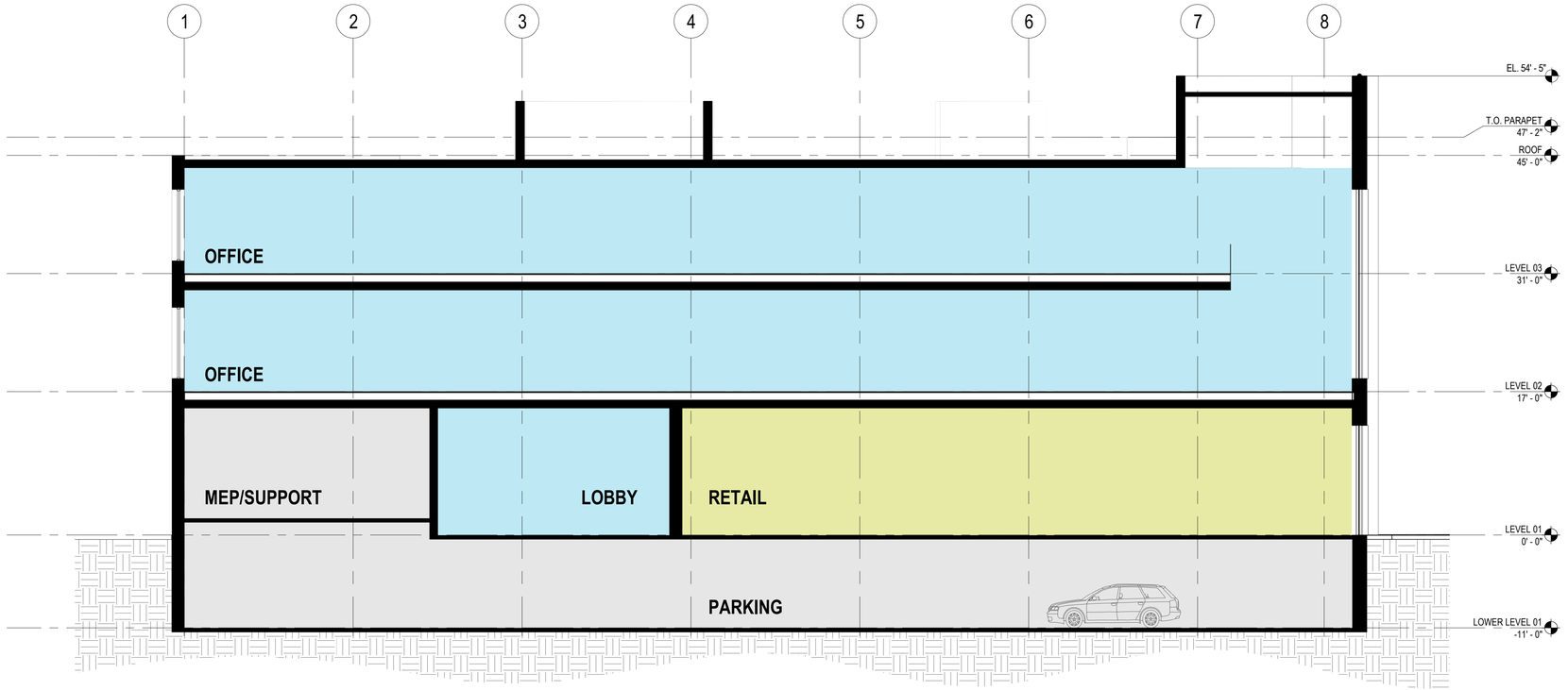
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BUILDING ELEVATIONS AND SIGN ELEVATIONS

Scale
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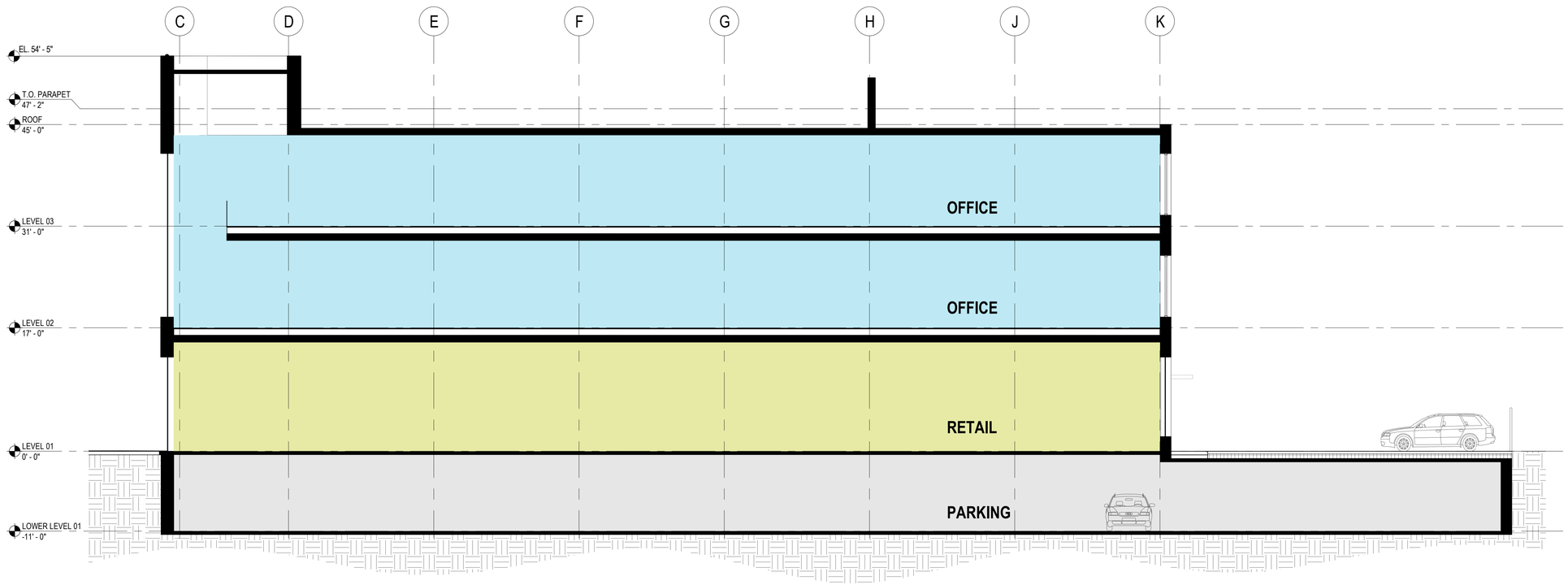
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2 BUILDING SECTION - ELM STREET
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION - GREEN BAY ROAD
SCALE: 1/8" = 1'-0"

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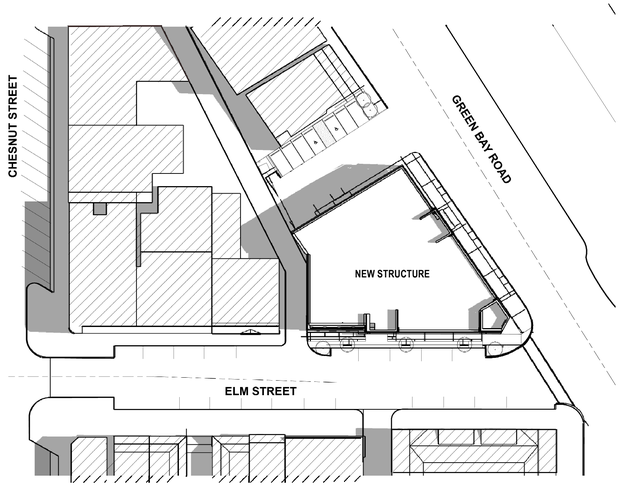
Description
BUILDING CROSS SECTIONS

Scale
1/8" = 1'-0"

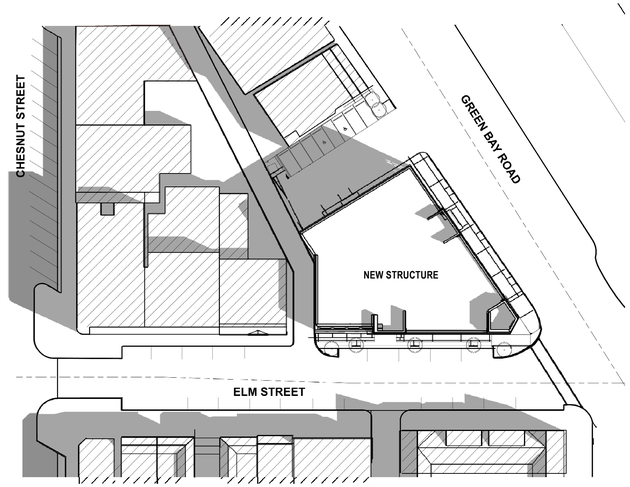
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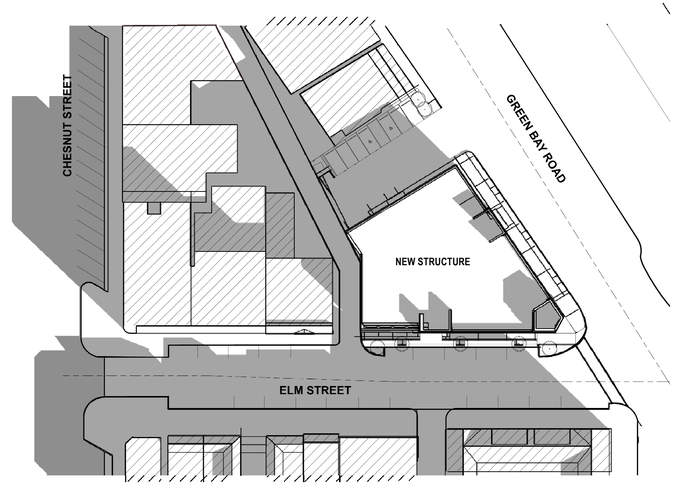


1 SHADOW STUDY - 06/21 - 9AM
SCALE: 1" = 50'-0"

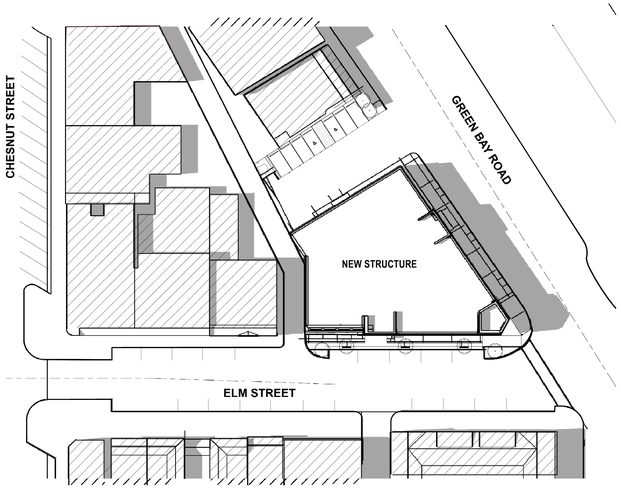


2 SHADOW STUDY - 03/21 & 9/21 - 9AM
SCALE: 1" = 50'-0"

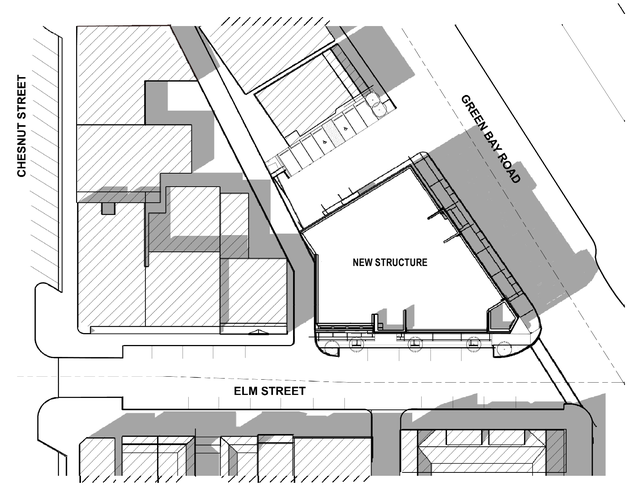
NOTE: SOLAR ALTITUDE IS EQUIVALENT AT VERNAL EQUINOX (MARCH 21ST) AND AUTUMNAL EQUINOX (SEPTEMBER 21ST)



3 SHADOW STUDY - 12/21 - 9AM
SCALE: 1" = 50'-0"

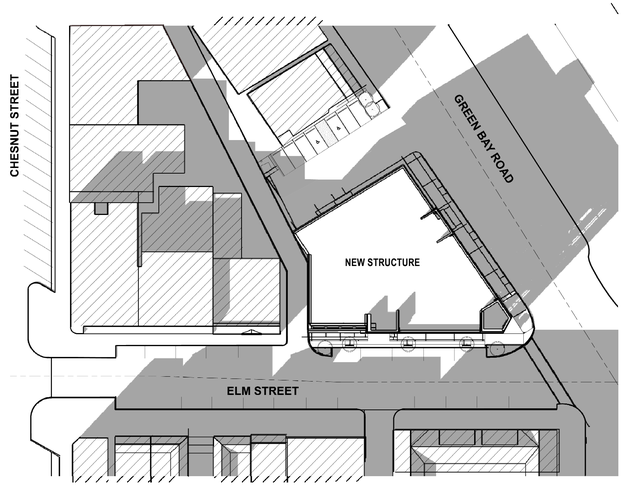


4 SHADOW STUDY - 06/21 - 3PM
SCALE: 1" = 50'-0"



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"

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
SHADOW STUDY

Scale
1" = 50'-0"

PPR2.300

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10/6/2023 4:46:22 PM \\gensler.ad\projects\Revit\UserModels\430919\21.1062.000_JPMC Private Bank_Winnetka_v22_Central_ARCHITECTURE-20230817_Darek_Hukill.rvt



1 STREETSCAPE ELEVATION - GREEN BAY RD

SCALE: 1" = 20'-0"



2 STREETSCAPE ELEVATION - ELM ST

SCALE: 1" = 20'-0"

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Gensler

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Seal / Signature

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Project Name

JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

Description

STREETSCAPE ELEVATIONS

Scale

1" = 20'-0"

PPR2.301

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8/16/2023 1:45:47 PM Autodesk Docs://21.1062.300 - JPMC Winnetka/21.1062.000_JPMC Private Bank_Winnetka_v22_Central_ARCHITECTURE.rvt



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"

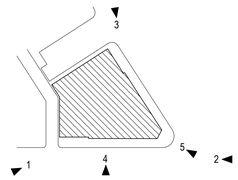


5 RENDERING - SOUTH CORNER
SCALE: 1" = 200'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN



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

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NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
BUILDING RENDERINGS

Scale
As indicated

PPR2.401

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8/16/2023 10:35:44 AM Autodesk Docs://21.1062.300 - JPMC Winnetka/21.1062.000_JPMC Private Bank_Winnetka_v22_Central_ARCHITECTURE.rvt

JP Morgan & Chase Co.
791 Elm St.
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*

JPMORGAN CHASE & CO.
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ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

Date	Description
08/18/2023	Issued For Village PD

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Project Name
JPMorgan Chase Private Bank, Winnetka

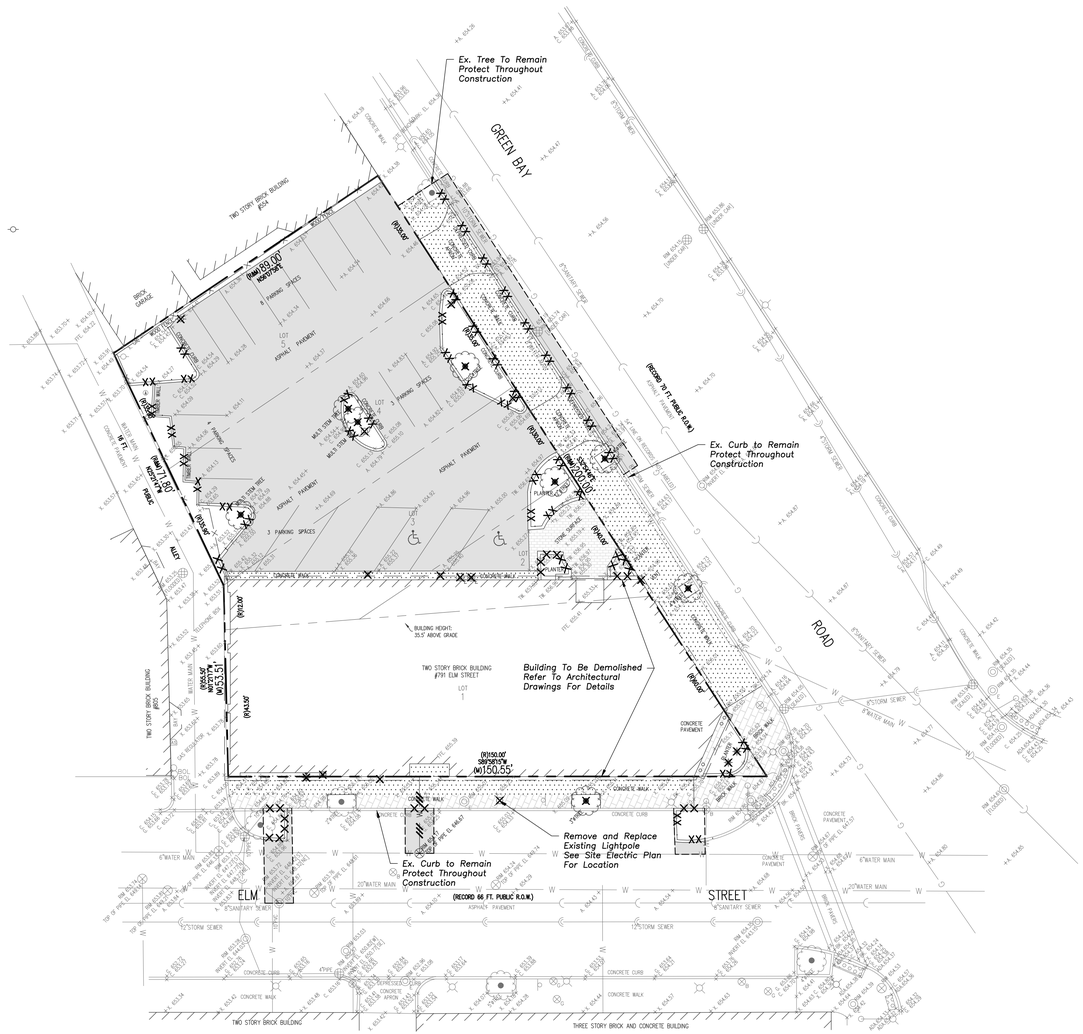
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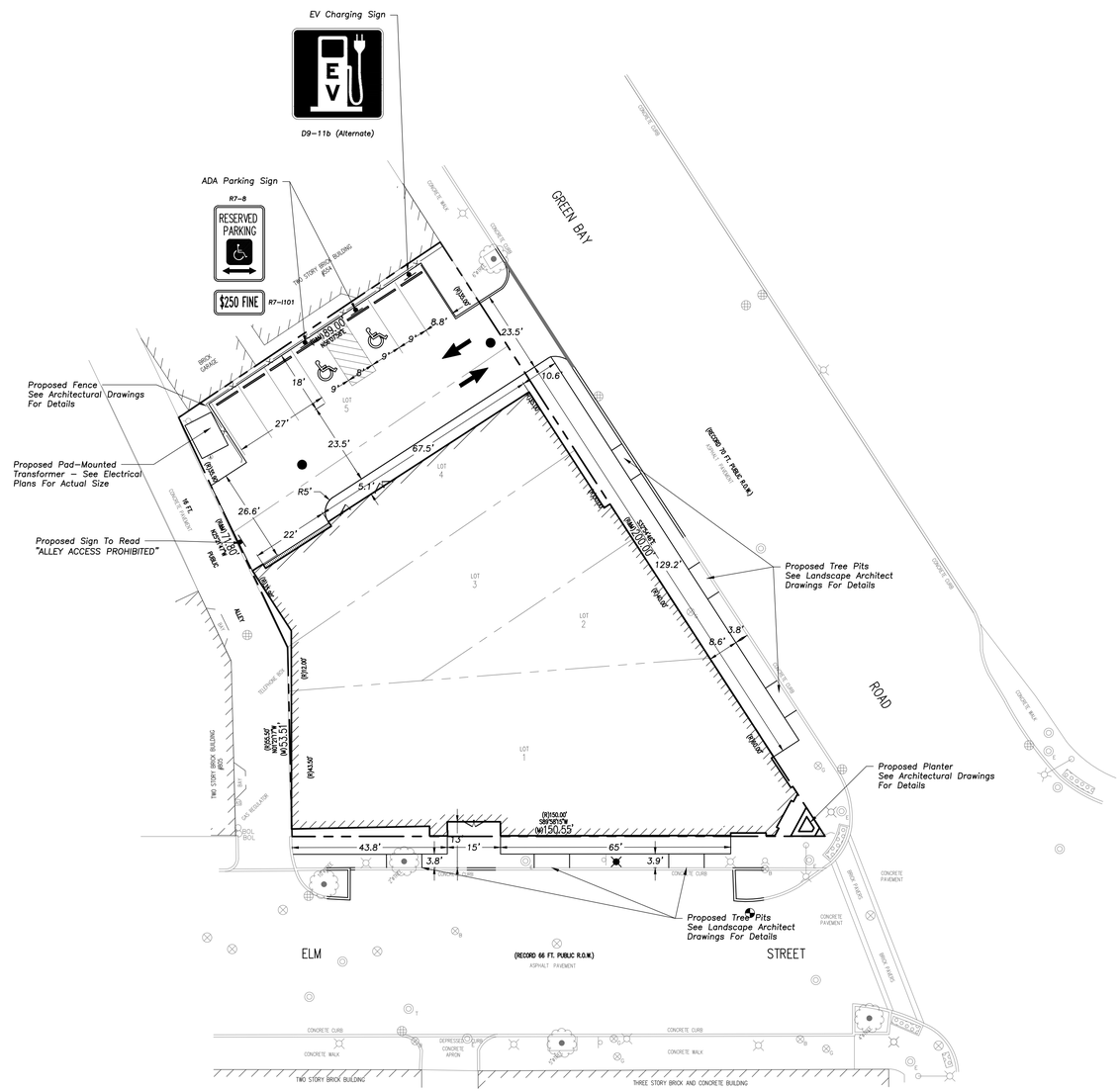
Description
CIVIL ENGINEERING
COVER SHEET

Scale
1" = 20'

C0.00

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Ex. Tree To Remain Protect Throughout Construction
GREEN BAY
ROAD
Ex. Curb to Remain Protect Throughout Construction
Building To Be Demolished Refer To Architectural Drawings For Details
Remove and Replace Existing Lightpole See Site Electric Plan For Location
Ex. Curb to Remain Protect Throughout Construction
ELM
STREET
ALLEY
TWO STORY BRICK BUILDING #791 ELM STREET
TWO STORY BRICK BUILDING
THREE STORY BRICK AND CONCRETE BUILDING
BUILDING HEIGHT: 35.5' ABOVE GRADE
(RECORD 66 FT. PUBLIC R.O.W.)
(M)150.55'
(M)75.25'
(M)75.30'
(M)20.00'
(M)20.04'
(M)20.00'
(M)20.00'
(M)20.00



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.*
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.*

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

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka

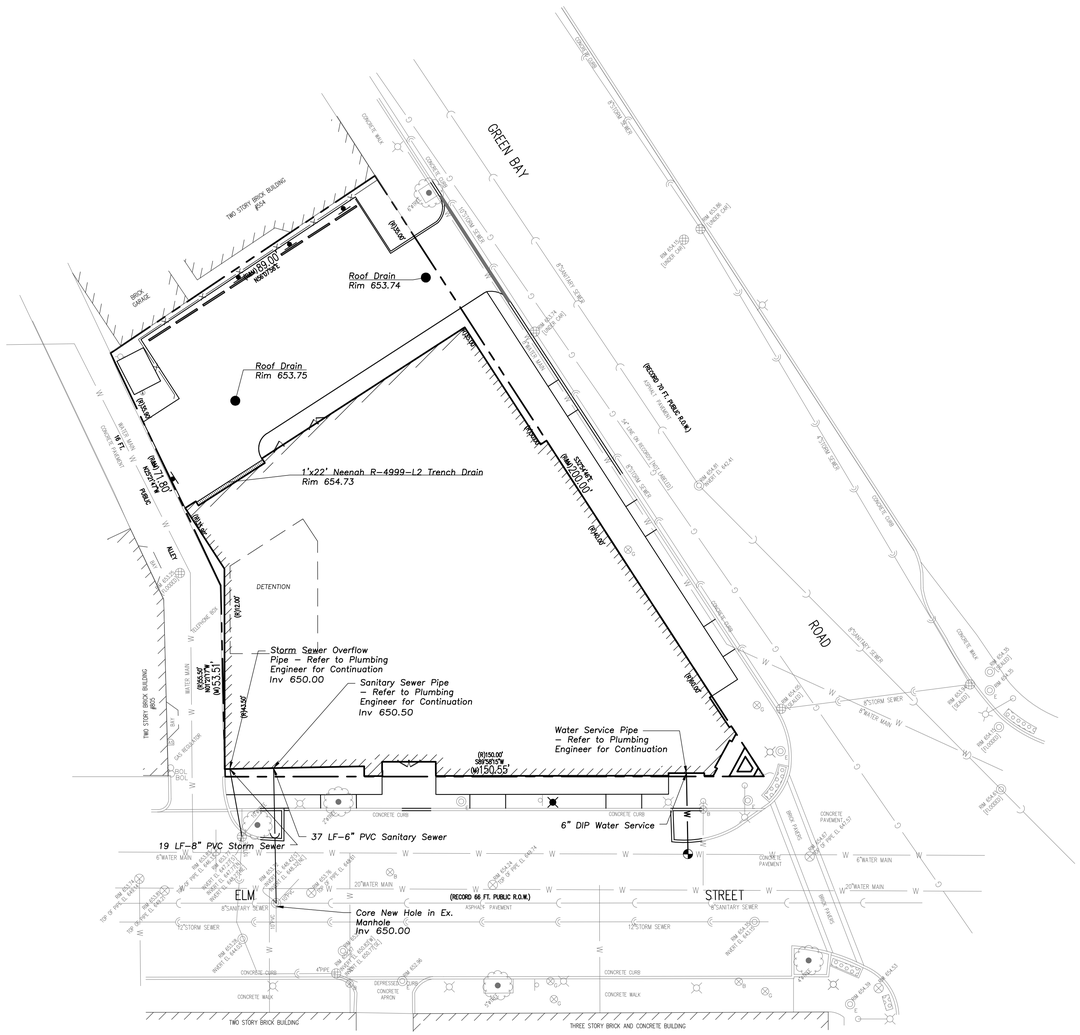
Project Number
21.1062.000

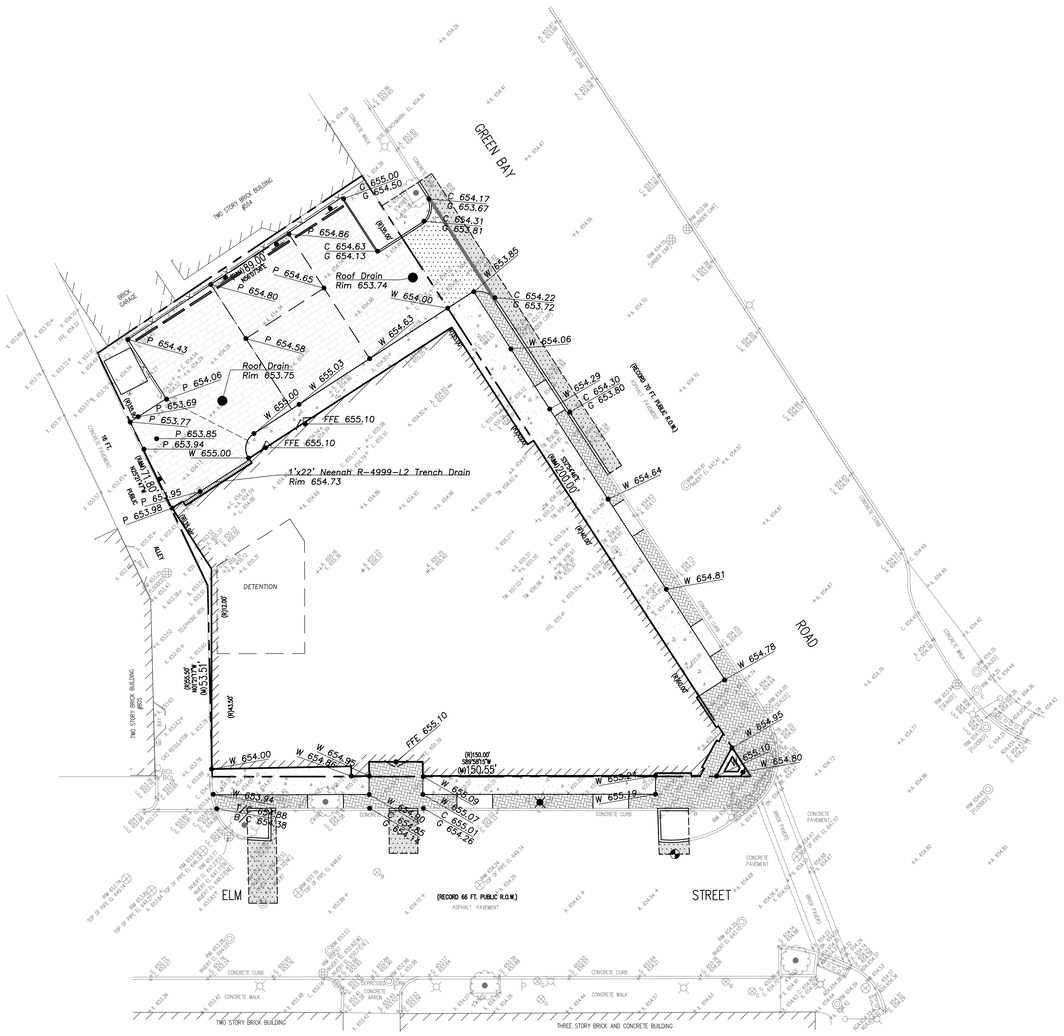
Description
SITE GEOMETRY PLAN

Scale
1" = 20'

C2.00

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GREEN BAY
ROAD
ELM
STREET
TWO STORY BRICK BUILDING #924
TWO STORY BRICK BUILDING #926
TWO STORY BRICK BUILDING
THREE STORY BRICK AND CONCRETE BUILDING
BRICK CHIMNEY
(R)153.00'
N87°37'17"W
(M)153.00'
Roof Drain
Rim 653.74
Roof Drain
Rim 653.75
1'x22' Neenah R-4999-L2 Trench Drain
Rim 654.73
DETENTION
Storm Sewer Overflow
Pipe - Refer to Plumbing
Engineer for Continuation
Inv 650.00
Sanitary Sewer Pipe
- Refer to Plumbing
Engineer for Continuation
Inv 650.50
(R)150.00'
S87°37'17"E
(M)150.55'
Water Service Pipe
- Refer to Plumbing
Engineer for Continuation
6" DIP Water Service
19 LF-8" PVC Storm Sewer
37 LF-6" PVC Sanitary Sewer
Core New Hole in Ex.
Manhole
Inv 650.00
(RECORD 77.78&82.45'M)
(RECORD 66 FT. PUBLIC R.O.W.)
ASPHALT PAVEMENT
CONCRETE PAVEMENT
CONCRETE CURB
CONCRETE WALK
DEPRESSED CURB
CONCRETE APRON
ALLEY
WATER MAIN
SANITARY SEWER
STORM SEWER
CURB INLET
RIM 654.56
INVERT EL 645.14
RIM 654.56
INVERT EL 645.64
RIM 653.90
INVERT EL 645.40
RIM 654.00
INVERT EL 645.50
RIM 654.00
INVERT EL 645.50
RIM 654.00
INVERT EL 645.50

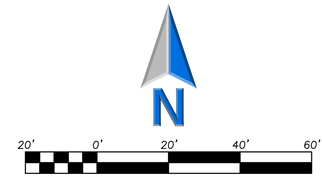


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10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

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.***



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	

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*

JPMorgan Chase & Co.

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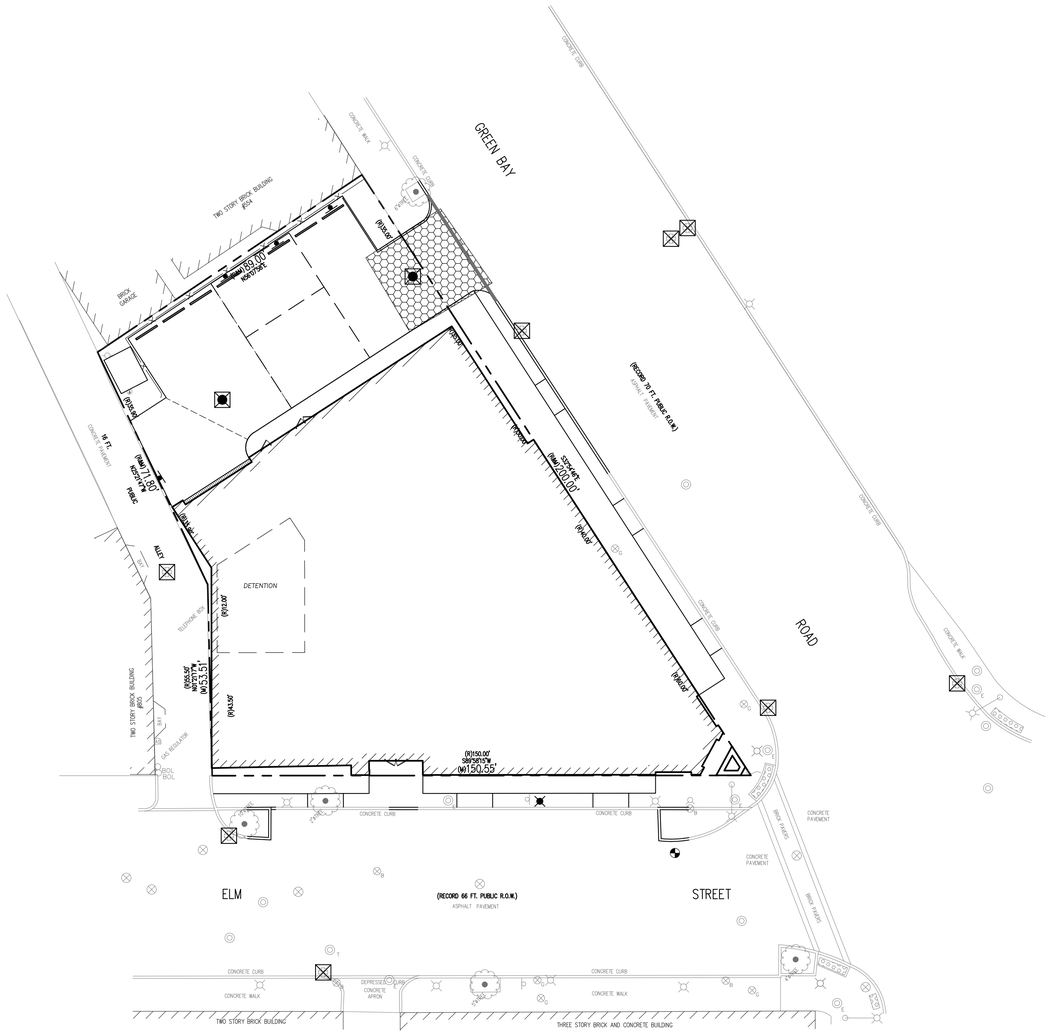
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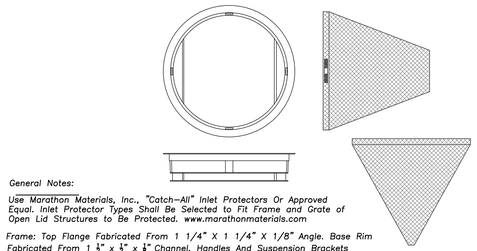
Description
SITE GRADING AND PAVING PLAN

Scale
1" = 20'

C4.00

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GREEN BAY
ROAD
ELM
STREET
(RECORD 66 FT. PUBLIC R.O.W.)
ASPHALT PAVEMENT
(RECORD 33 FT. PUBLIC R.O.W.)
ASPHALT PAVEMENT
TWO STORY BRICK BUILDING #105
TWO STORY BRICK BUILDING #101
THREE STORY BRICK AND CONCRETE BUILDING
DETENTION
(R)163.00' MEASURED
(R)150.00' SIGN/SIGN (M)150.55'
(R)143.50' MEASURED
(R)143.50' MEASURED
(R)143.50' MEASURED



General Notes:

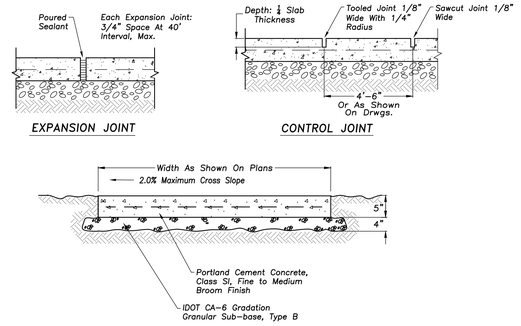
Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

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

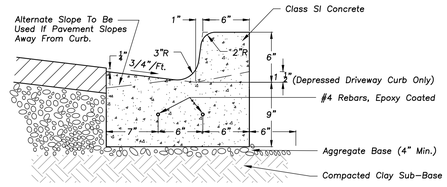
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

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



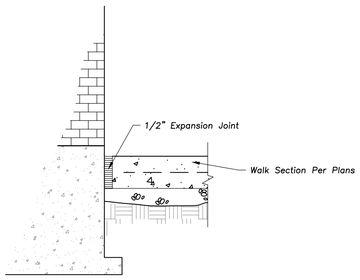
PORTLAND CEMENT CONC. SIDEWALK



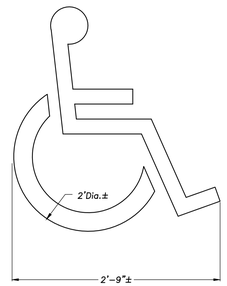
Notes:

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

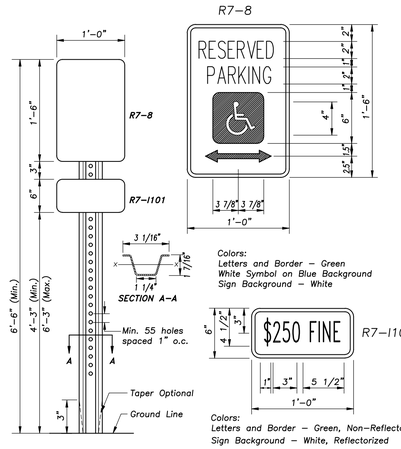


WALK ADJACENT TO BUILDING



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.

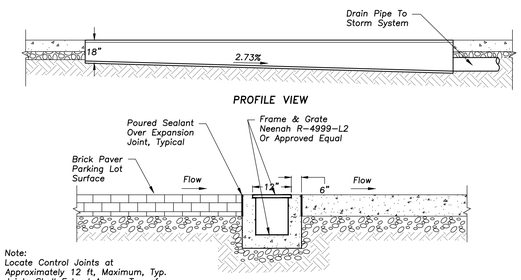
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

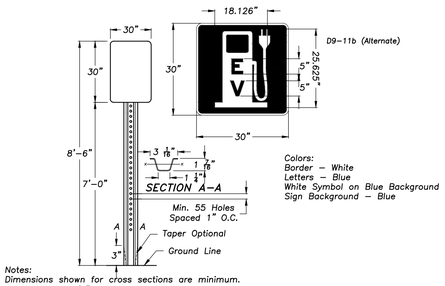
One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

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.
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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

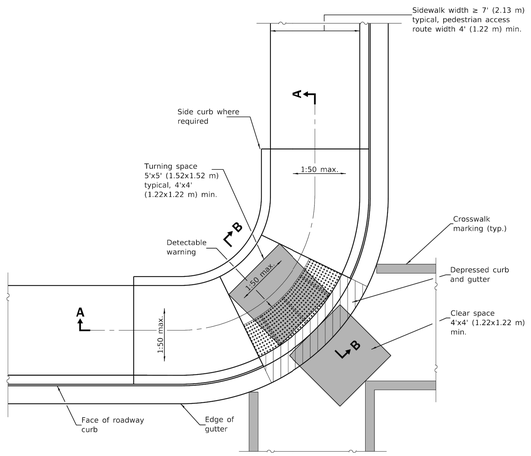
Project Number
21.1062.000

Description
SITE WORK DETAILS

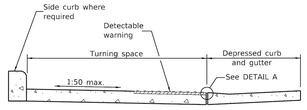
Scale

C6.00

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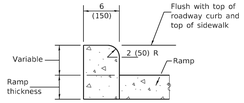
CORNER PARALLEL CURB RAMP



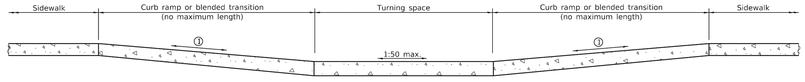
SECTION B-B



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

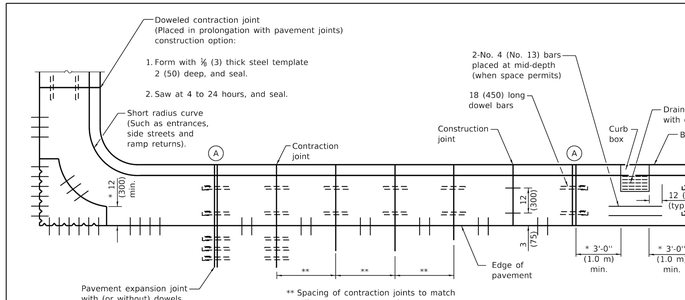
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

BDE 3112

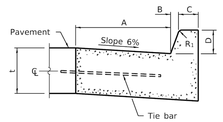
DATE	REVISIONS
1-1-19	Removed upper landing, added
	blended transition and detectable
	warning tolerances.
1-1-17	Revised sidewalk width to
	include 24 (610) buffer
	behind curb.

CORNER PARALLEL CURB RAMPS FOR SIDEWALKS

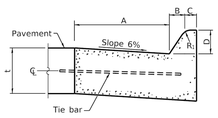
STANDARD 424011-04



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



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

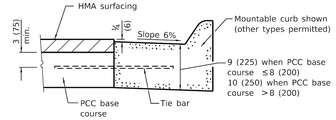
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	3 (75)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (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

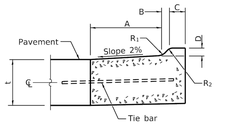
PASSED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS

APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT

BLR 11 (D9501)



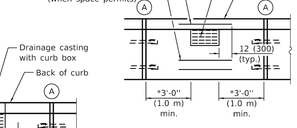
ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



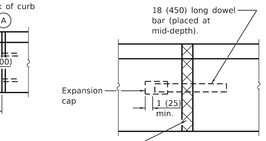
M-2.06 (M-5.15) and M-2.12 (M-5.30)

DOWEL BAR TABLE

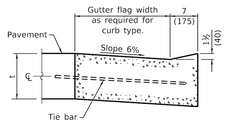
PAVEMENT THICKNESS	DOWEL BAR DIAMETER
10 (250) and greater	1½ (38)
8.01 (201) to 9.99 (249)	1¼ (32)
8 (200) and less	1 (25)



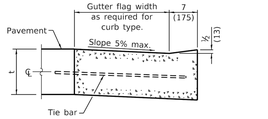
* This dimension shall be adjusted to align with joint on the adjacent pavement



DETAIL (A) EXPANSION JOINT



DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

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.

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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ERIKSSON ENGINEERING ASSOCIATES, LTD.
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GRAYSLAKE, ILLINOIS 60030
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

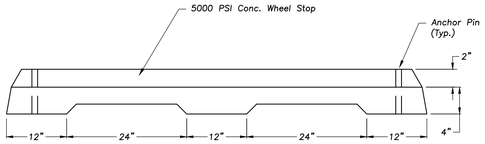
Project Number
21.1062.000

Description
SITE WORK DETAILS

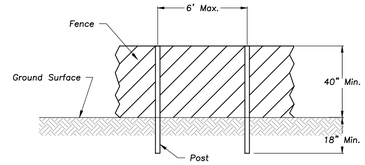
Scale

C6.01

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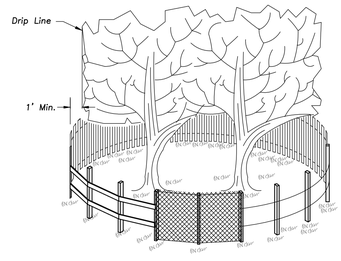
CONCRETE WHEEL STOP



POST AND FENCE DETAIL

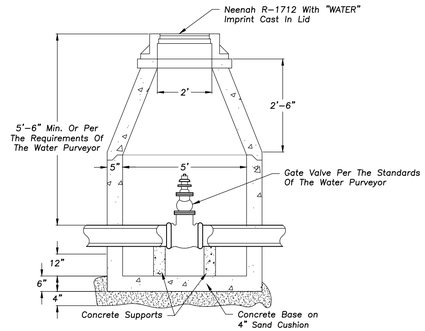
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 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

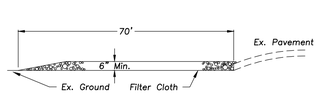
STONE SIZE – Use IDOT gradation CA-1 aggregate stone.

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.

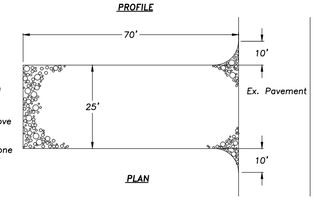
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

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.



PROFILE



PLAN

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

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Fax 312.456.0124

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JPMorgan Chase Private Bank, Winnetka

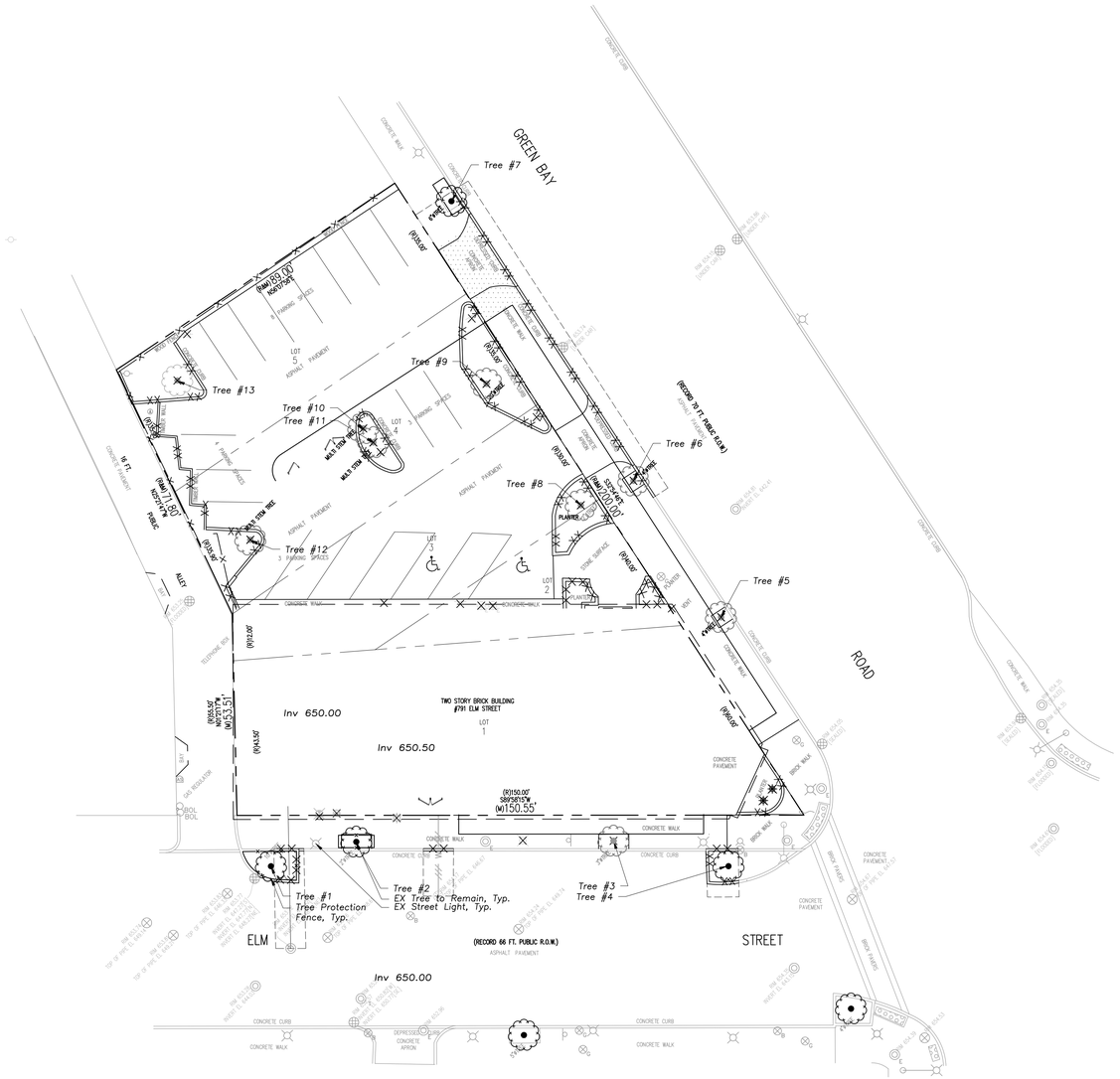
Project Number
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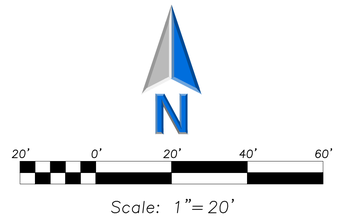
Description
SITE WORK DETAILS

Scale

C6.02

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Scale: 1"= 20'

TREE PRESERVATION NOTES

1. 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 AND TREE REMOVAL OPERATIONS.
2. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
5. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
6. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
7. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. 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 AS SHOWN IN PLAN.
10. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, CITY FORESTER OR OWNERS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
12. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
13. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
14. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
15. 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.
16. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.
17. WHEN CONSTRUCTION ACTIVITIES REQUIRE AGGREGATE FILL WITHIN PROTECTED CRITICAL ROOT ZONE, AN INERT STONE MATERIAL MUST BE USED. (AVOID LIMESTONE)
18. ROOT PRUNE WHERE ESTABLISHED TREE CRITICAL ROOT ZONES ARE IMPACTED BY CONSTRUCTION ACTIVITIES. TO BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST.

TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE	Status	COMMENTS
1	Gymnocladus dioicus	Kentucky Coffee Tree	10" Cal.	To Be Preserevd	Parkway Tree
2	Gymnocladus dioicus	Kentucky Coffee Tree	2" Cal.	To Be Preserevd	Parkway Tree
3	Sorbus aucuparia	European Mountain Ash	3" Cal.	To Be Removed	Parkway Tree
4	Ulmus x	Elm species	6" Cal.	To Be Preserevd	Parkway Tree
5	Ulmus x	Elm species	4" Cal.	To Be Removed	Parkway Tree
6	Celtis occidentalis	Hackberry	4" Cal.	To Be Removed	Parkway Tree
7	Ulmus x	Elm species	6" Cal.	To Be Preserevd	Parkway Tree - Bark damage
8	Gleditsia triacanthos	Honey Locust	12" Cal.	To Be Removed	Internal Tree
9	Gleditsia triacanthos	Honey Locust	20" Cal.	To Be Removed	Internal Tree
10	Prunus virginiana	Canadian Choke Cherry	3"x3"x3"	To Be Removed	Internal Tree
11	Prunus virginiana	Canadian Choke Cherry	3"x3"x3"	To Be Removed	Internal Tree
12	Malus ionis	Prairie Crab Apple	3"x3"x3"	To Be Removed	Internal Tree
13	Tilia americana	American Basswood	6"x8" Cal.	To Be Removed	Internal Tree

JPMORGAN CHASE & CO.

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

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NOT FOR CONSTRUCTION

Project Name

JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

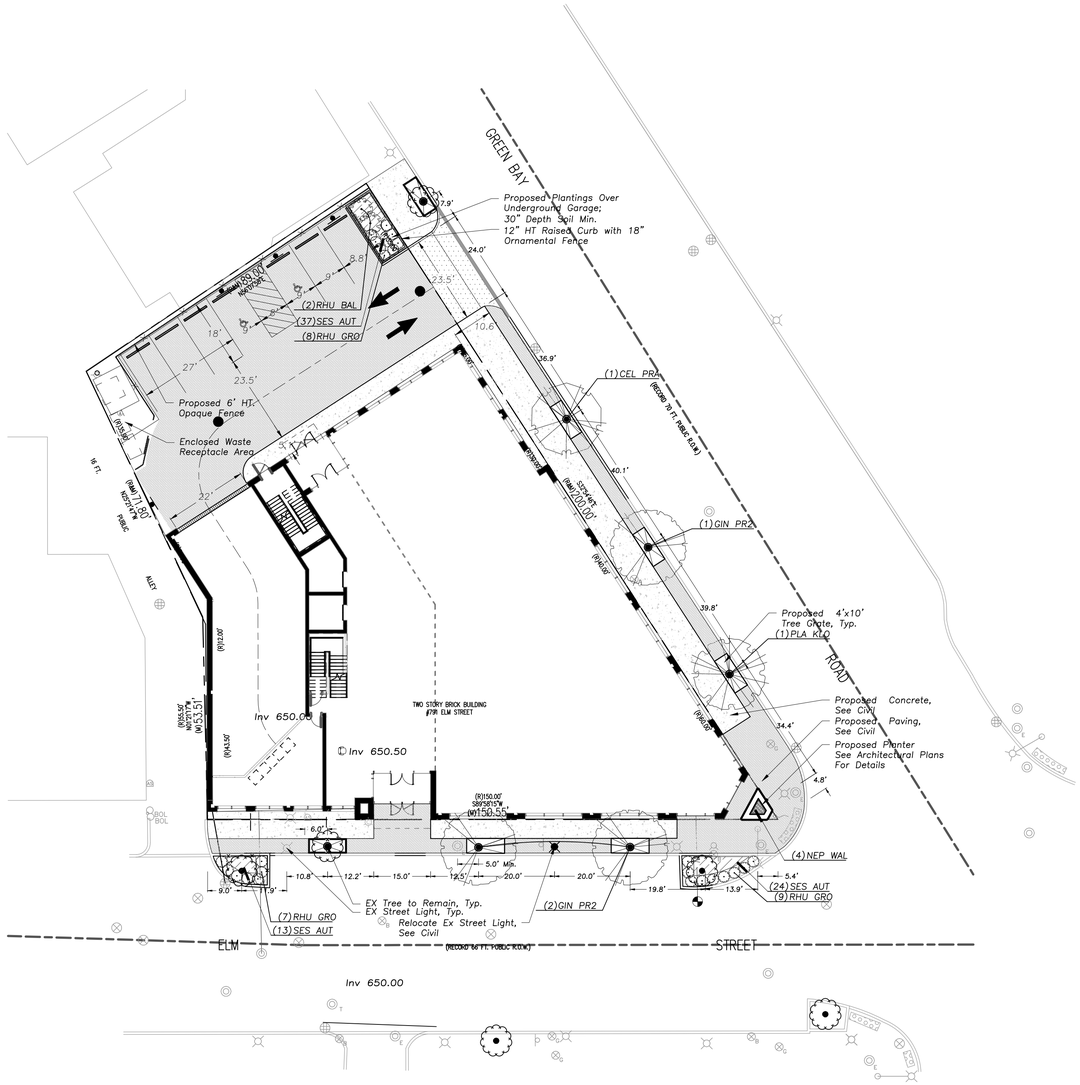
Description

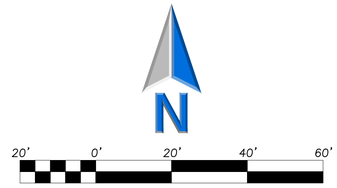
TREE PRESERVATION PLAN

Scale

L0.10

© 2015 Gensler

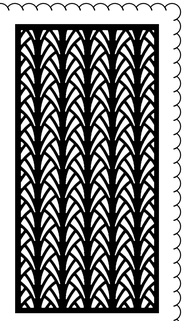




LANDSCAPE NOTES

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

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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

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JPMorgan Chase Private Bank, Winnetka

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Description

SITE LANDSCAPE PLAN

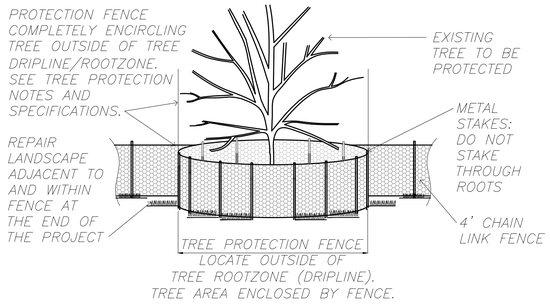
Scale

L1.00

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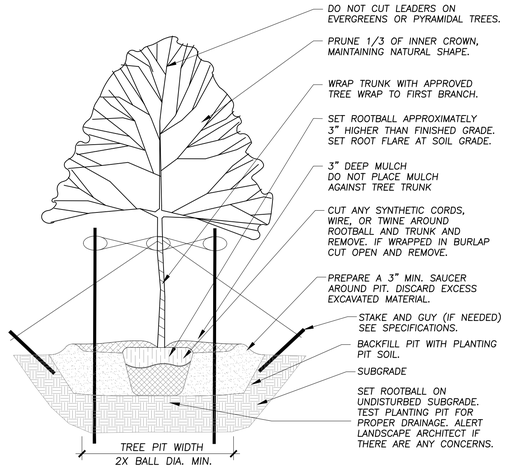
NOTES:

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.



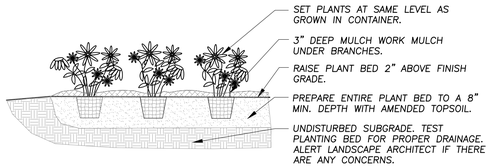
1 TREE PROTECTION DETAIL

NTS



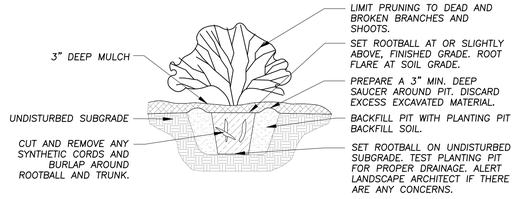
2 TREE PLANTING DETAIL

Not To Scale 329343-01



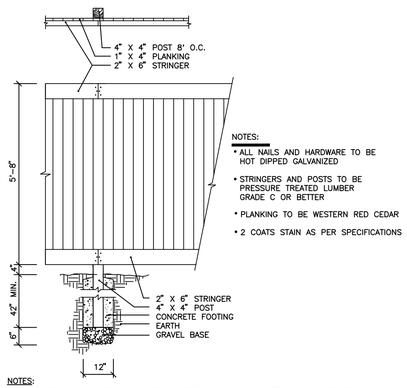
3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03



4 SHRUB PLANTING DETAIL

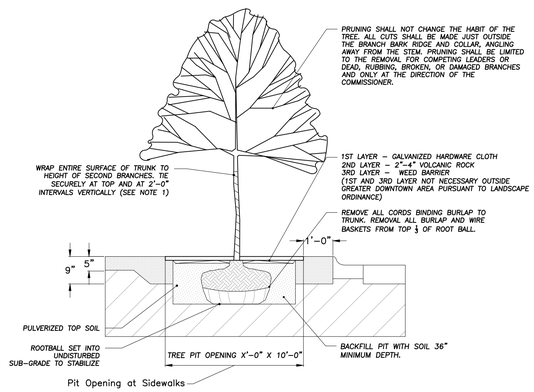
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NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.

5 6` SOLID WOOD FENCE

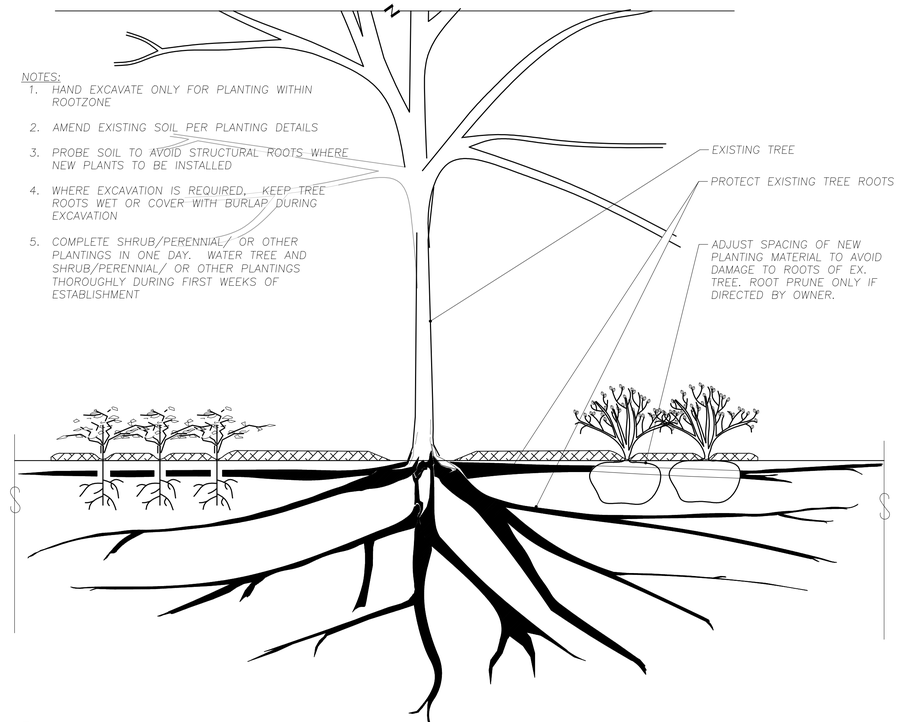
NOT TO SCALE 323129.23-02



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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Seal / Signature

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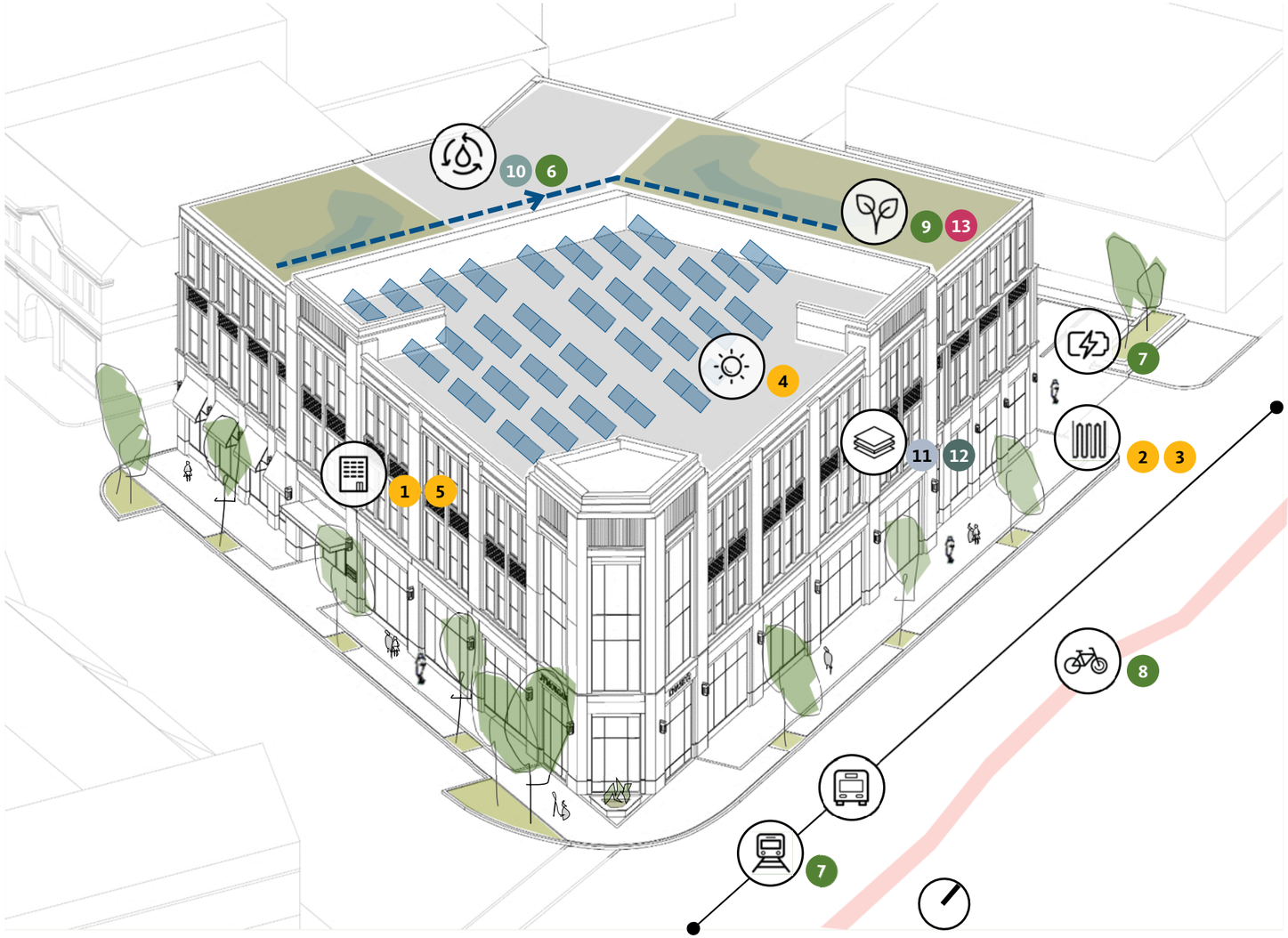
LANDSCAPE DETAILS

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.

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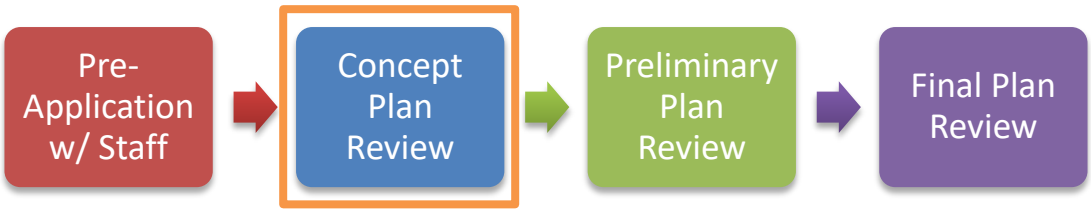
c) A total of 32 parking spaces consisting of 6 spaces at street level and 26 spaces on the lower (underground) level.

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.

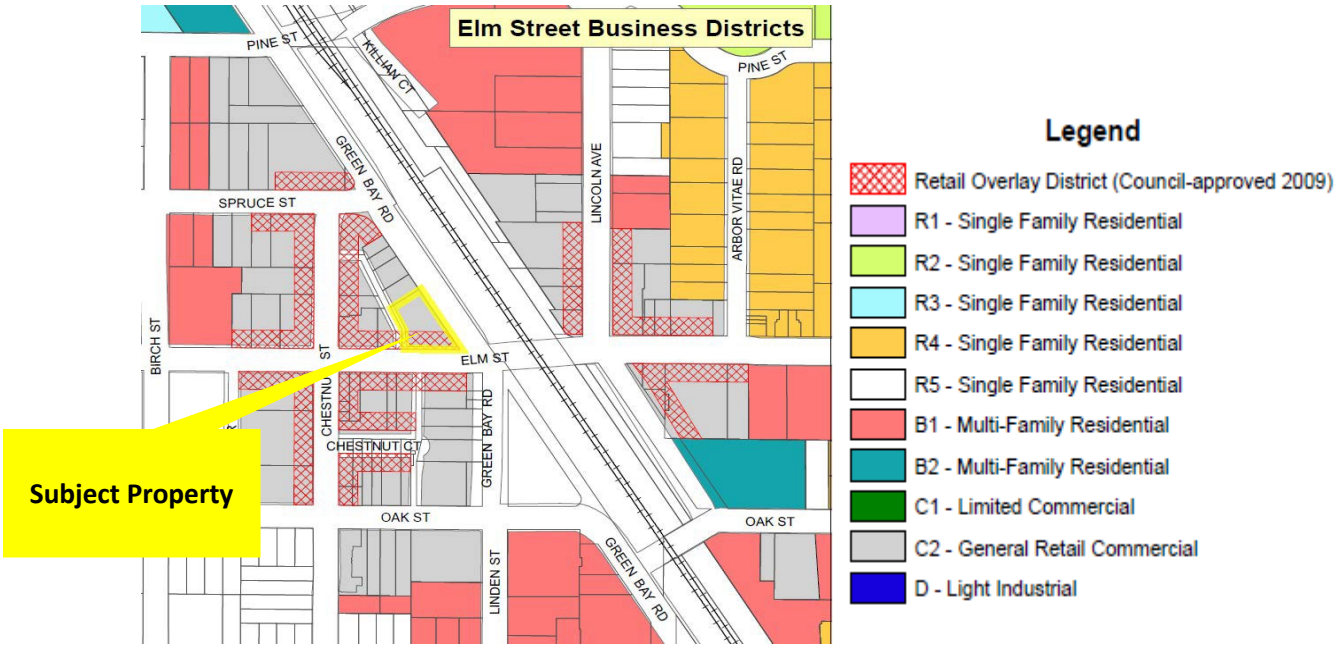


Figure 3 – Zoning Map

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.

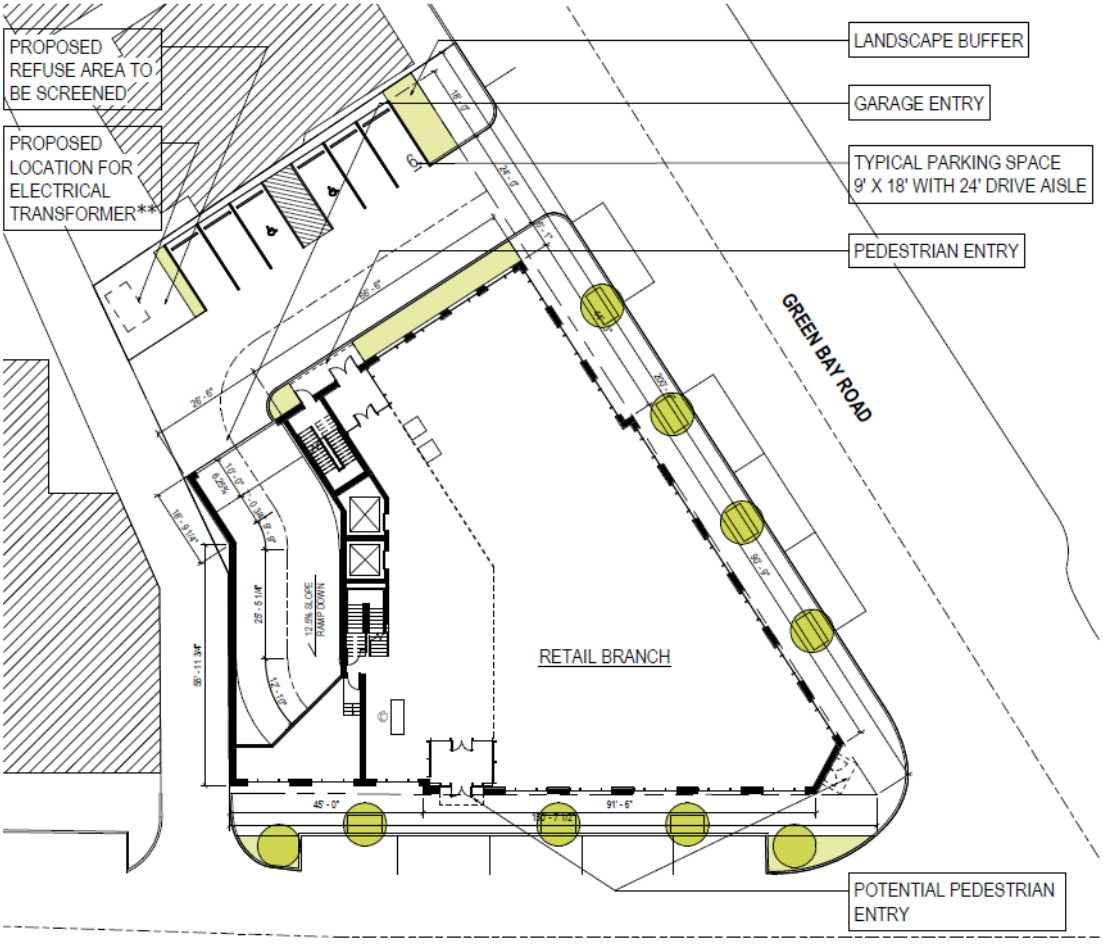


Figure 5 – Concept Plan – Level 1

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

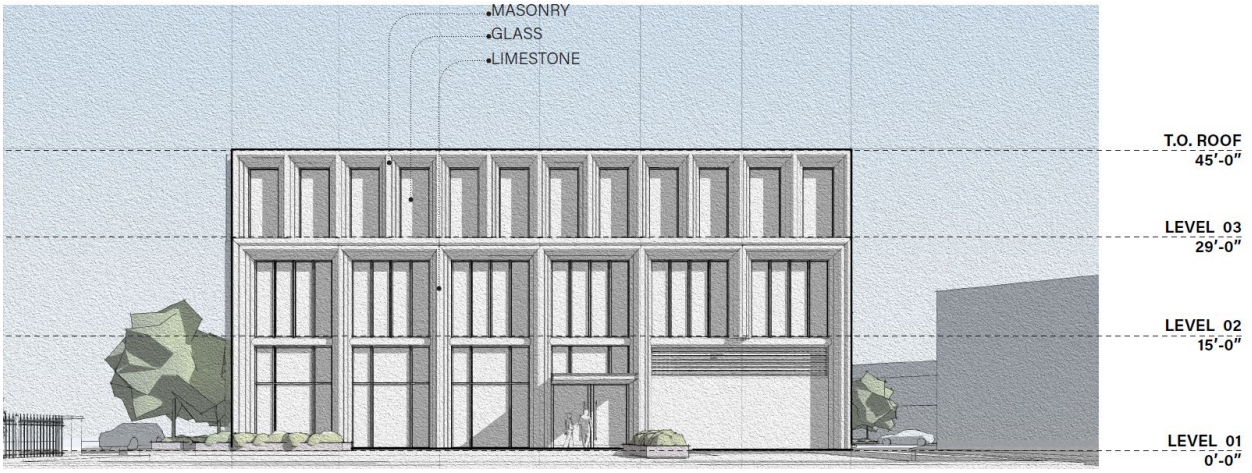


Figure 8 – Concept Plan – North Elevation

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: Michael Spence

Primary Contact: John O'Donnell

Company: Riverside Investment and Development

Address: 150 N Riverside Plaza

City, State, Zip: Chicago, IL 60606

Phone No: 312-788-1800

Email: mspence@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.

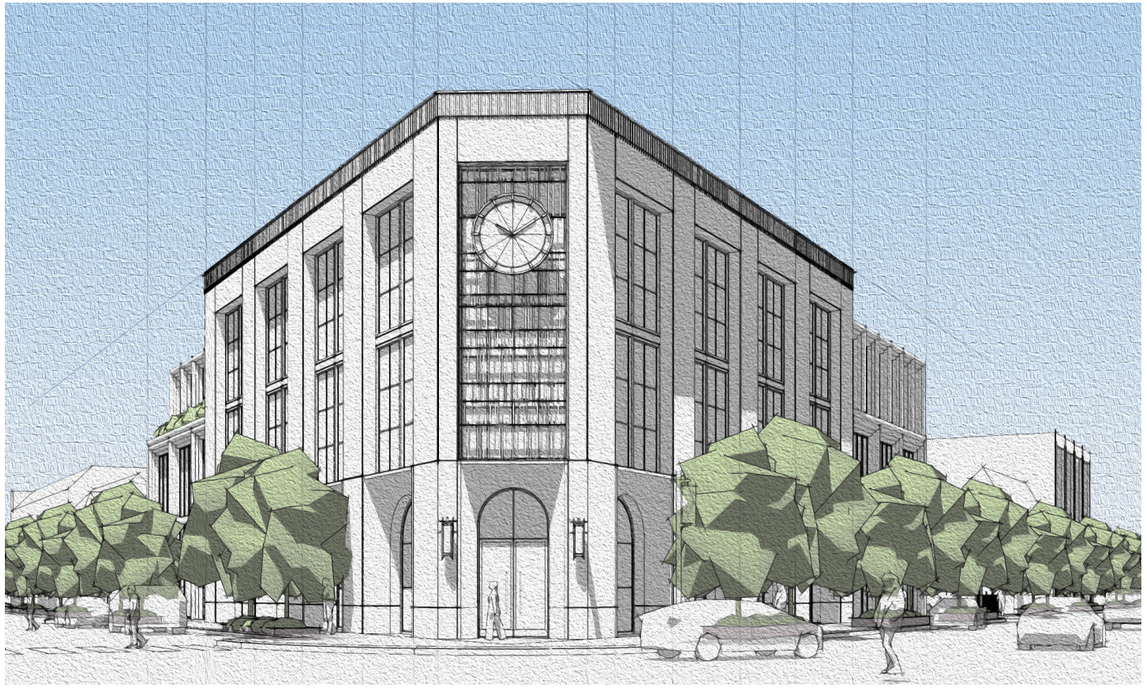
To achieve this, the design breaks down the scale of the building to create visual diversity along the highly walkable Elm Street corridor. By using a variety of materials, textures, and shapes, the building's façade responds to the rhythm and scale of the adjacent neighborhood, creating a harmonious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



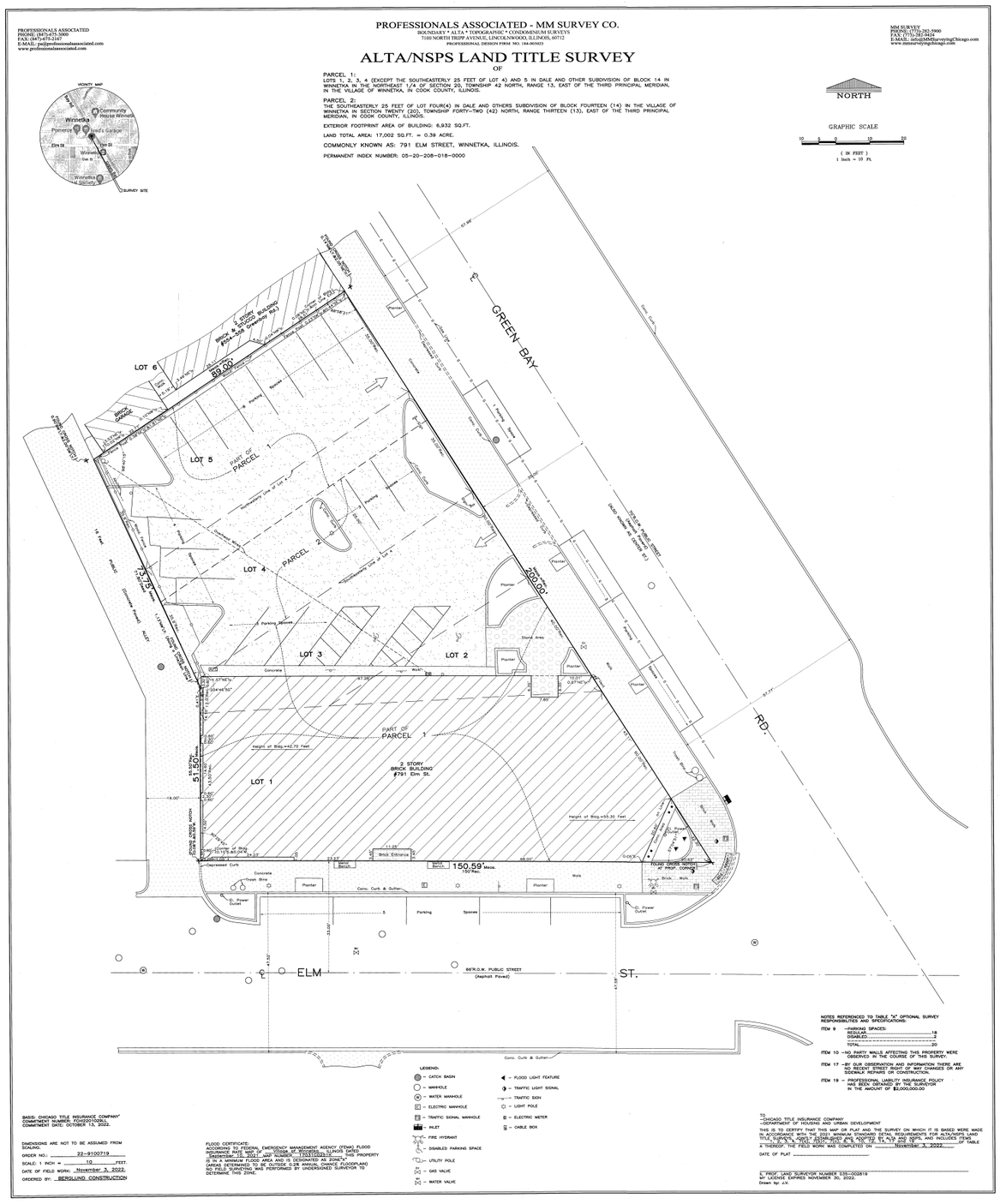


Table Comparing Winnetka Zoning Ordinance with Proposed Plan

	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**

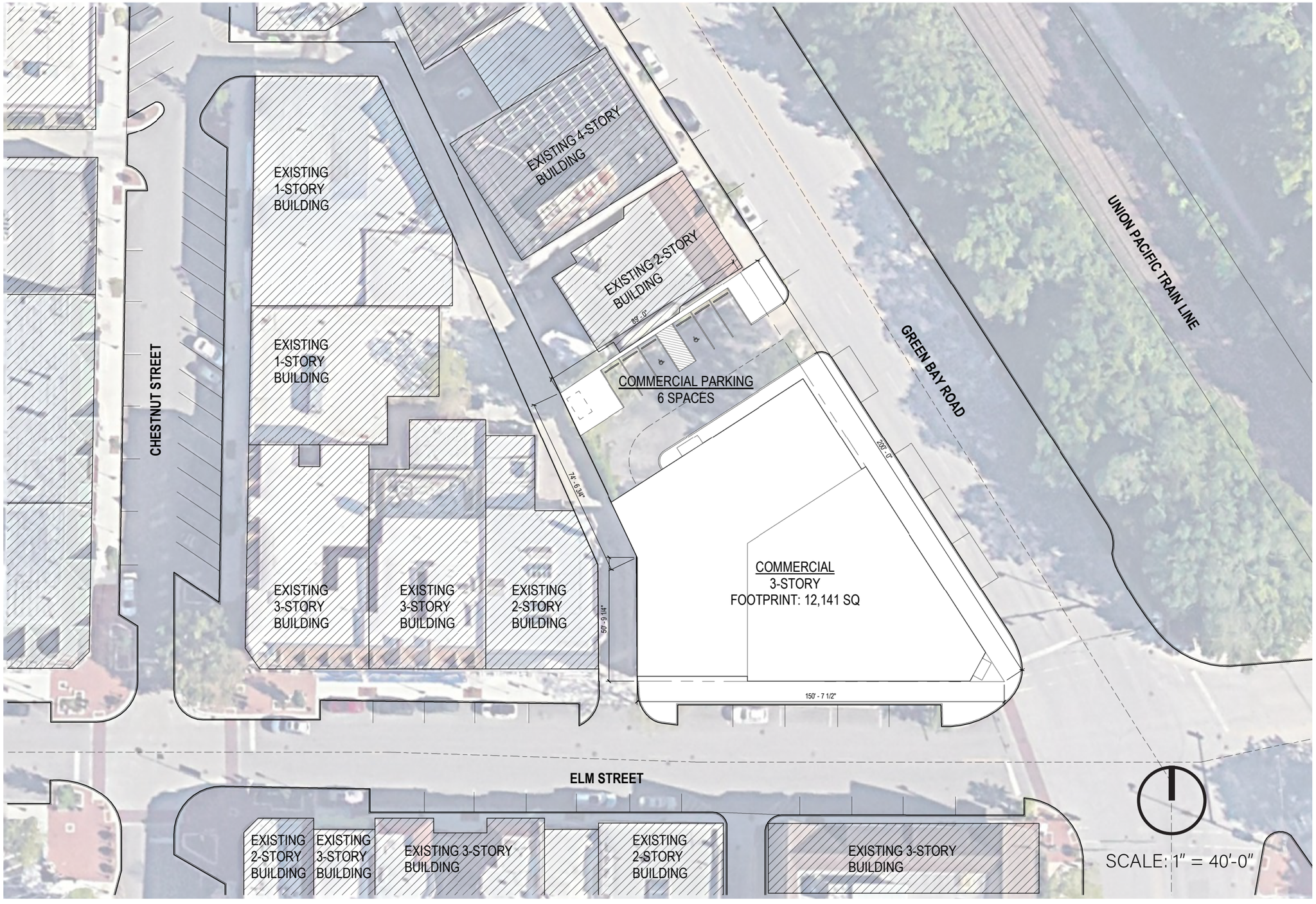
SURFACE PARKING:	6
BELOW-GRADE PARKING:	26

EXCEPTIONS REQUIRED:

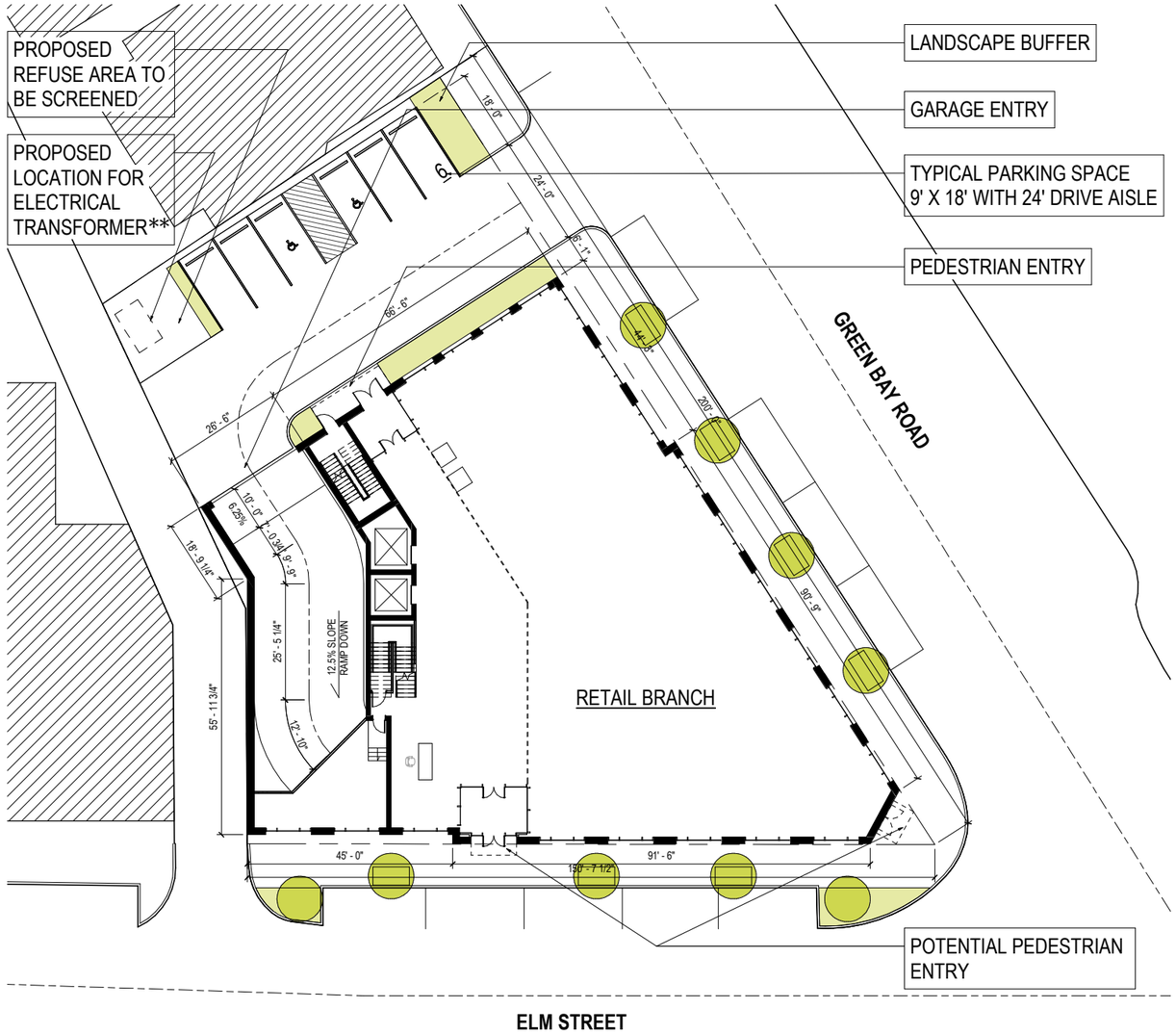
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REQUIRED YARD
- EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTHEAST CORNER.
- EXCEPTION TO REDUCE THE MINIMUM 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



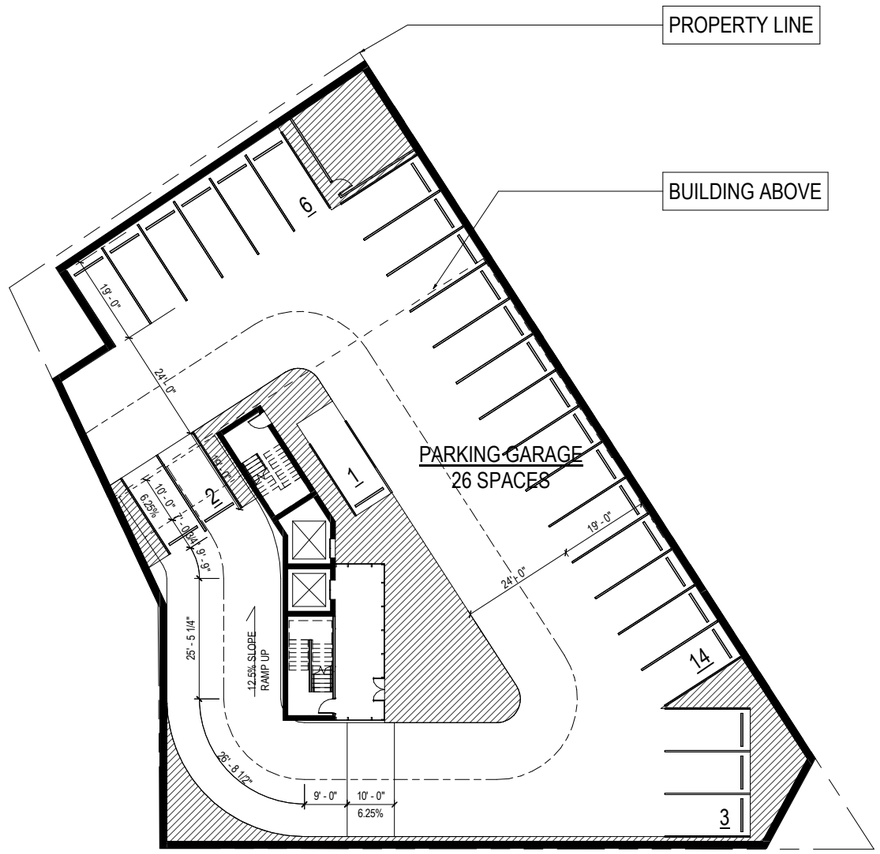
FLOOR PLAN



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.

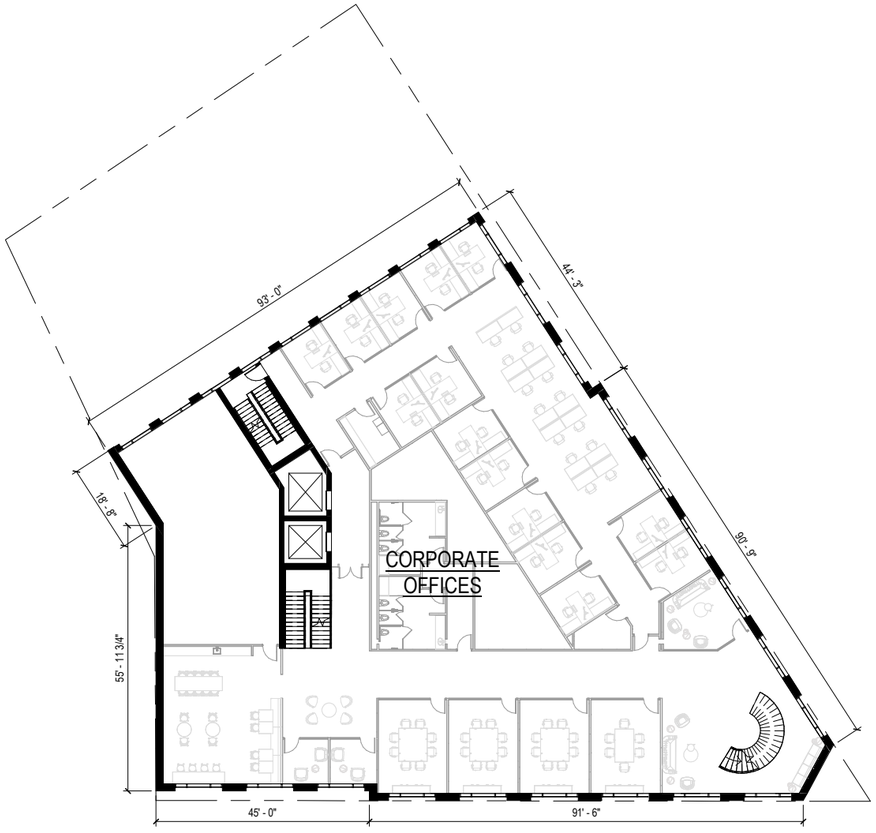


BASEMENT

GSF: 16,612 sq.ft.
Floor Area* calculated for parking: 0 sf.ft. (Appendix A)
SCALE: 1/32" = 1'-0"

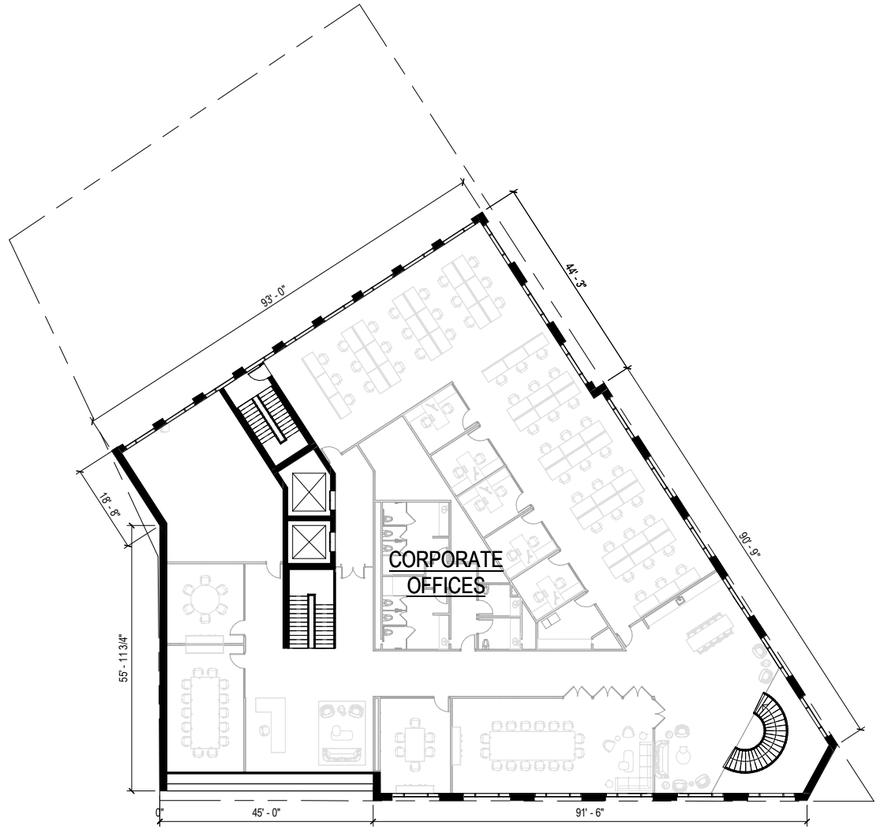
*Floor Area calculated for parking purposes follows zoning ordinance **section 17.64.110.F.3.** *"the gross floor area shall be measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area 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"

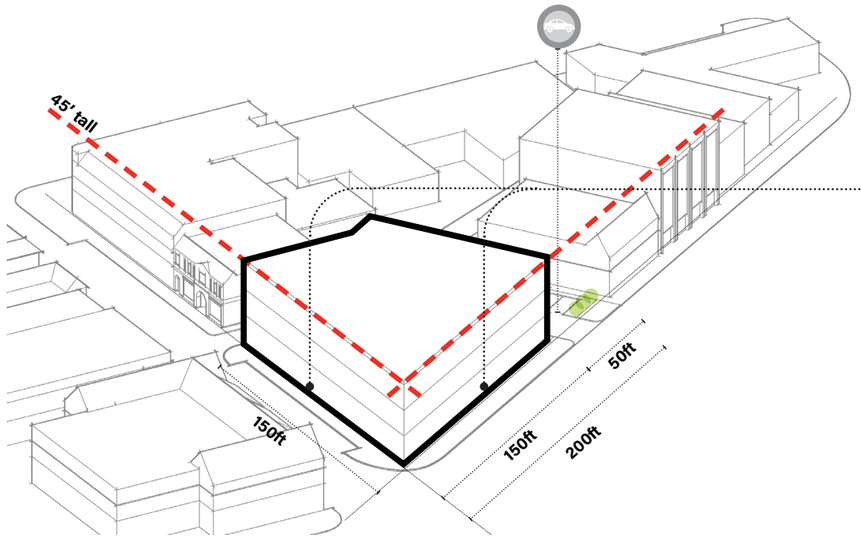


LEVEL 03

GSF: 12,177 sq.ft.
Floor Area* calculated for parking: 6,200 sf.ft. (Appendix A)
SCALE: 1/32" = 1'-0"

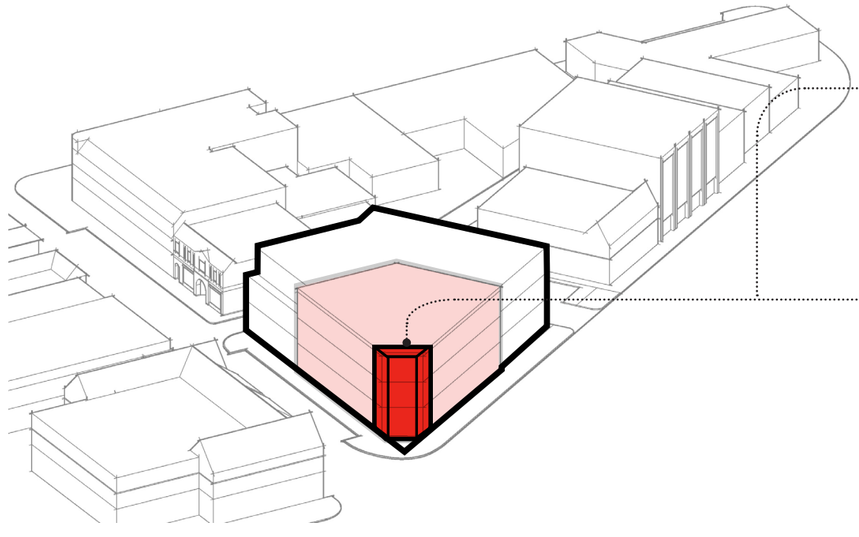
*Floor Area calculated for parking purposes follows zoning ordinance **section 17.64.110.F.3.** *"the gross floor area shall be measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area 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

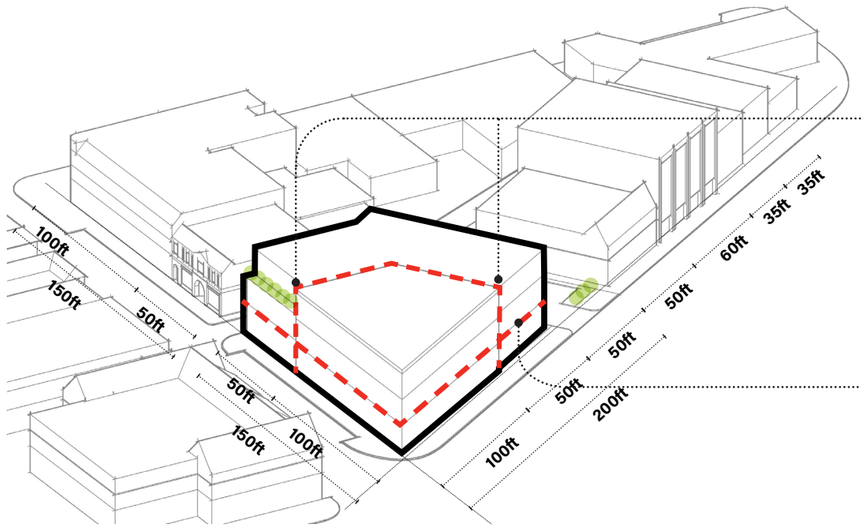
Setbacks:
"A continuous 'street-wall' along primary commercial thoroughfares should be provided and building facades should be located to create this uniform setback."
- Winnetka Design Guideline V.a



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

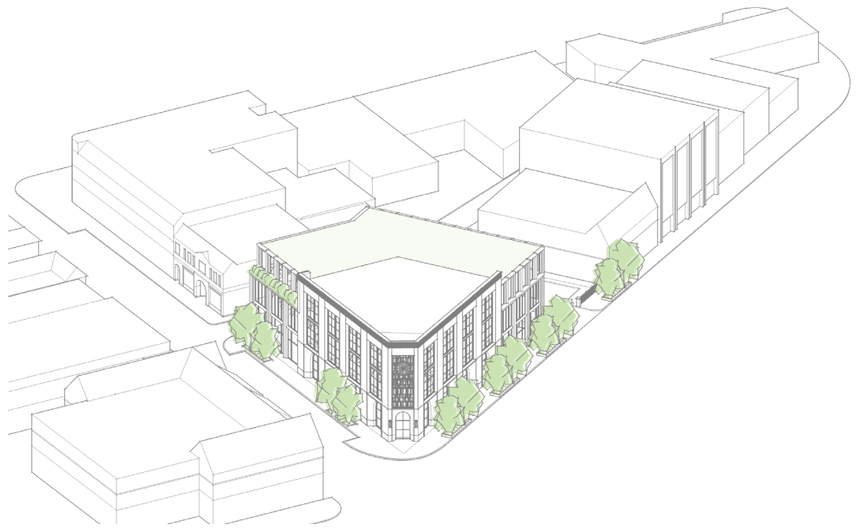
Entries
"Public entries should have a large-scale approach and be open and inviting. Public entrances should be located along the main thoroughfares and at corners."
- Winnetka Design Guideline VII.a



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



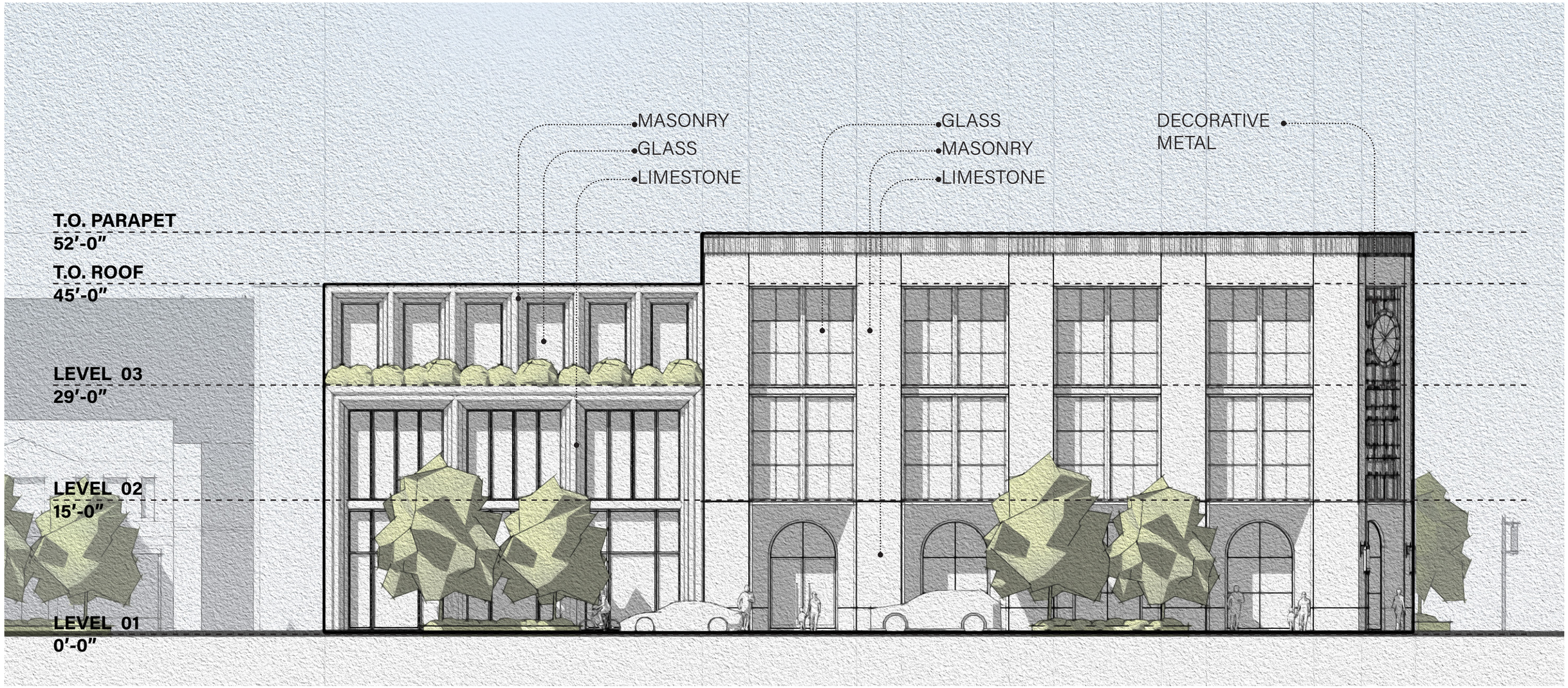
FIT IN THE CONTEXT

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.

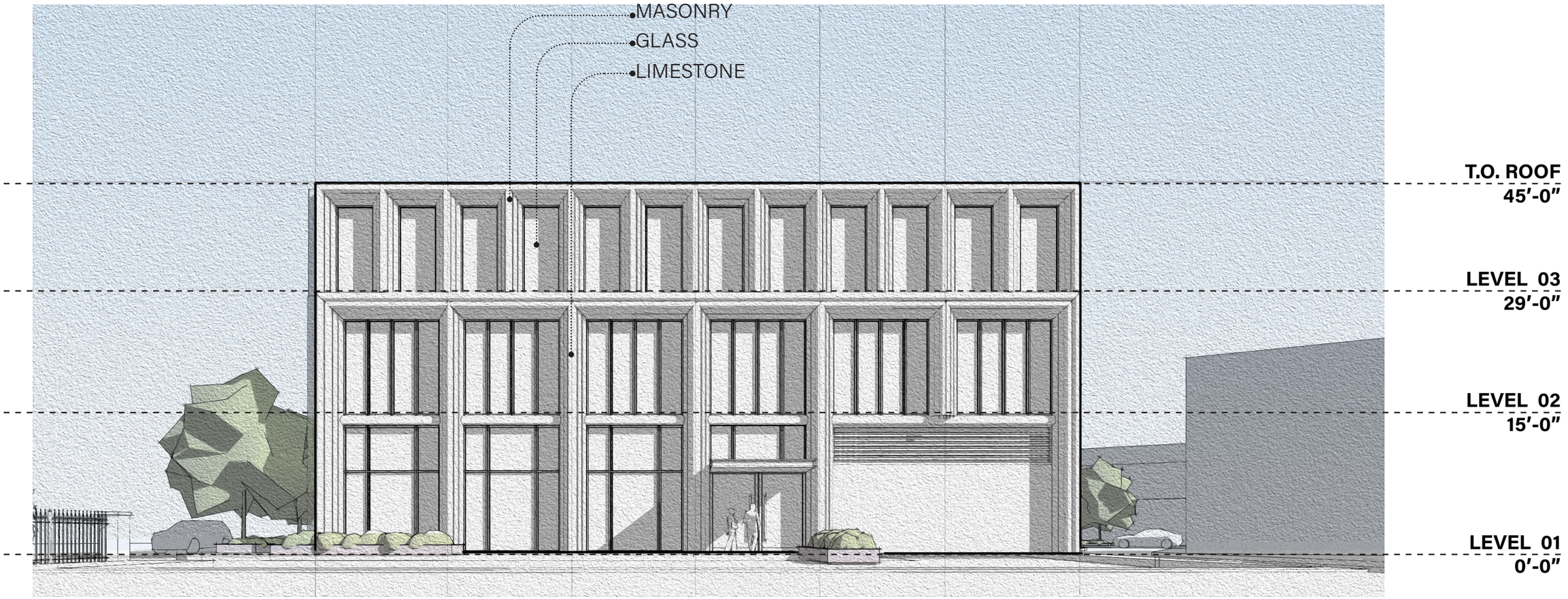
ELEVATION GREEN BAY ROAD



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

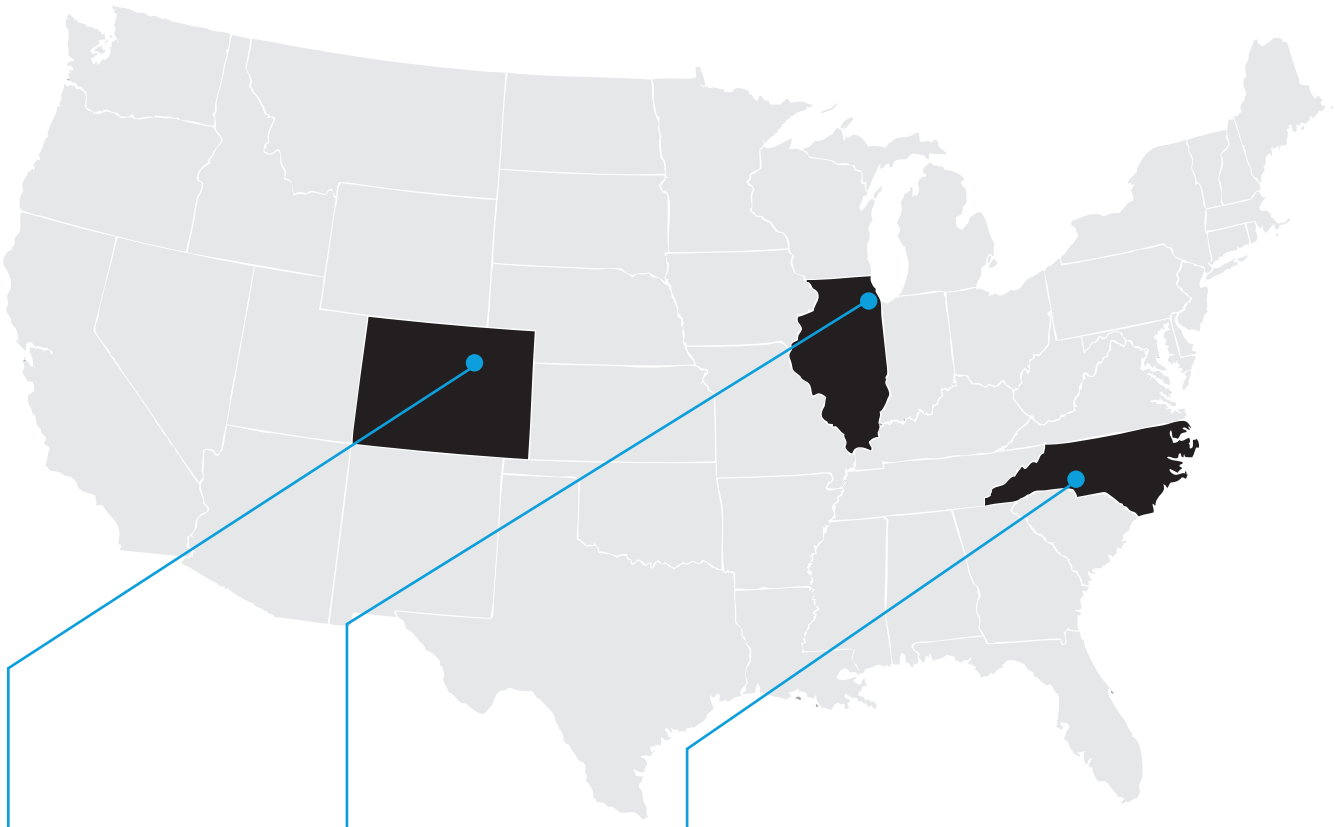
Drew is a real estate professional with over 35 years of experience concentrated in leasing and leads the firm's office properties.



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

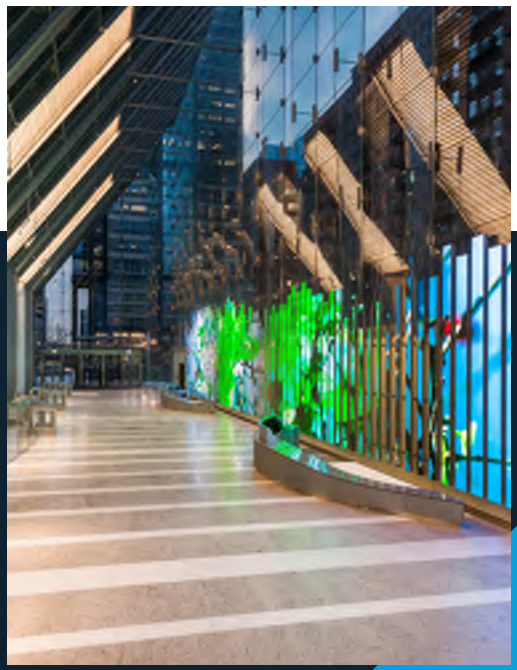
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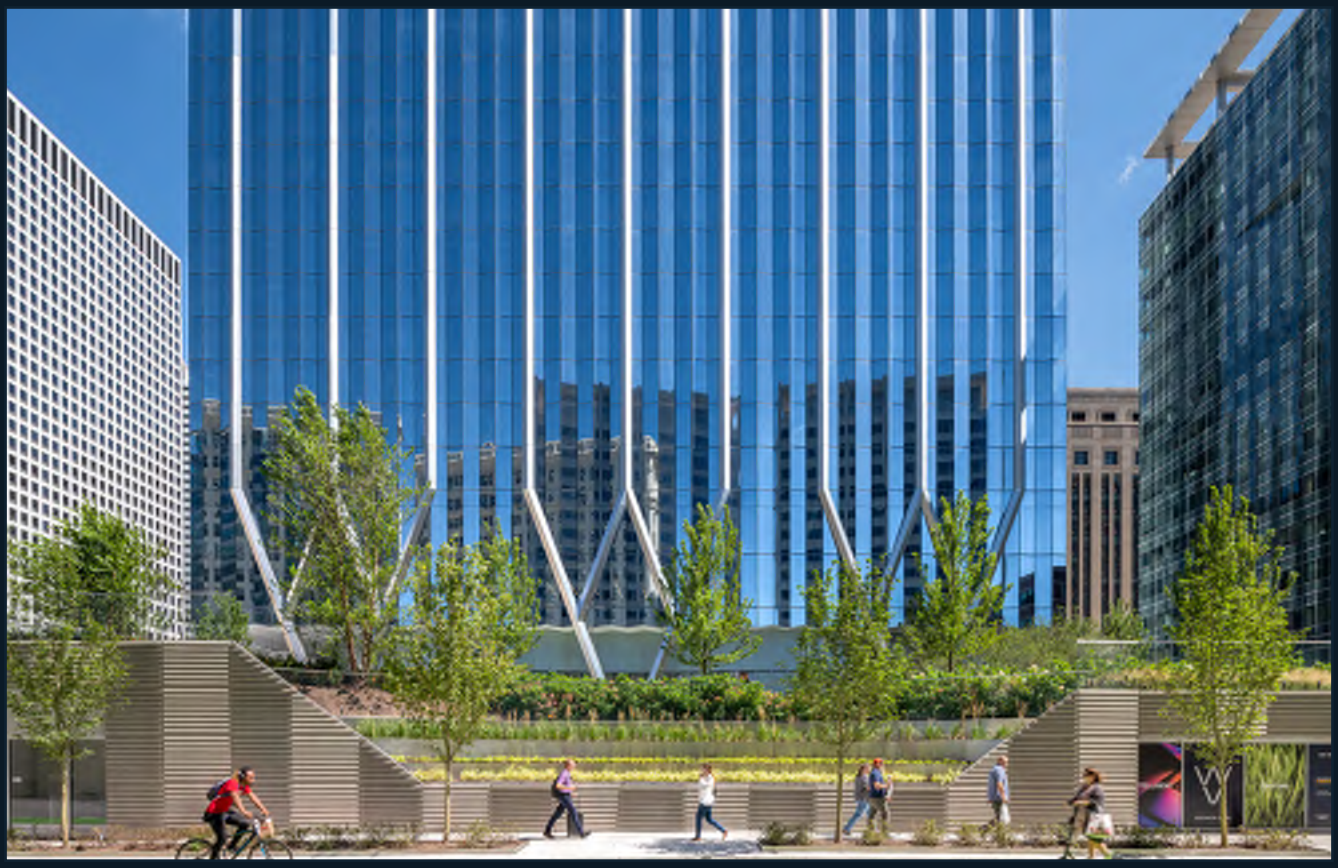
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RIVERSIDE
INVESTMENT & DEVELOPMENT

150 North Riverside Plaza
Chicago, Illinois 60606

312.788.1800
riversideid.com

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

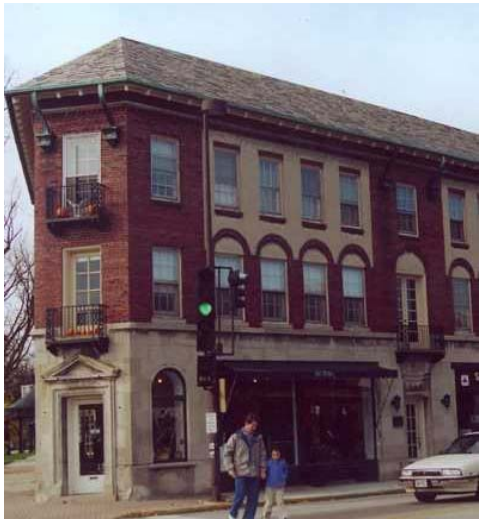


Figure 13

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)

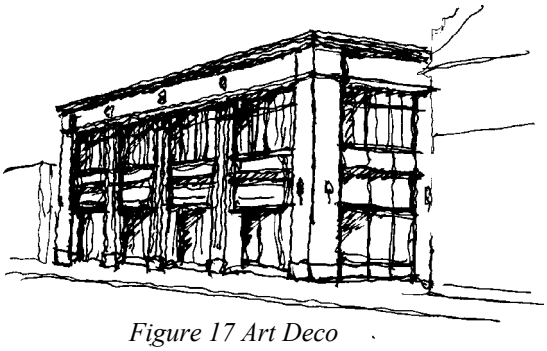


Figure 17 Art Deco

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.

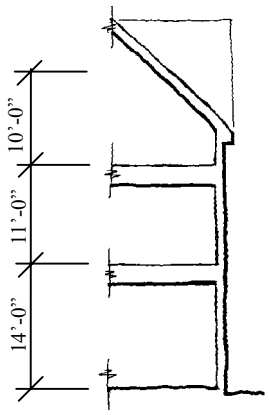


Figure 20

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.

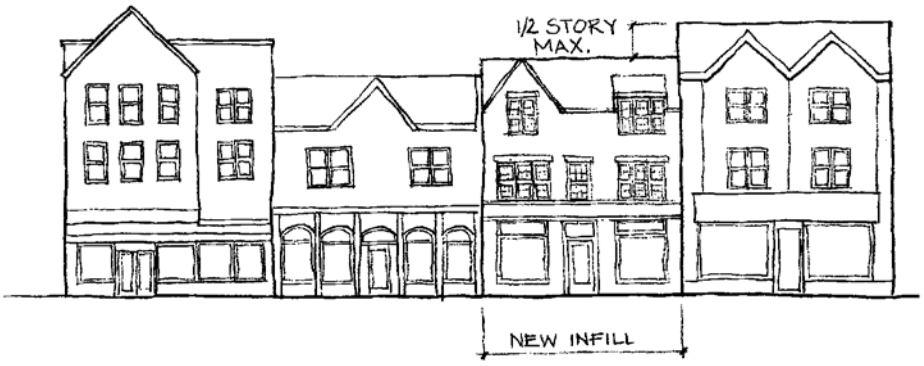


Figure 21

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)

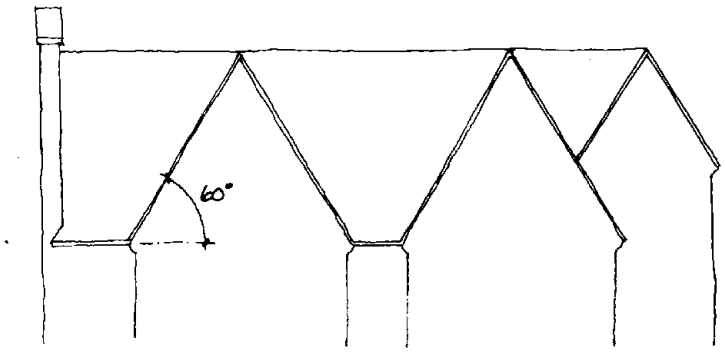


Figure 22

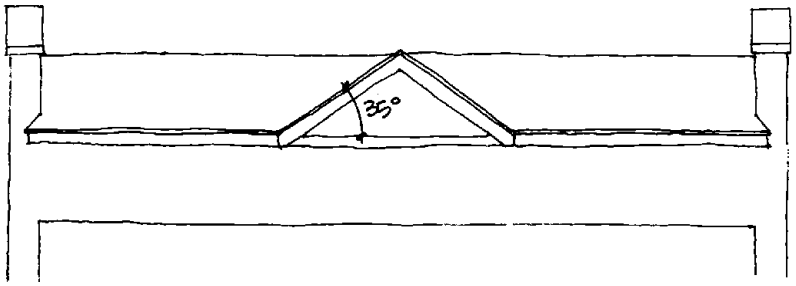


Figure 23

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)

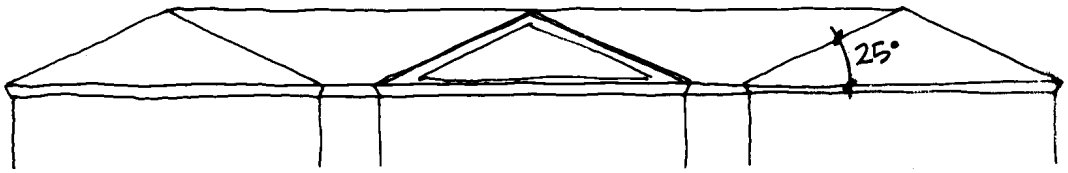


Figure 24

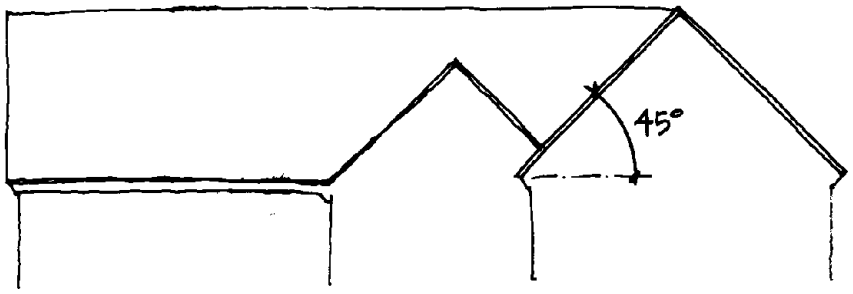


Figure 25

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.

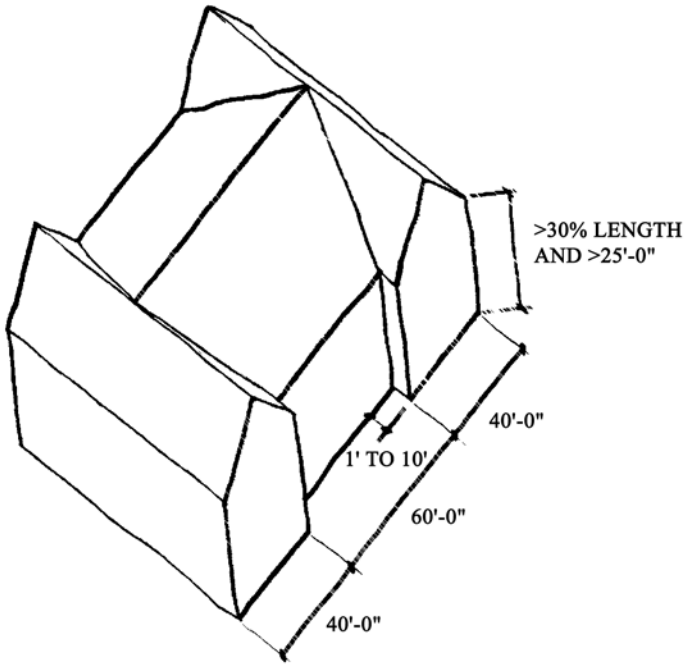


Figure 27

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.

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: NOVEMBER 10, 2023

SUBJECT: 564 LINCOLN AVENUE – COMPASS – PROJECTING SIGN AND NEW WINDOW, DOOR, AND WALL SIGN PERMIT
(CASE NO. 23-28-DR)

INTRODUCTION

On November 16, 2023, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Compass Illinois, Inc.* (the "Applicant"), as the lessee of the commercial space located at 564-Lincoln Avenue (the "Subject Property"), to allow new window, door, and wall signs and a face change on existing projecting sign on the street frontage of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is one of the commercial spaces located in the mixed-use building at 564-572 Lincoln Avenue, often referred to as *The Winnetka Galleria* ("The Galleria"), located on the west side of Lincoln Avenue between Elm and Pine Streets. It is zoned C-2 General Retail Commercial Overlay District.
The commercial space located immediately south of the space the Applicant is leasing is currently vacant and was most recently occupied by *T. J. Cullen Jewelers*. On the north side of the courtyard is *The Beauty Lash.* There are residential condominiums on the second and third floors of The Galleria.



Figure 1 – Subject Property – View of the entire building from Lincoln Avenue

PREVIOUS APPROVALS

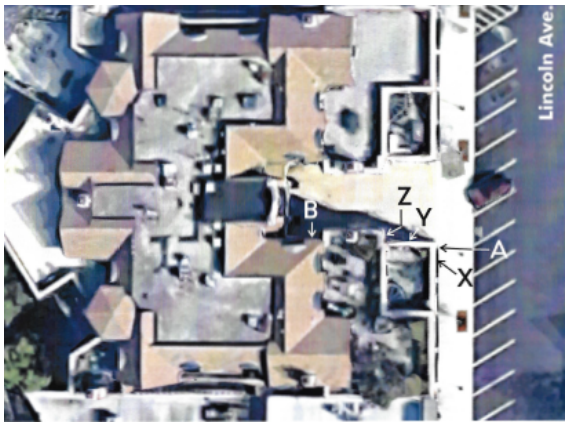
On September 5, 2023, the Village Council adopted Ordinance No. M-13-2023, granting a Special Use Permit for operating a real estate office within the C-2 Commercial Overlay District of the Village for Subject Property. One of the conditions of the Special Use Permit is that the Applicant shall provide a Retail Area, which shall be made available to third-party retail users that are permitted uses, and not

special uses, in the Commercial Overlay District and preferably on a long-term basis to display goods for sale to the general public ("Vendors"). An additional condition of the Special Use Permit is that the Applicant shall prepare a plan for shared window signage for the Applicant and Vendor for review and approval by the Design Review Board. The plan must provide for window signage on the Subject Property that identifies the Vendor and Applicant. All signage must comply with the Village's sign regulations. The Applicant must also submit to the Design Review Board for approval of all other proposed signage, including the proposed blade sign, as illustrated in Exhibit C of Ordinance M-13-2023.

For reference, Ordinance No. M-13-2023 is included in **Attachment C.**

CURRENT REQUEST

The Applicant is seeking approval to install new wall, door, and window signs and a new double face to the existing projecting sign, as part of the submitted Sign Plan for the applicant and vendor (as part of the condition of the above-mentioned Special Use Ordinance). The proposed signage would provide identification and promotion for their new commercial space. The location of each proposed sign is shown on the site plan below.



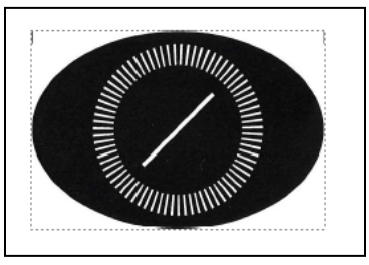
Subject Property – Sign Plan

Projecting Sign (A)

The previously approved building's double-faced projecting sign would receive a new face change identifying the new business, as shown in the illustrations below:

- Existing frame
  - projecting 48 inches from the building wall
  - 9.33 inches from the finish grade; and
- 24 x 36 x 0.63 inches thick aluminum with satin black painted finish double side sign face with "Compass" symbol 21-inch diameter in white.





Subject Property – Proposed double sign face change on existing projecting sign frame

Door Window Sign (B):

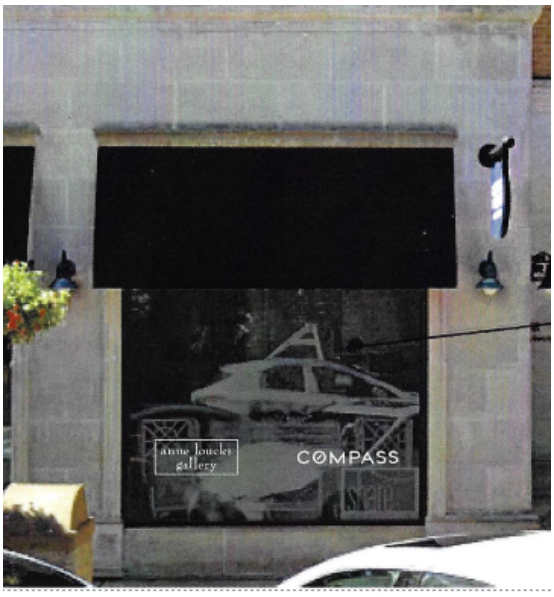
- Individual text die-cut decals in white color;
- Applied on the exterior surface of the glass;
- 5.78 inches tall text stating “COMPASS”;
- 1-inch-tall text listing business website; and
- Sign area is 2.0 square feet.



Subject Property – Proposed door window sign

Each Window Sign (X & Y):

- Be individual text die-cut decals in white color and located in the -one third bottom portion of the glass;
- Listed vendor and applicant names: “anne loucks gallery” and “COMPASS”; and
- Applied on the exterior surface of the glass;



East Elevation – Proposed window signs (X)



North Elevation – Proposed window signs (Y)

Wall Sign (**Z**):

- ¼ inches thick acrylic individual letters 4 inches tall stating "COMPASS" and address numbers;
- Black enamel satin finish;
- Located 7.66 feet from finish grade; and
- Covering 0.88 feet of wall area.



Subject Property – Wall Sign (Z) in patio

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

SIGN CODE ANALYSIS

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

Door window and window signs

Door and window signs meet the following standards can be administratively approved by staff (When the proposed signs do not comply with these standards it is noted in bold text):

- Limited to 10% or less of the single windowpane and 50% of the door glass pane;
- 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 (***the proposed window signs would be applied to the exterior 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
				Vendor	Applicant	
Proposed Door Window (B)	16.50	50%	8.25	-	2.00	12%
East Elevation Window (X)	52.00	10%	5.20	2.50	1.14	7%
North Elevation Window (Y)	45.50	10%	4.55	1.67	0.78	5%

The proposed window and door window signs meet all the above standards for door/window signs, <u>except</u> that they will be applied externally and, therefore, require review and approval by the Design Review Board.

<u>Wall sign standards</u>

- 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;
- 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; and
- Commercial wall signs shall be displayed only upon street exposures, except that one wall sign not exceeding 20 square feet in area may be displayed by each occupant on each non-street exposure of the premises occupied by such occupant.

The Proposed wall signs meet all the above standards for wall signs.

<u>Signage Street Exposure</u>

Area	Square Foot	Percentage
Lincoln Avenue Street Exposure	336.00	-
Max Allowed per Sign Code (15% of the Street Exposure)	50.40	15%
All Proposed Signs counted toward Street Exposure	9.64	2.86%

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

DESIGN GUIDELINES ANALYSIS

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

> *F. Standards and Criteria for Issuance. The following factors and characteristics relating to the safety and appearance of signage shall govern the Board's evaluation of design submittals:*
>
> *1. The sign area shall be in proportion and scale to the building or to other buildings or signs in the surrounding area;*

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

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

SUMMARY

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

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt
Attachment C: Ordinance No. M-13-2023, adopted September 5, 2023

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SBC2023-1116

SIGN PERMIT APPLICATION

OCT 3 2023

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
COMPASS		
Street Address: 568 Lincoln Ave.		
City: Winnetka / State: IL / Zip Code: 60093	Email:	

Sign Company

Name of Sign Company	Primary contact name	
North Shore Sign	Skip Spanjer	[redacted]
Street Address: 1925 Industrial Drive		
City: Libertyville / State: IL / Zip Code: 60048	Email: Skips@northshoresigns,com	

Property Owner

SIGN HERE

Name of Company	Primary contact	Phone No.
Osprey Capital LLC (Hoffman Intl Real Estate)	Dan Burns [redacted]	[redacted]
Street Address: 825 Green Bay Rd.		
City: Wilmette / State: IL / Zip Code: 60091	Email: dburns@ospreycapitalllc.com	

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

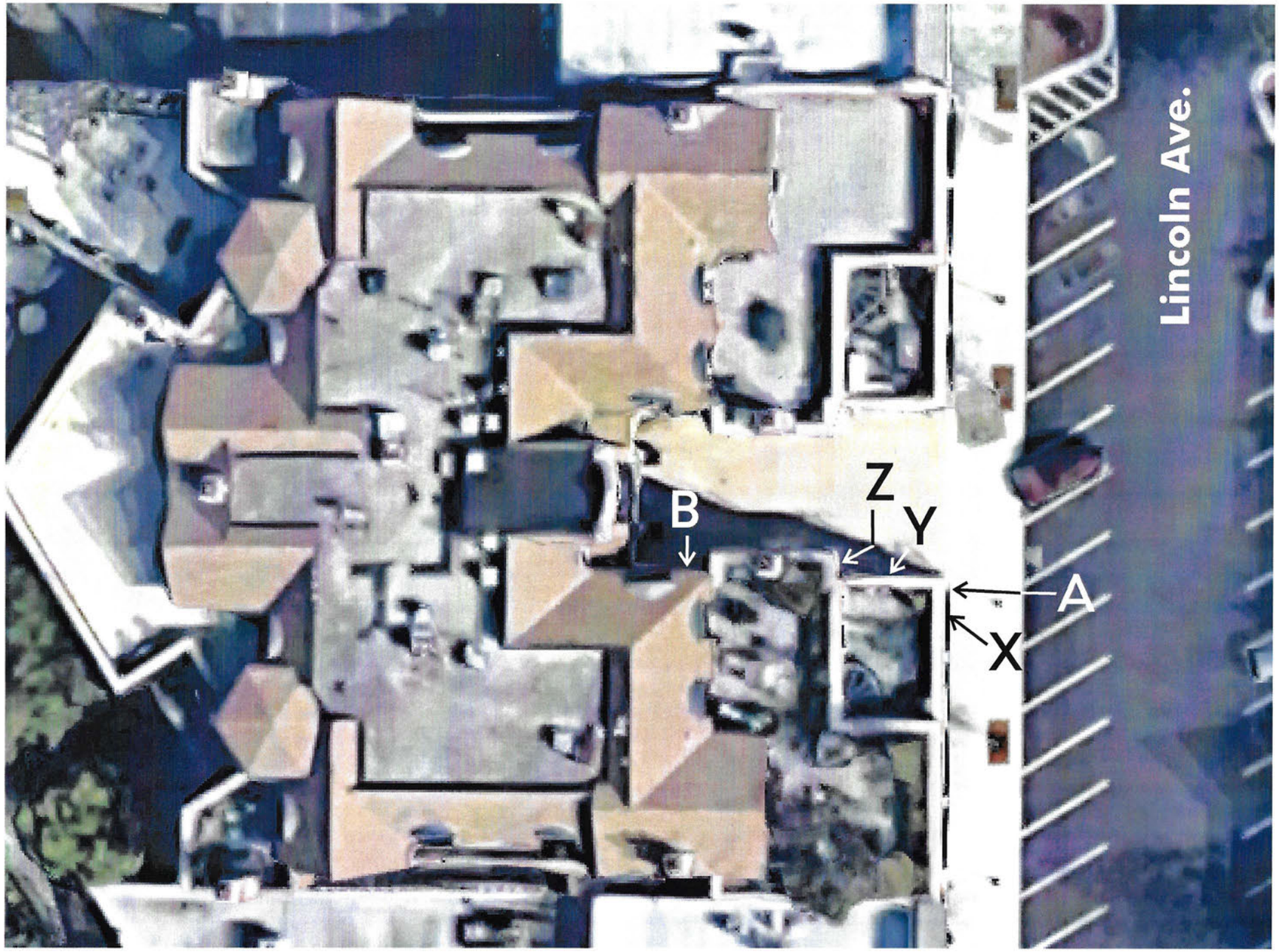
Additional description of sign type and materials: 3 glass doors w/ White Vinyl graphics,2nd surface & Reface existing 2' x 3' proj. Aluminum sign

$55 PLAN REVIEW

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

CONDITIONS OF APPROVAL: _____

8-18-23



N

City Signs
1101 Doker Drive
Modesto, CA 95351
(209) 549-2412
info@citysignsmodesto.com

Project Details

Date Started: 04/12/23
Project Name: Winnetka
Project Folder:
Project Manager: Nick Morrison
Designer: Scott
Customer: COMPASS
Customer Email: sfenton@rlepartners.com
Customer Phone Number: 267-410-0238
Install Street Address: 568 Lincoln Ave.
Install City: Winnetka, IL 60093
Drawing #: CP-200
Revision #: 11
Date: 10/04/23

Customer Approval

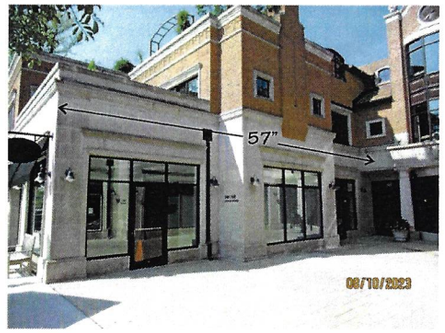
Customer Signature

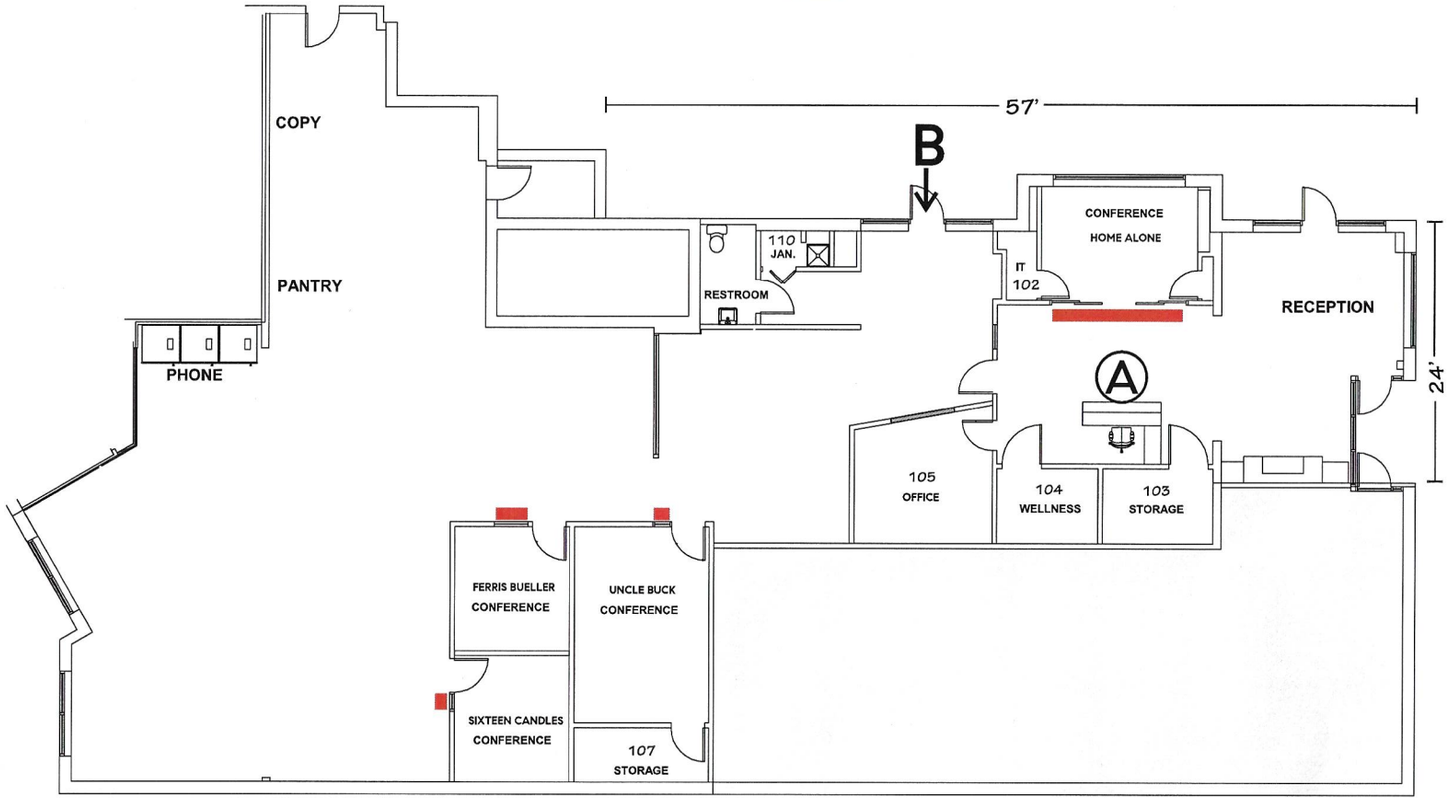
Date

Double check spelling, colors and scope of proof!
By signing this proof, you agree that everything shown above is correct and approved for production.

UL CERTIFIED
Contractors License # 769900

10







N

City Signs

1101 Doker Drive
Modesto, CA 95351
(209) 549-2412
info@citysignsmodesto.com

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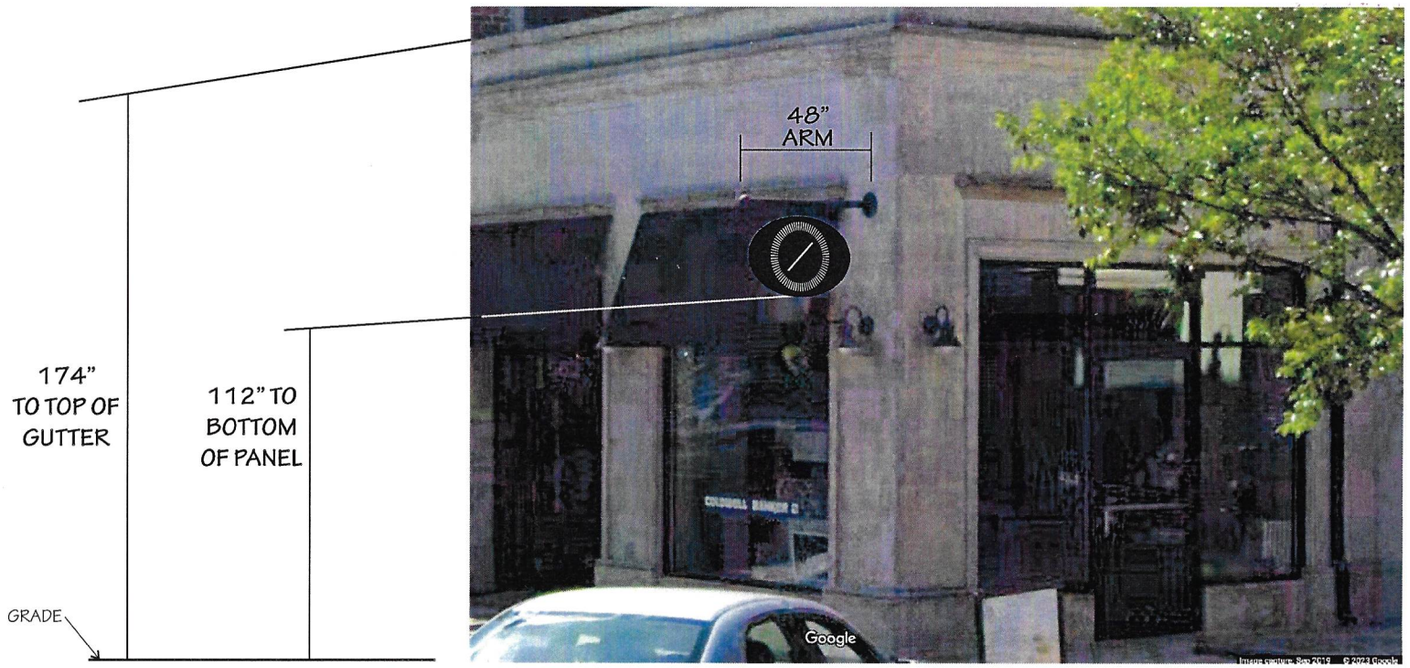
Date

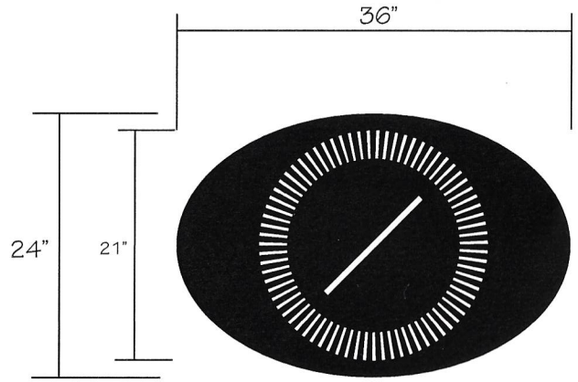
Double check spelling, colors and scope of proof!
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5





A SPECIFICATIONS: REFACE TWO 24" X 36" X .063" THICK ALUMINUM WITH A SATIN BLACK PAINTED FINISH. "COMPASS" SYMBOL SHALL BE 3M 7725-10 WHITE VINYL GRAPHICS. THE PANELS SHALL BE BONDED TO AN EXISTING D/F FLAG MOUNTED PANELS. THE EDGE OF THE EXISTING PANEL SHALL BE PAINTED SATIN BLACK.

City Signs
1101 Doker Drive
Modesto, CA 95351
(209) 549-2412
info@citysignsmodesto.com

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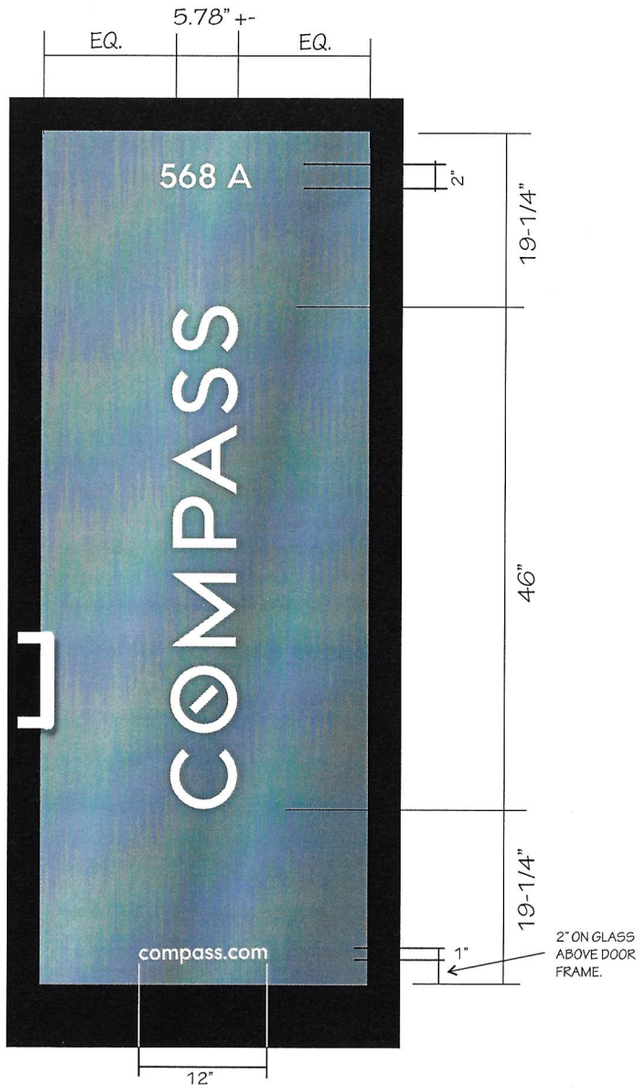
Double check spelling, colors and scope of proof!
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Contractors License # 769900

6

EXHIBIT C





B

SPECIFICATIONS: 3M 7725-10 WHITE VINYL GRAPHICS APPLIED SECOND SURFACE.

GLASS AREA: 16.5 SQ. FT.
TOTAL VINYL LOGO GRAPHICS AREA: 2 SQ. FT.

City Signs
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info@citysignsmodesto.com

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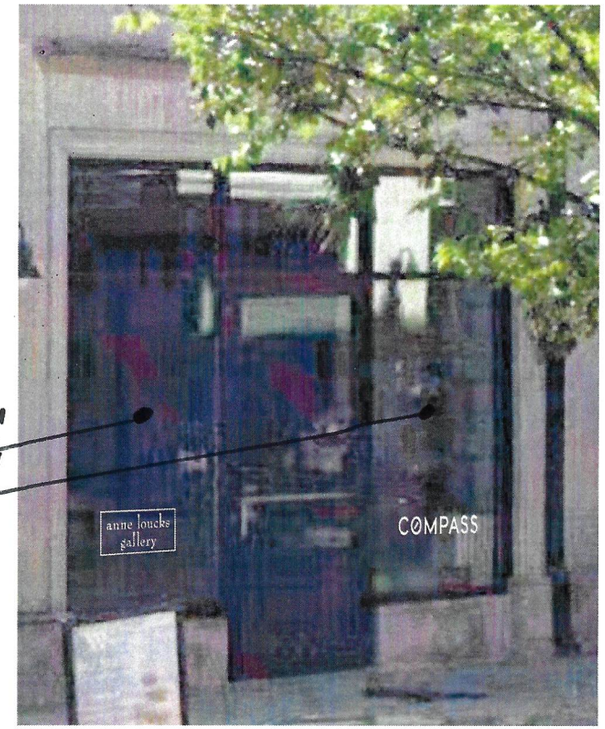
Double check spelling, colors and scope of proof!
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Contractors License # 769900

7

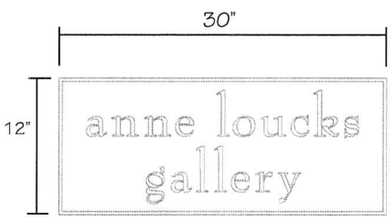


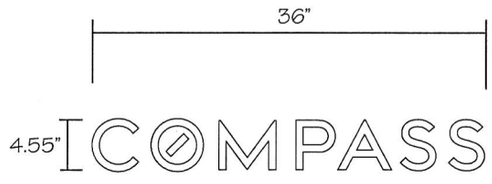
X PHOTO RENDERING - EAST ELEVATION

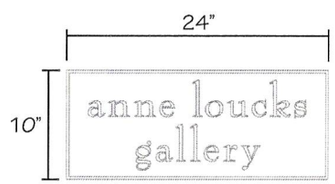


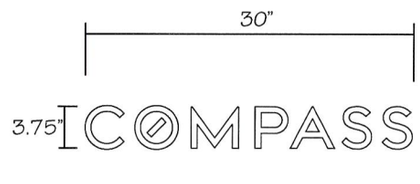
Y PHOTO RENDERING - NORTH ELEVATION

- GLASS -
77" x 99"
77½" x 45½"
77½" x 45½"









SPECIFICATIONS: ALL SHALL BE WHITE VINYL CUT LETTERS. ALL SHALL BE APPLIED SECOND SURFACE.

EAST ELEVATION GLASS AREA: 52 SQ. FT.
"ANNE LOUCKS" AREA: 2.5 SQ. FT.
"COMPASS" AREA: 1.14 SQ. FT.
TOTAL VINYL GRAPHIC AREA: 3.64 SQ. FT.

NORTH ELEVATION GLASS AREA (BOTH WINDOWS): 45.5 SQ. FT.
"ANNE LOUCKS" AREA: 1.67 SQ. FT.
"COMPASS" AREA: 0.78 SQ FT.
TOTAL VINYL GRAPHIC AREA: 2.45 SQ FT.

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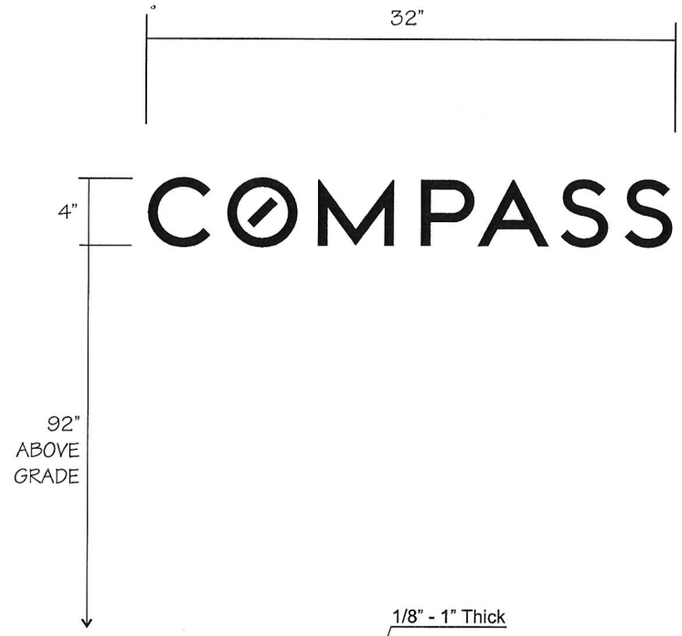
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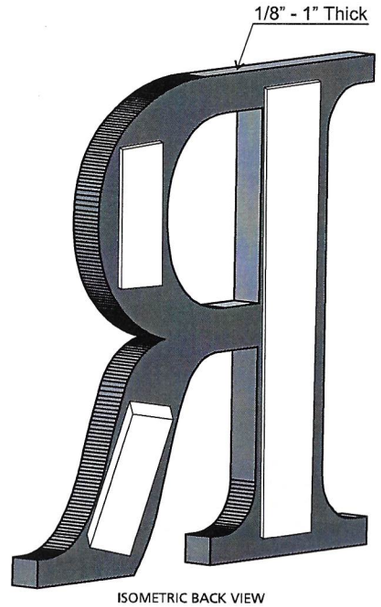
9



Z PHOTO RENDERING - NORTH ELEVATION IN PATIO

SPECIFICATIONS: 1/4" THICK ACRYLIC LETTERS WITH BLACK ENAMEL SATIN FINISH. LETTERS SHALL BE MOUNTED WITH VHB TAPE AND SILICONE ADHESIVE.





ISOMETRIC BACK VIEW

FLAT-CUT-OUT ACRYLIC - TAPE MOUNT

City Signs
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Modesto, CA 95351
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info@citysignsmodesto.com

Project Details

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Contractors License # 769900

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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)

Village of
WINNETKA, IL
Office of the Village Manager
847.716.3541

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, do hereby certify that I am the duly appointed, qualified and Deputy Village Clerk of the Village of Winnetka, Cook County, Illinois (the "Village") and as such officer I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the Council (the "Village Council") thereof.

I do further certify that attached hereto is a full, true, and complete copy of an Ordinance entitled:

ORDINANCE NO. M-13-2023

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE OPERATION OF A REAL ESTATE OFFICE WITHIN THE C-2 COMMERCIAL OVERLAY DISTRICT OF THE VILLAGE (564 Lincoln Avenue)

Adopted by the Winnetka Village Council on September 5, 2023.

I do further certify that the deliberations of the Council on the adoption of said Ordinance were taken openly; that the vote on the adoption of said Ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting; that said meeting was called and held in strict accordance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and that the Council have complied with all of the applicable provisions of said Act, their procedural rules and the Village charter in the adoption of said Ordinance.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village this 5th day of SEPTEMBER 2023.

[SEAL]

By: [redacted]
Berina Gradjan
Deputy Village Clerk

ORDINANCE NO. M-13-2023

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE OPERATION OF A REAL ESTATE OFFICE WITHIN THE C-2 COMMERCIAL OVERLAY DISTRICT OF THE VILLAGE (564 Lincoln Avenue)

WHEREAS, Compass Illinois, Inc., an Illinois corporation (***"Applicant"***), is the prospective lessee of the property commonly known as 564 Lincoln Avenue, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, 562-72 Lincoln Avenue, LLC, an Illinois limited liability company (***"Owner"***), is the record title owner of the Subject Property; and

WHEREAS, the Subject Property is located within the C-2 General Retail Commercial District and the C-2 Commercial Overlay District of the Village (collectively, ***"C-2 Commercial Overlay District"***); and

WHEREAS, the Applicant desires to operate a real estate office on the Subject Property; and

WHEREAS, pursuant to Section 17.44.020 and the table of uses set forth in Section 17.46.010 of Zoning Ordinance (***"Zoning Ordinance"***), the operation of a real estate office is not permitted within the C-2 Commercial Overlay District without a special use permit; and

WHEREAS, on May 24, 2023, the Applicant filed an application for a special use permit pursuant to Section 17.44.020.B and Chapter 17.56 of the Zoning Ordinance to allow the operation of a real estate office at the Subject Property (***"Special Use Permit"***); and

WHEREAS, the Owner of the Subject Property has consented to the application for the Special Use Permit filed by the Applicant; and

WHEREAS, the Applicant also intends to incorporate and provide for a portion of the real estate office area to be used as a retail establishment in the space at the front of the building on the Subject Property (***"Retail Area"***); and

WHEREAS, on July 13, 2023, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special Use Permit and, by a vote of four in favor and two opposed, recommended that the Village Council approve the Special Use Permit; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit for the operation of a real estate office at the Subject Property, including the Retail Area, satisfies the standards for the approval of special use permits within the C-2 Commercial Overlay District set forth in Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this Section 1 as the findings of the Council of the Village of Winnetka, as if fully set forth herein.

SECTION 2: SPECIAL USE PERMIT. Subject to, and contingent upon, the terms and conditions set forth in Section 3 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and the home rule powers of the Village, to allow the establishment and operation of a real estate office by the Applicant at the Subject Property within the C-2 Commercial Overlay District.

SECTION 3: CONDITIONS. The Special Use Permit granted by Section 2 of this Ordinance is subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Commencement of Operation. The Applicant must commence operation of the proposed real estate office use no later than 12 months after the effective date of this Ordinance.

B. Retail Area.

1. Beginning on September 1, 2023, the Applicant shall provide a Retail Area, which shall be made available to third-party retail users that are permitted uses, and not special uses, in the Commercial Overlay District and preferably on a long term basis to display goods for sale to the general public (**"Vendors"**).

2. The Retail Area shall at a minimum consist of the eastern portion of the Subject Property and include display windows along Lincoln Avenue as well as along the courtyard of the Galleria Building, identified as "Retail 101" on the floor plan submitted by the Applicant (***"Retail Area"***), consisting of one sheet, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B** (***"Floor Plan"***).

3. The Retail Area shall be used only for the display of retail goods that can be viewed by customers and directly purchased while in the Retail Area or viewed by customers and ordered for delivery to a customer's home or business. The Retail Area shall be occupied with goods available for purchase at all times. For those periods during which a Vendor is not occupying the Retail Area, the Applicant shall maintain a 'Compass Boutique' in the Retail Area replicating a point of sale operation with Compass branded apparel, accessories for the home and office, and related products available for purchase by the general public.

4. The Retail Area shall be open to the public during at least from Monday through Friday, 10:00 am to 5:00 pm (***"Business Hours"***) and be staffed during Business Hours by the Vendor, or in the absence of the Vendor's representative, by Applicant's reception staff.

5. The Applicant shall actively and continuously market the Retail Area to Vendors when unoccupied, and the Applicant must work with commercial brokers, the Winnetka-Northfield Chambers of Commerce and other chambers of commerce, and the Village to identify potential Vendors to use the Retail Area.

6. The Applicant shall prepare a plan for shared window signage for the Applicant and Vendor for review and approval by the Village's Design Review Board. The plan must provide for window signage on the Subject Property that identifies the Vendor and Applicant. All signage must comply with the Village's sign regulations. The Applicant will not install or allow to be installed window signage on the Subject Property except in conformance with the plans approved by the Design Review Board. The Applicant shall also submit to the Design Review Board for approval of all other proposed signage including the proposed blade sign, as illustrated in **Exhibit C**.

7. Prior to the Applicant or first Vendor occupying the Retail Area, the Applicant must schedule an appointment with the Village's Fire Department and Community Development Department to review how the Retail Area will be used by Vendors and the public to ensure that the use of the Retail Area complies with fire code, building egress, and other life safety requirements.

C. Compliance with Regulations. The development, use, and maintenance of the Subject Property, including the Retail Area, must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

D. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 4: RECORDATION; BINDING EFFECT. A copy of this Ordinance shall be recorded with the Cook County Clerk's Recordings Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant, the Owner, and each of their heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant or the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the Special Use Permit granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the Special Use Permit granted in Section 2 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: AMENDMENT OF SPECIAL USE PERMIT. Any amendments to the Special Use Permit granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 7: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant and the Owner with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit D** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant and Owner do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 7.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this 5th day of September, 2023, pursuant to the following roll call vote:

AYES: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic

NAYS: _____

ABSENT: _____

APPROVED this 5th day of September, 2023.

Signed:

[redacted]

Village President

Countersigned:

[redacted]

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 6th day of September, 2023.

Introduced: August 15, 2023

Passed and Approved: September 5, 2023

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:
UNITS C-1, C-2, C-3, C-4 AND C-8 IN THE WINNETKA GALLERIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN CUMMINS WINNETKA GALLERIA CONSOLIDATION PLAT, BEING A SUBDIVISION OF LOT 6 IN LEWIS D. WEBSTER'S RESUBDIVISION OF BLOCK 11 (EXCEPT THE NORTH 75.00 FEET THEREOF); ALSO PART OF LOT 11 AND 12 IN BLOCK 12 IN PARK ADDITION TO WINNETKA SUBDIVISION BY WILLIAM H. CAIRNDUFF; ALSO PART OF LOT 15 IN BLOCK 13 IN WINNETKA PARK BLUFFS, ALL IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, FORMERLY KNOWN AS: LOT 15 (EXCEPT THAT PART LYING WEST OF A LINE 50.00 FEET NORTHEASTERLY OF AND PARALLEL WITH EASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY) IN BLOCK 13 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM CAIRNDUFF OF PARTS OF SECTIONS 16, 17, AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND LOT 11 (EXCEPT WESTERLY 50.00 FEET THEREOF) IN BLOCK 12 IN PARK ADDITION TO WINNETKA SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17, AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THE SOUTH 5.00 FEET OF LOT 6 IN LEWIS D. WEBSTER'S RESUBDIVISION OF BLOCK 11 (EXCEPT THE NORTH 75.00 FEET THEREOF) AND OF LOTS 6, 8, 9 AND 10 IN BLOCK 12 IN PARK ADDITION TO WINNETKA AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THAT PART OF LOTS 11 AND 12 IN BLOCK 12 IN PARK ADDITION TO WINNETKA SUBDIVISION BY WILLIAM H. CAIRNDUFF; ALSO PART OF LOT 15 IN BLOCK 13 IN WINNETKA PARK BLUFFS, BEING A STRIP OF LAND 10.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES TO AND LYING SOUTHWESTERLY FROM A LINE 50.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT-OF-WAY AND LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 5.00 FEET OF LOT 6 IN LEWIS D. WEBSTER'S SUBDIVISION AND NORTH OF THE SOUTH LINE OF SAID LOT 15 IN BLOCK 13 IN WINNETKA PARK BLUFFS, ALL IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 14, 2000 AS DOCUMENT 00717633, AS AMENDED BY FIRST AMENDMENT RECORDED OCTOBER 17, 2001 AS DOCUMENT 0010964912 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 3, 4, 16, 17, 18, 19, 27, 28, 29, 30, 31, 32 AND 33, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 00717633.

Commonly known as 562-572 Lincoln Avenue, Winnetka, Illinois 60093.

PARCEL INDEX NUMBERS: 05-20-203-043-1009, 05-20-203-043-1010, 05-20-203-043-1011, 05-20-203-043-1012, 05-20-203-043-1016

EXHIBIT B

FLOOR PLAN

Retail 101 approximately 740 sq. ft.

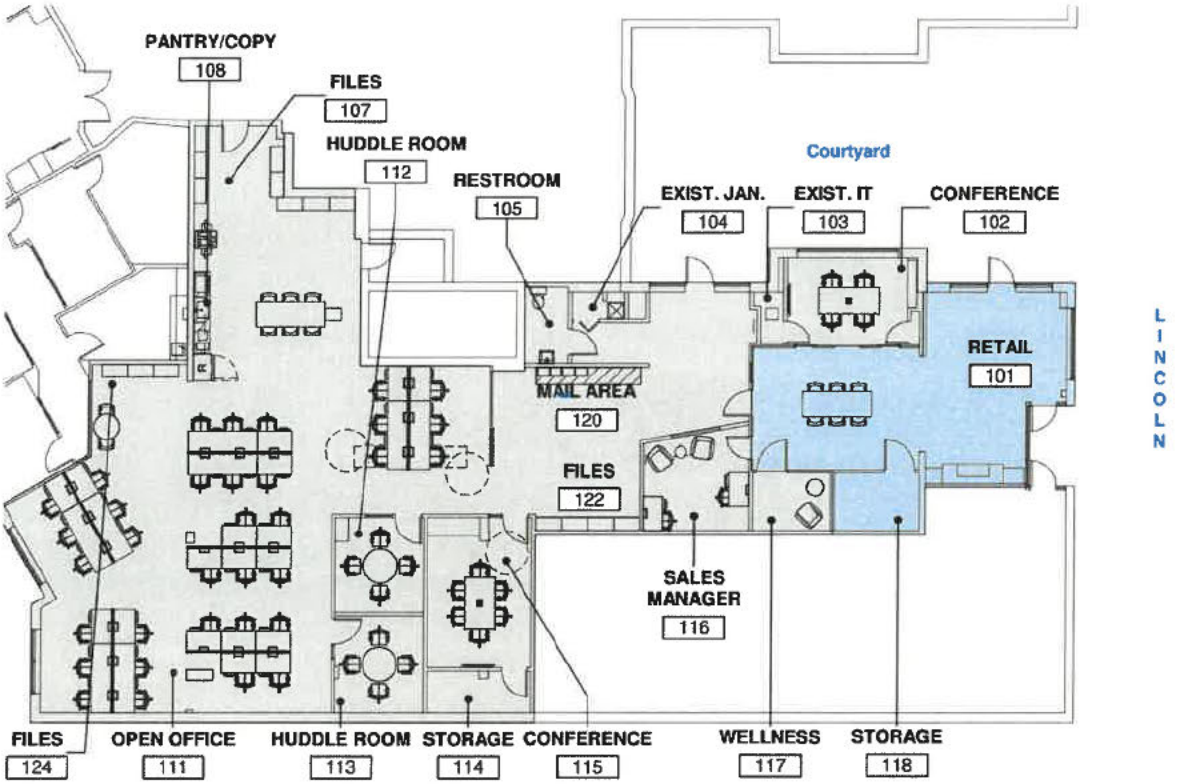


EXHIBIT C



EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois (***"Village"***):

WHEREAS, Compass Illinois, Inc., an Illinois corporation (***"Applicant"***), desires to operate a real estate office located at 564 Lincoln Avenue in the Village (***"Subject Property"***); and

WHEREAS, pursuant to Section 17.44.020 and the table of uses set forth in Section 17.46.010 of Zoning Ordinance (***"Zoning Ordinance"***), the operation of a real estate office is not permitted within the C-2 Commercial Overlay District without a special use permit; and

WHEREAS, 562-72 Lincoln Avenue, LLC, an Illinois limited liability company (***"Owner"***), is the record title owner of the Subject Property and consents to the operation of a real estate office by the Applicant at the Subject Property; and

WHEREAS, Ordinance No. M-13-2023, adopted by the Village Council on September 5, 2023 (***"Ordinance"***), grants a special use permit to the Applicant for the operation of a real estate office at the Subject Property within the C-2 Commercial Overlay District of the Village; and

WHEREAS, Section 7 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and the Owner have filed, within 60 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant and the Owner do hereby agree and covenant as follows:

1. The Applicant and the Owner do hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant and the Owner acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant and the Owner acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of a special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant or the Owner against damage or injury of any kind and at any time.

4. The Applicant and the Owner do hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time,

be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the special use permit for the Subject Property.

5. The Applicant and the Owner hereby agree to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: October 2nd, 2023

ATTEST: [redacted] **COMPASS ILLINOIS, INC.**

By: [redacted] By: [redacted]

Its: Senior Director, Real Estate

ATTEST: [redacted] **562-72 LINCOLN AVENUE, LLC**

By: [redacted] By: [redacted]

Its: MANAGER

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OCT 12 2023

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: NOVEMBER 10, 2023

SUBJECT: 928 GRENN BAY ROAD – WELLYHAUS – SIGN PERMIT AND THE CERTIFICATE OF APPROPRIATENESS
(CASE NO. 24-29-DR)

INTRODUCTION

On November 16, 2023, the Design Review Board (DRB) is scheduled to consider a sign permit and Certificate of Appropriateness application submitted by *Wellyhaus* (the "Applicant") as the lessee of the commercial space located at 928 Green Bay Road (the "Subject Property"), to install new storefront window and door signs, and re-paint the store entrance's alcove ceiling, door, and door trim 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 the *KMK Luxury Consignment.* **Figure 1** below shows the entire front façade of the building and the location of the Applicant's business. **Figure 2** shows the existing storefront.



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



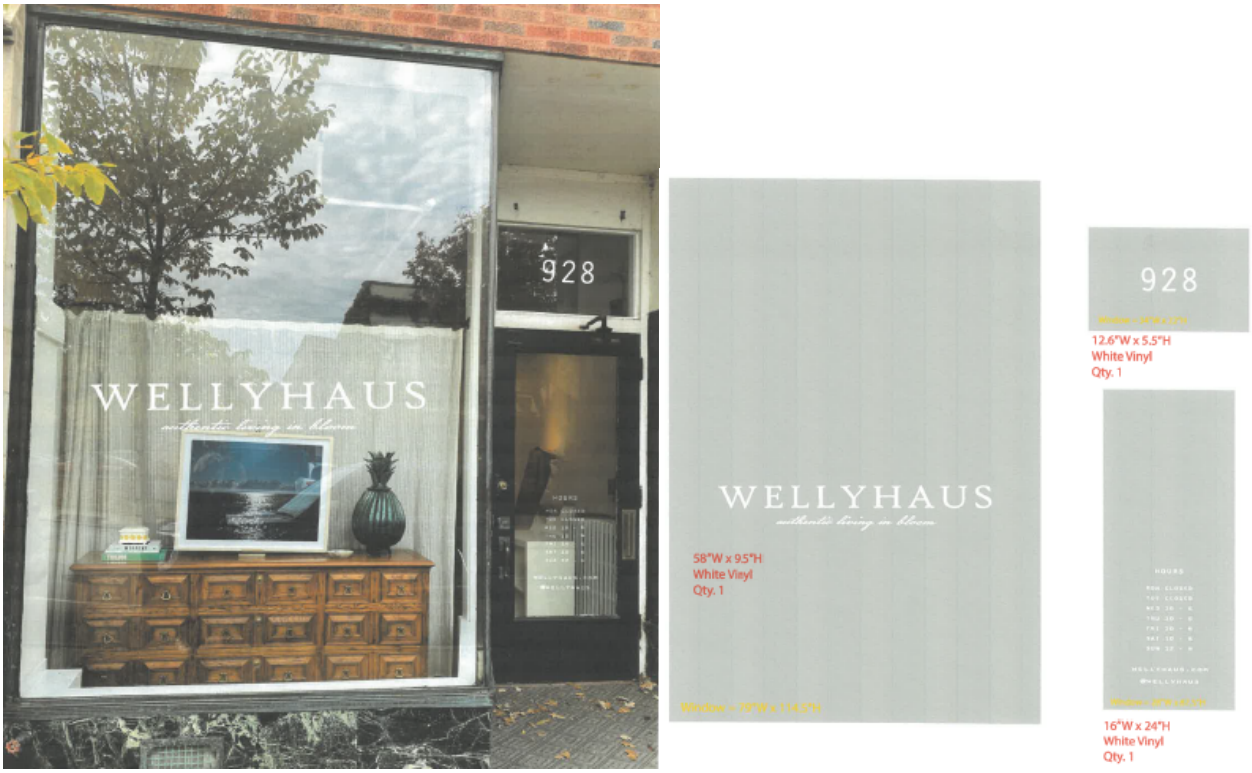
Figure 2 – Subject Property
Wellyhaus main storefront

CURRENT REQUEST

The Applicant is seeking approval to install a storefront window and door sign and a Certificate of Appropriateness to re-paint the store entrance's alcove ceiling, door, and door trim. Proposed window signs with minor storefront painting changes are shown in the illustrations below:

Proposed Window and Door Window Signs are:

- Die-cut decals in individual white vinyl letters stating "*Wellyhaus…authentic living in bloom*"
- Applied on the exterior surface of the glass;
- Text Height
    - Window – 5 inches and 2 inches
    - Door Window – 2 inches; and
- Area
    - Window – 3.82 square feet
    - Door Window – 2.66 square feet.



928 Green Bay Road – Proposed storefront window and door signage

Exterior Entrance Paint Changes

The Applicant requests approval to make changes to the proposed re-paint of the store entrance, including painting the door, door trim, and entrance ceiling in black color, as shown in the illustrations below:



Subject Property – Store entrance paint changes

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

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes standards for window signs 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 and 50% of the door glass pane;
- 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 (the proposed window sign would be exposed to the exterior 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
Main Window	62.77	10%	6.28	3.82	6.09%
Door Window	13.12	50%	6.56	2.66	20.27%

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

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

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 must determine if the proposed store entrance paint changes comply with the above standards.

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 window and door signs and store entrance paint changes 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

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Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Wellyhaus LLC	Kate Higgins	[redacted]
Street Address: 928 Green Bay Rd		
City: Winnetka / State: IL / Zip Code: 60093	Email: [redacted]	

Sign Company

Name of Sign Company	Primary contact name	Phone No.
FAST SIGNS		847-565-3054
Street Address: 3437 Dempster		
City: Skokie / State: IL / Zip Code: 60076	Email:	

Property Owner

Name of Company	Primary contact name	Phone No.
Connor Max LLC	Arnold Neuman	[redacted]
Street Address: 680 N. Lake Shore Dr.		
City: Chicago / State: IL / Zip Code: 60611	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: Decal for front window, transom, and front door

SBC2023-1154

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

CONDITIONS OF APPROVAL: _____

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 928 GREEN BAY RD COA2023-1155

Name of Business(es): WELLY HAUS

Application is hereby made for the following work (please check all that apply):

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OCT - 3 2023

- ☐ Sign — Sign Permit Application attached? ☐
- ☐ Awning — Awning Permit Application attached? ☐
- ☑ Other (general description) WINDOW DECALS

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): WINDOW DECALS DISPLAYING STORE NAME, TAG LINE, HOURS, WEBSITE, INSTAGRAM HANDLE + STREET NUMBER; PAINTING OF TRIM, DOOR, + ALCOVE CEILING TO TRICORN BLACK

I/We hereby certify that as Lessee (Lessee/Owner) of the property located at 928 GREEN BAY RD (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED [redacted]

PRINTED NAME(S) Margaret R. Higgins

ADDRESS 510 SHERIDAN RD

PHONE NO. [redacted]

EMAIL [redacted]

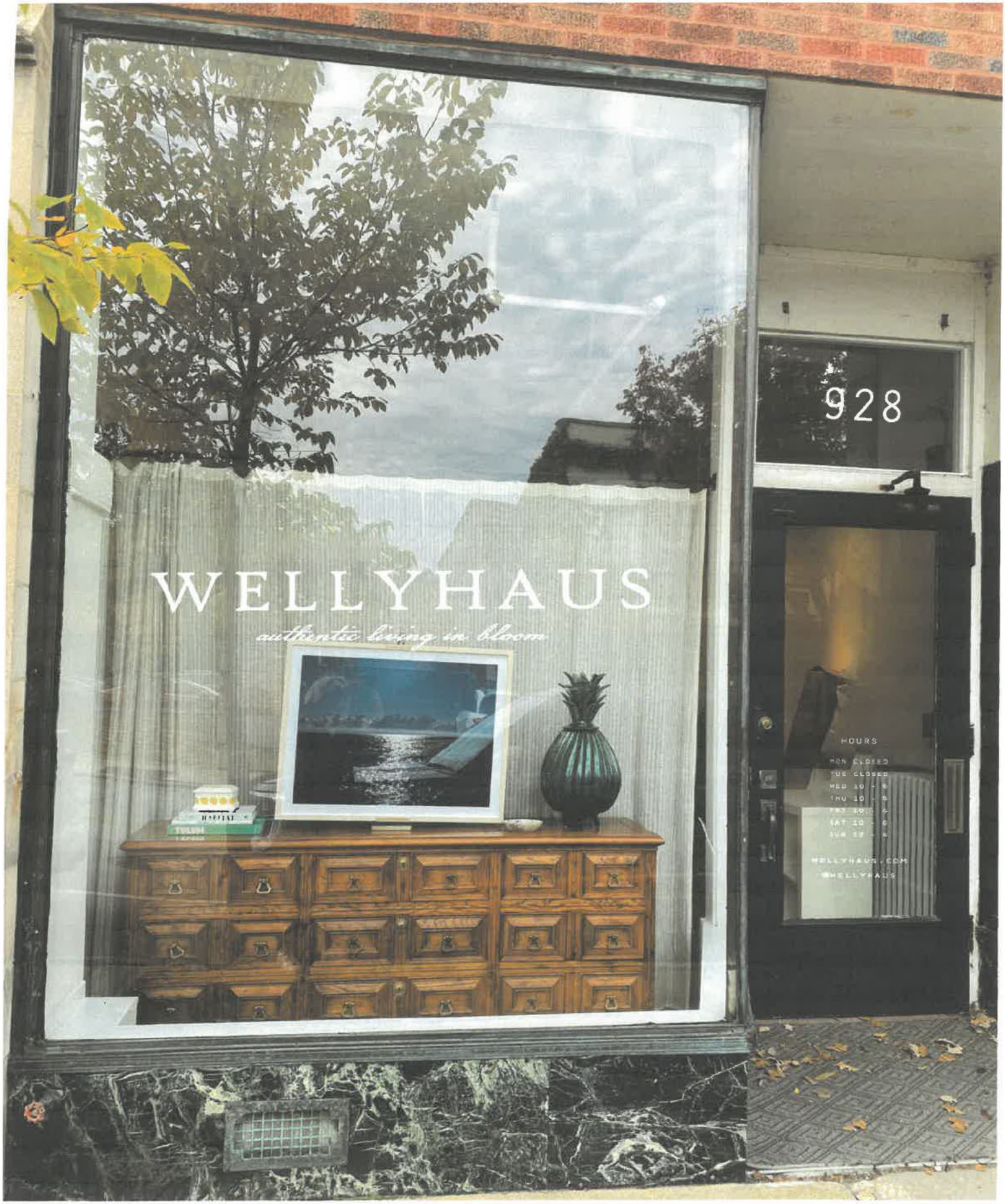
FOR OFFICE USE ONLY

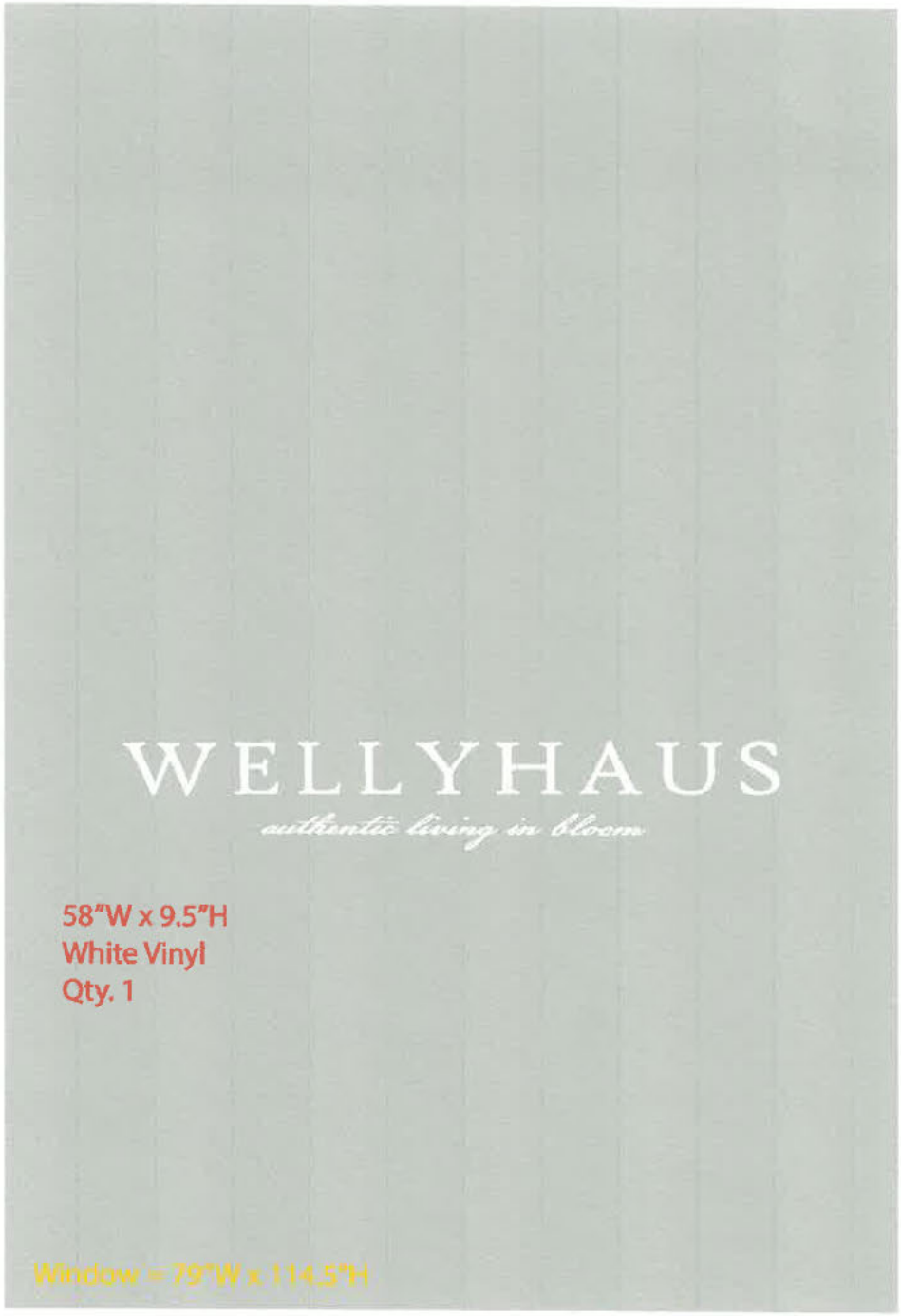
COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	FAST SIGNS OF NORTHBROOK
CONTACT NAME	EDDY TRANQUILINO
ADDRESS	3065 DUNDEE RD
	NORTHBROOK IL 60062
PHONE NO.	847-291-7446
EMAIL	fastsigns.138@fastsigns.com


928
WELLYHAUS
authentic living in bloom
HOURS
MON CLOSED
TUE CLOSED
WED 10 - 6
THU 10 - 6
FRI 10 - 7
SAT 10 - 6
SUN 12 - 4
WELLYHAUS.COM
@WELLYHAUS



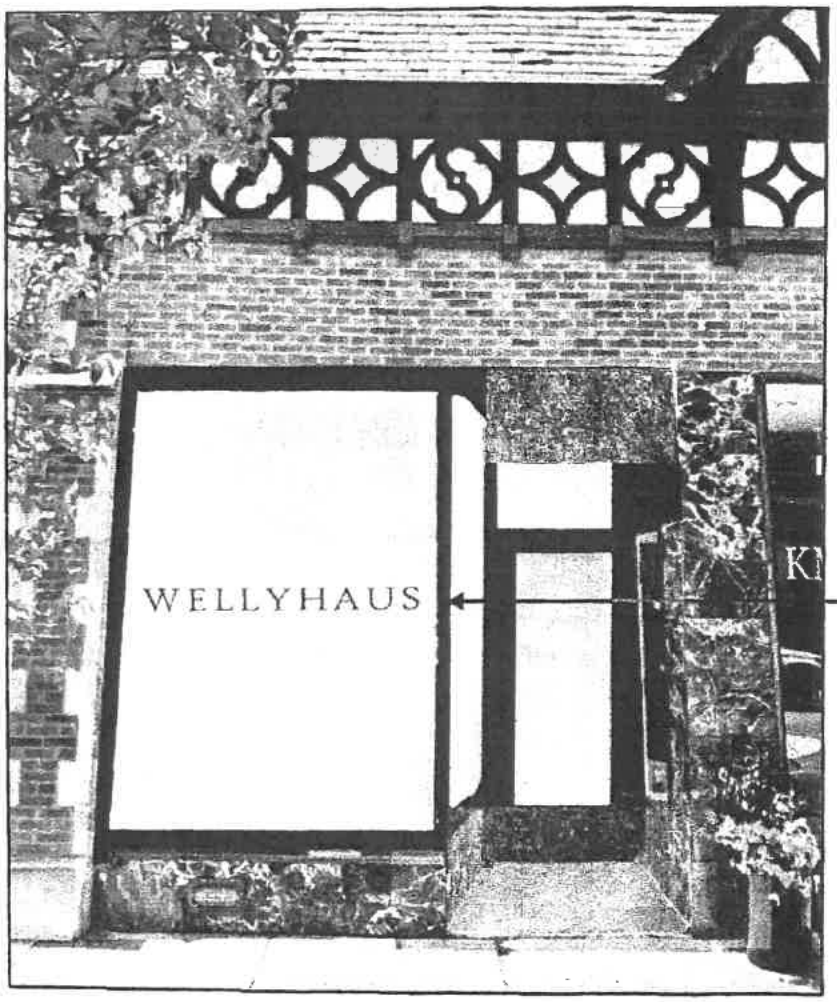
58"W x 9.5"H
White Vinyl
Qty. 1



12.6"W x 5.5"H
White Vinyl
Qty. 1



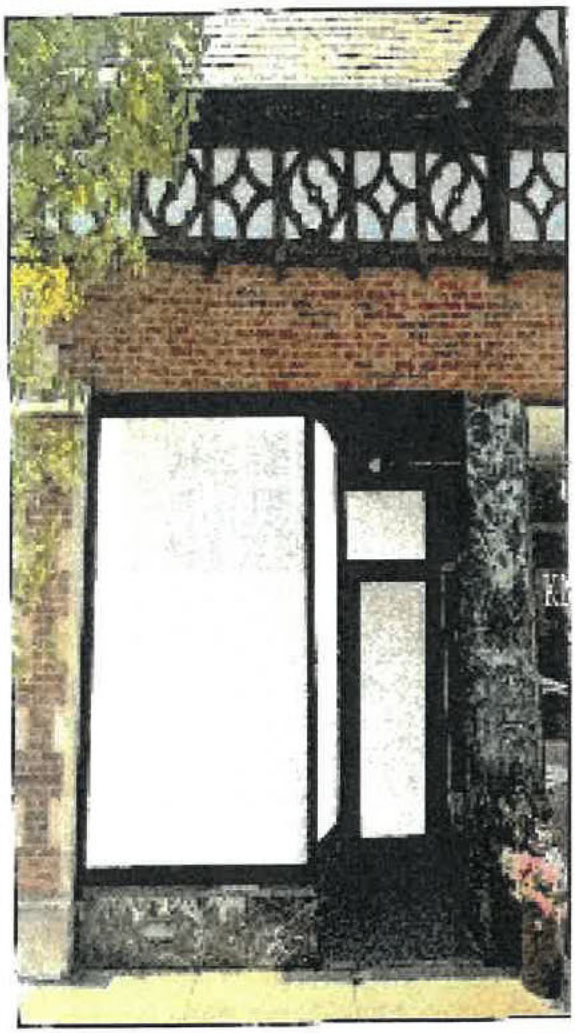
16"W x 24"H
White Vinyl
Qty. 1



PROPOSED NEW


AREA WITHIN HIGHLIGHTER
TO BE PAINTED
SHERWIN WILLIAMS
TRICORN BLACK
(SWATCH ENCLOSED)
928
HOURS

EXTERIOR





PAINT COLOR
(TRICORN BLACK)

PROPOSED NEW

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: NOVEMBER 10, 2023

SUBJECT: 64 GREEN BAY ROAD – ABOYER RESTAURANT – WALL SIGN PERMIT (CASE NO. 23-30-DR)

INTRODUCTION

On November 16, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by Michael Lachowicz (the "Applicant") as the lessee of the property located at 64 Green Bay Road for the *Aboyer Restaurant* (the "Subject Property"). The Applicant is seeking approval to install a new wall sign for their business on the Green Bay Road frontage.

PROPERTY DESCRIPTION

The Subject Property is located on the west of Green Bay Road between Winnetka Avenue and Roger Avenue in the Indian Hill Business District and contains a one-story commercial building. The Applicant is the current tenant of the building. The Subject Property is located in the C-1 Limited Commercial Zoning District. **Figure 1** and **Figure 2** below identify the Subject Property.



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



Figure 2 – Subject Property – Building View Along Green Bay Road Traveling South

PREVIOUS APPROVALS

On April 20, 2023, the DBR approved a Certificate of Appropriateness to allow the existing temporary pergola to become a permanent structure on the Subject Property. The subject business already has one existing wall sign on the south and another on the north non-street exposure elevations.

CURRENT REQUEST

The Applicant is seeking approval for an additional wall sign at Green Bay Road frontage to identify and promote their existing business. The proposed wall sign will feature the business's name, as shown in the illustration below.

Proposed wall sign is:

- ½ inches thick exterior grade PVC backer with wood grain laminate in black with 8.75 inches high text in white PVC;
- Non-illuminated;
- 10 feet above grade;
- 13 inches tall and 282 inches long; and
- 25.38 square feet of sign area.



Proposed Wall Sign at Green Bay Road 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

SIGN PERMIT APPLICATION

RECEIVED
OCT 12 2023

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Aboyer	Michael	[redacted]
Street Address: 64 Green Bay Rd,		
City: Winnetka / State: IL	Zip Code: 60093	Email: chefdeuxgros@gmail.com

Sign Company

Name of Sign Company	Primary contact name	Phone No.
Landmark visibility solutions	Nick Prager	[redacted]
Street Address: 1051 E Main St #101		
City: East Dundee / State: IL	Zip Code: 60118	Email: nick@landmarkvisibilitysolutions.com

Property Owner

Name of Company	Primary contact name	Phone No.
ED Kondelis LLC	Nick Kondelis	
Street Address: [redacted]		
City: Chatham / State: IL	Zip Code: 62629	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 1/2" thick wood panel sign with 1/2" raised letters mounted to the face. Sign panel installed directly on facade.

SBC2023-1158

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

CONDITIONS OF APPROVAL:_____

LANDMARK VISIBILITY SOLUTIONS

Prepared For: **Aboyer** Address: 64 Green Bay Road, Winnetka

839 N. Quentin Rd. Palatine, IL 60067 • 847.971.2981 • www.landmarkvs.com • Nick@landmarkvs.com

THIS DRAWING IS THE SOLE PROPERTY OF LANDMARK VISIBILITY SOLUTIONS ANY REPRODUCTIONS IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF LANDMARK VISIBILITY SOLUTIONS IS PROHIBITED. AN ASSESSMENT OF UP TO $2,500 WILL BE CHARGED FOR ANY MISUSE OF THIS DRAWING

UL LISTED

282"w

13"h

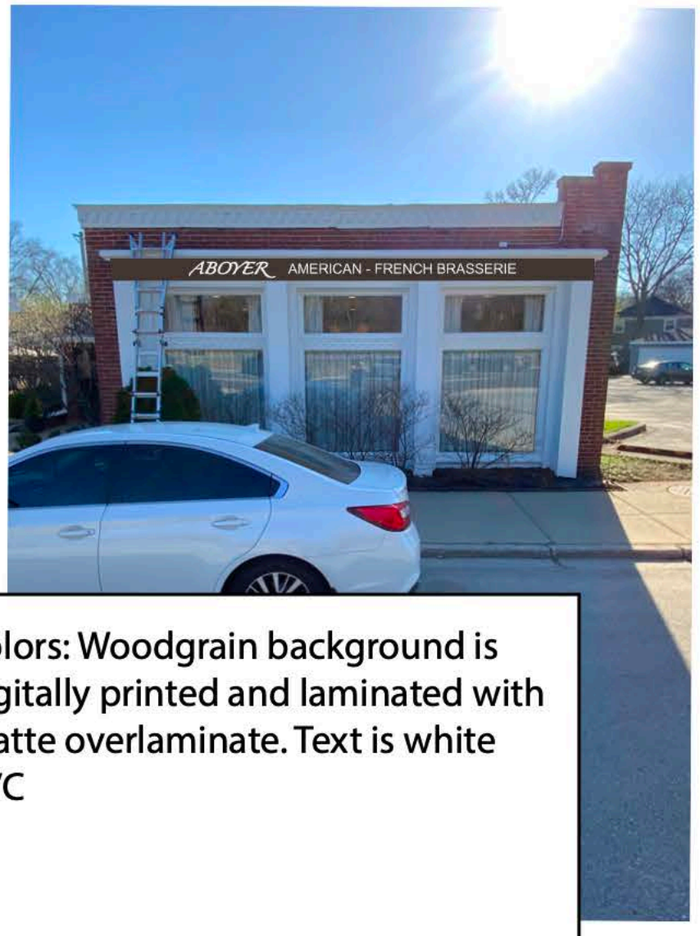


side view



Installed directly onto facade with tapcons thru the sign panel.

Proposed Signage



1/2 Exterior grade PVC backer with wood grain laminate.

1/2 Dimensional white PVC logo

Stud mounted directly to brick wall

Colors: Woodgrain background is digitally printed and laminated with matte overlaminate. Text is white PVC

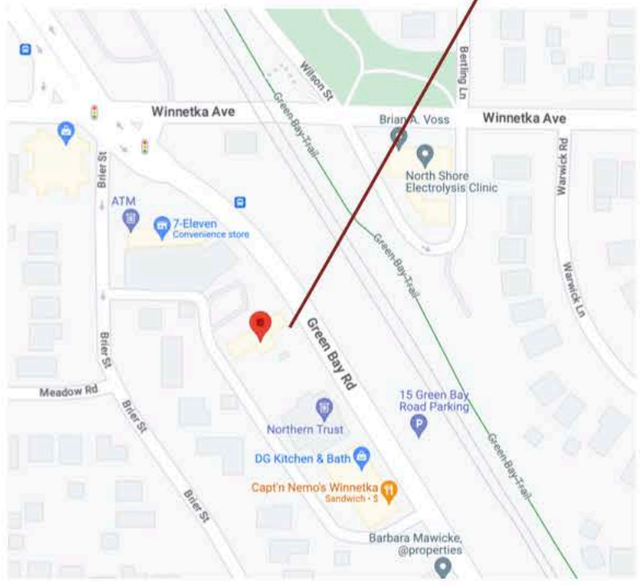
Existing Wall



14'h wall area

sign installed 10' from grade

proposed sign location



Rev. 1

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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: NOVEMBER 10, 2023

SUBJECT: 594 GREEN BAY ROAD – BAIRD & WARNER – AWNING AND WALL SIGN REPLACEMENT PERMIT
(CASE NO. 23-31-DR)

INTRODUCTION

On November 16, 2023, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Baird & Warner* (the "Applicant") as the current lessee of the commercial space located at 594 Green Bay Road (the "Subject Property"), to allow replacement of the wall sign, fabric on an existing awning frame, and awning sign, which would reflect their new brand identity.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Spruce and Pine Streets in the Elm Street Business District. It is zoned C-2 General Retail. The Subject Property contains a two-story building with basic traditional brick and shingle elements, a pitched rooftop, and decorative awnings along the windows. The first-floor commercial space contains the Applicant's real estate office along with *Charles Schwab* and *Golden Needle Cleaners & Tailors*. **Figures 1** below and **Figure 2** on the following page identify the Subject Property.



Figure 1 – Subject Property – Store frontage along Spruce Street



Figure 2 – Subject Property – Store frontage along the parking lot adjacent to Green Bay Road

PREVIOUS APPROVALS

In January 2012, the DRB approved the existing Baird & Warner wall and awning signs.

CURRENT REQUEST

The Applicant is seeking approval to replace the wall sign, recover the existing awning frames with new fabric, and sign name change on the awnings that would provide identification for their new branding. The new wall and awning signs will feature a logo and name for their business, as shown in the illustrations below.

<u>Proposed awning recovering and new awning signs:</u>

- Recovering of existing awning frame with a new Sunbrella fabric in black color;
    - Existing awning is 8.0 feet above existing natural grade;
- Each awning sign is a 6-inch vinyl copy of the black/white *Baird & Warner* logo and 2 inches of white letters stating “LUXURY LIVING”; and
- Sign area is 5.6 square feet on each awning.



New awning fabric and proposed awning signs on South/East Elevation- View from Spruce Street



New awning fabric and proposed awning signs on East Elevation-View from Green Bay Road



New awning fabric and proposed awning signs on East/North Elevation- View from the parking lot

Proposed wall sign is:

- 42 inches by 182 inches fabricated aluminum non-lit pan face backer panel;
- 31.5 inches (h) X 1 inch (deep) fabricated aluminum non-lit pan face. Faces/edges painted Matthews Acrylic Polyurethane #41342 Brushed Aluminum. "B&W" and (rectangle) are die-cut matte black vinyl applied to the face. "*Baird & Warner*" will be "stencil-cut" black vinyl rectangle;
- 16 inches (h) X ¼ inch (thick) flat cutout aluminum letters. Faces/edges painted Matthews Acrylic Polyurethane #41342 Brushed Aluminum.
- 5.5" (h) X 1/4" (thick) flat cutout aluminum letters "REAL ESTATE". Faces/edges painted Matthews Acrylic Polyurethane #41342 Brushed Aluminum.
- 25.38 square feet of sign area.



Braid & Warner – Proposed wall 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 awning and wall signs in commercial districts.

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 descending vertical front skirt only.

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 and awning signs meet all the above standards for wall and awning signs, including not exceeding 15% of the street exposure at each Green Bay Road and Spruce Street 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 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 wall sign, awning fabric replacement, and awning sign 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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

AWNING PERMIT APPLICATION

RECEIVED OCT 12 2023

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Baird & Warner	Michelle Finley	[redacted]
Street Address: 594 Green Bay Road		
City: Winnetka	State: IL	Zip Code: 60093
Email: michelle.finley@bairdwarner.com		

Awning Company

Name of Awning Company	Primary contact name	Phone No.
H.M. Witt & Co. Signs	Brian Shipkin	773-250-5000
Street Address: 3313 W Newport Avenue		
City: Chicago	State: IL	Zip Code: 60618
Email: brian@hmwitt.com		

Property Owner

Name of Company	Primary contact name	Phone No.
Moth-Meyer, Inc.	Bob Humphrey	[redacted]
Street Address: P.O. Box 491		
City: Winnetka	State: IL	Zip Code: 60093
Email: [redacted]		

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

Description of fabric type and color (attach samples) Sunbrella - Standard Black

Description of awning sign material, method of application and color: Heat transfered standard white vinyl graphics

Height of awning logo/copy: 6 inches

Awning Dimensions: Width various Height 40" Projection from Building Face 24"

ABC2023-1156

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

CONDITIONS OF APPROVAL: _____

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

RECEIVED OCT 12 2023

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Baird & Warner	Michelle Finley	[redacted]
Street Address: 594 Green Bay Road		
City: Winnetka / State: IL / Zip Code: 60093	Email: michelle.finley@bairdwarner.com	

Sign Company

Name of Sign Company	Primary contact name	Phone No.
H.M. Witt & Co. Signs	Brian Shipkin	773-250-5000
Street Address: 3313 W. Newport Avenue		
City: Chicago / State: IL / Zip Code: 60618	Email: [redacted]	

Property Owner

Name of Company	Primary contact name	Phone No.
Moth-Meyer, Inc.	Bob Humphrey	[redacted]
Street Address: P.O. Box 491		
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: Externally illuminated custom sign cabinet to replace existing

SBC2023-1184

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

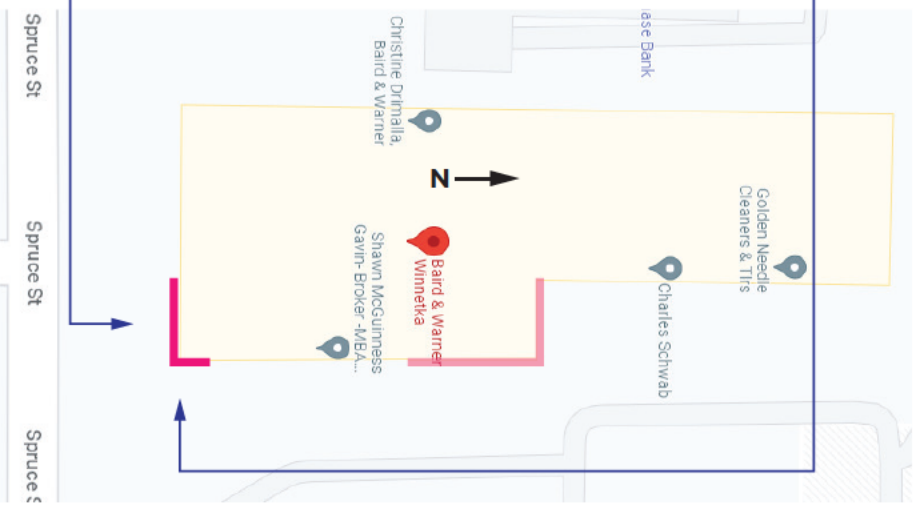
CONDITIONS OF APPROVAL:_____

Existing awning frames will be removed and brought to our shop. Frames will be recovered with identical black Sunbrella fabric to match existing. New heat-transfered vinyl logos will be applied as shown.

Existing Conditions:



South / East



594 Green Bay Road: South / East Elevations - RECOVERED AWNING FRAMES

H.M. WITT & Co. Signs
FINE SIGNAGE SINCE 1894
3313 West Newport Ave, Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
REVISE AND RESUBMIT ○
APPROVAL .....
DATE .....

REVISIONS

CLIENT Baird & Warner
DATE 09-26-23
JOB # BAD23005_B1
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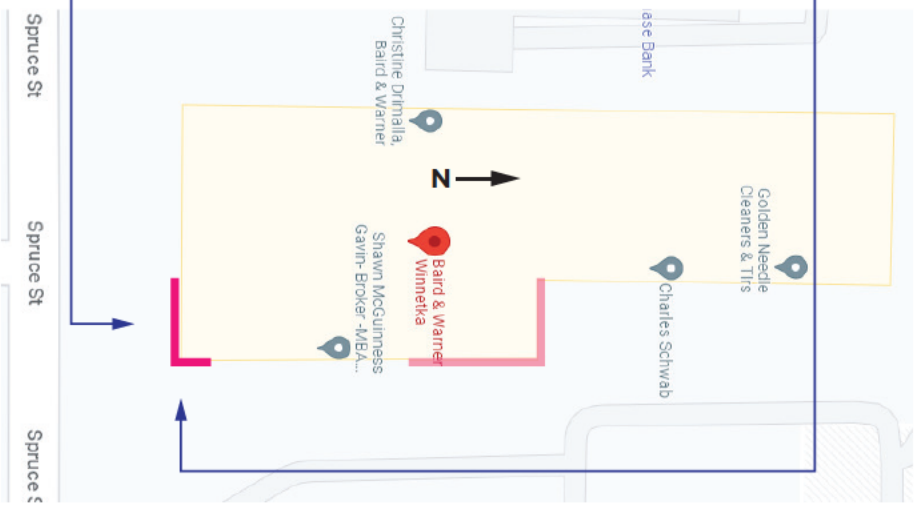
THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.

Existing awning frames will be removed and brought to our shop. Frames will be recovered with identical black Sunbrella fabric to match existing. New heat-transfered vinyl logos will be applied as shown.

Proposed Conditions:



South / East



594 Green Bay Road: South / East Elevations - RECOVERED AWNING FRAMES

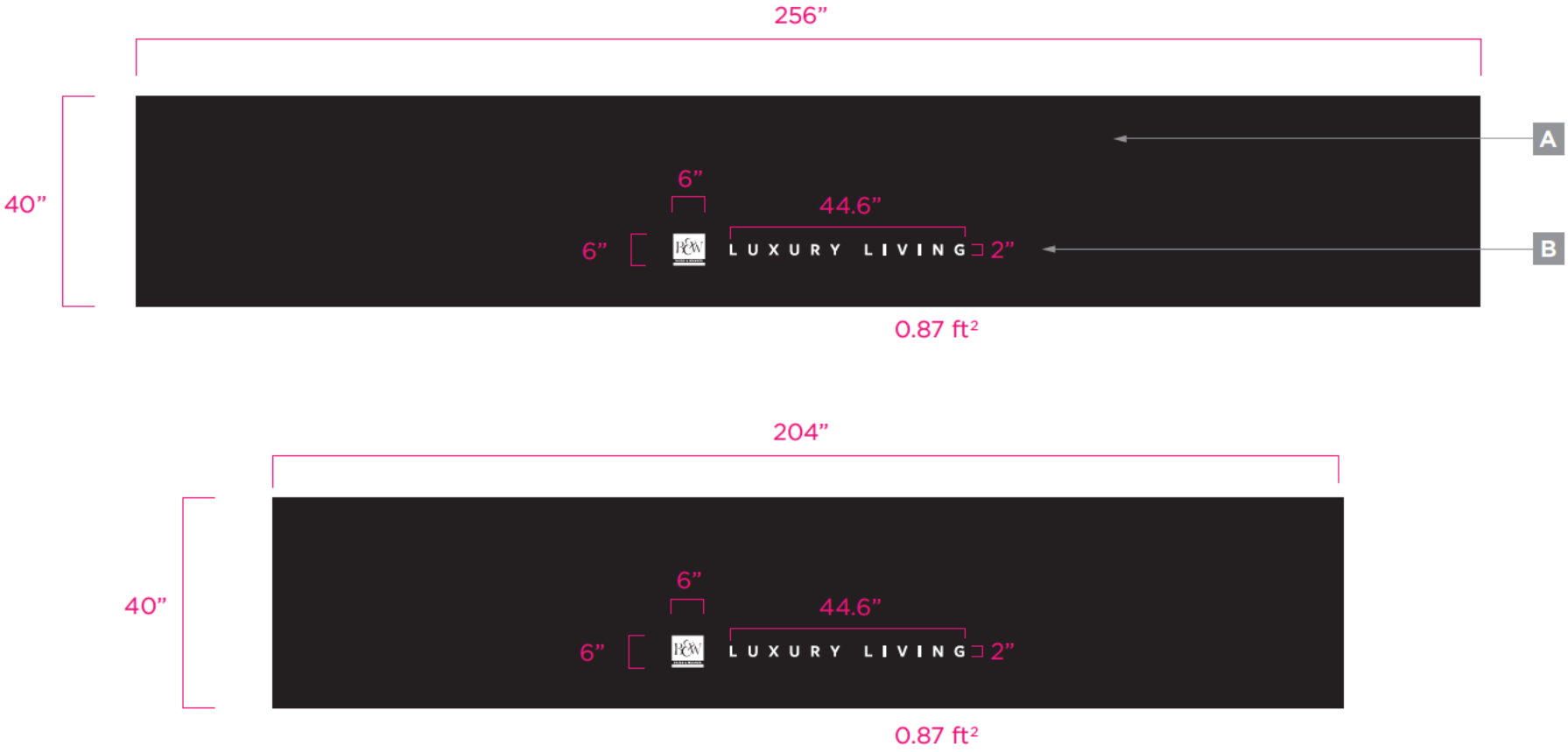
H.M. WITT & Co. Signs
FINE SIGNAGE SINCE 1894
3313 West Newport Ave, Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
REVISE AND RESUBMIT ○
APPROVAL .....
DATE .....

REVISIONS

CLIENT Baird & Warner
DATE 09-26-23
JOB # BAD23005_C1
DRAWN BY bs
SCALE No Scale

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.



A Existing awning frames recovered with Sunbrella black fabric

B Heat-transfered standard white vinyl graphics as shown

594 Green Bay Road: South / East Elevations - RECOVERED AWNING FRAMES

H.M. WITT & CO. Signs
FINE SIGNAGE SINCE 1894
3313 West Newport Ave. Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
REVISE AND RESUBMIT ○
APPROVAL .....
DATE .....

REVISIONS

CLIENT Baird & Warner
DATE 11-06-23
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SCALE 3/8” = 1’-0”

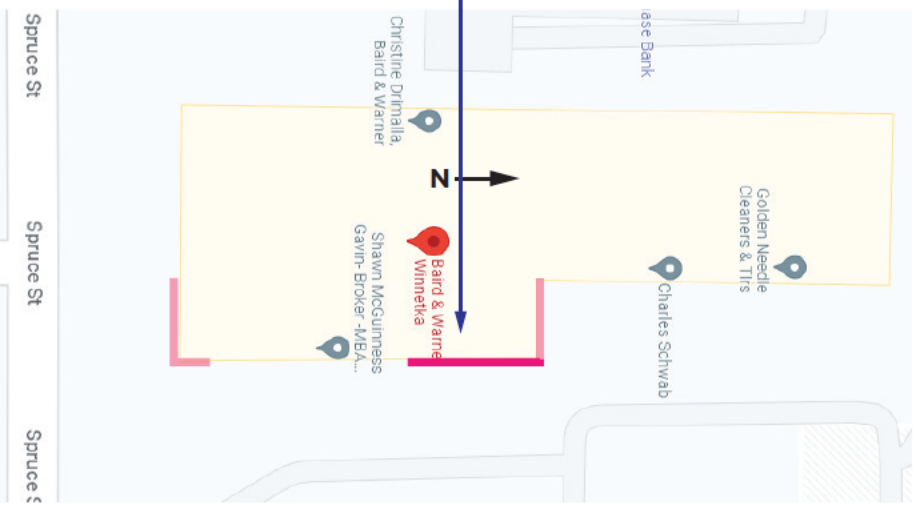
THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.

Existing awning frames will be removed and brought to our shop. Frames will be recovered with identical black Sunbrella fabric to match existing. New heat-transfered vinyl logos will be applied as shown.

Existing Conditions:



East



594 Green Bay Road: East Elevation - RECOVERED AWNING FRAMES

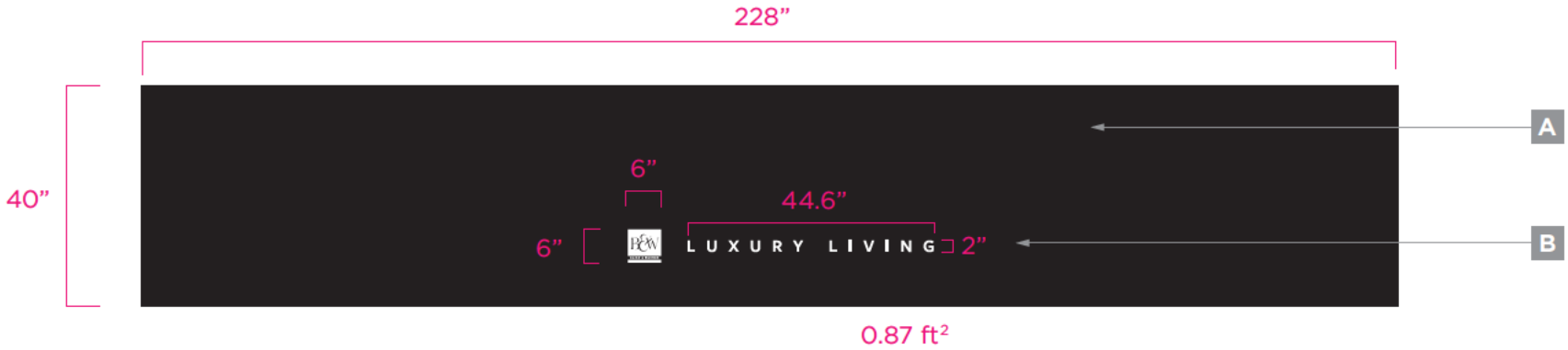
H.M. WITT & Co. Signs
FINE SIGNAGE SINCE 1894
3313 West Newport Ave, Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
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APPROVAL
DATE

REVISIONS

CLIENT Baird & Warner
DATE 09-26-23
JOB # BAD23005_B2
DRAWN BY bs
SCALE No Scale

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.



A Existing awning frames recovered with Sunbrella black fabric

B Heat-transfered standard white vinyl graphics as shown

594 Green Bay Road: East Elevation - RECOVERED AWNING FRAMES

H.M. WITT & CO. Signs
FINE SIGNAGE SINCE 1894
3313 West Newport Ave. Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
REVISE AND RESUBMIT ○
APPROVAL .....
DATE .....

REVISIONS

CLIENT Baird & Warner
DATE 11-06-23
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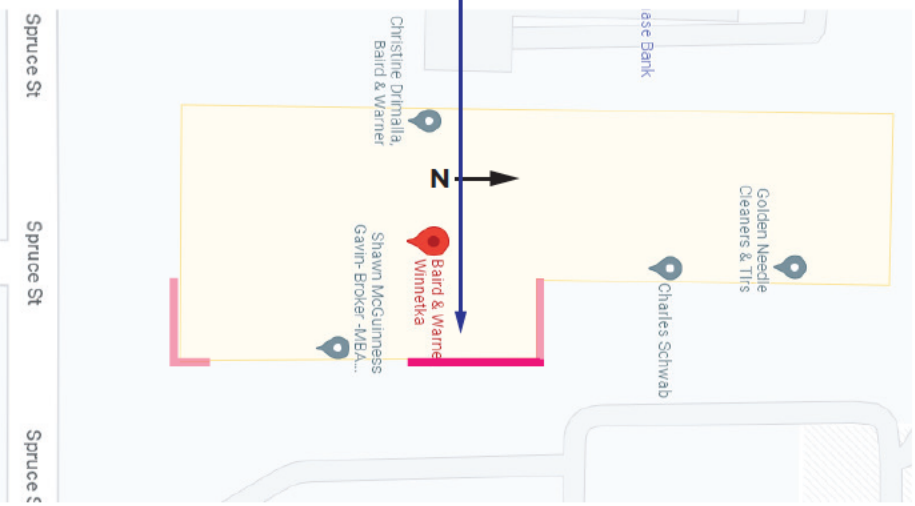
THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.

Existing awning frames will be removed and brought to our shop. Frames will be recovered with identical black Sunbrella fabric to match existing. New heat-transfered vinyl logos will be applied as shown.

Proposed Conditions:



East



594 Green Bay Road: East Elevation - RECOVERED AWNING FRAMES

H.M. WITT & Co. Signs
FINE SIGNAGE SINCE 1894

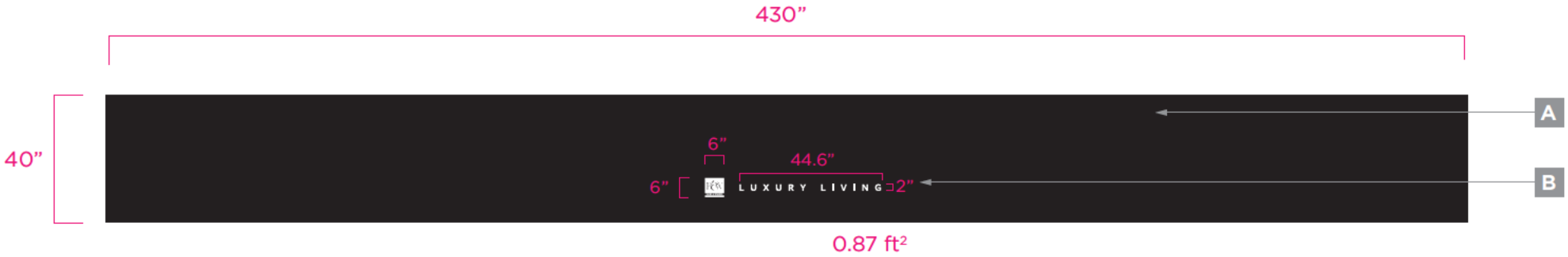
3313 West Newport Ave, Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
REVISE AND RESUBMIT ○
APPROVAL
DATE

REVISIONS

CLIENT Baird & Warner
DATE 09-26-23
JOB # BAD23005_C2
DRAWN BY bs
SCALE No Scale

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.



A Existing awning frames recovered with Sunbrella black fabric

B Heat-transfered standard white vinyl graphics as shown

594 Green Bay Road: East Elevation - RECOVERED AWNING FRAMES

H.M. WITT & CO. Signs
FINE SIGNAGE SINCE 1894
3313 West Newport Ave. Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
REVISE AND RESUBMIT ○
APPROVAL .....
DATE .....

REVISIONS

CLIENT Baird & Warner
DATE 11-06-23
JOB # BAD23005_C2A
DRAWN BY bs
SCALE 1/2” = 1’-0”

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.

Existing Conditions:



Proposed Conditions:



594 Green Bay Road: East Elevation - NON-LIT SIGN

H.M. WITT & Co. Signs
FINE SIGNAGE SINCE 1894
3313 West Newport Ave, Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
REVISE AND RESUBMIT ○
APPROVAL
DATE

REVISIONS

CLIENT Baird & Warner
DATE 09-26-23
JOB # BAD23005_A2
DRAWN BY bs
SCALE No Scale

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594 Green Bay Road: Existing Elevation

H.M. WITT & CO. Signs
FINE SIGNAGE SINCE 1894
3313 West Newport Ave. Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
REVISE AND RESUBMIT ○

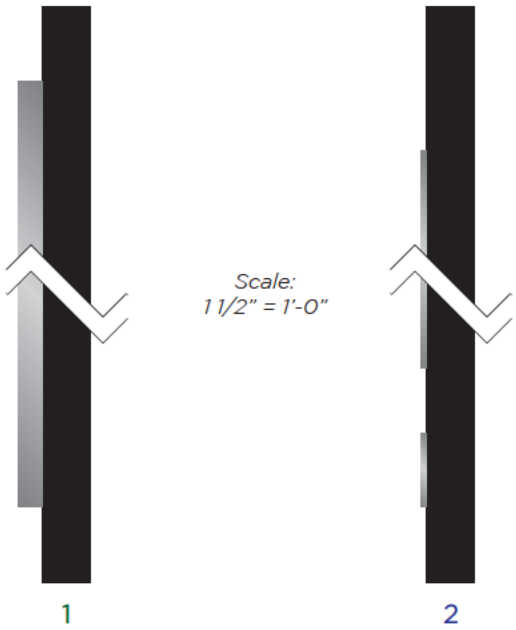
APPROVAL .....
DATE .....

REVISIONS

CLIENT Baird & Warner
DATE 10-12-23
JOB # BAD23005_Exist Elev
DRAWN BY bs
SCALE No Scale

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A 42" (h) X 192" (w) X 2" (deep) fabricated aluminum non-lit pan face backer panel. Faces / edges painted standard black. Mechanically installed on masonry facade with hardware appropriate for conditions

B 31.5" (h) X 1" (deep) fabricated aluminum non-lit pan face. Faces / edges painted Matthews Acrylic Polyurethane #41342 Brushed Aluminum. "B&W" and (rectangle) are die cut matte black vinyl applied to face. ("BAIRD & WARNER" will be "stencil-cut" from black vinyl rectangle revealing the painted surface behind.) Pan face is mechanically attached to backer panel

C 16" (h) X 1/4" (thick) flat cutout aluminum letters "Baird & Warner". Faces / edges painted Matthews Acrylic Polyurethane #41342 Brushed Aluminum. Letters are mechanically attached to backer panel.

D 5.5" (h) X 1/4" (thick) flat cutout aluminum letters "REAL ESTATE". Faces / edges painted Matthews Acrylic Polyurethane #41342 Brushed Aluminum. Letters are mechanically attached to backer panel.

594 Green Bay Road: East Elevation - NON-LIT SIGN

H.M. WITT & CO. Signs
FINE SIGNAGE SINCE 1894
3313 West Newport Ave. Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hmwitt.com

APPROVED AS IS ○
APPROVED W/CHANGES ○
REVISE AND RESUBMIT ○
APPROVAL .....
DATE .....

REVISIONS

CLIENT Baird & Warner
DATE 09-26-23
JOB # BAD23005_A1
DRAWN BY bs
SCALE Various

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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

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: NOVEMBER 10, 2023

SUBJECT: 907 GREEN BAY ROAD, UNIT A – ALEXANDRA KAEHLER DESIGN – WALL SIGN PERMIT (CASE NO. 23-32-DR)

INTRODUCTION

On November 16, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by *Alexandra Kaehler Design* (the "Applicant") as the lessee of the commercial space located at 907 Green Bay Road, Unit A (the "Subject Property"). The Applicant is seeking approval to install a new wall sign for their business on the Green Bay Road frontage.

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. The Subject Property is a traditional three-story building with a first-floor stone veneer, second-floor brick veneer, third-floor stucco, and high-pitched brown shingle roof. A portion of the first-floor commercial space, with a storefront at Green Bay Road, is occupied by *Bella Bleu Bridal*. The Applicant will operate its design business by appointment only in the other portion of the first-floor commercial space, which is located behind *Bella Bleu Bridal* and does not have exposure on Green Bay Road. **Figure 1** below identifies the Subject Property, and **Figure 2** on the following page identifies the proposed wall sign's location on the building's exterior façade.



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

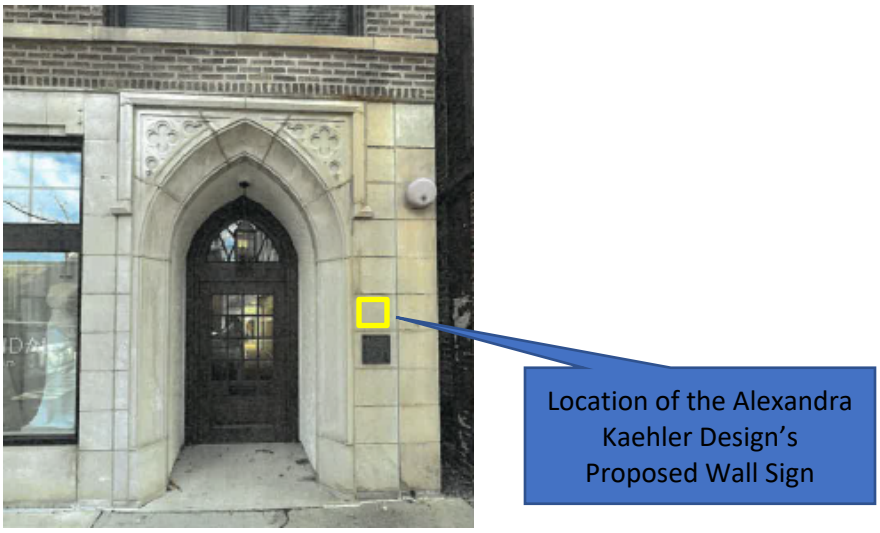


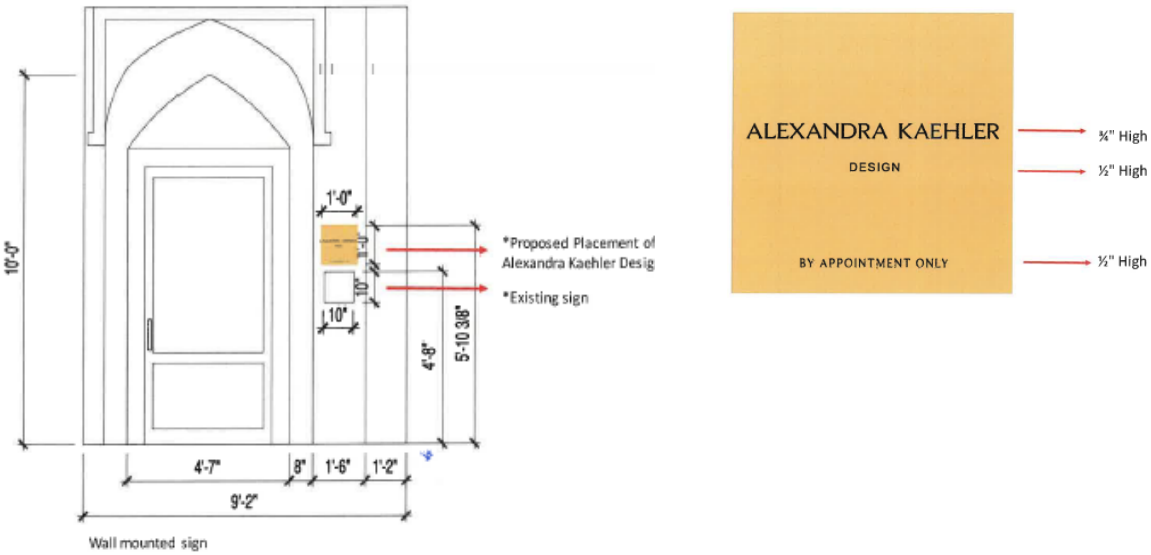
Figure 2 – Subject Property – Main building entrance

CURRENT REQUEST

The Applicant seeks approval for a new wall sign to identify and promote their business. Applicant space does not have storefront exposure at Green Bay Road and proposes to locate a wall sign on the exterior of the building left of the main building entrance. The proposed wall sign will feature the business's name, as shown in the illustration below.

Proposed wall sign is:

- 1.0 x 1.0 feet wall-mounted 3 mm thick brass plaque
- Debossed black text
- Non-illuminated
- Located on the exterior wall at the right side of the main building entrance
- 4 feet and 10 3/8 inches above grade



Proposed Wall Sign next to the main building entrance of the 907 Green Bay Road

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
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

OCT 25 2023

Tenant/Lessee

Name of Business	Primary contact name	[redacted]
AlexandraKaehlerDesign	Alex	
Street Address: 907A Green Bay		
City: Winnetka	State: IL	Zip Code: 60093
Email: alex@alexandrakaehler.com		

Sign Company

Name of Sign Company	Primary contact name	Phone No.
Dass Brass	Mustafa Akin	
Street Address: Izmir Province, Turkey		
City	State	Zip Code
Email		

Property Owner

Name of Company	Primary contact name	Phone No.
Schermerhorn & Co.	Daniel T. Schermerhorn	[redacted]
Street Address: 2737 Central St.		(direct)
City: Evanston	State: IL	Zip Code: 60201
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
Made of antique brass

SBC2023-1146

OFFICE USE ONLY: PERMIT FEE ($60/$195 per sign) $125.-

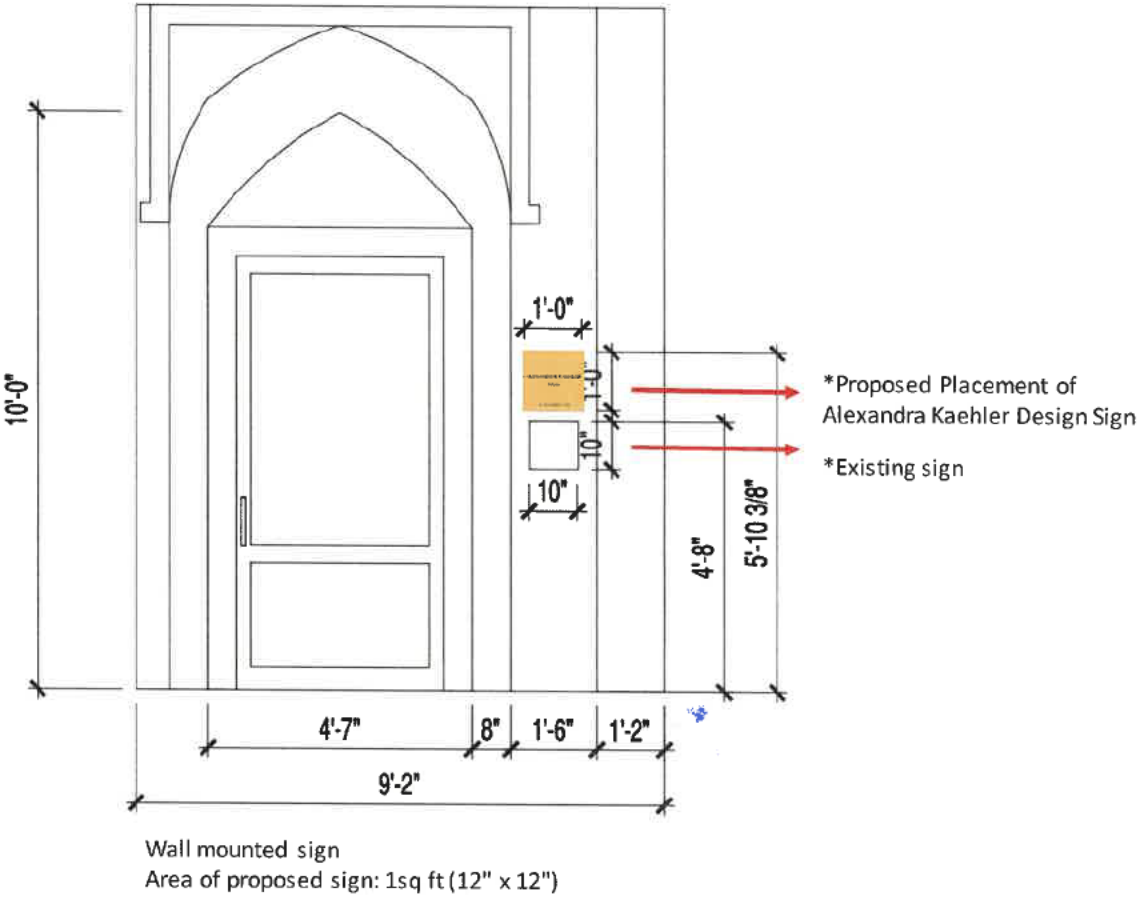
CONDITIONS OF APPROVAL:

Page 4 of 4

ALEXANDRA KAEHLER DESIGN

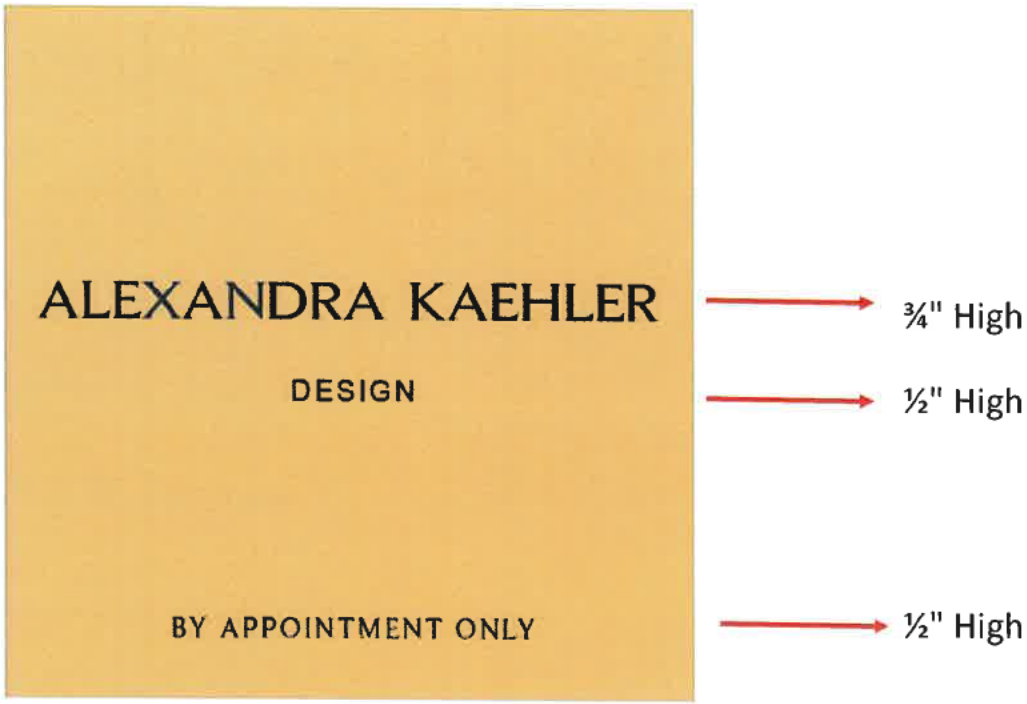
Proposed Sign Placement & Scale





Wall mounted sign
Area of proposed sign: 1sq ft (12" x 12")

ALEXANDRA KAEHLER DESIGN
Proposed Sign Design



Sign Details:
12" wide x 12" high
Brass
3mm Thick
Debossed Text

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: NOVEMBER 10, 2023

SUBJECT: 606 GREEN BAY ROAD – GRAND FOOD CENTER – SIGN PERMIT AND SIGN CODE VARIATION (CASE NO. 23-33-DR)

INTRODUCTION

On November 16, 2023, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by *Grand Food Center* (the "Applicant") as lessee of the property located at 606 Green Bay Road (the "Subject Property"), to allow existing storefront window signs to remain on the Subject Property. The applicant is seeking the following approvals:

1. **Sign Permit** to allow existing storefront window signs to remain and

2. **Sign Code Variation** to allow existing window signs that exceed 10% of their respective window area, are not die-cut and are 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 that *Grand Food Center's* window signage does not comply with Village sign regulations. Since the staff has approached the Applicant regarding their non-compliant window signs installed without permits, the Applicant has removed some of the signage that contained photographic features from the same general window area for which they request approval of the existing signs.

PROPERTY DESCRIPTION

The Subject Property is generally located on the southwest corner of the intersection of Green Bay Road and Pine Street, is zoned C-2 General Retail Commercial, and contains a one-story commercial building. **Figures 1** below and **Figure 2** on the following page identify the Subject Property.

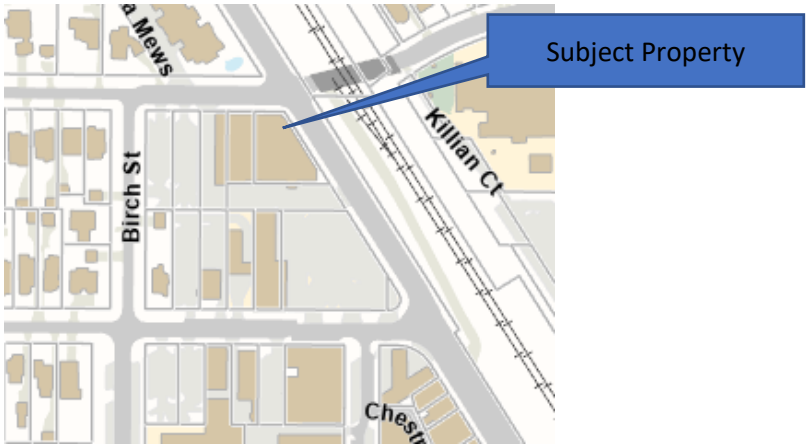


Figure 1 - Location Map – Subject Property



Figure 2 – Subject Property – View from Green Bay Road driving Northwest

PREVIOUS APPROVALS

The existing wall signs for the subject property were approved in December 2010.

CURRENT REQUEST

The Applicant is seeking approval to allow existing storefront window signs on the parking lot and Green Bay Road elevations to remain on the Subject Property. All three windows and signs on them are of the same dimensions and square footage. The existing signs' features, text, and colors are shown in the illustrations below.

Each window sign is:

- Applied on the exterior surface of the glass;
- Located on the bottom portion of each window;
- Occupying 100% of the window width;
- Not exceeding one-third of the window height; and
- Individual black letters/text describing products on the grey background



Window Signs at the Parking Lot Storefront Elevation

Window Signs at the Green Bay Road 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. 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 each window exceed 10% of the window area (***Sign variation required for each of three windows with signs)****;*
- 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 each window do not exceed 1/3 of the height of the glass area, but they exceed 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
    - The existing signs in each window are not die-cut and not limited to individual letters and logos. (***Sign variation is required for each of the three windows with signs)****;*
- Only be applied to the interior of the window
    - Existing signs on all three 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, 2 & 3	111.44	10%	11.14	19.68	18%

Green Bay Road Elevation Signage Street Exposure

Area	Square Foot	Percentage
Street Exposure	1820	-
Max Allowed per Sign Code (15% of the Street Exposure)	273	15%
All Proposed Signs counted toward Street Exposure	27.68	1.57%

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

SIGN CODE VARIATION REQUEST

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

RECEIVED OCT 25 2023

Tenant/Lessee DBA Grand Food Center

Name of Business	Primary contact name	Phone No.
Sunset Food Mart, Inc.	Sarah Hanlon	[redacted]
Street Address 606 Green Bay Road		
City Winnetka	**State** IL	**Zip Code** 60093
Email shanlone sunsetfoods.com		

Sign Company

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

Property Owner

Name of Company	Primary contact name	Phone No.
Moth-Meyer. Inc.	Robert Humphrey	[redacted]
Street Address: PO Box 491 (865 Eldorado St)		
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 existing window decals along bottom portion of windows. Grayscale panels in design.

SBC2023-1159

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

CONDITIONS OF APPROVAL: _____

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN CODE VARIATION APPLICATION

Property Information

Site Address: 600 Green Bay Rd Winnetka

Name of Business: Grand Foods/ Sunset Foods

Parcel Identification Number(s) (PIN): 05-20-202-001 through 05-20-202-005

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: retain existing greyscale window decals on bottom portion of windows

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: Moth-Meyer Inc

Primary Contact: Robert Humphrey

Address: [redacted]

City, State, Zip: Winnetka, IL 60093

Phone No. [redacted]

Email: [redacted]

Owner Signature: [redacted]

Applicant Information

Legal Name: Sunset Food Mart, Inc

Primary Contact: Sarah Hunlon

Address: [redacted]

City, State, Zip: Highland Park, IL 60035

Phone No. [redacted]

Email: shanlon@sunsetfoods.com

Applicant Signature: [redacted]


Total Individual Square Feet= 111.43 ft squared
Area with gray scale graphics= 6.56 ft squared
6.56 ft squared < 10% of window
142"
113"
21"
IN-HOME CONSULTATIONS
DELIVERY
CUSTOM ORDERS


Total Individual Square Feet= 111.43 ft squared
Area with gray scale graphics= 6.56 ft squared
6.56 ft squared < 10% of window
142”
113”
21”
45”
Salad Bar
SUSHI MADE DAILY
Deli
WRAPS & SANDWICHES
LUNCH & DINNERS


2'
THE GRAND
FOOD CENTER
7'5"
142"
142"
9'5"
9'5"
Parking Lot Frontage


Existing
Grand Food Center
Wall Sign
2'
THE GRAND
7'5"
142"
142"
9'5"
9'5"
170 feet
Parking Lot Frontage


THE GRAND
2 ft
4 ft
Green Bay Rd Frontage


End of Building
Corner of Green Bay Rd & Pine St
130 ft
9'5"
142"
Green Bag Rd
Frontage

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