



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

July 18, 2024 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. June 20, 2024, Regular Meeting Minutes
4. **Continued Applications**
 - a. **Case No. 24-09-DR: 275 Fairview Avenue - Greeley Elementary School:** A Sign Permit to allow installation of a new freestanding sign at the main entrance of Greeley Elementary School. *This item was continued from the June 20, 2024, Design Review Board meeting.*
 - b. **Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue):** A Certificate of Appropriateness to allow construction of additions and site improvements to Grace Presbyterian Church of the North Shore. The Village Council has final jurisdiction on this request. *This item was continued from the June 20, 2024, Design Review Board meeting.*
5. **New Applications**
 - a. **Case No. 24-11-DR: 839-841 Elm Street - Smith's Men's Store:** A Sign Permit to allow installation of window signs and an Awning Permit to allow recovering of existing awning frame with new fabric and new awning valance sign.
 - b. **Case No. 24-12-DR: 894 Green Bay Road Unit #3 - Pelvio:** A Sign Permit to allow installation of window sign and recovering of existing projecting sign.
6. **Other Business**
 - a. August 15, 2024, Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
June 20, 2024**

Members Present:

Katie Moor, Chairperson
Fritz Duda
Maggie Meiners
Heather Niehoff
Michael Ritter

Members Absent:

Colin Kennedy
Paul Konstant

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

Chairperson Moor called the meeting to order at 7:01 p.m. Roll call was taken of the Board Members present.

Approval of Minutes:

Chairperson Moor asked if there were any comments or corrections or for a motion to approve the May 16, 2024, meeting minutes. A motion to approve the May 16, 2024, meeting minutes was made by Mr. Ritter and seconded by Mr. Duda. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Duda, Meiners, Moor, Niehoff, Ritter

NAYS: None

New Applications:

a. Case No. 24-09-DR: 275 Fairview Avenue - Greeley Elementary School: A Sign Permit to allow installation of a new freestanding sign at the main entrance of Greeley Elementary School.

Ms. Klaassen stated the applicant was unable to attend and asked for a continuance. She then offered to answer Board Members' questions. Ms. Meiners asked if the sign is flat or contained beveled or edged lettering. Ms. Klaassen confirmed the raised borders and copy would be painted to match brand coloring and referred to page 7. Ms. Meiners asked if there was a material sample of the sign. Ms. Klaassen stated that the applicant can be asked to provide the Board with a sample at the next meeting.

Chairperson Moor then asked for a motion to continue the request to the July meeting date. A motion was made by Ms. Meiners to continue the application to the July 18, 2024, meeting. Mr. Duda seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Duda, Meiners, Moor, Niehoff, Ritter

NAYS: None

b. Case No. 24-10-DR: 525 Maple Street - Village Green Park: A Certificate of Appropriateness to allow replacement of existing brick seating areas around the Village Green Playground.

Ms. Klaassen noted the application is specific to the playground and described the request to replace brick seating areas with concrete and referred to playground photographs as well as the existing location. She stated the replacement would be 1:1 and noted the applicant is present to explain the request further and answer questions the Board may have.

Ms. Niehoff questioned the reasoning for the material change. Greg Fields, Winnetka Park District, responded the reasoning is due to challenging maintenance issues as well as issues with mounting benches to brick pavers. He explained that it has been a safety issue because the benches have been tipped over on multiple occasions. He described the methods used to keep weeds from growing between the brick pavers. No additional questions were raised at this time.

Chairperson Moor asked for a motion to issue a Certificate of Appropriateness. Ms. Meiners asked if other surface materials can be used as opposed to non-permeable, urban concrete. Mr. Fields responded they attempted to use other surfaces in other parks such as crushed granite which proved to be problematic. Chairperson Moor asked if benches in other parks are set in concrete. Mr. Fields confirmed that is correct. Ms. Meiners asked Mr. Fields to consider bordering the concrete with a more finished material. Chairperson Moor agreed with Ms. Meiners' suggestion. Mr. Fields also agreed although it is not in this year's fiscal budget.

Chairperson Moor asked for either a motion to approve the request with the recommendation for consideration of a brick paver border or to continue the request. Ms. Meiners moved to continue the matter. Mr. Duda and Mr. Ritter stated the request is fine as presented due to its small size. Ms. Niehoff stated while she understood maintenance and safety concerns and the Village's movement toward the use of brick pavers, she commented while she liked the brick trim suggestion, she would be fine with the concrete material and agreed with Ms. Meiners' suggestion to improve the material used. She concluded she would recommend approval as presented.

Ms. Meiners moved to issue a Certificate of Appropriateness for the request as presented with the recommendation to consider the cost of installing a brick border around the concrete pads based on the amount in the Park District's reserve. Ms. Niehoff seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Duda, Meiners, Moor, Niehoff, Ritter

NAYS: None

c. Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue): A Certificate of Appropriateness to allow construction of additions and site improvements to Grace Presbyterian Church of the North Shore. The Village Council has final jurisdiction on this request

Chairperson Moor outlined how the presentation would proceed. Ms. Klaassen stated the Board is to consider the Certificate of Appropriateness at this time and make a recommendation to the Village Council. She identified the property's location and plans to consolidate the property with the lot to the west at 760 Cherry Street. Ms. Klaassen then identified the property's zoning classification and existing photos and explained the proposed two-story additions which she identified in illustrations. She stated the applicant's goals are to provide an ADA accessible entrance to the church, new updated youth, reception and office space, noting the proposal required zoning relief which she explained to the Board. Ms. Klaassen stated the variation and special use permit applications are to be considered by the ZBA and Plan Commission, staff is simply noting this for the Board's reference.

Ms. Klaassen then stated the proposed materials of the additions would mimic the existing church and referred to the proposal's renderings and described the materials in detail. She noted a material sample board is available for the Board's review. Ms. Klaassen then referred to the proposed lighting for the project. She also stated a landscape plan and schedule is included in the application materials which she explained to the Board as well as the proposed parking lot materials. Ms. Klaassen also referred to the proposed 6-foot-tall cedar fence to be installed on the west lot line and identified the existing fencing

1 which would remain. She noted a 6-foot-tall solid wood fence would be installed on the south side of the
2 easterly parking lot and a 4-foot-tall ornamental fence painted black on the west and south sides of the
3 proposed south addition. Ms. Klaassen then referred to aerial views provided by the applicant and
4 informed the Board the building line articulation variation has been removed from the application and
5 explained the remaining variations being requested and the proposed lot consolidation, which requires
6 special use permit approval due to the proposed lot size. She identified the ZBA's and Plan Commission's
7 tentative review schedule for the requested variations, subdivision, and special use permit applications.
8 Ms. Klaassen also noted the Landmark Preservation Commission is tentatively scheduled to consider the
9 demolition permit for 760 Cherry Street at a special meeting in July with public notices being sent to
10 property owners within 250 feet of the site at least 10 days prior to the meeting.

11
12 Ms. Klaassen referred to the factors the Board is to consider with regard to the Certificate of
13 Appropriateness, noting two written comments were received and provided to the Board via email and a
14 hard copy is provided on the dais this evening. She then asked if there were any questions after providing
15 the Board with their options in terms of review.

16
17 Ms. Niehoff asked for further clarification in terms of the Certificate of Appropriateness items the Board
18 is to consider, and Ms. Klaassen outlined the four factors in detail for the Board. No additional questions
19 were raised at this time.

20
21 Karl Camillucci of Taft Stettinius & Hollister introduced himself and Marshall Brown, the church Pastor,
22 Kendall Lettinga with the church, and Joe Buehler of Present Future Architects. He stated Mr. Brown would
23 provide background regarding the church and the reasoning for the project. Mr. Camillucci first referred
24 the Board to photos of 760 Cherry Street and 440 Ridge Avenue and zoning classifications of the
25 surrounding neighborhood which represented a mix of architectural home styles, commercial and
26 institutional uses. He informed the Board the Ridge property has been used as a church for more than 80
27 years with the proposal to allow for the longstanding use to continue and provide better quality services
28 to the congregation.

29
30 Mr. Camillucci then provided a brief overview of the proposed improvements. He reiterated the purpose
31 of the improvements is to enhance and improve the functionality, accessibility and experience of the
32 church's facilities and it is not their intention to launch new programming. Mr. Camillucci noted the
33 existing church is not ADA accessible.

34
35 Marshall Brown referred to the church's purchase of the existing church in 2012 and described the
36 building's lack of functionality at the time it was built. He then described how the classrooms currently
37 operate, which he described as suboptimal. Mr. Brown then described the different levels of stairs in the
38 building which affected ADA navigation and their attempts in the project to improve the church's ADA
39 accessibility standards.

40
41 Mr. Camillucci informed the Board they have considered the project for some time and explained how the
42 project evolved. He then explained the changes made to the proposed additions in terms of size, height
43 and roof pitch as well as the setback increase which were made to address the neighbors' comments. Mr.
44 Camillucci also referred to the proposed south rendering as a result of the changes made which he
45 indicated are consistent in scale with surrounding homes. He referred to the Certificate of
46 Appropriateness standards the Board is to address and noted the neighbors' concerns relating to zoning
47 issues would be addressed by the ZBA.

1 Joe Buehler stated he would discuss the specific design elements and features and provided the building's
2 construction history. He then referred to the Design Guidelines with regard to the two proposed additions.
3 Mr. Buehler discussed how the setbacks would be similar in character with regard to neighboring homes.
4 He noted modifications were made to the building height and are in compliance with residential standards
5 although it is not required. Mr. Buehler referred to illustrations of the proposed conditions, the east and
6 south elevations and noted the south addition was stepped down abutting the west property. He also
7 identified the west elevation and explained the variety of roof forms. Mr. Buehler then explained the
8 fenestration percentages with which they are in compliance for the first and second floors. He outlined
9 their attention to detail in terms of consideration of the project with the original construction documents
10 for the building and the use of materials which he described in detail.

11
12 Mr. Buehler then described the ADA accessibility to the building from the parking lot, along with the
13 proposed elevator installation. He referred to the mechanical equipment and its screening behind the
14 gable roofs. Mr. Buehler also described the proposed lighting fixtures in detail as well as the landscape
15 plan.

16
17 Chairperson Moor asked if there were any questions for the applicant. Mr. Duda asked if they had a
18 difficult time matching the proposed brick to the existing building. Mr. Buehler responded they considered
19 the use of several different bricks with the proposed brick being the best match. Mr. Duda referred to the
20 tuckpointing done to the building over time. Mr. Buehler referred to the transition to be made with
21 limestone and the challenge in matching the west wall in terms of the brick. He indicated they can consider
22 feathering in tuckpointing on that wall to blend in the new addition with the existing condition.

23
24 Ms. Niehoff referred to the difficulty in terms of it being an exact match and suggested similar mortar be
25 used in detail to the existing condition. Mr. Buehler stated the limestone transition can be revisited if
26 required.

27
28 Chairperson Moor then asked for public comment and for the comments to be limited to three minutes.

29
30 Ryan Lovell stated he lives on the block with his family and they are not against the church expansion but
31 in its current form, the proposal does not meet the Certificate of Appropriateness conditions in terms of
32 its size and location and it is not compatible with urban design plans as well as the lack of respect to the
33 neighboring property owners. He also stated parking issues would be exacerbated and indicated the
34 assumptions provided to Erickson Engineering for the parking study were misleading and referred to the
35 lack of street parking and safety issues. Mr. Lovell then referred to the view of the mechanical equipment
36 being forced into the property owner's view. He also commented on the parking lot's size, the amount of
37 impermeable surface as well as power line burial and safety issues and increased traffic with the new
38 additions.

39
40 Michael Cotter, 351 Ridge, stated he has had parking issues but he has no problem with the addition,
41 however, greater lengths should have been taken to ensure appropriateness in terms of its visibility.

42
43 Jim King, 770 Cherry Street, stated he did not have a problem with the proposed parking lot; it would be
44 better than the house that is currently there. He then referred to the church's compatibility with the
45 neighborhood. Mr. King stated the problem related to the mass being requested which would make the
46 church appear to be more of a commercial use. He also referred to the amount of impermeable coverage
47 and water issues. Mr. King added he was denied a request for a 2-foot variance and questioned how the
48 requested variation amounts are possible.

1 Chris Crooks, 422 Ridge, agreed with the comments made and identified scope as the biggest factor. He
2 stated a 40% increase would represent a significant neighborhood character change and replacing a home
3 with a parking lot would affect the neighborhood residential feel for three additional neighbors. Mr.
4 Crooks stated his property would be particularly impacted by the proposed addition and although it was
5 beautifully designed, he reiterated scope is the major problem. He added while he is not against ADA
6 compliance, it should not be done at the expense of the neighborhood.

7
8 Hasan Haq, 418 Ridge, referred to the standard relating to the effect on the immediate vicinity and agreed
9 with the comments made. He also commented on converting the home to a parking lot and its effect on
10 the neighborhood. Mr. Haq stated he did not support the plan as it existed.

11
12 Julia Ryan, 428 Linden, stated she is in support of the church becoming ADA compliant but there is a way
13 to do that without so much mass and impact on the neighborhood.

14
15 Kevin Ryan, 421 Linden, referred to the photos previously shown and the fact that the proposal would
16 affect four backyards and referred to the drainage and flooding issues. He stated the proposal would
17 reverse their flood mitigation attempts and agreed with the comments made.

18
19 Dan Kinsella, 420 Linden, stated he opposed the proposal and referred to the setback line comments
20 although not within this Board's jurisdiction. He indicated they may plan to formally contest that request.
21 Mr. Kinsella referred to the manner in which the additions conformed to the existing property as opposed
22 to how they conform to the neighborhood. He stated the proposal is massive and not within the zoning
23 requirements. Mr. Kinsella stated they would support an addition which appeared similar to the home to
24 be removed.

25
26 Chuck Murphy, 426 Linden, and his wife Judy stated they hoped to work with the church to find a solution
27 all the residents would support. He stated while they realize the church needed improvements, the
28 applicant has not been responsive to them in terms of their concerns. Mr. Murphy then stated with regard
29 to the parking lot, he did not understand how a request of that type would be appropriate in any
30 residential context. He asked the Board to table the discussion for a month in order to provide everyone
31 with additional clarification with regard to the application's content and for the neighbors to provide
32 additional comments in order to reach a solution they can all support.

33
34 Connie Sanders informed the Board she and her husband Steve submitted a letter and they are in
35 opposition to the building's size. She also agreed they and others need time to process the information
36 recently provided. Mrs. Sanders referred to the west parking lot's proximity near the train station and
37 safety and lighting concerns. She stated their property would be the most affected and that she had
38 questions with regard to the fence and landscaping. Mrs. Sanders referred to the illustration of the
39 property owner's fences as well as the landscaping illustration. She stated there is a lack of landscaping
40 to provide screening for their side of the property. Mrs. Sanders also asked for more time for these issues
41 to be addressed.

42
43 Chairperson Moor gave the applicant an opportunity to respond to the questions raised. Mr. Camillucci
44 responded that many of the comments raised should be addressed at the ZBA and Plan Commission
45 meetings. He noted for the record with regard to the comments relating to the south addition size, he
46 clarified the existing GFA for the entire proposed site is 19,476 square feet with the proposed GFA being
47 21,196 square feet which represented a 5% GFA increase. He added the structure would not be 40,000
48 square feet. Mr. Camillucci also stated with regard to comparisons for alternatives, he referred to the

1 permissions as to what could be built as of right in connection with height and roof lines on the adjacent
2 lot and referred to the design changes made to address such concerns. He then stated with regard to the
3 Cherry Street parking lot, he referred to the existing lot whose spaces are distributed differently and is
4 comparable to what is being proposed. Mr. Camillucci agreed there are challenges in connection with
5 building on the Cherry Street side and the utility lines, which was one reason the proposed addition would
6 be built to the south.

7
8 Mr. Camillucci stated with regard to lighting, they paid particular attention to the selected lighting fixtures
9 and that light spillage would not occur and would be consistent with the neighborhood character. He
10 confirmed the applicant is willing to continue discussions with neighbors to address their concerns. Mr.
11 Camillucci concluded in upgrading its facilities, a balance needed to be struck.

12
13 Mr. Buehler stated with regard to the impermeable surface and drainage comments, he noted the parking
14 lot would accommodate the same number of spaces and would consist of permeable pavers as opposed
15 to asphalt with the goal being to improve the existing situation.

16
17 Ms. Niehoff commented it is difficult for the Board to comment on the design since there are other boards
18 weighing in on items not within this Board's purview. She referred to the first item in the Certificate of
19 Appropriateness standards relating to compatibility with the neighborhood with item 2 being more of a
20 design issue. Ms. Niehoff stated item no. 3 related to contextual and massing issues and item no. 4 related
21 more to the neighbors' concerns in terms of structuring the Board's comments.

22
23 Chairperson Moor agreed the Board wanted to be helpful and is limited in terms of what they can offer
24 based on their purview and what has yet to be discussed. She then referred to the wooden fence and
25 agreed fence continuity would be nice to have with a 6-foot fence around the entire perimeter. Mr.
26 Buehler agreed with Chairperson Moor's suggestion. Chairperson Moor then referred to landscaping for
27 the properties adjacent to the parking lot. Mr. Buehler described the proposed landscaping which would
28 have an average height of 20 feet and they had to consider what would be appropriate for that area.

29
30 Chairperson Moor then stated with regard to the first Certificate of Appropriateness standard, the church
31 has been in existence for a long time and the proposal is thoughtfully designed and was modified to keep
32 in the context of what is there. She stated in terms of the proposal being appropriate from a massing
33 standpoint, she referred to the change in the proportion of the addition which she described as a nice
34 plan improvement. Mr. Buehler noted full renderings were presented to the neighbors. Chairperson Moor
35 commented the manner in which the addition is married to the building looked nice.

36
37 Ms. Meiners stated that it might help if there was a door on the east elevation so it felt more like a house
38 and it might break up that elevation, too. Ms. Meiners also suggested narrowing the atrium to create
39 more of a residential feel. She stated that parking on Ridge is problematic and maybe more green space
40 could be added for worship space that neighbors could also enjoy. Mr. Buehler referred to the Ridge east
41 facing elevation and stated their initial consideration was to not overpower the existing entry with the
42 goal to add a secondary recessed entry that submitted to the original architecture. He agreed more
43 articulation can happen in that location. Mr. Buehler described the difficulty of having a door installed on
44 the south addition due to the grading. Ms. Niehoff commented for the south building addition, it felt too
45 simple and agreed it should be secondary to the main entry. She noted that maybe more articulation or
46 changes to the windows would help it feel less institutional. Ms. Niehoff then stated with regard to
47 context, she commented it is more successful on the macro level than the micro level. She stated the
48 applicant has not been successful in addressing the neighbors' comments and referred to the blank west

1 wall and suggested it be broken up with more articulation. Ms. Niehoff stated making the building ADA
2 accessible would benefit the community as a whole.

3
4 Ms. Niehoff then commented she would prefer more building volume on Ridge as opposed to Cherry
5 Street and suggested the applicant be a better neighbor to those to the west. She also stated she is
6 troubled by the amount of parking lot paving and suggested alternatives in terms of access and
7 landscaping. Ms. Niehoff suggested they consider eliminating the north arm of the parking access from
8 Ridge. She commented the building design is contextually acceptable and questioned whether the
9 windows are true divided light. Mr. Buehler stated the windows are simulated divided light. Ms. Niehoff
10 stated she would like to see a sample of what the window would look like. Ms. Niehoff stated with regard
11 to the materials, she suggested the use of natural limestone rather than cast stone, and commented the
12 proposed bollard lights are not neighborhood friendly and appeared to be more institutional looking. Ms.
13 Niehoff added the mechanical equipment should be better shielded from the neighbors and agreed with
14 the suggestion of providing a sample of the brick material to the Board.

15
16 Mr. Ritter commented the building has been beautifully designed and is consistent with the original
17 building's architectural style. He referred to the lack of windows on the south side of the south façade
18 and suggested windows be added but noted that the neighbors may not want windows on the south side.
19 Mr. Buehler responded they were sensitive to the neighbors in that regard. Mr. Ritter commented the
20 applicant has generally done a very good job and he is sensitive to the neighbors' comments made that
21 this Board cannot address.

22
23 Mr. Duda indicated it would have been easier for the Board to comment if the other boards had reviewed
24 the request first. He agreed with the comments made specifically referring to the fencing being consistent
25 and landscape screening being provided. Mr. Duda also commented he liked the bump out on Cherry
26 Street which served to break up the wall and that he agreed with the institutional appearance comments.
27 He stated that he wants to be sure the brick on the addition matches the existing brick. Ms. Meiners stated
28 they could compliment the brick with clapboard, which could help scale down the mass.

29
30 Chairperson Moor suggested the matter be continued to a future meeting while keeping in mind their list
31 of recommendations. She then summarized the Board's position from a design perspective as follows: (i)
32 better comparison of the new and old brick while providing a brick sample along with window material
33 samples; (ii) another design plan for the east parking lot and access loop together with additional
34 landscaping; (iii) work on the fenestration or materials used on the south addition to make it appear less
35 institutional; (iv) providing a street level view of the rooftop mechanical equipment; (v) use of path lighting
36 as opposed to bollard lighting for the neighbors' benefit; (vi) consider shifting the north building addition
37 eastward to eliminate the straight west wall; (vii) confirm fence material and consider making it one
38 complete fence; and (viii) use of natural limestone versus cast limestone.

39
40 Chairperson Moor then asked for a motion to continue the matter to the July 18, 2024, meeting. The
41 Board Members discussed their availability and the applicant confirmed they would consider the Board's
42 recommendations by the next meeting date. A motion was made by Ms. Niehoff as stated on page 34 to
43 continue the matter to the July 18, 2024, meeting to provide the applicant time to address the Board's
44 questions and comments as previously noted. Mr. Duda seconded the motion. A vote was taken and the
45 motion unanimously passed, 5 to 0:

46 AYES: Duda, Meiners, Moor, Niehoff, Ritter

47 NAYS: None

1 Mr. Murphy asked for clarification of the specific figures in terms of the amount of the expansion. Mr.
2 Camillucci confirmed the calculations would be provided.

3
4 **Public Comments:**

5 No comments were made at this time.
6

7 **Other Business:**

8 a. July 18, 2024, Meeting – Quorum Check.
9 The Board Members previously discussed their availability.
10

11 **Adjournment:**

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

14 AYES: Duda, Meiners, Moor, Niehoff, Ritter

15 NAYS: None

16 The meeting was adjourned at 9:24 p.m.
17

18 Respectfully submitted,

19
20 Antionette Johnson
21 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: JULY 12, 2024
SUBJECT: 275 FAIRVIEW AVENUE - GREELEY ELEMENTARY SCHOOL - SIGN
PERMIT (CASE NO. 24-09-DR)

INTRODUCTION

On July 18, 2024, the Design Review Board (DRB) is scheduled to hold a continued public hearing on an application submitted by the Greeley Elementary School (the "Applicant") as the owner of the property located at 275 Fairview Avenue (the "Subject Property"). The Applicant is seeking approval for a Sign Permit to allow the installation of a new freestanding sign along Fairview Avenue on the Subject Property.

On June 20, 2024, the DRB considered the Applicant's request for a Sign Permit to allow the installation of a new freestanding sign at Greeley Elementary School's main entrance. The June 20, 2024, meeting's staff report with attachments can be found in **Attachment A1**. The Applicant could not attend, and the Applicant requested a continuance; however, staff offered to answer Board Members' questions. After hearing from the staff, the DRB discussed the proposal and agreed to continue the request until the July 18, 2024, meeting. Additionally, it was suggested that the Applicant provide the Board with a sample of the proposed sign materials at the next meeting. The agenda packet includes a copy of the June 20, 2024, meeting minutes for the DRB's approval.

RESPONSES OF THE APPLICANT

The applicant will be present at the July 18, 2024, meeting to further explain their proposal.

SUMMARY

The Applicant requests that the DRB find the proposed freestanding sign appropriate and compatible with the Design Guidelines and approve it as proposed. Should the DRB approve the Certificate of Appropriateness for the proposed signage, the Applicant would first need to receive the approved sign permit from the Community Development Department before installing the sign.

ATTACHMENTS

Attachment A1: June 20, 2024, DRB Staff Report and Attachments



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: JUNE 20, 2024

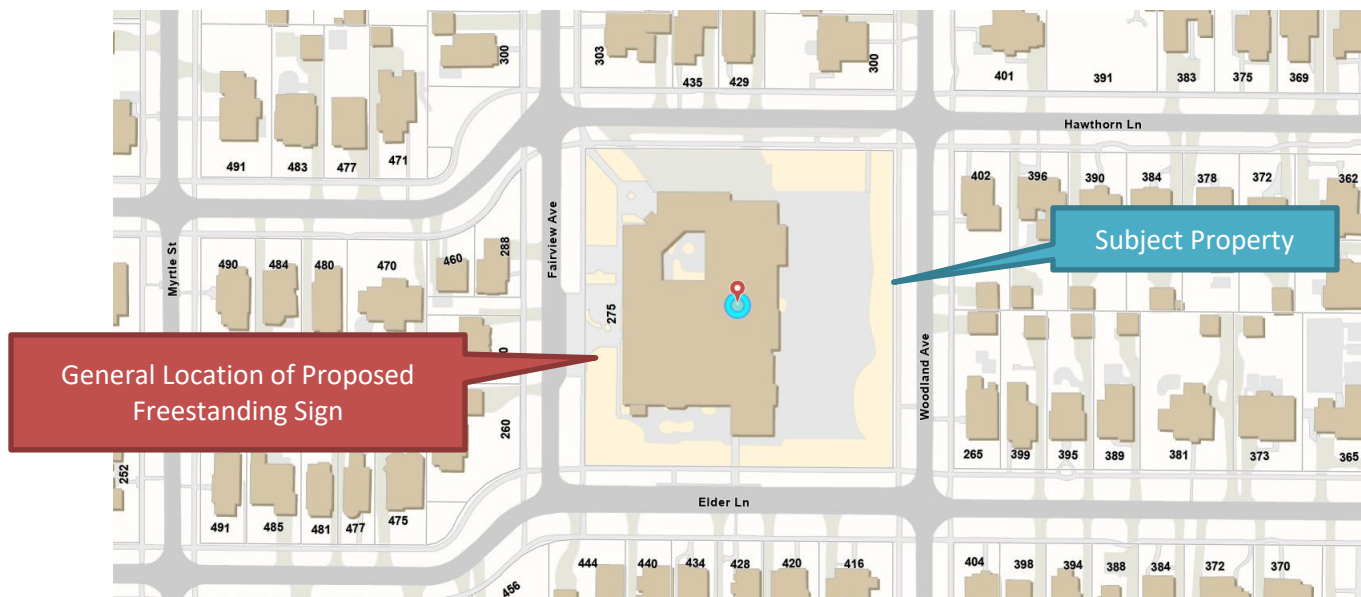
SUBJECT: 275 FAIRVIEW AVENUE - GREELEY ELEMENTARY SCHOOL - SIGN PERMIT (CASE NO. 24-09-DR)

INTRODUCTION

On June 20, 2024, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by the Greeley Elementary School (the "Applicant") as the owner of the property located at 275 Fairview Avenue (the "Subject Property"). The Applicant is seeking approval for a Sign Permit to allow the installation of a new freestanding sign along Fairview Avenue on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is generally located on the east side of Fairview Avenue between Hawthorn and Elder Lanes, is zoned R-5 Single-Family Residential, and contains Greeley Elementary School. **Figure 1** below identifies the location of the Subject Property, and **Figure 2** on the following page shows the location of the proposed free-standing sign.



**Figure 1 -Location Map – Subject Property
Winnetka/Greeley Elementary School at 275 Fairview Avenue**

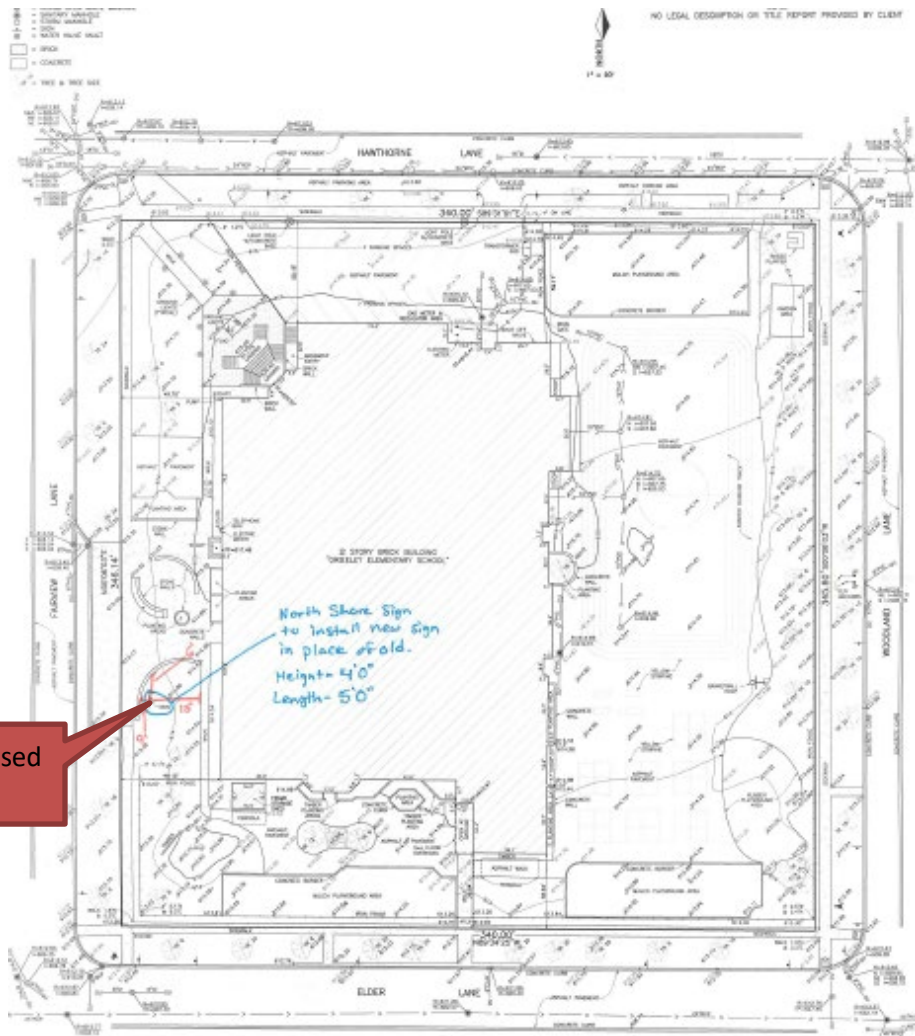


Figure 1 -Site Plan – Subject Property
Location of the Proposed Freestanding Sign

PREVIOUS APPROVALS

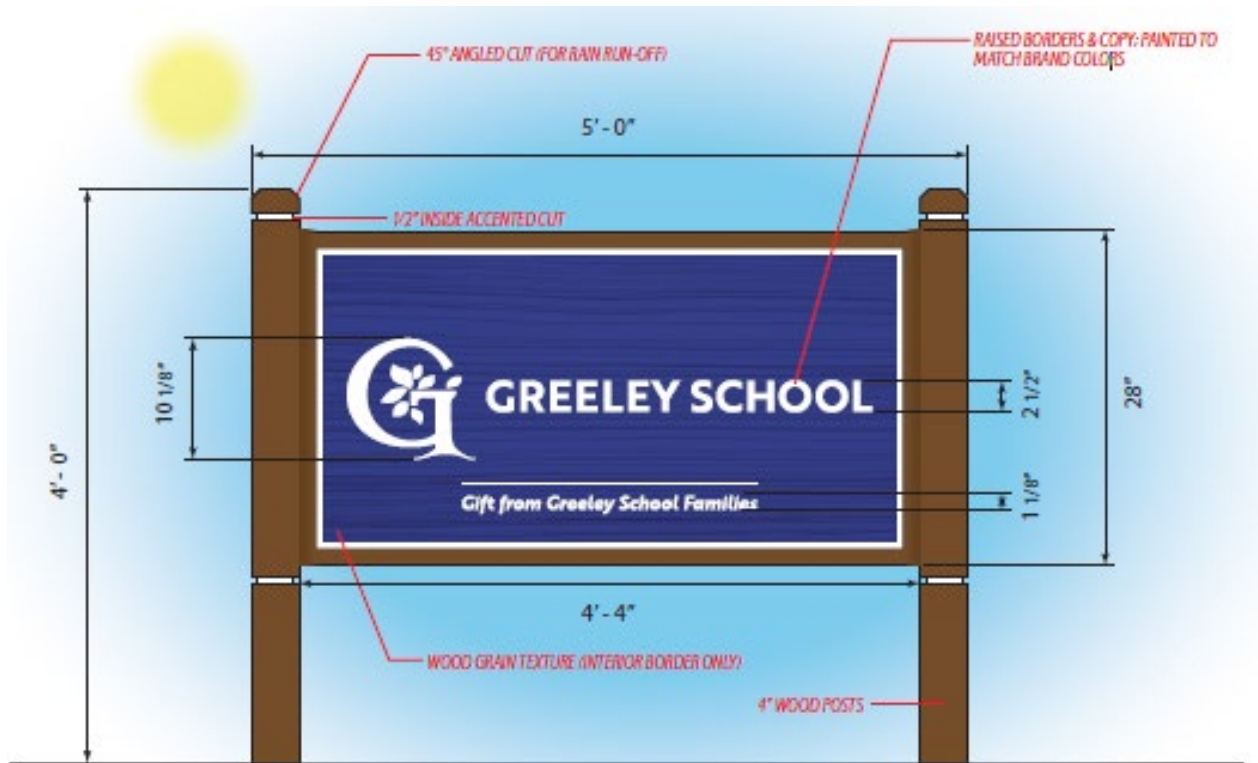
On February 24, 2022, the DRB approved a Certificate of Appropriateness, allowing the improvements to an existing playground located on the northeast corner of the Subject Property.

CURRENT REQUEST

The applicant proposes to install a new freestanding sign at the main school entrance along Fairview Avenue on the Subject Property.

Proposed Signage

- Dual wood post mount (in-ground bury)
- Non-illuminated
- Double-faced sandblasted sign face
- Raised borders and copy painted to match brand colors (Navy blue background with border, school logo, and text in white)
- 20 square feet of each sign face area



Proposed a New Freestanding Sign along Fairview Avenue

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

SIGN CODE ANALYSIS

The Village's Sign Code describes standards for signs on the premises of religious, charitable, educational, and other specified organizations in Section 15.60.110 as follows with the sections relevant to this application in bold:

A. *Signs Permitted. No sign shall be displayed on the building or premises of a religious, philanthropic, civic, charitable, or private educational institution or organization or any private club except for the following:*

1. *Signs exempted from this chapter pursuant to Section 15.60.070;*
2. *Signs allowed without a permit pursuant to Section 15.60.080;*
3. *Temporary signs permitted pursuant to Section 15.60.090;*
4. ***Signs identifying the name or nature of the institution or organization and***
5. *Bulletin board and changeable copy signs.*

B. ***Size of Signs. The total area of all signs permitted by subsections (A)(4) and (5) of this section shall not exceed fifty (50) square feet, and no one sign shall exceed thirty (30) square feet in area.***

The proposed freestanding sign complies with the above Sign Code 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 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.*

If applicable, the Board should also consider the Village Design Guidelines to approve the proposed signage. The Village's Design Guidelines do not have any specific additional guidelines for free-standing signs.

SUMMARY

The Applicant requests that the DRB find the proposed freestanding sign appropriate and compatible with the Design Guidelines and approve it as proposed. Should the DRB approve the Certificate of Appropriateness for the proposed signage, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to installing the sign.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Excerpt of Design Guidelines

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

MAY - 6 2024

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Greeley Elementary School	Brad Goldstein	847-501-2522
Street Address		
275 Fairview Ave.		
City	State	Zip Code
Winnetka	IL	60093
Email		
bradgoldstein@winnetka36.org		

Sign Company

Name of Sign Company	Primary contact name	Phone No.
North Shore Sign	Matt Laska	847-816-7020
Street Address		
1925 Industrial Dr.		
City	State	Zip Code
Libertyville	IL	60048
Email		
mattl@northshoresigns.com		

Property Owner

Name of Company	Primary contact name	Phone No.
Winnetka Public Schools District 36	Brad Goldstein	847-501-2522
Street Address:		
1235 Oak St.		
City	State	Zip Code
Winnetka	IL	60093
Email		
bradgoldstein@winnetka36.org		

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

Additional description of sign type and materials: North Shore to furnish and install ONE (1) new, custom, single-sided, SANDBLASTED HDU sign mounted to twin wood posts. Sign to be approximately 28" tall x 52" long overall. Sign to be 1.5" thick 15# HDU w/ embedded support angle. Sign to have SANDBLASTED background leaving raised border, logo and copy. Sign to have BROWN background and WHITE border, logo and copy. Sign mounted to 4 x 4 CEDAR wood posts w/ chamfer tops and reveals, set in gravel-lock foundations.

SPC 2024-433

OFFICE USE ONLY: PERMIT FEE (\$80/\$195 per sign) _____

CONDITIONS OF APPROVAL: _____



PROPOSAL GREENLEY SCHOOL Winnetka, IL

North Shore Sign Company hereby proposes to FURNISH and INSTALL at above location, ONE (1) new, custom HDU sign as per North Shore drawing and described herein

SANDBLASTED SIGN

North Shore to furnish and install ONE (1) new, custom, single-sided, SANDBLASTED CEDAR sign mounted to twin wood posts.

Sign to be approximately 28" tall x 52" long overall. Sign to be 1.375" thick CEDAR boards, doweled and laminated together. Sign to have SANDBLASTED background leaving raised border, logo and copy.

Sign to have NAVY BLUE background and WHITE border, logo and copy.

Sign mounted to 4 x 4 CEDAR wood posts w/ chamfer tops and reveals, set in gravel-lock foundations.

COST.....\$4,788.00

Cost does not include any sales taxes (assumes exempt) or permits required for installation. Landscape restoration or repair due to above is not included. Proposal may be withdrawn if not accepted within 30 days, and is subject to any terms or conditions agreed noted on formal contract.

5-21-2024

North Shore Sign

Matt Laska

MattL@NorthShoreSigns.com

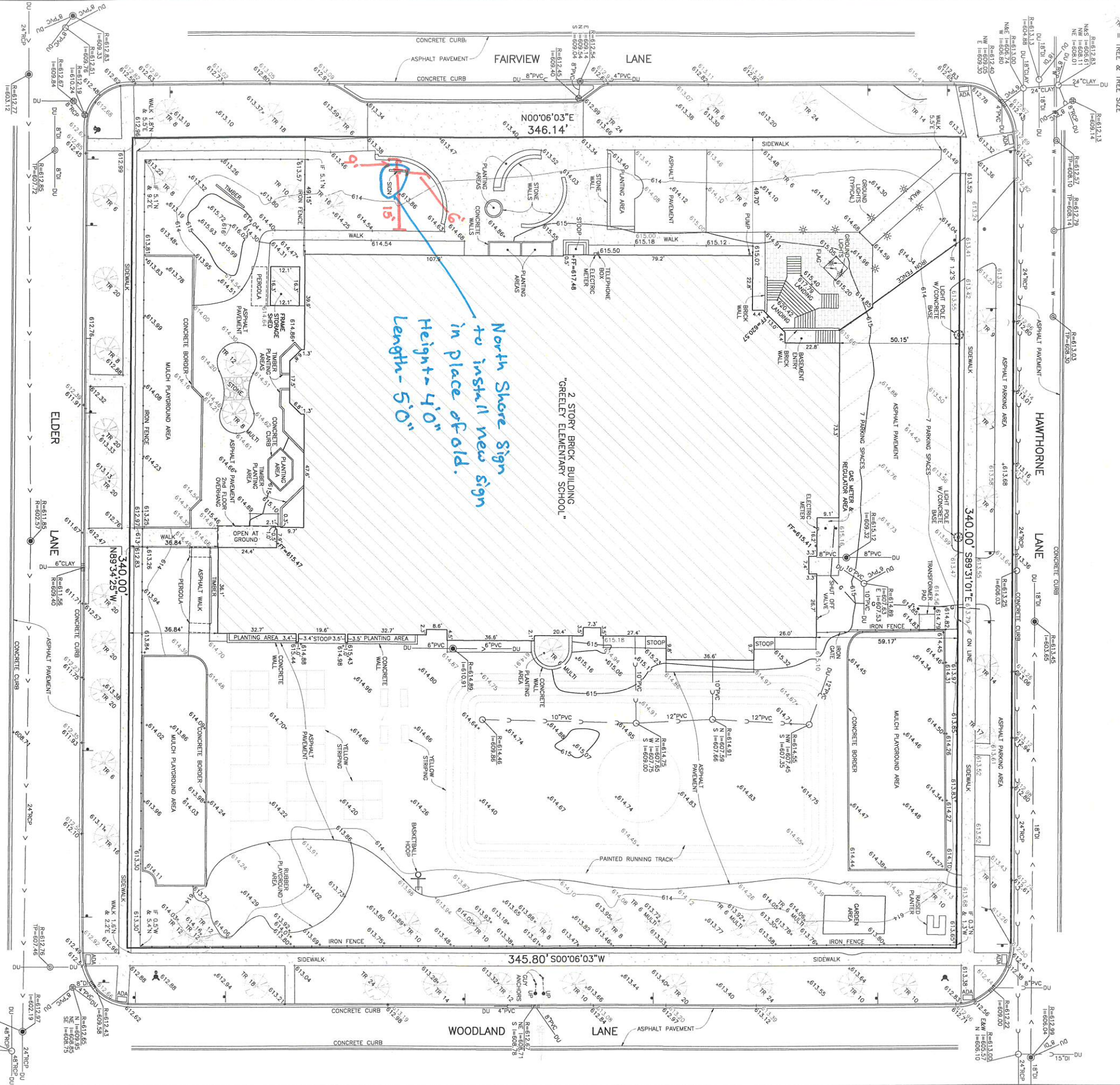


NOTE:
THE SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES, ARE FOR INFORMATION ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

TFW SURVEYING & MAPPING, INC.
LAND SURVEYING & MAPPING, INC. LOCATION LAYOUT
1761 NORTH DILLERS ROAD - SUITE 105 - CURTIS, ILLINOIS 60031
847-548-6600
info@tfwsurvey.com
www.tfwsurvey.com
PLAT OF SURVEY
OF
BLOCK 9 OF LAKE SHORE SUBDIVISION, BEING A SUBDIVISION IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

NOTE:
NO LEGAL DESCRIPTION OR TITLE REPORT PROVIDED BY CLIENT

- LEGEND
- ADJ. PAD
 - CMP = CORRUGATED METAL PIPE
 - CO = CLEANOUT
 - CTV = CABLE/TV
 - DE = DRAINAGE EASEMENT
 - DU = DESTINATION UNKNOWN
 - IF = IRON FENCE
 - IR = IRON ROD
 - OH = OVERHEAD WIRE
 - (R) = RECORDED
 - RCP = REINFORCED CONCRETE PIPE
 - R.O.W. = RIGHT OF WAY
 - UP = UTILITY POLE
 - = FIRE HYDRANT
 - ⊙ = INLET BASIN
 - ⊕ = ROUND OPEN GRATE MANHOLE
 - ⊙ = SANITARY MANHOLE
 - ⊙ = STORM MANHOLE
 - ⊙ = SIGN
 - ⊙ = WATER VALVE VAULT
 - ⊙ = BRICK
 - ⊙ = CONCRETE
 - ⊙ = TREE & TREE SIZE
- LEGEND
- 6" = GAS LINE
 - 12" = STORM SEWER
 - 18" = SANITARY SEWER
 - 24" = WATER LINE



NOTE:
THE VILLAGE OF WINNETKA HAS BEEN CONTACTED AND A REQUEST FOR UTILITY MAPS HAS BEEN MADE. AT DATE OF ISSUE, THE VILLAGE HAS NOT RESPONDED.

BENCHMARK:

ELEVATIONS ARE IN RELATION TO BENCHMARK DESIGNATION J 274, PD NCG120 LOCATED 3.1 MI. N FROM EVANSTON AT ABOUT 1.7 MILES NORTHWEST ALONG THE CHICAGO AND NORTHWESTERN RAILWAY FROM THE MAIN STREET RAILWAY STATION AT EVANSTON, THENCE 0.9 MILE EAST ALONG NOTES STREET, THENCE 0.2 MILE SOUTH ALONG SHERIDAN ROAD, THENCE 0.3 MILE EAST THROUGH PARKING LOT AND CAMPUIS TO THE WATER INTAKE AND SCREEN HOUSE LOCATED ABOUT 100 YARDS EAST OF THE MARK W. OREARY LABORATORY AT 1133 SOUTH SHERIDAN ROAD, THENCE 0.1 MILE EAST TO THE CENTER OF THE BUILDING, 11.3 FEET EAST OF THE EAST CURB OF A DRIVE 75.7 FEET NORTHWEST OF AND ACROSS THE DRIVE FROM THE SOUTHEAST CORNER OF THE UTILITY PLANT BUILDING, SET IN THE TOP AND CENTER OF THE LOWER LEDGE OF WEST CONCRETE WALL OF WATER INTAKE WHICH IS ON PLING ELEVATION = 590.82 (NAVD 88)

DATE: NOVEMBER 15, 2021
ORDER NO. 210813
PROJ. NO. 3324 PUBLIC SCHOOLS DISTRICT 74
PROJ. NAME: GRIELEY ELEMENTARY SCHOOL
Copyright © TFW Surveying & Mapping, Inc., 2021. All rights reserved.
Professional Design Firm Registration #164-002793.

NO UTILITY LOCATE FOR THIS SITE WAS REQUESTED.
UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE AND FIELD MARKINGS SUPPLIED BY OTHERS.
BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.
EASEMENT AND SETBACK LINES SHOWN ARE FROM THE RECORDED PLAT OF SUBDIVISION
NO DIMENSIONS TO BE ASSUMED FROM SCALING
FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.
COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

TOTAL AREA OF TRACT SURVEYED = 117,627 SQUARE FEET OR 2.7003 ACRES



NOTE ON DATUM:
BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND DO NOT MATCH RECORDED BEARINGS.

STATE OF ILLINOIS
COUNTY OF LAKE
I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE DIRECTED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON AND DEED PARTS THEREOF ARE THE PROFESSIONAL SERVICE CONFORMING TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT CURTIS, ILLINOIS THIS 15th DAY OF NOVEMBER, 2021.

James P. Meier
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3293
LICENSE EXPIRES NOVEMBER 20, 2022

FRONT VIEW

JOB SPECS

DESCRIPTION

- INSTALL (1) NEW S/F SANDBLASTED WOOD SIGN
- NON-ILLUMINATED
- DUAL WOOD POST MOUNT (IN GROUND BURY)

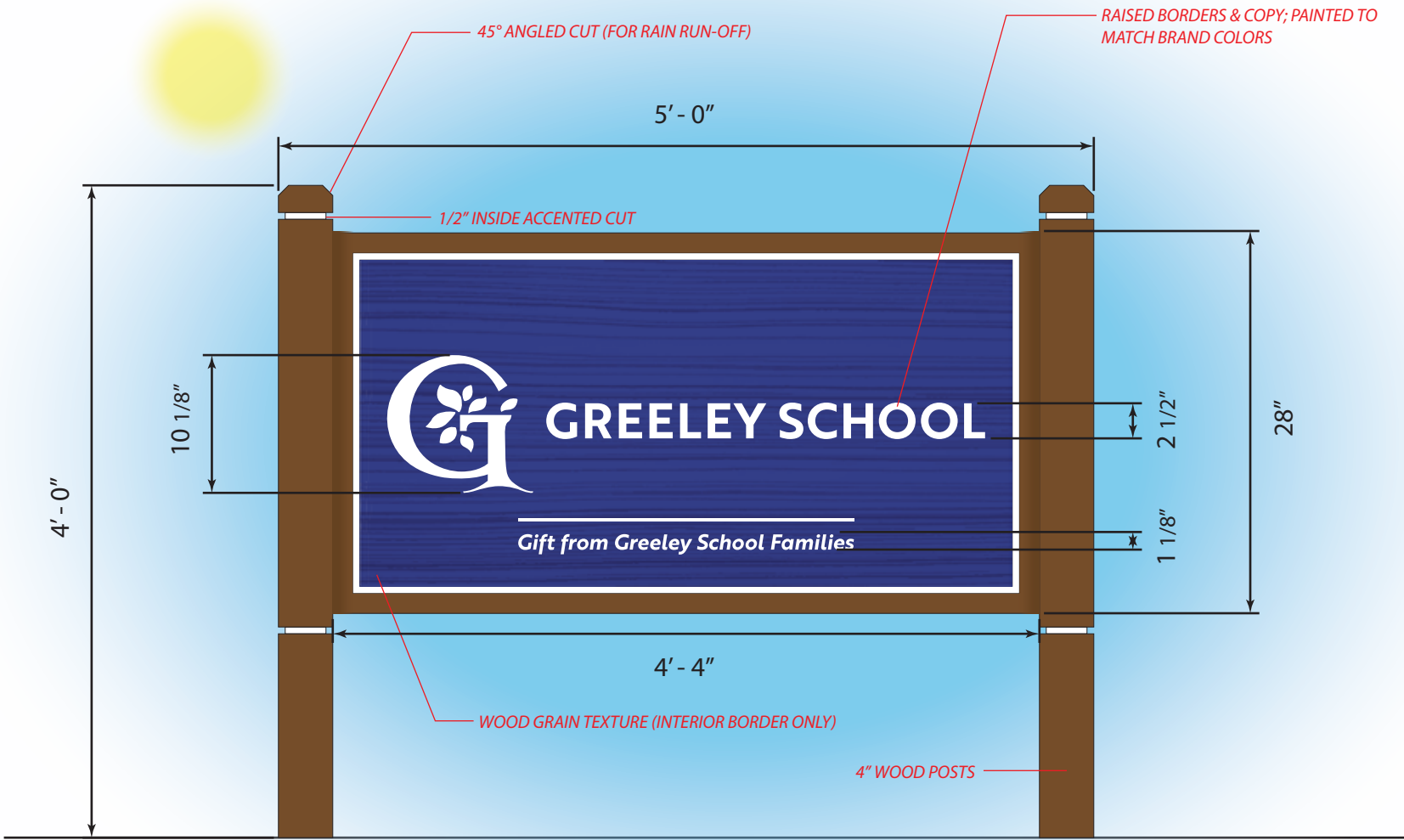
20 SQ/FT TOTAL

MATERIAL

- (1) S/F SANDBLASTED SIGN FACE W/ WOOD GRAIN BACKGROUND TEXTURE
- (2) 4" DIA. SQUARE WOOD POSTS

COLORS/FONTS

- PAINT: (SATIN FINISH)
 - COPY, POST ACCENTS & BORDER: WHITE
 - BACKGROUND: NAVY BLUE (MATCH LOGO)
 - POSTS & SIGN BORDER: BROWN





**NORTH SHORE
SIGN**

1925 INDUSTRIAL DRIVE, LIBERTYVILLE, IL 60048 847-816-7020
"QUALITY SIGNAGE SINCE 1930"



**94
YEARS**
1930 - 2024

 Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

GREELEY ELEMENTARY SCHOOL
275 FAIRVIEW AVE, WINNETKA, IL 60093

SCALE 1" = 1'	PAGE # GES-2024-003	C	SALESMAN MATT
DATE 3-7-24	UPDATE ARTWORK 5-15-24		DRAWN BY ML
FILE SALES			

Design Guidelines

Building and Architecture

I. Contextual Design

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

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

II. Uses

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

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

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

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

d. Building Signage

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

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

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



Figure 38



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: JULY 11, 2024
SUBJECT: GRACE PRESBYTERIAN CHURCH OF THE NORTH SHORE
440 RIDGE AND 760 CHERRY STREET
CERTIFICATE OF APPROPRIATENESS (AMENDED CASE NO. 24-14-SU)

INTRODUCTION

On July 18, 2024, the Design Review Board (DRB) is scheduled to hold a continued public hearing on an amended application submitted by Grace Presbyterian Church of the North Shore (the "Applicant"), as the owner of the properties located at 440 Ridge Avenue and 760 Cherry Street (collectively, the "Subject Property"). The Applicant is proposing construction of additions to the existing church and a new parking lot on the Subject Property and requests approval of a Certificate of Appropriateness.

A mail notice was sent to property owners within 250 feet of the Subject Property, for the initial public hearing in June, in compliance with Village Code. As of the date of this memo, staff has received one additional written comment from the public regarding this application since the June meeting. This comment along with the public correspondence received subsequent to the posting of the June DRB agenda packet are included as **Attachment C1**.

JUNE 20, 2024, DESIGN REVIEW BOARD MEETING

On June 20, 2024, the DRB held a public hearing on the Applicant's request for approval of a Certificate of Appropriateness for the design of the proposed improvements to allow construction of additions to the existing church and a new parking lot on the Subject Property. The staff report for the June 20 meeting can be found in **Attachment B1**.

After hearing presentations by Village Staff and by the Applicant, the DRB heard from ten (10) residents who are neighbors of the church. All spoke in opposition to the proposed plan as presented. Their concerns mainly focused on the requested zoning relief; however, some of their comments focused on the proposed design in terms of where the on-site parking and the proposed additions should be located, and the impact on the character of the residential neighborhood. The Board then discussed the project. The members suggested: (a) providing more details on the proposed windows; (b) providing a better comparison of the proposed brick and the existing brick; (c) elimination of the northern loop to the east parking lot; (d) further refinement to the fenestration on the south building elevation; (e) providing a pedestrian view of the rooftop mechanical equipment and screening; (f) bollard light fixtures that are more neighbor friendly (not so tall); (g) possible shift of north addition to the east to break up the west wall; (h) more thought given to having one consistent fence on the site; and (i) use of natural stone rather than cast stone. Ultimately, the Board continued the item to the July meeting to provide the Applicant time to respond to comments of the Board.

AMENDED PROPOSED PLAN

In response to comments at the June 20 DRB meeting, the Applicant has provided the attached written explanation describing the revised design and plans (**Attachment A1**). The primary changes include the following:

- Addition of a landscape buffer on the east side of the south addition.
- Relocation of rooftop mechanical equipment into the attic, so that the equipment is not visible.
- Bollard light fixture has been revised to an 18" tall path light.
- North addition has been shifted 1.5 feet to the east.
- New continuous 6-foot-tall wood fence along west and south property lines to provide consistency.

At the July 18 meeting, the Applicant will review the revised plans and explain the design decisions in response to the Board's comments. As noted in the Applicant's written explanation describing the revised design, the Applicant has three (3) options from the original design presented of the south addition. The first option is included in the revised plans in **Attachment A1** and consists of a landscape buffer on the east side of the south addition. In this first option, the design of the addition itself remains the same as what was originally proposed and presented to the Board in June. The Applicant has two additional options that it is prepared to present at the July meeting; these options include the additional landscape buffer as well as changes to the design of the entry link between the existing church and the proposed south addition.

The images on the following pages compare some of the plans and design elements considered at the June 20 DRB meeting with the current amended plan (Figures 1 through 14).

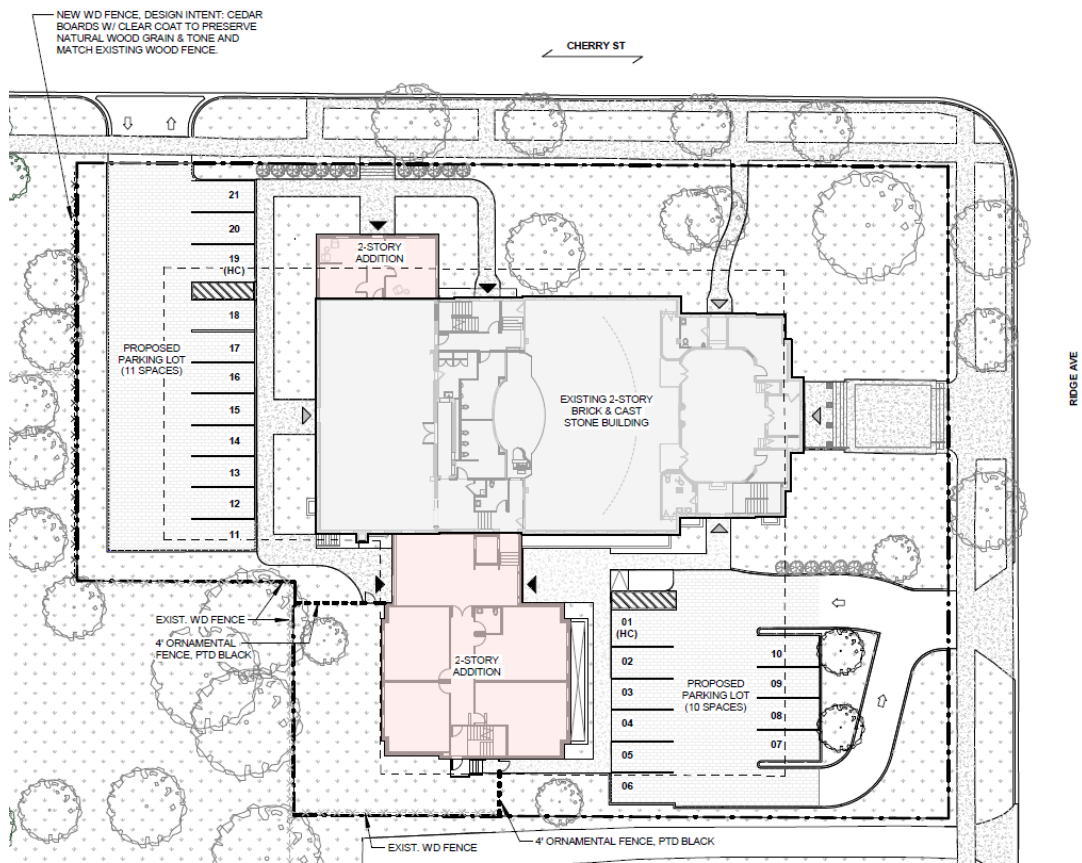


Figure 1 – Proposed Site Plan (June 20 Meeting)

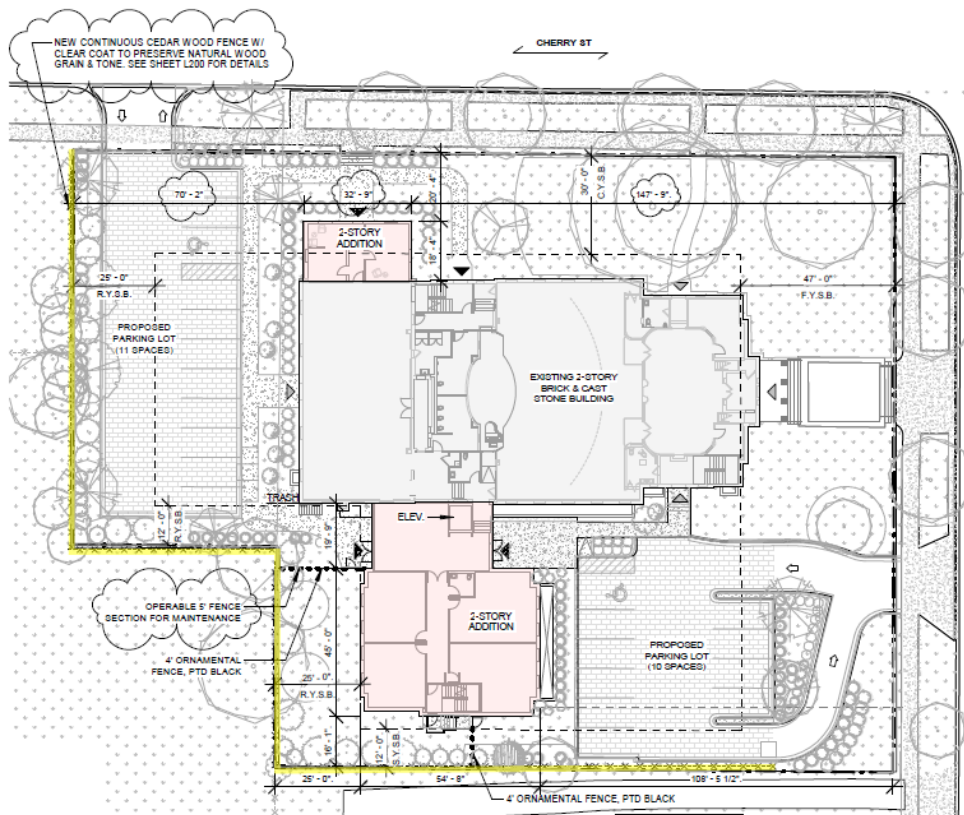


Figure 2 – Amended Site Plan



Figure 3 – Rendering of East Façade (June 20 Meeting)



Figure 4 - Amended Rendering of East Façade



Figure 5 - Rendering of North Façade (June 20 Meeting)



Figure 6 – Amended Rendering of North Façade



KBR8 LED

LED Specification Bollard



Specifications

8" Round
(20.3 cm)

Height: 40"
(101.6 cm)

Weight (max): 27 lbs
(12.25 kg)



Figure 7 – Proposed Bollard Fixture (June Meeting)



HARDY ISLAND PATH LIGHT

16012MZ-LL
12V ROUND SIDE MOUNT LED PATH LIGHT

DETAILS	
FINISH:	Matte Bronze
MATERIAL:	Cast Brass
GLASS:	Etched Lens
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY

DIMENSIONS	
WIDTH:	7"
HEIGHT:	16.3"
DEPTH:	7.5
WEIGHT:	2.5lb

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	EA-LMW-1.5W
VOLTAGE:	12v
VOLT AMPS:	2.5
COLOR TEMP:	2700
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25w
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 36"

SHIPPING	
CARTON LENGTH:	22
CARTON WIDTH:	8
CARTON HEIGHT:	7.5
CARTON WEIGHT:	3



PRODUCT DETAILS:

- A wiring kit and ground spike are included.
- Suitable for use in wet (outdoor) locations, as listed by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.

Figure 8 – Amended Bollard Fixture

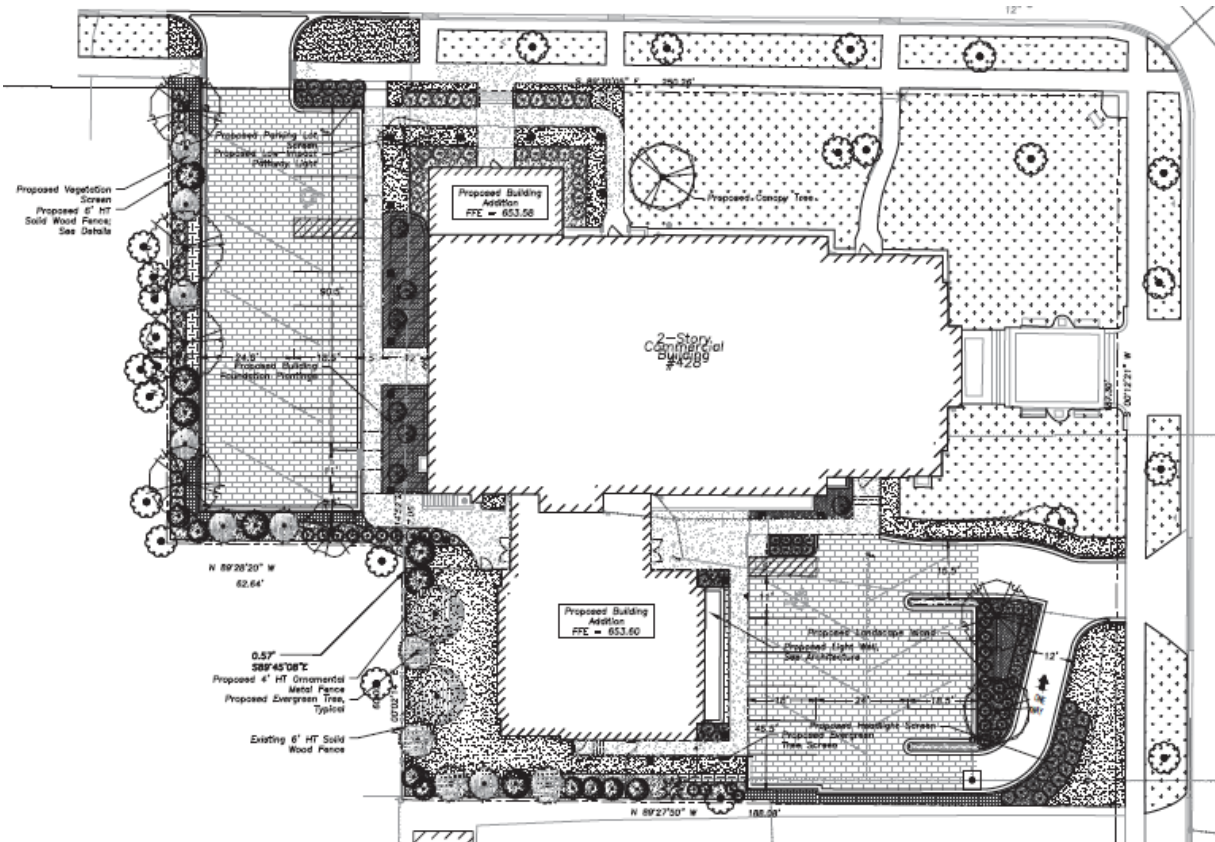


Figure 9 – Landscape Plan (June 20 Meeting)

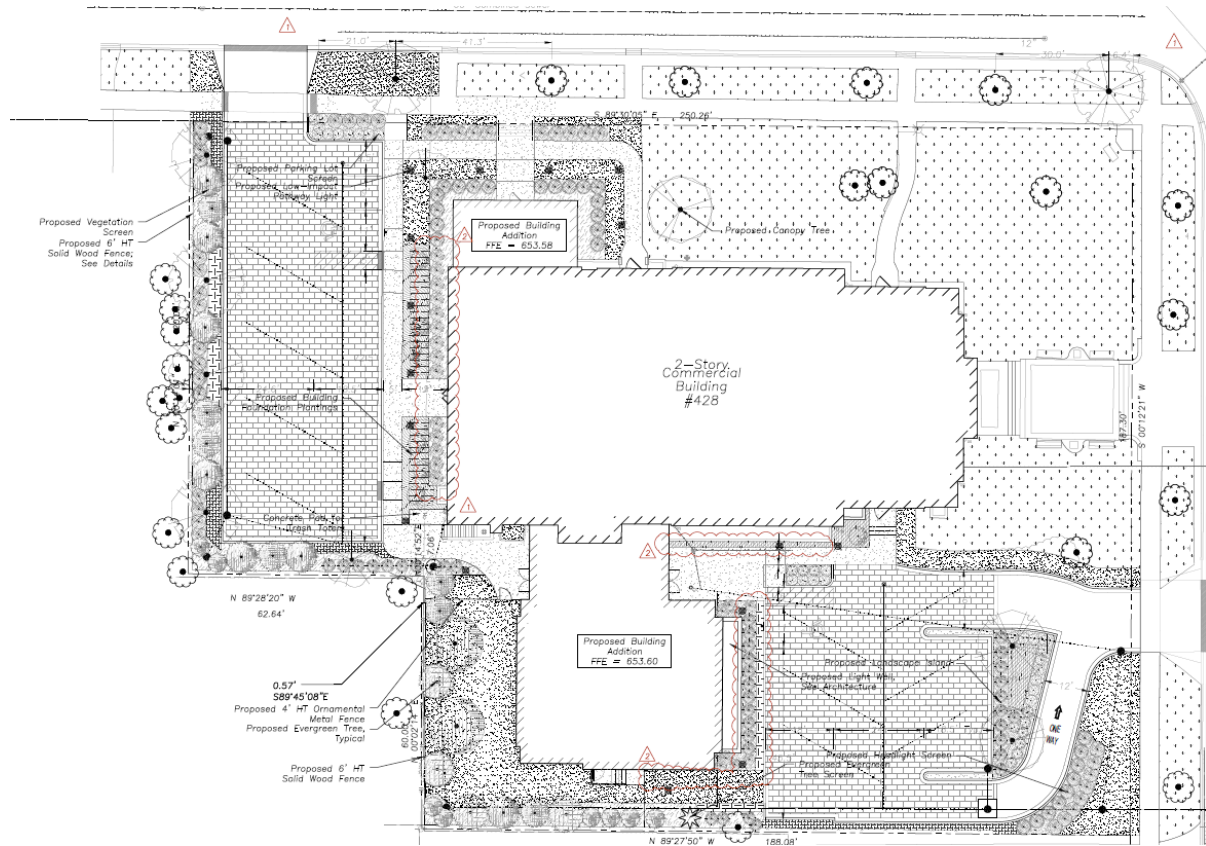


Figure 10 – Amended Landscape Plan



Figure 11 - Southeast Aerial Perspective (June Meeting)



Figure 12 – Amended Southeast Aerial Perspective

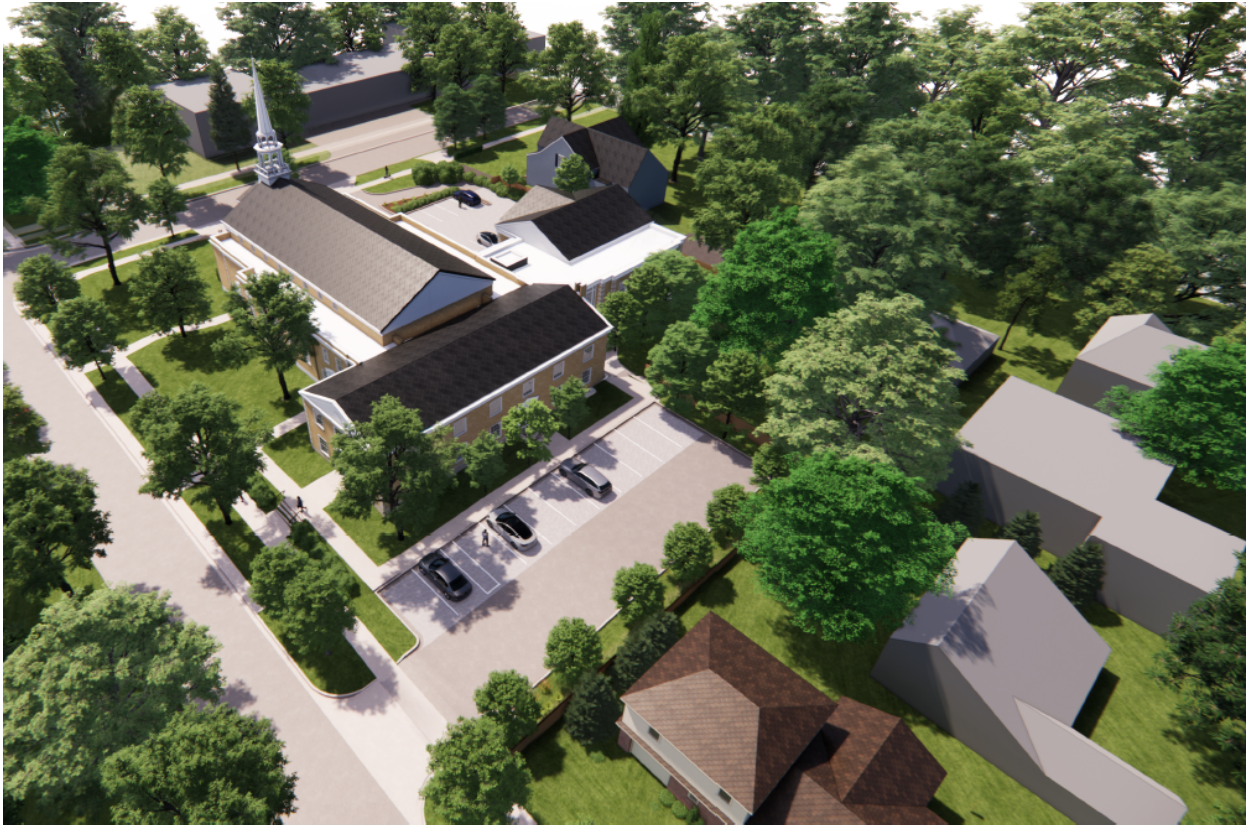


Figure 13 - Northwest Aerial Perspective (June Meeting)



Figure 14 – Amended Northwest Aerial Perspective

OTHER ADVISORY BOARD/COMMISSION REVIEW

As noted in the June staff report to the DRB, the Applicant has also submitted the following applications:

- **Subdivision** application to consolidate the two existing lots known as 440 Ridge Avenue and 760 Cherry Street into a single lot of record.
- **Special Use Permit** to allow the consolidation of 440 Ridge Avenue and 760 Cherry Street, which results in a lot that is greater than two times the minimum required lot size and minimum average lot width for a corner lot in the R-5 Single Family Residential Zoning District.
- An amendment to an existing **Special Use Permit** that allowed construction of a parking lot as an accessory use to the existing church on the Subject Property.
- **Variation to:**
 - Exceed the maximum permitted gross floor area;
 - Exceed the maximum permitted roofed lot coverage;
 - Exceed the maximum permitted impermeable lot coverage;
 - Provide less than the minimum required front yard setback (Ridge Avenue);
 - Provide less than the minimum required corner yard setback (Cherry Street); and
 - Provide less than the minimum required area for individual off-street parking spaces.
- **Demolition** application to demolish the existing residence and detached garage located at 760 Cherry Street.

Though zoning relief is not the purview of the DRB, we are providing you with this information so you are aware of the relief the Zoning Board of Appeals and Plan Commission will be considering.

The Landmark Preservation Commission is scheduled to consider the demolition application for 760 Cherry Street on August 5, 2024. The Zoning Board of Appeals is tentatively scheduled to consider the special use permit specific to the building addition and site improvements, and the variation requests on August 12, 2024. The Plan Commission is tentatively scheduled to consider the subdivision application and both special use permits on August 28, 2024. Public notice of these meetings will be provided by mail to property owners within 250 feet of the Subject Property once the meeting dates are confirmed.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

The Board will need to determine if the proposed additions and site improvements for Grace Presbyterian Church located at 440 Ridge Avenue complies with the above standards.

DESIGN GUIDELINES

The June staff report highlighted aspects of the Village's Design Guidelines relevant to the proposed improvements (**Attachment B1**). Excerpts of the Village Design Guidelines, which apply to institutional buildings, are also included in **Attachment B1**.

RECOMMENDATION

At the July 18, 2024, DRB meeting, the Board is scheduled to continue its consideration of the design of the Applicant's proposed additions and site improvements to the Subject Property. After hearing from the Applicant and the public, the Board may decide to take action on one or 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; or
- 2) Adopt a motion to recommend approval or a motion to recommend denial of a certificate of appropriateness for the design of the proposed additions and site improvements to Grace Presbyterian Church of the North Shore located at 440 Ridge Avenue.

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

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed additions and site improvements to Grace Presbyterian Church of the North Shore at 440 Ridge Avenue**, subject to the following conditions:*

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

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

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

ATTACHMENTS

Attachment A1: Applicant's Explanation of Revised Design and Revised Plans
Attachment B1: June 13, 2024, DRB Staff Report and Attachments
Attachment C1: Public Correspondence

Present Future Architects

Date: 7/10/2024

To: Ann Klaassen, Assistant Director
Village of Winnetka
Community Development Dept.

RE: DRB Review Comments #1
Grace Presbyterian Church Building Addition & Site Improvements
440 Ridge Ave., and 760 Cherry Street (Case #24-14-SU)

Below are the DRB comments / follow up questions and responses (in blue).

1. Design Review Board Comments provided in an email on 06/26/2024
 - a. Provide more details on the proposed windows.
Additional details provided on Sheet SP-021 for muntin, ogee and panning profiles. Window samples have been requested from the MFR and we hope to receive them in time for the next DRB meeting.
 - b. Provide a better comparison of the proposed brick and the existing brick.
See page SP-027 of pictures of proposed brick against the existing brick. We'll bring these samples along to our next DRB meeting.
 - c. Elimination of the northern loop to the east parking lot.
The loop out of the east parking lot is a critical element for GPC as it facilitates an efficient drop off for the youth program. This loop currently exists and eliminates congestion within the lot and on the street.
 - d. Further refinement to the fenestration on the south building elevation.
We are providing (3) options from the original design presented. These will be presented to DRB and options are:
 1. Landscape buffer on east side of the south addition to soften the appearance / more residential feel.
 2. Landscape buffer & modification of entry link (reduction in glass)
 3. Landscape buffer & alternate modification of the entry link (residential scale windows)
 - e. Providing a pedestrian view of the rooftop mechanical equipment and screening.
Mechanical equipment will be housed under the gable roof of the south addition in the attic space (see SP-013). There will be no view of the mechanical equipment.
 - f. Bollard light fixtures that are more neighbor friendly (not so tall).
Bollard light fixture has been revised to an 18" tall path light – see SP-033.
 - g. Possible shift of the north addition to the east to break up the west wall.
North additions walls have been shifted. See revised plans, elevations and rendering on SP-024 & SP-026.
 - h. More thought given to having one consistent fence on the site.
Wood fence that borders adjacent properties to west & south will be a new 6' tall cedar fence. See SP-009 for extents of new fence.
 - i. Use of natural stone rather than cast stone.
Pictures of proposed stone against existing stone are provided on sheet SP-027. Samples will be provided at DRB meeting.

GRACE PRESBYTERIAN CHURCH

SPECIAL USE PERMIT REVIEW / JULY 3, 2024

Present Future Architects

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EXHIBIT LIST	
#	SHEET NAME
SP-000	COVER SHEET
SP-001	EXISTING CONDITIONS 440 RIDGE AVE
SP-002	EXISTING CONDITIONS 440 RIDGE AVE
SP-003	EXISTING CONDITIONS 760 CHERRY ST
SP-004	EXISTING CONDITIONS 760 CHERRY ST
SP-005	SITE DEMOLITION PLAN
SP-006	BASEMENT DEMOLITION PLAN
SP-007	FIRST FLOOR DEMOLITION PLAN
SP-008	SECOND FLOOR DEMOLITION PLAN
SP-009	SITE PLAN & ANALYSIS
SP-010	BASEMENT FLOOR PLAN
SP-011	FIRST FLOOR PLAN
SP-012	SECOND FLOOR PLAN
SP-013	ROOF PLAN
SP-014	EXISTING EXTERIOR ELEVATION
SP-015	EXISTING EXTERIOR ELEVATION
SP-016	EXISTING EXTERIOR ELEVATION
SP-017	PROPOSED EXTERIOR ELEVATION
SP-018	PROPOSED EXTERIOR ELEVATION
SP-019	PROPOSED EXTERIOR ELEVATION
SP-020	PROPOSED EXTERIOR ELEVATION
SP-021	PROPOSED EXTERIOR DETAILS
SP-023	RENDERING
SP-024	RENDERING
SP-025	RENDERING
SP-026	RENDERING
SP-027	MATERIAL BOARD
SP-028	EXISTING LOT COVERAGE
SP-029	PROPOSED LOT COVERAGE
SP-030	EXISTING GFA
SP-031	PROPOSED GFA
SP-032	EXTERIOR LIGHTING
SP-033	EXTERTIOR LIGTHING
SP-034	EXTERTIOR LIGTHING
SP-035	BUILDING ADJACENCY
C000	COVER SHEET
C100	SITE DEMOLITION PLAN
C101	SITE DEMOLITION PLAN
C200	SITE GEOMETRY PLAN
C201	SITE GEOMETRY PLAN
C300	SITE UTILITY PLAN
C301	SITE UTILITY PLAN
C400	GRADING AND PAVING PLAN
C401	GRADING AND PAVING PLAN
C500	SITE EROSION & SEDIMENT CONTROL PLAN
C501	SITE EROSION & SEDIMENT CONTROL PLAN
L010	TREE PRESERVATION & REMOVAL PLAN
L100	LANDSCAPE PLANS
L200	LANDSCAPE DETAILS



VIEW OF EAST FACADE



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



LIMITED HEADROOM IN EXISTING BASEMENT



INACCESSIBLE INTERIOR W/ MULTIPLE FLOORS AND SUB-LEVELS TO FLOORS.



LIMITED HEADROOM IN EXISTING BASEMENT



INACCESSIBLE INTERIOR W/ MULTIPLE FLOORS AND SUB-LEVELS TO FLOORS.



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



VIEW OF SOUTH & EAST FACADE



MISSING AND DAMAGED CLAY ROOF TILES



WATER DAMAGE THROUGHOUT SECOND FLOOR CEILING DUE TO DISREPAIR OF ROOF



WATER DAMAGE AT FIRST FLOOR CEILING DUE TO DISREPAIR OF WATER LINES.



SUBSTANTIAL MASONRY DAMAGE NOTED AT MULTIPLE CORNERS. LIKELY DUE TO SETTLEMENT OF FOUNDATION.

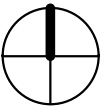
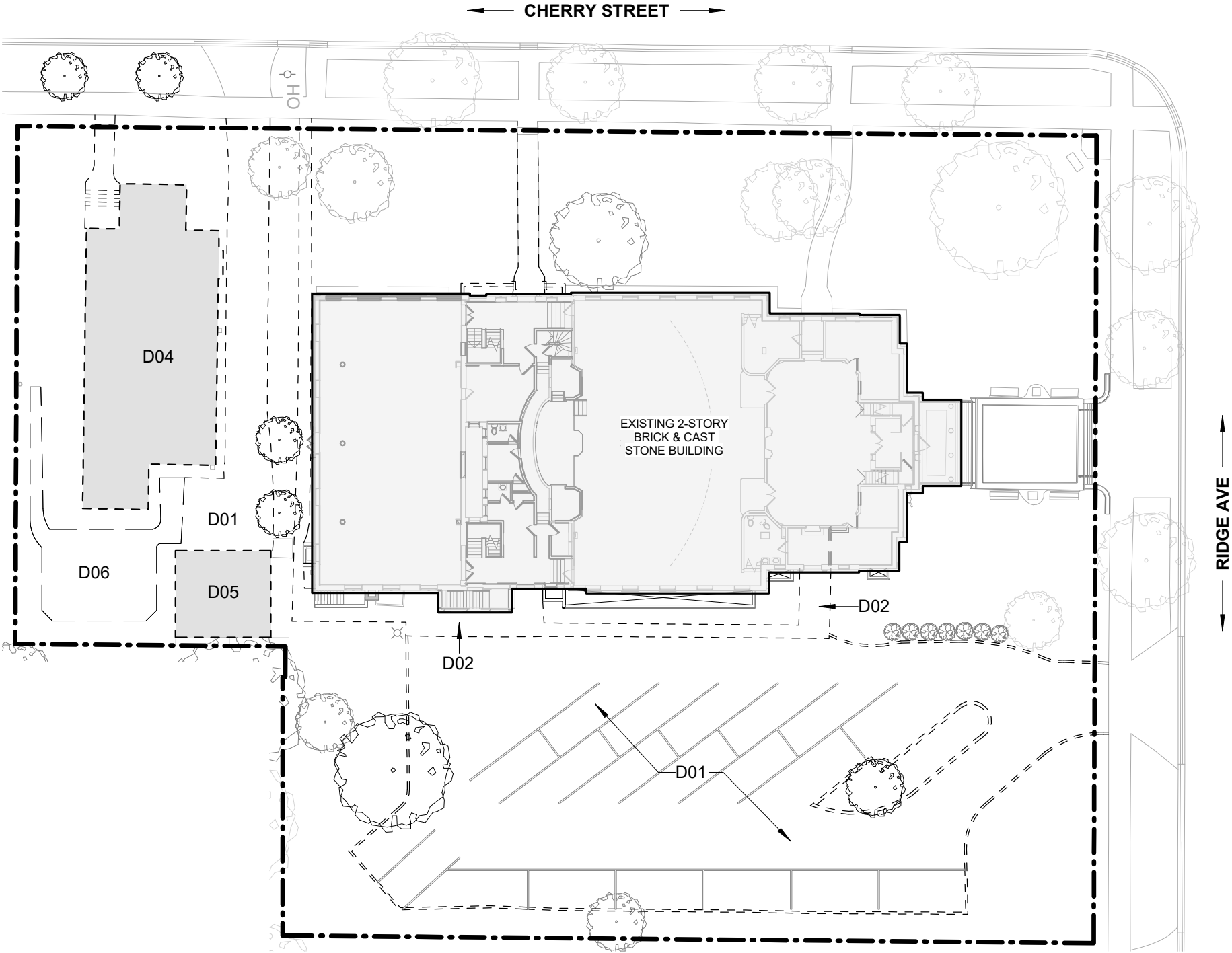
DEMOLITION LEGEND

- EXISTING ELEMENT TO REMAIN
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- STRUCTURE TO BE REMOVED, RE: PLAN / KEYNOTE

KEYNOTE LEGEND

- D01 REMOVE EXISTING ASPHALT PAVED PARKING LOT & ASSOCIATED CURB.
- D02 REMOVE EXISTING CONCRETE SIDEWALK.
- D04 REMOVE EXISTING 2 STORY BRICK AND STUCCO RESIDENCE AND ASSOCIATED FLOOR SLABS, CURBS, FOUNDATIONS, AND FOOTINGS THROUGHOUT PROPERTY.
- D05 REMOVE EXISTING BRICK GARAGE AND ASSOCIATED FLOOR SLABS, FOUNDATIONS, AND FOOTINGS.
- D06 REMOVE EXISTING STONE PATIO.

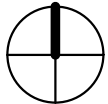
SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE DEMOLITION INFORMATION.



1

DEMOLITION SITE PLAN

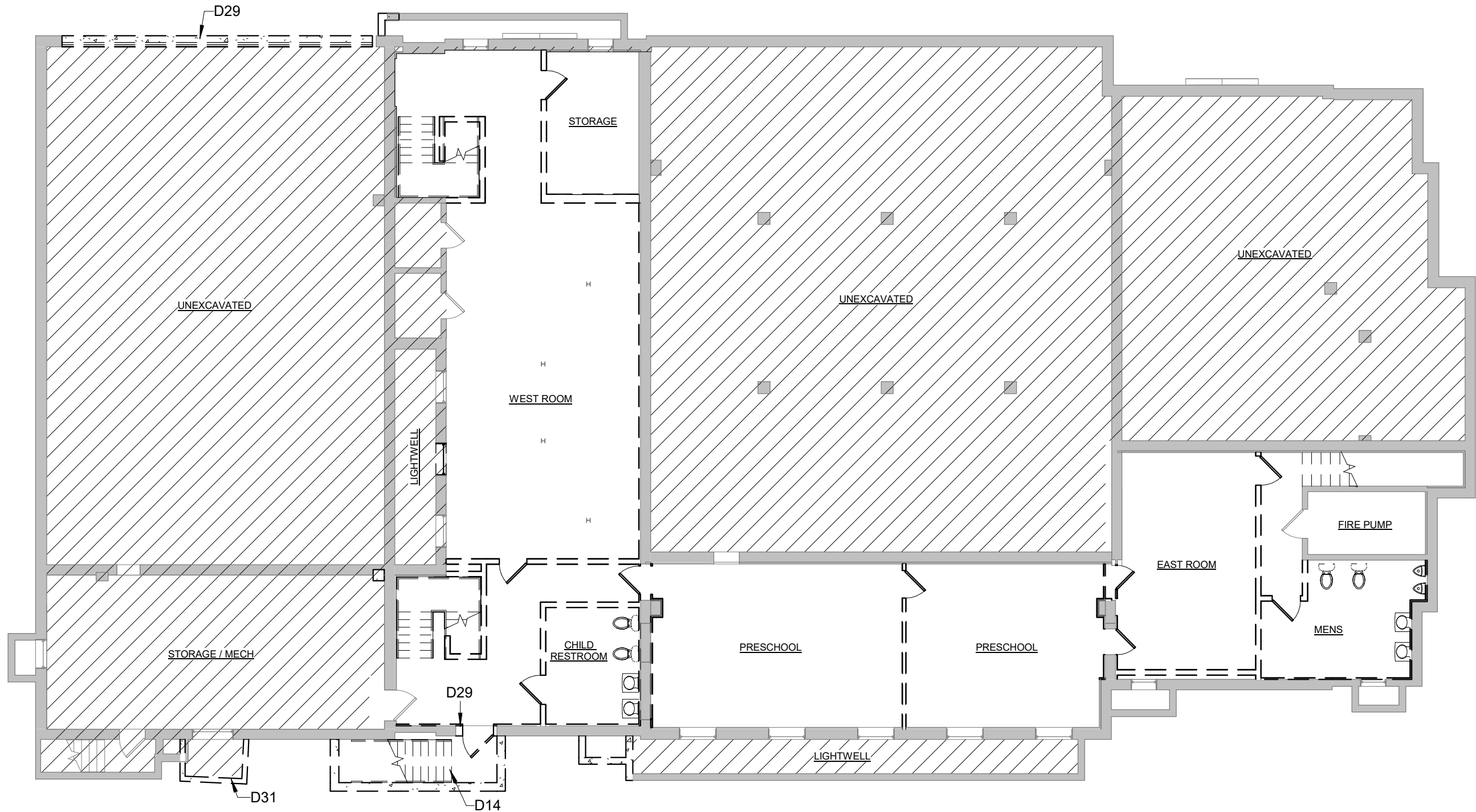
1" = 30'-0"



1

BASEMENT DEMOLITION PLAN

3/32" = 1'-0"

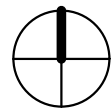


DEMOLITION LEGEND

- DENOTES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING PARTITION / CONSTRUCTION TO REMAIN
- PARTITION TO BE REMOVED
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- EXISTING ELEMENT TO REMAIN

KEYNOTE LEGEND

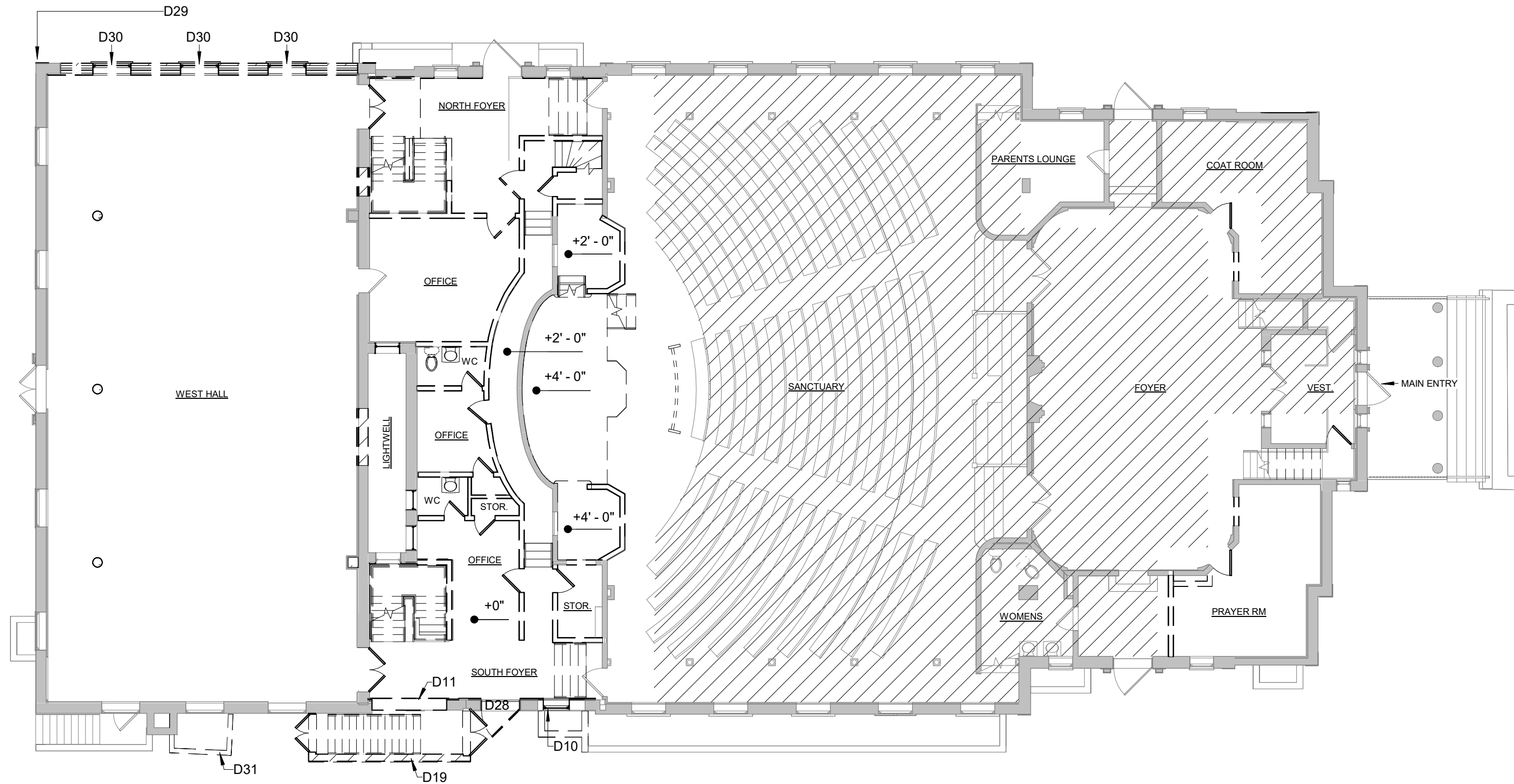
- D14 REMOVE EXISTING CONCRETE STAIR AND ASSOCIATED HANDRIAL.
- D29 REMOVE EXISTING MASONRY WALL. SEE STRUCT DWGS FOR ADD'L INFO.
- D31 REMOVE EXISTING WINDOW WELL & ASSOCIATED CONSTRUCTION.



1

LEVEL 1 DEMOLITION PLAN

3/32" = 1'-0"

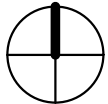


DEMOLITION LEGEND

- DENOTES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING PARTITION / CONSTRUCTION TO REMAIN
- PARTITION TO BE REMOVED
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- EXISTING ELEMENT TO REMAIN

KEYNOTE LEGEND

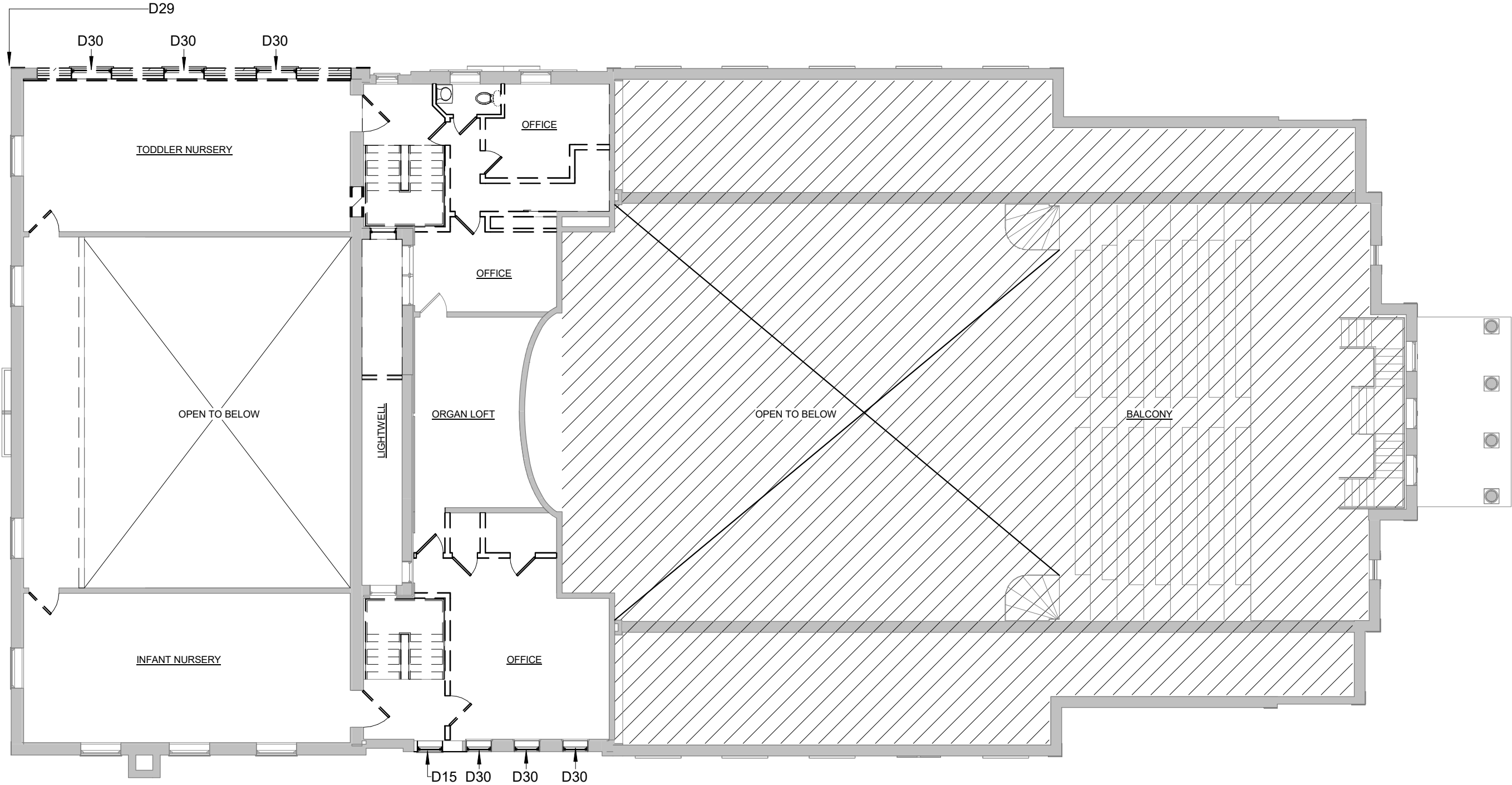
- | | |
|-----|--|
| D10 | REMOVE EXISTING WINDOW AND INFILL EXISTING OPENING WITH BRICK TO MATCH ADJACENT IN SIZE, COLOR, AND TEXTURE. |
| D11 | REMOVE PORTION OF EXISTING MASONRY WALL. SEE FLOOR PLAN FOR EXTENT OF REMOVAL. |
| D19 | REMOVE STAIR TO BASEMENT IN ITS ENTIRETY AND ASSOCIATED WALLS / ROOF / STORAGE ROOM. |
| D28 | REMOVE EXISTING DOOR. INFILL EXISTING OPENING WITH CONSTRUCTION TO MATCH ADJACENT. |
| D29 | REMOVE EXISTING MASONRY WALL. SEE STRUCT DWGS FOR ADD'L INFO. |
| D30 | REMOVE EXISTING WINDOW SYSTEM COMPLETE. |
| D31 | REMOVE EXISTING WINDOW WELL & ASSOCIATED CONSTRUCTION. |



1

LEVEL 2 DEMOLITION PLAN

3/32" = 1'-0"

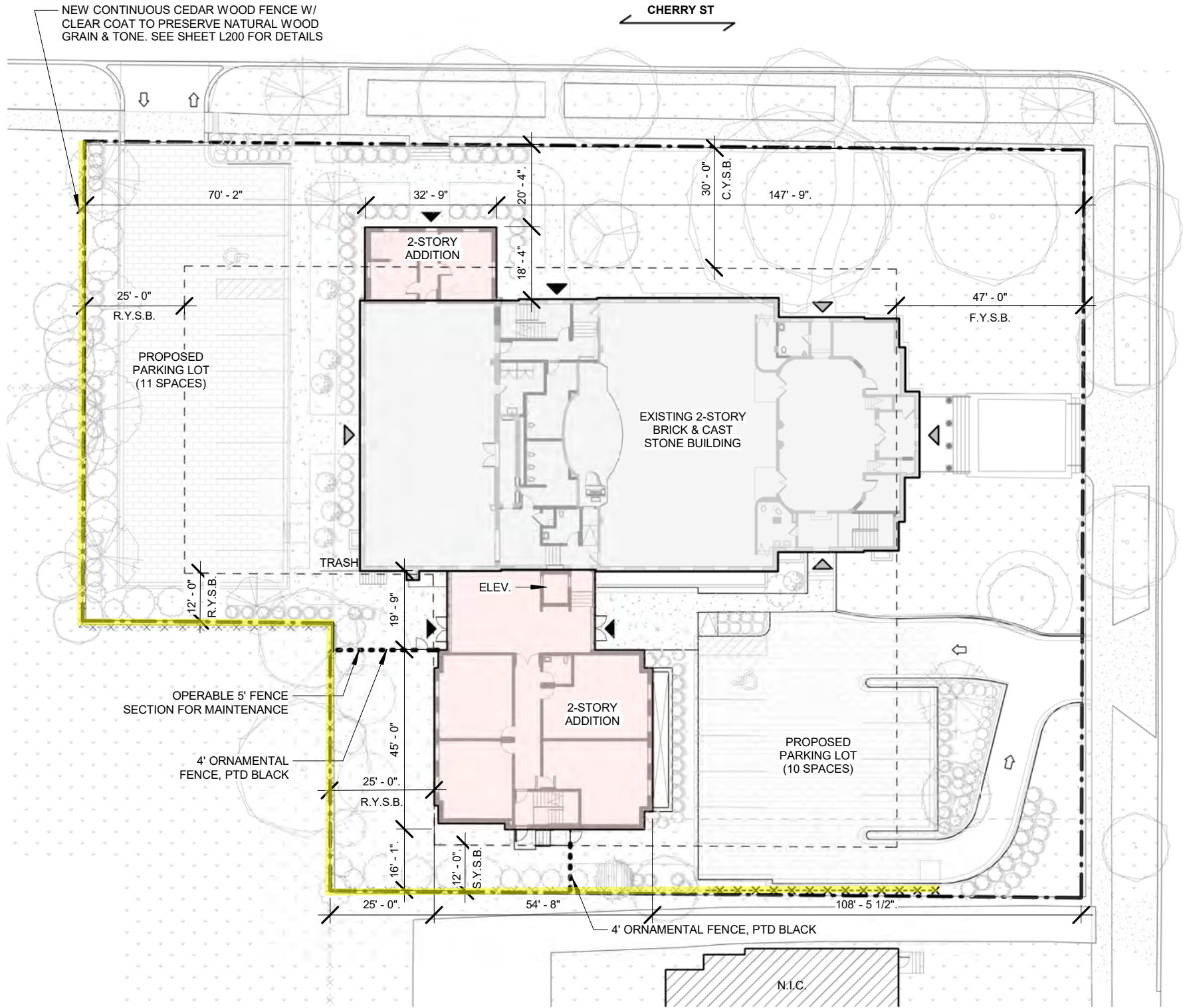
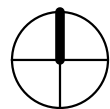


DEMOLITION LEGEND

- DENOTES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING PARTITION / CONSTRUCTION TO REMAIN
- PARTITION TO BE REMOVED
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- EXISTING ELEMENT TO REMAIN

KEYNOTE LEGEND

- D15 REMOVE EXISTING WINDOW AND MASONRY WALL FOR NEW OPENING. SEE FLOOR PLAN FOR EXTENT OF REMOVAL.
- D29 REMOVE EXISTING MASONRY WALL. SEE STRUCT DWGS FOR ADD'L INFO.
- D30 REMOVE EXISTING WINDOW SYSTEM COMPLETE.



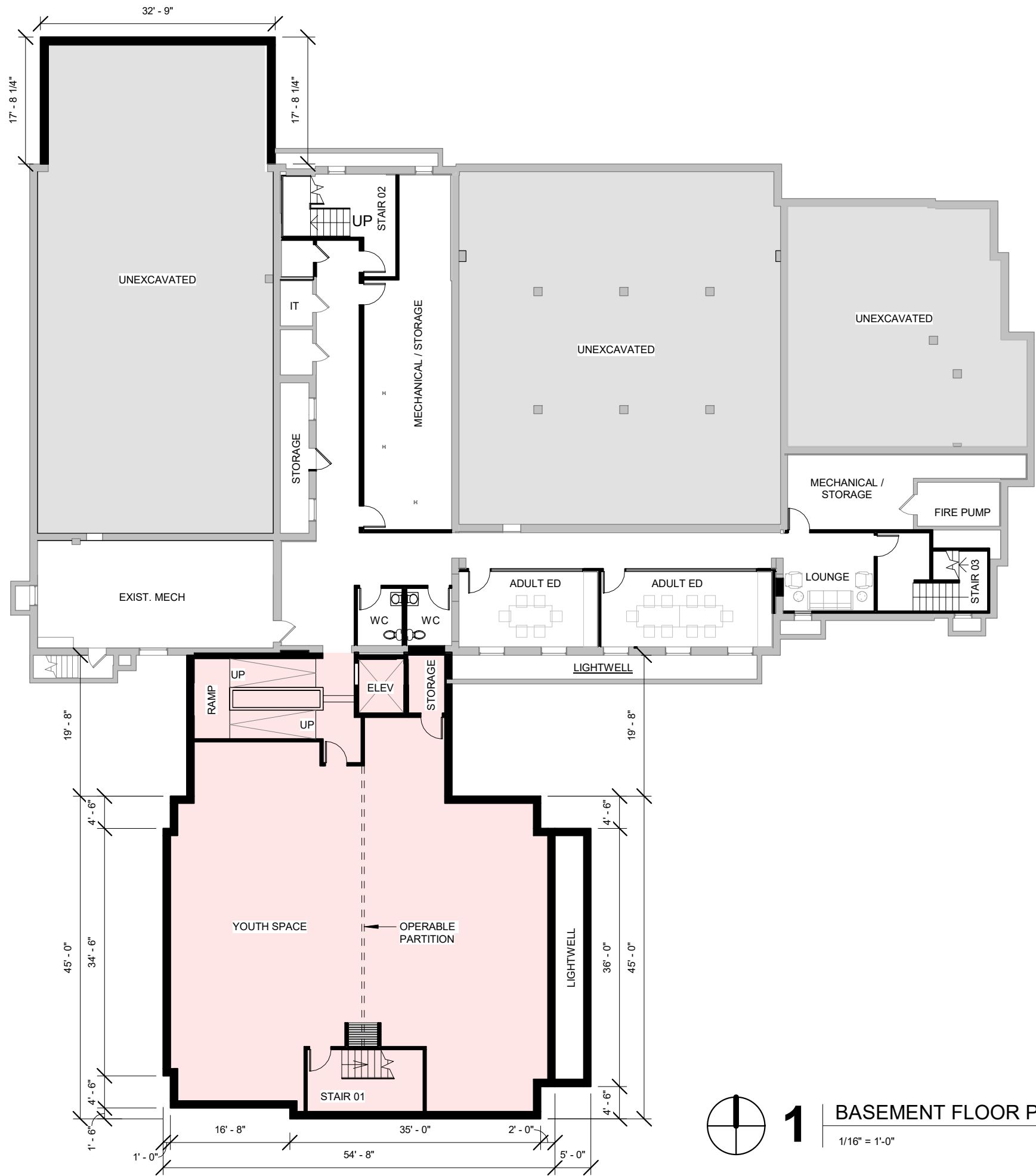
SITE PLAN LEGEND

- ASPHALT PAVING
- CONCRETE
- PLANTED (LIVE GROUND COVER OR GRASS)
- PERMEABLE PAVERS
- PROPERTY LINE
- ORDINANCE REQ'D SETBACK
- NEW WOOD PRIVACY FENCE
- ORNAMENTAL MTL FENCE
- BUILDING ENTRY (NON-ACCESSIBLE)
- BUILDING ENTRY (ACCESSIBLE)

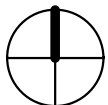
SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE INFORMATION.

ZONING ANALYSIS

	ORDINANCE REQ'D	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	10,677 SF (25.0%)	11,831 SF (28.36%)	13,105 SF (31.42%)
TOTAL LOT COVERAGE	21,355 SF (50.0%)	24,479 SF (57.3%)	24,529 SF (57.43%)
GFA	11,638 SF (27.9%)	22,768 SF (53.3%)	26,448 SF (61.9%)
HEIGHT	60'-0"	34'-0"	34'-0"
SETBACKS			
FRONT	47'-0 3/8"	41'-4" SF	41'-4" SF
CORNER	30'-0"	37'-8"	20'-4"
SIDE	12'-0"	76'-3"	16'-1" SF
REAR	25'-0"	N/A	25'-0"
PARKING IN FRONT SETBACK	0 SF	258 SF	388 SF



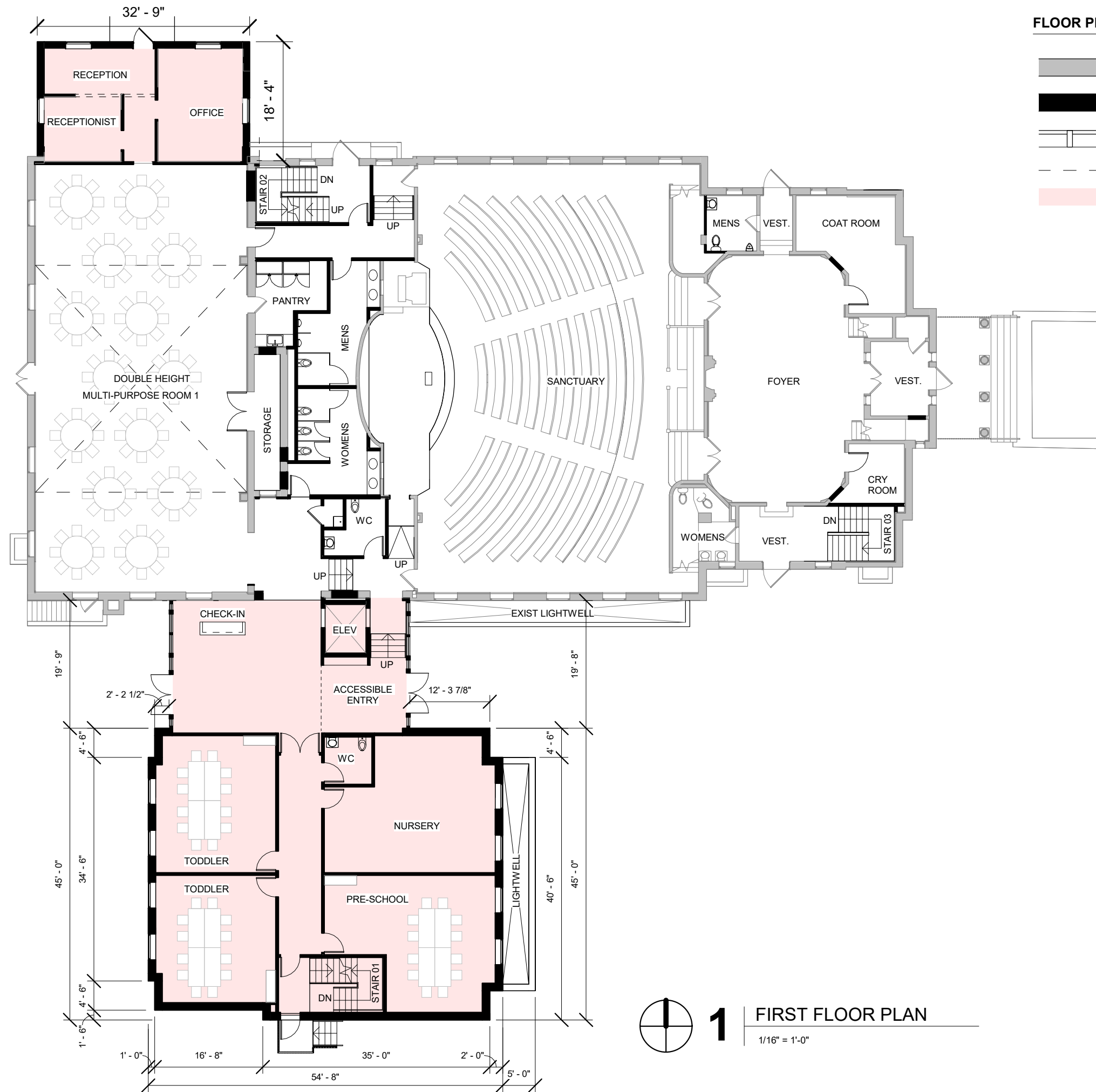
FLOOR PLAN LEGEND	
	EXISTING WALL/CONSTRUCTION TO REMAIN
	NEW WALL/CONSTRUCTION
	EXTERIOR STOREFRONT
	ELEMENT ABOVE
	DENOTES AREA OF PROPOSED ADDITION

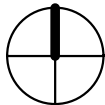


1

BASEMENT FLOOR PLAN

1/16" = 1'-0"





SECOND FLOOR PLAN

$$1/16'' = 1'-0''$$

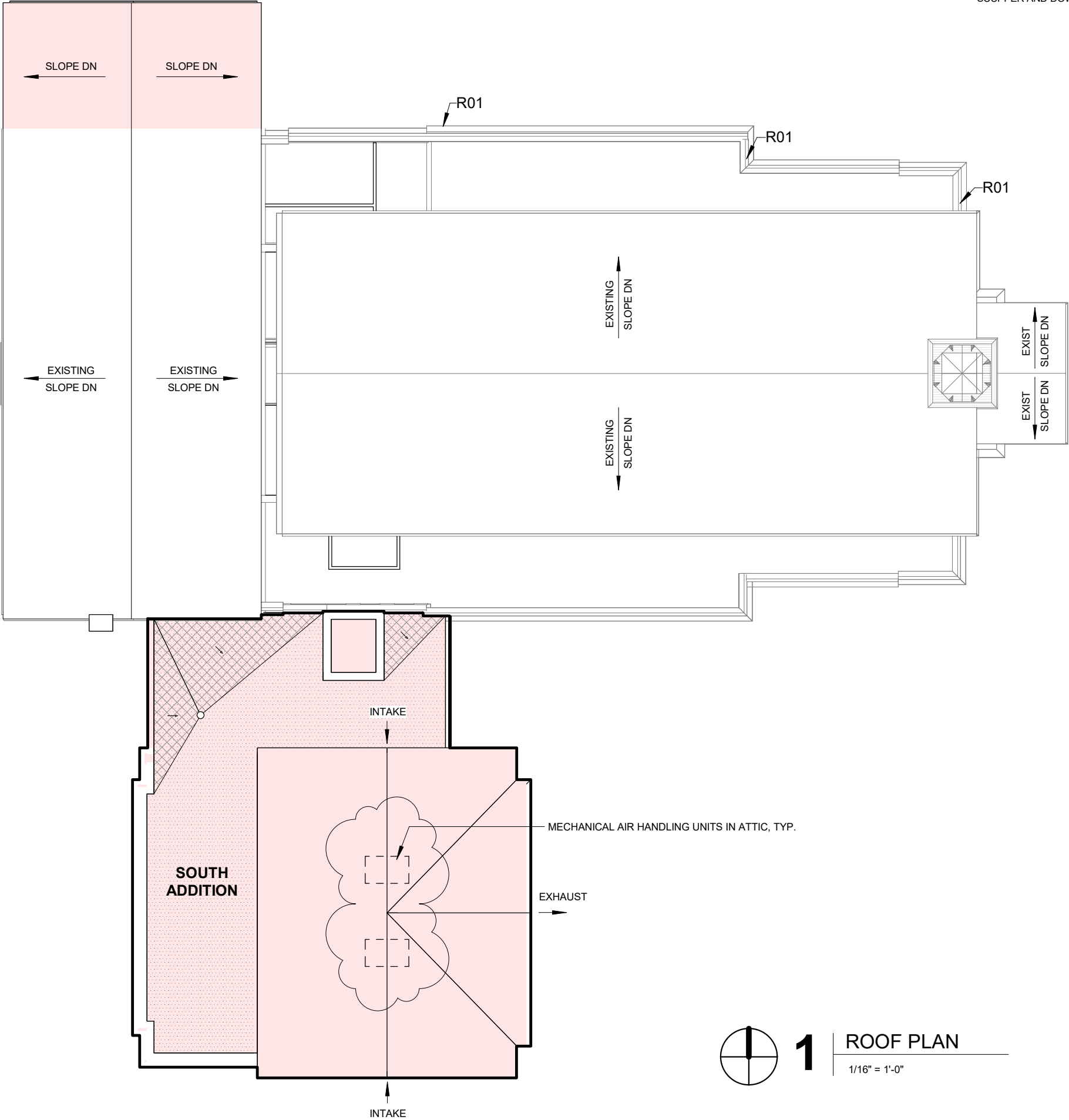
DENOTES AREA OF PROPOSED
ADDITION

SP-012

440 RIDGE AVE,
WINNETKA, IL 60093

11147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO.: 23XX



KEYNOTE LEGEND

R01 EXISTING THROUGH WALL SCUPPER AND DOWNSPOUT.

ROOF PLAN LEGEND

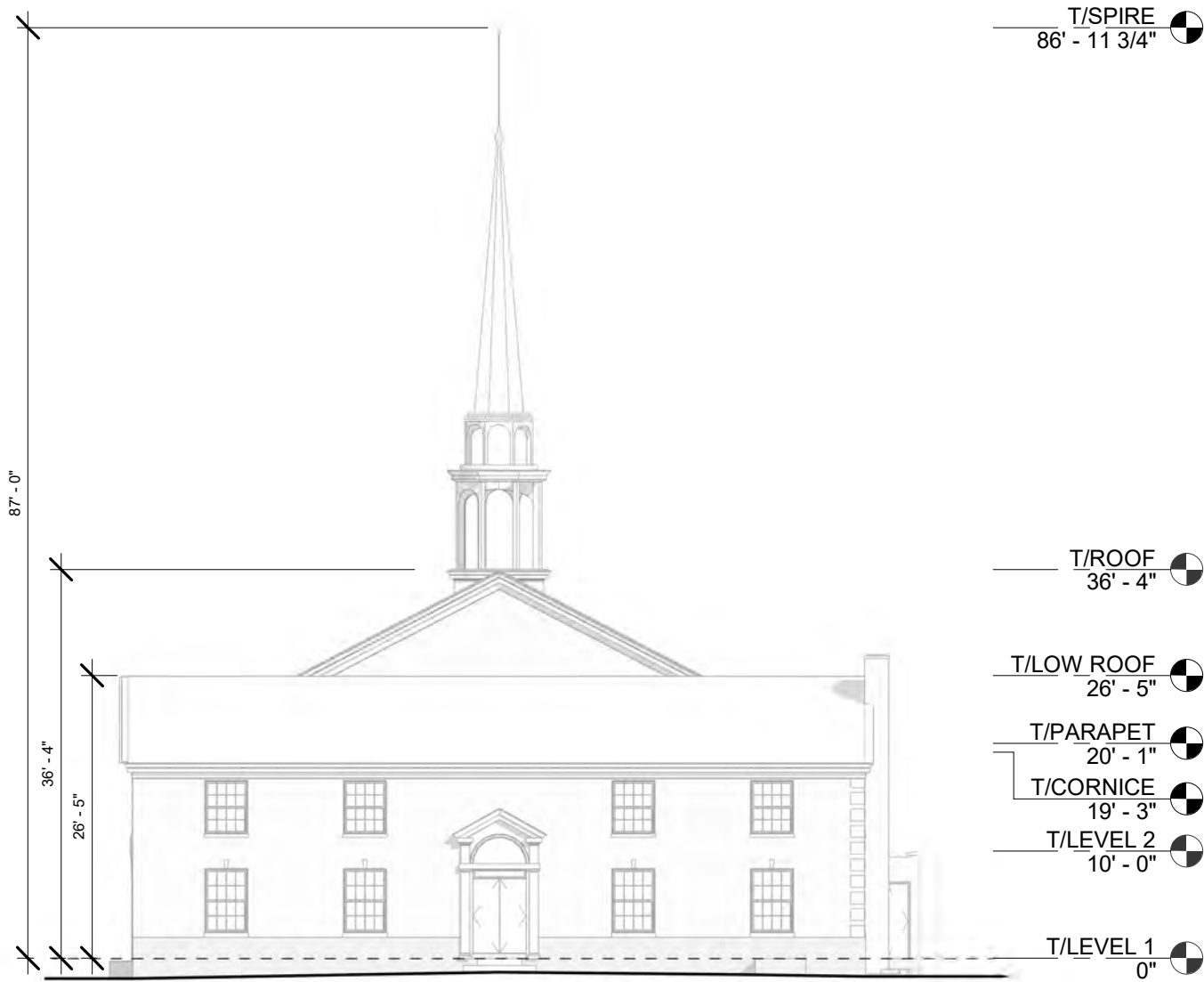
- EXISTING ROOF ASSEMBLY
- TPO ROOF ASSEMBLY
- TPO ROOFING OVER TAPERED INSULATION
- ASPHALT SHINGLES
- SLOPE AT CRICKETS (MIN 1/2" / 1'-0")



1

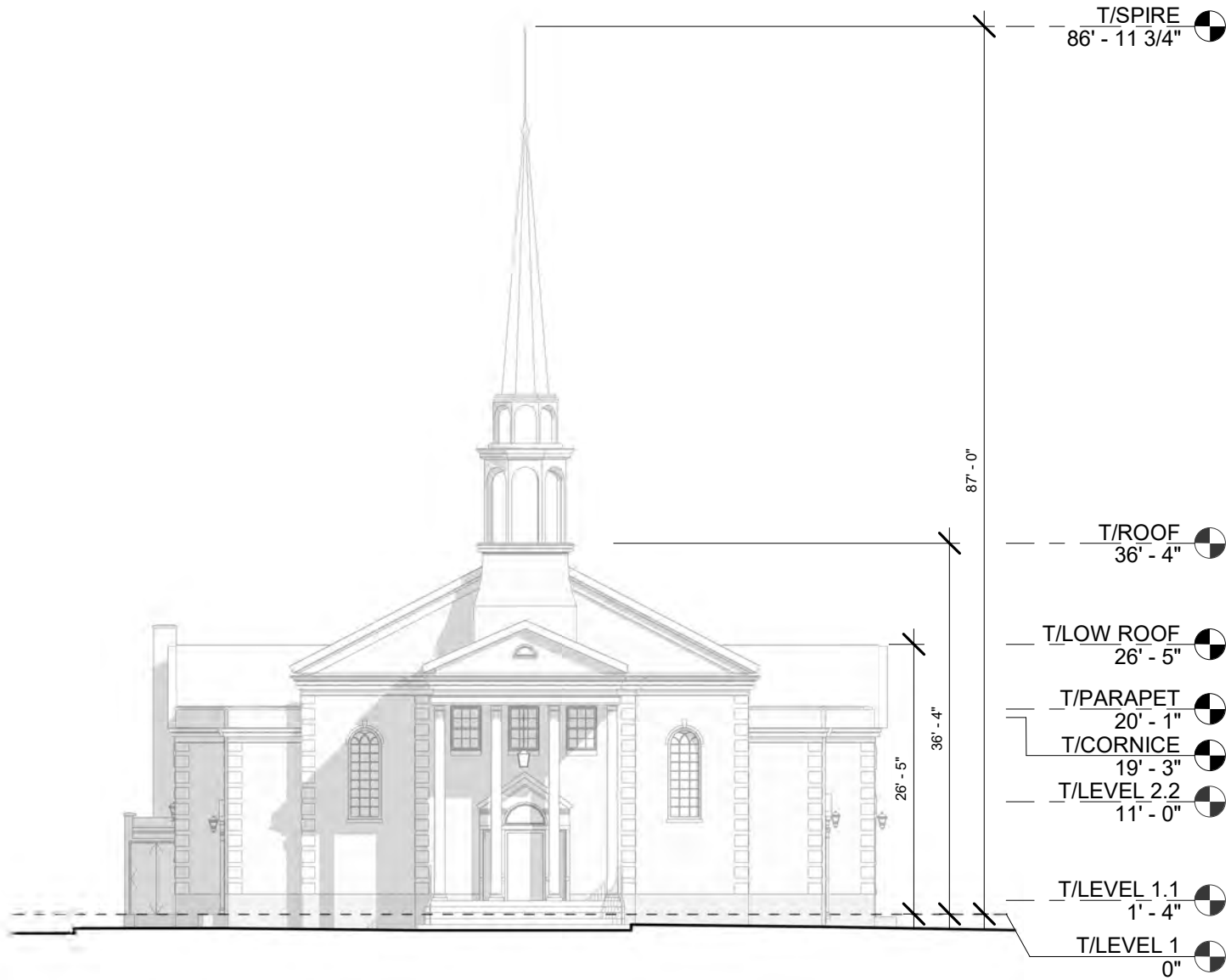
ROOF PLAN

1/16" = 1'-0"



2 | EXISTING EXTERIOR ELEVATION - WEST

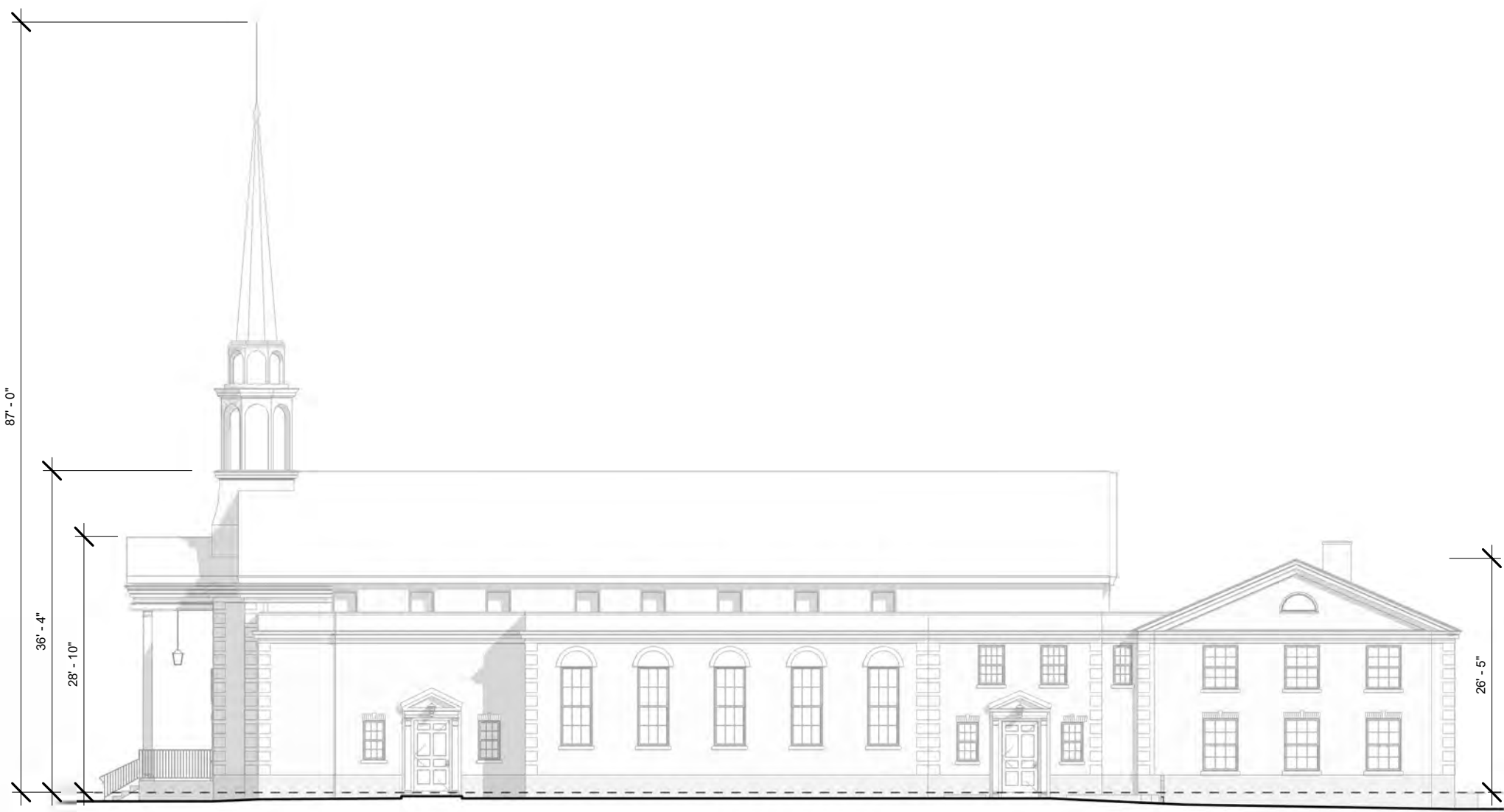
1/16" = 1'-0"



1 | EXISTING EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

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T/SPIRE
86' - 11 3/4"

T/ROOF
36' - 4"

T/LOW ROOF
26' - 5"

T/PARAPET
20' - 1"

T/CORNICE
19' - 3"

T/LEVEL 2
10' - 0"

T/LEVEL 1.1
1' - 4"

T/LEVEL 1
0"

1 | EXISTING EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

1

EXISTING EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

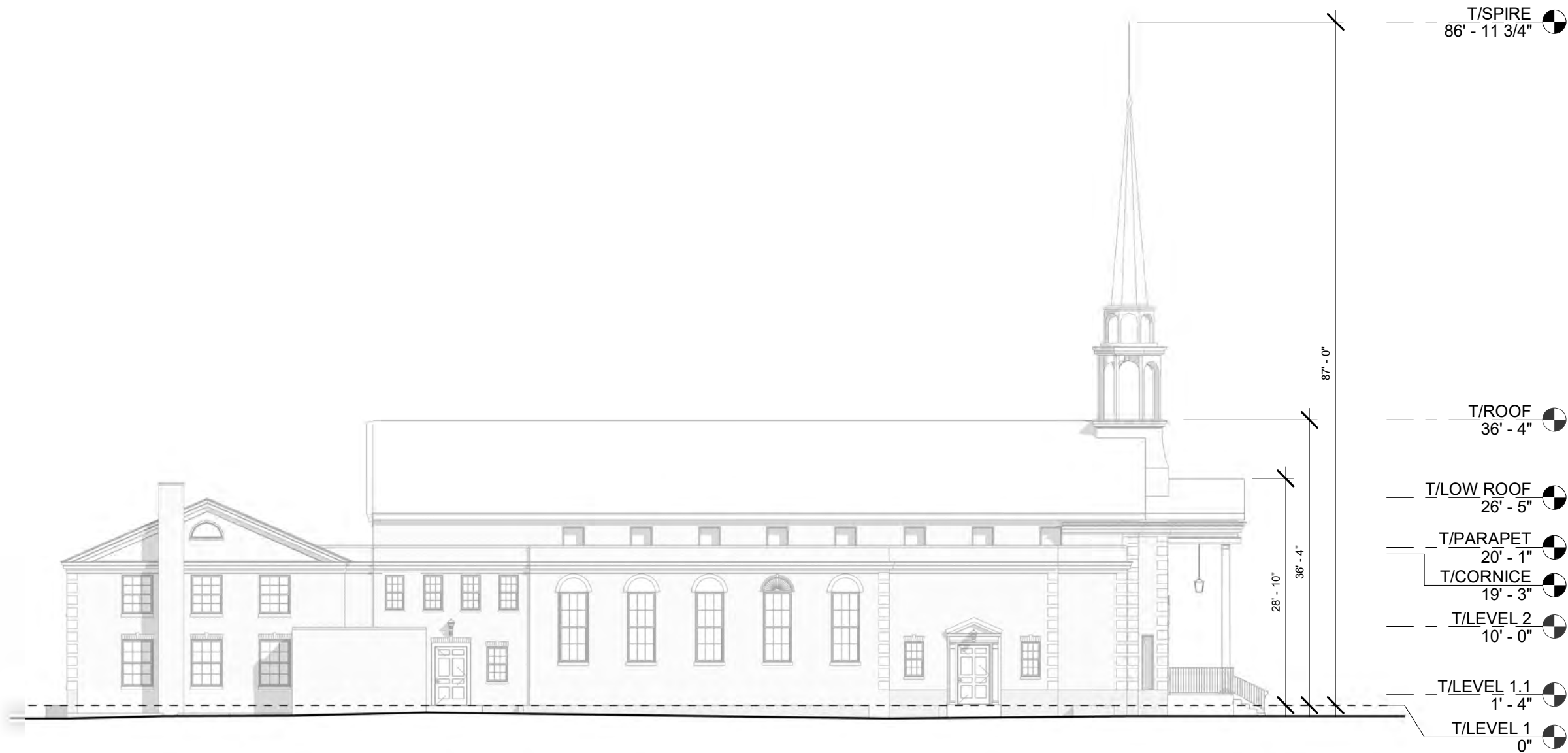
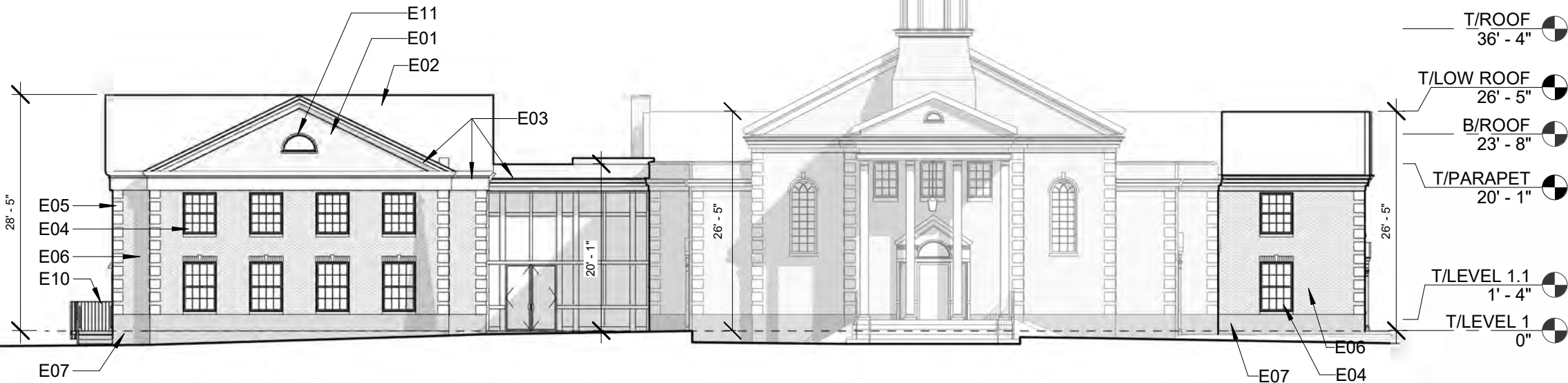




PHOTO OF ADJACENT BUILDING AT SOUTH SIDE OF PROPERTY

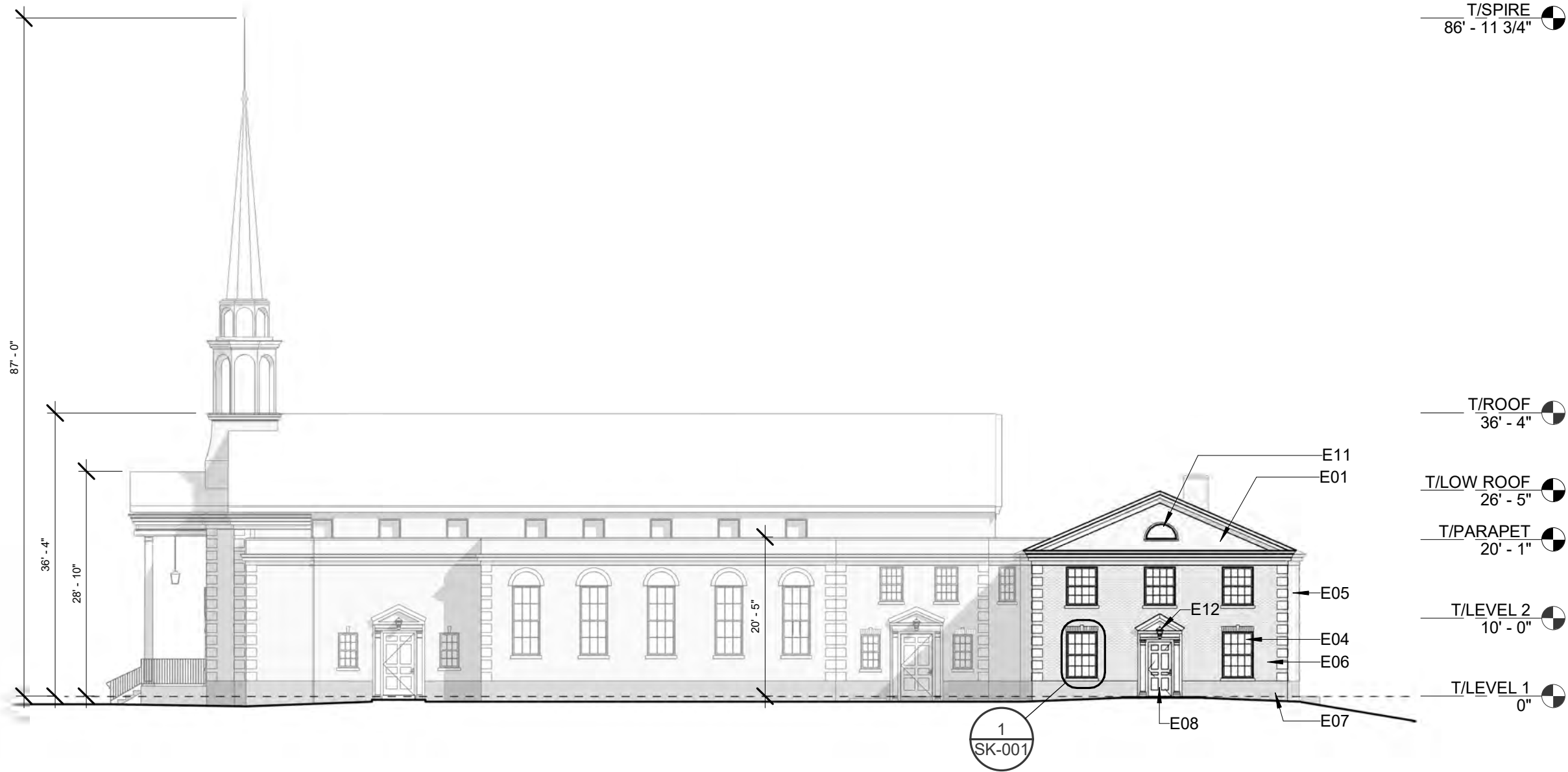
KEYNOTE LEGEND

E01	WOOD SIDING, PAINT WHITE, MATCH EXISTING CHURCH SIDING.
E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.
E10	CONCRETE STAIR AND METAL HANDRAIL, PAINTED FINISH.
E11	WOOD LOUVERS TO MATCH EXISTING BUILDING, WHITE FINISH.



1 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"



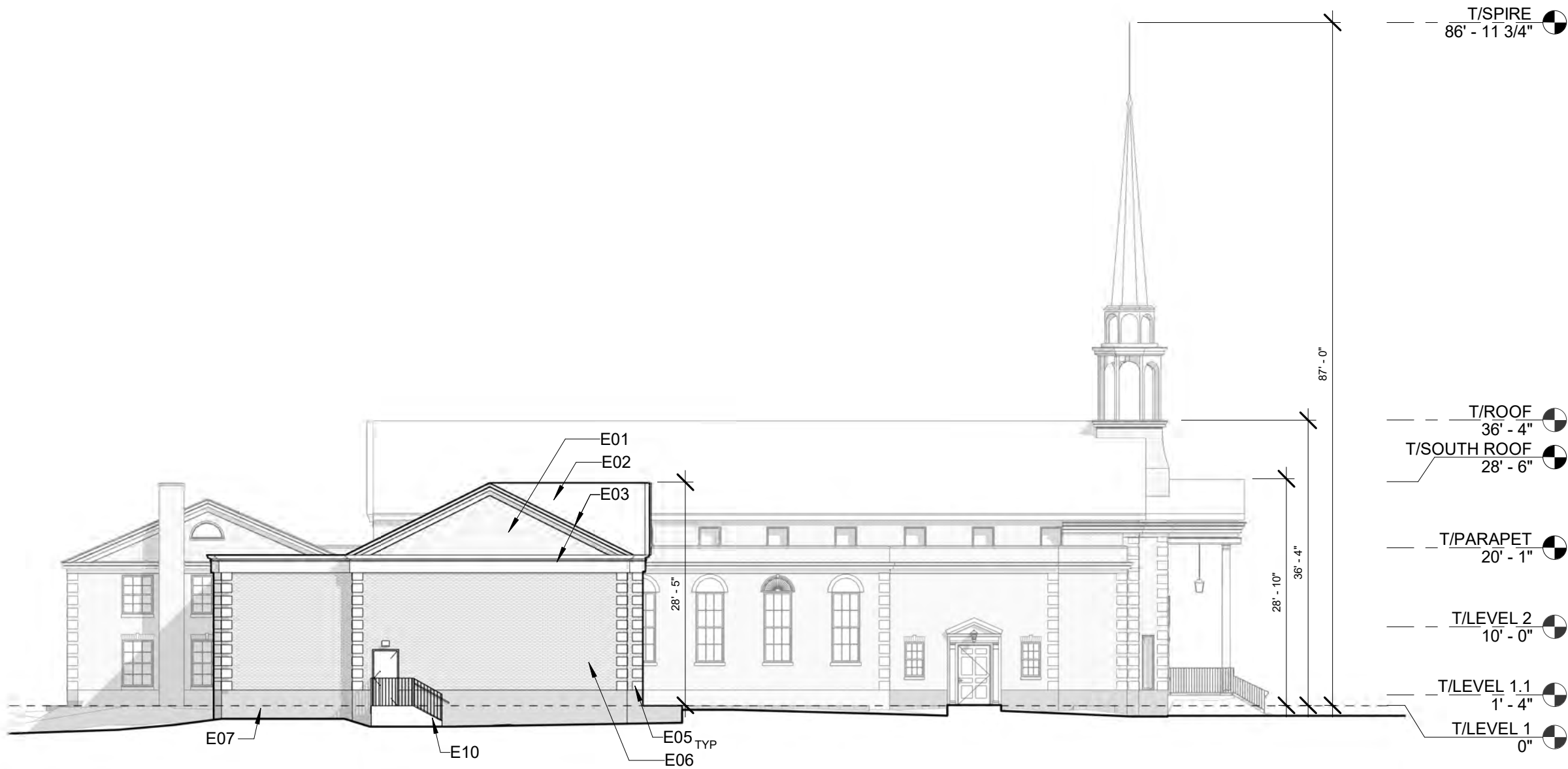
KEYNOTE LEGEND

E01	WOOD SIDING, PAINT WHITE, MATCH EXISTING CHURCH SIDING.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.
E08	DOOR AND FRAMING TO MATCH EXISTING BUILDING, WHITE FINISH.
E11	WOOD LOUVERS TO MATCH EXISTING BUILDING, WHITE FINISH.
E12	LIGHT FIXTURE, SEE PROVIDED PHOTOMETRIC PLANS.

1

EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"



KEYNOTE LEGEND

E01	WOOD SIDING, PAINT WHITE, MATCH EXISTING CHURCH SIDING.
E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.
E10	CONCRETE STAIR AND METAL HANDRAIL, PAINTED FINISH.

PROPOSED EXTERIOR
ELEVATION

07/03/2024

SP-019

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. 23XX

1

EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



KEYNOTE LEGEND

E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.

PROPOSED EXTERIOR
ELEVATION

07/03/2024

SP-020

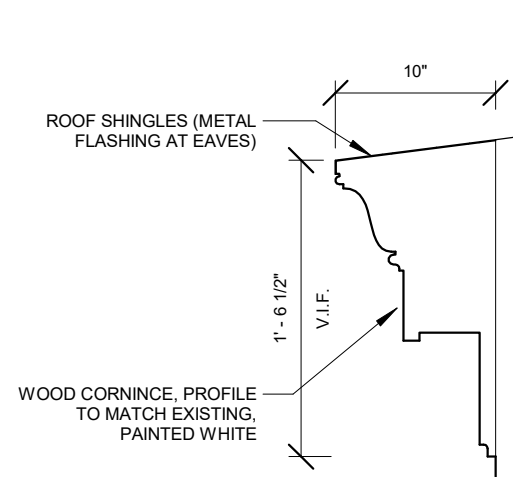
GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

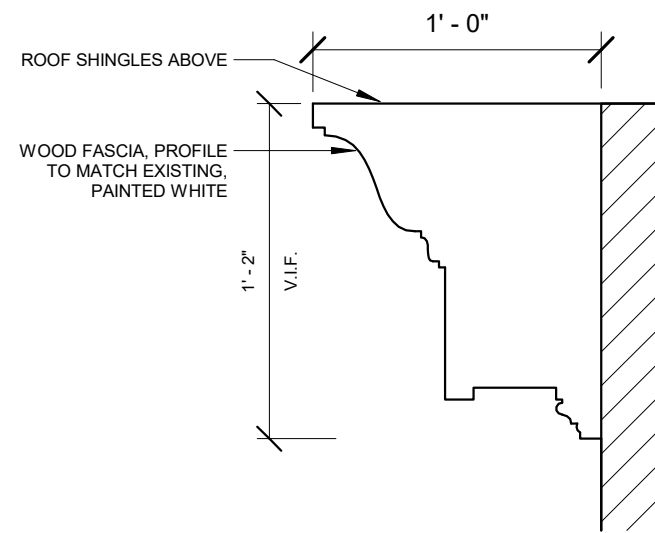
Present Future Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

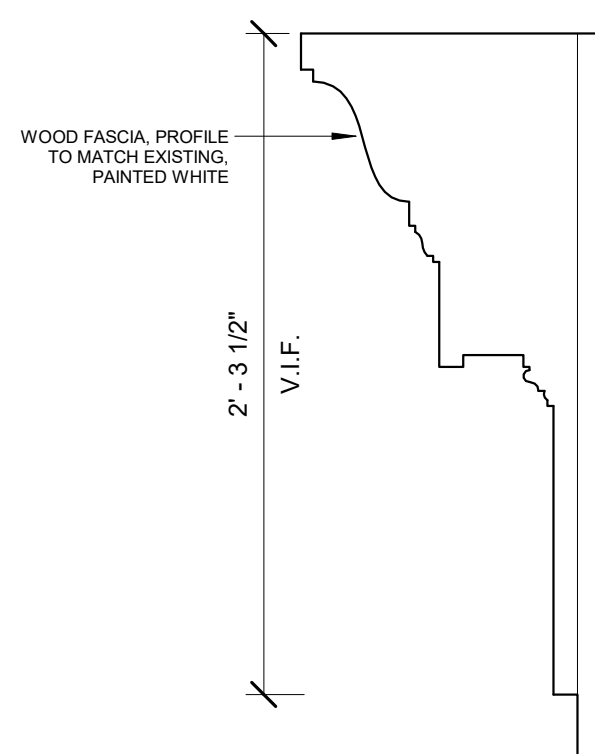
ARCHITECT'S PROJECT NO. 23XX



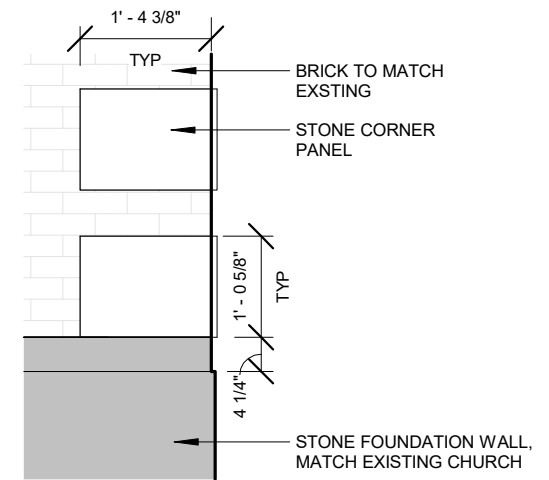
7 CORNICE/FASCIA 01
1" = 1'-0"



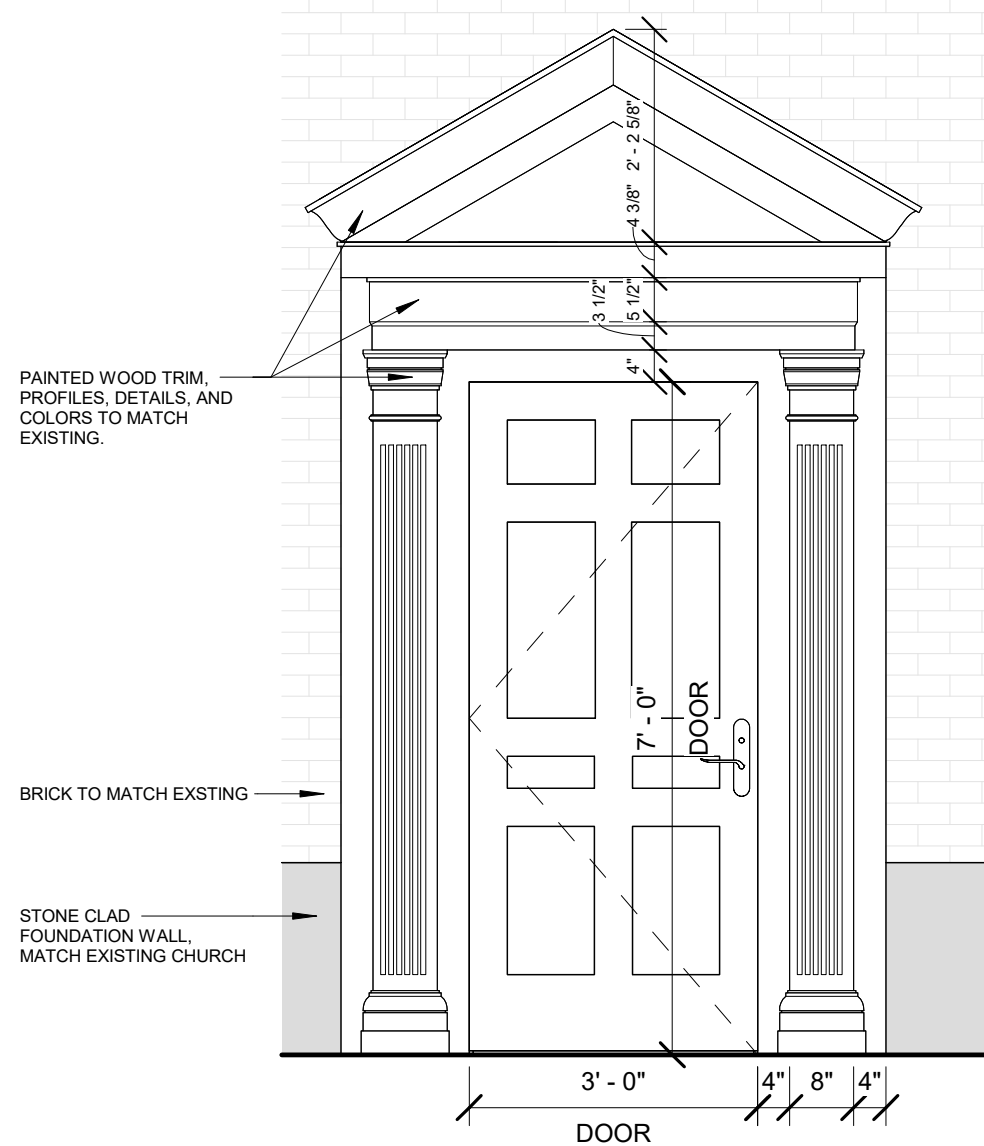
6 CORNICE/FASCIA 02
1 1/2" = 1'-0"



5 CORNICE/FASCIA 03
1 1/2" = 1'-0"

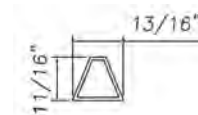


4 TYP DETAIL @ FACADE CORNER
1/2" = 1'-0"



3 NORTH ENTRY - DETAIL
1/2" = 1'-0"

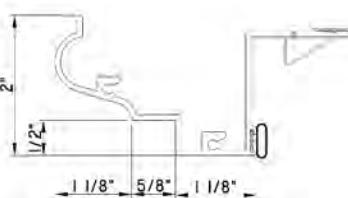
WINDOW BASIS OF DESIGN:
QUAKER H650/H655 SERIES



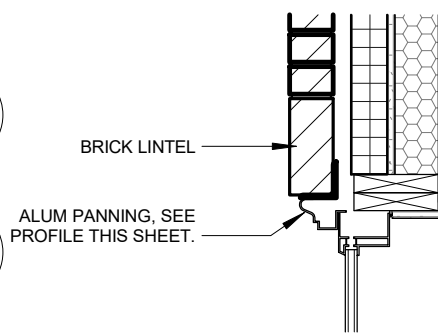
MUNTIN PROFILE



OGEE LUG PROFILE



PANNING PROFILE



BRICK LINTEL

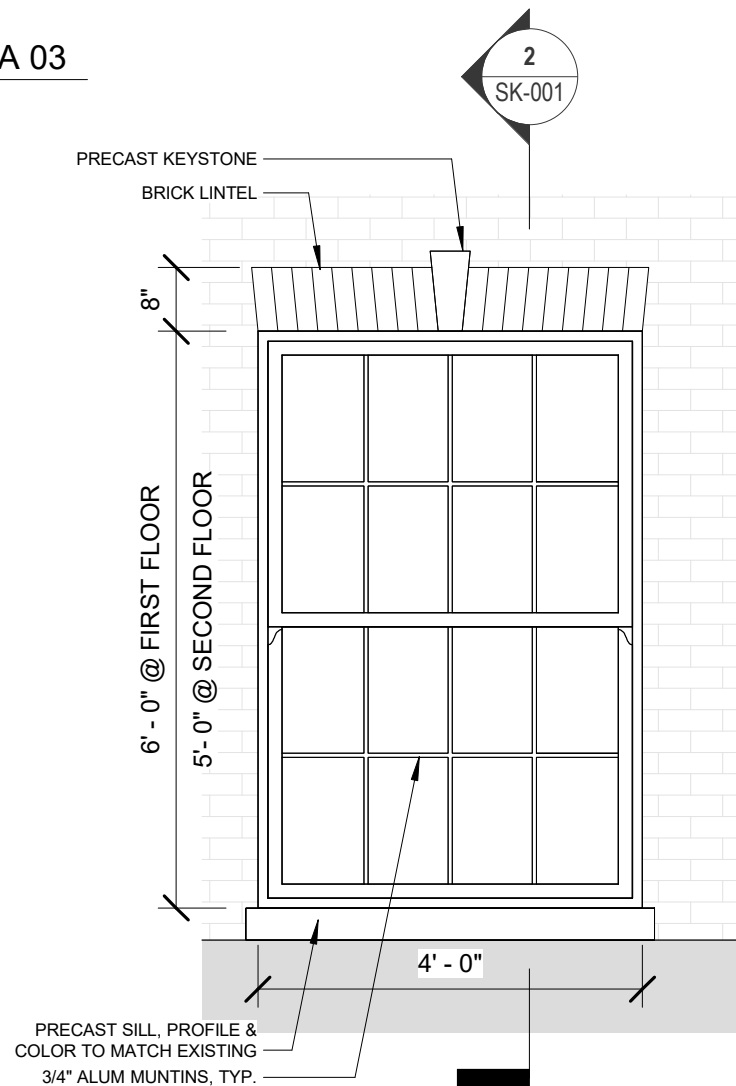
ALUM PANNING, SEE
PROFILE THIS SHEET.

ALUM SINGLE-HUNG
WINDOW W/ WHITE
FRAMING

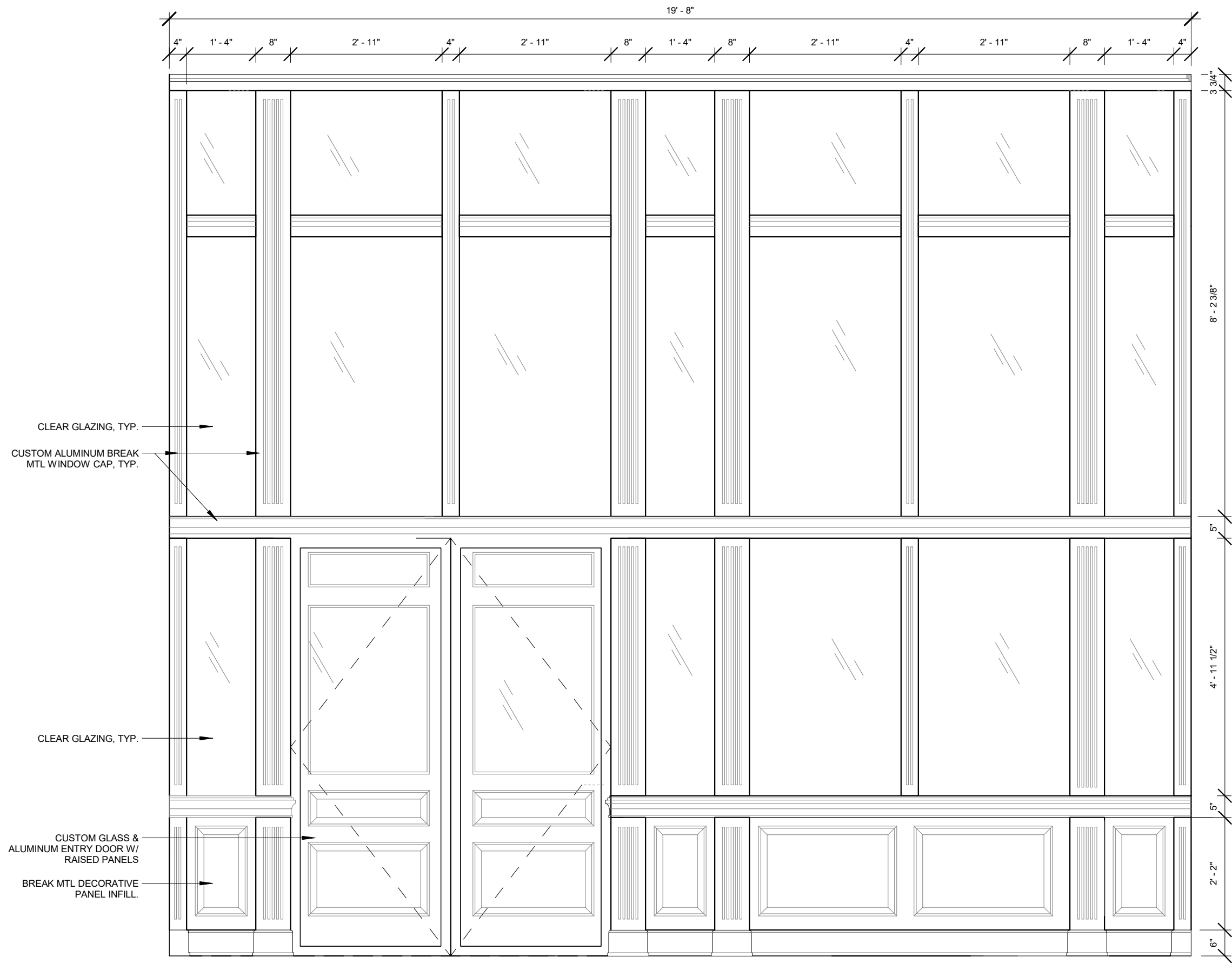
SILL PANNING,
PROFILE & COLOR
TO MATCH
EXISTING

STONE SILL,
PROFILE & COLOR
TO MATCH
EXISTING

2 TYP WINDOW SECTION
3/4" = 1'-0"



1 TYPICAL WINDOW ELEVATION
1/2" = 1'-0"





SOUTHEAST AERIAL



NORTHWEST AERIAL

Present Future Architects
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

RENDERING
07/03/2024
SP-024



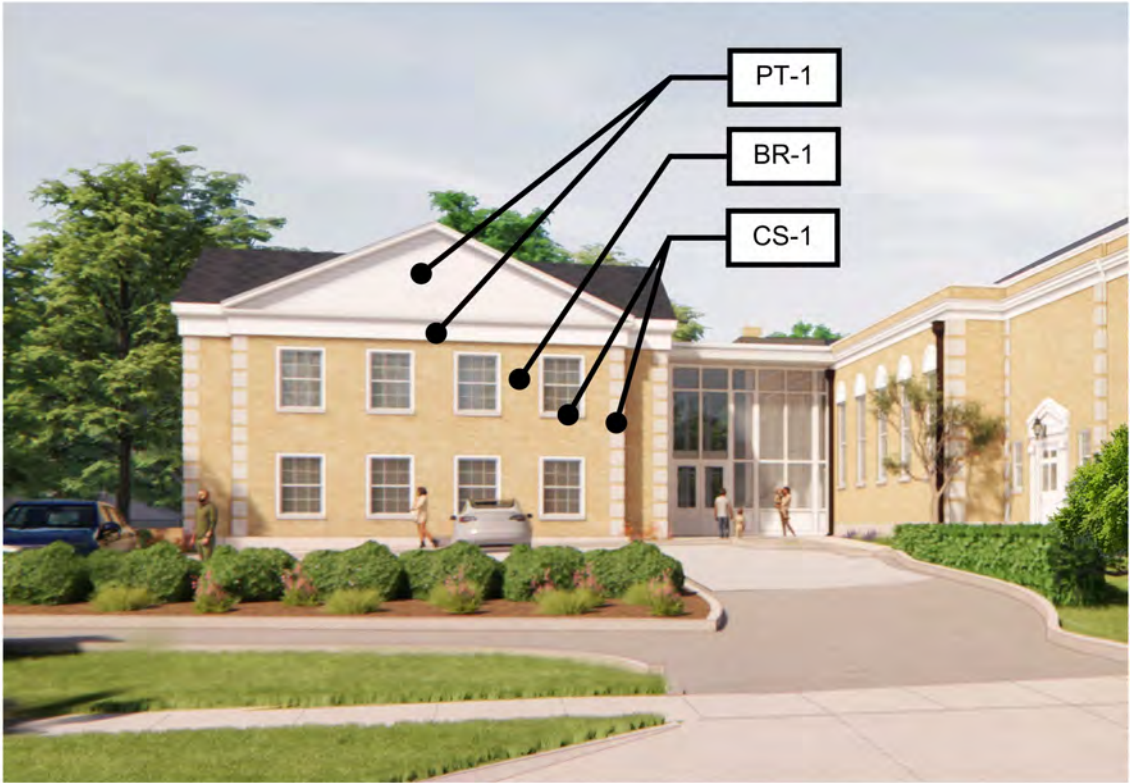
VIEW FROM RIDGE STREET



VIEW OF NORTH ADDITION FROM CHERRY STREET



BR-1: MODULAR BRICK VENEER
TO MATCH EXISTING



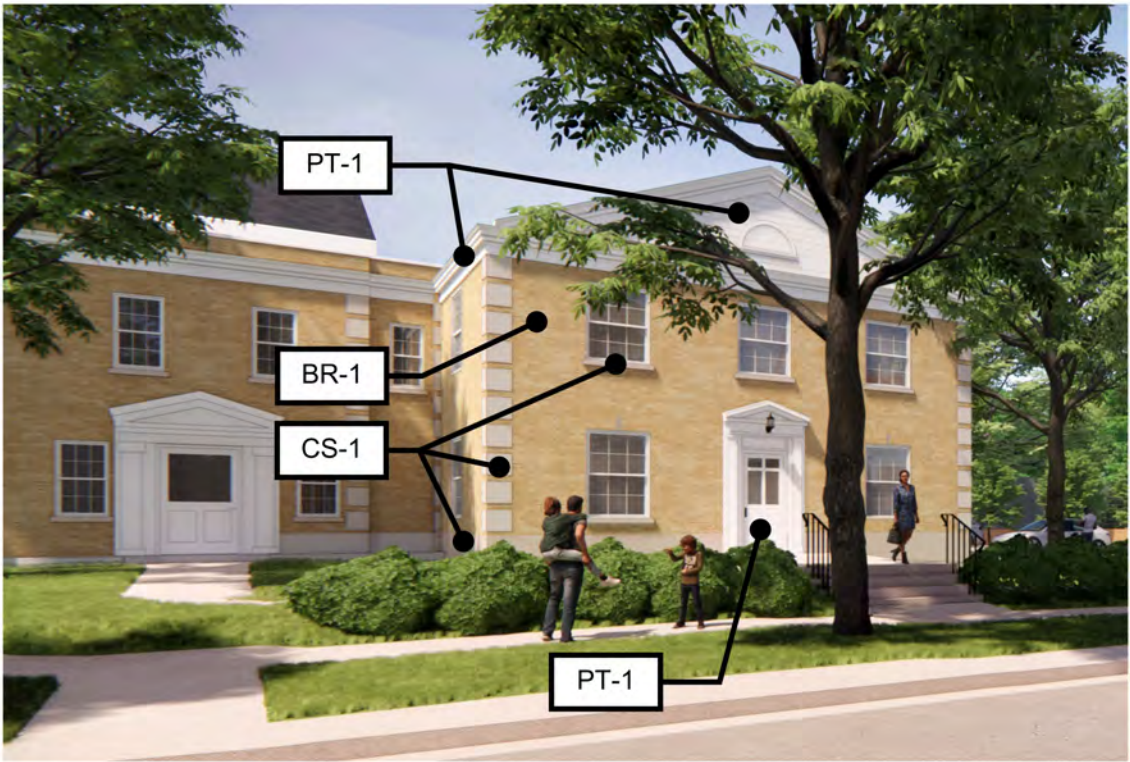
VIEW FROM RIDGE STREET



PT-1: WHITE PAINT TO
MATCH EXISTING



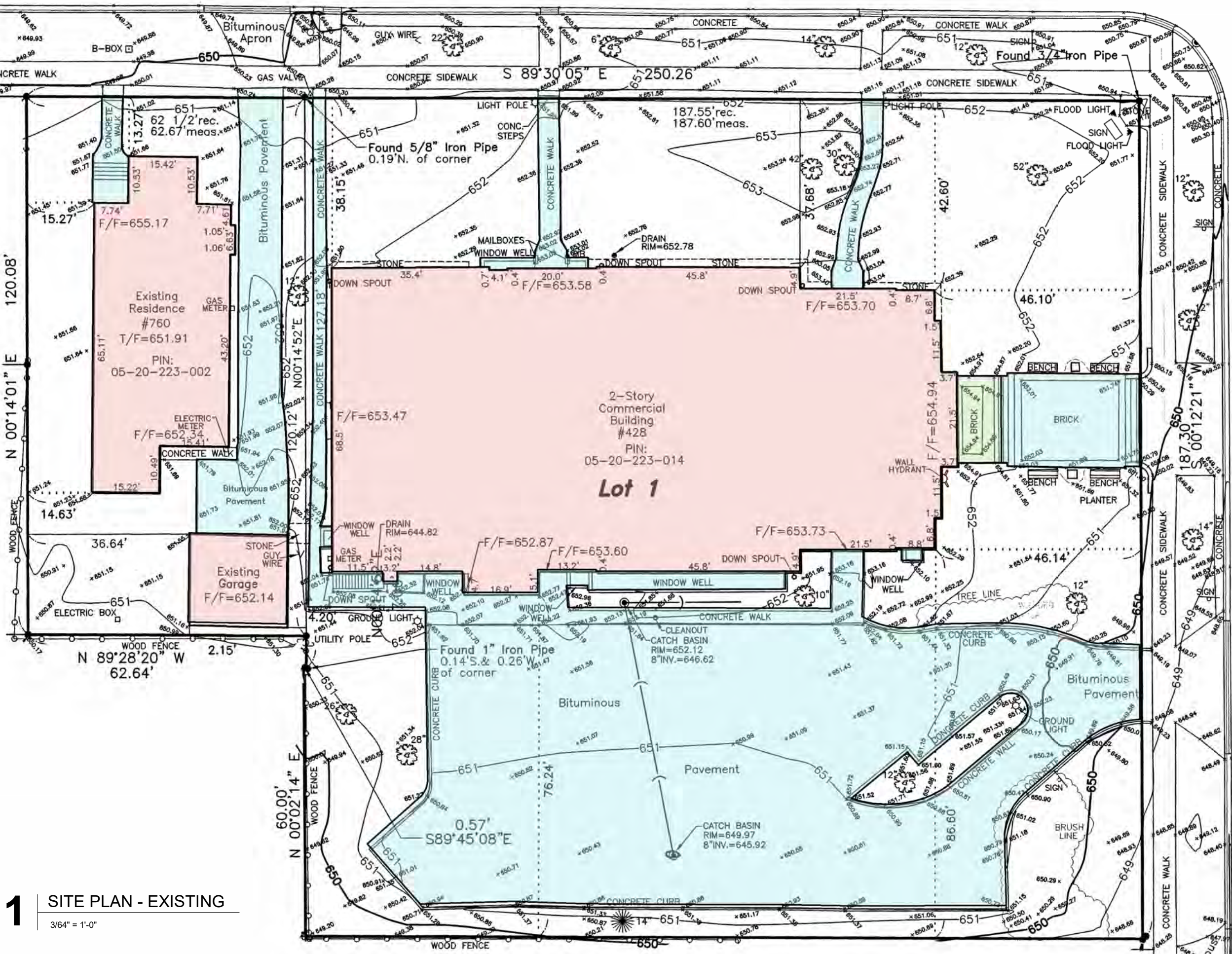
CS-1: CAST STONE TO MATCH
EXISTING



VIEW FROM CHERRY STREET

1 SITE PLAN - EXISTING

3/64" = 1'-0"



LEGEND

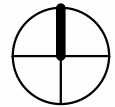
BUILDING / ROOFED AREA COVERAGE - EXIST. (11,635 SF)

OTHER ROOFED AREA - EXIST. (196 SF)

IMPERMEABLE SURFACE - EXIST. (12,648 SF)

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 24,479 SF

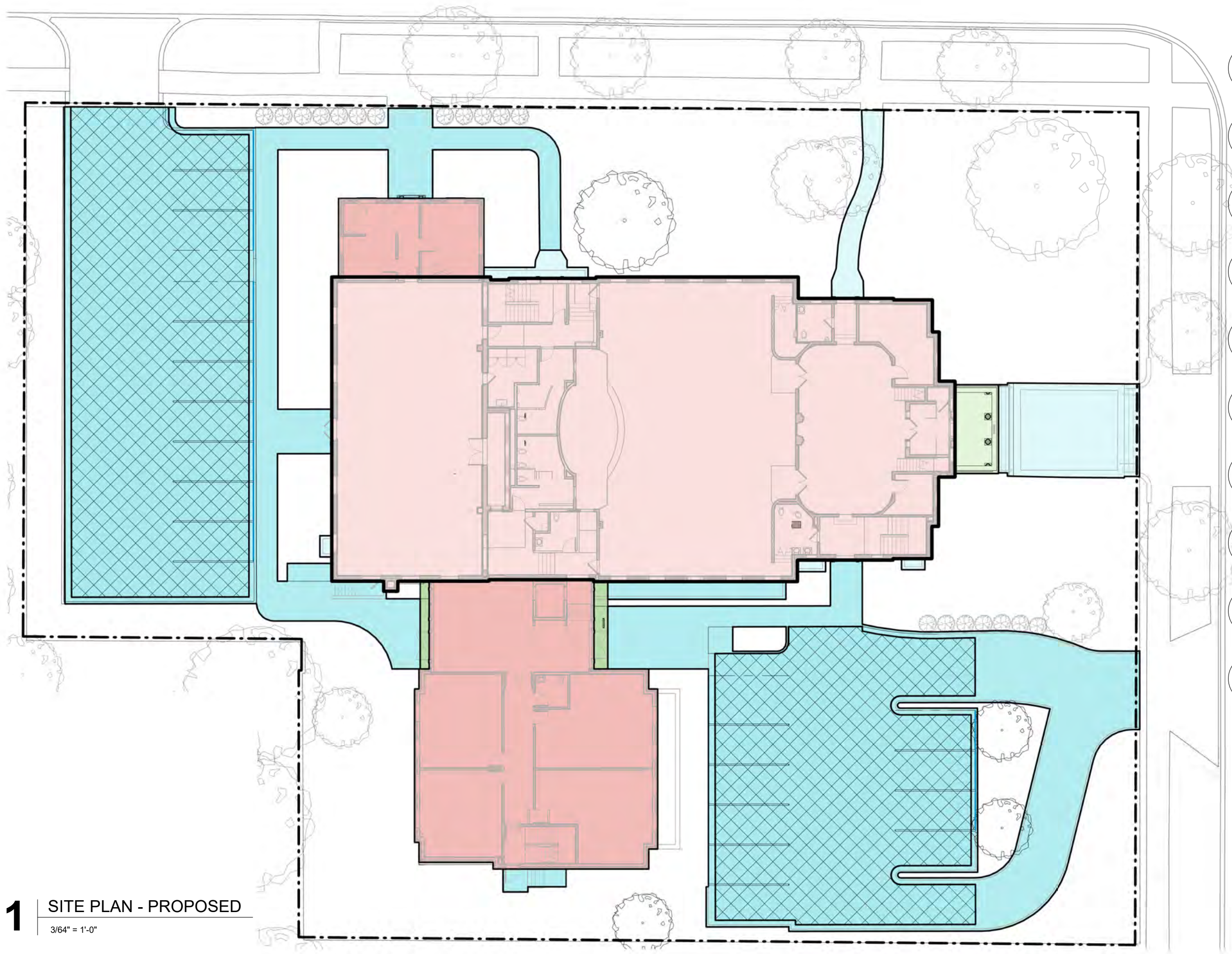
NOTES:
1. SEE SURVEY FOR DIMENSIONS OF EXISTING BUILDINGS



1

SITE PLAN - PROPOSED

3/64" = 1'-0"

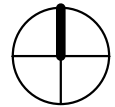


LEGEND

- BUILDING / ROOFED AREA COVERAGE - EXIST. (9,083 SF) [Pink box]
- BUILDING / ROOFED AREA COVERAGE - NEW (3,726 SF) [Red box]
- OTHER ROOFED AREA - EXIST. (196 SF) [Light green box]
- OTHER ROOFED AREA - NEW (100 SF) [Dark green box]
- IMPERMEABLE SURFACE - EXIST. (1,002 SF) [Light blue box]
- IMPERMEABLE SURFACE - NEW (4,531 SF) [Medium blue box]
- SEMI-PERMEABLE SURFACE - NEW (5,891 SF) [Cross-hatched blue box]

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 24,529 SF

- NOTES:
- 1. SEE SITE PLAN FOR DIMENSIONS OF PROPOSED ADDITIONS
 - 2. SEE SURVEY FOR DIMENSIONS OF EXISTING BUILDINGS
 - 3. SEE CIVIL DWGS FOR DIMENSIONS OF IMPERMEABLE SURFACES



PROPOSED LOT COVERAGE
07/11/2024
SP-029

GRACE PRESBYTERIAN CHURCH

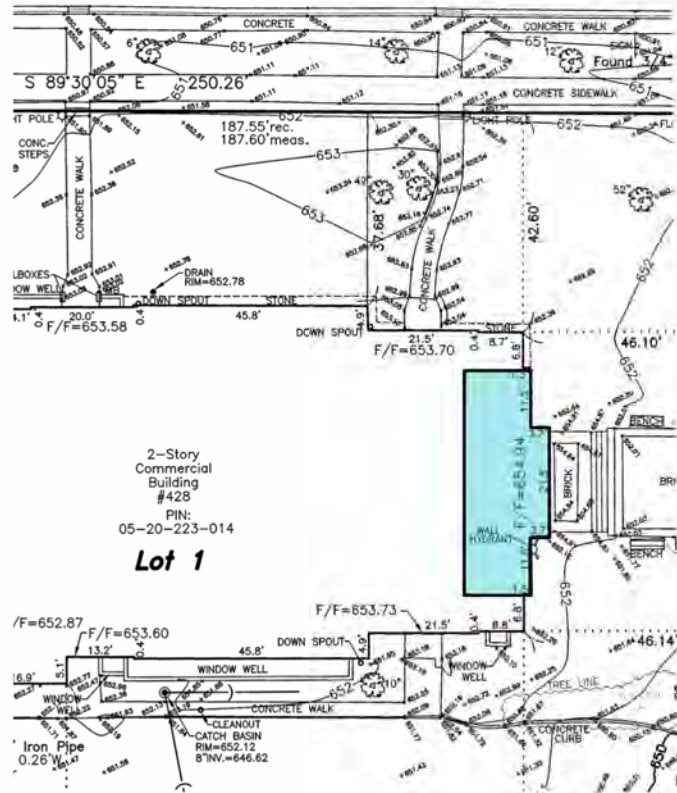
440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292
ARCHITECT'S PROJECT NO. 23XX

FAR ANALYSIS (EXISTING)

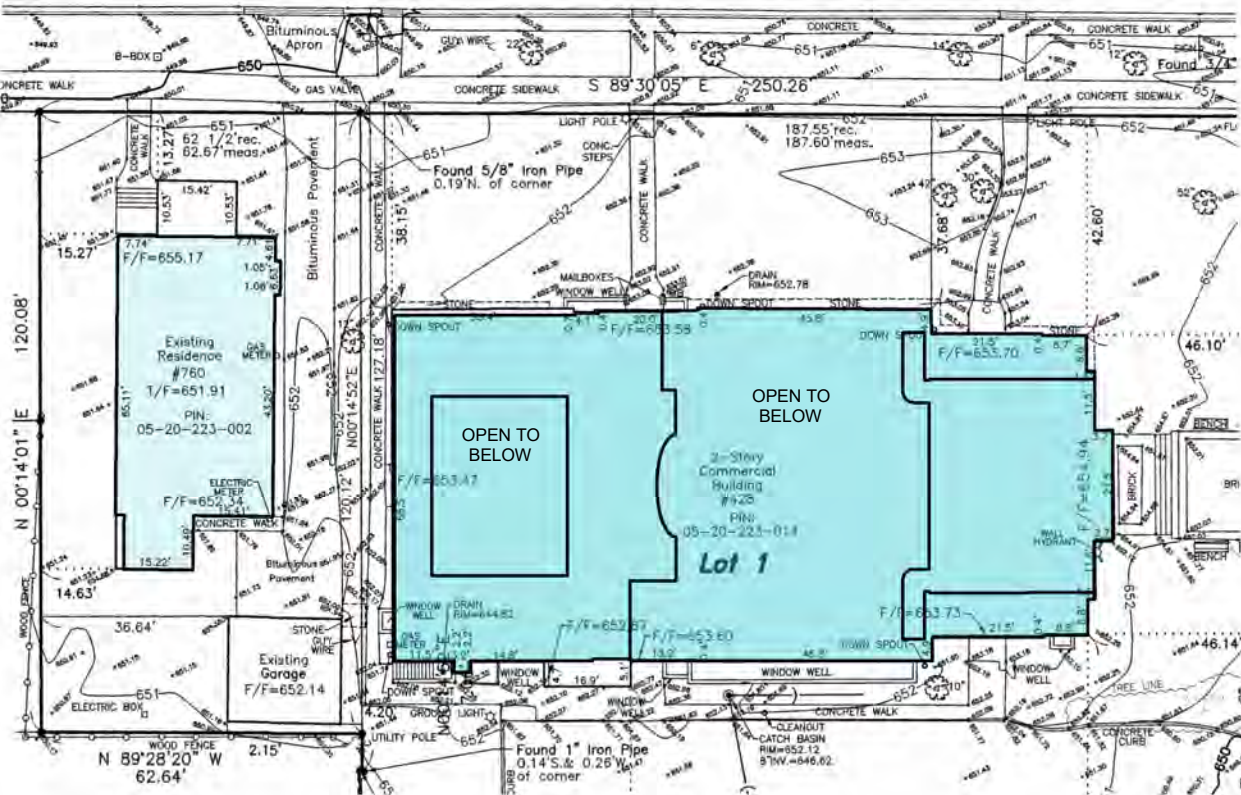
	EXISTING BUILDING	760 CHERRY
1ST FLR	9,189 SF	2,046 SF
2ND FLR	9,065 SF	1,822 SF
3RD FLR	646 SF	0 SF
TOTAL	18,900 SF	3,868 SF

22,768 SF



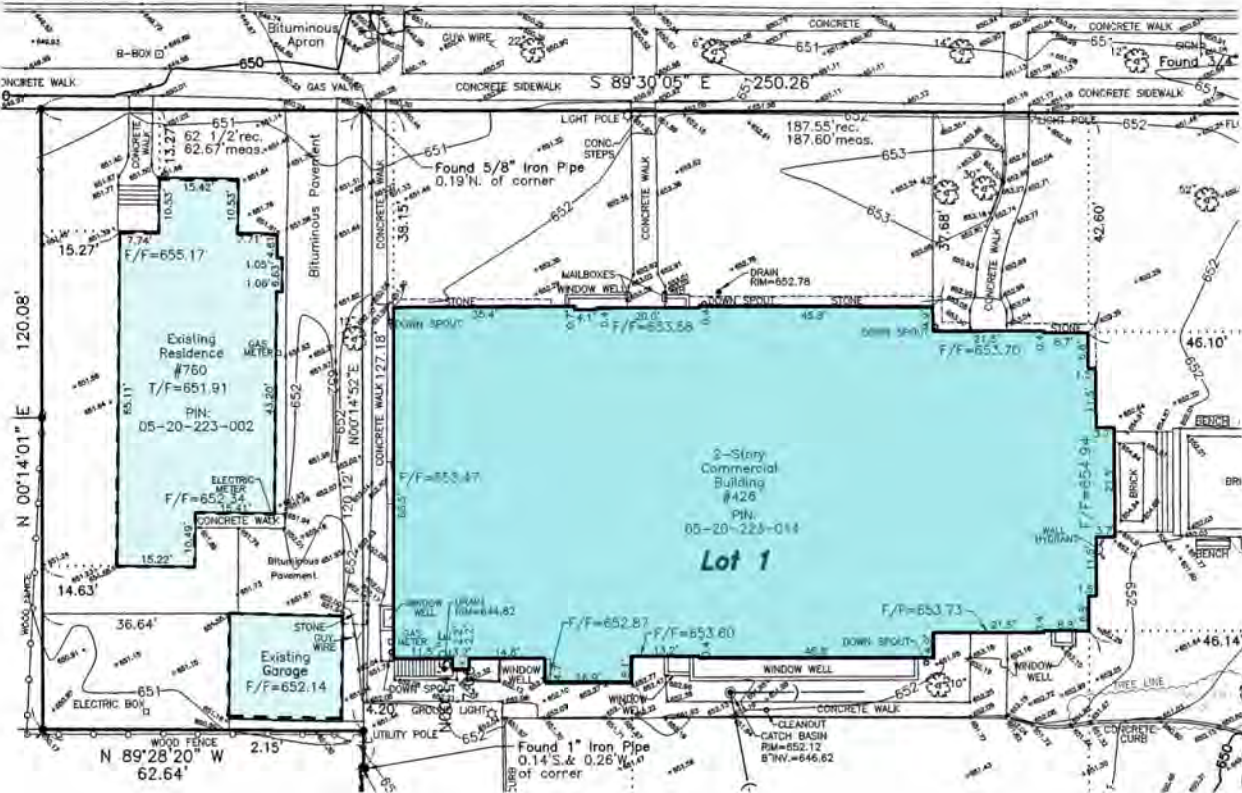
THIRD FLOOR (PARTIAL)

EXISTING BLDG (646 SF) 760 CHERRY (0 SF)



SECOND FLOOR

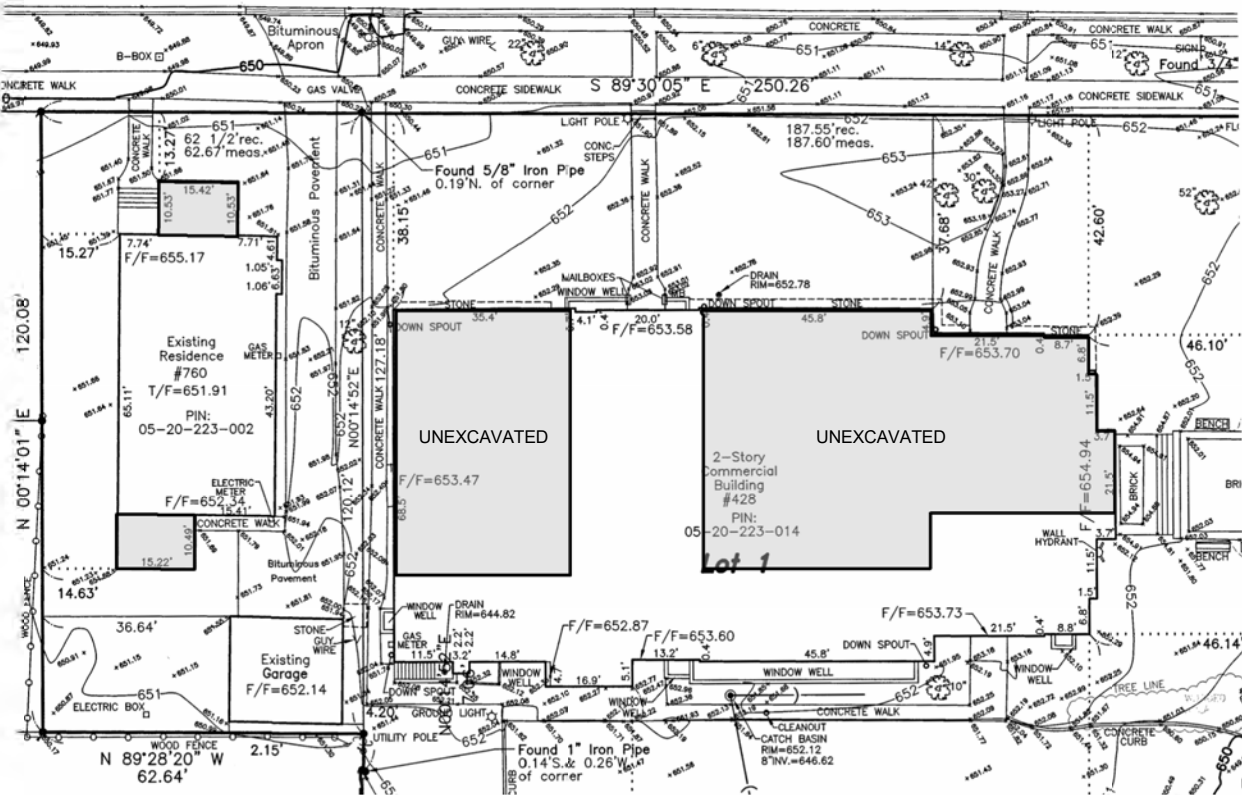
EXISTING BLDG (9,065 SF) 760 CHERRY (1,822 SF)



FIRST FLOOR

EXISTING BLDG (9,189 SF) 760 CHERRY (2,046 SF)*

*INCLUDES DETACHED GARAGE AREA IN EXCESS OF 400SF



BASEMENT

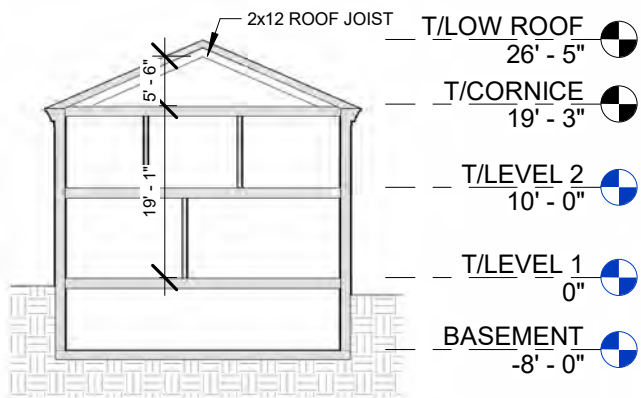
*AREA EXCLUDED FROM FAR.

GFA ANALYSIS (PROPOSED)

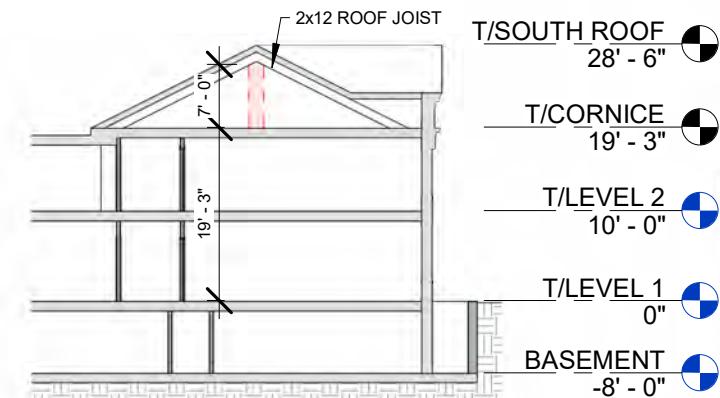
	EXISTING BUILDING	NORTH ADDITION	SOUTH ADDITION
1ST FLR	9,083 SF	579 SF	3,145 SF
2ND FLR	3,838 SF	579 SF	3,145 SF
3RD FLR	646 SF	0 SF	100 SF
TOTAL	18,900 SF	1,158 SF	6,390 SF

26,448 SF

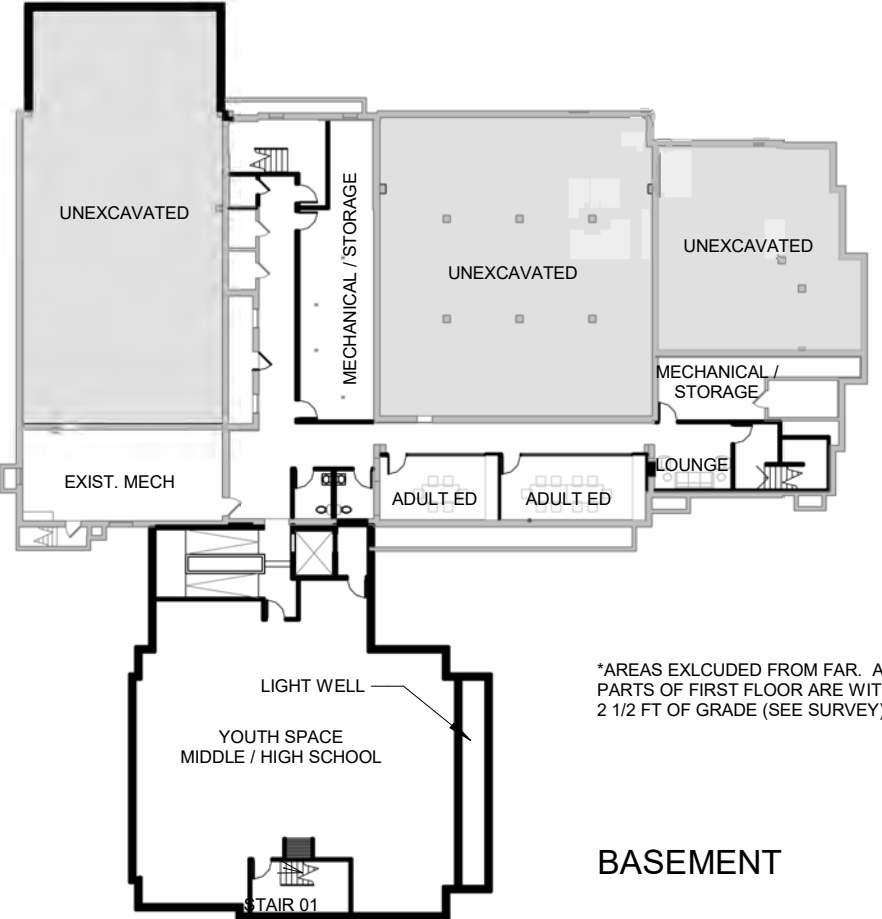
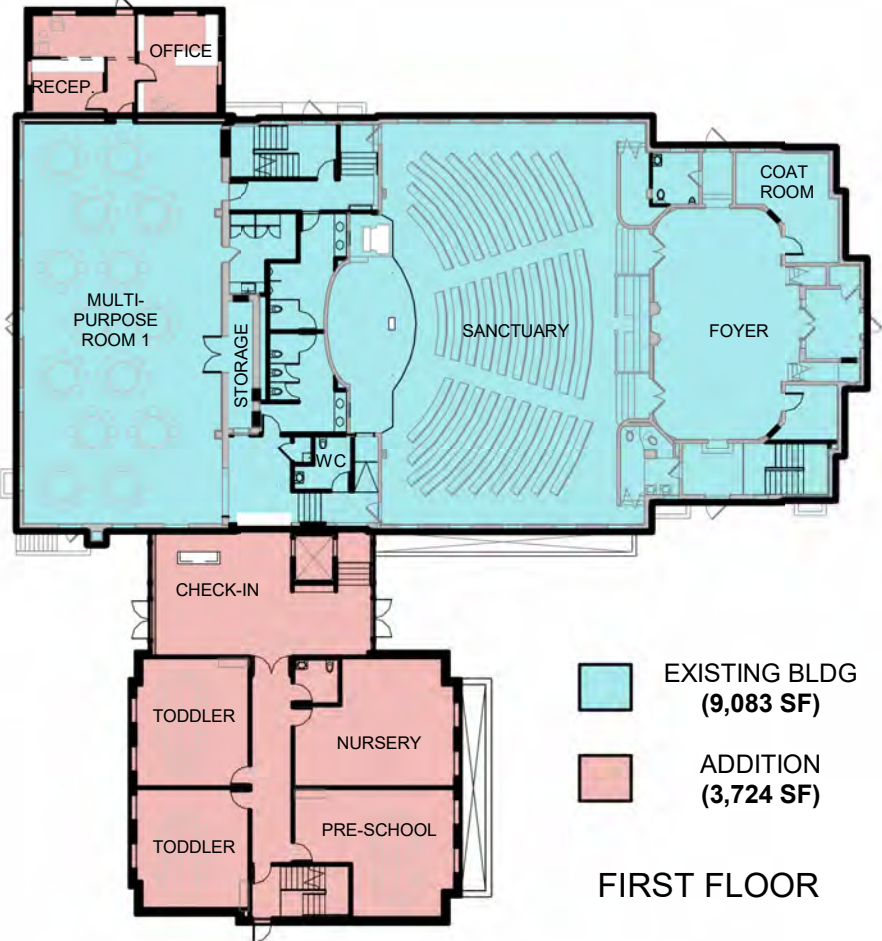
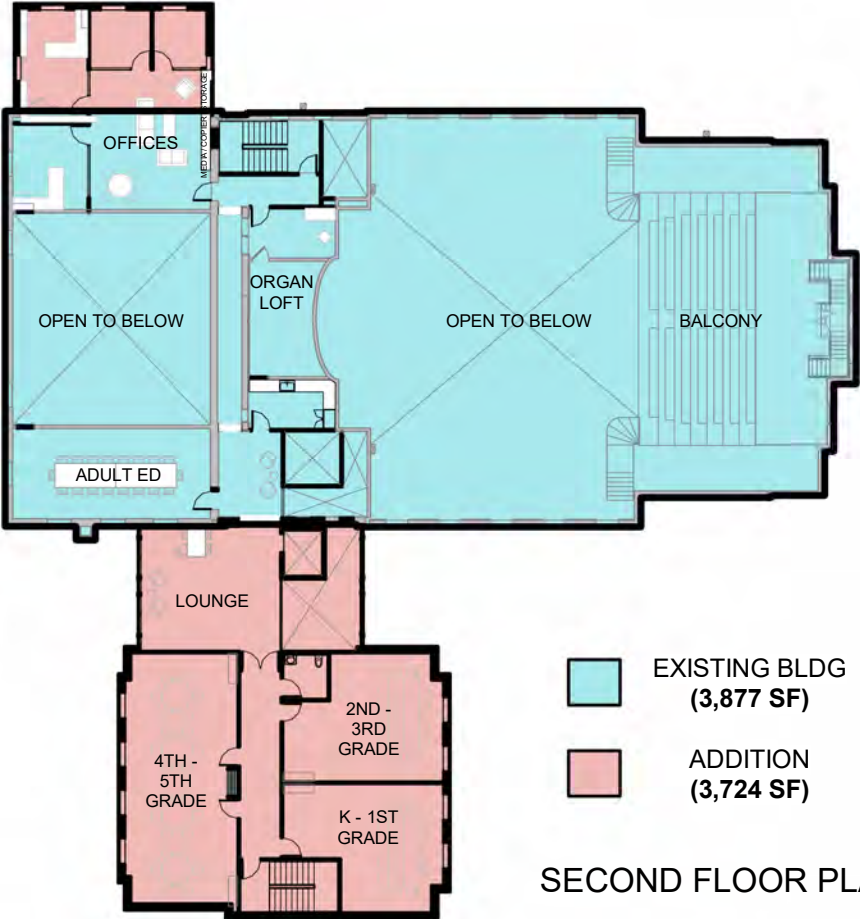
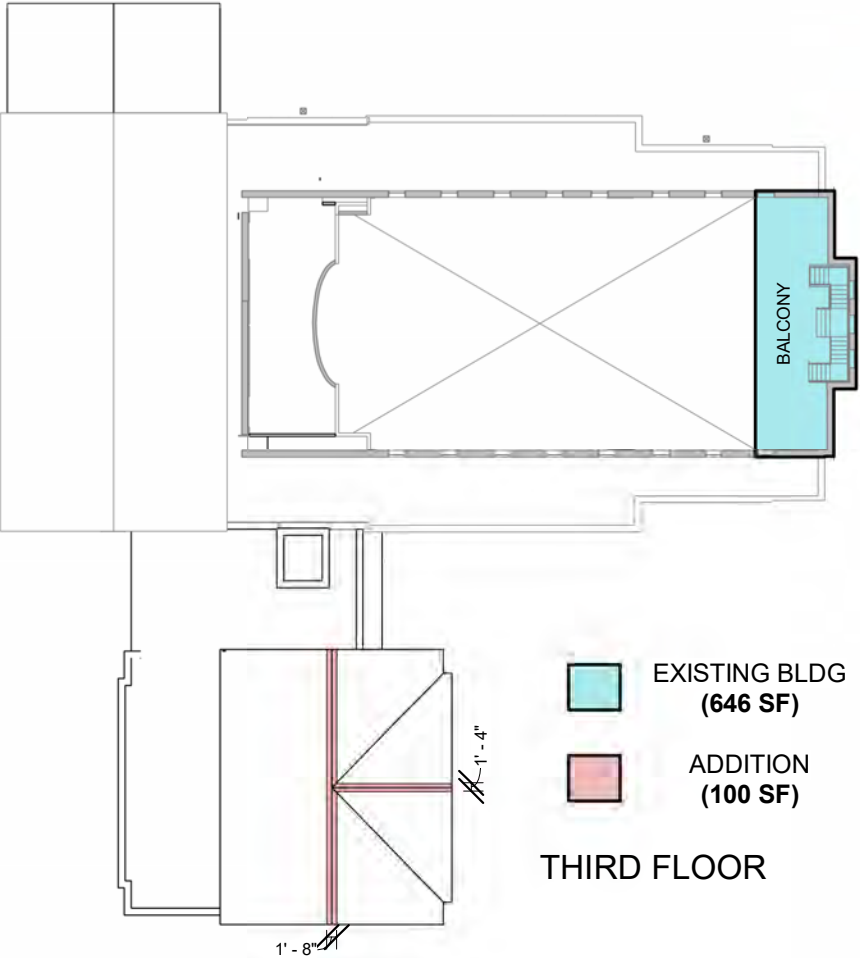
*AREAS EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).



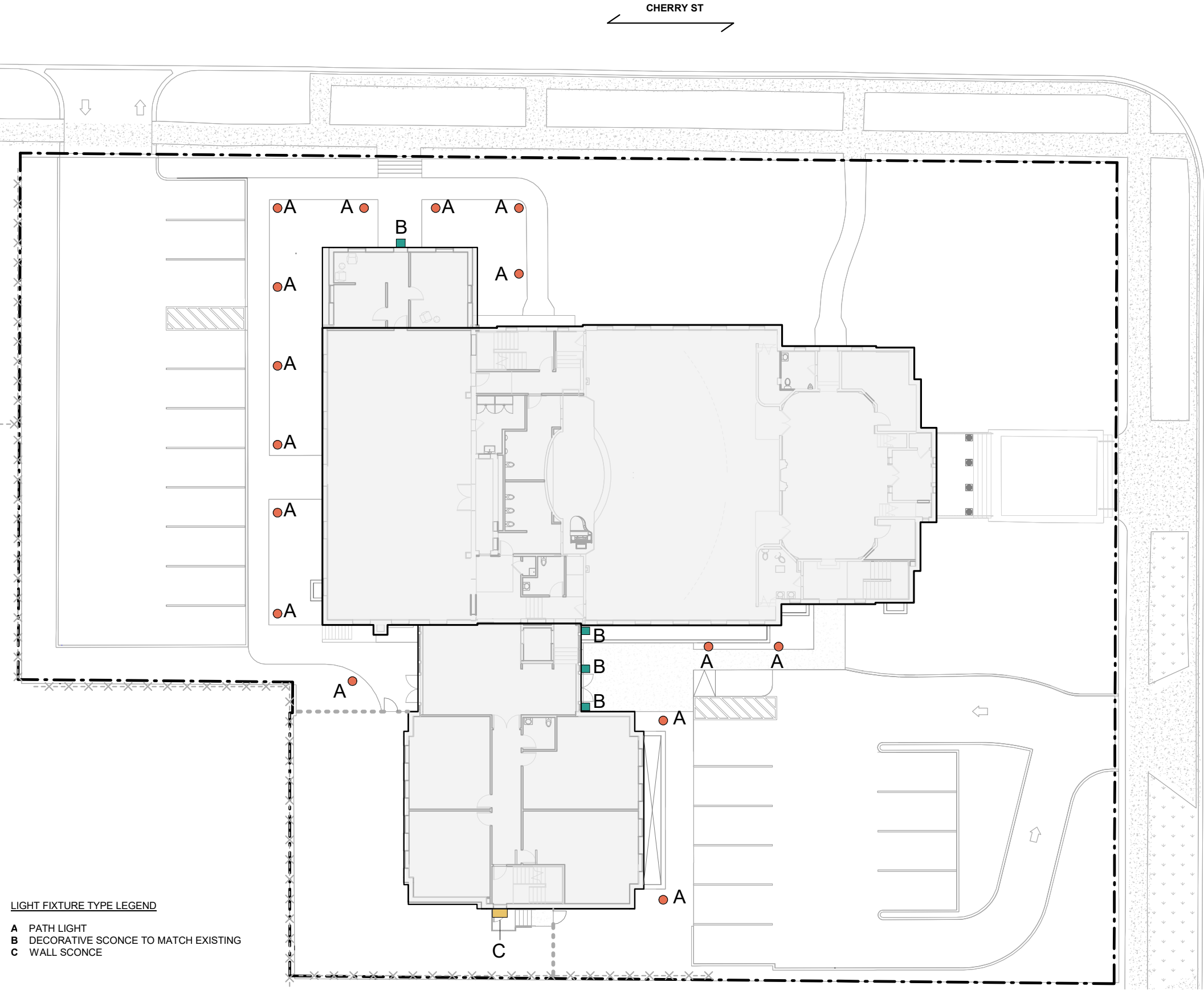
TYP SECTION @ NORTH ADDITION



TYP SECTION @ SOUTH ADDITION



SITE LIGHTING



PROPOSED PATH LIGHT FIXTURE A



PRODUCT DETAILS:

- A wiring kit and ground spike are supplied.
- Suitable for use in wet (outdoor direct rain) locations. Listed by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- For more information on how to control your landscape lighting via the Hinkley Home Automation App, click here.
- Hardy Island Series products carry a lifetime limited warranty
- LED Bulbs carry a 3-year limited warranty
- The Hardy Island Collection, named for the ruggedly beautiful island off the coast of British Columbia, defies the harshest environments in style with landscape lighting that features fully enclosed bulbs and a rich weathered brass finish that will mature naturally over time.
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style

HARDY ISLAND PATH LIGHT

16012MZ-LL
12V ROUND SIDE MOUNT LED PATH LIGHT

DETAILS	
FINISH:	Matte Bronze
MATERIAL:	Cast Brass
GLASS:	Etched Lens
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY

DIMENSIONS	
WIDTH:	7"
HEIGHT:	18.3"
DEPTH:	7.5
WEIGHT:	2.5lb

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	EA-LMW-1.5W
VOLTAGE:	12v
VOLT AMPS:	2.5
COLOR TEMP:	2700
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25w
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 36"

SHIPPING	
CARTON LENGTH:	22
CARTON WIDTH:	8
CARTON HEIGHT:	7.5
CARTON WEIGHT:	3

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

EXTERIOR LIGHTING

07/03/2024

SP-033

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. 23XX

PROPOSED FIXTURE C



WDGE1 LED

Architectural Wall Sconce



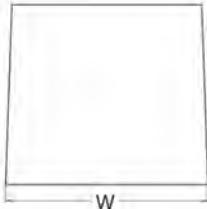
Catalog Number

Notes

Type

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs.
(without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		—	750	1,200	2,000	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—	—
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) Shipped separately AWS 3/8inch Architectural wall spacer * PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.*
	P1	30K 3000K	90CRI	VW Visual comfort wide	347 ²	
	P2	35K 3500K				
	40K 4000K					
	50K ¹ 5000K					

Options		Finish			
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C, min) ¹	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE	Photocell, Button Type ²	DBLXD	Black	DBLBXD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)				
CCE	Coastal Construction ³				



FIXTURE B (MATCH EXISTING AS SHOWN)

EXTERIOR LIGHTING

07/03/2024

SP-034

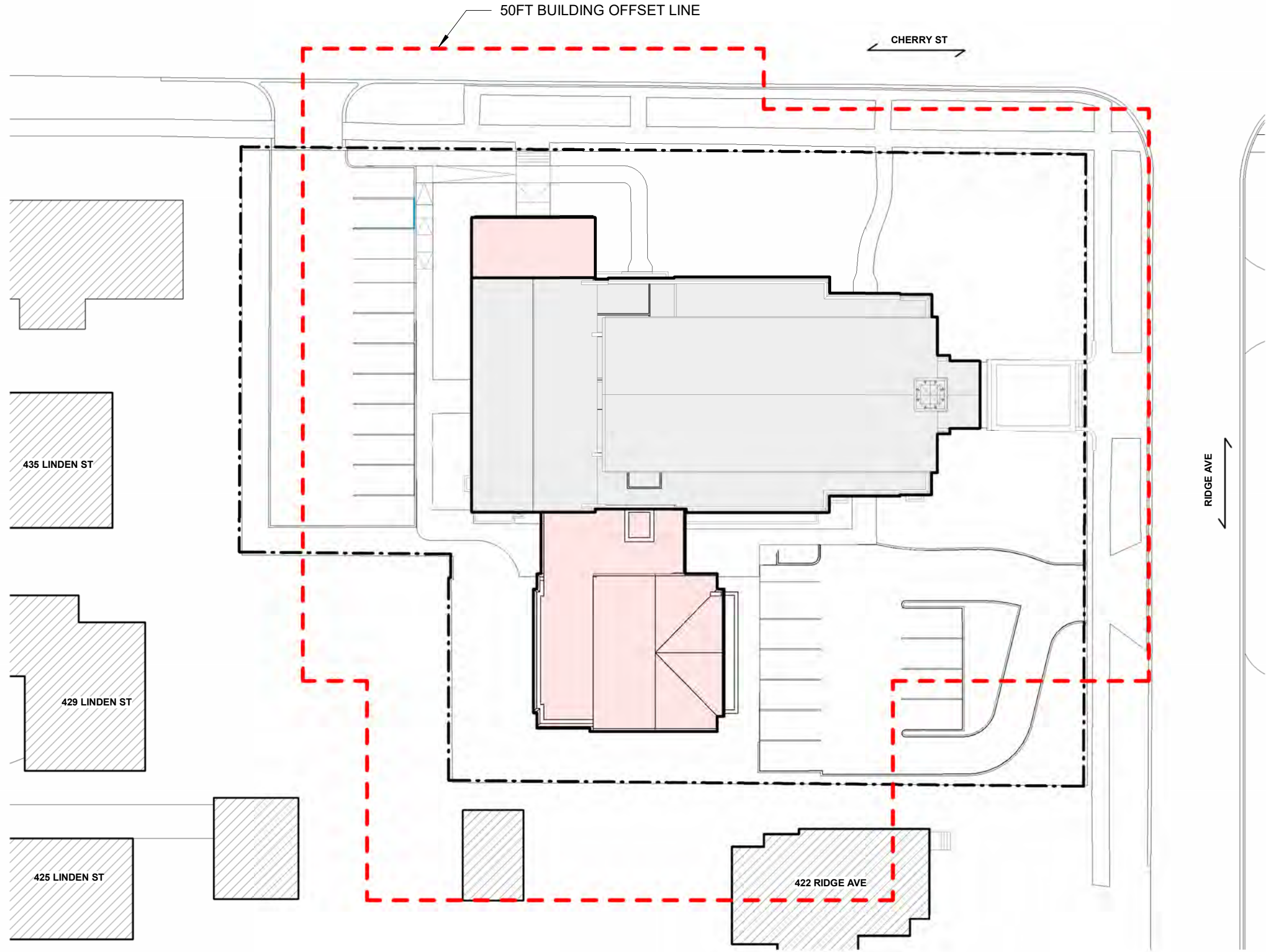
GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. 23XX



GRACE PRESBYTERIAN CHURCH ADDITION

440 RIDGE AVE

WINNETKA, IL 60093

ARCHITECT:
Present Future Architects
1147 W Ohio St., #504
Chicago, IL 60642
T: 1 (312) 961-1292
E: joe@pfa.work
Attn: Joe Buehler

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
135 S Jefferson St., Suite 135
Chicago, IL 60661
T: 1 (630) 296-6281
E: Irosenbauer@eea-ltd.com
Attn: Laura Rosenbauer

LANDSCAPE ARCHITECT
Eriksson Engineering Assoc., Ltd.
135 S Jefferson St., Suite 135
Chicago, IL 60661
T: 1 (630) 296-6274
E: jandersson@eea-ltd.com
Attn: Josh Andersson



SITE LOCATION MAP
(NTS)

CIVIL SHEET INDEX

C000	COVER SHEET
C100-C101	SITE DEMOLITION PLAN
C200-C201	SITE GEOMETRY PLAN
C300-C301	SITE UTILITY PLAN
C400-C401	GRADING & PAVING PLAN
C500-C501	SOIL EROSION & SEDIMENT CONTROL PLAN

LANDSCAPE SHEET INDEX

L010	TREE PRESERVATION & REMOVAL PLAN
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R.E. Allen & Associates, Ltd. For EEA on 12/19/23 Job Number 162-23.

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



ERIKSSON
ENGINEERING

ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4864
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
⚠	06/17/24	PERMIT REVISIONS
⚠	07/03/24	PERMIT REVISIONS

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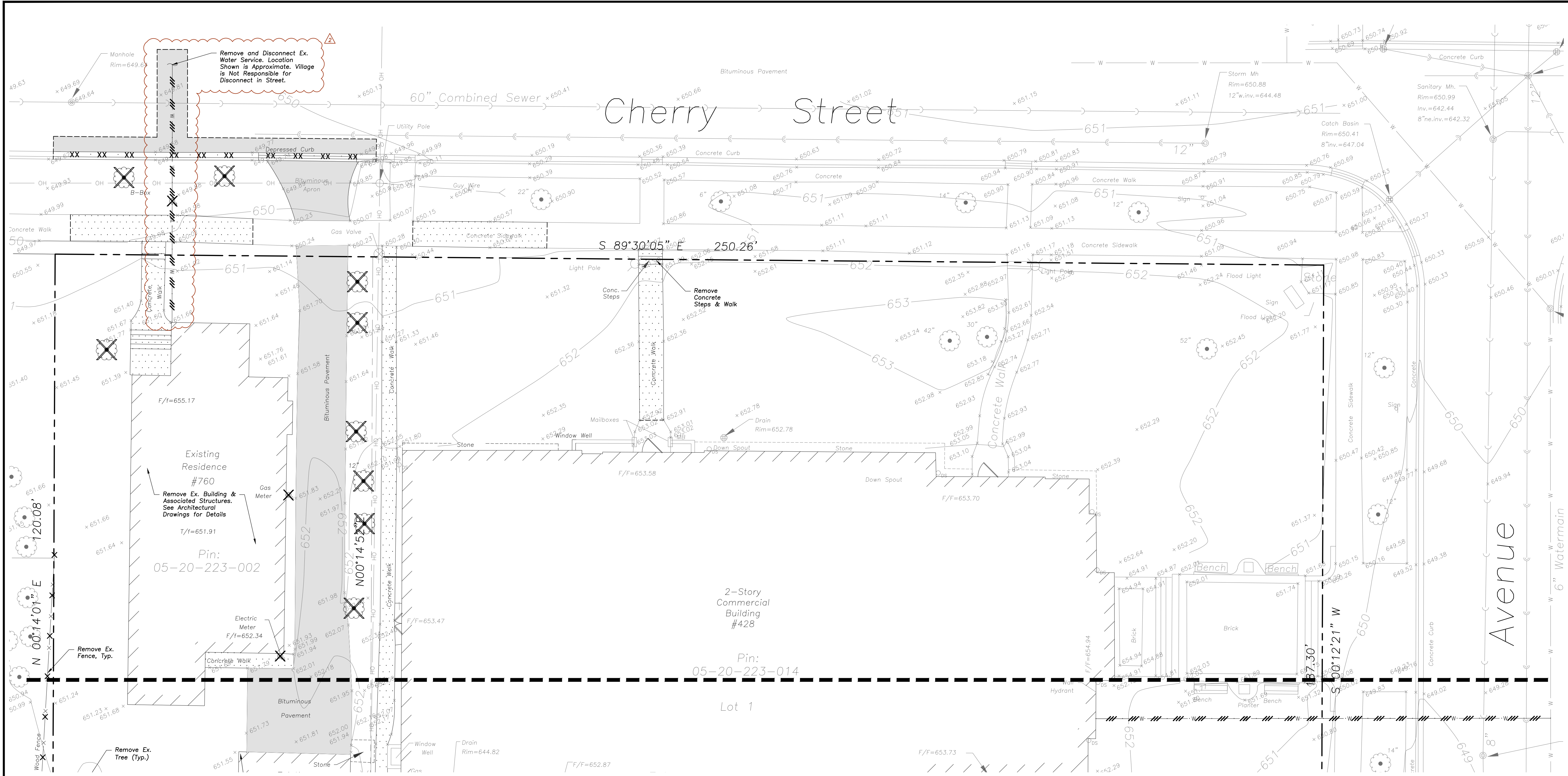
Design By: LMR	Approved By: CK	Date: 07/03/24
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Sheet Title:

COVER SHEET

Sheet No:

C000



DEMOLITION NOTES

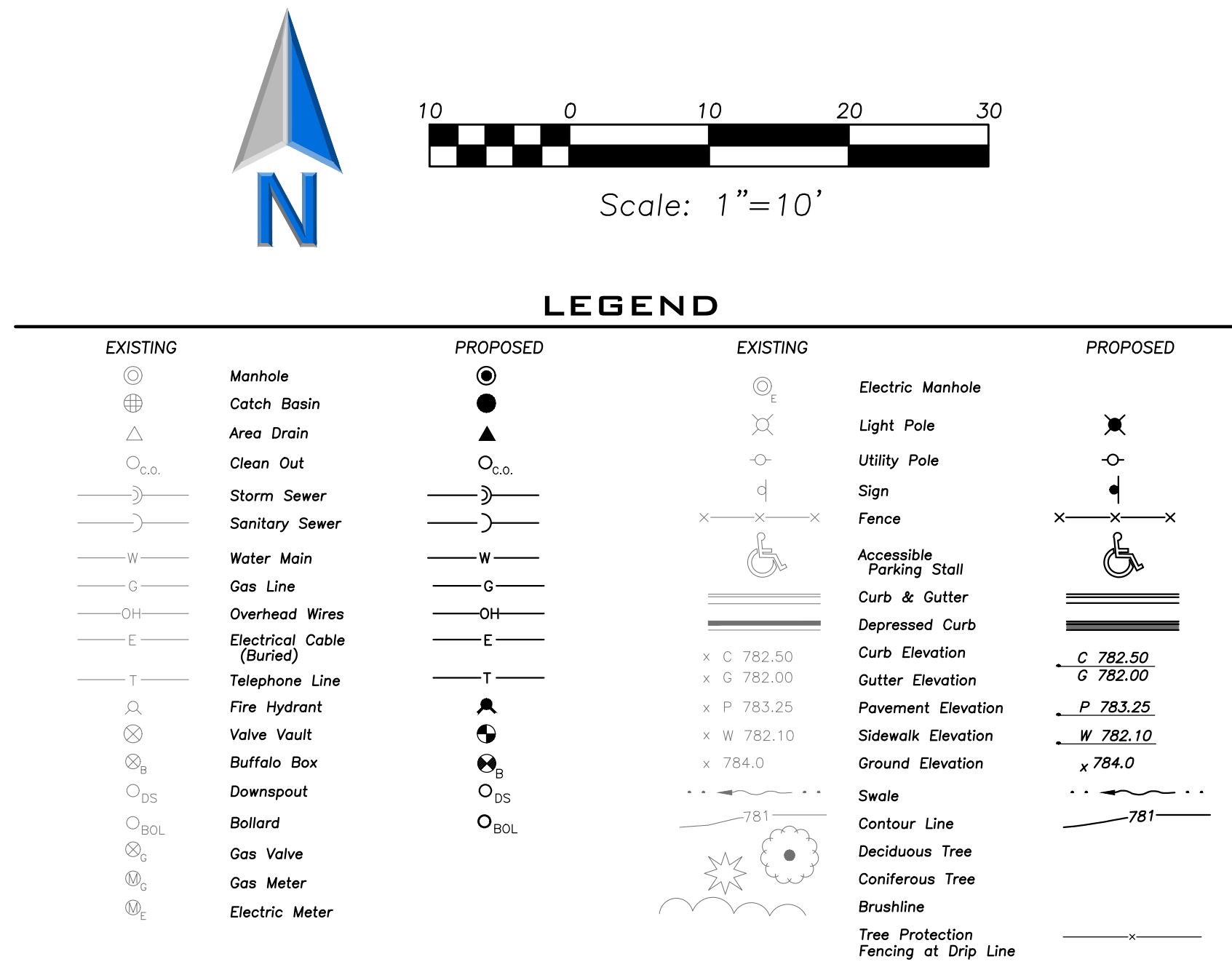
- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
- 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.
- 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.
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- 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.
- 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.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

GENERAL NOTES

- 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.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- 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.
- 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.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- 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.
- 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.
- 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.



**ERIKSSON
ENGINEERING**

ASSOCIATES, LTD.

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Design By: LMR Approved By: CK Date: 07/03/24

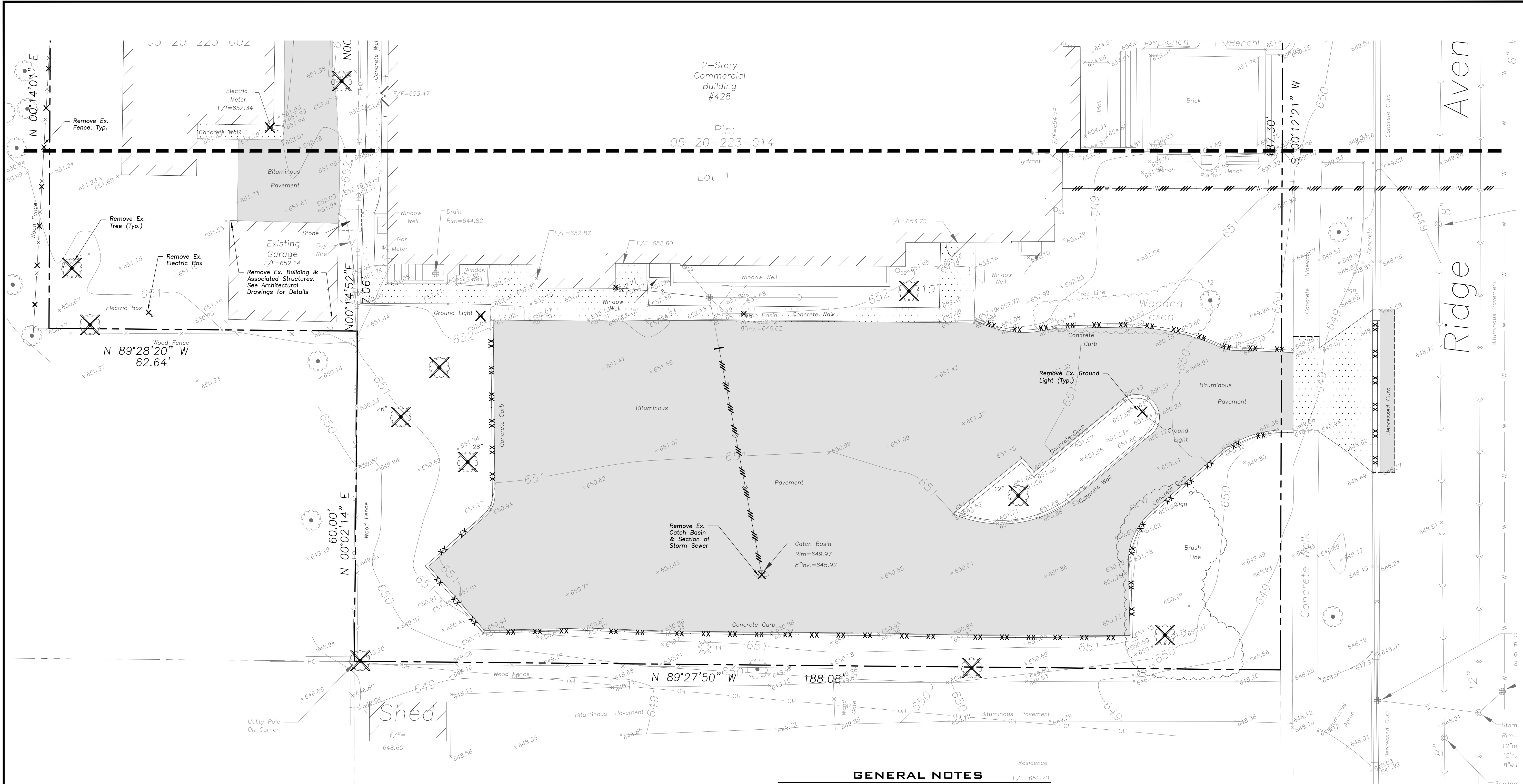
Sheet Title:

**SITE DEMOLITION
PLAN**

Sheet No:

C100

EEA - P:\23267 - PFA - Grace Presbyterian Church Drawings\Grace Presbyterian_Site Plan.dwg
Plotted: 7/02/24 @ 2:25pm By: Irosenbauer



GENERAL NOTES

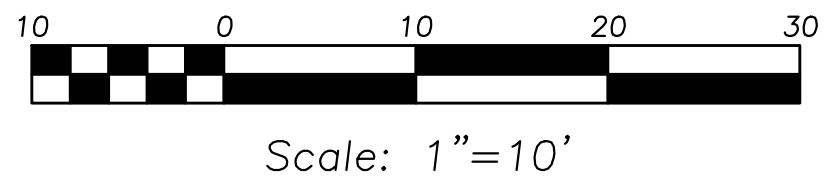
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DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal



LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
Manhole	Manhole	Electric Manhole	Electric Manhole
Catch Basin	Catch Basin	Light Pole	Light Pole
Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
Telephone Line	Telephone Line	Pavement Elevation	Pavement Elevation
Fire Hydrant	Fire Hydrant	Sidewalk Elevation	Sidewalk Elevation
Valve Vault	Valve Vault	Ground Elevation	Ground Elevation
Buffalo Box	Buffalo Box	Swale	Swale
Downspout	Downspout	Contour Line	Contour Line
Bollard	Bollard	Deciduous Tree	Deciduous Tree
Gas Valve	Gas Valve	Coniferous Tree	Coniferous Tree
Gas Meter	Gas Meter	Brushline	Brushline
Electric Meter	Electric Meter	Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line



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Grace Presbyterian Church Addition 440 N Ridge Avenue WINNETKA, ILLINOIS

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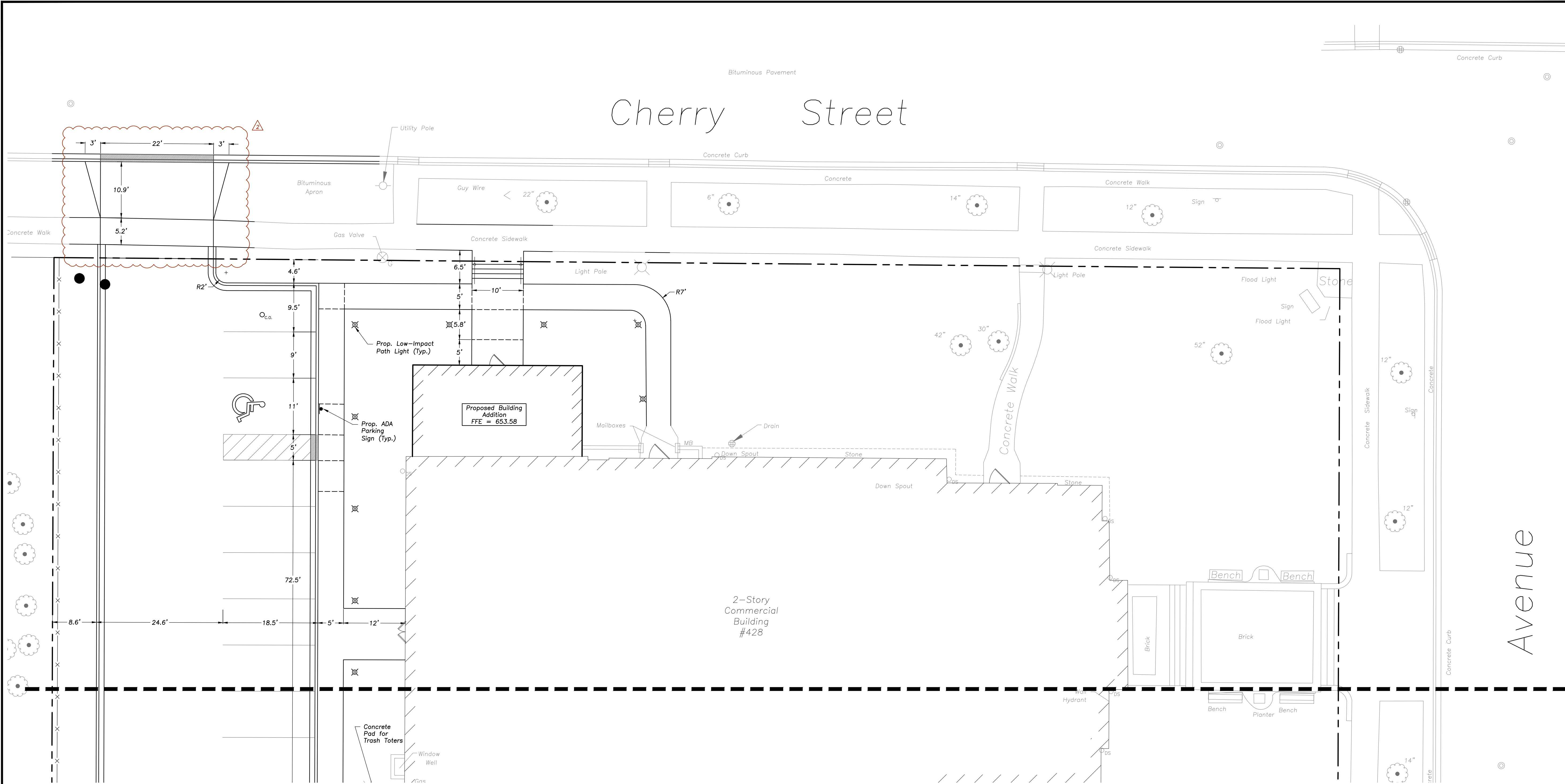
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	06/17/24	PERMIT REVISIONS
	07/03/24	PERMIT REVISIONS

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Design By: LMR	Approved By: CK	Date: 07/03/24

Sheet Title:
**SITE DEMOLITION
PLAN**

Sheet No:
C101

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Plotted: 7/02/24 @ 2:24pm By: Irosenbauer



GEOMETRY NOTES

- 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.
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- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
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Design By: LMR Approved By: CK Date: 07/03/24

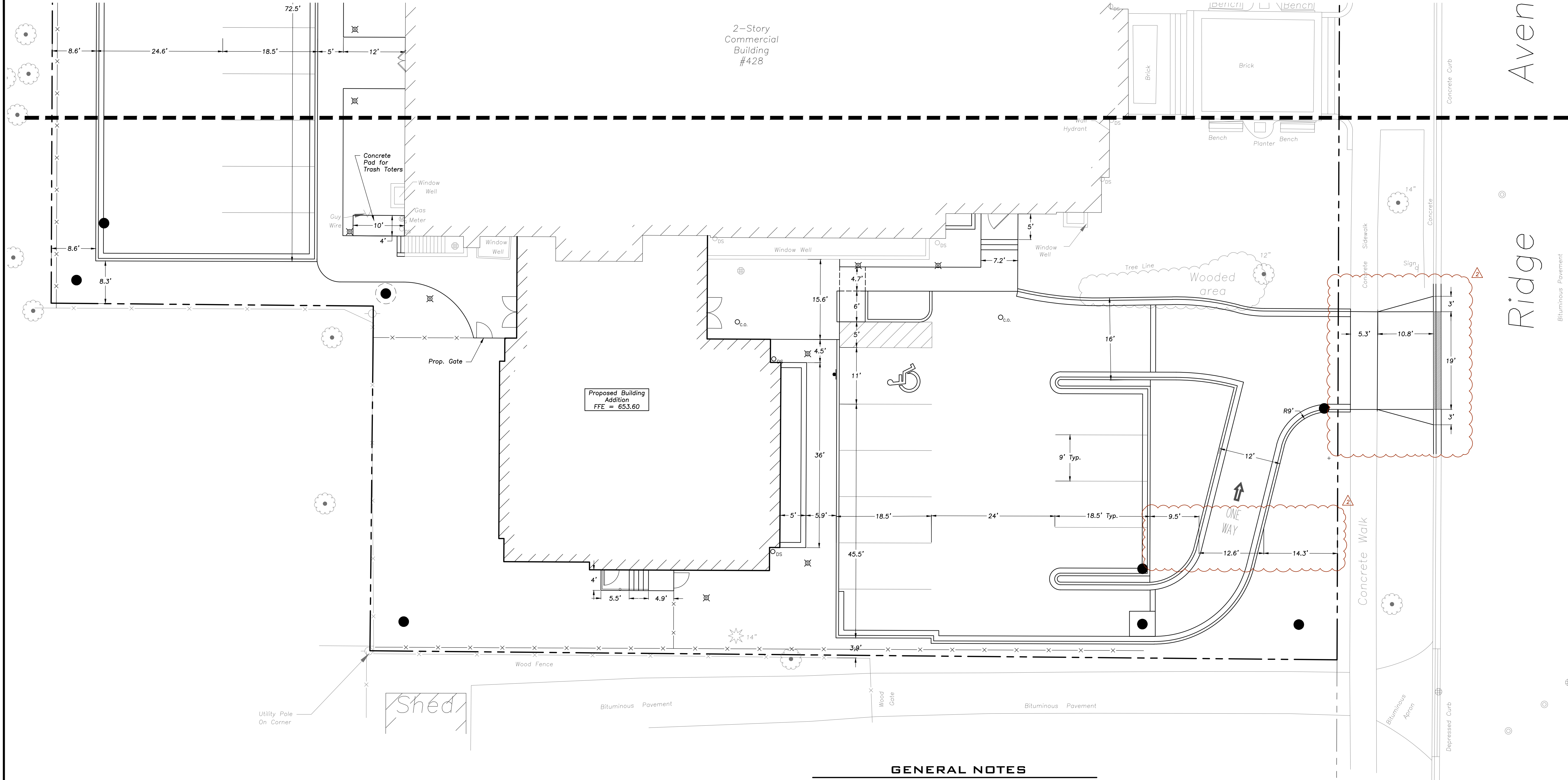
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**SITE GEOMETRY
PLAN**

Sheet No:

C200

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Plotted: 7/02/24 @ 2:25pm By: Irosenbauer



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LMR	CK	07/03/24

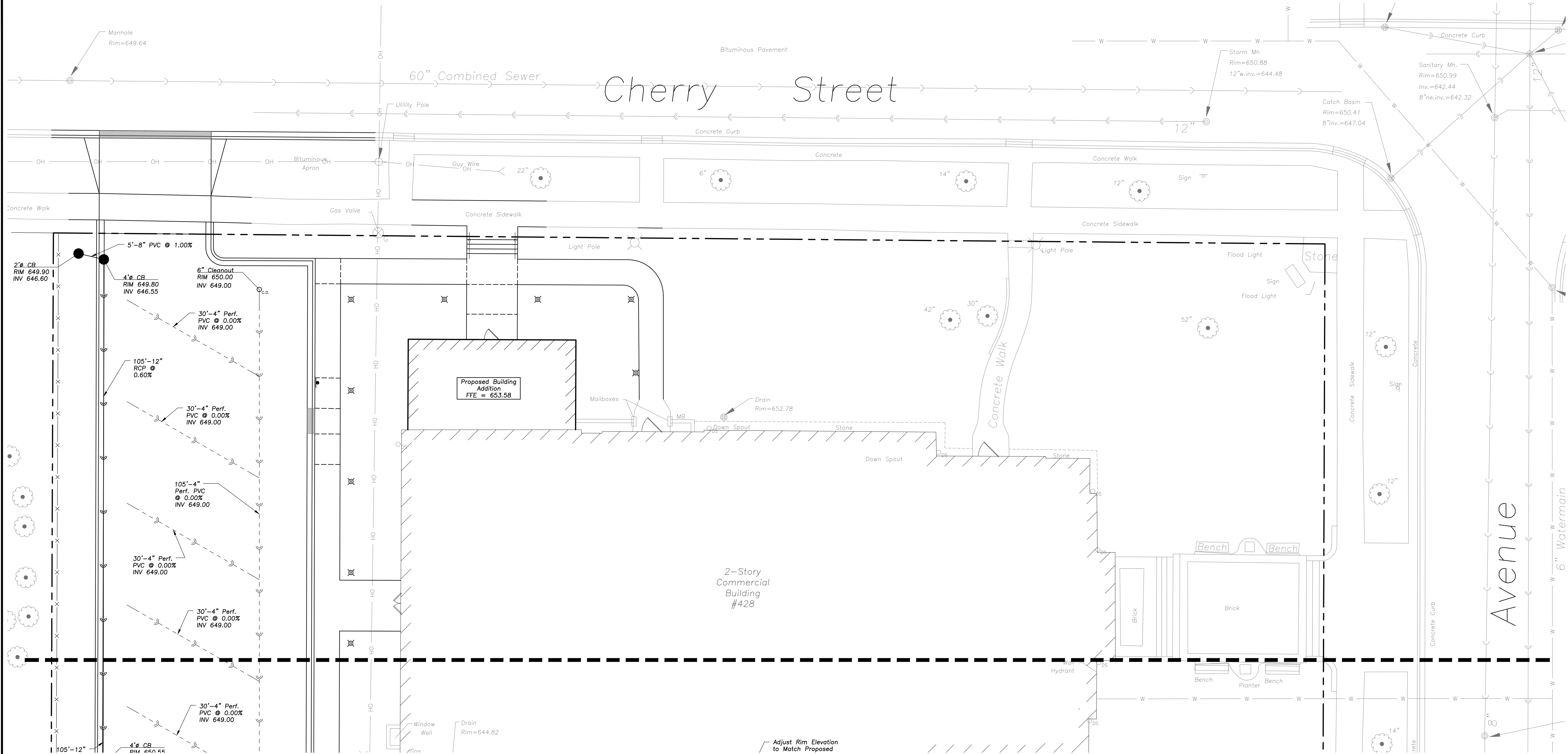
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**SITE GEOMETRY
PLAN**

Sheet No:

C201

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Plotted: 7/02/24 @ 2:24pm By: rosenbauer



STRUCTURE NOTES

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- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
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- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
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UTILITY NOTES

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- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary, Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
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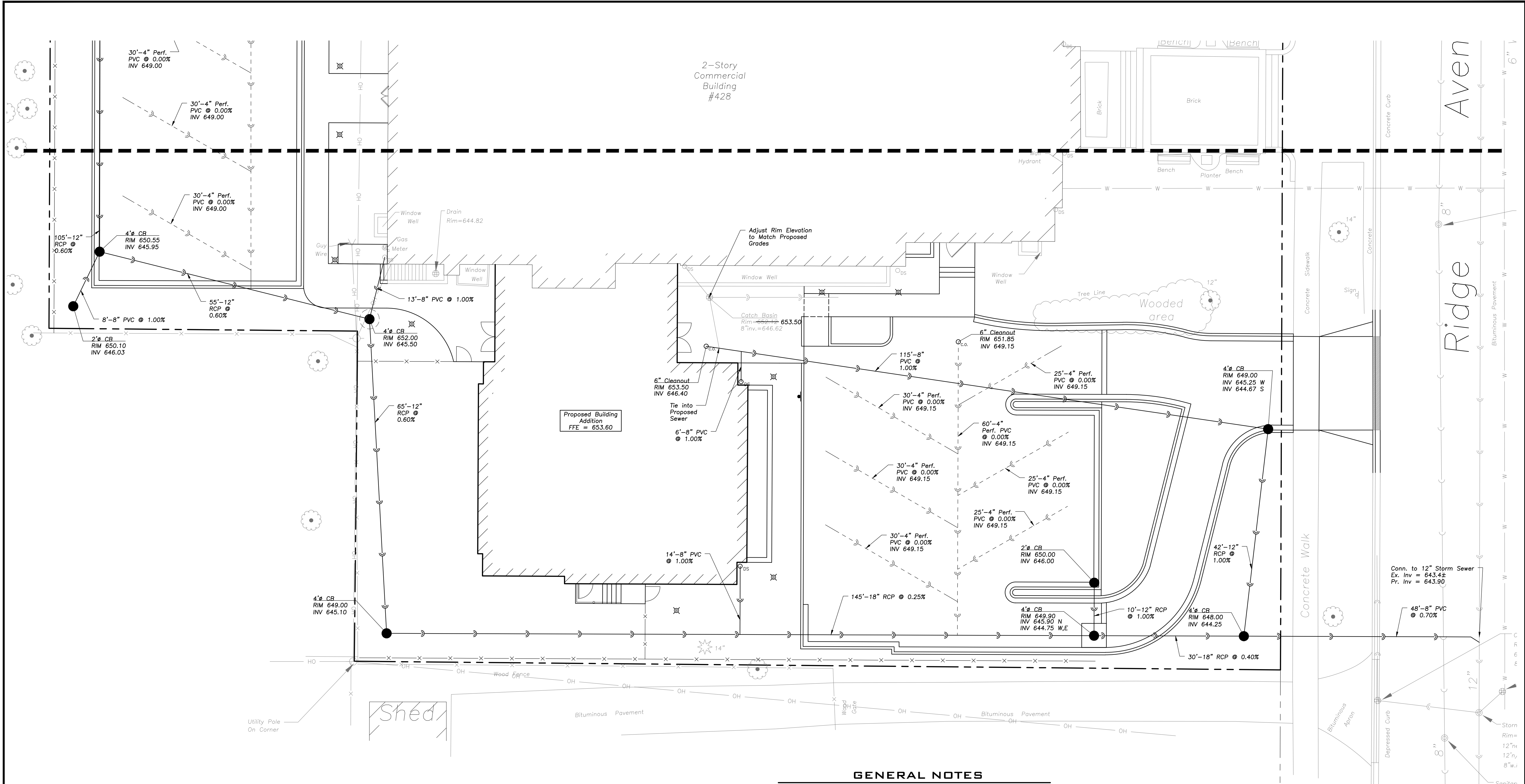
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SITE
UTILITY
PLAN

Sheet No:

C300

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Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
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Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
Telephone Line	Telephone Line	Pavement Elevation	Pavement Elevation
Fire Hydrant	Fire Hydrant	Sidewalk Elevation	Sidewalk Elevation
Valve Vault	Valve Vault	Ground Elevation	Ground Elevation
Buffalo Box	Buffalo Box	Swale	Swale
Downspout	Downspout	Contour Line	Contour Line
Bollard	Bollard	Deciduous Tree	Deciduous Tree
Gas Valve	Gas Valve	Coniferous Tree	Coniferous Tree
Gas Meter	Gas Meter	Brushline	Brushline
Electric Meter	Electric Meter	Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line



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Grace Presbyterian Church Addition 440 N Ridge Avenue WINNETKA, ILLINOIS

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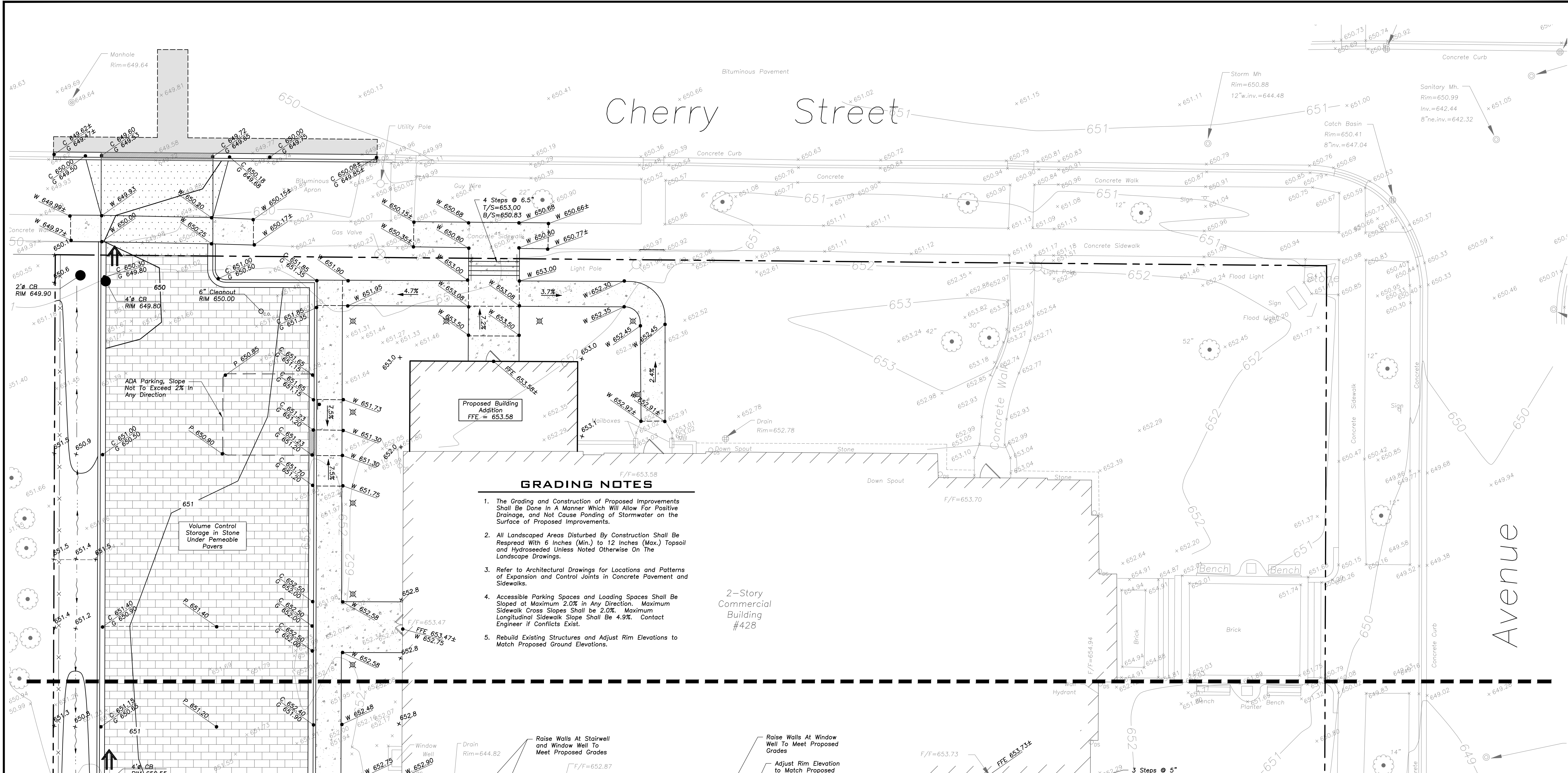
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Design By: LMR	Approved By: CK	Date: 07/03/24

Sheet Title:
**SITE
UTILITY
PLAN**

Sheet No:
C301

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Plotted: 7/02/24 @ 2:25pm By: Irosenbauer



GRADING NOTES

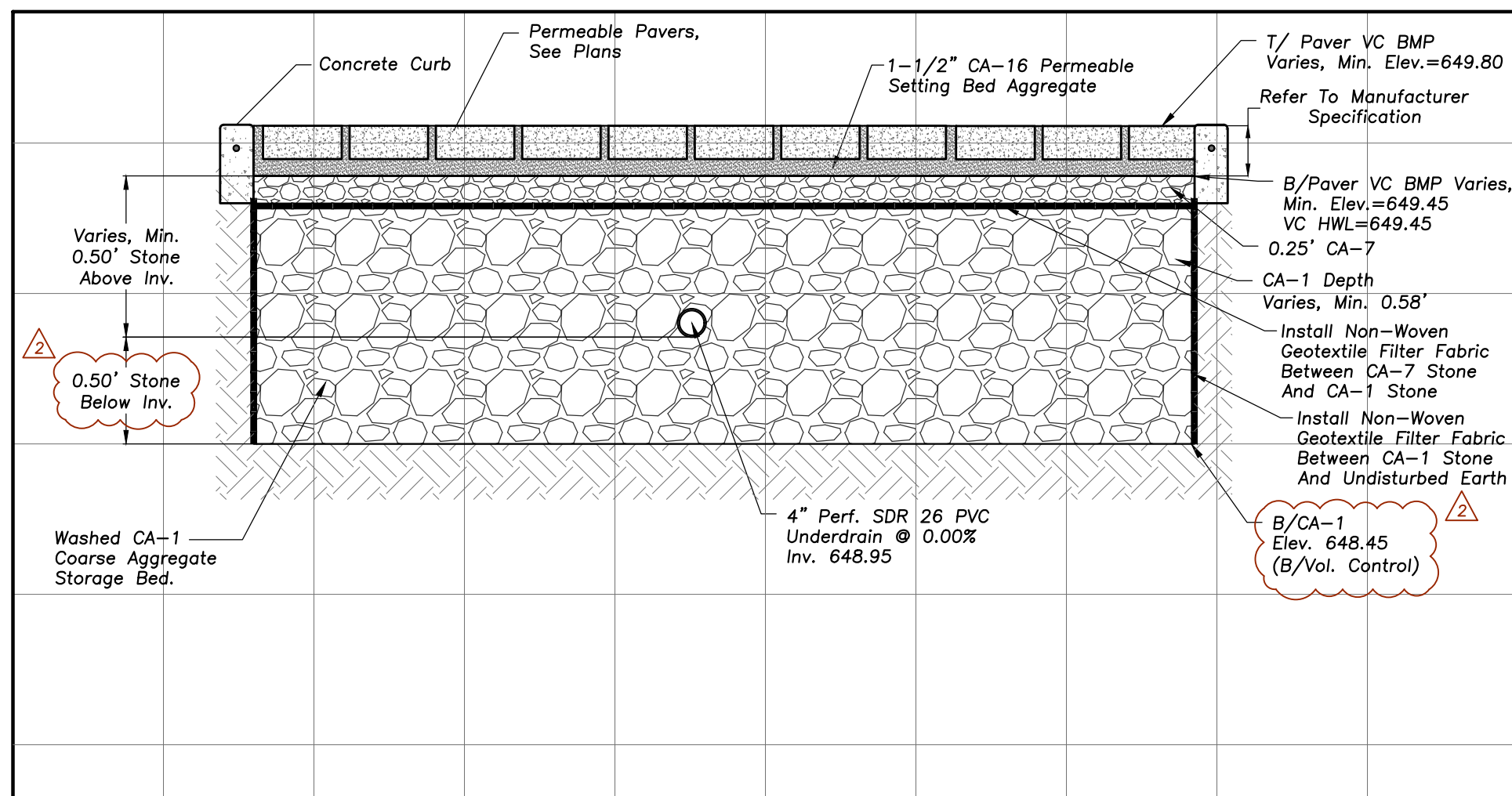
- The Grading and Construction of Proposed Improvements Shall Be Done in a Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- 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.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

PAVING & SURFACE LEGEND

- Asphalt Pavement Section**
 - 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
 - 2 1/2" Hot Mix Asphalt, IL-19.0, N50
 - Prime Coat (0.25 gal/sq yd)
 - 4" Aggregate Base Course, Type B, Crushed, CA-6
 - 4" Drainage Course, CA-7
 - Non-Woven Geotextile Fabric, 5 oz/sy
- Concrete Driveway Section**
 - 8" Portland Cement Concrete
 - Curing and Sealing Compound
 - 6"x6" W2.9xW2.9 Welded Wire Fabric
 - 6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section**
 - 5" Portland Cement Concrete
 - Curing and Sealing Compound
 - 6"x6" W1.4xW1.4 Welded Wire Fabric
 - 2" Aggregate Base Course, Type B, Crushed
- Brick Permeable Paver Section**
 - See Landscape Plans for Paver Finish
 - 1 1/4" Permeable Setting Bed Aggregate
 - 3" Aggregate Base Course, CA-7
 - 7" Aggregate Base Course, CA-1
- Stormwater Overland Flow Path
- Ridge Line/High Point

GENERAL NOTES

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- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- 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.
- 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.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- 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.
- 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.
- 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.



WEST PERMEABLE PAVEMENT AND UNDERDRAIN

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Design By: LMR	Approved By: CK	Date: 07/03/24

Sheet Title:

**GRADING AND
PAVING PLAN**

Sheet No:

C400

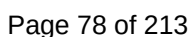


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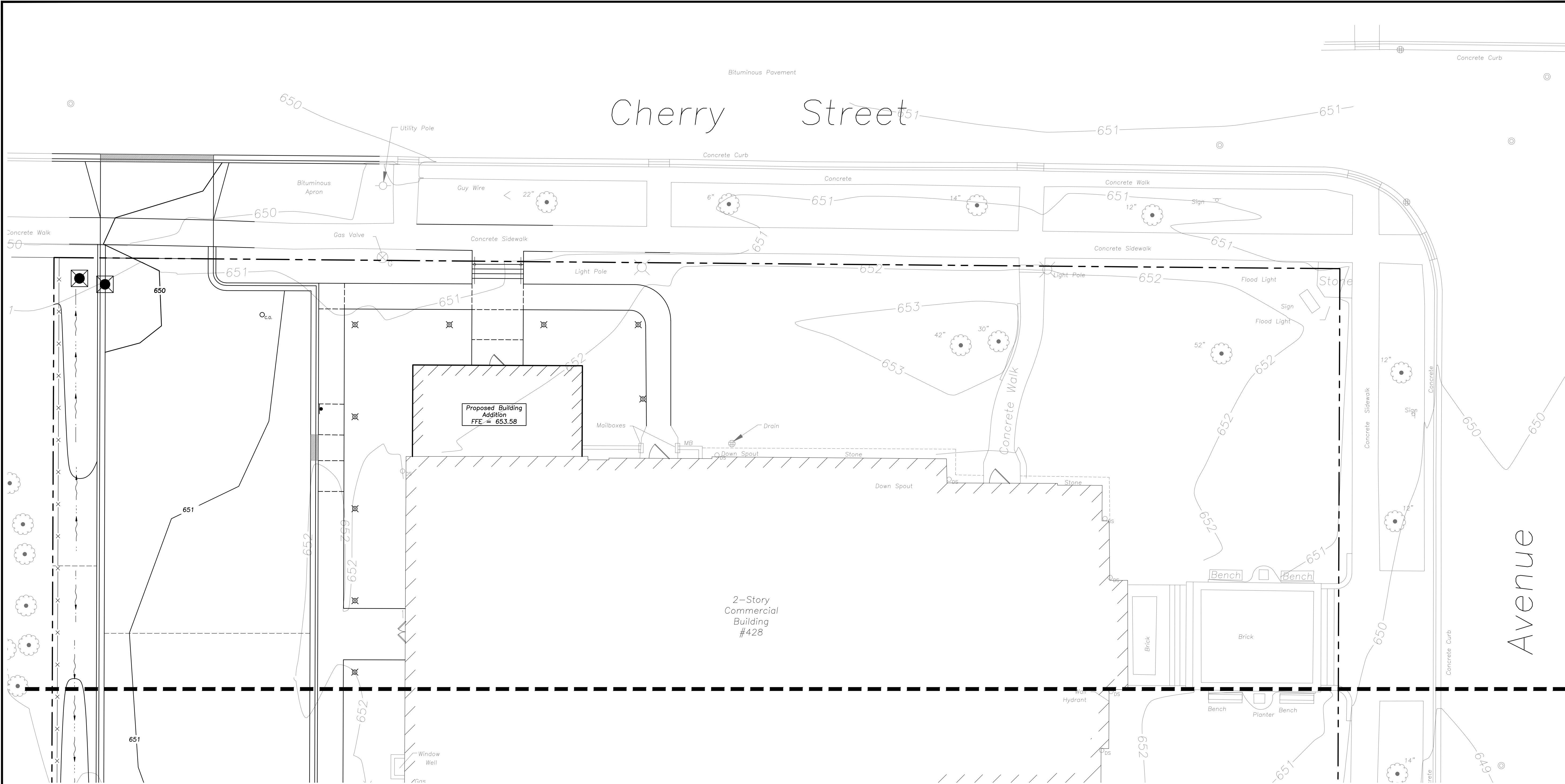
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GRADING AND PAVING PLAN

C401



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INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Sedimentation Basins and Structures.
7. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket
- North American Green DS75 Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

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Scale: 1"=10'

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
Manhole	Manhole	Electric Manhole	Electric Manhole
Catch Basin	Catch Basin	Light Pole	Light Pole
Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
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Gas Meter	Gas Meter	Tree Protection	Tree Protection
Electric Meter	Electric Meter	Fencing at Drip Line	Fencing at Drip Line



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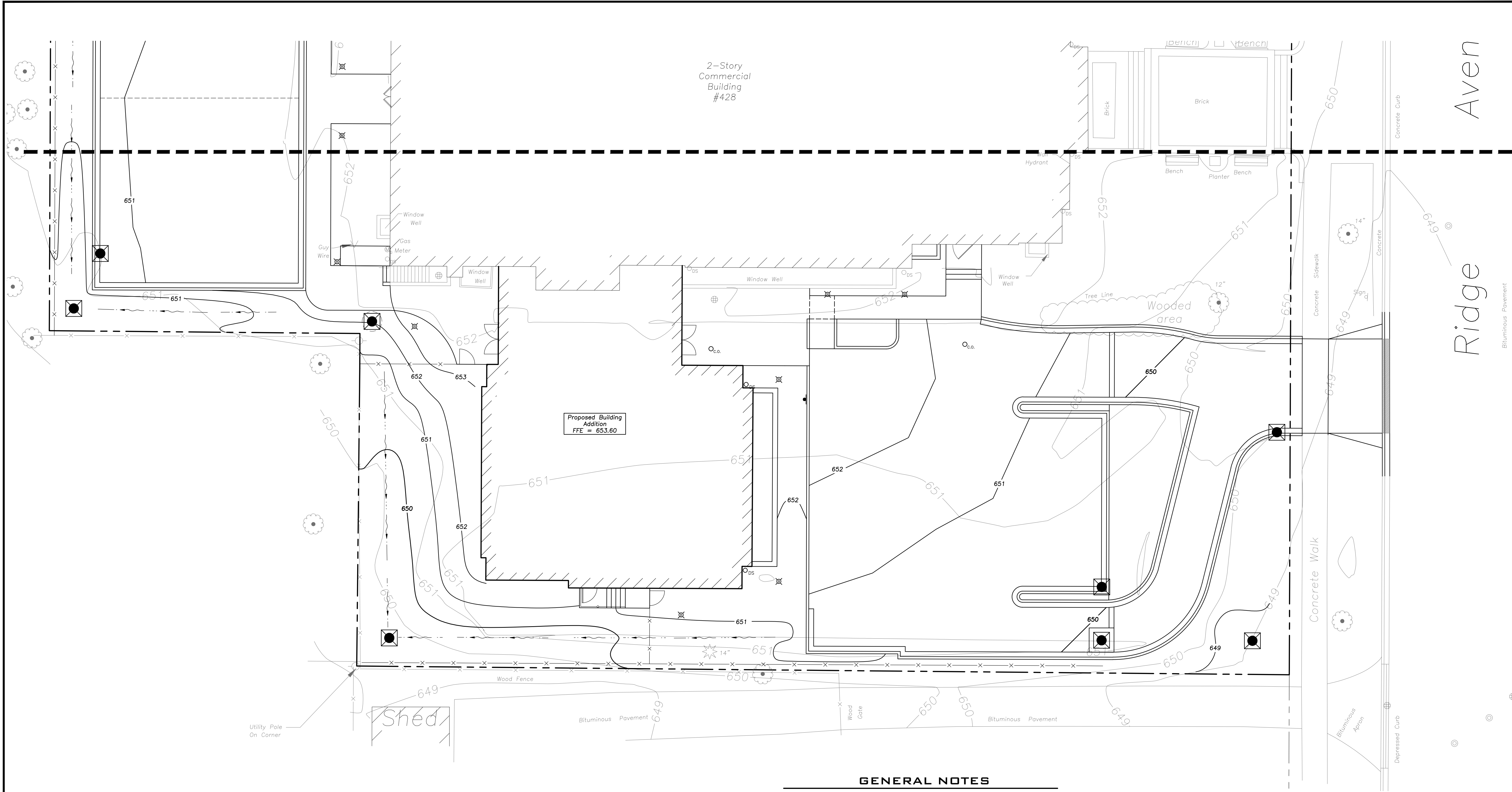
Sheet Title:

**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:

C500

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Plotted: 7/02/24 @ 2:26pm By: Irosenbauer



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SOIL EROSION & SEDIMENTATION CONTROL LEGEND

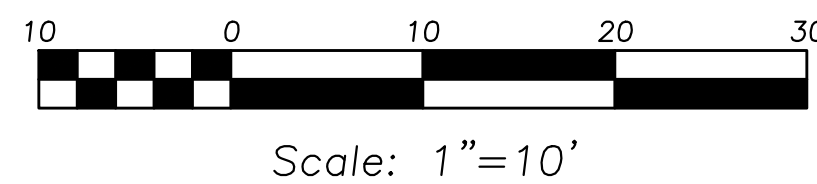
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Catch Basin	Catch Basin	Light Pole	Light Pole
Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
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Electric Meter	Electric Meter	Coniferous Tree	Coniferous Tree
		Brushline	Brushline
		Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line

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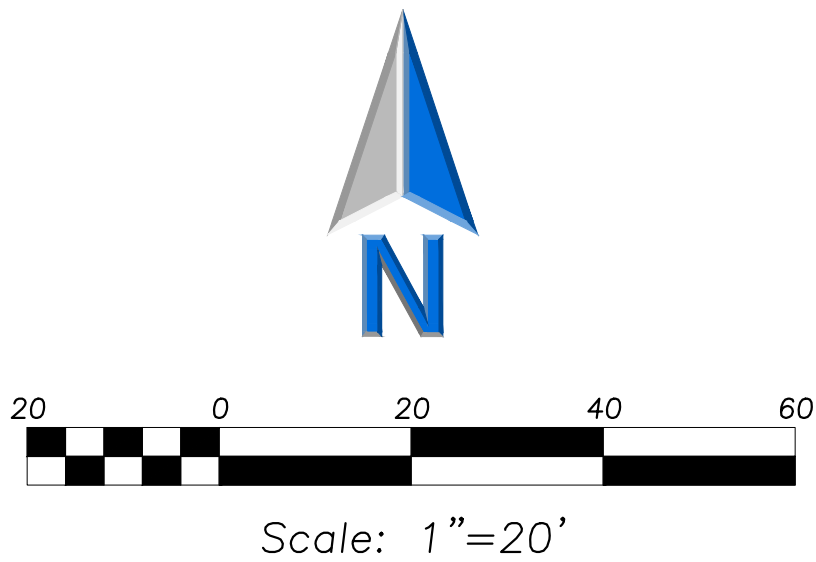
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Sheet Title:
**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:
C501

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Plotted: 7/02/24 @ 3:47pm By: janderson



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EXPIRES: 04/30/2025

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

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CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
1	06/17/24	PERMIT REVISIONS
2	07/03/24	PERMIT REVISIONS

Design By:	JJA	Approved By:	CK	Date:	05/22/2024
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Sheet Title:
TREE
PRESERVATION &
REMOVAL PLAN

Sheet No:
L010

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Prepared by: David Coulter, Osage Inc.
ISA Certified Arborist #L-0094 (Exp. 12/31/25)

Tree #	Common Name	Scientific Name	Size	Cond.	Form	Status	Notes
1	Hackberry	Celtis occidentalis	3	2	2		
2	Thornless Cockspur Hawthorn	Crataegus crus-galli Inermis	4,4,4,3,2,1,1	2	3	Protected	Sheared crown.
3	Honeylocust	Gleditsia triacanthos	11	3	2	Protected	Dieback.
4	Crabapple	Malus spp.	5,4,4,3,3,2	5	5	Protected	Heavy dieback, trunk decay.
5	Callery Pear	Pyrus calleryana	3	2	3		
6	Eastern Redcedar	Juniperus virginiana	16	1	2	Protected	
7	American Elm	Ulmus americana	5	1	3		Overhead wires.
8	Sugar Maple	Acer saccharum	15	2	2	Protected	
9	White Oak	Quercus alba	21	4	4	Protected	Heavy dieback.
10	White Oak	Quercus alba	21	2	3	Protected	Dieback, one sided.
11	Redbud	Cercis canadensis	6	6	6		Dead.
12	Crabapple	Malus spp.	9	3	3	Protected	Dieback, decay.
13	Thornless Cockspur Hawthorn	Crataegus crus-galli Inermis	10	2	4	Protected	Sheared crown, included bark.
14	Freeman Maple	Acer x freemanii	11	1	1	Protected	
15	Hybrid Elm	Ulmus spp.	10	2	3	Protected	
16	Hedge Maple	Acer campestre	10	1	2	Protected	
17	White Oak	Quercus alba	37	2	1	Protected	Dieback.
18	Honeylocust	Gleditsia triacanthos	11	2	4	Protected	Overtopped.
19	Honeylocust	Gleditsia triacanthos	12	2	3	Protected	Overtopped.
20	White Oak	Quercus alba	22	2	4	Protected	Overtopped, missing (pruned) limbs.
21	White Oak	Quercus alba	32	4	2	Protected	Heavy dieback.
22	Red Maple	Acer rubrum	6	1	1		
23	Honeylocust	Gleditsia triacanthos	19	1	1	Protected	
24	Corneliancherry Dogwood	Cornus mas	5	1	1		
25	Magnolia	Magnolia spp.	3	1	1		
26	Honeylocust	Gleditsia triacanthos	9	1	1	Protected	
27	Callery Pear	Pyrus calleryana	7	3	4		
28	Green Ash	Fraxinus pennsylvanica	4	2	3		
29	Mulberry	Morus alba	7	2	3		
30	Hackberry	Celtis occidentalis	7	2	2		
31	Basswood	Tilia americana	7,1,1	1	2	Protected	
32	Bur Oak	Quercus macrocarpa	48	4	2	Protected	Heavy dieback.
33	American Elm	Ulmus americana	9	3	4	Protected	Dieback, overtopped.
34	Hackberry	Celtis occidentalis	4	2	3		
35	Buckthorn	Rhamnus cathartica	4	2	3		
36	American Elm	Ulmus americana	4	2	3		
37	Black Cherry	Prunus serotina	3,3	2	3		Metal in trunk.
38	Black Walnut	Juglans nigra	7	2	3		Pruned for utilities.
39	Green Ash	Fraxinus pennsylvanica	4	2	3		Overhead wires.
40	Green Ash	Fraxinus pennsylvanica	4,2	5	5		Nearly dead, overhead wires.
41	American Elm	Ulmus americana	10	3	3	Protected	Dieback, overhead wires.
42	Buckthorn	Rhamnus cathartica	6	3	4		Dieback, overhead wires.
43	Mulberry	Morus alba	7	3	3		Dieback, overhead wires.
44	Buckthorn	Rhamnus cathartica	6	3	4		Dieback, overhead wires.

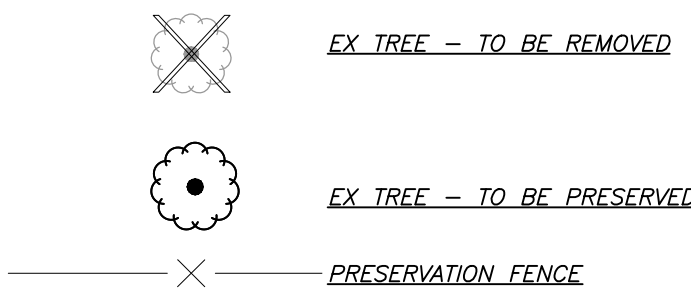
Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:

- 1 - Excellent
- 2 - Very Good
- 3 - Good
- 4 - Below Average
- 5 - Poor
- 6 - Dead

Tree Form. A visual assessment and rating of the form of the tree, as follows:

- 1 - Excellent
- 2 - Very Good
- 3 - Good
- 4 - Below Average
- 5 - Poor
- 6 - Dead

EXISTING TREE LEGEND



TREE PRESERVATION NOTES

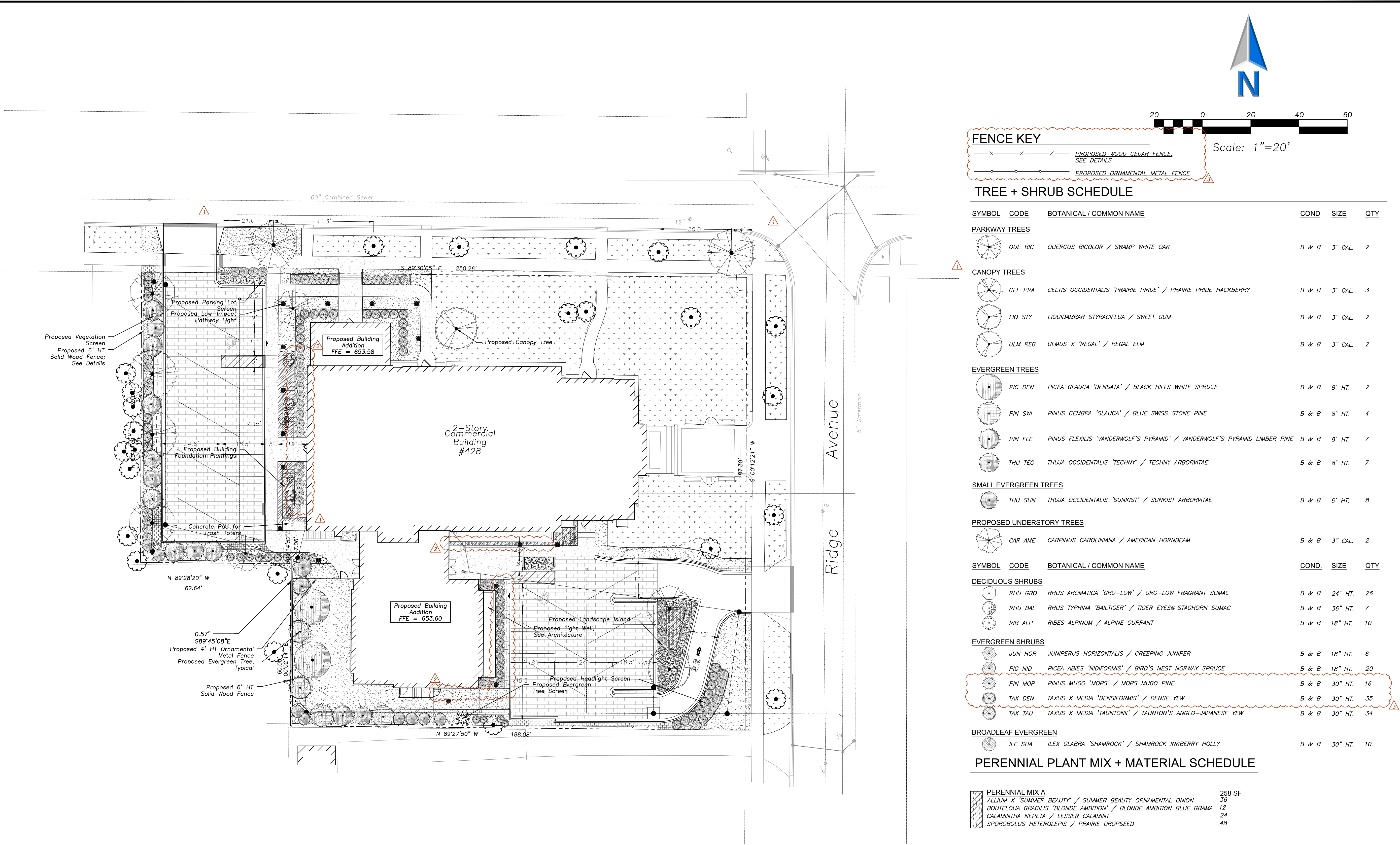
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF THE PERCEIVED CANOPY DRIP LINE OR MINIMUM 8.5' FROM THE TRUNK, WHICHEVER IS GREATER.
- THE CONTRACTOR 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.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
- EXISTING TREE STUMPS TO BE GROUND UP AND REMOVED.

TREE REMOVALS

GOOD FORESTRY PRACTICE :	12 TREES
CONSTRUCTION LOGISTICS :	7 TREES
	- 3 1:1
	- 4 PROTECTED (39" REPLACEMENT)

PROPOSED TREE REPLACEMENTS

CONSTRUCTION LOGISTICS (STANDARD) :	3 EVERGREEN TREES
CONSTRUCTION LOGISTICS (PROTECTED) :	7 CANOPY TREES (3" CAL.)
	18 EVERGREEN TREES (3" CAL.)
	2 UNDERSTORY TREES (3" CAL.)
PARKWAY REPLACEMENTS :	2 CANOPY TREES (3" CAL.)



GENERAL NOTES

- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
- COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
- PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS. TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE WORK. IF ANY DAMAGE OCCURS, REPAIR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST.
- COORDINATE WITH ALL OTHER TRADES.

LANDSCAPE NOTES

- 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.
- 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 CITY IN WRITING.
- 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.
- 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. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- 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.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
 - TURF PLANTING - 6"
 - PERENNIAL / ORNAMENTAL GRASS PLANTING - 12"
 - ORNAMENTAL TREE & SHRUB PLANTING - 18"
 - PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES - 36"
- OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURRING NATIVE SOIL MATERIAL MEETING PERCOLATION REQUIREMENTS, FREE OF GREY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS. BACKFILL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A MINIMUM 3" DEPTH. WOODY PLANTS WITH A SHREDDED BARK MATERIAL AND PERENNIAL PLANTINGS WITH SOIL AMENDMENT.
- 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.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS. SEE LANDSCAPE DETAILS.

- 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.
- ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERMONT AVENUE, NW, SUITE 300 WASHINGTON, DC 20005. WWW.ANLA.ORG. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- 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 OR AT THE EXTENTS OF THE ESTABLISHED TREE DRIP LINE, WHICHEVER IS GREATER.
- HOSE BIBS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF WATERING THE LANDSCAPE MATERIAL.
- 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.

FENCE KEY

- PROPOSED WOOD CEDAR FENCE. SEE DETAILS
- PROPOSED ORNAMENTAL METAL FENCE

TREE + SHRUB SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PARKWAY TREES					
	QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL.	2
CANOPY TREES					
	CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	B & B	3" CAL.	3
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	3" CAL.	2
	ULM REG	ULMUS X 'REGAL' / REGAL ELM	B & B	3" CAL.	2
EVERGREEN TREES					
	PIC DEN	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	B & B	8' HT.	2
	PIN SWI	PINUS CEMBRA 'GLAUCA' / BLUE SWISS STONE PINE	B & B	8' HT.	4
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	8' HT.	7
	THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	8' HT.	7
SMALL EVERGREEN TREES					
	THU SUN	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	6' HT.	8
PROPOSED UNDERSTORY TREES					
	CAR AME	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	3" CAL.	2
DECIDUOUS SHRUBS					
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	26
	RHU BAL	RHUS TYPHINA 'BAILTIGER' / TIGER EYES® STAGHORN SUMAC	B & B	36" HT.	7
	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	18" HT.	10
EVERGREEN SHRUBS					
	JUN HOR	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	B & B	18" HT.	6
	PIC NID	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	B & B	18" HT.	20
	PIN MOP	PINUS MUGO 'MOPS' / MOPS MUGO PINE	B & B	30" HT.	16
	TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	35
	TAX TAU	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	B & B	30" HT.	34
BROADLEAF EVERGREEN					
	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	B & B	30" HT.	10

PERENNIAL PLANT MIX + MATERIAL SCHEDULE

	PERENNIAL MIX A	258 SF
	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	36
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	12
	CALAMINTHA NEPETA / LESSER CALAMINT	24
	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSIDE	48
	PERENNIAL MIX B	917 SF
	CAREX SPRENGELII / SPRENGEL'S SEDGE	149
	GERANIUM X 'ORION' / ORION GERANIUM	233
	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT	44
	PERENNIAL MIX C	450 SF
	CAREX BROMOIDES / BROME-LIKE SEDGE	167
	HOSTA X 'HALCYON' / HALCYON HOSTA	41
	BULB MIX	289 SF
	HYACINTHUS ORIENTALIS 'BLUE JACKET' / BLUE JACKET HYACINTH	270
	NARCISSUS CYCLAMINEUS 'FEBRUARY GOLD' / FEBRUARY GOLD DAFFODIL	180
	PROPOSED TURF GRASS	3,819 SF
	HARDWOOD MULCH	3,611 SF
	EXISTING TURF GRASS	10,711 SF
	PROPOSED PERMEABLE PAVER	7,932 SF
	Unilock 'Eco-Priora' 5'x10" paver	
	Color : River	
	See Engineering for Details	

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Grace Presbyterian Church Addition 440 N Ridge Avenue WINNETKA, ILLINOIS

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	07/09/24	PERMIT REVISIONS

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JJA	CK	05/22/2024

Sheet Title:

LANDSCAPE PLAN

Sheet No:

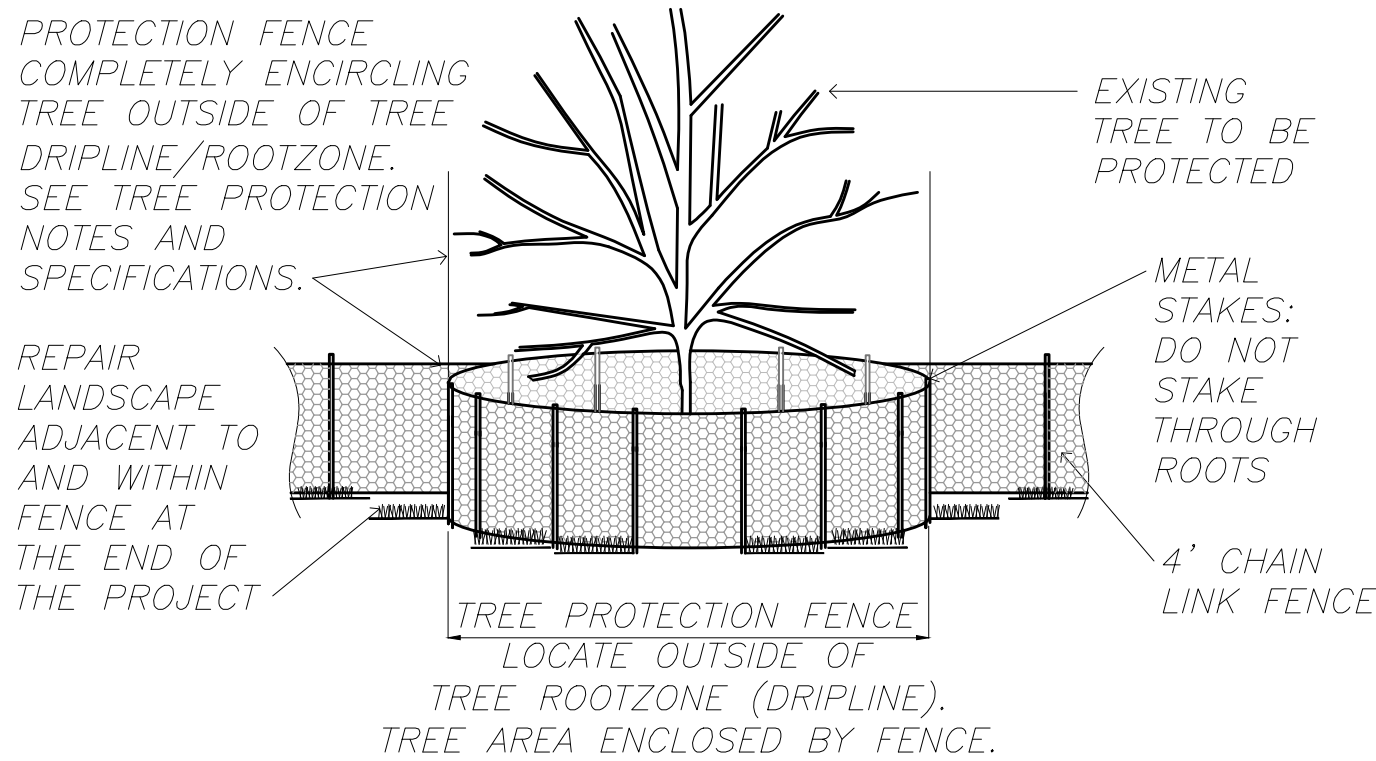
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EEA - P:\23267 - PFA - Grace Presbyterian\Drawings\Grace Presbyterian_Landscape Plan.dwg
Plotted: 7/02/24 @ 3:48pm By: janderson

- 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, CONSTRUCTION RESIDUE.
 7. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.

1 TREE PROTECTION DETAIL

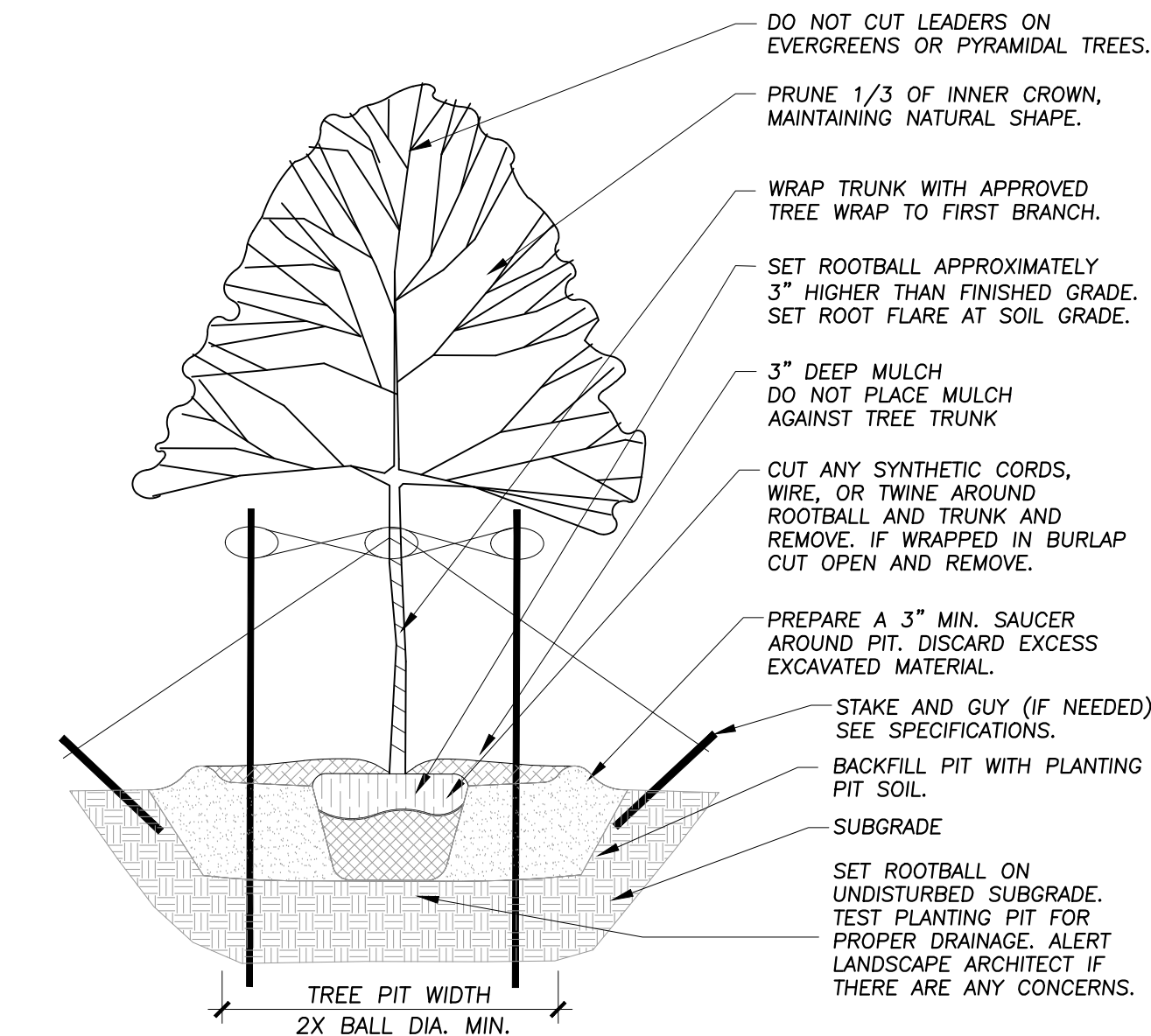
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2 TREE PLANTING DETAIL

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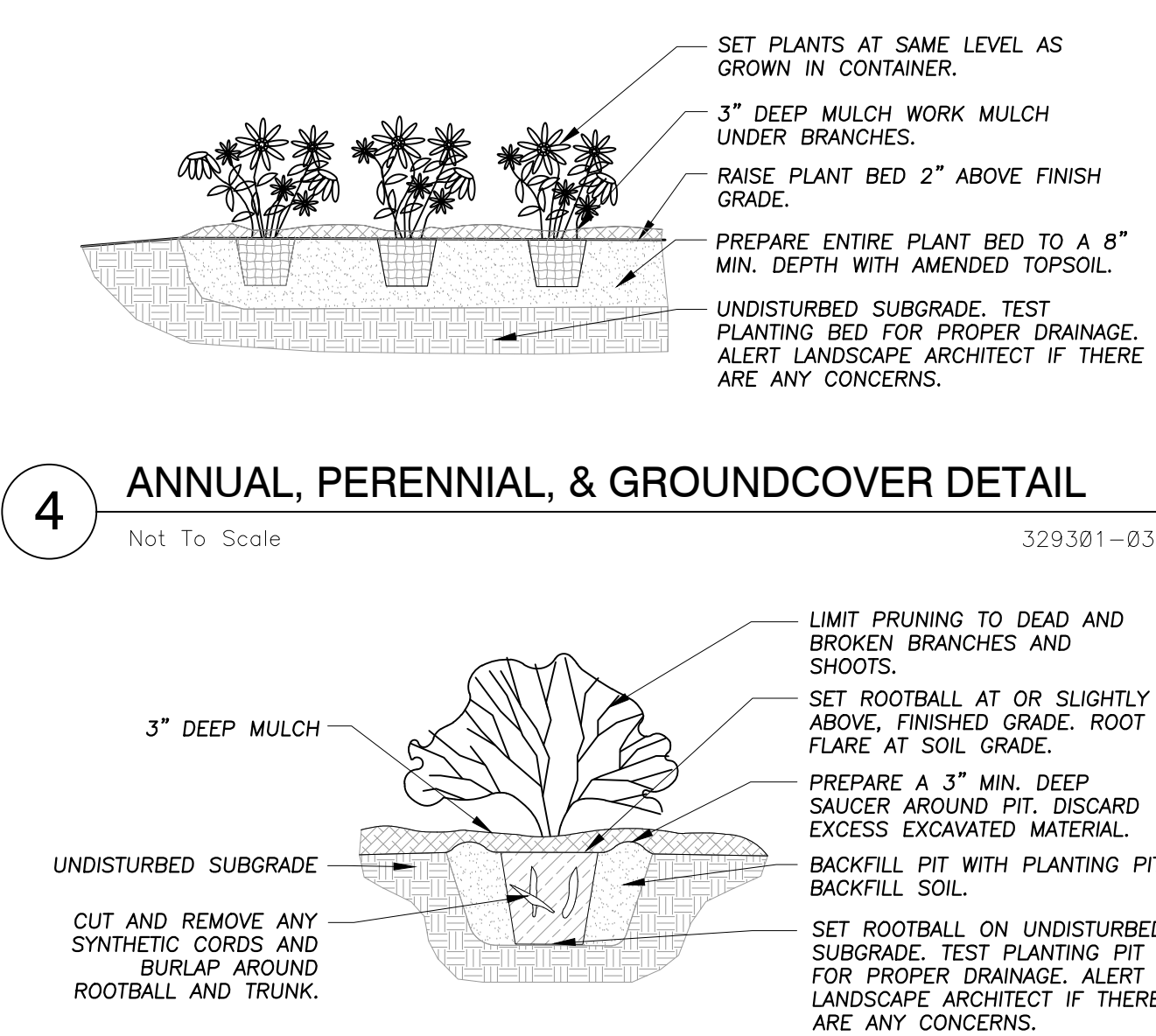
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4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

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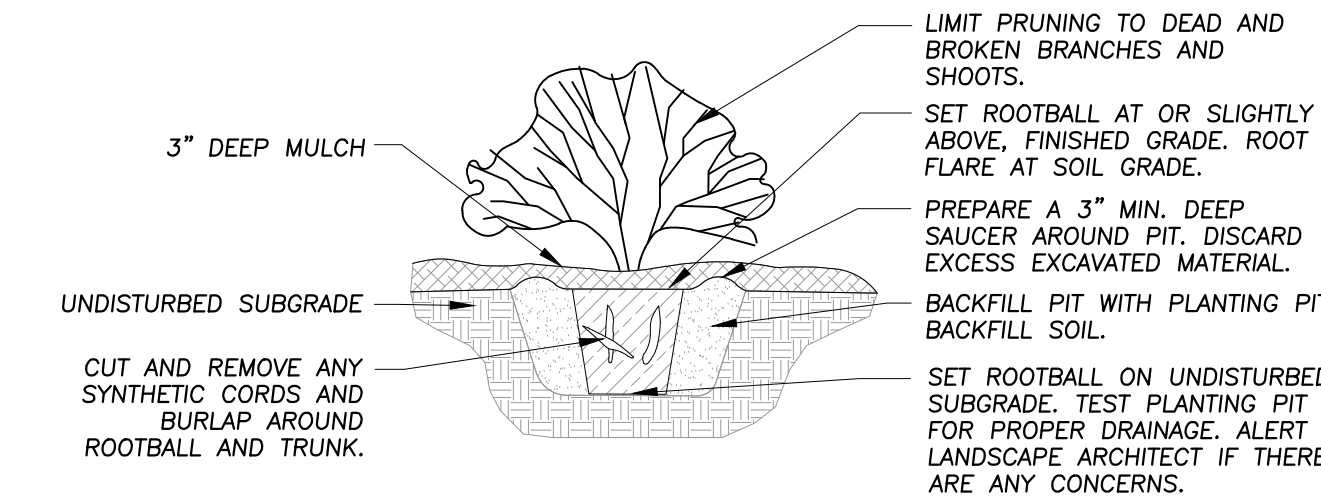
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3 SHRUB PLANTING DETAIL

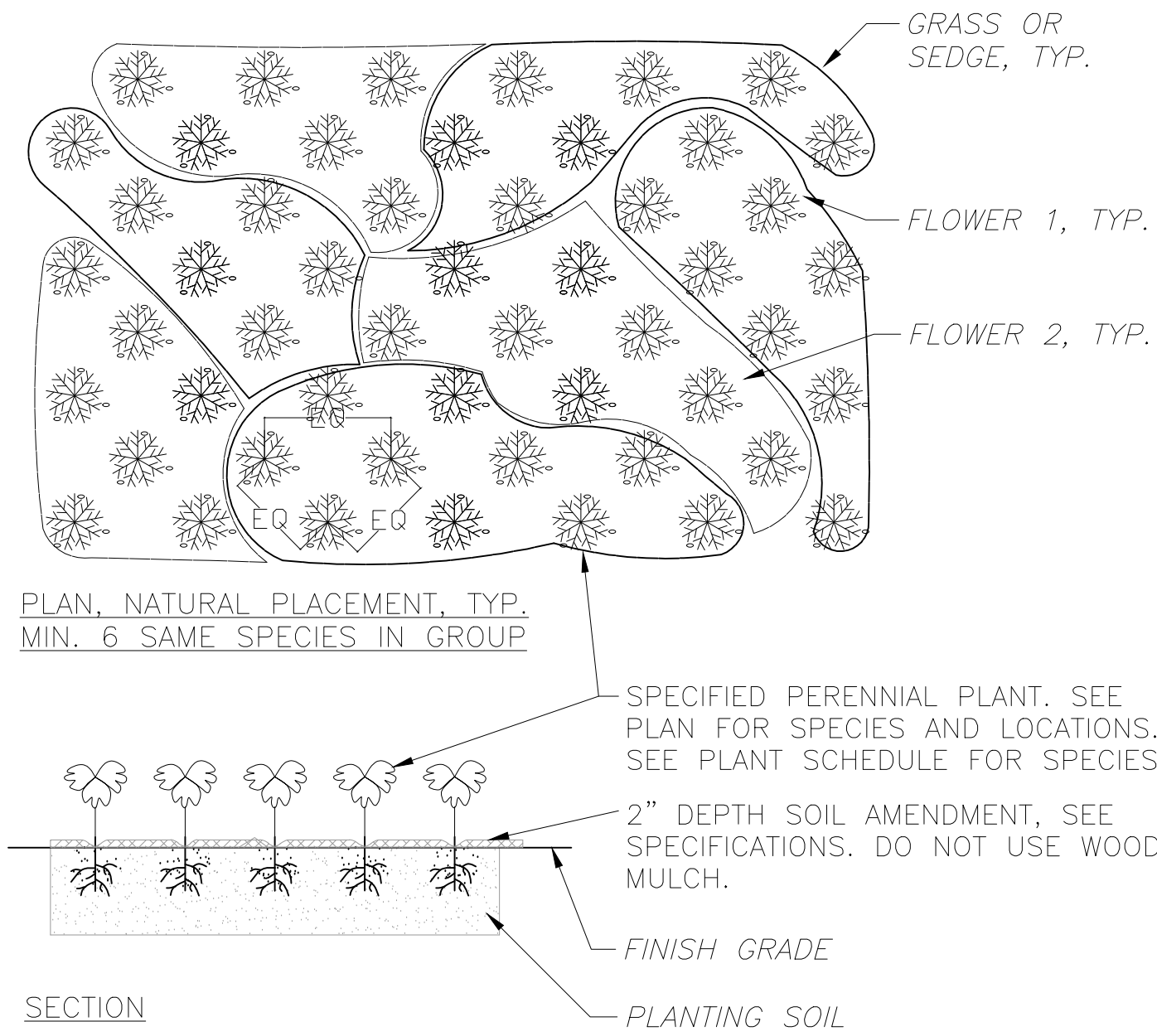
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NOTES:

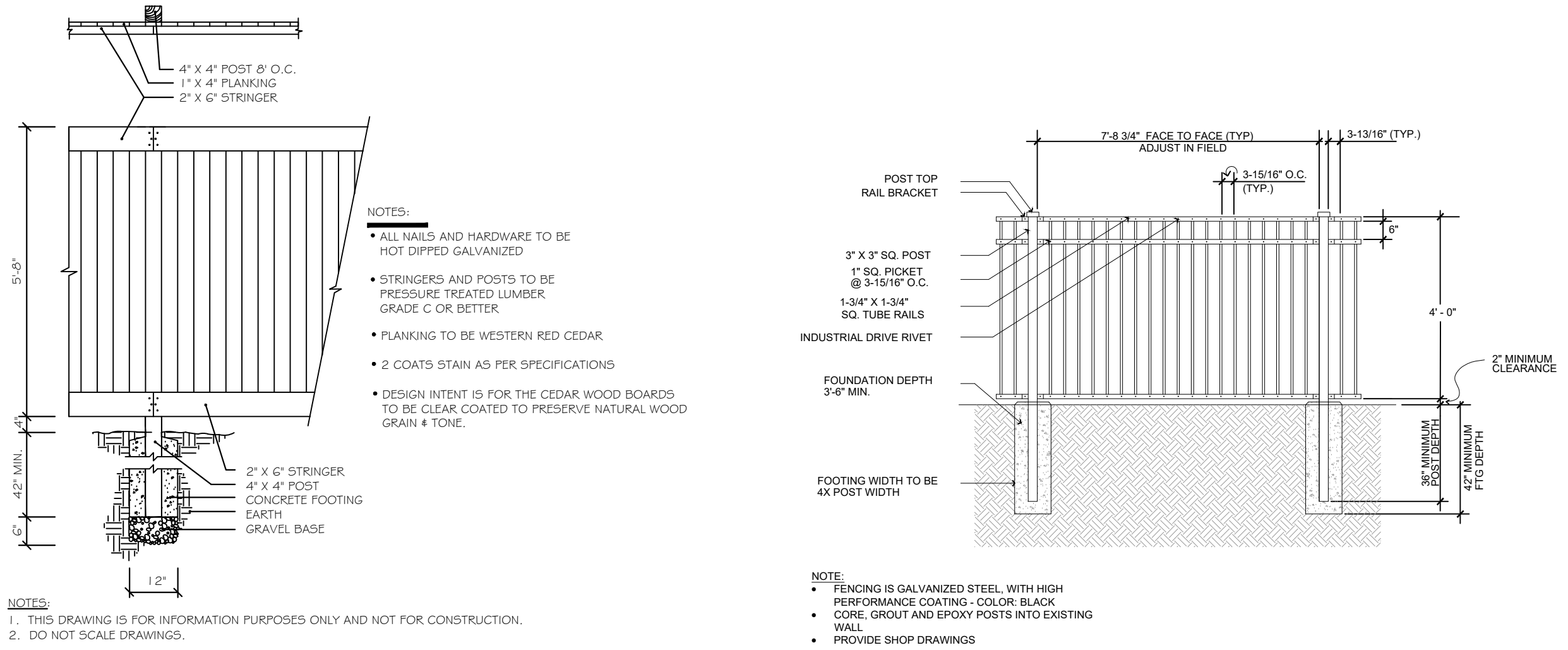
1. DO NOT DAMAGE EXISTING PLANT ROOTS WHEN EXCAVATING PLANTING HOLES.
2. PLACE PLANTS IN A NATURAL MANNER SIMILAR TO THE DETAIL PLAN SHOWN AND APPROVED BY OWNER IN THE FIELD.
3. PRUNE DEAD STALKS AND REMOVE ANY DEAD LEAVES.
4. REMOVE ALL POTS PRIOR TO PLANTING. BY HAND, REMOVE POT BOUND AND ENCIrcLING ROOTS.
5. PLACE PLANTS SO THAT FINISH GRADE IS FLUSH WITH SOIL POT HEIGHT. LEAVE SPACE BETWEEN PLANT STALKS AND SOIL AMENDMENT.
6. MAINTAIN PROPER PLANTING HEIGHT THROUGHOUT WARRANTY PERIOD.
7. MAINTAIN A WEED-FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD.



5 PERENNIAL PLANT MIX : LAYOUT

1/4" = 1'-0"

329301-09



6 6" SOLID WOOD FENCE

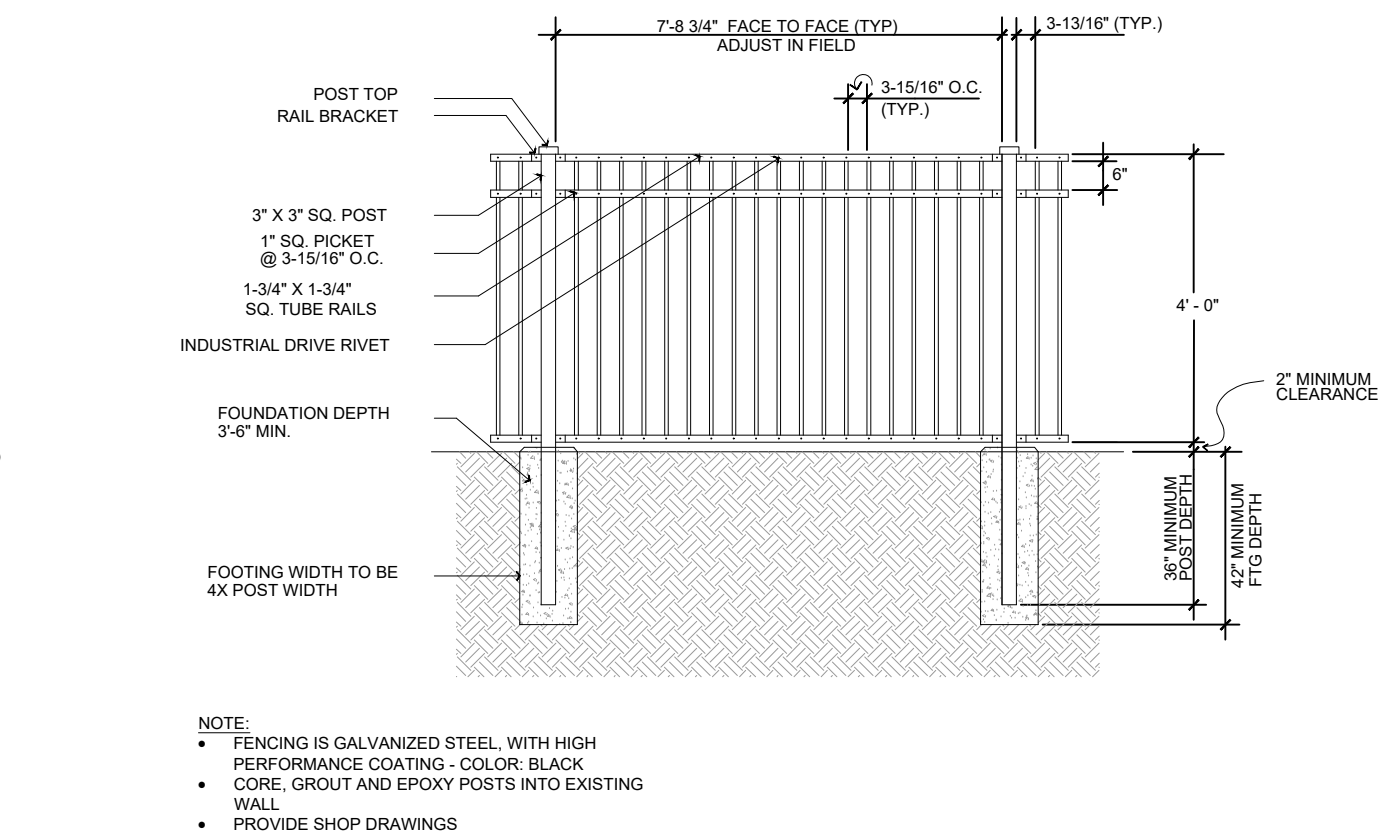
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4' ORNAMENTAL METAL FENCE

Not To Scale

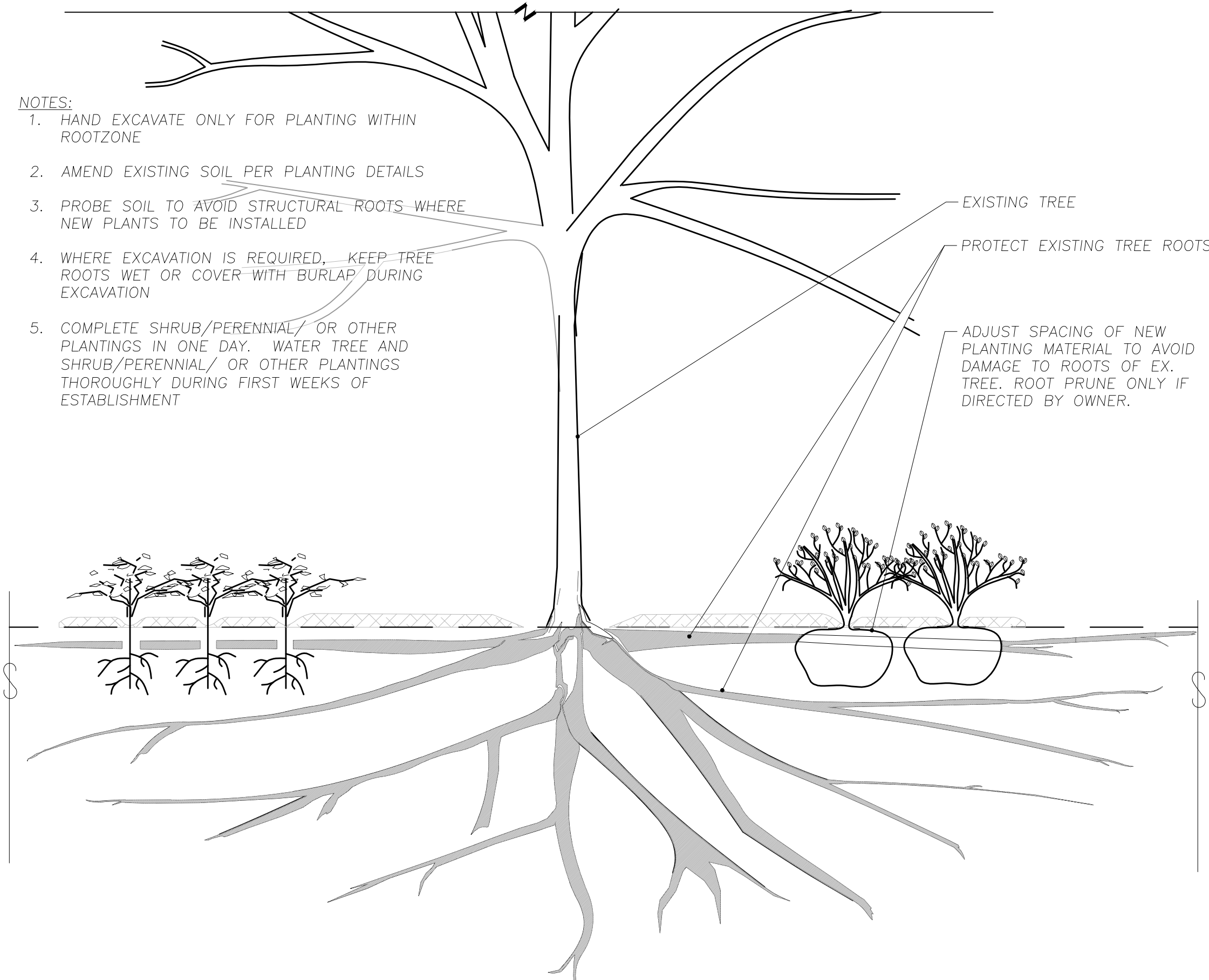
323119-45



6 PLANTING WITHIN ROOTZONE OF EXISTING TREE

NOT TO SCALE

329383-12



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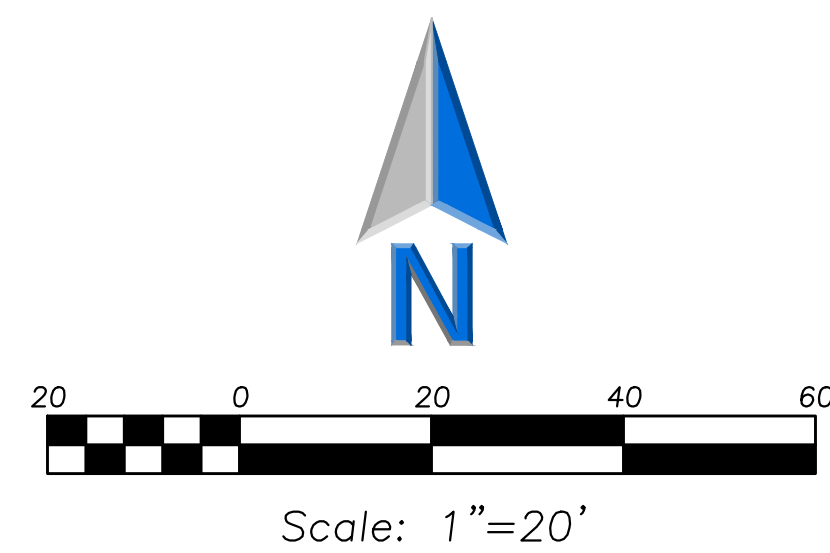
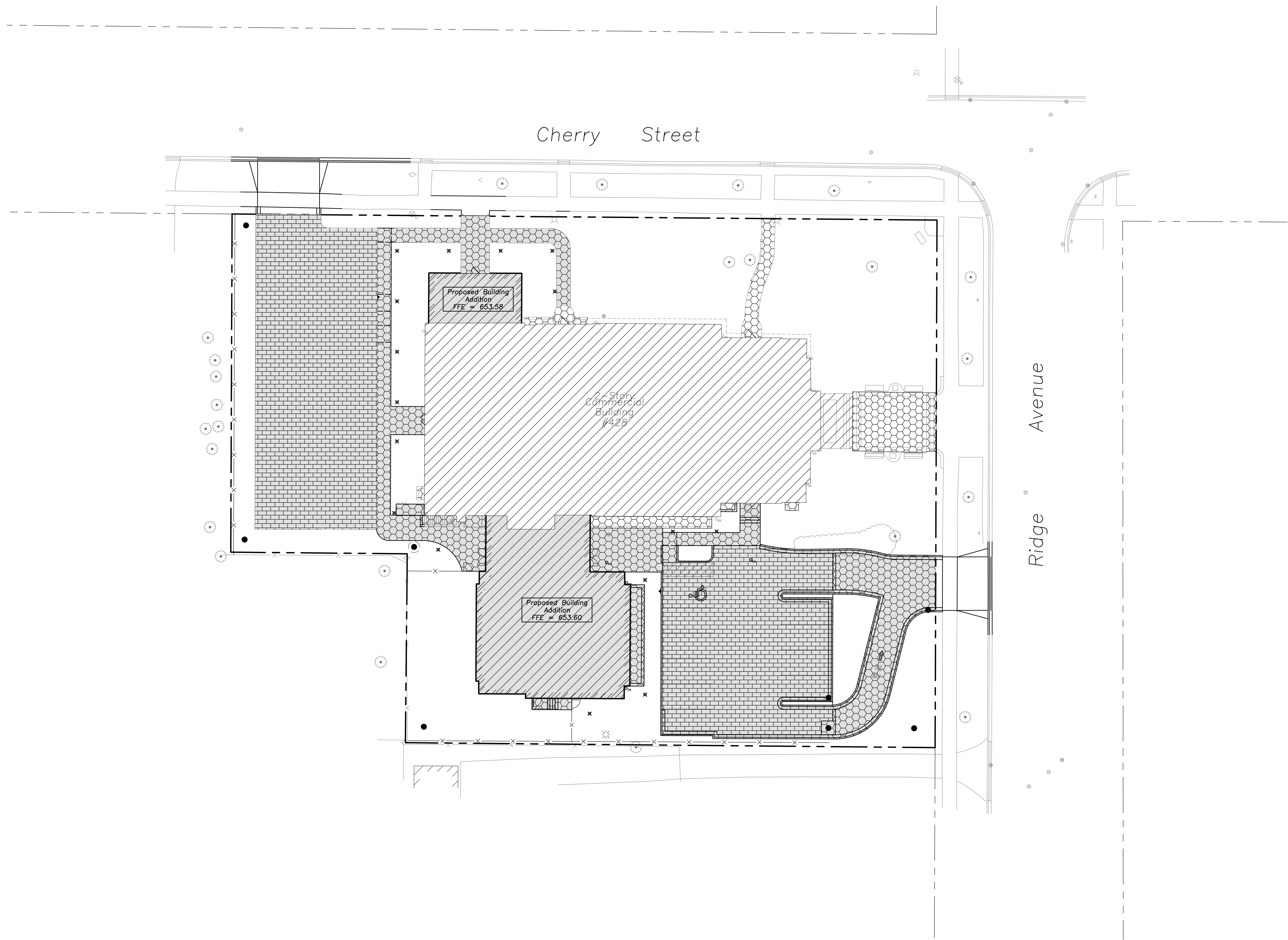
Sheet Title:

LANDSCAPE
DETAILS

Sheet No:

L200

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Plotted: 7/11/24 @ 2:31pm By: Irosenbauer



LEGEND	
	Ex. Building/Roofed Area 9,279 SF
	Pr. Building/Roofed Area 3,826 SF
	Ex. Impermeable Surface 1,002 SF
	Pr. Impermeable Surface 4,531 SF
	Pr. Semi-Permeable Surface 5,891 SF
Total ILC = 24,529 SF	

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
⚠	06/17/24	PERMIT REVISIONS
⚠	07/03/24	PERMIT REVISIONS

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Design By: LMR	Approved By: CK	Date: 07/03/24

Sheet Title:

IMPERMEABLE
LOT COVERAGE -
PROPOSED

Sheet No:

CX-04



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: JUNE 13, 2024
SUBJECT: GRACE PRESBYTERIAN CHURCH OF THE NORTH SHORE
440 RIDGE AND 760 CHERRY STREET
CERTIFICATE OF APPROPRIATENESS (CASE NO. 24-14-SU)

INTRODUCTION

On June 20, 2024, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by Grace Presbyterian Church of the North Shore (the "Applicant"), as the owner of the properties located at 440 Ridge Avenue and 760 Cherry Street (collectively, the "Subject Property"). The Applicant is proposing construction of additions to the existing church and a new parking lot on the Subject Property and requests approval of a Certificate of Appropriateness.

A mail notice has been sent to property owners within 250 feet of the Subject Property, in compliance with Village Code. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Applicant is also submitting the following applications:

- **Subdivision** application to consolidate the two existing lots known as 440 Ridge Avenue and 760 Cherry Street into a single lot of record.
- **Special Use Permit** to allow the consolidation of 440 Ridge Avenue and 760 Cherry Street, which results in a lot that is greater than two times the minimum required lot size and minimum average lot width for a corner lot in the R-5 Single Family Residential Zoning District.
- An amendment to an existing **Special Use Permit** that allowed construction of a parking lot as an accessory use to the existing church on the Subject Property.
- **Variation to:**
 - Exceed the maximum permitted gross floor area;
 - Exceed the maximum permitted roofed lot coverage;
 - Exceed the maximum permitted impermeable lot coverage;
 - Provide less than the minimum required front yard setback (Ridge Avenue);
 - Provide less than the minimum required corner yard setback (Cherry Street); and
 - Exceed the maximum permitted length of an unarticulated side building wall.
- **Demolition** application to demolish the existing residence and detached garage located at 760 Cherry Street.

The Landmark Preservation Commission is scheduled to consider the demolition application for 760 Cherry Street on July 1, 2024. The Zoning Board of Appeals is tentatively scheduled to consider the special use permit specific to the building addition and site improvements, and the variation requests on July 15,

2024. The Plan Commission is tentatively scheduled to consider the subdivision application and both special use permits on July 24, 2024.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property is located on the southwest corner of the intersection of Ridge Avenue and Cherry Street, is zoned R-5 Single Family Residential and currently consists of two buildable lots. The area of each existing lot is as follows:

1. 440 Ridge Avenue: 35,202.75 square feet
2. 760 Cherry Street: 7,506.25 square feet

The 440 Ridge Avenue lot contains Grace Presbyterian Church of the North Shore, which contains approximately 18,806 square feet of gross floor area and 9,359 square feet of roof lot coverage, and a parking lot. The 760 Cherry Street lot contains a two-story single-family residence and a detached garage. The existing parcels and improvements are depicted below in Figure 1. The Applicant desires to consolidate its two existing lots into one lot of record that would measure 42,709 square feet (0.98 acres) and demolish the existing residence and detached garage at 760 Cherry Street, in order to construct additions to the existing church and a parking lot on the west side of the existing church building.



Figure 1 – Two Existing Lots

The Comprehensive Plan designates the Subject Property as appropriate for “Institutional (Religious Institution, School, Governmental & Other Facilities)” uses. The property is zoned R-5 Single Family Residential, and it is bordered by B-1 Multifamily Residential to the north and east, and R-5 Single Family Residential to the south and west (see Figure 2).

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary

school, public high school or public institution of higher learning; (c) library; and (d) pre-school or pre-kindergarten.

The Applicant's use of the Subject Property as a church is generally consistent with the Comprehensive Plan land use designation and the R-5 zoning district.

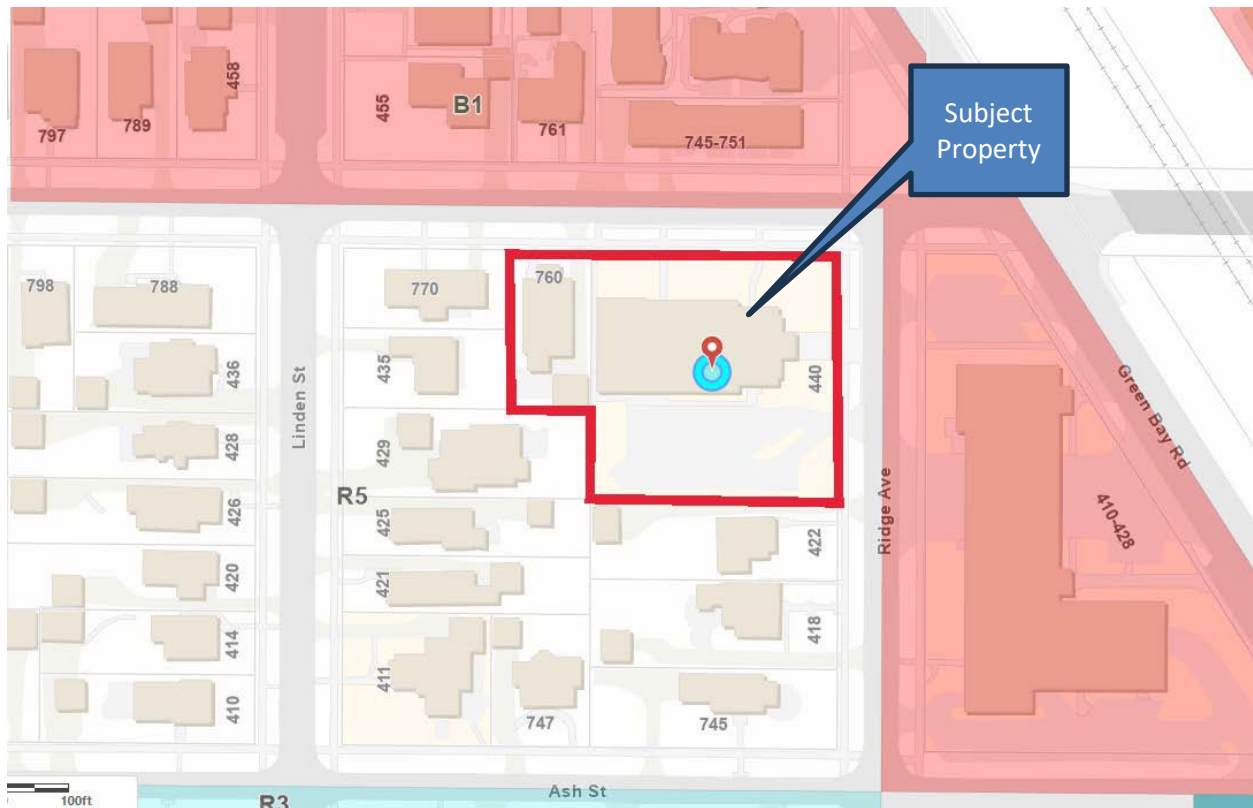


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

According to Village records, construction of the church began in 1933. There are two previous zoning cases for the Subject Property:

1. In 1933, the Village Council granted variations to allow construction of the church. The approved variations were for intensity of use of lot and the front yard setback from Ridge Avenue; and
2. In September 1983, Ordinance M-151-83 and Resolution-793-83 were adopted by the Village Council, granting a special use permit and an intensity of use of lot variation to allow consolidation of 440 Ridge Avenue and 428 Ridge Avenue, and construction of a parking lot on the south side of the existing church.

The Applicant has been operating a church and associated programming at the church since 2012. Figures 3 through 6 on the following pages are current photos of the church provided by the Applicant.



Figure 3 – Grace Presbyterian Church – East Façade



Figure 4 – Grace Presbyterian Church – North Façade



Figure 5 – Grace Presbyterian Church – South Façade



Figure 6 – Grace Presbyterian Church – West Façade

PROPOSED PLAN

As noted earlier in this report, the Applicant intends to demolish the existing residence and detached garage located at 760 Cherry Street and consolidate 760 Cherry Street and 440 Ridge Avenue into a single lot to accommodate the following proposed improvements: (i) a two-story addition on the south side of the existing church; (ii) a two-story addition on the north side of the existing church; and (iii) additional accessory parking on the west side of the existing church.

South Addition. The proposed south two-story addition would be constructed over a portion of the existing parking lot. As described by the Applicant in the attached application materials provided in **Attachment A**, the current programming space, including administrative and office activities, as well as Sunday worship and children's ministry, is outdated, undersized, and inaccessible for people with mobility challenges. The Applicant's goal with the south addition is to provide an accessible entrance into the existing church building and new, updated youth space to meet the needs of the existing programming. This addition represents an increase in roofed lot coverage of approximately 3,250 square feet and 6,400 square feet of gross floor area.

North Addition. The Applicant is also proposing a two-story addition on the north side of the existing church to provide reception and office space. This addition represents an increase in roofed lot coverage of approximately 648 square feet and 1,296 square feet of gross floor area. The proposed additions are shaded pink in Figure 7 on the following page.

Parking Lots. The existing parking lot that currently accommodates 19 vehicles would be reduced in size to allow for the proposed south addition. The reconfigured lot would accommodate 10 vehicles, one of which would be an accessible space. A new parking lot is proposed on the west side of the existing church, in the general location of the residence proposed for demolition at 760 Cherry Street. This new lot would have 10 regular spaces and one (1) accessible space, for a total of 11 new parking spaces. The proposed parking plan results in a net increase of two (2) parking spaces, with a total of 21 parking spaces on the Subject Property.

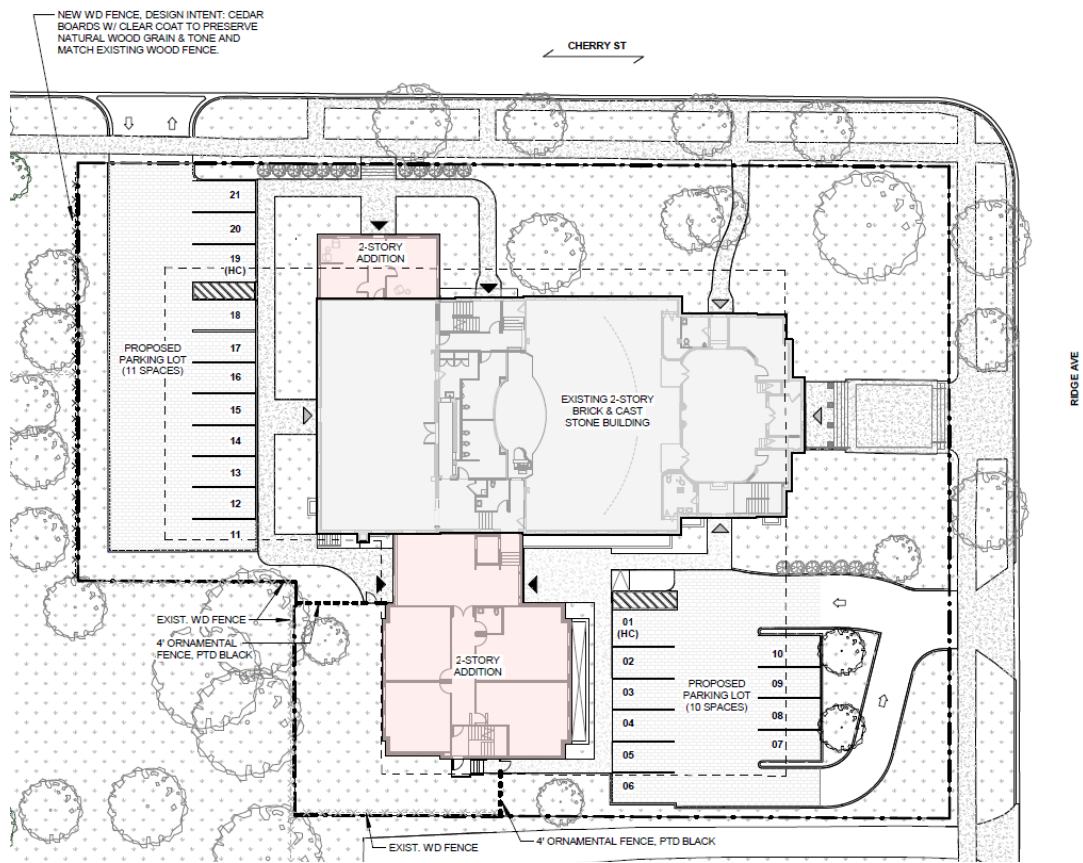


Figure 7 – Proposed Site Plan



Figure 8 – Rendering of East Façade

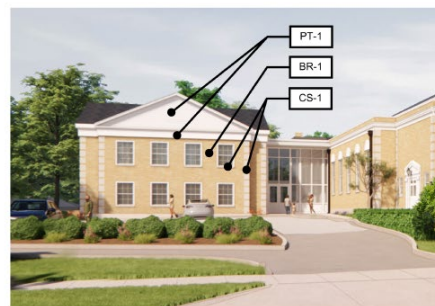


Figure 9 - Rendering of North Façade

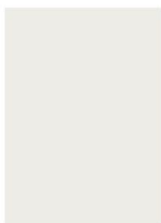
Exterior Building Materials. The proposed building materials for both additions would match the existing church. A modular brick veneer is proposed to match the existing brick. The cornice and fascia would match the existing building and be white. The corners of the building would have precast stone corner panels, to match the existing church. The proposed two-story entry to the south addition would consist of clear glazing, decorative metal paneling along the base, and a custom glass and aluminum entry door with raised panels. The windows would be aluminum single-hung with white framing and precast stone sills. The wood louvers and siding would also be painted white to match the existing church. Asphalt shingles are proposed for the roof. Included in Attachment A is an electronic version of the material board; the actual material board will be provided at the DRB meeting (Figure 10).



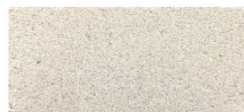
BR-1: MODULAR BRICK VENEER TO MATCH EXISTING



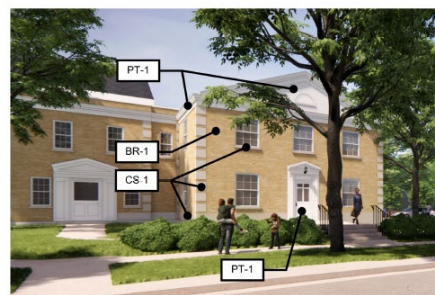
VIEW FROM RIDGE STREET



PT-1: WHITE PAINT TO MATCH EXISTING



CS-1: CAST STONE TO MATCH EXISTING



VIEW FROM CHERRY STREET

Figure 10 – Proposed Exterior Building Materials

Exterior lighting. The proposed site improvements include installation of bollards along the walkways on the Subject Property. The bollards would be 3'-4" in height (Figure 11). A decorative sconce is proposed above three entrances that would match existing sconces on the church (Figure 12).



Figure 11 – Proposed Bollard Fixture

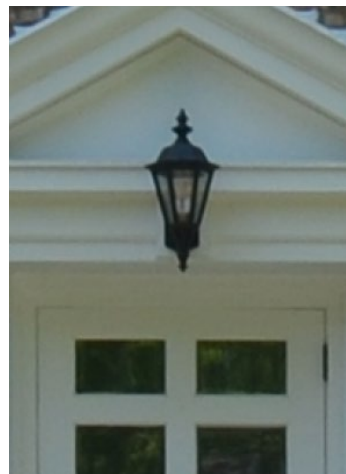


Figure 12 – Decorative Sconce

Landscaping and Hardscape. Included in the application materials is a proposed landscape plan and plant schedule. The Applicant intends to provide vegetation screening along the west property line with a variety of evergreen and canopy tree plantings. Along a portion the south property line, an evergreen tree screen is proposed. Landscape screening is also proposed for the parking lots. Please refer to the tree and plant schedule for details.

Both of the parking lots would be constructed of permeable pavers, specifically Unilock Eco-Priora 5"x10" pavers, in a color referred to as River.

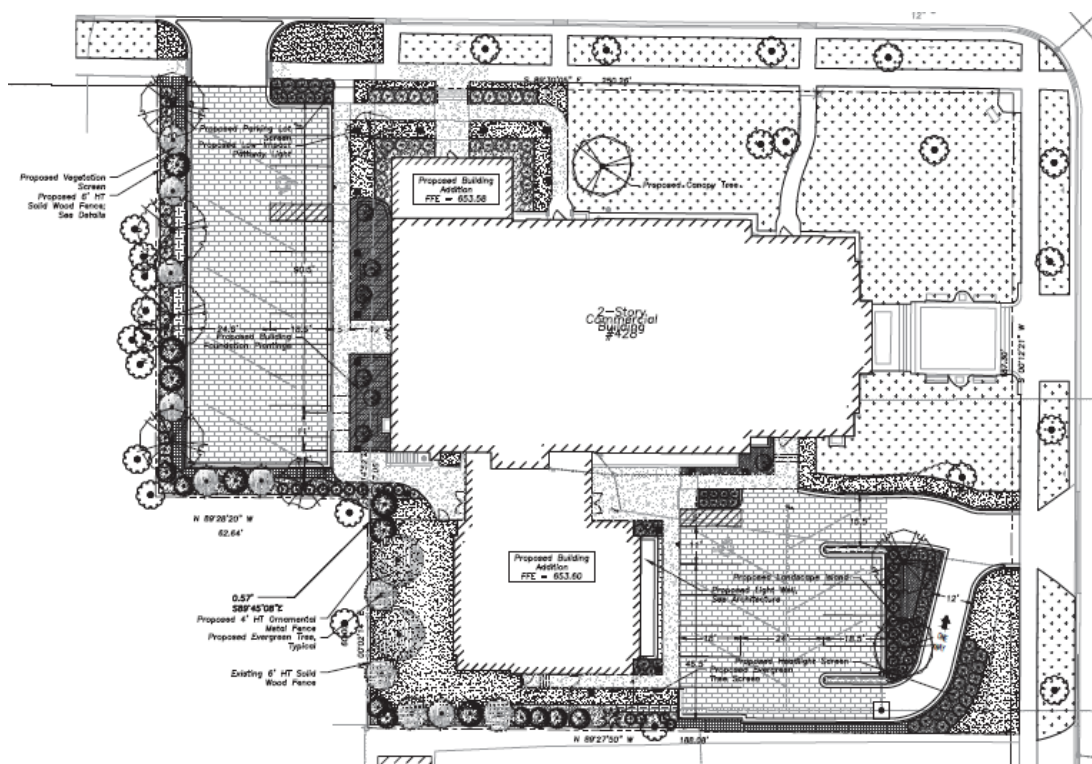


Figure 13 – Landscape Plan

A 6-foot-tall solid wood fence is proposed along the west side of the proposed 11 space westerly parking lot. It would be a cedar fence with clear coat stain to preserve the natural wood grain and tone, as well as match existing wood fencing on the site. There is an existing wood fence along the south side of the westerly parking lot, which appears to be on the neighboring lot, that would remain. There is also existing wood fencing along the west and south sides of the proposed south addition that would remain. A 4-foot-tall ornamental metal fence painted black is also proposed to the west and south of the proposed south addition.

In addition to the renderings included earlier in this report, the Applicant has provided aerial perspectives of the proposed additions and site improvements, which are provided below as Figures 14 and 15. The complete set of plans is provided in **Attachment A**.



Figure 14 - Southeast Aerial Perspective



Figure 15 - Northwest Aerial Perspective

ZONING RELIEF

Although not part of the DRB's consideration, it should be noted that based upon staff's review of the plans submitted to date, the following variations are necessary to allow the proposed improvements to: (i) exceed the maximum permitted gross floor area; (ii) exceed the maximum permitted roofed lot coverage; (iii) exceed the maximum permitted impermeable lot coverage; (iv) provide less than the minimum required front yard setback from Ridge Avenue; (v) provide less than the minimum required corner yard setback from Cherry Street; and (vi) exceed the maximum permitted length of an unarticulated side building wall. The existing church and site improvements on the 440 Ridge lot are currently nonconforming with respect to: (i) gross floor area; (ii) roofed lot coverage; (iii) the front yard setback; and (iv) rear yard setback.

Additionally, special use approval is required to allow the proposed improvements and to consolidate the two existing lots into a single lot of record.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

The Board will need to determine if the proposed additions and site improvements for Grace Presbyterian Church located at 440 Ridge Avenue complies with the above standards.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide recommendations and standards on the appearance of exterior facades for institutional buildings.

- Additions to existing institutional structures should respect the established setbacks of the original building and be sensitive to the context of the surrounding zoning area, particularly residential neighborhoods. The proposed south addition would comply with the required setbacks and not be located any closer to Ridge Avenue than the existing church building. However, the north addition would encroach the required setback from Cherry Street.
- The height of institutional buildings located in single family zoning districts should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions should respect the existing height and not differ from the established eave line by more than a half story. The proposed north addition would be 26'-5" in height and the south addition would be 28'-5" in height, in compliance with the maximum permitted height of 60 feet and 2½-stories

and not be as tall as the existing church.

- Roofs of institutional buildings should have shallower sloped roofs than commercial buildings and be composed of basic gable, hipped or flat roofs. Additions to institutional buildings should respect the existing roof form and slope. The slope of the roof on the proposed additions would match the existing church building.
- Additions to existing institutional structures should also respect the existing horizontal rhythms to maintain and enhance the original scale and proportion of the structure. The scale and proportion of institutional buildings should be appropriate to the function and use of the building.
- Window materials should be aluminum or wood in a color that matches the overall building style. Glazing should be clear glass without tint or film. The proposed window frames would be aluminum, with white framing and precast stone sills to match the existing church building.
- Monochromatic materials such as modular brick are encouraged for building façade materials. The proposed addition would consist of a brick to match the existing church brick in size, texture, and color.
- A perimeter landscape area should be provided along off-street parking areas on sides adjacent to public streets. The goal of the buffer zone is to lessen the visual impact of parked cars and parking areas on the streetscape and surrounding uses. Where parking areas abut residential properties, a 6-foot solid screen fence or wall should be constructed. Appropriate materials include cedar, masonry, or evergreen plant material. Landscape screening is proposed for both parking lots. Additionally, a 6-foot-tall solid cedar fence is proposed along the west property line of the proposed west parking lot. However, a fence or wall is not proposed along the southern edge of the west parking lot or along the southern edge of the east parking lot. Internal landscaping is also encouraged to reduce the visual impact of surface parking.

RECOMMENDATION

At the June 20, 2024, DRB meeting, the Board is scheduled to consider the design of the Applicant's proposed additions and site improvements to the Subject Property.

After hearing from the Applicant and the public, the Board may decide to take action on one or 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; or
- 2) Adopt a motion to recommend approval or a motion to recommend denial of a certificate of appropriateness for the design of the proposed additions and site improvements to Grace Presbyterian Church of the North Shore located at 440 Ridge Avenue.

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

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed additions and site improvements to Grace Presbyterian Church of the North Shore at 440 Ridge Avenue**, subject to the following conditions:*

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

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

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

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 440 Ridge Avenue, Winnetka, Illinois 60093

Name of Business(es): Grace Presbyterian Church of the North Shore

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

- ☐ Sign Sign Permit Application attached? ☐
☐ Awning Awning Permit Application attached? ☐
☒ Other (general description) New additions to existing building and accessory parking.

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

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 440 Ridge Avenue (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED

PRINTED NAME(S)

ADDRESS

PHONE NO.

EMAIL

M Marshall Brown III

440 Ridge Ave.

847-920-9517

joe@pfa.work

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM Present Future Architects

CONTACT NAME Joe Buehler

ADDRESS 1147 W. Ohio Street, Suite 504

Chicago, IL 60642

PHONE NO. (630) 802-5987

EMAIL joe@pfa.work

Present Future Architects

2024-05-29

Village of Winnetka
Department of Community Development
510 Green Bay Road
Winnetka, IL 60093

Re: Village of Winnetka Design Standards

The proposed external architectural features of the addition correspond with the language, proportion, materials, and detailing of the existing church structure. Since the church has been a significant fixture within the community since the 1930s, we feel that the addition is compatible with both its immediate surroundings and the broader neighborhood. The architectural language of the existing church, and thus the proposed additions, is aligned with the Design Guidelines set forth by the Village.

The south addition has been situated on the property in such a manner as to limit the impact on the urban design of the surrounding neighborhood, ensure sunlight into the existing sanctuary and provide accessibility to each level of the existing building. By placing the primary addition in the south-west corner of the lot, the impact of the additional building mass to the existing streetscape is minimized. The north addition is much smaller in footprint, matches the existing gable form of the west wing and provides architectural clarity to the church office entry. The height of the additions do not exceed residential standards to further relate to the surrounding context.

Sincerely,



/Joe Buehler, AIA, LEED AP BD+C

Statement in Support of Special Use, Variation, and Subdivision Applications
Submitted by Grace Presbyterian Church of the North Shore
440 Ridge Avenue, Winnetka, Illinois

1. Background.

Grace Presbyterian Church of the North Shore, an Illinois not-for-profit corporation (the “**Applicant**”), owns the property commonly known as 440 Ridge Avenue (the “**Ridge Property**”) and 760 Cherry Street (the “**Cherry Property**”) (collectively, the “**Property**”) in the Village of Winnetka, Illinois (the “**Village**”). The Property is located at the southwest corner of the intersection of Cherry Street and Ridge Avenue. The Ridge Property is improved with an existing two-story church building (the “**Existing Building**”) and a surface parking lot (the “**Existing Parking Lot**”). The Existing Building consists of the main church building and a hall located adjacent to, and to the west of, the church building (“**West Hall**”). The Applicant operates a church and related programs at the Ridge Property. The Cherry Property is improved with an unoccupied single-family residence.

The Applicant desires to construct: (a) a two-story addition to the south elevation of the Existing Building (the “**South Addition**”); (b) a two-story addition to the north elevation of West Hall (the “**North Addition**”); and (c) a new accessory parking lot containing 11 parking spaces on the Cherry Property (the “**New Parking Lot**”) (collectively, the South Addition, the North Addition, and the New Parking Lot are the “**Proposed Improvements**”). The Proposed Improvements are depicted on the plans (the “**Plans**”) enclosed with this Statement in support of Special Use, Variation, and Subdivision Applications (this “**Statement**”). The South Addition would be constructed over a portion of the Existing Parking Lot. To replace the loss of 9 parking spaces within the Existing Parking Lot, the Applicant intends to construct the New Parking Lot on the Cherry Property, which will result in a net gain of 2 new parking spaces (*i.e.*, 19 existing parking spaces within the Existing Parking Lot compared to 21 parking spaces combined within the New Parking Lot and the remaining portion of the Existing Parking Lot after completion of the Proposed Improvements).

In connection with the Proposed Improvements, the Applicant has submitted applications for approval of: (i) a special use permit for the operation of a church on the Property; (ii) the Variations (defined below); (iii) a plat of subdivision consolidating the Ridge Property and the Cherry Property; (iv) a Certificate of Appropriateness; and (v) a permit to demolish the existing, vacant building located on the Cherry Property. This Statement provides information that is relevant to all of those applications and describes how the Proposed Improvements satisfy the standards of approval for a special use permit and variations.

The area surrounding the Property features a mix of uses and intensity of activities that are compatible with the Applicant’s use and the Proposed Improvements. The Property is located on the edge of the Village’s R-5 Single-Family Residential District (the “**R-5 District**”), bordered to the north and east by the Village’s B-1 Multifamily Residential District. One block to the south of the Property, beginning at Ash Street, is an area located within the Village’s B-2 Multifamily Residential District. Pursuant to Section 17.12.010 of the Winnetka Zoning Ordinance (the “**Zoning Ordinance**”), the R-5 District provides for a “single-family residential environment of

relatively intense suburban character.” The adjacent multi-family zoning districts provide for greater density and a greater variety of uses than the R-5 District. Just one block north of the Property, at Oak Street, begins the Village’s downtown area, which features a mix of commercial and institutional uses. Moreover, the Village’s fire and police department building is located across Ridge Avenue to the east of the Property. Green Bay Road is also located less than one block east of the Property. Green Bay Road is a major thoroughfare that features a mix of multi-family residences, institutional uses (such as the North Shore County Day School to the southeast and the Winnetka Public Library and Village Hall to the northwest of the Property), and commercial uses. Adjacent to Green Bay Road is the Union Pacific North railroad right-of-way, which carries Metra train traffic to and from Chicago and points north. The Applicant’s activities and Proposed Improvements are consistent with the robust and diverse array of land uses and activities taking place in the vicinity of the Property.

Use of the Ridge Property as a church has been part of the mix of uses in the neighborhood for more than 80 years. The Ridge Property has been used as a church since 1941, when the First Church of Christ, Scientist completed construction of the Existing Building. The Applicant has been operating a church and ancillary religious, educational, and community programs at the Ridge Property since 2012. Among other things, the Applicant offers the following worship activities and programming within the Existing Building (collectively, “**Programming**”):

- Sunday worship services: Sundays at 10:00 a.m. Average attendance of 262 people per service, including attendees of Sunday school.
- Sunday school: Sundays during worship services.
 - Nursery for children 0-23 months staffed with professional childcare workers. Currently located on second story of the south side of West Hall.
 - Toddler classroom for children ages 2-3 years. Currently located on the second story of the north side of West Hall.
 - Pre-K and Kindergarten classroom for children ages 4-5 years. Currently located on the lower level of the Existing Building.
 - 1st grade through 4th grade classroom. Currently located on main level of West Hall.
- Children’s program for Pre-K to 4th grade, which includes Bible teaching, activities, and games. Wednesdays from 6:00 p.m. – 7:15 p.m. Currently located on the main level of West Hall and within the Sanctuary. Approximately 40 participants.
- Middle school program for 6th to 8th grade, which includes games, fellowship, and Bible teaching. Sunday nights from 5:30 p.m. – 7:00 p.m. Currently located on main level of West Hall. Together with high school program, below, approximately 40 participants.
- High school program, which includes games, fellowship, and Bible teaching. Sunday nights from 5:30 p.m. – 7:00 p.m. Currently located in the foyer of the Existing Building. Together with the middle school program, above, approximately 40 participants.
- Men’s ministry, which features bible study. Wednesday from 6:30 a.m. to 7:30 a.m. Currently located on the main level of West Hall. Approximately 15 participants.

- Women’s ministry, which features bible study and related activities. Thursdays from 9:30 a.m. – 11:00 a.m. Currently located on the main level of West Hall. Child care is provided in the main level of West Hall. Approximately 30 participants.
- Moms in Prayer program. Mondays from 11:00 a.m. – noon. Currently located on the main level of West Hall. Approximately 4 participants.
- “Tuesdays at 12:00 p.m.” prayer program. Tuesdays from 12:00 – 12:30 p.m. Currently located on the main level of West Hall. Approximately 10 participants.

2. Purpose of Proposed Improvements.

Importantly, the purpose of the Proposed Improvements is to improve the functionality, accessibility, and experience of the spaces available for existing Programming and administrative functions, not to support plans for new or expanded Programming. The Applicant does not propose to expand the scope of its Programming in connection with the construction of the Proposed Improvements. Although the Applicant’s Programming may vary over time as the interests and needs of the community may change, the Applicant intends to offer substantially the same Programming after the construction of the Proposed Improvements as it currently offers within the Existing Building.

The spaces within the Existing Building where the Applicant conducts its Programming, administrative, and office activities – including Sunday worship, Children’s Ministry, Middle School Ministry, and High School Ministry – are undersized and outdated, with insufficient space, facilities, and features to effectively deliver the existing Programming and perform related activities. Regrettably, spaces throughout the Existing Building are also inaccessible to people with disabilities. Although churches are not subject to the “public accommodation” requirements of the Americans with Disabilities Act (“**ADA**”), the Applicant strongly believes that the Existing Building and Proposed Improvements should be inclusive of and welcoming to all people. The Applicant therefore desires to renovate the Existing Building and construct the Proposed Improvements to comply with the accessibility requirements set forth in the ADA. After the Proposed Improvements are completed, the Applicant will be able to provide its Programming and perform its activities in state-of-the art spaces that better serve and accommodate the needs of the entire community. The community, in turn, will benefit by having access to the Proposed Improvements and the Applicant’s improved Programming.

3. Pre-Application Meetings with Staff and Neighbors.

In November of 2023, the Applicant held a pre-application meeting with Village staff to discuss preliminary plans for the Proposed Improvements. Additionally, the Applicant held a meeting with approximately 20 neighbors of the Property in February of 2024. The preliminary plans proposed a larger, 11,000 square foot, 2 ½ story South Addition, with a 12-foot setback from the south lot line of the Property (rather than 16 feet, as currently proposed). The preliminary plans did not include the North Addition. Neighbor comments regarding the preliminary plans focused in large part on certain issues, including: (a) concerns about traffic and parking, including the proposed New Parking Lot on Cherry Street; and (b) the height, bulk, and density of the proposed South Addition and its proximity to neighboring single-family residences.

The Applicant took these comments seriously and undertook substantial good faith efforts to address them. As further discussed in Section 4 of this Statement, the Applicant engaged a traffic and parking engineer to prepare a study to evaluate traffic and parking conditions at the Property. The study shows that existing traffic and parking capacity exceeds demand. The Proposed Improvements will not increase traffic and parking demand and, therefore, existing traffic and parking capacity is more than sufficient to accommodate the Applicant's Programming. As further discussed in Section 5 of this Statement, the Applicant also worked with its architect to substantially revise its preliminary plans to reduce the height, bulk, and density of the South Addition to address neighbors' comments. On May 23, 2024, the Applicant held a second pre-application meeting with Village staff to share its revised Plans.

4. Traffic and Parking.

Sufficient traffic and parking capacity currently exists and will exist after construction of the Proposed Improvements to accommodate the Applicant's Programming. The Applicant engaged Eriksson Engineering Associates, Ltd. ("**Eriksson**") to conduct a traffic and parking study with respect to the Applicant's use of the Property. The study is enclosed with this Statement.

Eriksson analyzed available parking supply and usage during the Applicant's Sunday services on February 4, 2024. The analysis surveyed the Existing Parking Lot (19 spaces), the Winnetka Public Library's parking lot (23 spaces), which the Applicant may use on Sundays pursuant to an agreement with the Library, and on-street parking near the Property (154 spaces), for a total of 196 spaces. Eriksson found that only 16 out of 19 spaces (84%) within the Existing Parking Lot, 11 out of 23 spaces (48%) within the Library parking lot, and 83 out of 154 on-street parking spaces (54%) were used, or a total of 110 out of 196 available spaces (56%).

Eriksson noted that: (i) the Applicant's Sunday services generate peak traffic and parking demand; (ii) the Applicant's other Programming generates substantially less traffic and parking demand; and (iii) the Applicant does not intend to expand its Programming as a result of the Proposed Improvements. Eriksson concluded that the Proposed Improvements "will not have a material impact on traffic and parking conditions around the church . . . The low level of traffic activity in general on the roadway system on a Sunday will not be impacted and will accommodate the church. There is sufficient parking around the church to accommodate typical services." These findings address neighbors' comments and questions regarding the traffic and parking impact of the Proposed Improvements.

The relocation of 11 accessory parking spaces to the New Parking Lot on Cherry Street will not materially increase the impact of Church-related parking on the surrounding neighborhood or change with the character of the neighborhood. After the Proposed Improvements are constructed, the Property will have substantially the same number of accessory parking spaces as it currently has, and a substantially identical number of vehicles will be travelling to and from the Property and using the accessory parking spaces. The location of the New Parking Lot on Cherry Street, just around the corner from the Existing Parking Lot, will have a minimal effect, if any, on neighboring properties and land uses. As discussed above, the area around the Property features a diverse mix of land uses that are compatible with the existing and proposed levels of traffic and parking related to the Applicant's Programming.

Nevertheless, the Applicant considered whether an addition to the Existing Building could be constructed on the Cherry Property instead of on the Ridge Property to avoid locating the New Parking Lot on the Cherry Property, but unfortunately that alternative is not feasible. A ComEd easement containing above-ground powerlines is located between the Ridge Property and the Cherry Property. The powerlines continue to the north and south of the Property. These powerlines prevent the Applicant from building an addition to the Existing Building on the Cherry Property. Relocating or burying the powerlines to allow for construction of the addition on the Cherry Property is not reasonably feasible.

5. Height, Bulk, and Density.

As a religious organization whose mission is to serve and support the community, the Applicant took seriously comments from neighbors regarding the height, bulk, and density of the South Addition. Some neighbors believed that the South Addition would be too tall, have disproportionate bulk relative to nearby single-family homes, and be located too close to the south property line of the Property. Although the Applicant's preliminary plans for the South Addition complied in all respects with the height, bulk, and density regulations of the R-5 District, the Applicant and its architect nevertheless went to great effort to prepare an alternative design to address those comments.

The Applicant reduced the height of the South Addition by half a story (from 2 ½ stories to 2 stories), reduced the floor area of the South Addition by 2,114 square feet (from 8,231 square feet to 6,099 square feet), and increased the setback from the south lot line of the Property by 4 feet (from 12 feet to 16 feet). To compensate for the reduction in floor area in the South Addition, the Applicant proposes to enlarge West Hall by constructing the North Addition. The North Addition faces Cherry Street and does not abut any neighboring properties. By shifting floor area from the South Addition to the North Addition, the revised Plans mitigate the impact of height, bulk, and density on adjacent single family homes, while providing approximately the same amount of space for the Applicant's Programming and administrative functions. In fact, the current proposed dimensions of the South Addition are comparable to the dimensions of a single-family home that could be constructed as of right in the R-5 District. The effect of the height, bulk, and density of the South Addition on neighboring property owners, therefore, is similar to that of a new single-family home.

In addition to reducing the height, bulk, and density of the South Addition, the Applicant proposes robust landscaping along the south and west lot lines of the Property to provide a buffer that will screen the Proposed Improvements from view and dampen any sound emitted from the Property. This landscape buffer will further mitigate neighbors' concerns about the impact of the Proposed Improvements on adjacent properties.

6. Special Use Standards.

Pursuant to Section 17.12.020.C.1. of the Zoning Ordinance, churches are a special use in the R-5 District. Section 17.56.090 of the Zoning Ordinance states that a new special use must be approved in connection with the structural alteration of a building used for an existing special use.

The Proposed Improvements, therefore, require a special use permit.¹ For the reasons described below, the Proposed Improvements satisfy the applicable standards for a special use set forth in Section 17.56.120 of the Zoning Ordinance.

A. The establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare.

The Proposed Improvements will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the community. Rather, the Proposed Improvements are compatible with the community and will enhance the general welfare by improving the Applicants' facilities and the quality of the Applicants' Programming in service of the community.

As discussed in Section 1 of this Statement, the area surrounding the Property consists of a mix of uses that vary in intensity, including single-family dwellings, multi-family dwellings, institutional uses, commercial uses, Green Bay Road, and the Union Pacific Railroad right-of-way. The Property has been used as a church for more than 80 years. The Applicant does not intend to expand the scope of its Programming in connection with the Proposed Improvements. The Applicant's activities do not cause excessive noise, odors, light, vibration, or other impacts that materially adversely affect public health, safety, and the general welfare. The Proposed Improvements will not create or increase any such impacts.

Further, as described in Section 5 of this Statement, the height, bulk, and density of the South Addition, as revised by the Applicant in response to neighbors' comments, will be comparable to a single-family home in the R-5 District and will have a similar, minimal impact on adjacent properties.

Finally, for the reasons set forth in Section 4 of this Statement and in Eriksson's traffic and parking study, the Proposed Improvements will not materially increase traffic or parking demand. The existing roadway system and the number of parking spaces that will be available after construction of the Proposed Improvements will have more than enough capacity to accommodate traffic and parking demand created by the Applicant's Programming.

B. The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity.

For the same reasons, the Proposed Improvements will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity or substantially diminish or impair property values in the immediate vicinity. As described above: (i) the Proposed Improvements and the Programming are compatible with the mix of uses in the vicinity of the Property; (ii) the Proposed Improvements will not cause noise, odors, light, vibration, or other impacts that would materially and adversely affect the use and enjoyment and property values of nearby properties;

¹ In the alternative, it is possible that use of the Existing Building as a church is a legal nonconforming use for which a special use permit has not been issued. In that event, a special use permit is required to allow for enlargement of the Existing Building pursuant to Section 17.64.050 of the Zoning Ordinance.

(iii) the height, bulk, and density of the South Addition is compatible with the height, bulk, and density of single-family homes within the R-5 District; and (iv) the Proposed Improvements will not increase vehicular traffic or parking demand in a manner that would be injurious to the use or reduce the property values of neighboring properties.

C. The establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern.

The Proposed Improvements will not impede the normal and orderly development or improvement of other properties in the immediate vicinity. The surrounding area is already developed. If development sites become available, the Proposed Improvements will not discourage additional development in the area because the Proposed Improvements will not negatively impact surrounding properties or the general welfare of the community (as discussed above).

D. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways.

Existing traffic and parking infrastructure is sufficient to minimize pedestrian and vehicular traffic congestion in the public ways. As discussed above, the Applicant does not expect the Proposed Improvements to create new parking demand or materially increase traffic. The existing and proposed parking supply provides adequate capacity to accommodate vehicular traffic generated by the Applicant's Programming without causing unreasonable congestion in the right-of-way. The Applicant proposes new ingress and egress to the New Parking Lot on Cherry Street, which will not materially affect traffic congestion in public ways.

E. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exist or are to be provided.

Existing parking, utilities, access roads, drainage, and other facilities necessary for the operation of the Proposed Improvements are adequate. The Property is already served by all utilities and drainage that are necessary to operate the Proposed Improvements. The operation of the Proposed Improvements does not require any additional utilities or facilities.

F. The special use in all other respects conforms to the applicable regulations of the Zoning Ordinance and other Village ordinances and codes.

Except for the Variations (described below), the Proposed Improvements will conform to all applicable regulations of the Zoning Ordinance and other Village ordinances and codes.

7. Variation Standards.

The Existing Building is more than 80 years old and is a legal nonconforming structure with respect to certain provisions of the Zoning Ordinance. Pursuant to Section 17.64.060 of the Zoning Ordinance, when alterations are made to a legal nonconforming structure, the structure

must either be brought into conformity with applicable provisions of the Zoning Ordinance or variations must be obtained. The Proposed Improvements eliminate or reduce the extent of certain nonconformities, thereby eliminating or reducing the need for variations. The Proposed Improvements increase the extent of other nonconformities, but in certain cases the increases are attributable, in whole or in part, to the Applicant's efforts to address neighbors' comments.

Code Section	Requirement	Existing	Proposed	Difference from Existing	Variation Required?
17.30.030.B.	Maximum of 21,355 s.f. of impermeable surface lot coverage.	24,479 s.f.	21,005 s.f.	Reduction of 3,474 s.f.	No. Need for variation eliminated by Proposed Improvements.
17.30.100.C.	Accessory parking spaces in front yard prohibited.	Does not comply.	Does not comply.	Parking layouts differ, but both include fractional spaces in front yard.	Yes.
17.30.040	Maximum of 11,638 sf of GFA.	19,476 s.f.	20,956 s.f.	Increase of 1,480 s.f.	Yes.
17.30.030.A.	Maximum of 10,677 s.f. of roof lot coverage.	11,831 s.f..	13,161 s.f.	Increase of 1,330 s.f.	Yes, but extent of variation increased to address neighbors' comments. Reducing the height of the South Addition and moving floor area to the North Addition increased the total area of roofed or building lot coverage.
17.30.050.B	Setback of 30 feet from Cherry Street.	37 feet, 8 inches from Cherry Street	20 feet, 4 inches from Cherry Street.	Reduction of 17 feet, 4 inches.	Yes, but variation made necessary by neighbors' comments. Reducing the height of the South Addition and moving floor area to the North Addition causes the need for reduced setback.

The Applicant respectfully requests the following four variations (collectively, the “Variations”):

- A variation to allow accessory parking spaces in the front yard, where accessory parking spaces are not permitted in the front yard by right.
- A variation to allow 20,956 s.f. of GFA, where a maximum of 11,638 s.f. of GFA is permitted by right.
- A variation to allow 13,161 s.f. of roof lot coverage, where a maximum of 10,677 s.f. of roof lot coverage is permitted by right.
- A variation to allow a 20-foot, 4-inch setback from Cherry Street, where a minimum setback of 30 feet is required.

For the reasons described below, the Proposed Improvements satisfy the applicable standards for variations set forth in Section 17.56.120 of the Zoning Ordinance.

A. There are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of the R-5 District.

The Applicant faces numerous practical difficulties or particular hardships that prevent the applicant from complying with all of the requirements of the R-5 District. First, the Property is an irregular shape that is bisected by a ComEd easement and above-ground powerlines. These features significantly limit site planning and prevent the Applicant from constructing an addition to the Existing Building on the Cherry Property, rather than north and south of the Existing Building. If an addition on the Cherry Property had been possible, the Applicant may have been able to reduce the area of roof lot coverage and to comply with the 30-foot setback abutting Cherry Street.

Second, the Existing Building is 80 years old and is a legal nonconforming structure. The Proposed Improvements require formalizing the Existing Building’s legal nonconformities. The Applicant has been able to eliminate or reduce certain nonconformities through its design of the Proposed Improvements, as summarized in the table above. In other cases, the Applicant has proposed to increase certain nonconformities so that the design of the Proposed Improvements will be more responsive to neighbors’ comments, as also summarized in the table above. The Applicant does not have an economically viable way to cure all of the Existing Building’s nonconformities. The only way to do so would be to demolish and replace the entire Existing Building, which would be cost prohibitive. More importantly, demolition of the Existing Building would have a far greater impact on the character of the neighborhood than the construction of the Proposed Improvements. The Existing Building is historically significant and contributes to the historic aesthetic of the surrounding area. The Winnetka Historical Society has prepared and maintained information about the Existing Building at <https://www.winnetkahistory.org/gazette/first-church-of-christ-scientist/>. The Proposed Improvements have been designed to match the aesthetics of the Existing Building and be compatible with the historic nature of the surrounding area.

Finally, the Applicant seeks to correct existing code deficiencies, including by bringing the Existing Building into compliance with ADA accessibility standards. The Applicant is unable to cause all of the spaces within the Existing Building to comply with ADA standards without

construction of the South Addition and the North Addition. The Proposed Improvements create space for accessible entries, elevators providing access to all floors, accessible hallways, and other accessible spaces, including the sanctuary, where Sunday worship services are held.

B. The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in the R-5 District.

The Applicant is a non-profit religious organization and does not seek to earn a return from development of the Property. The Applicant merely seeks to improve the functionality and accessibility of its facilities to deliver better Programming for the benefit of the community. The Property cannot generate that type of community “return” if it is permitted to be used only under the conditions allowed by regulations in the R-5 District.

C. The plight of the owner is due to unique circumstances related to the Property.

The Applicant has not caused the unique circumstances related to the Property. Through no fault of the Applicant, the Existing Building is a legal nonconforming structure. The Existing Building was constructed on the Ridge Property more than 80 years ago, before the Applicant owned the Property and before the Village’s current zoning ordinances and regulations and the ADA became law. Where possible, the Applicant has worked in good faith to eliminate or reduce the extent of nonconformities, while also attempting to address comments from neighbors. Further, the Applicant did not create the current configurations of the Ridge Property and the Cherry Property and the ComEd easement located between them. These features of the Property predate the Applicant’s ownership but impose significant limitations on site planning that might otherwise allow for the reduction or elimination of additional nonconformities.

D. The variation, if granted, will not alter the essential character of the locality.

If granted, the Variations will enhance and complement the essential character of the surrounding area, not alter it. As discussed above, the neighborhood around the Property consists of a variety of land uses, including single-family residential, multi-family residential, institutional, and commercial uses. The area is also located adjacent to Green Bay Road and the Union Pacific North right-of-way. A church has been operated on the Ridge Property for more than 80 years and has contributed to the character of the area for that entire time. The Applicant does not propose to change or increase its Programming in connection with the Proposed Improvements. The Applicant’s Programming after construction of the Proposed Improvements, therefore, will not alter character of the neighborhood. The Applicant has designed the Proposed Improvements to be compatible with the historic aesthetic of the Existing Building and many other buildings nearby, which will enhance the “look and feel” of the community.

The Applicant’s activities do not cause excessive noise, odors, light, vibration, or other impacts that materially adversely affect public health, safety, and the general welfare. The Proposed Improvements will not create or increase any such impacts.

Further, as described in Section 5 of this Statement, the height, bulk, and density of the South Addition, as revised by the Applicant in response to neighbors’ comments, will be

comparable to a single-family home designed in accordance with the requirements of the R-5 District and, therefore, will have a minimal impact on the character of the area.

Finally, for the reasons set forth in Section 4 of this Statement and in Eriksson's traffic and parking study, the Proposed Improvements will not materially increase traffic or parking demand. The existing roadway system and the number of parking spaces that will be available after construction of the Proposed Improvements will have more than enough capacity to accommodate traffic and parking demand created by the Applicant's Programming.

E. An adequate supply of light and air to adjacent property will not be impaired.

The Proposed Improvements will not impair an adequate supply of light and air to adjacent Properties. The height, bulk, and density of the South Addition, as revised by the Applicant in response to neighbors' comments, will be comparable to a single-family home designed in accordance with the requirements of the R-5 District. Although the North Addition requires a 20-foot, 4-inch setback, rather than a 30-foot setback, along Cherry Street, the North Addition does not abut adjacent properties and will not materially affect the supply of light and air to adjacent properties.

F. The hazard from fire and other damages to the property will not be increased.

The Proposed Improvements will not increase hazards from fire and other damages to the Property. On the contrary, the North Addition and South Addition will be constructed in accordance with the latest life safety codes and the Existing Building will be modernized so that the Applicant's facilities are better protected from fire and other casualties.

G. The taxable value of the land and buildings throughout the Village will not diminish.

The Applicant does not expect the Proposed Improvements to have a measurable effect on the taxable value of real property located within in the Village. If the Proposed Improvements affect taxable property values at all, the Applicant expects values to increase. The Applicant proposes to make a significant investment in the Village so that the Applicant may continue to provide its Programming in more functional and accessible spaces. The Applicant's investments will benefit the community and make it an even more desirable place to live and raise families, thereby tending to increase, rather than decrease, taxable values of property in the Village.

H. The congestion in the public street will not increase.

As described in Section 4 of this Statement and in Eriksson's traffic and parking study, the Proposed Improvements will not materially increase traffic or parking demand compared to existing conditions. The existing roadway system and available parking spaces have and will have more than enough capacity to accommodate traffic and parking demand created by the Applicant's Programming.

I. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not otherwise be impaired.

The Proposed Improvements will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the community. Rather, the Proposed Improvements are compatible with the community and will enhance the general welfare by improving the Applicants' facilities and the quality of the Applicants' Programming in service of the community.

The area surrounding the Property consists of a mix of uses that vary in intensity, including single-family dwellings, multi-family dwellings, institutional uses, commercial uses, Green Bay Road, and the Union Pacific Railroad right-of-way. The Property has been used as a church for more than 80 years. The Applicant does not intend to expand the scope of its Programming in connection with the Proposed Improvements. The Applicant's activities do not cause excessive noise, odors, light, vibration, or other impacts that materially adversely affect public health, safety, and the general welfare. The Proposed Improvements will not create or increase any such impacts.

Further, as described in Section 5 of this Statement, the height, bulk, and density of the South Addition, as revised by the Applicant in response to neighbors' comments, will be comparable to a single-family home designed in accordance with the requirements of the R-5 District. The presence of the South Addition will not impair public health, safety, comfort, morals, and welfare of the inhabitants of the Village.

8. Subdivision.

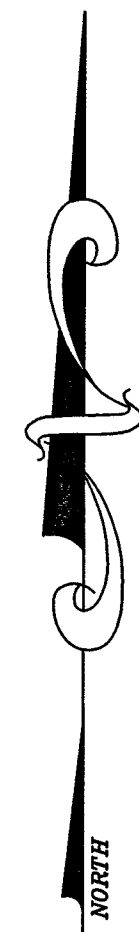
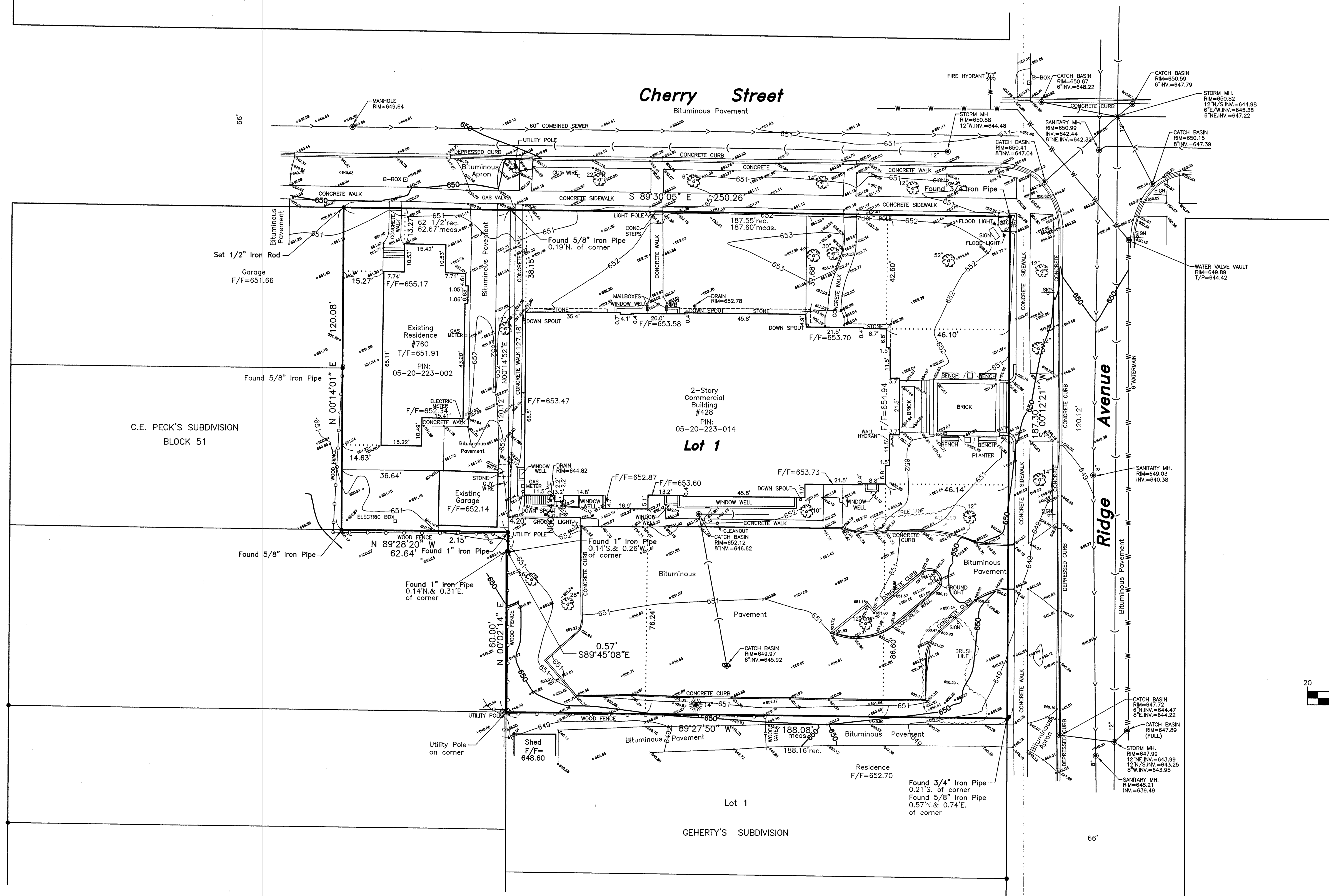
In connection with the Proposed Improvements, the Applicant proposes to consolidate the Cherry Property and the Ridge Property into a single lot of record. The Applicant has submitted a Subdivision/Consolidation Application and a Plat of Subdivision depicting the proposed consolidation. This Statement describes the Proposed Improvements, including conformity with zoning standards and the orientation, arrangement, and configuration of the Proposed Improvements on the Property in the context of the surrounding neighborhood. The Applicant has also submitted the Plans, which depict the Proposed Improvements on the Property, along with engineering, landscaping, and related improvements.

PLAT OF SURVEY OF

THE EAST 62 1/2 FEET OF THE NORTH 120 FEET (EXCLUSIVE OF STREETS) OF THE NORTHWEST QUARTER OF BLOCK 51 IN C.E. PECK'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 1 IN FIRST CHURCH OF CHRIST, SCIENTIST CONSOLIDATION, IN THE NORTH HALF OF BLOCK 51 LYING WEST OF THE WEST LINE OF RIDGE AVENUE (EXCEPTING THE WEST 220 FEET THEREOF, BEGINNING AT THE CENTER OF LINDEN STREET) IN THE VILLAGE OF WINNETKA, IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
428 RIDGE AVENUE, WINNETKA, IL
PARCEL AREA = 0.980 ACRES, 42,709 S.F.
PINS: 05-20-223-014
05-20-223-002



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.
File No. 162-23
F16223.DWG

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, **BRYAN J. LEE**, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 19TH DAY OF DECEMBER, A.D. 2023

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732



Lot 2

FIELDWORK COMPLETED: 12-19-2023
CLIENT NAME: Eriksson Engineering Associates, Ltd.
ADDRESS: 145 Commerce Drive, Suite A
Graylake, IL 60030

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

GRACE PRESBYTERIAN CHURCH

SPECIAL USE PERMIT REVIEW / MAY 28, 2024

Present Future Architects

OWNER

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE
WINNETKA, IL 60093
T: (847) 920-9517

ARCHITECTURE

PRESENT FUTURE ARCHITECTS
1147 WEST OHIO STREET, #504
CHICAGO, IL 60642
T: (312) 961-1292

CIVIL

ERIKKSON ENGINEERING
1335 S JEFFERSON ST, STE 135
CHICAGO, IL 60661
T: (312) 463-0551



EXHIBIT LIST	
#	SHEET NAME
SP-000	COVER SHEET
SP-001	EXISTING CONDITIONS 440 RIDGE AVE
SP-002	EXISTING CONDITIONS 440 RIDGE AVE
SP-003	EXISTING CONDITIONS 760 CHERRY ST
SP-004	EXISTING CONDITIONS 760 CHERRY ST
SP-005	SITE DEMOLITION PLAN
SP-006	BASEMENT DEMOLITION PLAN
SP-007	FIRST FLOOR DEMOLITION PLAN
SP-008	SECOND FLOOR DEMOLITION PLAN
SP-009	SITE PLAN & ANALYSIS
SP-010	BASEMENT FLOOR PLAN
SP-011	FIRST FLOOR PLAN
SP-012	SECOND FLOOR PLAN
SP-013	ROOF PLAN
SP-014	EXISTING EXTERIOR ELEVATION
SP-015	EXISTING EXTERIOR ELEVATION
SP-016	EXISTING EXTERIOR ELEVATION
SP-017	PROPOSED EXTERIOR ELEVATION
SP-018	PROPOSED EXTERIOR ELEVATION
SP-019	PROPOSED EXTERIOR ELEVATION
SP-020	PROPOSED EXTERIOR ELEVATION
SP-021	PROPOSED EXTERIOR DETAILS
SP-023	RENDERING
SP-024	RENDERING
SP-025	RENDERING
SP-026	RENDERING
SP-027	MATERIAL BOARD
SP-028	EXISTING LOT COVERAGE
SP-029	PROPOSED LOT COVERAGE
SP-030	EXISTING GFA
SP-031	PROPOSED GFA
SP-032	EXTERIOR LIGHTING
SP-033	EXTERTIOR LIGTHING
SP-034	BUILDING ADJACENCY
C000	COVER SHEET
C100	SITE DEMOLITION PLAN
C101	SITE DEMOLITION PLAN
C200	SITE GEOMETRY PLAN
C201	SITE GEOMETRY PLAN
C300	SITE UTILITY PLAN
C301	SITE UTILITY PLAN
C400	GRADING AND PAVING PLAN
C401	GRADING AND PAVING PLAN
C500	SITE EROSION & SEDIMENT CONTROL PLAN
C501	SITE EROSION & SEDIMENT CONTROL PLAN
L010	TREE PRESERVATION & REMOVAL PLAN
L100	LANDSCAPE PLANS
L200	LANDSCAPE DETAILS



VIEW OF EAST FACADE



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



LIMITED HEADROOM IN EXISTING BASEMENT



INACCESSIBLE INTERIOR W/ MULTIPLE FLOORS AND SUB-LEVELS TO FLOORS.



LIMITED HEADROOM IN EXISTING BASEMENT



INACCESSIBLE INTERIOR W/ MULTIPLE FLOORS AND SUB-LEVELS TO FLOORS.



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



VIEW OF SOUTH & EAST FACADE



MISSING AND DAMAGED CLAY ROOF TILES



WATER DAMAGE THROUGHOUT SECOND FLOOR CEILING DUE TO DISREPAIR OF ROOF



WATER DAMAGE AT FIRST FLOOR CEILING DUE TO DISREPAIR OF WATER LINES.



SUBSTANTIAL MASONRY DAMAGE NOTED AT MULTIPLE CORNERS. LIKELY DUE TO SETTLEMENT OF FOUNDATION.

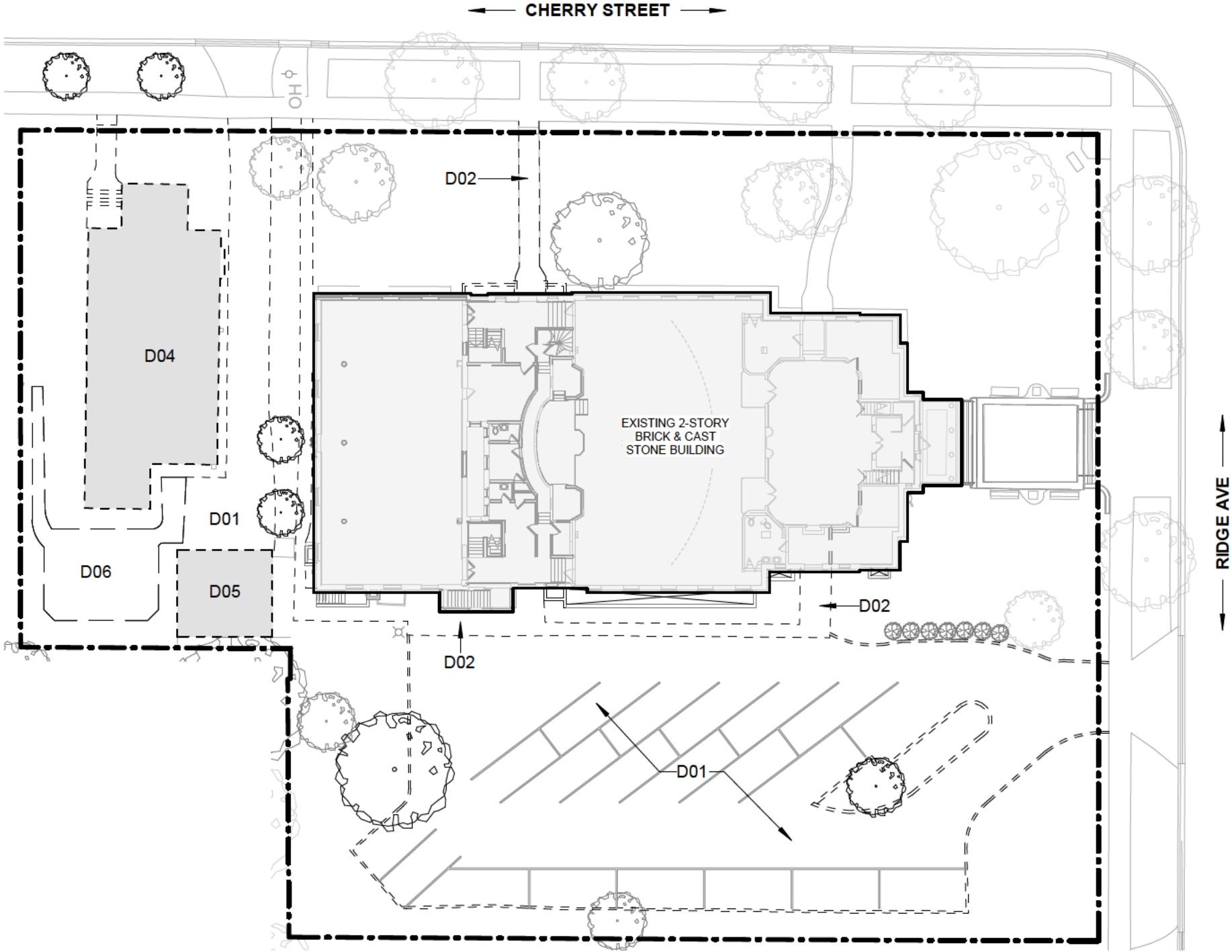
DEMOLITION LEGEND

- EXISTING ELEMENT TO REMAIN
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- STRUCTURE TO BE REMOVED, RE: PLAN / KEYNOTE

KEYNOTE LEGEND

- D01 REMOVE EXISTING ASPHALT PAVED PARKING LOT & ASSOCIATED CURB.
- D02 REMOVE EXISTING CONCRETE SIDEWALK.
- D04 REMOVE EXISTING 2 STORY BRICK AND STUCCO RESIDENCE AND ASSOCIATED FLOOR SLABS, CURBS, FOUNDATIONS, AND FOOTINGS THROUGHOUT PROPERTY.
- D05 REMOVE EXISTING BRICK GARAGE AND ASSOCIATED FLOOR SLABS, FOUNDATIONS, AND FOOTINGS.
- D06 REMOVE EXISTING STONE PATIO.

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE DEMOLITION INFORMATION.



1

DEMOLITION SITE PLAN

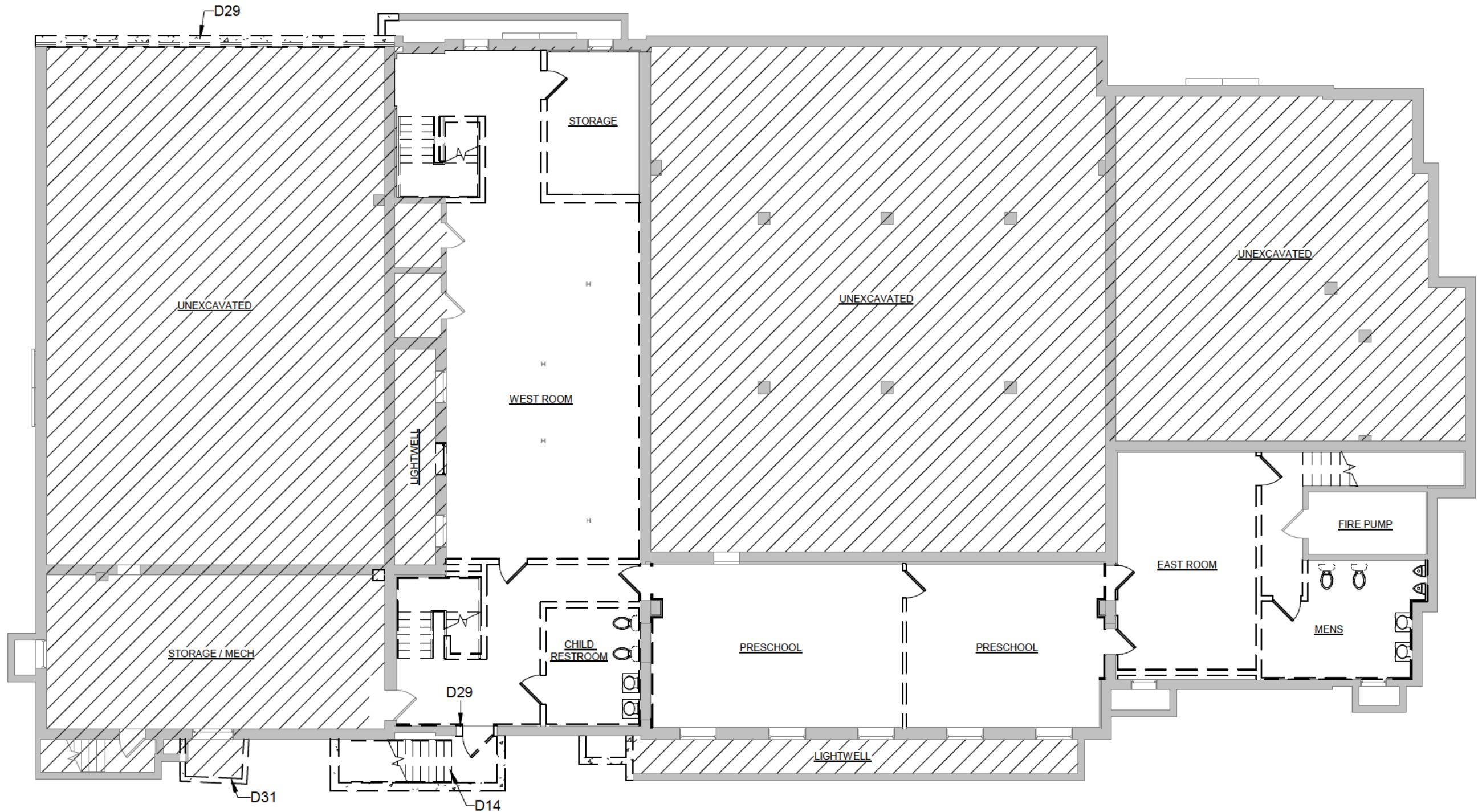
1" = 30'-0"



1

BASEMENT DEMOLITION PLAN

3/32" = 1'-0"



DEMOLITION LEGEND

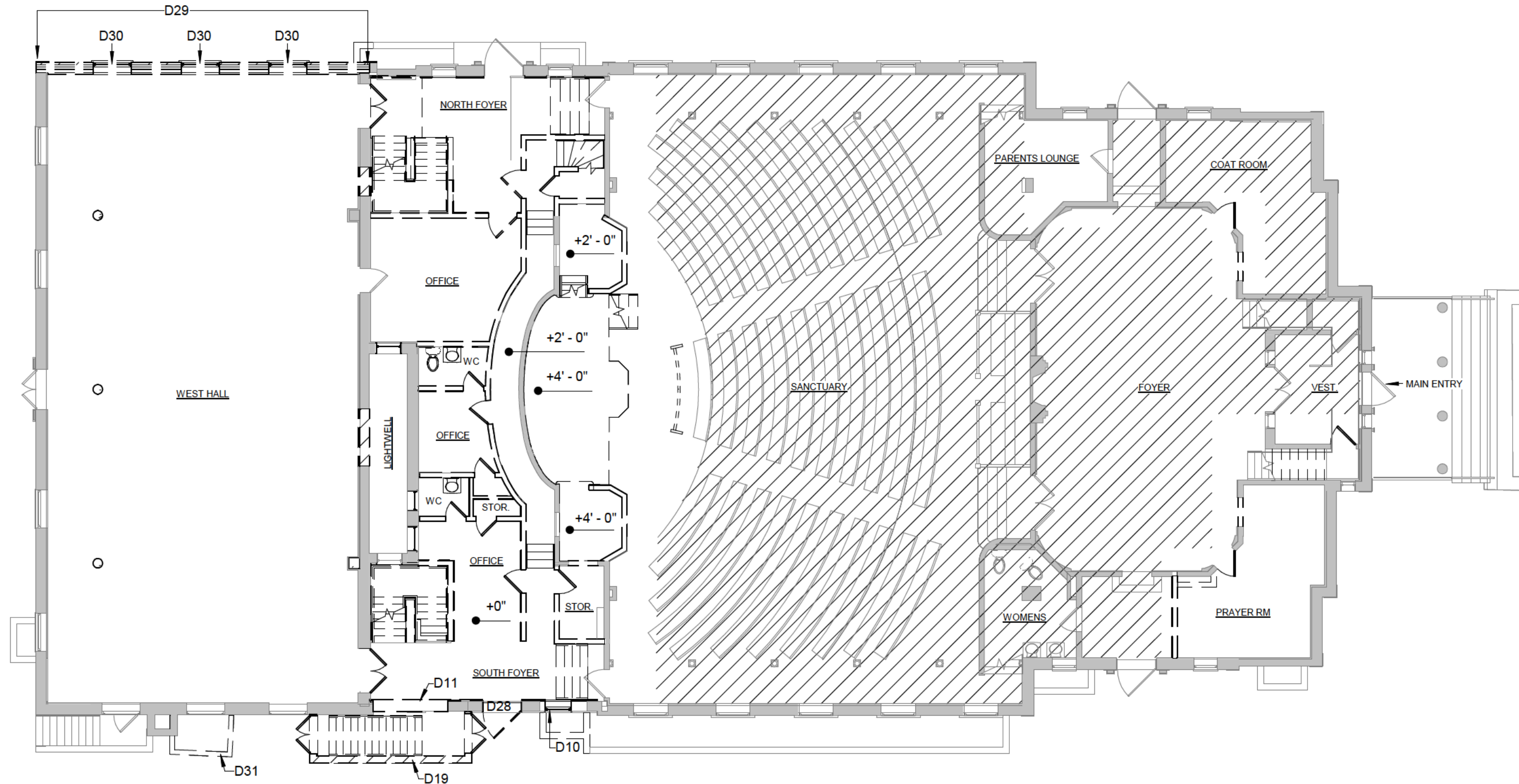
- DENOTES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING PARTITION / CONSTRUCTION TO REMAIN
- PARTITION TO BE REMOVED
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- EXISTING ELEMENT TO REMAIN

KEYNOTE LEGEND

- D14 REMOVE EXISTING CONCRETE STAIR AND ASSOCIATED HANDRIAL
- D29 REMOVE EXISTING MASONRY WALL. SEE STRUCT DWGS FOR ADD'L INFO.
- D31 REMOVE EXISTING WINDOW WELL & ASSOCIATED CONSTRUCTION.

 DENOTES AREA NOT IN CONTRACT (N.I.C.)
 EXISTING PARTITION / CONSTRUCTION TO REMAIN
 PARTITION TO BE REMOVED
 ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
 EXISTING ELEMENT TO REMAIN

D10	REMOVE EXISTING WINDOW AND INFILL EXISTING OPENING WITH BRICK TO MATCH ADJACENT IN SIZE, COLOR, AND TEXTURE.
D11	REMOVE PORTION OF EXISTING MASONRY WALL. SEE FLOOR PLAN FOR EXTENT OF REMOVAL.
D19	REMOVE STAIR TO BASEMENT IN ITS ENTIRETY AND ASSOCIATED WALLS / ROOF / STORAGE ROOM.
D28	REMOVE EXISTING DOOR. INFILL EXISTING OPENING WITH CONSTRUCTION TO MATCH ADJACENT.
D29	REMOVE EXISTING MASONRY WALL. SEE STRUCT DWGS FOR ADD'L INFO.
D30	REMOVE EXISTING WINDOW SYSTEM COMPLETE.
D31	REMOVE EXISTING WINDOW WELL & ASSOCIATED CONSTRUCTION.



1

$$3/32'' = 1'-0''$$

05/17/24

SP-007

GRACE PRESBYTERIAN CHURCH

**440 RIDGE AVE,
WINNETKA, IL 60093**

Present Future Architects
1147 W OHIO STREET #504 CHICAGO IL 60642 (312) 661-1202

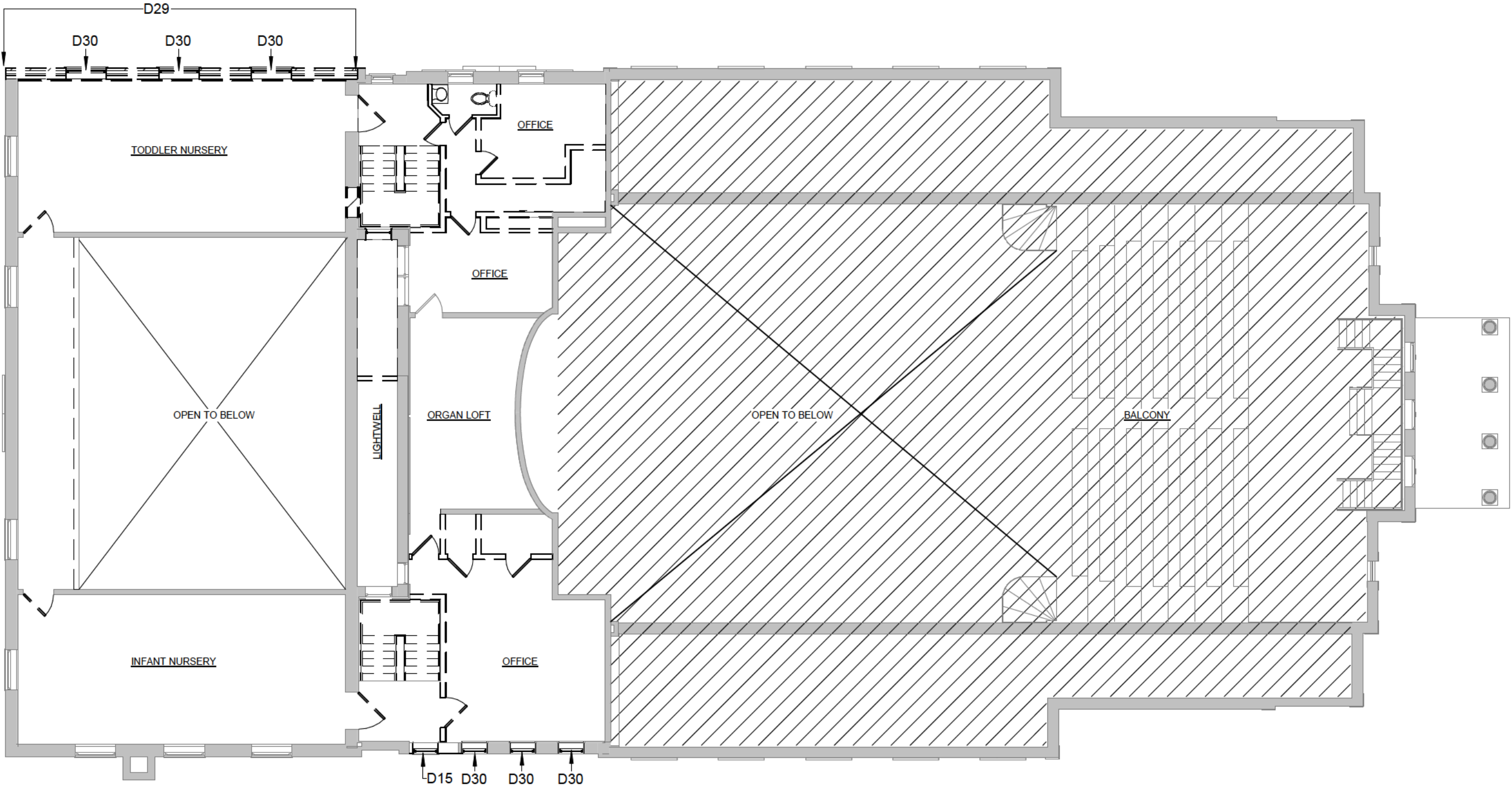
ARCHITECT'S PROJECT NO. :23XX



1

LEVEL 2 DEMOLITION PLAN

3/32" = 1'-0"

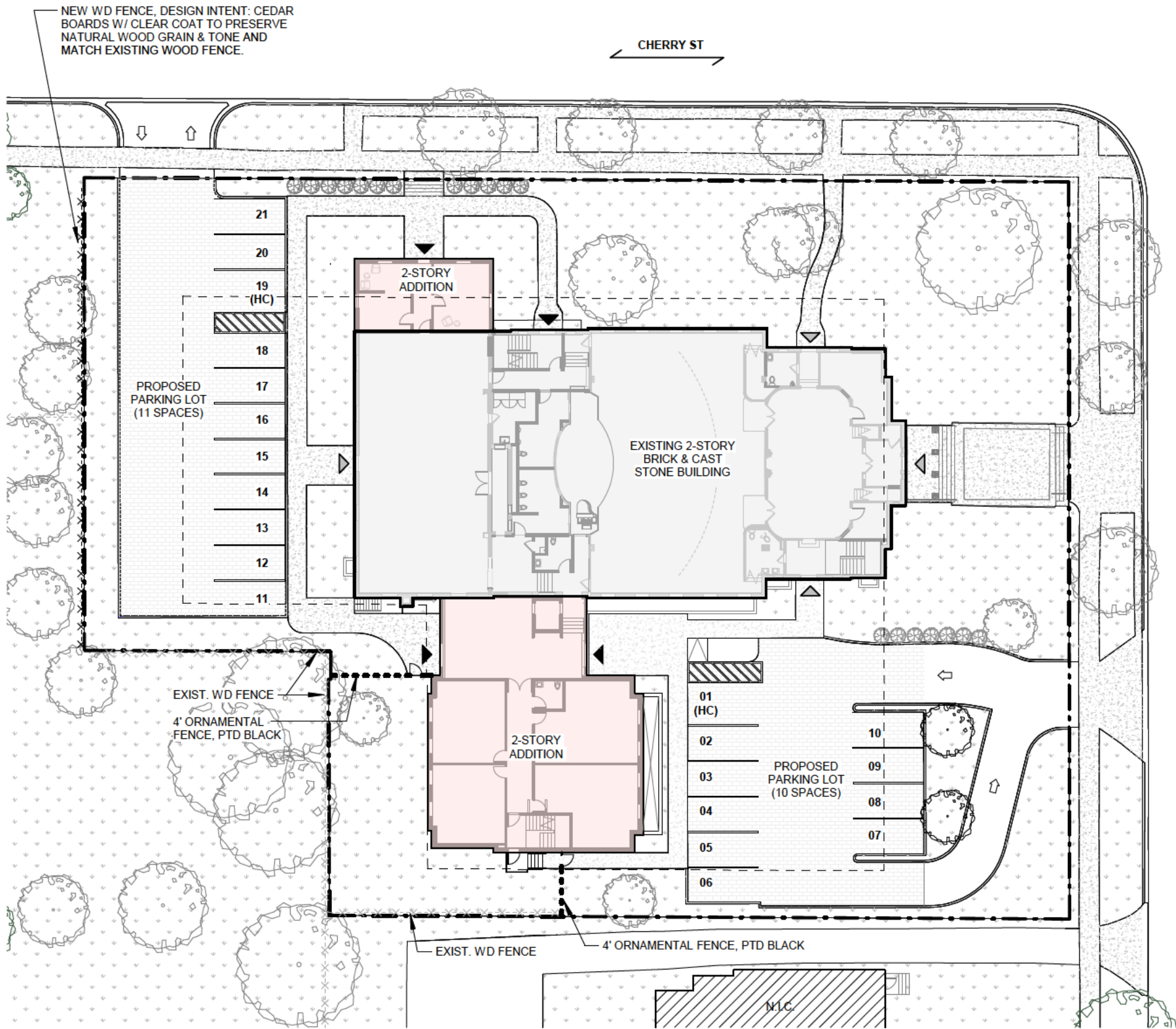


DEMOLITION LEGEND

- DENOTES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING PARTITION / CONSTRUCTION TO REMAIN
- PARTITION TO BE REMOVED
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- EXISTING ELEMENT TO REMAIN

KEYNOTE LEGEND

- D15 REMOVE EXISTING WINDOW AND MASONRY WALL FOR NEW OPENING. SEE FLOOR PLAN FOR EXTENT OF REMOVAL.
- D29 REMOVE EXISTING MASONRY WALL. SEE STRUCT DWGS FOR ADD'L INFO.
- D30 REMOVE EXISTING WINDOW SYSTEM COMPLETE.



SITE PLAN LEGEND

- ASPHALT PAVING
- CONCRETE
- PLANTED (LIVE GROUND COVER OR GRASS)
- PERMEABLE PAVERS
- PROPERTY LINE
- ORDINANCE REQ'D SETBACK
- EXISTING WOOD PRIVACY FENCE
- ORNAMENTAL MTL FENCE
- BUILDING ENTRY (NON-ACCESSIBLE)
- BUILDING ENTRY (ACCESSIBLE)

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE INFORMATION.

ZONING ANALYSIS

	ORDINANCE REQ'D	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	10,677 SF (25.0%)	11,831 SF (27.7%)	13,161 SF (30.8%)
TOTAL LOT COVERAGE	21,355 SF (50.0%)	24,479 SF (57.3%)	21,005 SF (49.18%)
GFA	11,638 SF (27.2%)	19,476 SF (45.6%)	20,956 SF (49.1%)
HEIGHT	60'-0"	34'-0"	34'-0"
SETBACKS			
FRONT	47'-0 3/8"	41'-4" SF	41'-4" SF
CORNER	30'-0"	37'-8"	20'-4"
SIDE	12'-0"	76'-3"	16'-1" SF
REAR	25'-0"	N/A	25'-0"
PARKING IN FRONT SETBACK	0 SF	258 SF	388 SF

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



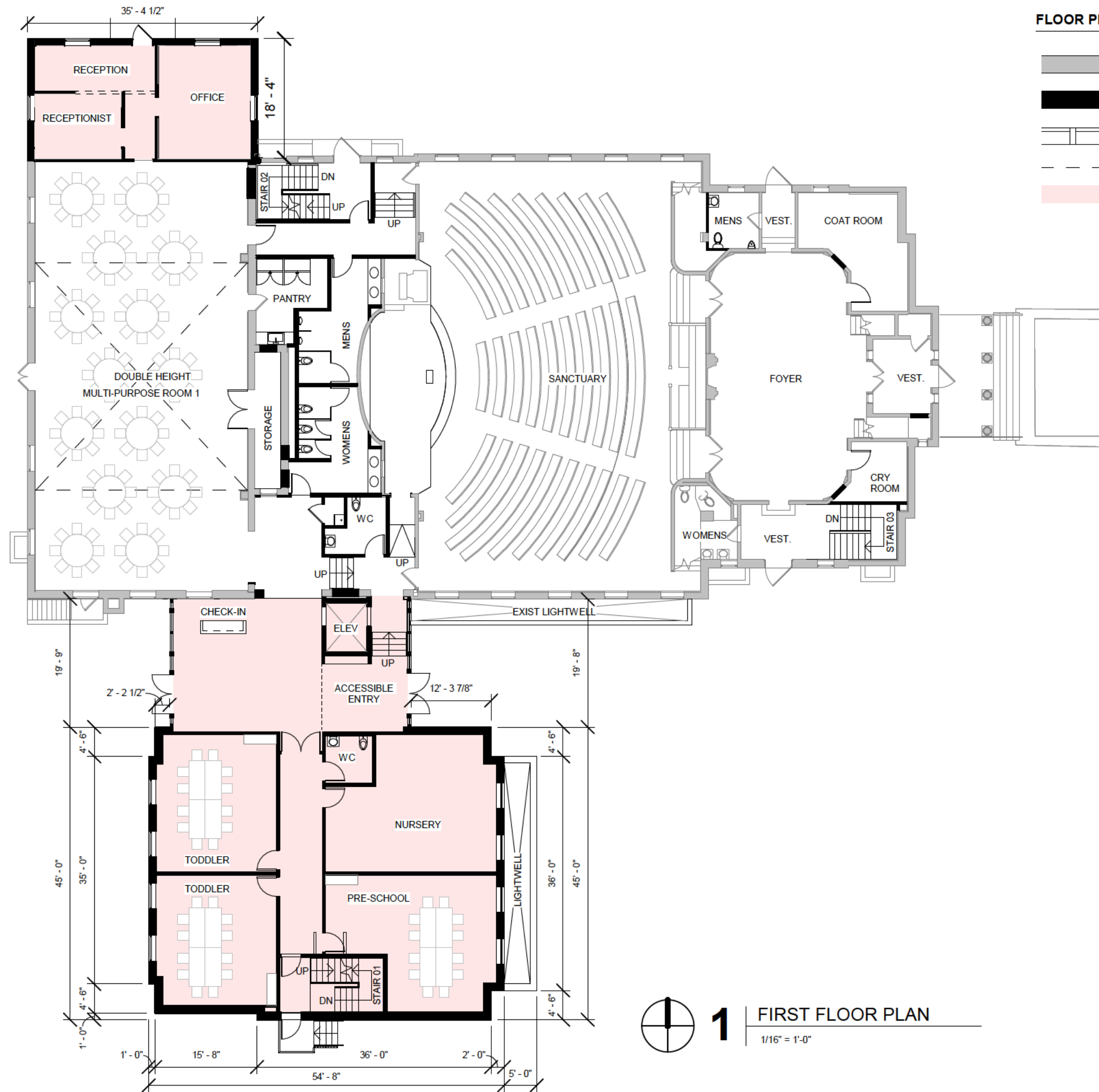


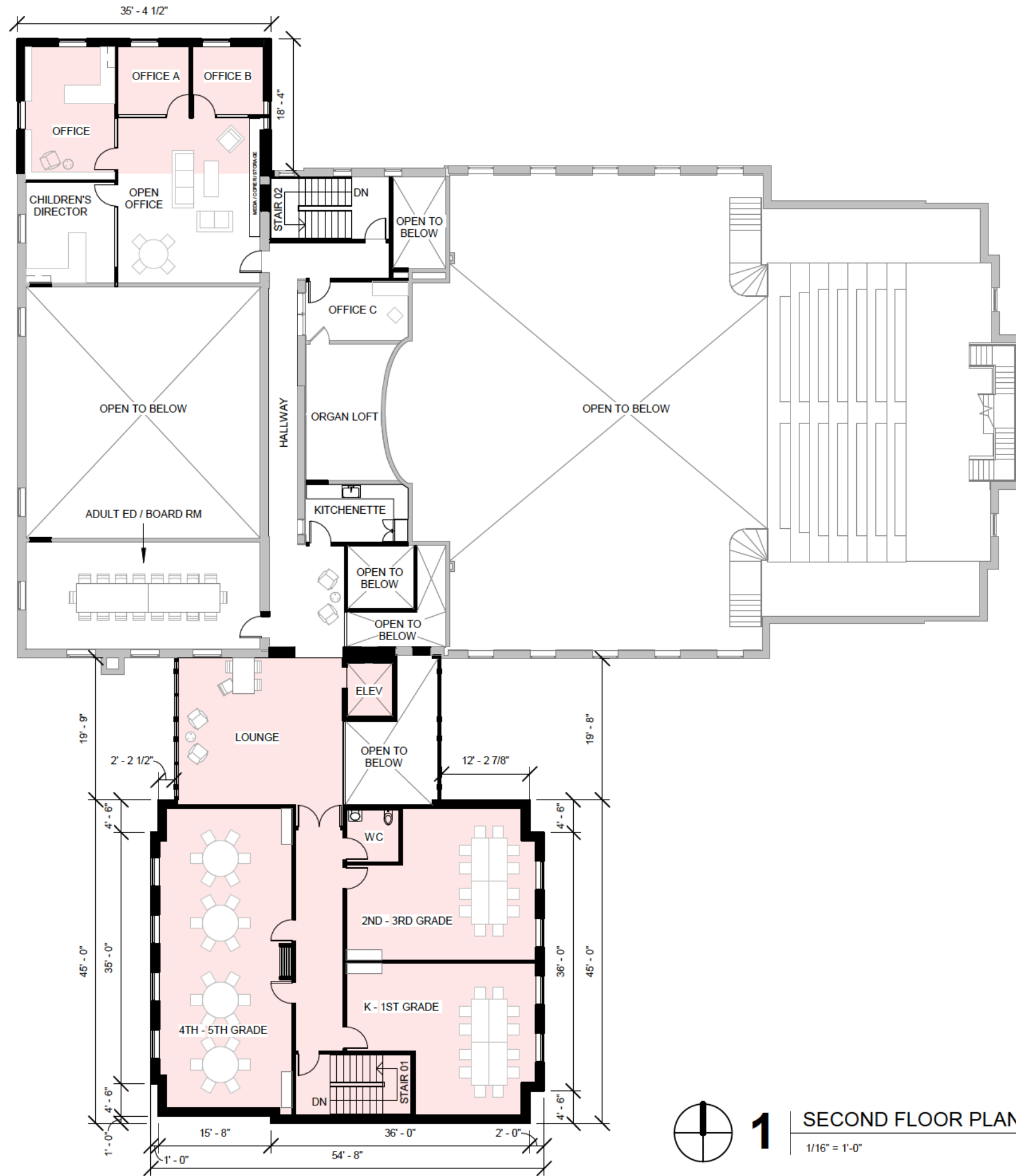
BASEMENT FLOOR PLAN

$$1/16'' = 1'-0''$$

	EXISTING WALL/CONSTRUCTION TO REMAIN
	NEW WALL/CONSTRUCTION
	EXTERIOR STOREFRONT
	ELEMENT ABOVE
	DENOTES AREA OF PROPOSED ADDITION

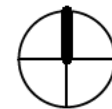
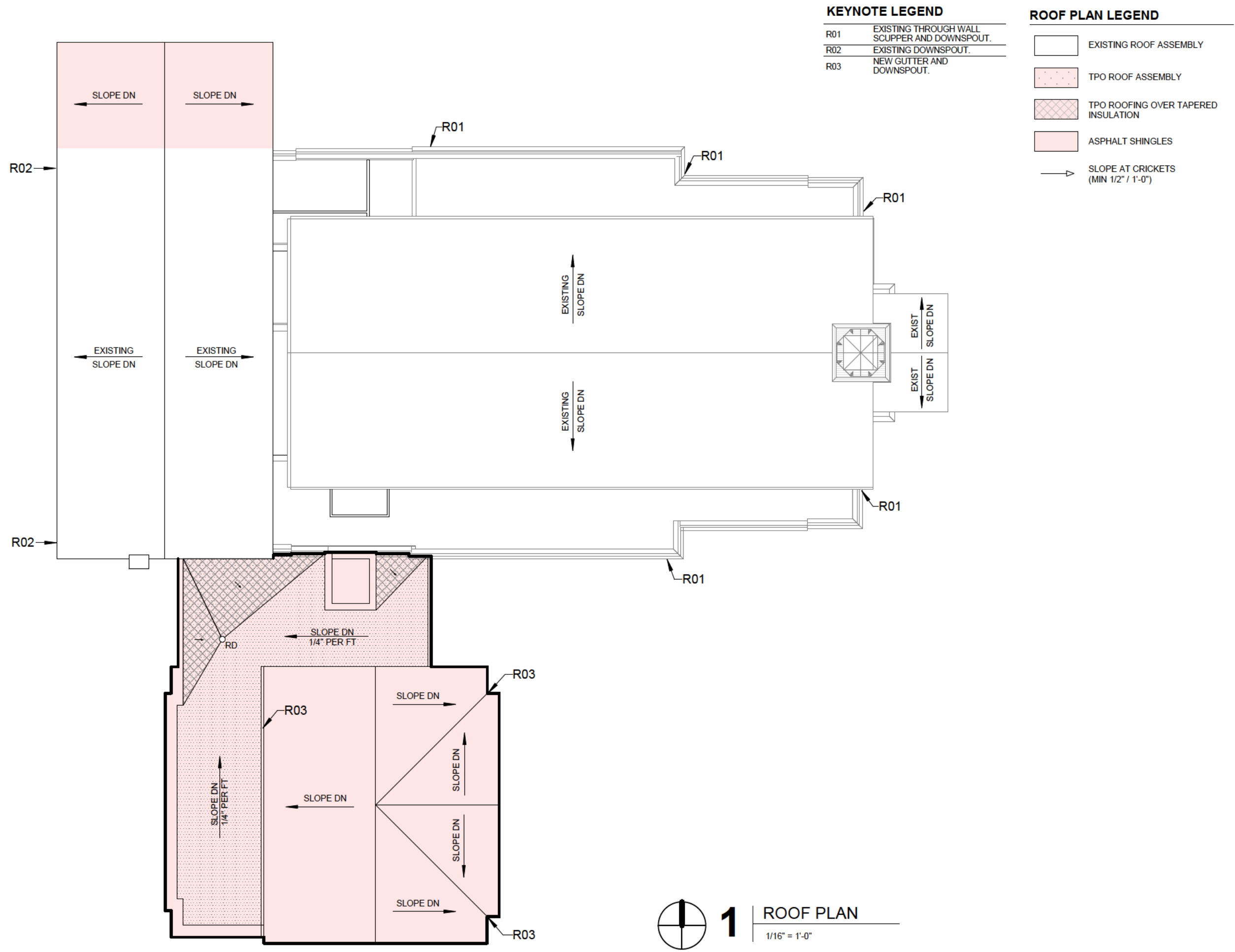
ARCHITECT'S PROJECT NO. 23XX





- FLOOR PLAN LEGEND**
- EXISTING WALL/CONSTRUCTION TO REMAIN
 - NEW WALL/CONSTRUCTION
 - EXTERIOR STOREFRONT
 - ELEMENT ABOVE
 - DENOTES AREA OF PROPOSED ADDITION

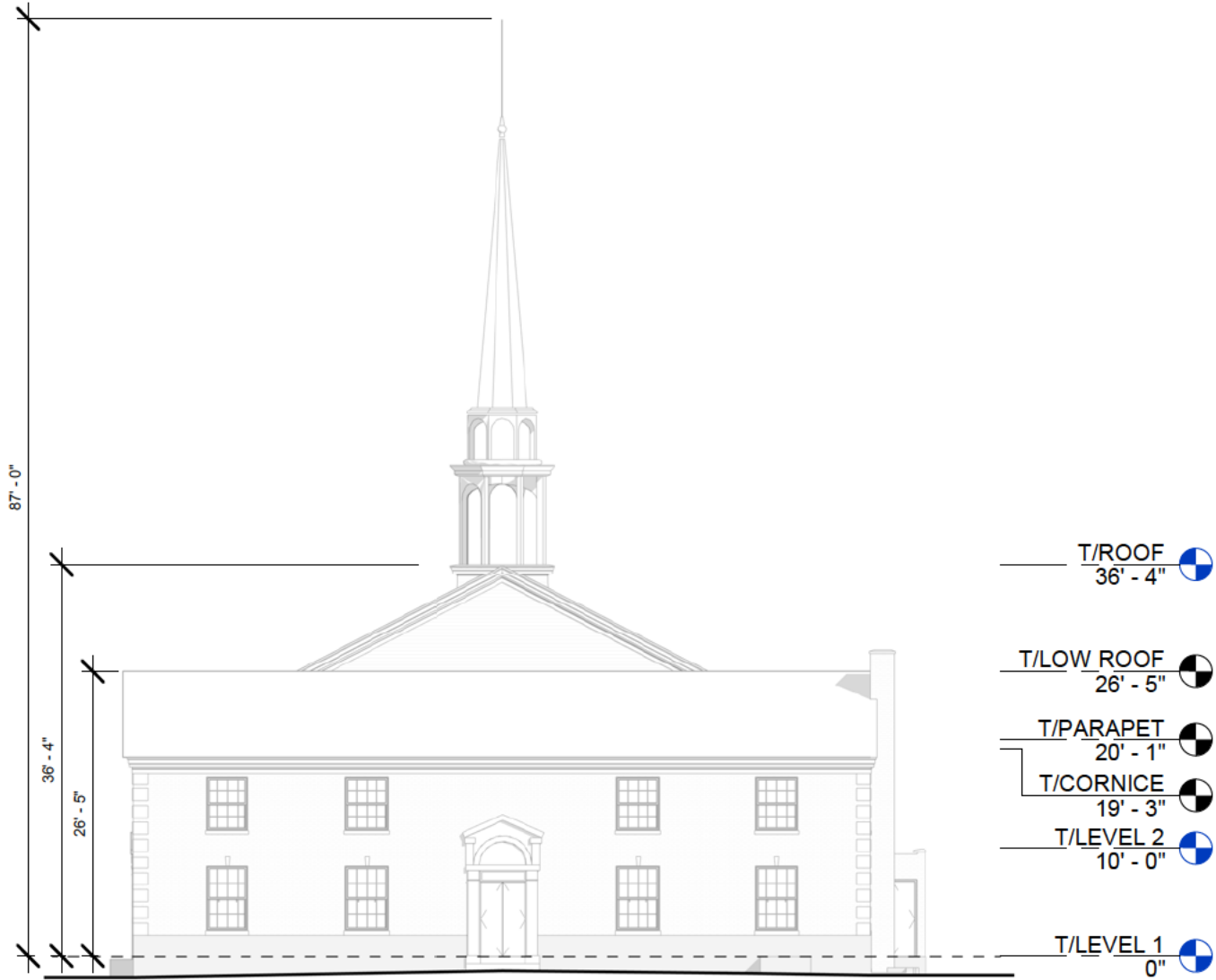
1 SECOND FLOOR PLAN
1/16" = 1'-0"



1

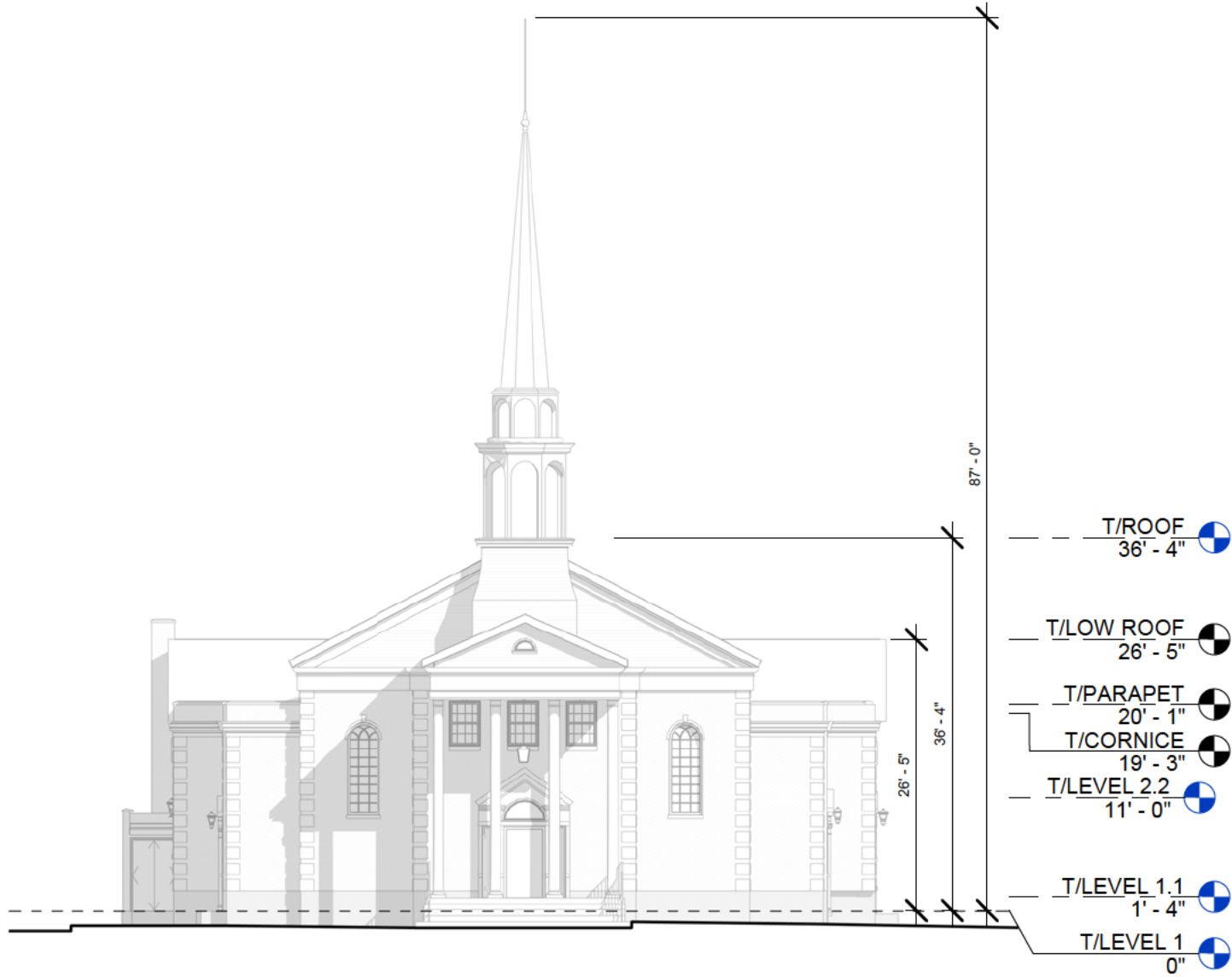
ROOF PLAN

1/16" = 1'-0"



2 | EXISTING EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



1 | EXISTING EXTERIOR ELEVATION - EAST

1/16" = 1'-0"



1 | EXISTING EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"


$$1/16'' = 1'-0''$$

05/17/24

SP-016

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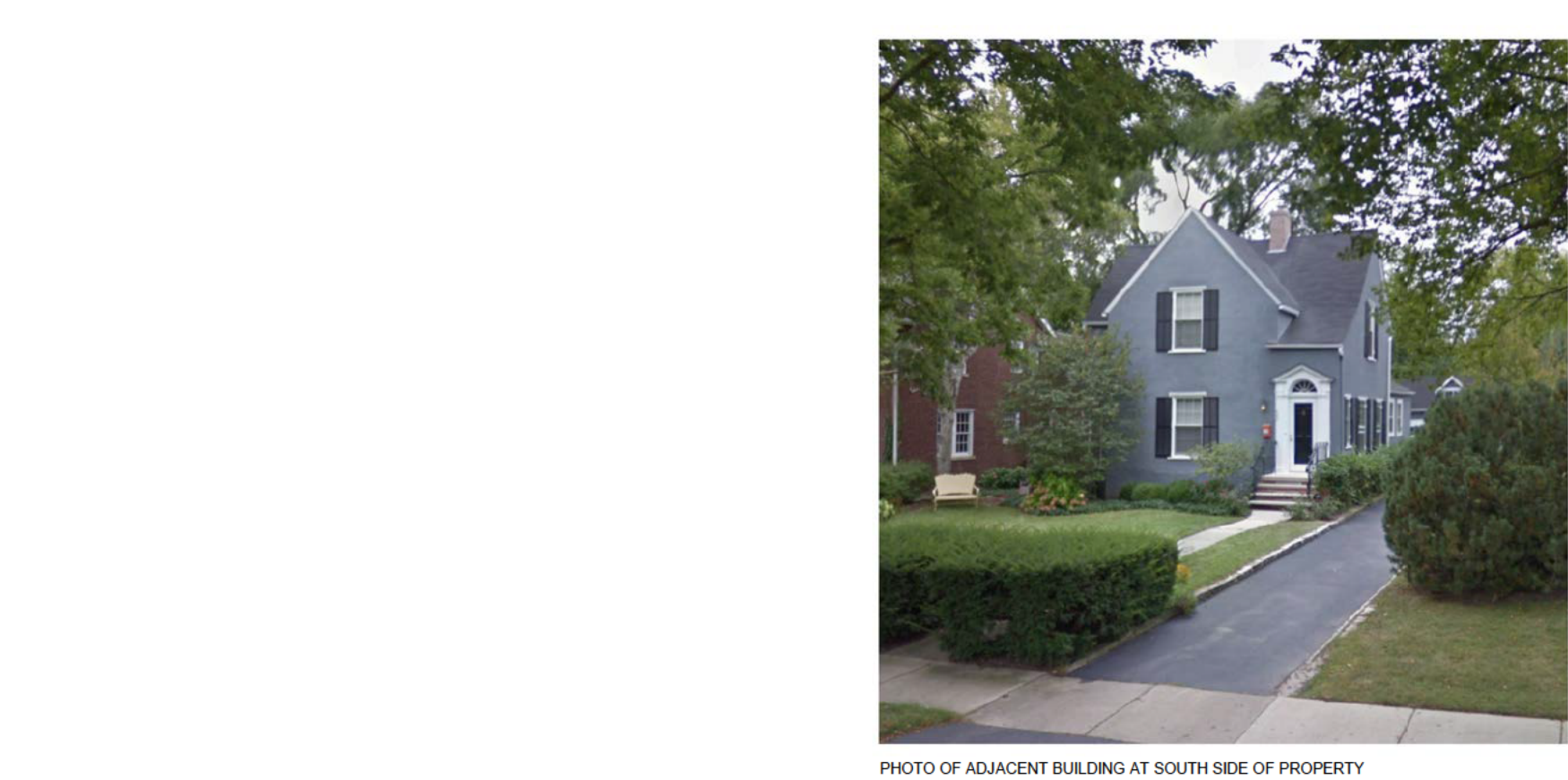
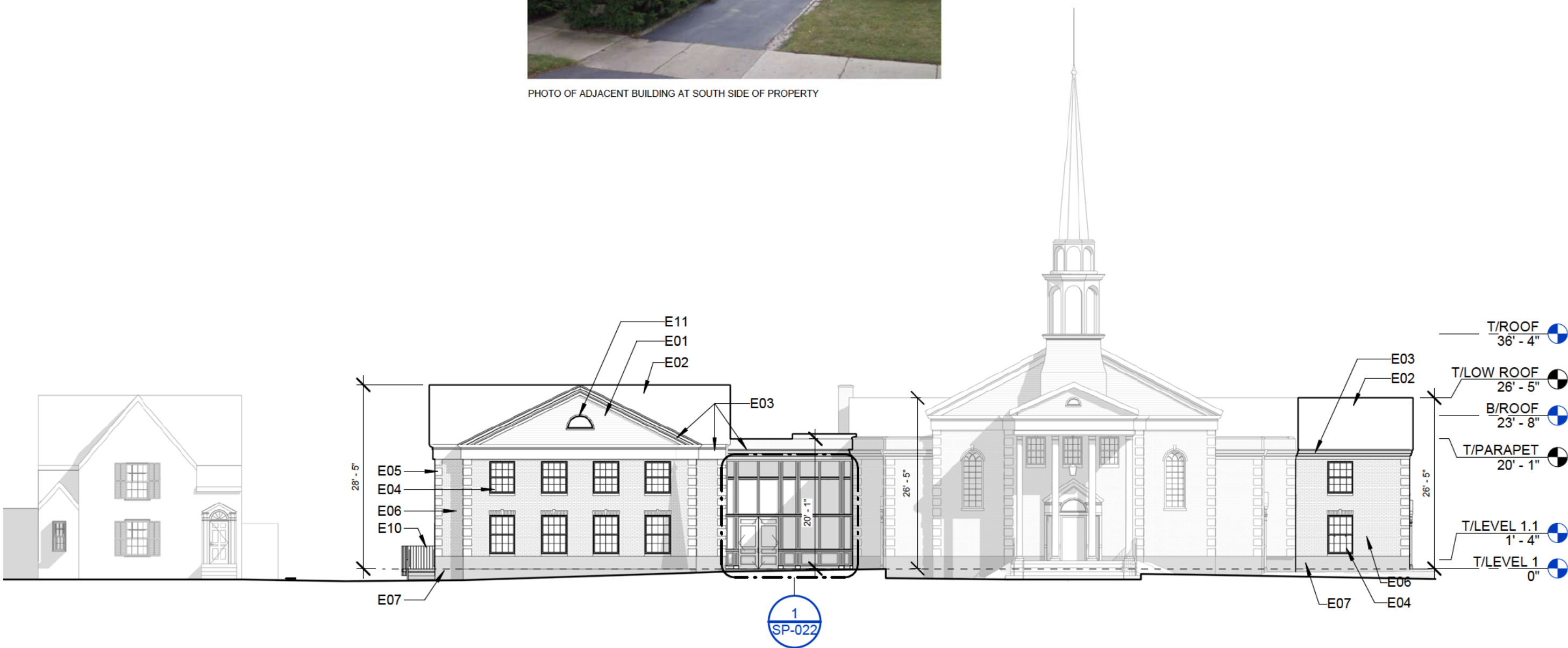


PHOTO OF ADJACENT BUILDING AT SOUTH SIDE OF PROPERTY

KEYNOTE LEGEND

E01	WOOD SIDING, PAINT WHITE, MATCH EXISTING CHURCH SIDING.
E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.
E10	CONCRETE STAIR AND METAL HANDRAIL, PAINTED FINISH.
E11	WOOD LOUVERS TO MATCH EXISTING BUILDING, WHITE FINISH.

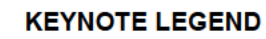




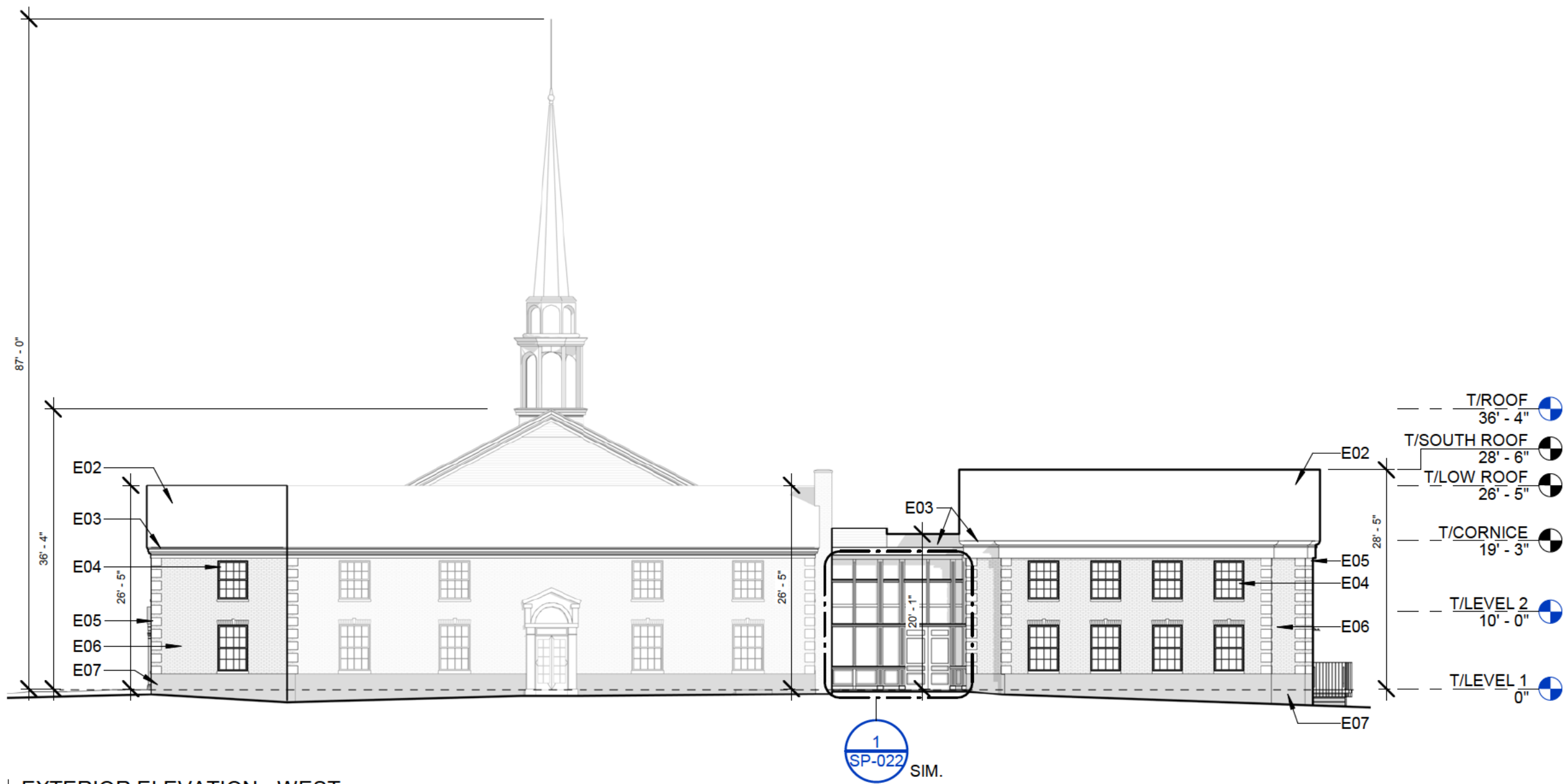
KEYNOTE LEGEND

E01	WOOD SIDING, PAINT WHITE, MATCH EXISTING CHURCH SIDING.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.
E08	DOOR AND FRAMING TO MATCH EXISTING BUILDING, WHITE FINISH.
E11	WOOD LOUVERS TO MATCH EXISTING BUILDING, WHITE FINISH.
E12	LIGHT FIXTURE, SEE PROVIDED PHOTOMETRIC PLANS.

EXTERIOR ELEVATION - SOUTH

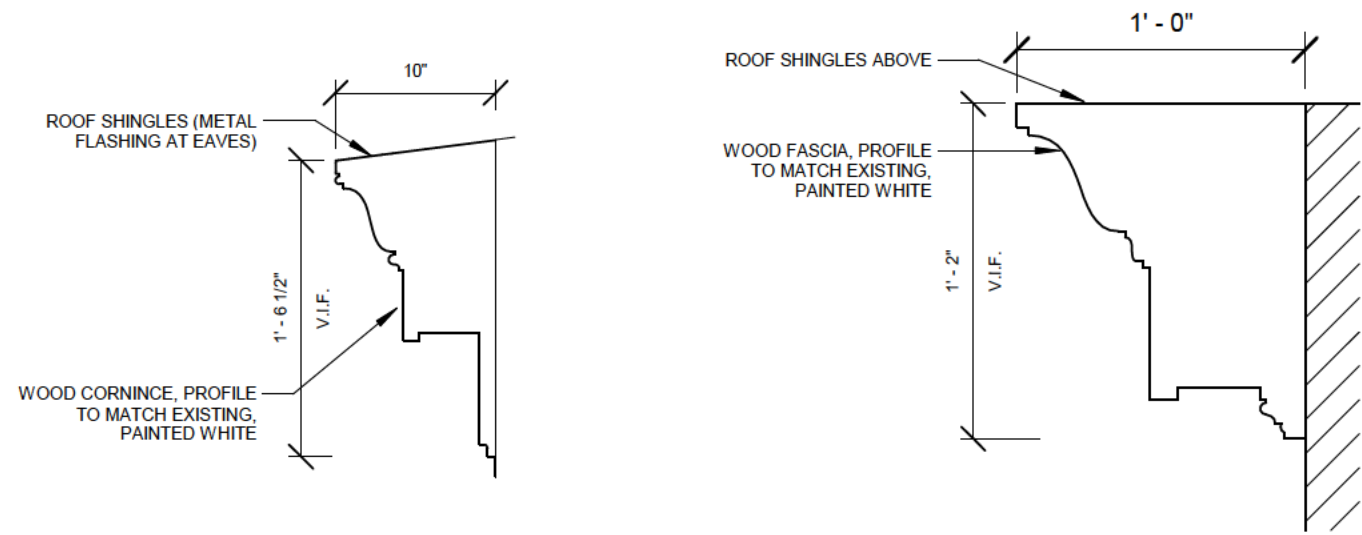
$$1/16'' = 1'-0''$$


E01	WOOD SIDING, PAINT WHITE, MATCH EXISTING CHURCH SIDING.
E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.
E10	CONCRETE STAIR AND METAL HANDRAIL, PAINTED FINISH.
E12	LIGHT FIXTURE, SEE PROVIDED PHOTOMETRIC PLANS.



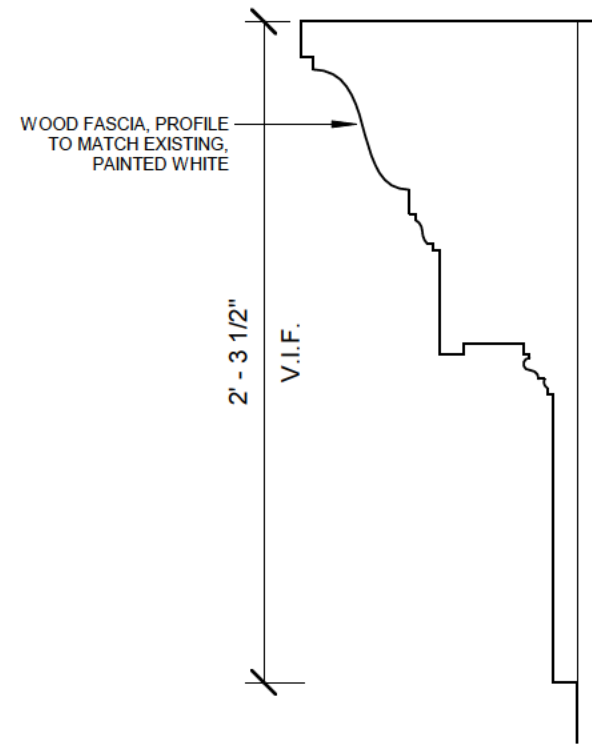
KEYNOTE LEGEND

E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.

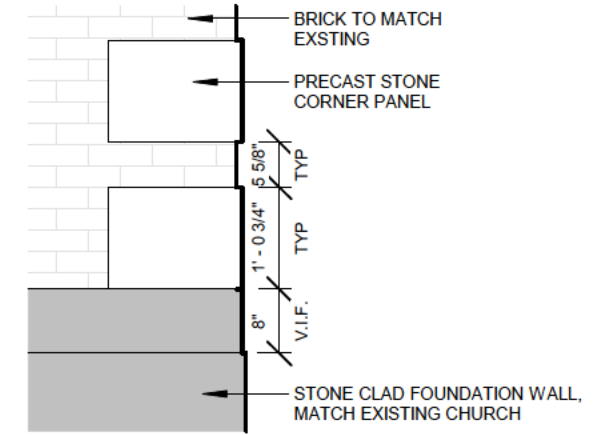


7 CORNICE/FASCIA 01
1" = 1'-0"

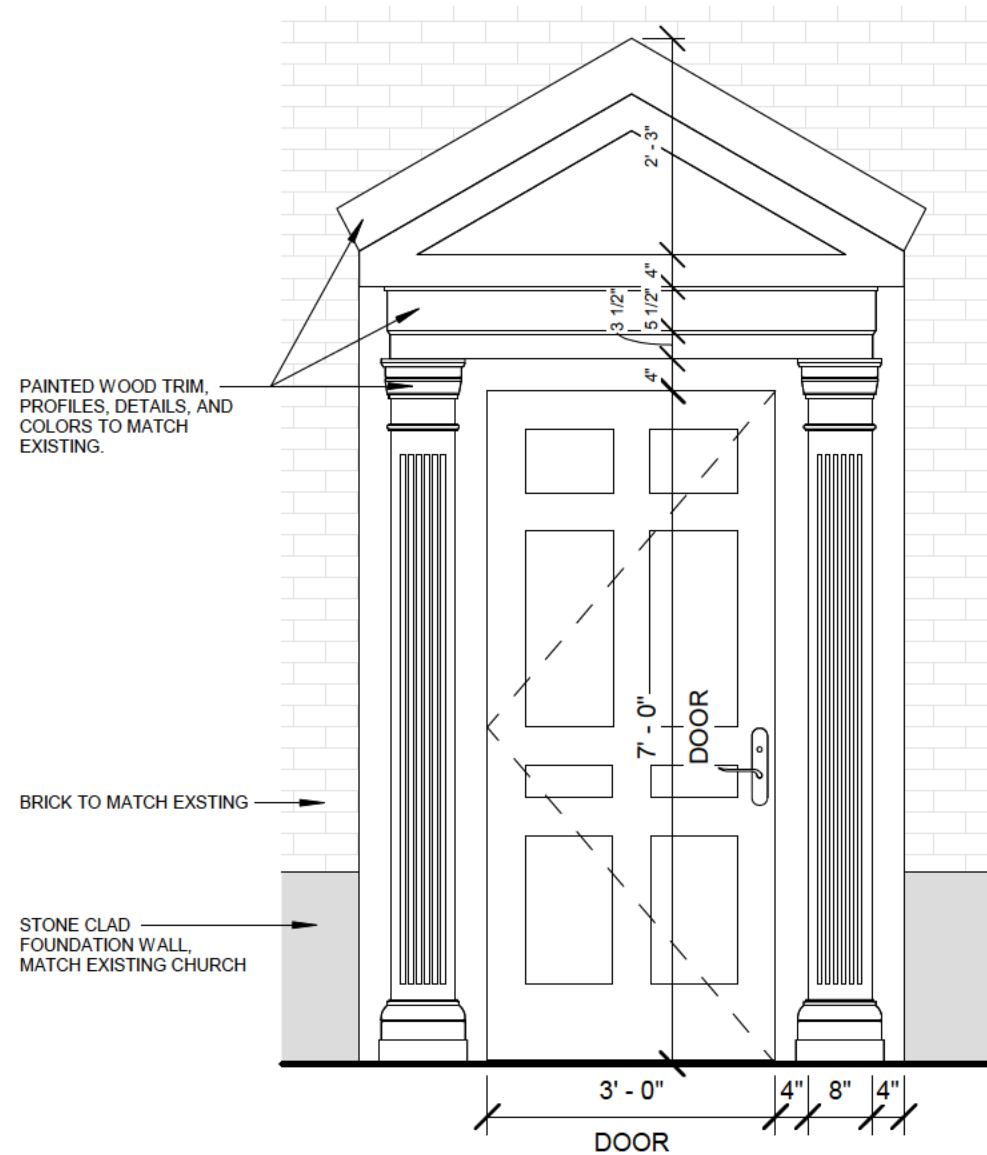
6 CORNICE/FASCIA 02
1 1/2" = 1'-0"



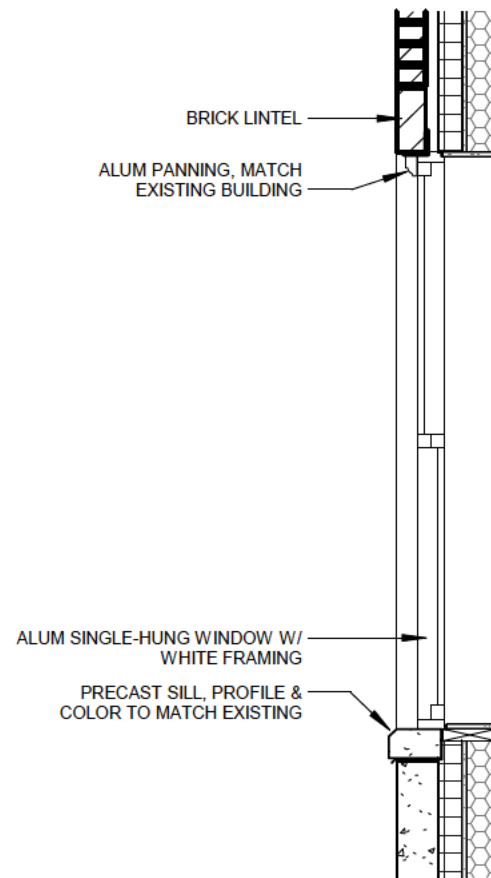
5 CORNICE/FASCIA 03
1 1/2" = 1'-0"



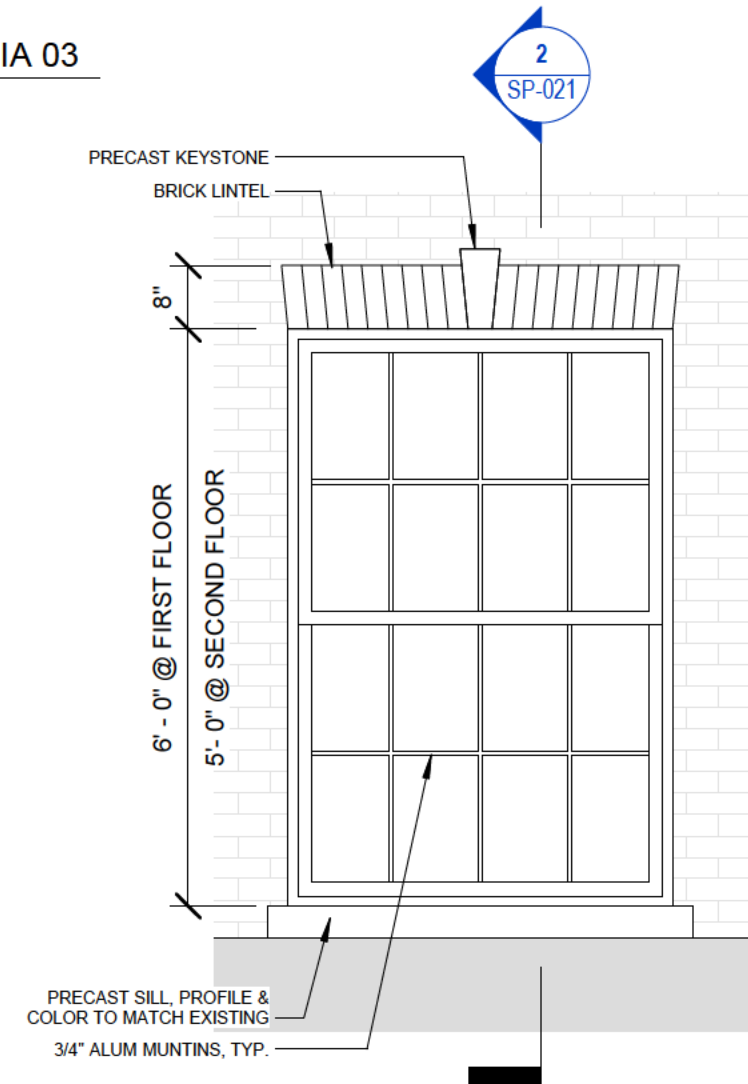
4 TYP DETAIL @ FACADE CORNER
1/2" = 1'-0"



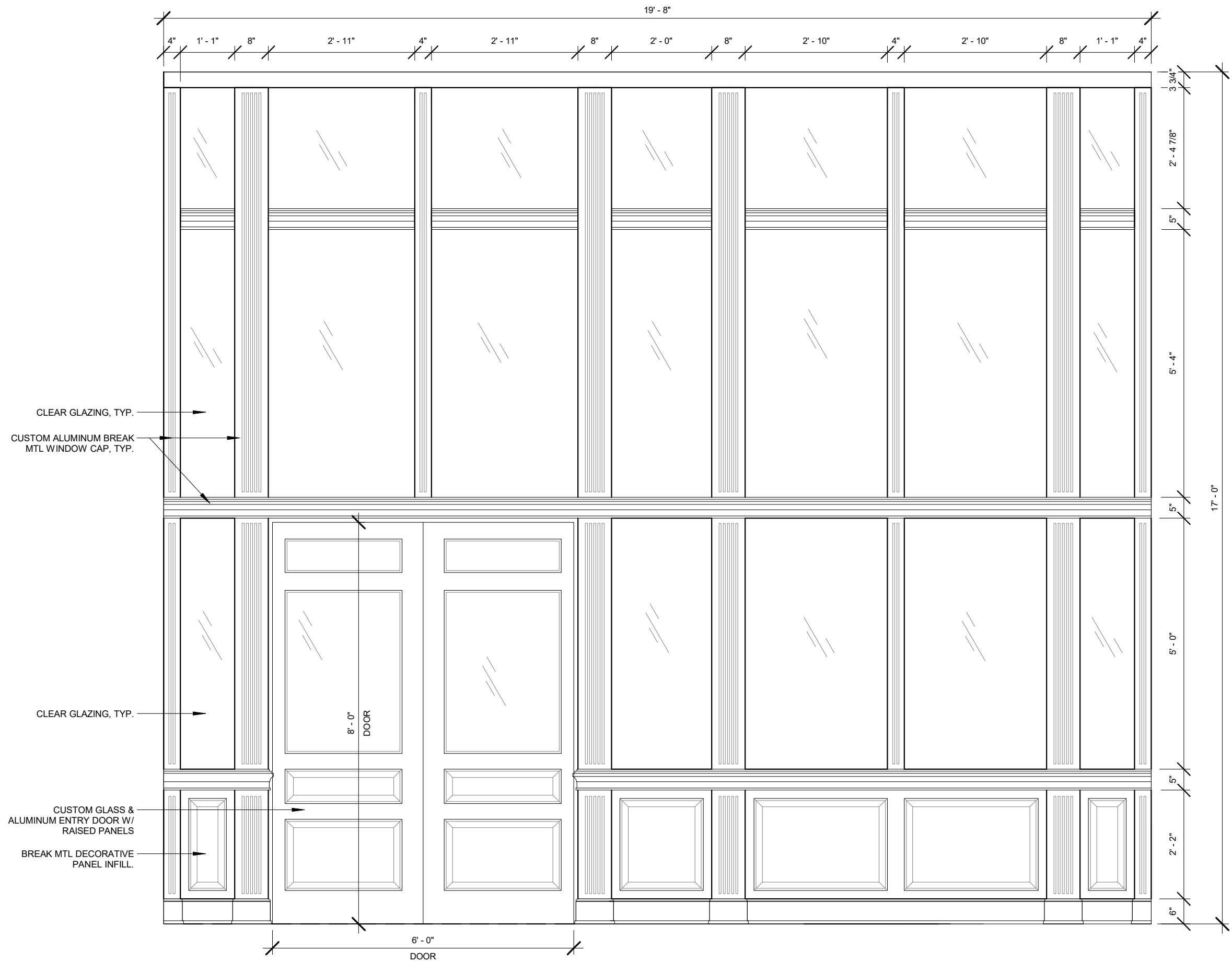
3 NORTH ENTRY - DETAIL
1/2" = 1'-0"



2 TYP WINDOW SECTION
1/2" = 1'-0"



1 TYPICAL WINDOW ELEVATION
1/2" = 1'-0"



1 FRONT ENTRY - GLAZING ELEVATION

1/2" = 1'-0"



SOUTHEAST AERIAL

RENDERING
05/17/24
SP-023

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NORTHWEST AERIAL



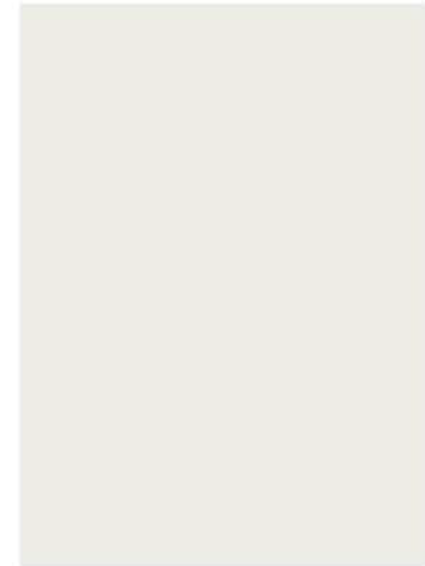
VIEW FROM RIDGE STREET



VIEW OF NORTH ADDITION FROM CHERRY STREET



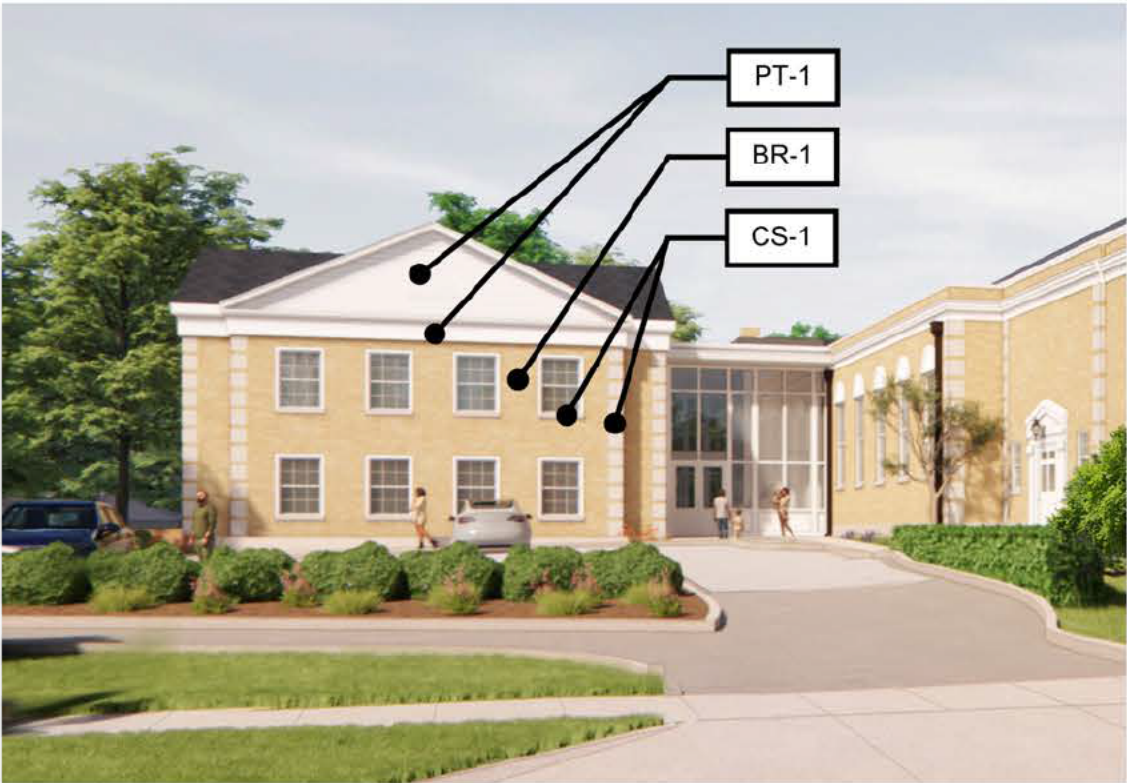
BR-1: MODULAR BRICK VENEER
TO MATCH EXISTING



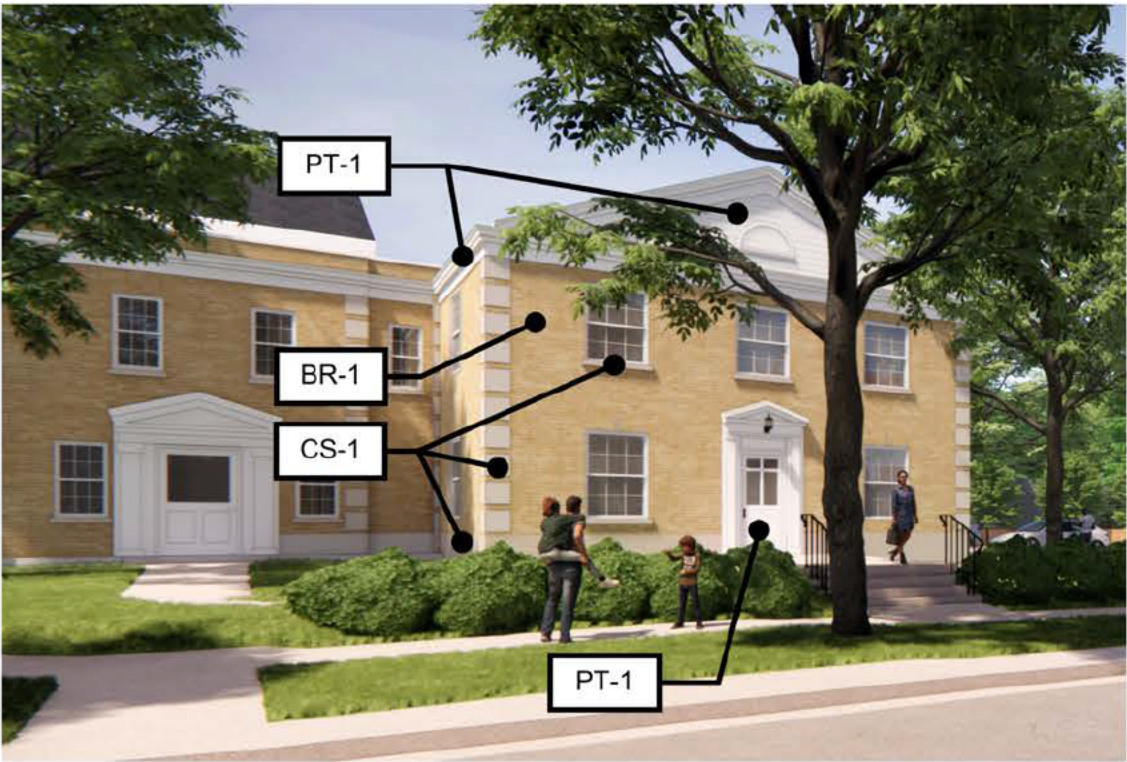
PT-1: WHITE PAINT TO
MATCH EXISTING



CS-1: CAST STONE TO MATCH
EXISTING



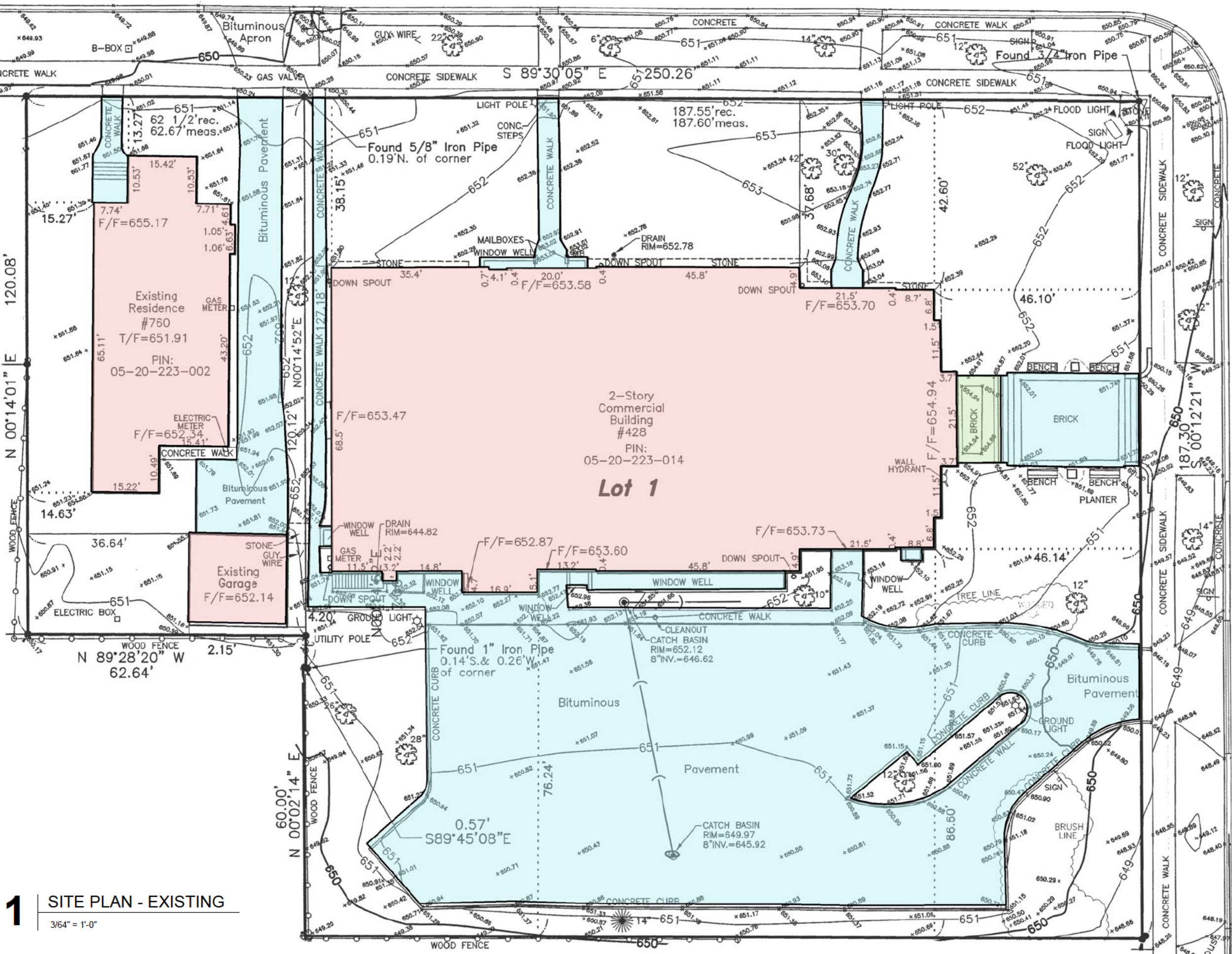
VIEW FROM RIDGE STREET



VIEW FROM CHERRY STREET

1 SITE PLAN - EXISTING

N 00°14'01" E 120.08'



LEGEND

BUILDING / ROOFED AREA COVERAGE - EXIST. (11,635 SF)

OTHER ROOFED AREA - EXIST. (196 SF)

IMPERMEABLE SURFACE - EXIST. (12,648 SF)

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 24,479 SF

NOTES:
1. SEE SURVEY FOR DIMENSIONS OF EXISTING BUILDINGS

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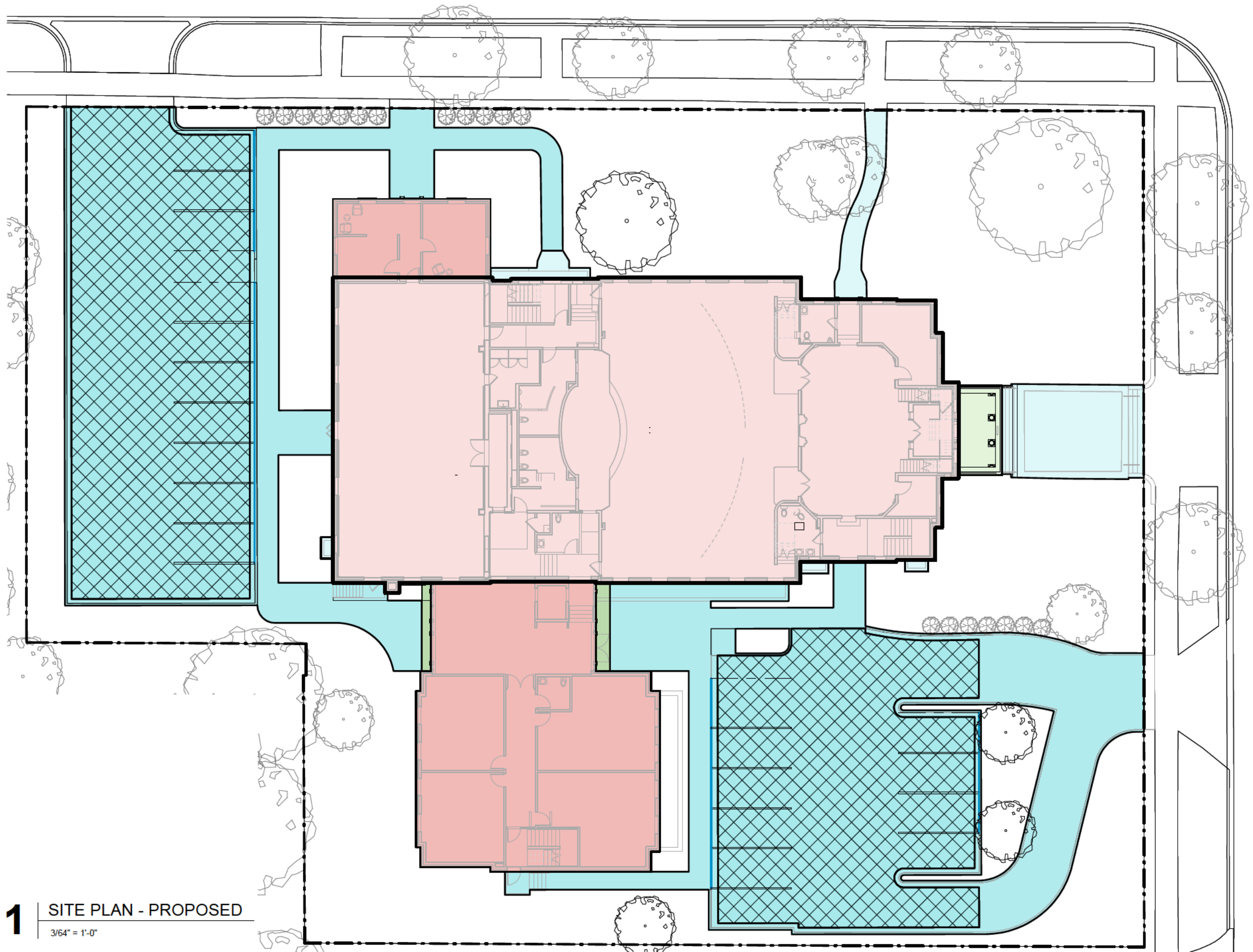
440 RIDGE AVE,
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EXISTING LOT COVERAGE 05/23/24
SP-028

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ARCHITECT'S PROJECT NO. 23XX



LEGEND

BUILDING / ROOFED AREA COVERAGE - EXIST. (9,083 SF)	
BUILDING / ROOFED AREA COVERAGE - NEW (3,782 SF)	
OTHER ROOFED AREA - EXIST. (196 SF)	
OTHER ROOFED AREA - NEW (100 SF)	
IMPERMEABLE SURFACE - EXIST. (1,002 SF)	
IMPERMEABLE SURFACE - NEW (4,878 SF)	
SEMI-PERMEABLE SURFACE - NEW (7,854 SF x 0.25 = 1,964 SF)	

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 21,005 SF

NOTES:
1. SEE SITE PLAN FOR DIMENSIONS OF PROPOSED ADDITIONS
2. SEE SURVEY FOR DIMENSIONS OF EXISTING BUILDINGS
3. SEE CIVIL DWGS FOR DIMENSIONS OF IMPERMEABLE SURFACES



FAR ANALYSIS (EXISTING)

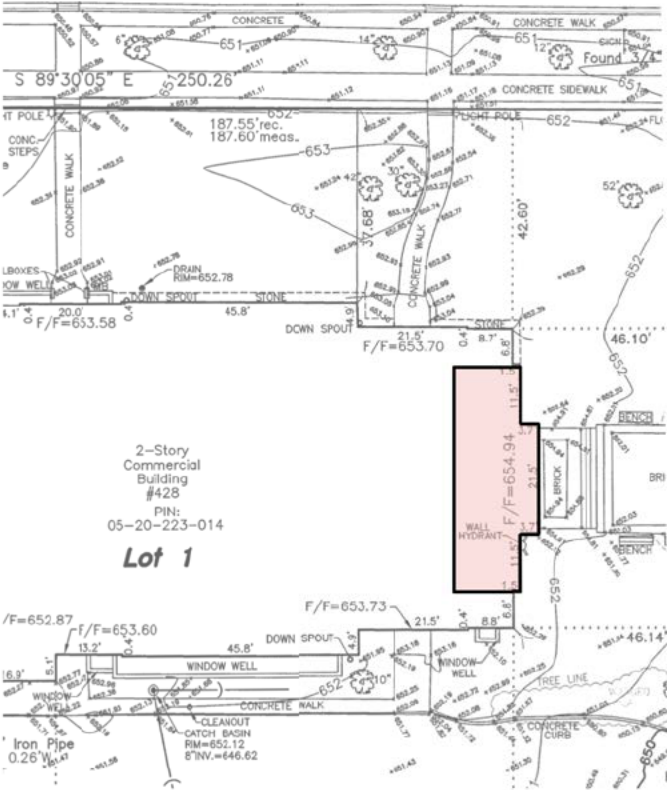
	EXISTING BUILDING	760 CHERRY
BASEMENT	0 SF*	1,679 SF**
1ST FLR	9,189 SF	2,046 SF
2ND FLR	4,094 SF	1,822 SF
3RD FLR	646 SF	0 SF
TOTAL	13,929 SF	5,547 SF

19,476 SF

*AREA EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).
**AREA INCLUDED IN FAR. ALL PARTS OF FIRST FLOOR ARE OVER 2 1/2 FT FROM GRADE (SEE SURVEY)

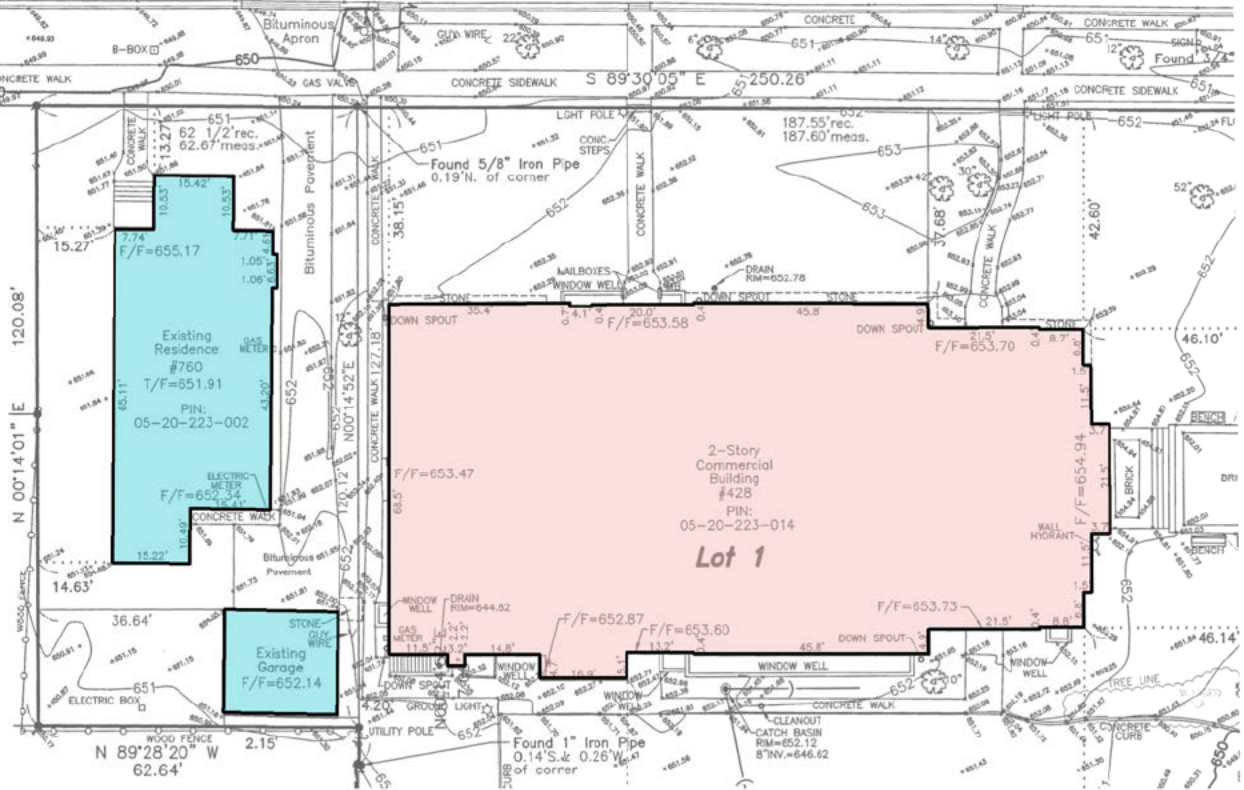
THIRD FLOOR (PARTIAL)

EXISTING BLDG (646 SF) 760 CHERRY (0 SF)

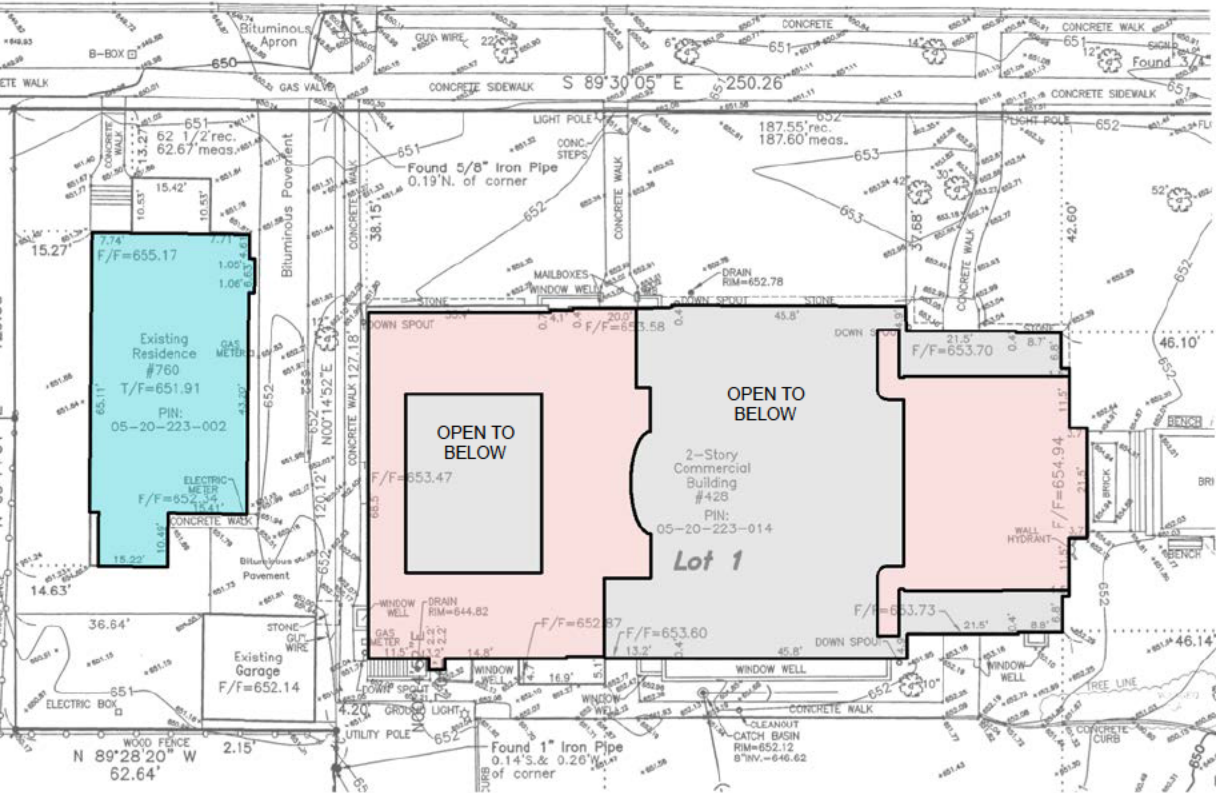


FIRST FLOOR

EXISTING BLDG (9,189 SF) 760 CHERRY (2,046 SF)*

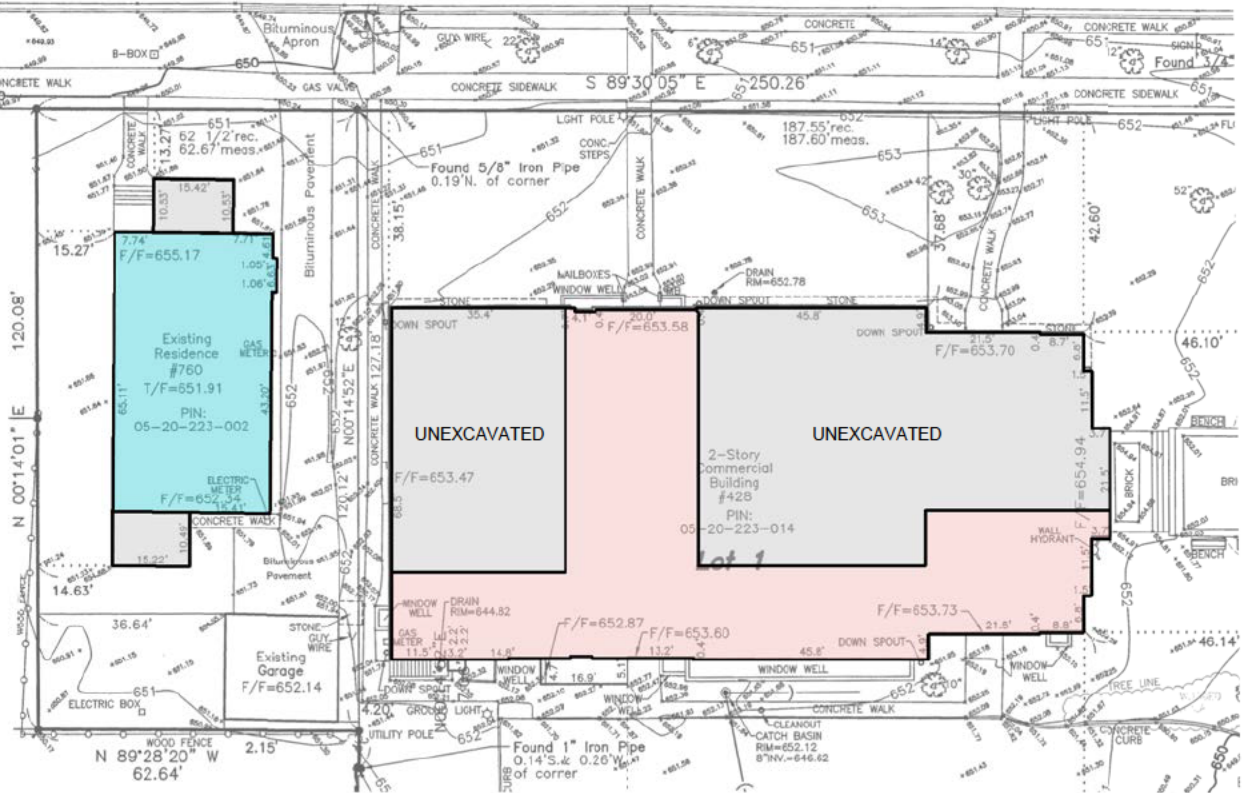


*INCLUDES DETACHED GARAGE AREA IN EXCESS OF 400SF



SECOND FLOOR

EXISTING BLDG (4,094 SF) 760 CHERRY (1,822 SF)



BASEMENT

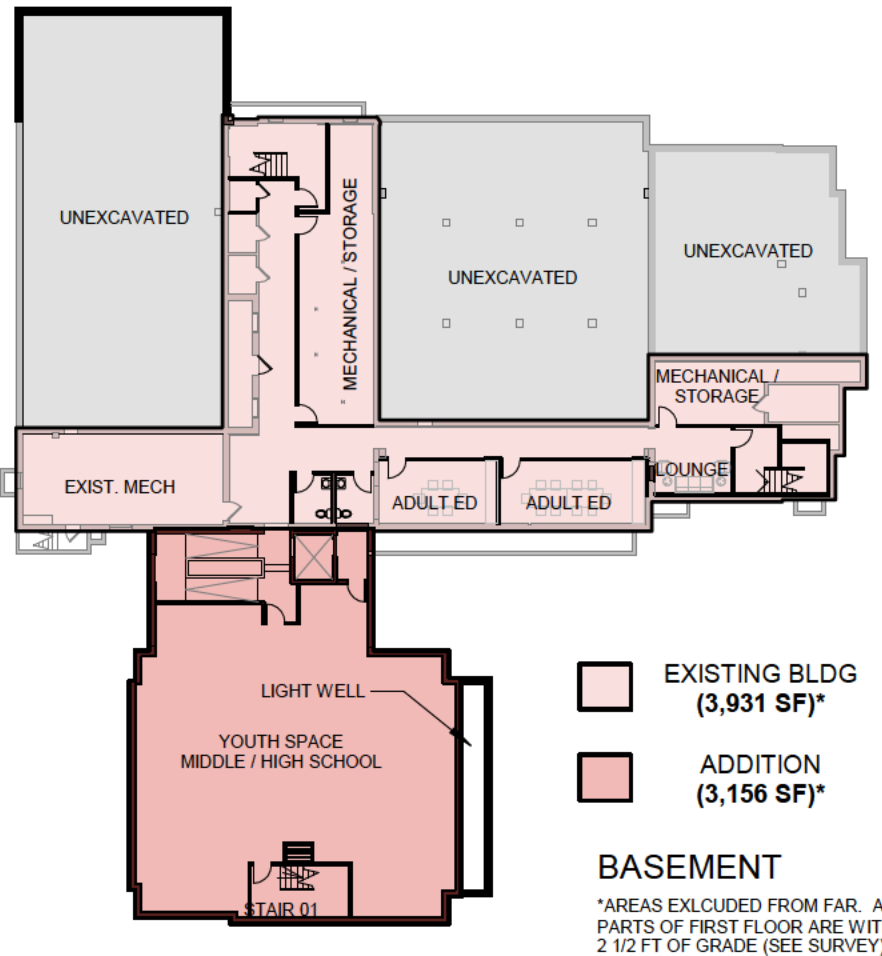
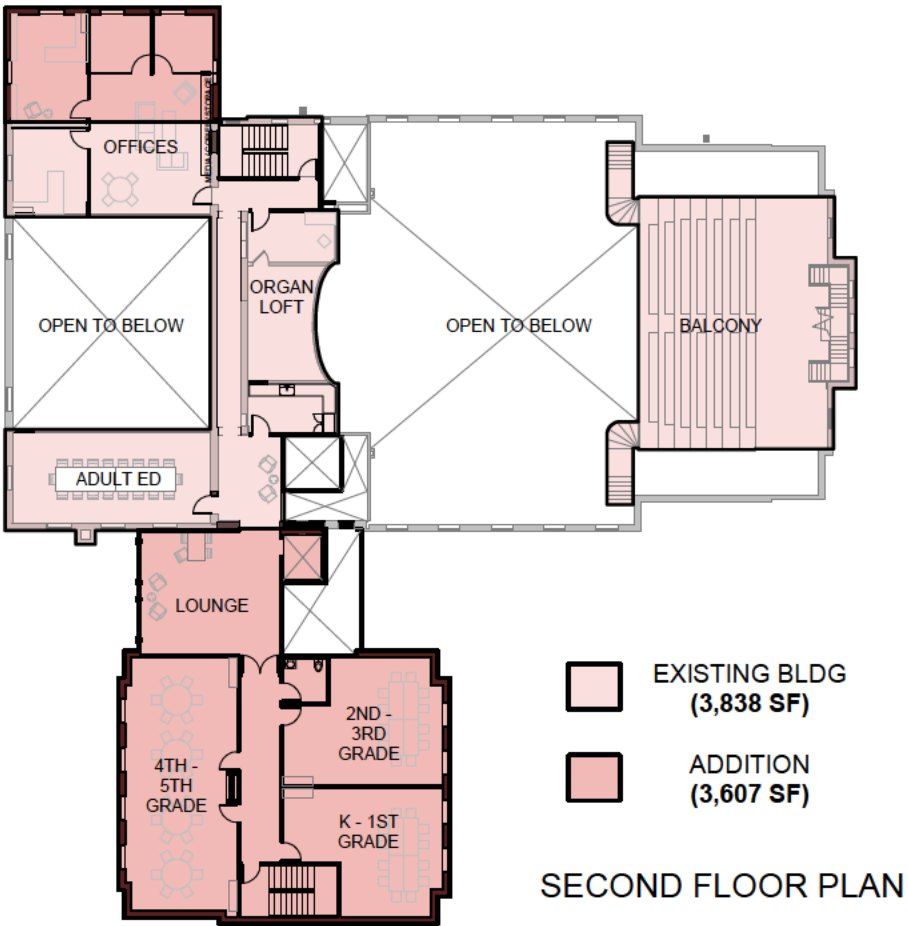
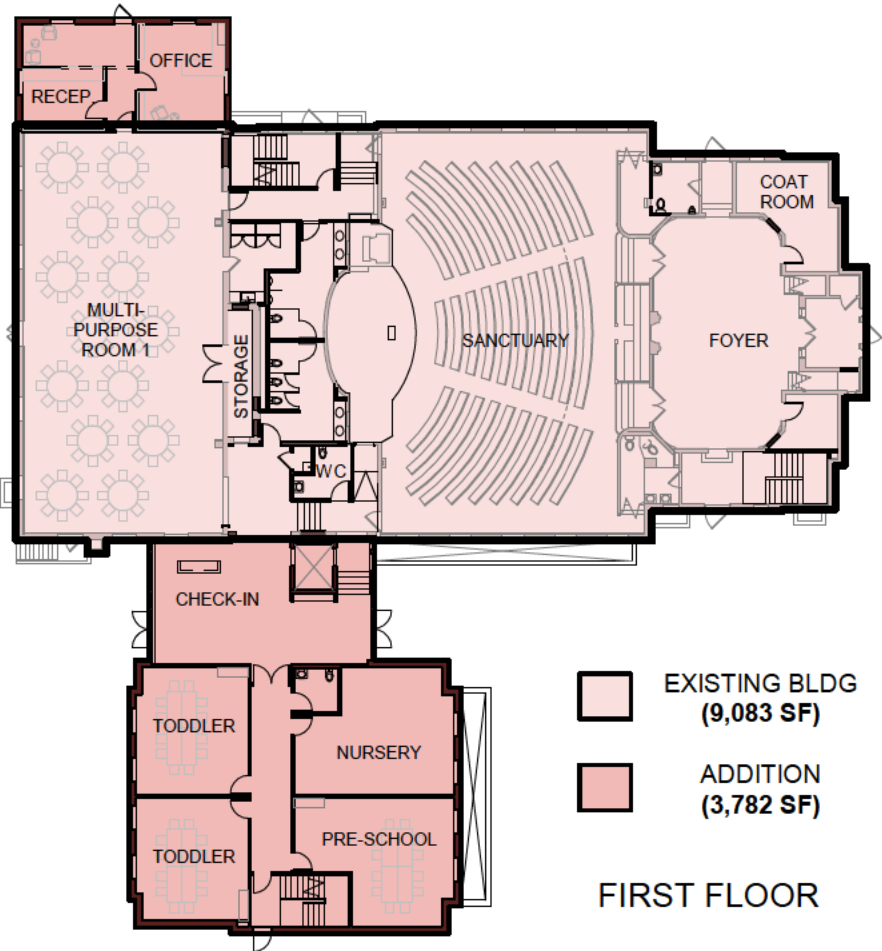
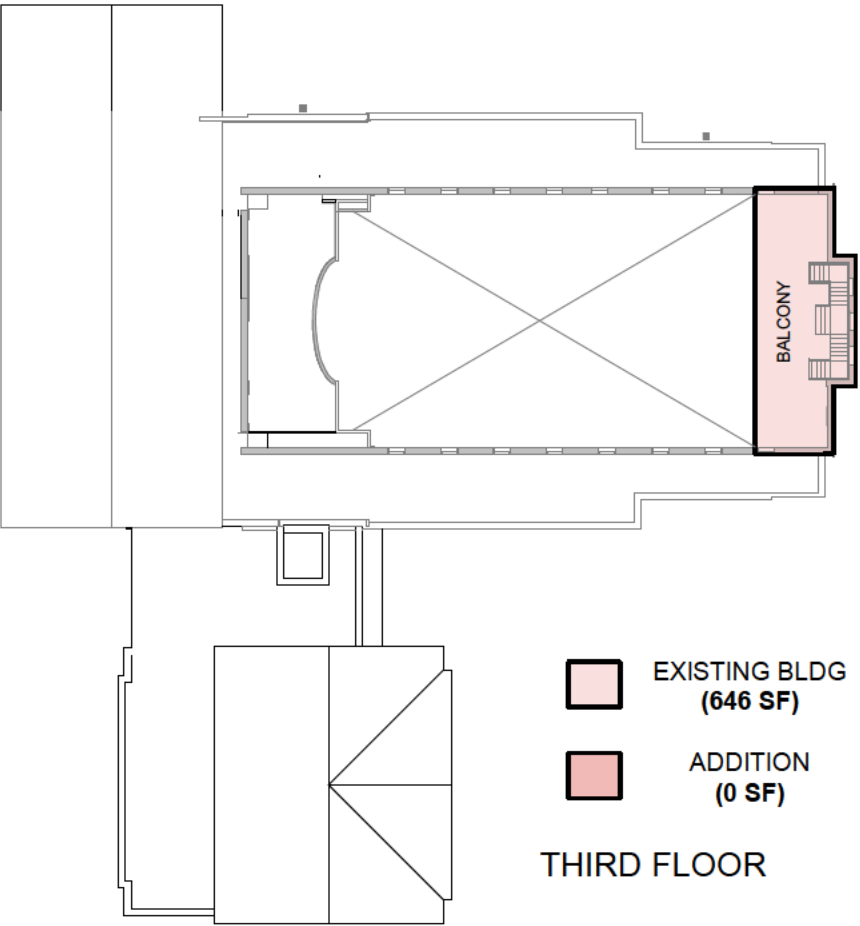
EXISTING BLDG (3,931 SF)* 760 CHERRY (1,679 SF)**

*AREA EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).
**AREA INCLUDED IN FAR. ALL PARTS OF FIRST FLOOR ARE OVER 2 1/2 FT FROM GRADE (SEE SURVEY)

GFA ANALYSIS (PROPOSED)

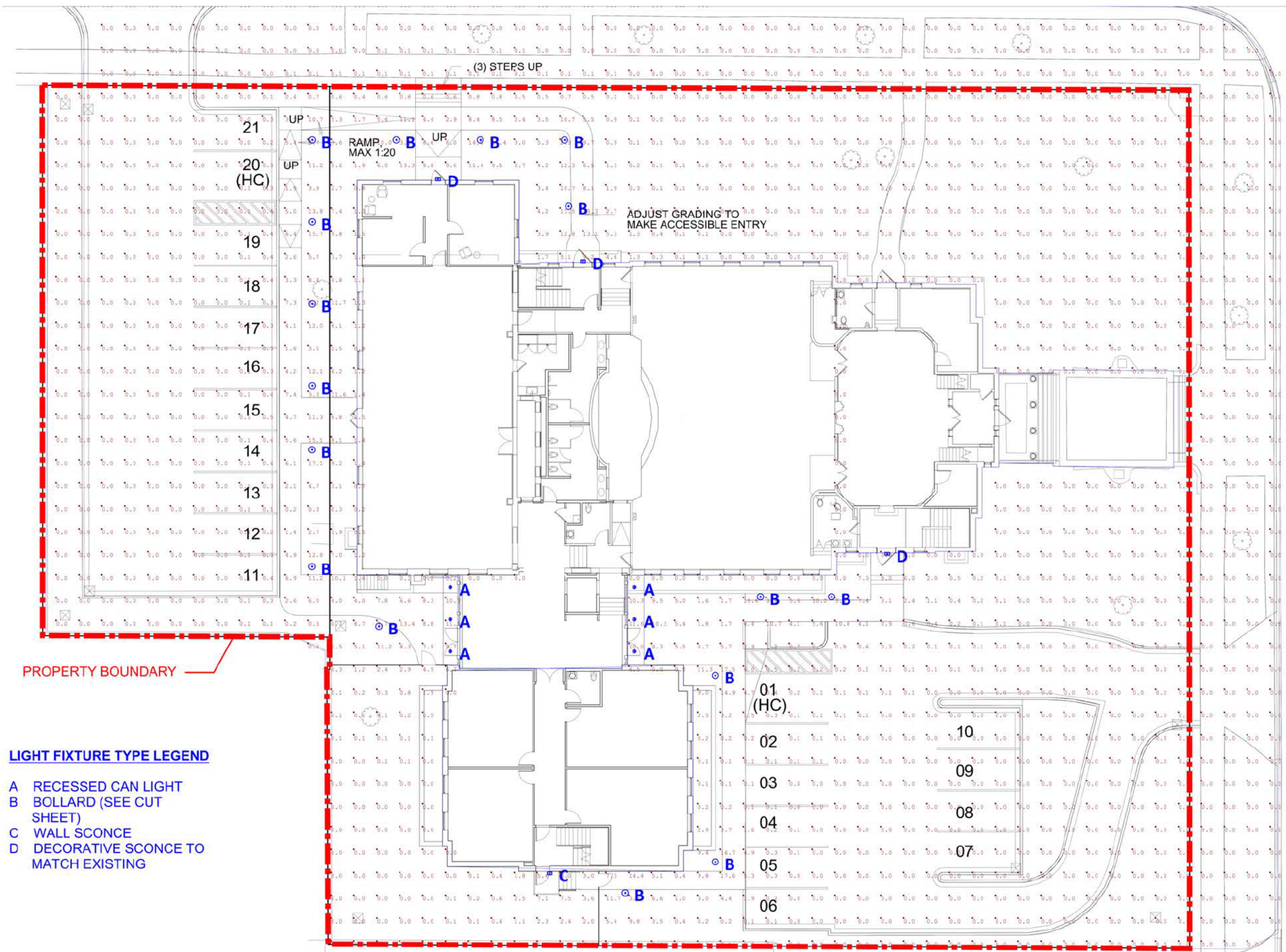
	EXISTING BUILDING	ADDITION
BASEMENT	0 SF*	0 SF*
1ST FLR	9,083 SF	3,782 SF
2ND FLR	3,838 SF	3,607 SF
3RD FLR	646 SF	0 SF
TOTAL	13,567 SF	7,389 SF
	20,956 SF	

*AREAS EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).



*AREAS EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).

SITE LIGHTING PHOTOMETRICS



LIGHT FIXTURE TYPE LEGEND

A RECESSED CAN LIGHT
B BOLLARD (SEE CUT SHEET)
C WALL SCONCE
D DECORATIVE SCONCE TO MATCH EXISTING

PROPOSED BOLLARD FIXTURE



KBR8 LED
LED Specification Bollard

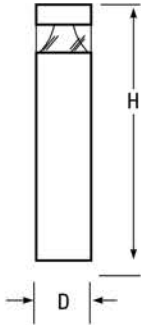


Specifications

8" Round
(20.3 cm)

Height: 40"
(101.6 cm)

Weight (max): 27 lbs
(12.25 kg)



Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED									
Series	LEDs	Drive current		Color temperature		Distribution	Voltage	Control options	Other options
KBR8 LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY Asymmetric ¹	MVOLT ⁵	Shipped installed	Shipped installed
		450	450 mA ^{3,4}	40K	4000 K	SYM Symmetric ²	120 ⁵	PE Photoelectric cell, button type	SF Single fuse (120, 277, 347V) ^{4,7}
		530	530 mA	50K	5000 K		208 ⁵	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DF Double fuse (208, 240V) ^{4,7}
	Symmetric 16C 16 LEDs ²	700	700 mA	AMBPC	Amber phosphor converted		240 ⁵		H24 24" overall height
				AMBLW	Amber limited wavelength ^{3,4}		277 ⁵		H30 30" overall height
							347 ⁴	ELCW Emergency battery backup, CA Title 20 Noncompliant ⁶	H36 36" overall height
									FG Ground-fault festoon outlet
								L/AB Without anchor bolts (3 bolt base)	DBLXD Black
								L/AB4 4 bolt retrofit base without anchor bolts ⁸	DDBTXD Textured dark bronze
									DBLBXD Textured black
									DNATXD Textured natural aluminum
									DWHGXD Textured white

Accessories

MRAB U Anchor bolts for KBR8 LED⁴

NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1					
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1					
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1					
	Amber 450	16																324	20	0	1	0
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0					
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1					
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1					
	Amber 450	20																374	19	0	0	0

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

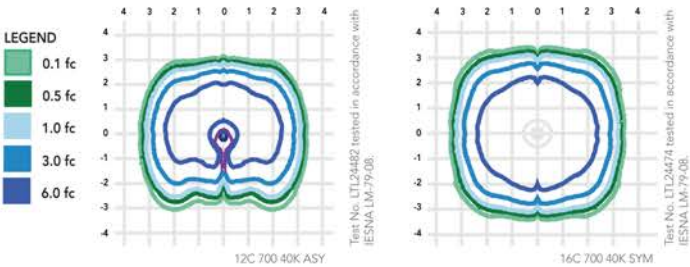
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KBR8 Bollard homepage](#).

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3/4" bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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KBR8-LED
Rev. 03/26/24

EXTERIOR LIGHTING

05/28/24

SP-033

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECTS PROJECT NO. 23XX

PROPOSED FIXTURE C

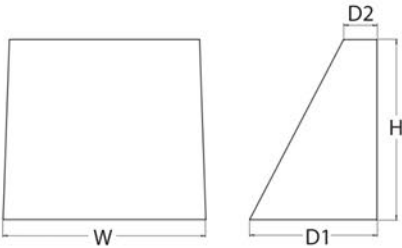


WDGE1 LED
Architectural Wall Sconce



Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight:	9 lbs
(without options)	



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ¹ Shipped separately AWS 3/8inch Architectural wall spacer ⁴ PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. ⁴
	P1	30K 3000K	90CRI	VW Visual comfort wide	347 ²	
	P2	35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options		Finish			
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) ⁵	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE	Photocell, Button Type ⁶	DBLXD	Black	DBLTXD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)				
CCE	Coastal Construction ⁶				



COMMERCIAL OUTDOOR

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WDGE1 LED
Rev. 05/30/24



FIXTURE D (MATCH EXISTING AS SHOWN)

EXTERIOR LIGHTING

05/28/24

SP-034

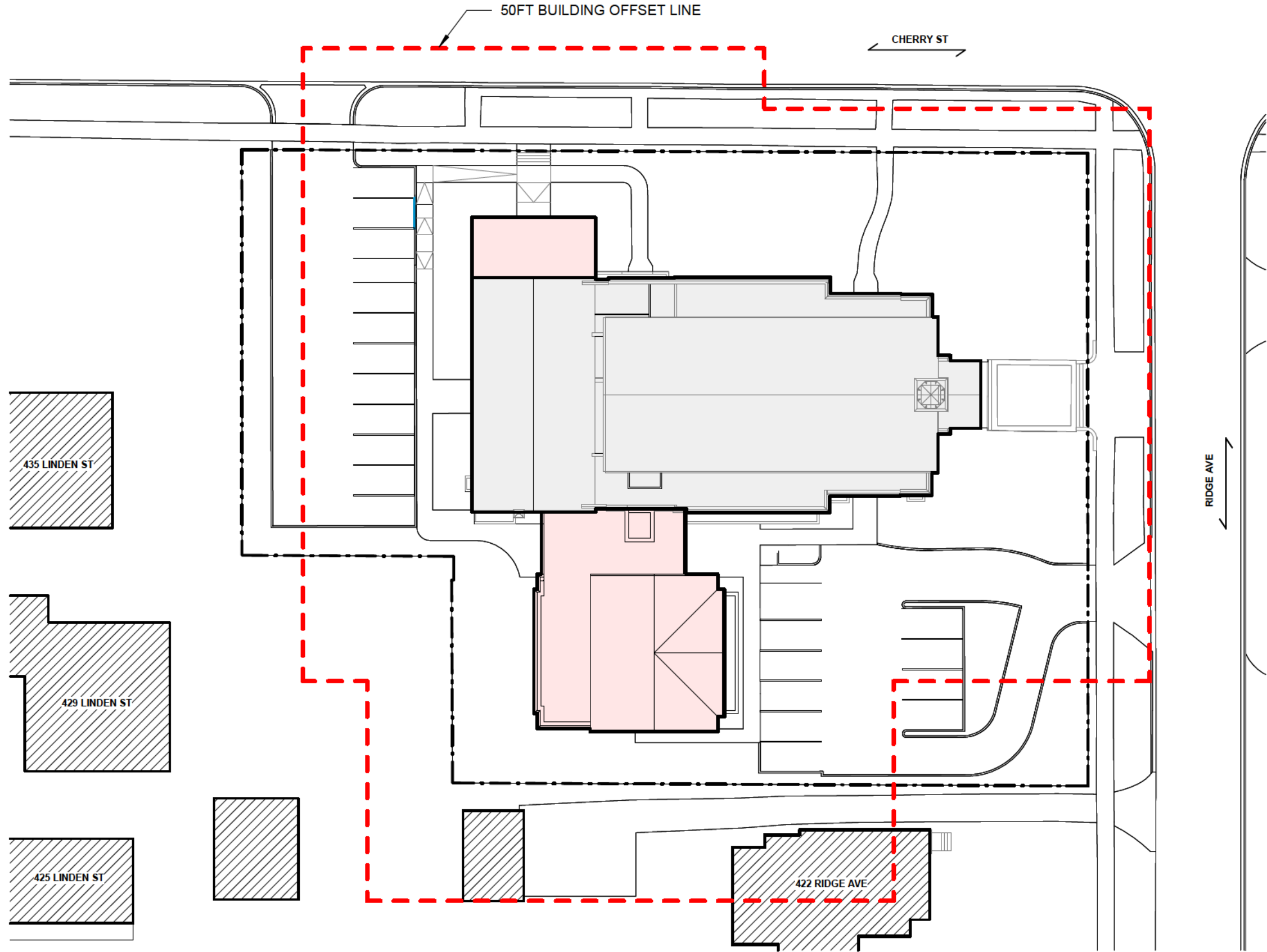
GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. 23XX



GRACE PRESBYTERIAN CHURCH ADDITION

440 RIDGE AVE

WINNETKA, IL 60093

ARCHITECT:
Present Future Architects
1147 W Ohio St., #504
Chicago, IL 60642
T: 1 (312) 961-1292
E: joe@pfa.work
Attn: Joe Buehler

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
135 S Jefferson St., Suite 135
Chicago, IL 60661
T: 1 (630) 296-6281
E: lrosenbauer@eea-ltd.com
Attn: Laura Rosenbauer

LANDSCAPE ARCHITECT
Eriksson Engineering Assoc., Ltd.
135 S Jefferson St., Suite 135
Chicago, IL 60661
T: 1 (630) 296-6274
E: jandersson@eea-ltd.com
Attn: Josh Andersson



SITE LOCATION MAP
(NTS)

CIVIL SHEET INDEX

C000	COVER SHEET
C100-C101	SITE DEMOLITION PLAN
C200-C201	SITE GEOMETRY PLAN
C300-C301	SITE UTILITY PLAN
C400-C401	GRADING & PAVING PLAN
C500-C501	SOIL EROSION & SEDIMENT CONTROL PLAN

LANDSCAPE SHEET INDEX

L010	TREE PRESERVATION & REMOVAL PLAN
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R.E. Allen & Associates, Ltd. For EEA on 12/19/23 Job Number 162-23.

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



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EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

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CONSTRUCTION

No.	Date	Description
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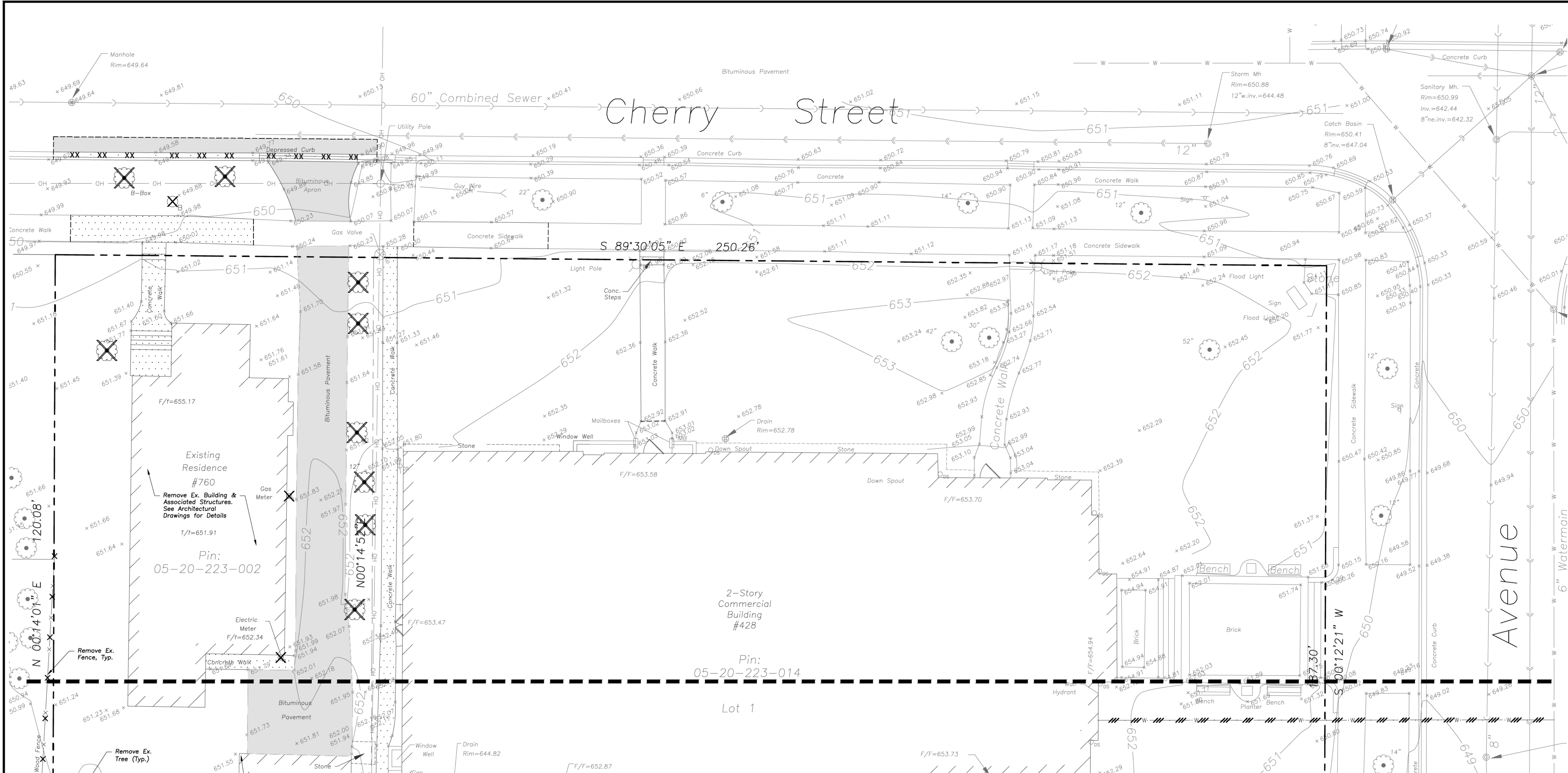
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Sheet Title:

COVER SHEET

Sheet No:

C000



DEMOLITION NOTES

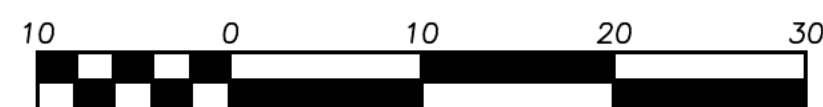
- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
- 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.
- 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.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- 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.
- 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.
- 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.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

GENERAL NOTES

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- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- 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.
- 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.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- 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.
- 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.
- 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.



Scale: 1"=10'

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
Manhole	Manhole	Electric Manhole	Electric Manhole
Catch Basin	Catch Basin	Light Pole	Light Pole
Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Pavement Elevation	Pavement Elevation
Telephone Line	Telephone Line	Sidewalk Elevation	Sidewalk Elevation
Fire Hydrant	Fire Hydrant	Ground Elevation	Ground Elevation
Valve Vault	Valve Vault	Swale	Swale
Buffalo Box	Buffalo Box	Contour Line	Contour Line
Downspout	Downspout	Deciduous Tree	Deciduous Tree
Bollard	Bollard	Coniferous Tree	Coniferous Tree
Gas Valve	Gas Valve	Brushline	Brushline
Electric Meter	Electric Meter	Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line



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ENGINEERING**

ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
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FAX (847) 223-4864
EMAIL INFO@EEA-LLD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

**Grace Presbyterian Church
Addition**
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

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CONSTRUCTION**

No.	Date	Description
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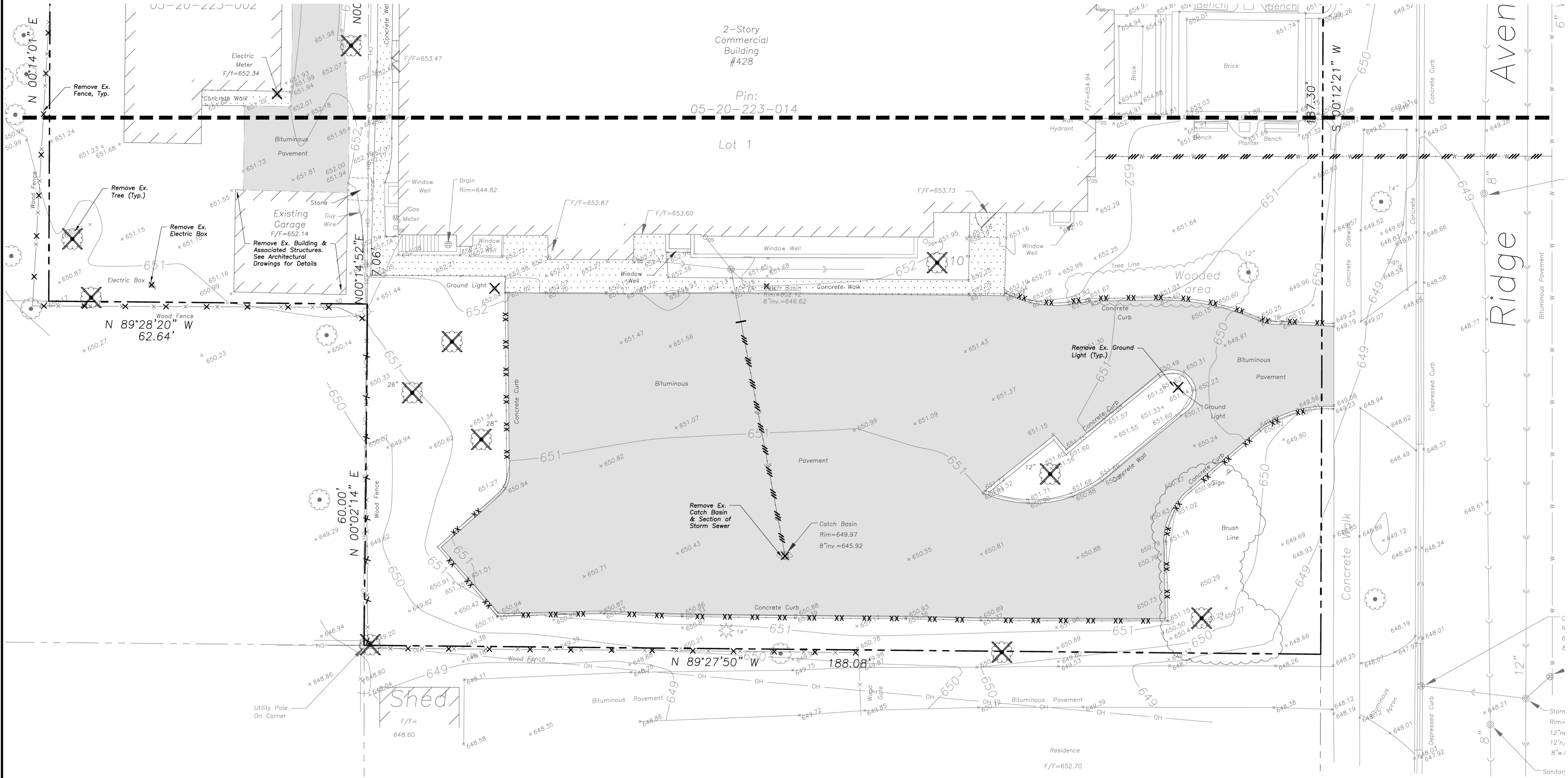
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**SITE DEMOLITION
PLAN**

Sheet No:

C100

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Plotted: 5/28/24 @ 11:40am By: rosenbauer



DEMOLITION NOTES

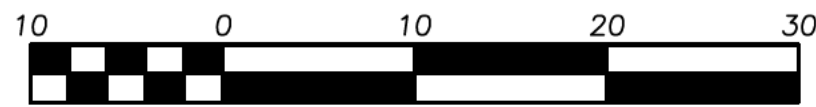
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Scale: 1"=10'

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED



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Grace Presbyterian Church

Addition

**440 N Ridge Avenue
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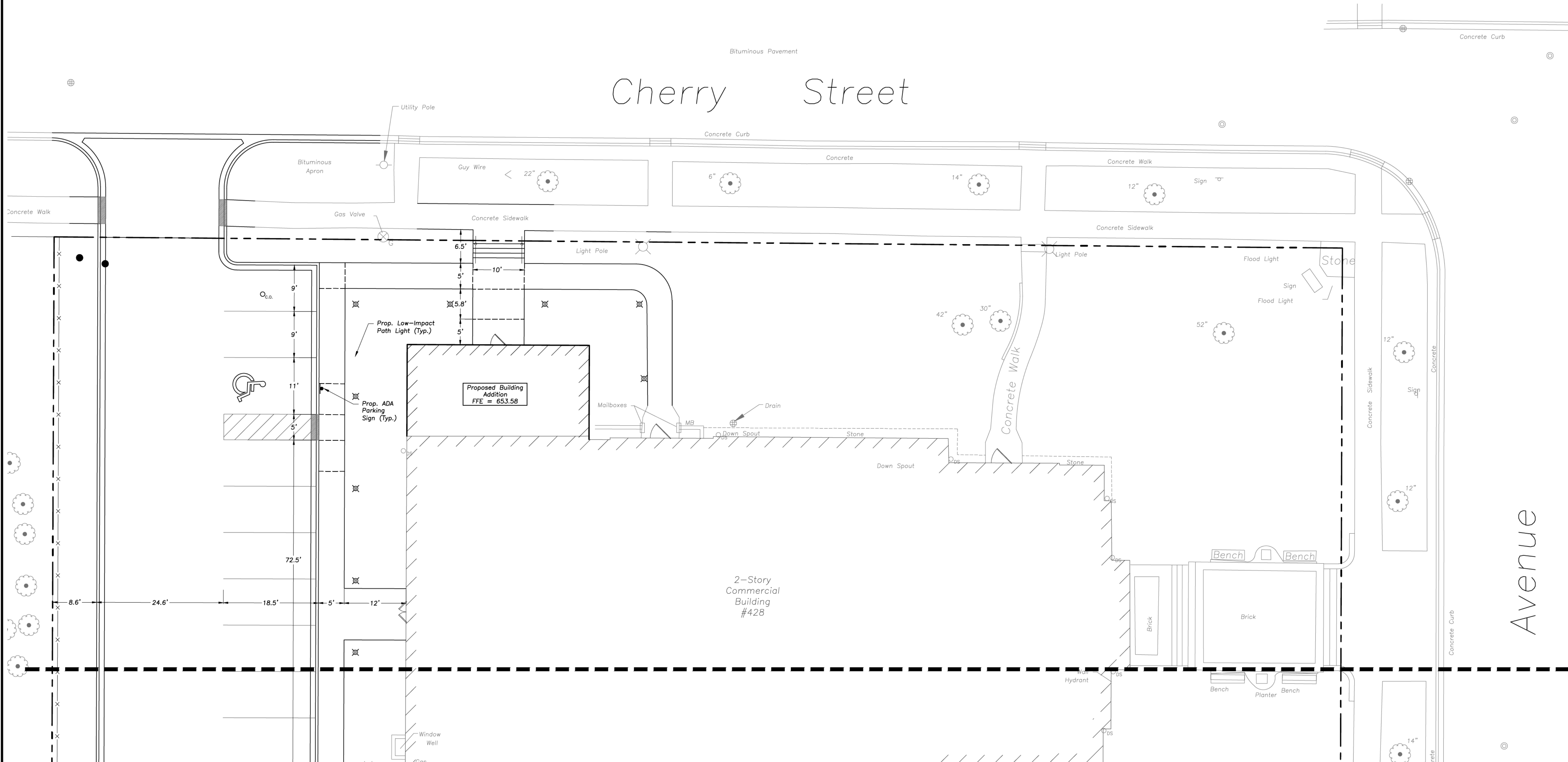
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Design By: LMR	Approved By: CK	Date: 05/28/24

Sheet Title:
**SITE DEMOLITION
PLAN**

Sheet No:
C101

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Plotted: 5/28/24 @ 11:39am By: Irosenbauer



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, 2-1/8" x 11 Gauge Steel, Embedded 42" Minimum Into Ground.

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.
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9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



LEGEND

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Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
Telephone Line	Telephone Line	Pavement Elevation	Pavement Elevation
Fire Hydrant	Fire Hydrant	Sidewalk Elevation	Sidewalk Elevation
Valve Vault	Valve Vault	Ground Elevation	Ground Elevation
Buffalo Box	Buffalo Box	Swale	Swale
Downspout	Downspout	Contour Line	Contour Line
Bollard	Bollard	Deciduous Tree	Deciduous Tree
Gas Valve	Gas Valve	Coniferous Tree	Coniferous Tree
Gas Meter	Gas Meter	Brushline	Brushline
Electric Meter	Electric Meter	Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line



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**Grace Presbyterian Church
Addition**
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

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CONSTRUCTION**

No.	Date	Description
	05/28/24	SPECIAL USE PERMIT REVIEW

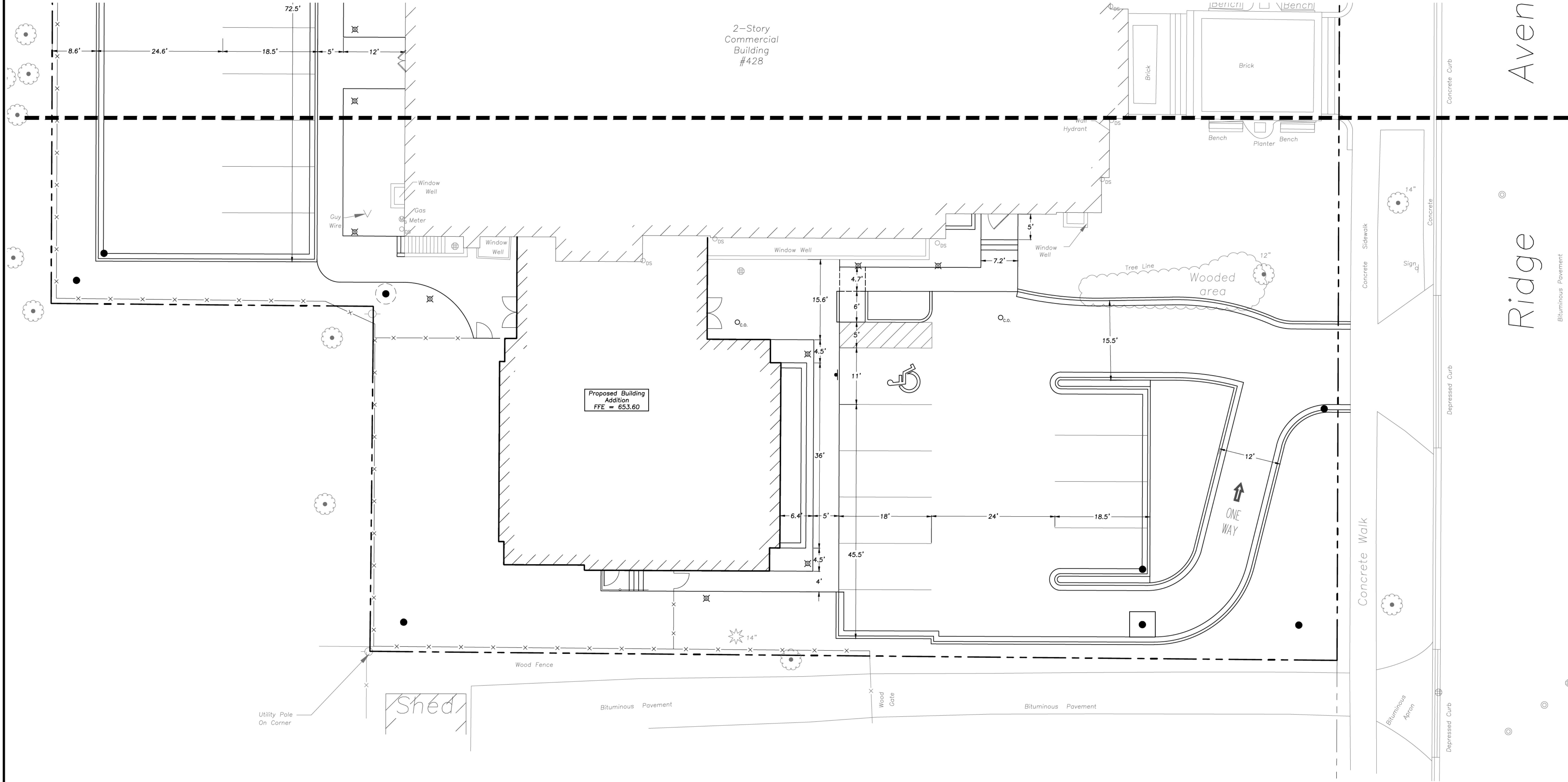
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Design By: LMR Approved By: CK Date: 05/28/24

Sheet Title:
**SITE GEOMETRY
PLAN**

Sheet No:
C200

EEA - P:\23267 - PFA - Grace Presbyterian\Drawings\Grace Presbyterian_Site Plan.dwg
Plotted: 5/28/24 @ 12:49pm By: Irosenbauer

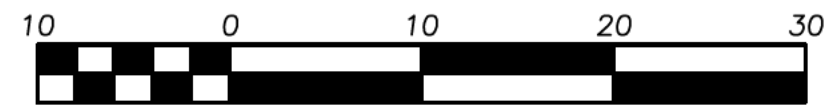


GEOMETRY NOTES

- 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.
- 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.
- All Accessible Parking Signs (R7-B) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

GENERAL NOTES

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Scale: 1"=10'

LEGEND

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Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
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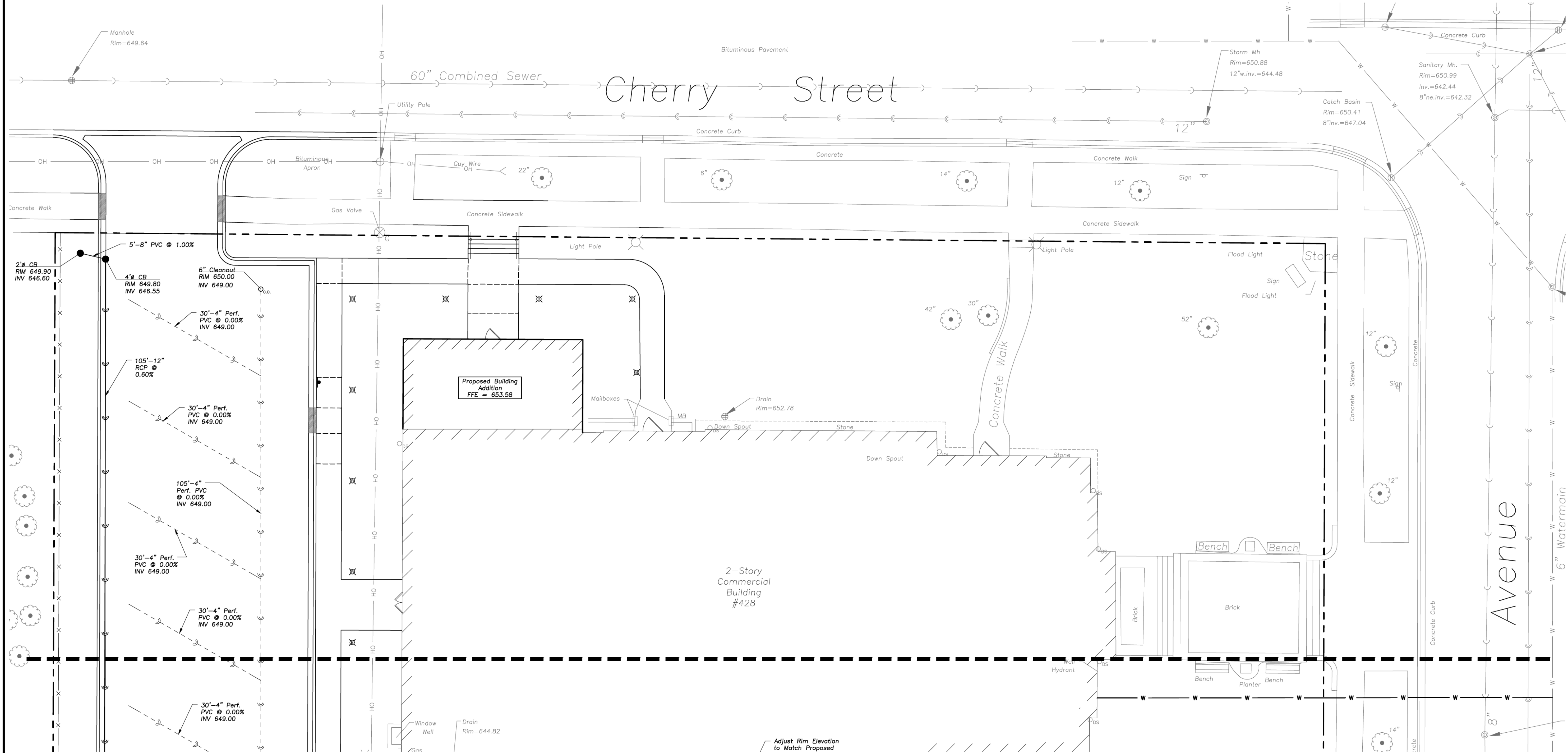
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Design By:	Approved By:	Date:
LMR	CK	05/28/24

SITE GEOMETRY PLAN

Sheet No:
C201



STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
4' Diameter Structure- 4"
5' Diameter Structure- 5"
6' Diameter Structure- 6"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works S120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbside, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
- All Sanitary Manholes Shall Include a Chimney Seal.

UTILITY NOTES

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

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Grace Presbyterian Church Addition 440 N Ridge Avenue WINNETKA, ILLINOIS

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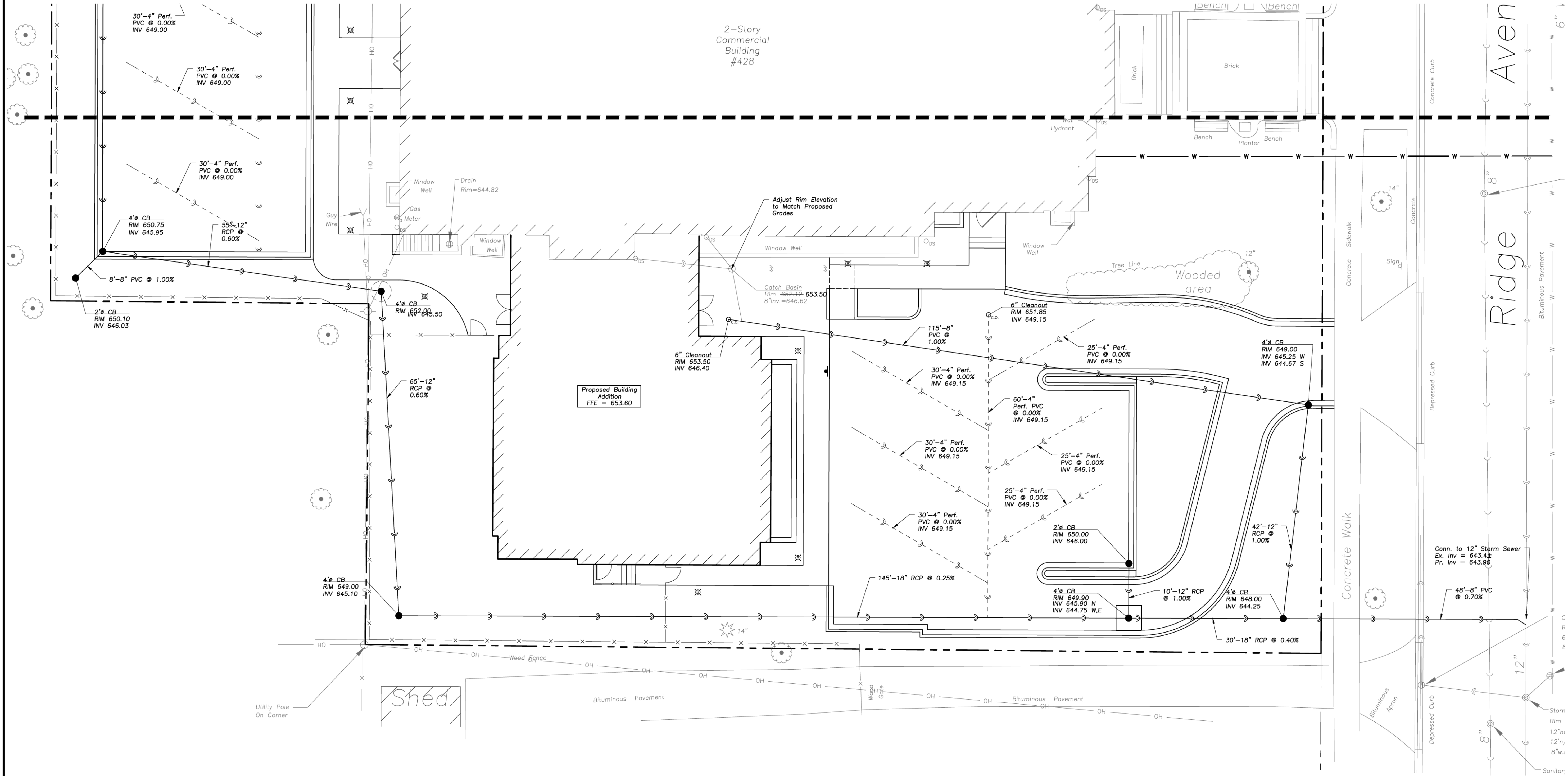
Design By: LMR
Approved By: CK
Date: 05/28/24

Sheet Title:

**SITE
UTILITY
PLAN**

Sheet No:

C300



STRUCTURE NOTES

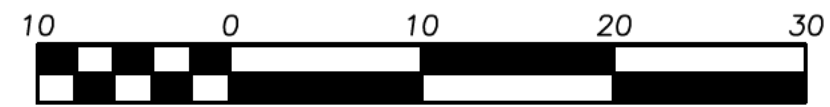
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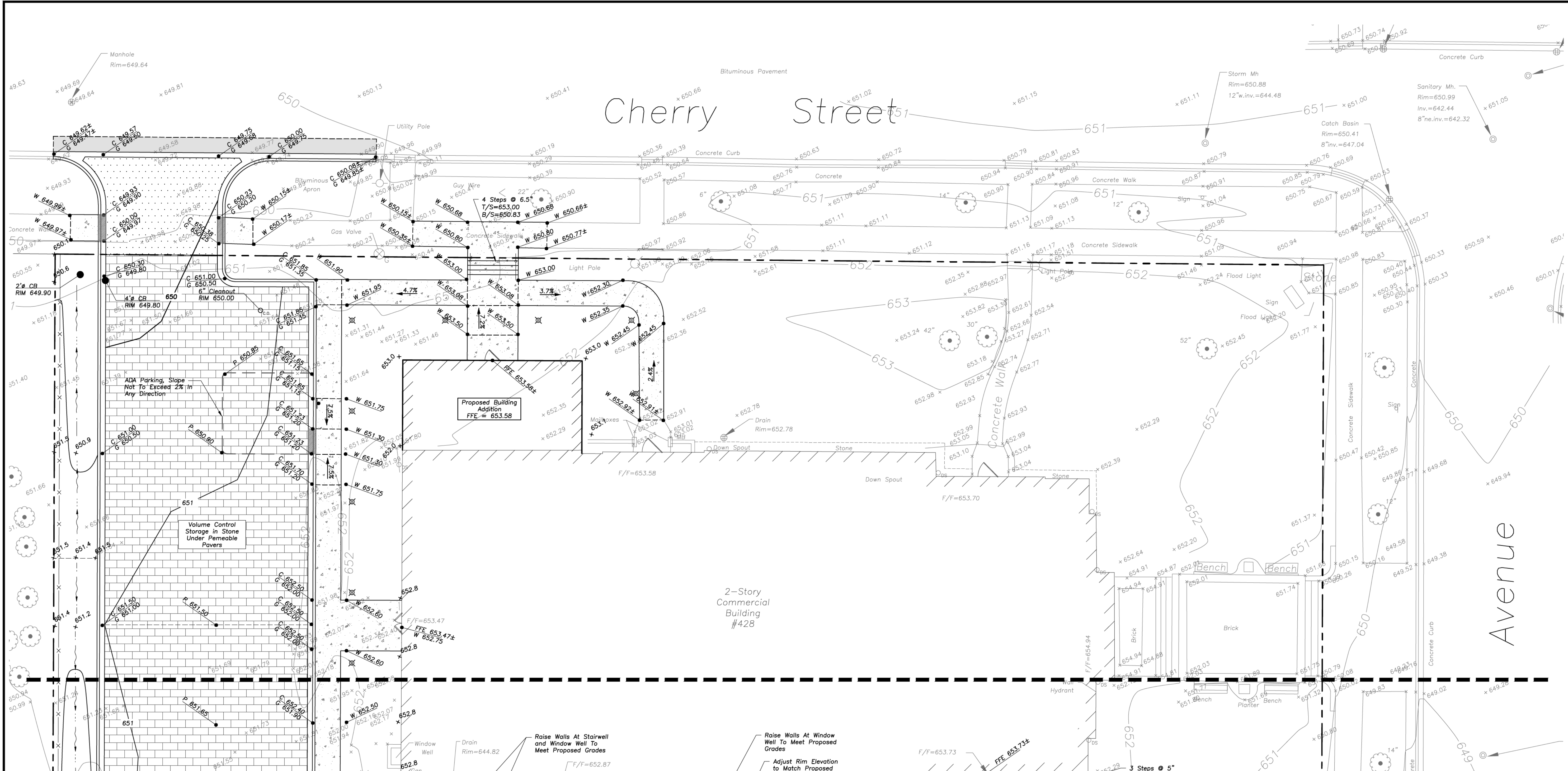
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Design By: LMR Approved By: CK Date: 05/28/24

Sheet Title:
**SITE
UTILITY
PLAN**

Sheet No:
C301

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Plotted: 5/28/24 @ 11:39am By: Irosenbauer



GRADING NOTES

- 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.
- 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.
- Refer To Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- 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.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

PAVING & SURFACE LEGEND

- Asphalt Pavement Section**
 - 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
 - 2 1/2" Hot Mix Asphalt, IL-19.0, N50
 - Prime Coat (0.25 gal/sq yd)
 - 4" Aggregate Base Course, Type B, Crushed, CA-6
 - 4" Drainage Course, CA-7
 - Non-Woven Geotextile Fabric, 5 oz/sy
- Concrete Driveway Section**
 - 8" Portland Cement Concrete
 - Curing and Sealing Compound
 - 6"x6" W2.9xW2.9 Welded Wire Fabric
 - 2" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section**
 - 5" Portland Cement Concrete
 - Curing and Sealing Compound
 - 6"x6" W1.4xW1.4 Welded Wire Fabric
 - 2" Aggregate Base Course, Type B, Crushed
- Brick Permeable Paver Section**
 - See Landscape Plans for Paver Finish
 - 1 1/4" Permeable Setting Bed Aggregate
 - 10" Aggregate Base Course, CA-7
- Stormwater Overland Flow Path
- Ridge Line/High Point

GENERAL NOTES

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- 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.
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LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
Manhole	Manhole	Electric Manhole	Electric Manhole
Catch Basin	Catch Basin	Light Pole	Light Pole
Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Pavement Elevation	Pavement Elevation
Telephone Line	Telephone Line	Sidewalk Elevation	Sidewalk Elevation
Fire Hydrant	Fire Hydrant	Ground Elevation	Ground Elevation
Valve Vault	Valve Vault	Swale	Swale
Buffalo Box	Buffalo Box	Contour Line	Contour Line
Downspout	Downspout	Deciduous Tree	Deciduous Tree
Bollard	Bollard	Coniferous Tree	Coniferous Tree
Gas Valve	Gas Valve	Brushline	Brushline
Gas Meter	Gas Meter	Tree Protection	Tree Protection
Electric Meter	Electric Meter	Fencing at Drip Line	Fencing at Drip Line



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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

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NOT FOR
CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW

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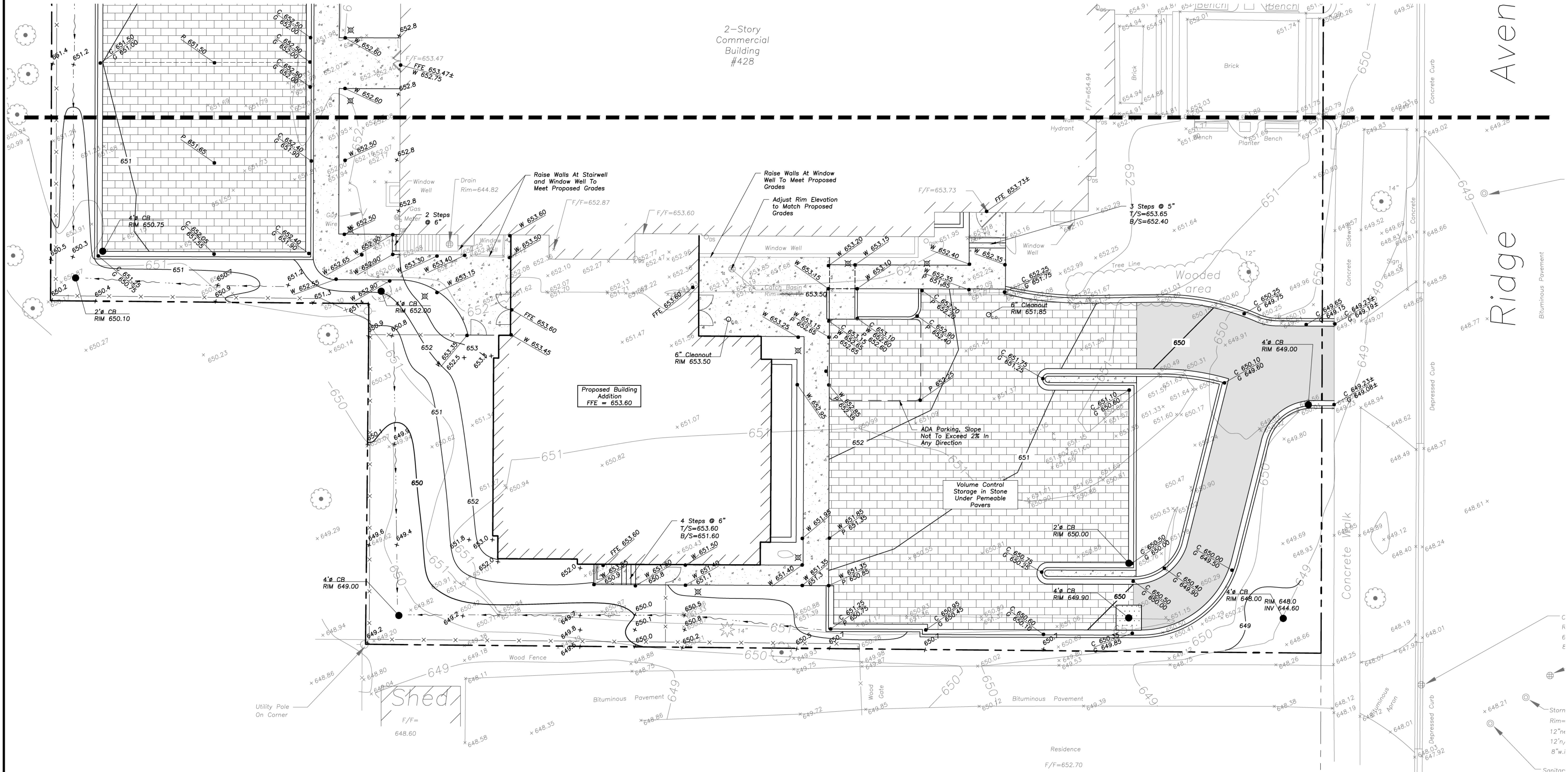
Design By: LMR Approved By: CK Date: 05/28/24

Sheet Title:

GRADING AND
PAVING PLAN

Sheet No:

C400



GRADING NOTES

- 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.
- 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.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- 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.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

PAVING & SURFACE LEGEND

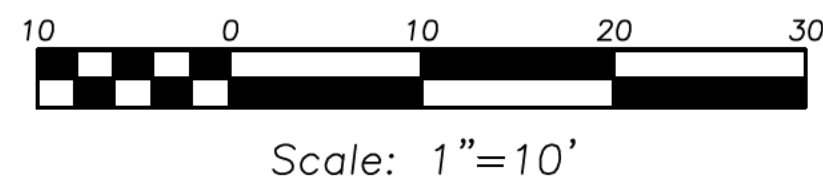
- Asphalt Pavement Section**
 - 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
 - 2 1/2" Hot Mix Asphalt, IL-19.0, N50
 - Prime Coat (0.25 gal/sq yd)
 - 4" Aggregate Base Course, Type B, Crushed, CA-6
 - 4" Drainage Course, CA-7
 - Non-Woven Geotextile Fabric, 5 oz/sy
- Concrete Driveway Section**
 - 8" Portland Cement Concrete
 - Curing and Sealing Compound
 - 6"x6" W2.9xW2.9 Welded Wire Fabric
 - 6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section**
 - 5" Portland Cement Concrete
 - Curing and Sealing Compound
 - 6"x6" W1.4xW1.4 Welded Wire Fabric
 - 2" Aggregate Base Course, Type B, Crushed
- Brick Permeable Paver Section**
 - See Landscape Plans for Paver Finish
 - 1 1/2" Permeable Setting Bed Aggregate
 - 10" Aggregate Base Course, CA-7
- Stormwater Overland Flow Path**
- Ridge Line/High Point**

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EXISTING		PROPOSED	
	Manhole		Proposed Manhole
	Catch Basin		Proposed Catch Basin
	Area Drain		Proposed Area Drain
	Clean Out		Proposed Clean Out
	Storm Sewer		Proposed Storm Sewer
	Sanitary Sewer		Proposed Sanitary Sewer
	Water Main		Proposed Water Main
	Gas Line		Proposed Gas Line
	Overhead Wires		Proposed Overhead Wires
	Electrical Cable (Buried)		Proposed Electrical Cable (Buried)
	Telephone Line		Proposed Telephone Line
	Fire Hydrant		Proposed Fire Hydrant
	Valve Vault		Proposed Valve Vault
	Buffalo Box		Proposed Buffalo Box
	Downspout		Proposed Downspout
	Bollard		Proposed Bollard
	Gas Valve		Proposed Gas Valve
	Gas Meter		Proposed Gas Meter
	Electric Meter		Proposed Electric Meter

EXISTING		PROPOSED	
	Electric Manhole		Proposed Electric Manhole
	Light Pole		Proposed Light Pole
	Utility Pole		Proposed Utility Pole
	Sign		Proposed Sign
	Fence		Proposed Fence
	Accessible Parking Stall		Proposed Accessible Parking Stall
	Curb & Gutter		Proposed Curb & Gutter
	Depressed Curb		Proposed Depressed Curb
	Curb Elevation		Proposed Curb Elevation
	Gutter Elevation		Proposed Gutter Elevation
	Pavement Elevation		Proposed Pavement Elevation
	Sidewalk Elevation		Proposed Sidewalk Elevation
	Ground Elevation		Proposed Ground Elevation
	Swale		Proposed Swale
	Contour Line		Proposed Contour Line
	Deciduous Tree		Proposed Deciduous Tree
	Coniferous Tree		Proposed Coniferous Tree
	Brushline		Proposed Brushline
	Tree Protection Fencing at Drip Line		Proposed Tree Protection Fencing at Drip Line



LEGEND



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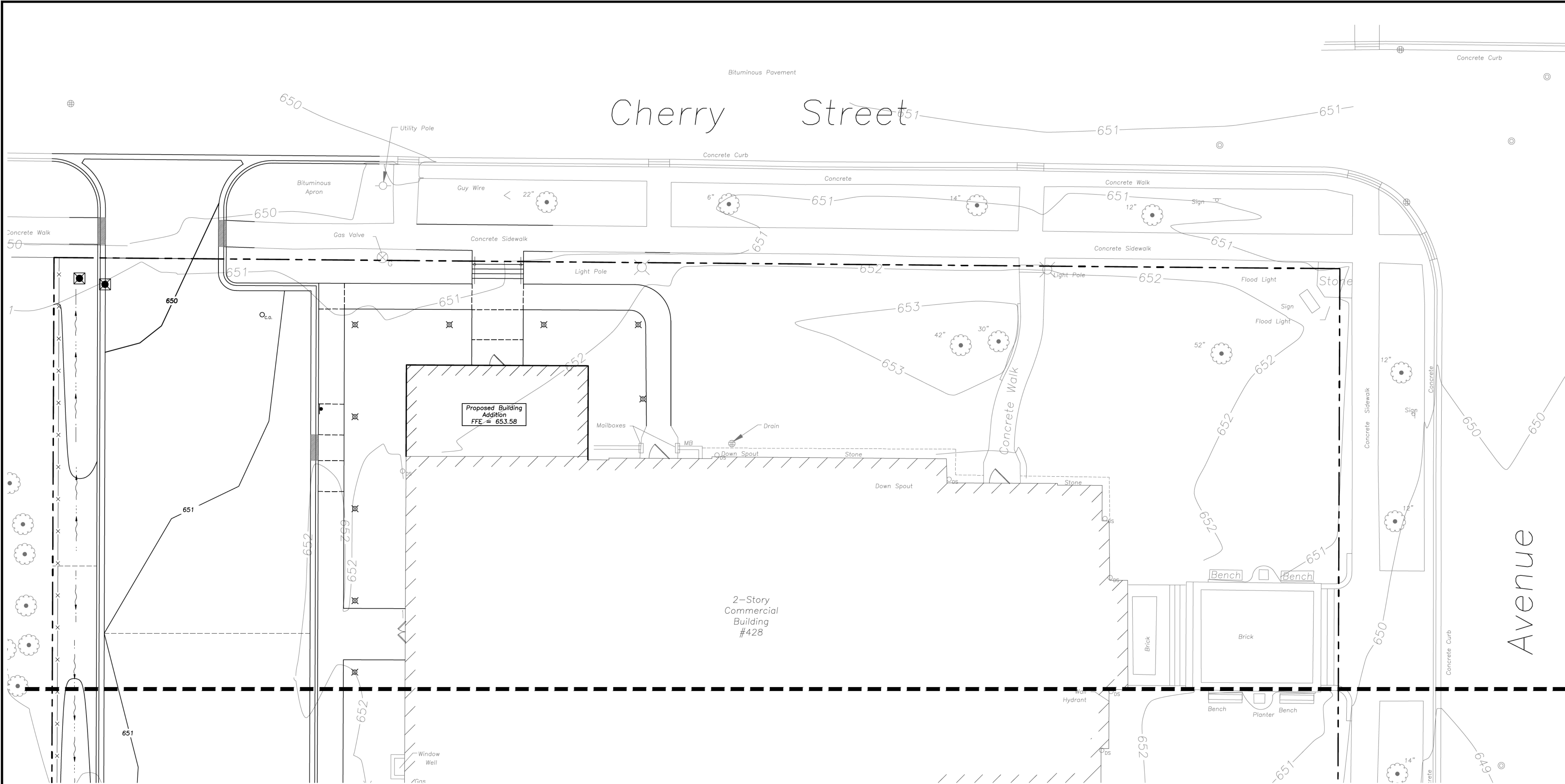
Sheet Title:

GRADING AND
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Sheet No:

C401

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Plotted: 5/28/24 @ 11:39am By: Rosenbauer



INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Sedimentation Basins and Structures.
7. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

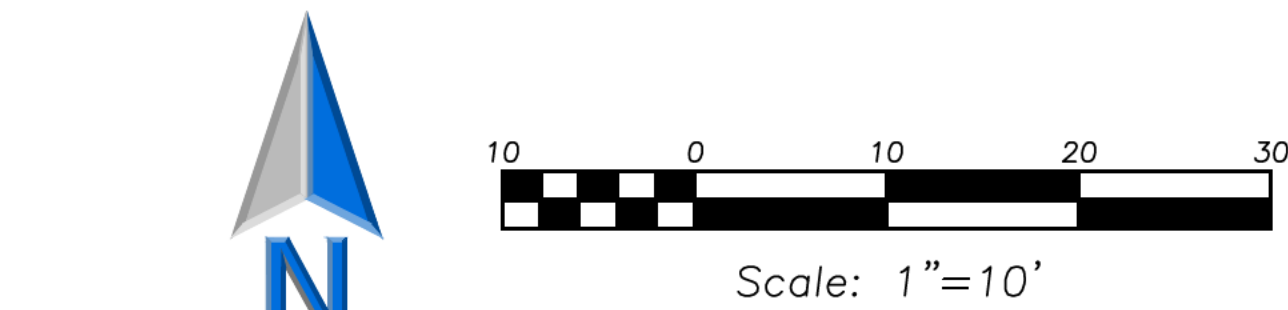
- Silt Fence
- Erosion Control Blanket
- North American Green DS75
- Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
3. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
4. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
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6. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
7. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) in Paved Areas To Prevent Siltation.
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10. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
11. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
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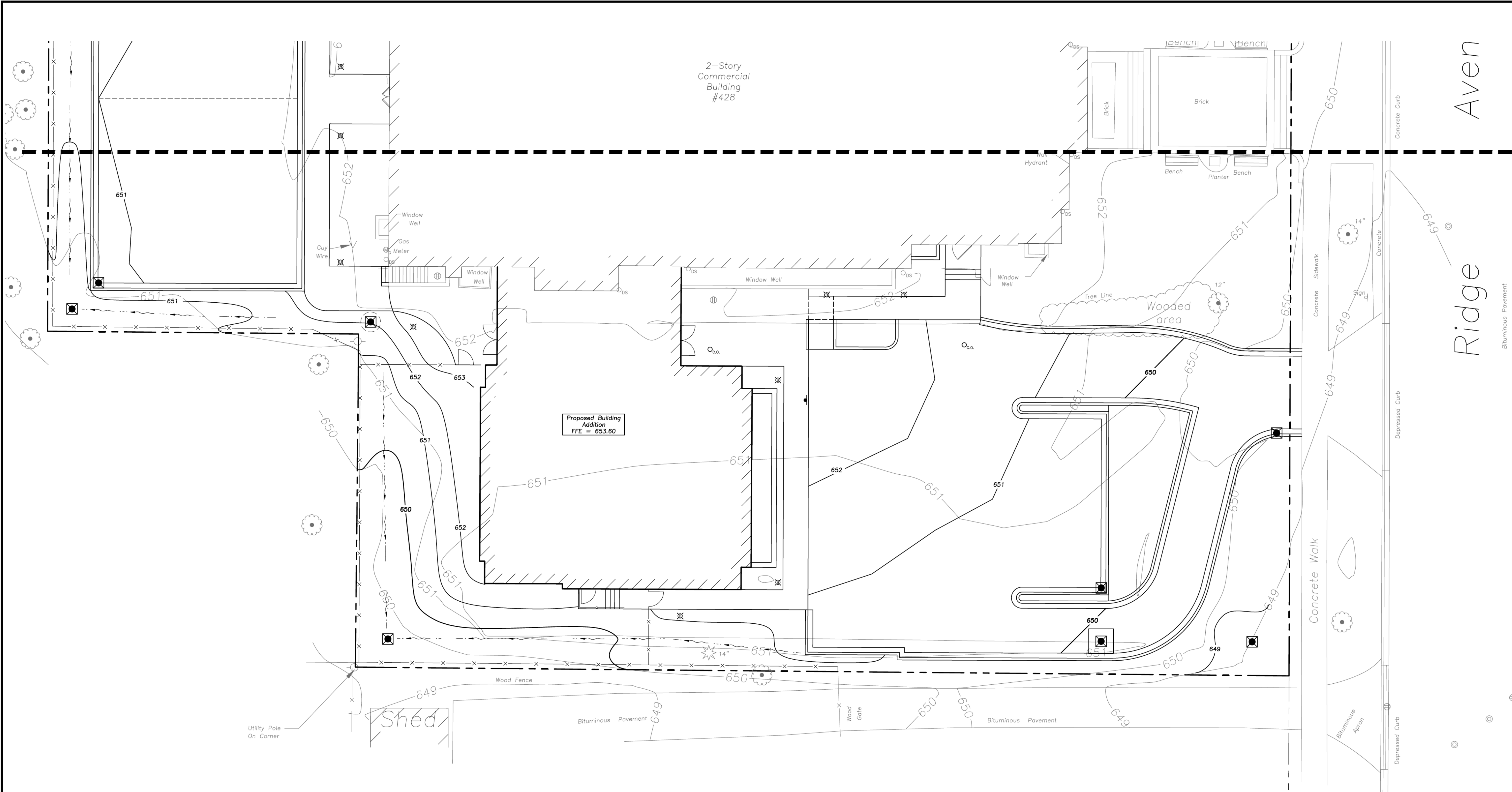
Sheet Title:

**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:

C500

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Plotted: 5/28/24 @ 11:40am By: Rosenbauer



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SOIL EROSION & SEDIMENTATION CONTROL LEGEND

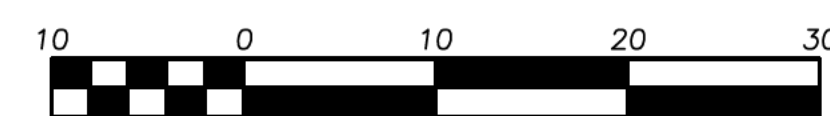
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Scale: 1"=10'

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
Manhole	Manhole	Electric Manhole	Electric Manhole
Catch Basin	Catch Basin	Light Pole	Light Pole
Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
Telephone Line	Telephone Line	Pavement Elevation	Pavement Elevation
Fire Hydrant	Fire Hydrant	Sidewalk Elevation	Sidewalk Elevation
Valve Vault	Valve Vault	Ground Elevation	Ground Elevation
Buffalo Box	Buffalo Box	Swale	Swale
Downspout	Downspout	Contour Line	Contour Line
Bollard	Bollard	Deciduous Tree	Deciduous Tree
Gas Valve	Gas Valve	Coniferous Tree	Coniferous Tree
Gas Meter	Gas Meter	Brushline	Brushline
Electric Meter	Electric Meter	Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line



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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

**Grace Presbyterian Church
Addition**
440 N Ridge Avenue
WINNETKA, ILLINOIS

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No.	Date	Description
	05/28/24	SPECIAL USE PERMIT REVIEW

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Design By: LMR Approved By: CK Date: 05/28/24

Sheet Title:
**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:
C501



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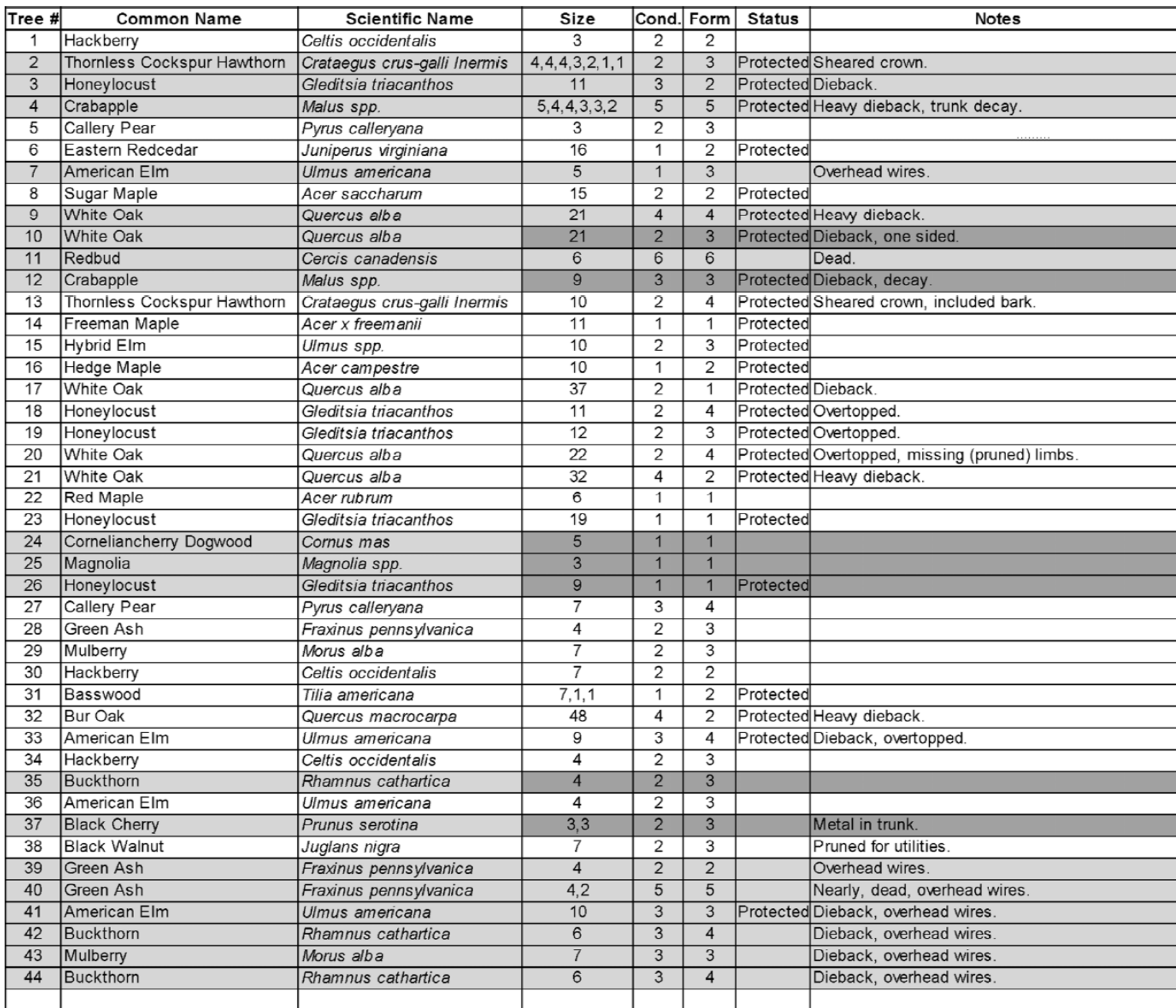
Design By: JJA	Approved By: CK	Date: 05/22/202
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Sheet Title:

TREE PRESERVATION & REMOVAL PLAN

Sheet No:

L010



Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:

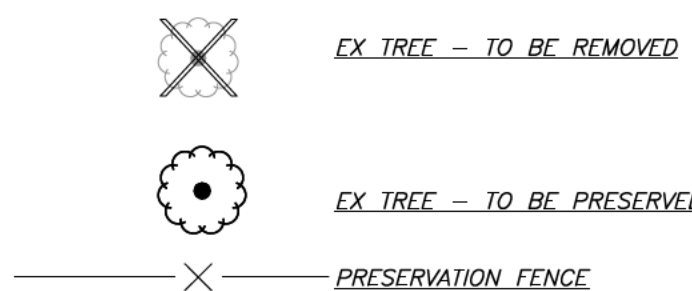
- | |
|-------------------|
| 1 – Excellent |
| 2 – Very Good |
| 3 – Good |
| 4 – Below Average |
| 5 – Poor |
| 6 – Dead |

Tree Form. A visual assessment and rating of the form of the tree, as follows:

- | |
|-------------------|
| 1 – Excellent |
| 2 - Very Good |
| 3 – Good |
| 4 – Below Average |
| 5 – Poor |
| 6 – Dead |

Prepared by: David Coulter, Osage Inc.
ISA Certified Arborist #IL-0094 (Exp. 12/31/25)

EXISTING TREE LEGEND



TREE PRESERVATION NOTES

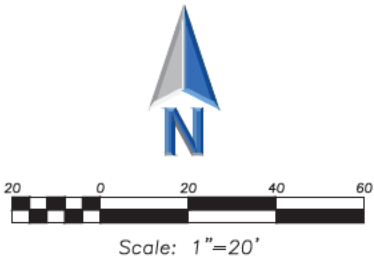
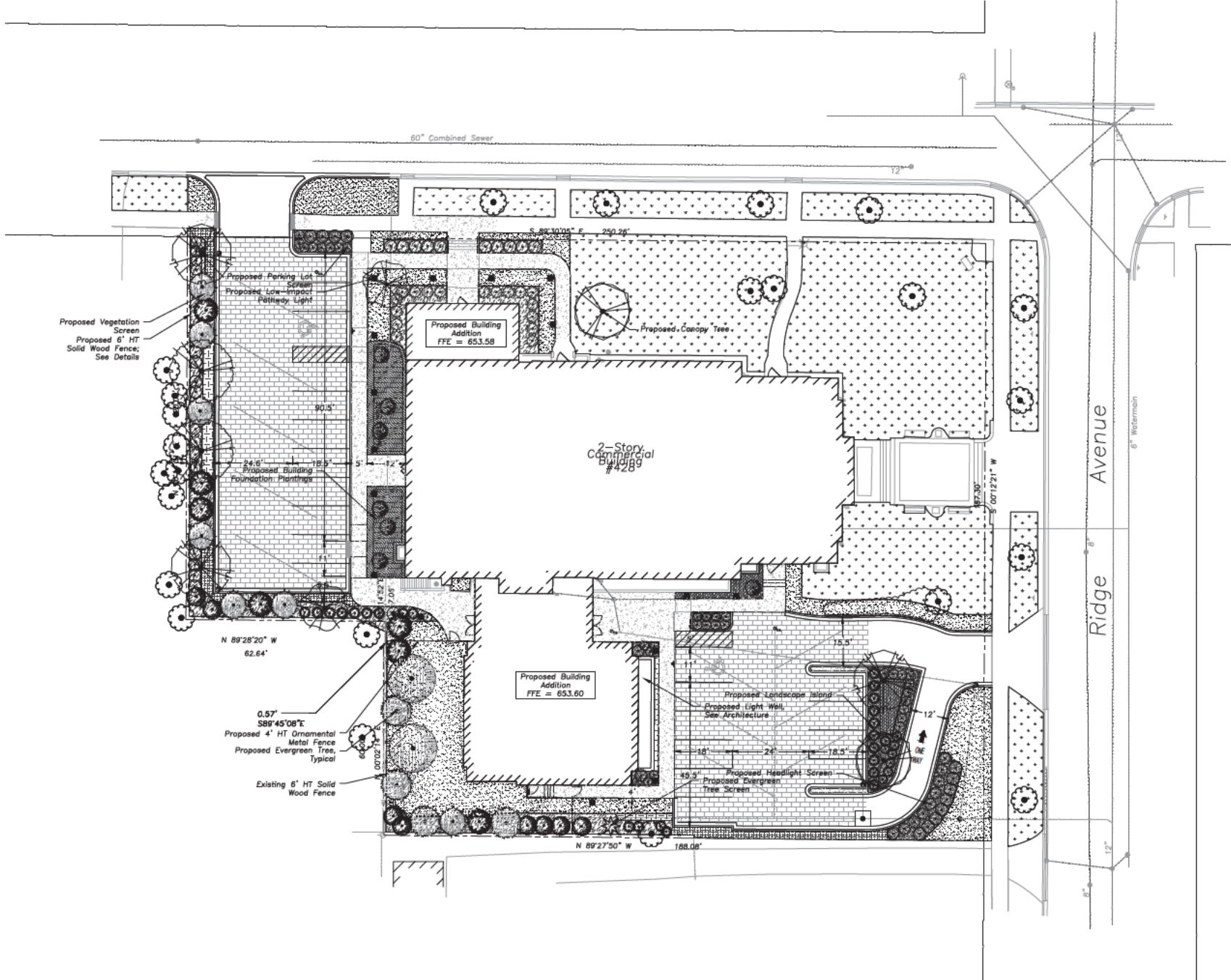
1. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF THE PERCEIVED CANOPY DRIP LINE OR MINIMUM 8.5' FROM THE TRUNK, WHICHEVER IS GREATER.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATION. IF THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
3. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
7. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
10. EXISTING TREE STUMPS TO BE GROUND UP AND REMOVED.

TREE REMOVALS

	<u>GOOD FORESTRY PRACTICE :</u>	12 TREES
	<u>CONSTRUCTION LOGISTICS :</u>	7 TREES
		- 3 1:1
		- 4 PROTECTED (39" REPLACEMENT)

PROPOSED TREE REPLACEMENTS

CONSTRUCTION LOGISTICS (STANDARD) : 3 EVERGREEN TREES
7 CANOPY TREES (3" CAL)
CONSTRUCTION LOGISTICS (PROTECTED) : 18 EVERGREEN TREES (3" CAL.)
2 UNDERSTORY TREES (3" CAL.)



FENCE KEY

 EX FENCE - TO REMAIN
 PROPOSED WOOD CEDAR FENCE
 PROPOSED ORNAMENTAL METAL FENCE

TREE + SHRUB SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES					
	CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	B & B	3" CAL.	3
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	3" CAL.	2
	ULM REG	ULMUS X 'REGAL' / REGAL ELM	B & B	3" CAL.	2
EVERGREEN TREES					
	PIC DEN	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	B & B	8' HT.	2
	PIN SWI	PINUS CEMBRA 'GLAUCA' / BLUE SWISS STONE PINE	B & B	8' HT.	4
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	8' HT.	7
	THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	8' HT.	7
SMALL EVERGREEN TREES					
	THU SUN	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	6' HT.	8
PROPOSED UNDERSTORY TREES					
	CAR AME	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	3" CAL.	2
SYMBOL CODE BOTANICAL / COMMON NAME COND SIZE QTY					
DECIDUOUS SHRUBS					
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	24
	RHU BAL	RHUS TYPHINA 'BAILTIGER' / TIGER EYES® STAGHORN SUMAC	B & B	36" HT.	7
	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	18" HT.	10
EVERGREEN SHRUBS					
	JUN HOR	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	B & B	18" HT.	6
	PIC NID	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	B & B	18" HT.	20
	PIN MOP	PINUS MUGO 'MOPS' / MOPS MUGO PINE	B & B	30" HT.	2
	TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	24
	TAX TAU	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	B & B	30" HT.	34
BROADLEAF EVERGREEN					
	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKERRY HOLLY	B & B	30" HT.	10

PERENNIAL PLANT MIX + MATERIAL SCHEDULE

	PERENNIAL MIX A ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION BOUTELLOIA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA CALAMINtha NEPETA / LESSER CALAMINT SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	198 SF 28 10 18 37
	PERENNIAL MIX B CAREX SPRENGELI / SPRENGEL'S SEDGE GERANIUM X 'ORION' / ORION GERANIUM NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT	885 SF 144 226 42
	PERENNIAL MIX C CAREX BROMOIDES / BROME-LIKE SEDGE HOSTA X 'HALCYON' / HALCYON HOSTA	686 SF 254 63
	BULB MIX HYACINTHUS ORIENTALIS 'BLUE JACKET' / BLUE JACKET HYACINTH NARCISSUS CYCLAMENUS 'FEBRUARY GOLD' / FEBRUARY GOLD DAFFOIL	523 SF 489 326
	<u>PROPOSED TURF GRASS</u>	3,364 SF
	<u>HARDWOOD MULCH</u>	3,088 SF
	<u>EXISTING TURF GRASS</u>	10,711 SF
	<u>PROPOSED PERMEABLE PAVER</u> - Unilock Eco-Priora 5"x10" paver - Color: River - See Engineering for Details	7,932 SF

GENERAL NOTES

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
3. COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. GET RID OF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
7. PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS, TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, ALTERED DRAINAGE AND/OR EXCESSIVE WEIGHTS, AND OTHER HAZARDS CREATED BY SITE WORK. IN ANY DAMAGE OCCURS, REPAIR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST.
8. COORDINATE WITH ALL OTHER TRADES.

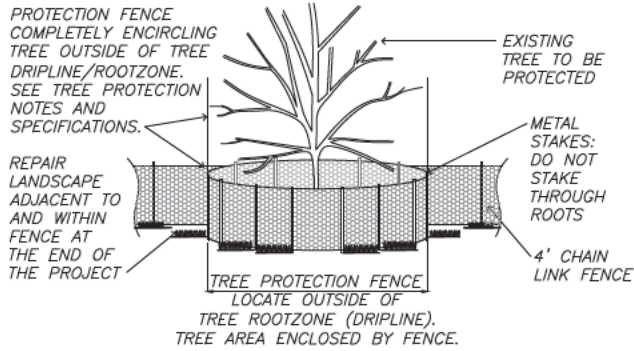
LANDSCAPE NOTES

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 OPERATIONS.
2. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE 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 CITY IN WRITING.
3. 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.
4. 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 ABRASIONS, SUNSCALD, INSECT DAMAGE, ARE NOT ACCEPTABLE AND WILL BE REJECTED. IF REJECTED, THE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
5. THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. 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.
7. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 8" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
8. PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
 - 8.1. TURF PLANTING - 6".
 - 8.2. PERENNIAL / ORNAMENTAL GRASS PLANTING - 12".
 - 8.3. ORNAMENTAL TREE & SHRUB PLANTING - 18".
 - 8.4. PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES - 36".
- 8.5. OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURRING NATIVE SOIL MATERIAL MEETING PERCULATION REQUIREMENTS, FREE OF GREY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS, BACKFILL TO MEET APPROVED SUBGRADE. OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
9. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL, AND MULCHED TO A MINIMUM 3" DEPTH. WOODY PLANTS WITH A SHREDDED BARK MATERIAL AND PERENNIAL PLANTINGS WITH SOIL AMENDMENT.
10. ALL PLANTINGS SHALL BE SPACED EQUAL, DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE THREE TIMES THE ROOTBALL, DAMAGED, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
11. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF PLANT AREA WHERE PLANTING IS TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS. SEE LANDSCAPE DETAILS.

- 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 AND DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
 7. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.

1 TREE PROTECTION DETAIL

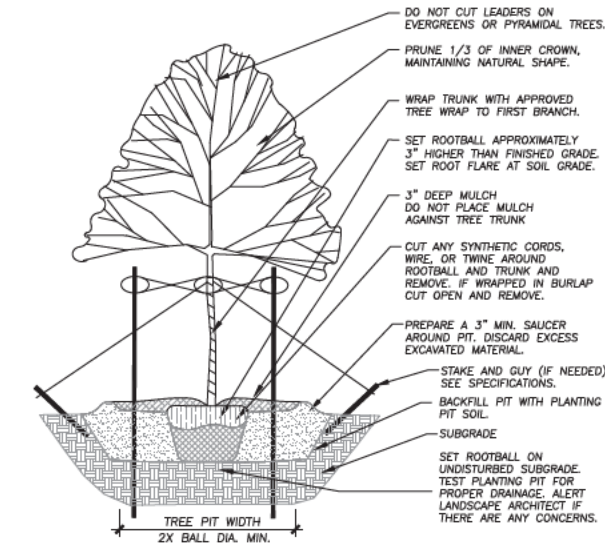
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2 TREE PLANTING DETAIL

Not To Scale

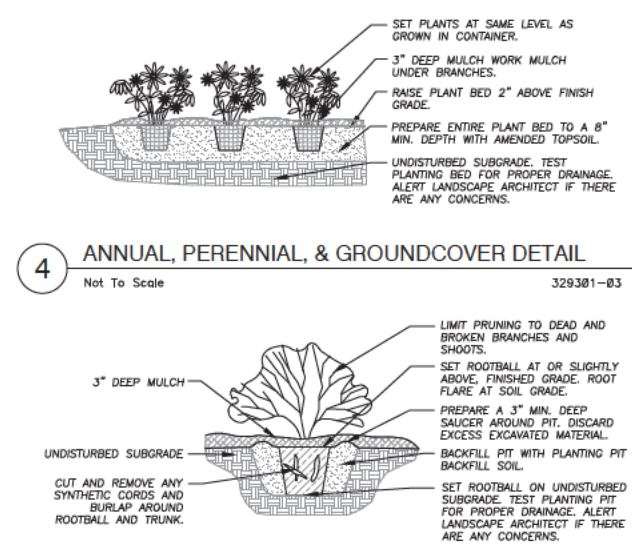
329343-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale

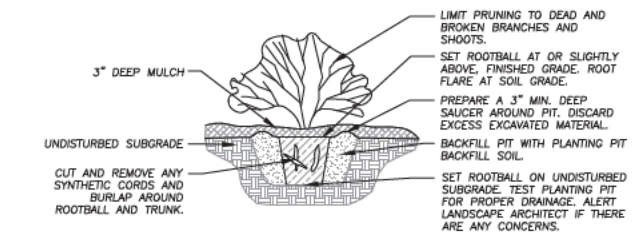
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3 SHRUB PLANTING DETAIL

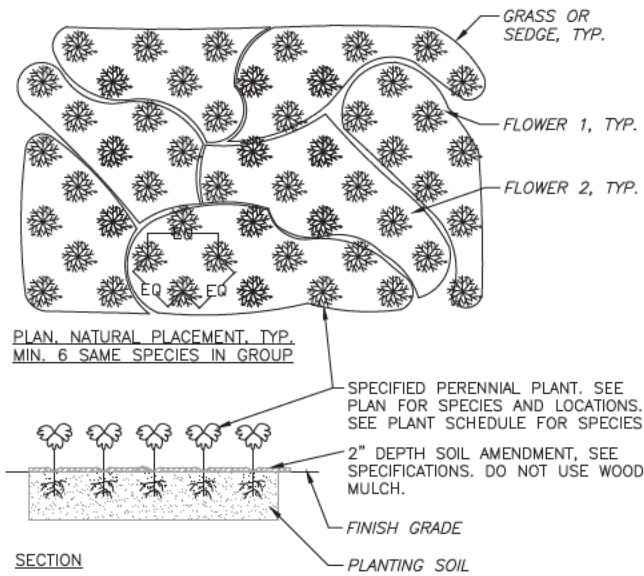
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NOTES:

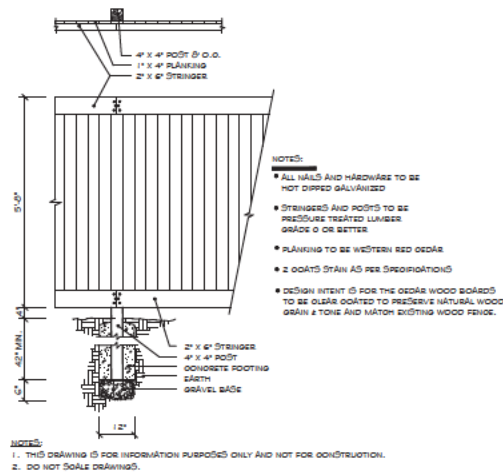
1. DO NOT DAMAGE EXISTING PLANT ROOTS WHEN EXCAVATING PLANTING HOLES.
2. PLACE PLANTS IN A NATURAL MANNER SIMILAR TO THE DETAIL PLAN SHOWN AND APPROVED BY OWNER IN THE FIELD.
3. PRUNE DEAD STALKS AND REMOVE ANY DEAD LEAVES.
4. REMOVE ALL POTS PRIOR TO PLANTING. BY HAND, REMOVE POT BOUND AND ENCIRCLING ROOTS.
5. PLACE PLANTS SO THAT FINISH GRADE IS FLUSH WITH SOIL POT HEIGHT. LEAVE SPACE BETWEEN PLANT STALKS AND SOIL AMENDMENT.
6. MAINTAIN PROPER PLANTING HEIGHT THROUGHOUT WARRANTY PERIOD.
7. MAINTAIN A WEED-FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD.



5 PERENNIAL PLANT MIX : LAYOUT

1/4" = 1'-0"

329381-09



7 6' SOLID WOOD FENCE

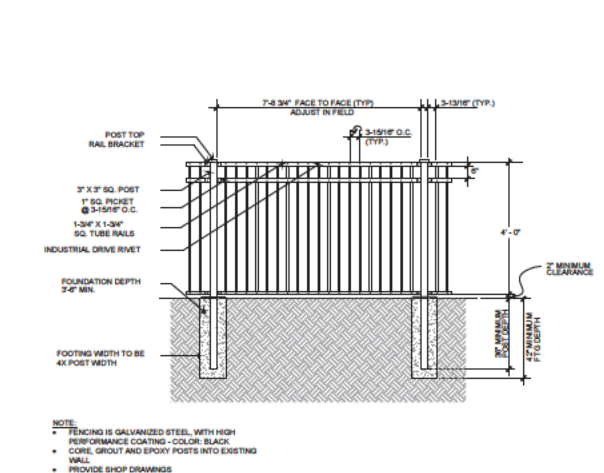
NOT TO SCALE

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8 4' ORNAMENTAL METAL FENCE

Not To Scale

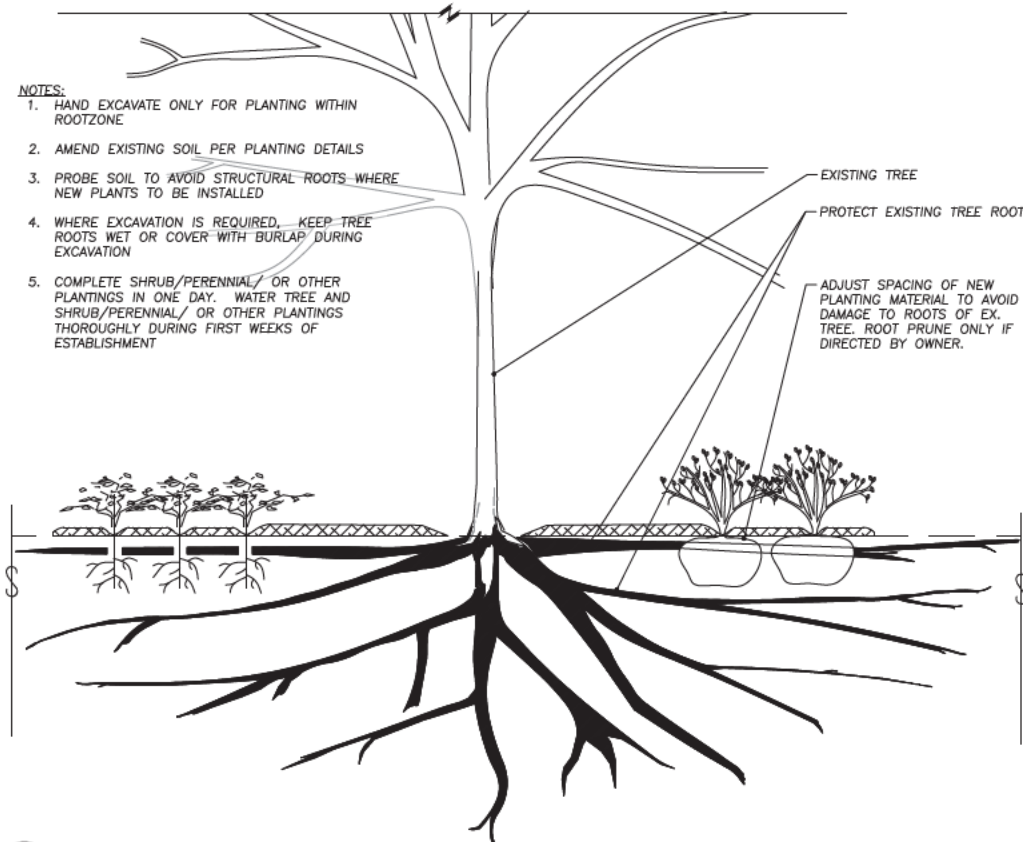
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6 PLANTING WITHIN ROOTZONE OF EXISTING TREE

NOT TO SCALE

329383-12



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No.	Date	Description

DESIGNED BY: JJA
CHECKED BY: CK
DATE: 05/22/2024

Sheet Title:
LANDSCAPE
DETAILS

Sheet No.:
L200

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.

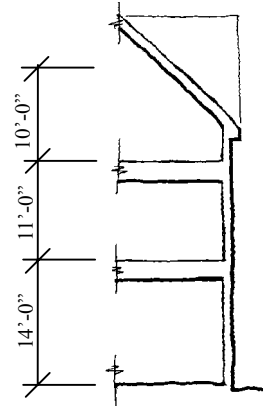


Figure 20

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 $\frac{1}{2}$ 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 $2\frac{1}{2}$ 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 $\frac{1}{2}$ 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 $2\frac{1}{2}$ 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 $\frac{1}{2}$ 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)

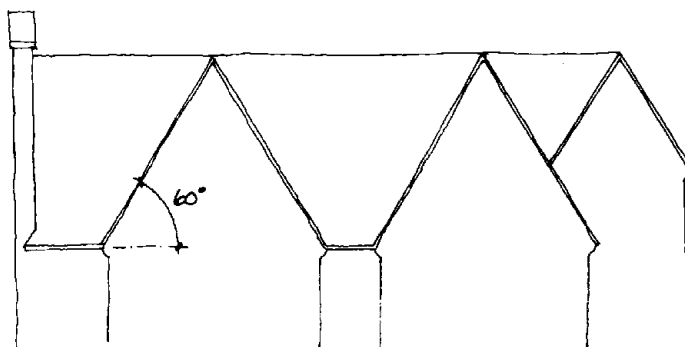


Figure 22

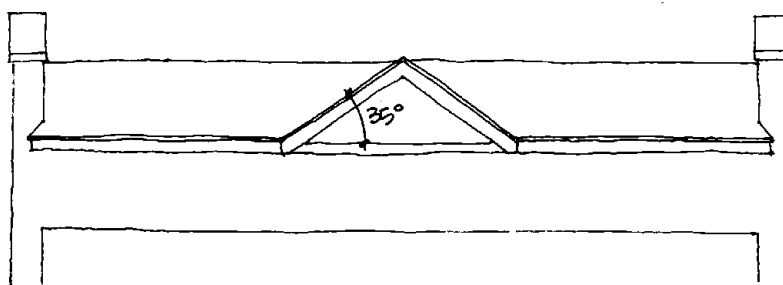


Figure 23

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 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.

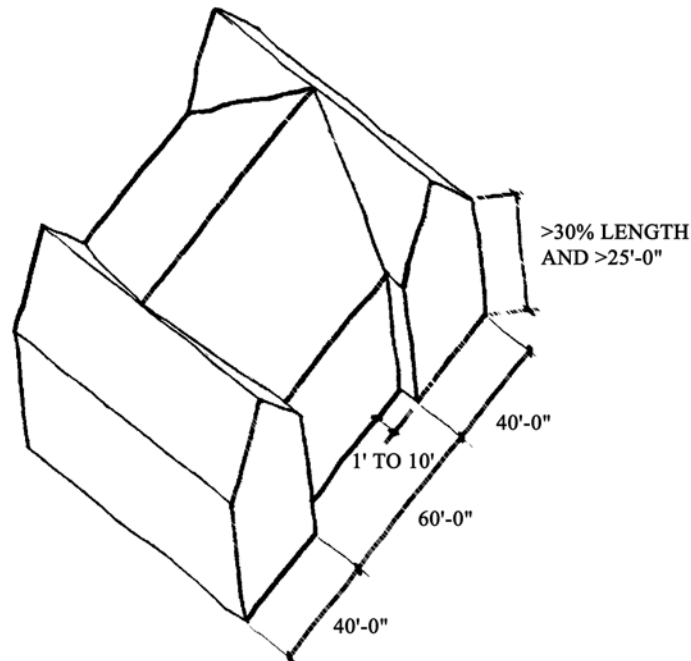


Figure 27

- 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: 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

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.

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.

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.



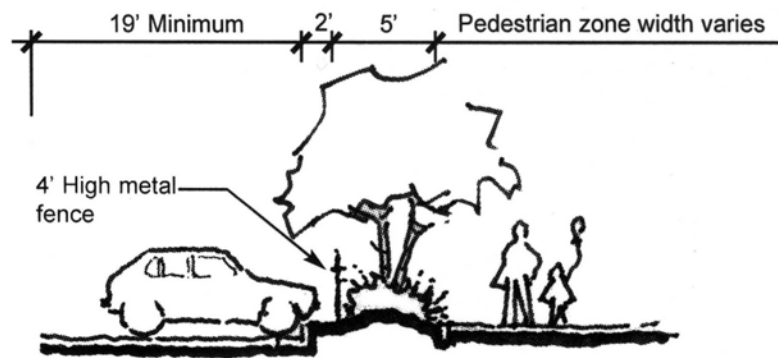
Figure 47



Figure 48



Figure 49



*Parking Cross-section with Streetscape
Figure 69*

Where possible expanses of on-street parking should be softened by landscape islands or bump outs at the corners. (See On-street Public Parking Landscaping, Page 56, and Special Pedestrian Zone/Streetscape Conditions, Pages 40-42.)

5. Parking Lot Signs: All parking areas within the Village, both public and private, should contain appropriate and adequate directional and regulatory signs in an uncluttered, clear and concise manner and as deemed permissible by Village code. (See Figure 65d)

Village-owned surface, deck, and on-street parking should be consistent with the Village's signs and wayfinding system. Clear low-maintenance signs should be developed as shown in Figure 65d indicating direction and restrictions related to public parking areas.

Individual businesses should identify their property address and establishment name with a clear, concise sign program located adjacent to the service/loading areas.

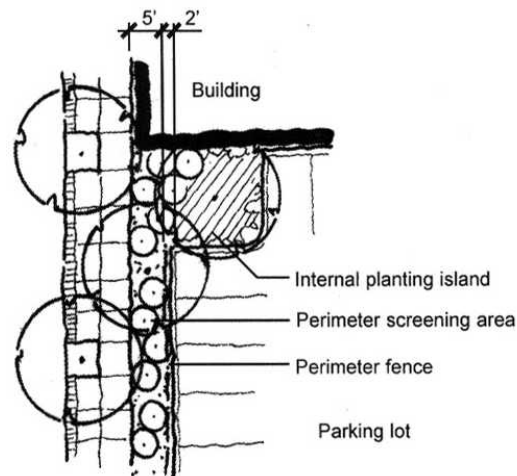
Lighting for all signs shall be at the discretion of the design review board. Alley service areas should be lit to minimize impact on residential apartments above storefront, yet provide a safe, secure environment.

See Village Signage Section, Page 62, for additional standards.

- d. **Vehicular Zone Landscape.** Vehicular parking areas require landscaping to minimize their **visual** and physical impacts upon the surrounding streetscape. The following are guidelines for off-street parking perimeter screening, off-street parking internal planting, on street parking planting, and parking structure landscaping. Irrigation and appropriate under-drainage are recommended for all landscaped areas.

1. Off-street Parking Perimeter Screening: A perimeter landscape area should be provided along all off-street parking areas on sides adjacent to public street/pedestrian zones and adjacent to transitional commercial or residential uses. (See Figures 70a and

70b) The goal of the buffer zone is to lessen the visual impact of parked cars and parking areas on the area streetscape and surrounding uses.



*Parking lot/Vehicular Use Area Perimeter Screening Treatment
Figure 70a*



*Typical surface parking lot with ample perimeter landscape screening
Figure 70b*

The minimum width of this landscape area should be 5 feet. An additional 24 inches of width is required where vehicular overhangs occur. The 24-inch wide overhang area should be of hardy plant material, solid permanent mulch or decorative paving. (See Figure 69)

Deciduous shade trees should be planted one per every 40 linear feet of frontage along the street. A continuous hedge planting should help block pedestrians' view into the parking lot. Clumps of ornamental trees may also be planted in lieu of or in coordination with shade trees for visual interest and screening. Perennials, grasses and groundcover under plantings should be incorporated to add additional seasonal color and appeal.

- *Shade Trees.* One shade tree at a 4-inch caliper minimum should be planted per 40 linear feet of the required perimeter screen area.
- *Shrubs/ Hedges.* Continuous evergreen or deciduous hedges/shrubs should be installed at a 30-inch minimum height and maintained at a continuous 42 to 48-inch height.
- *Ornamental Trees.* Ornamental trees should be single or multi-stemmed at 8 to 10 feet in height or 2½ to 3 inch caliper, spaced in natural or formally designed groupings relative to the overall site plan.
- *Perennials/Ornamental Grasses/Groundcovers.* Perennials, ornamental grasses and groundcovers should be planted in front of shrubs and trees along the public street frontage or in the overhang area. Perennials/grasses should be installed in 1-gallon pots. Groundcovers should be planted from quart containers.

All landscape perimeter buffer areas should be fully irrigated and drained. Decorative metal fencing measuring (4) four feet in height is also encouraged along public rights-of-way or street frontages when feasible to provide both a physical and visual barrier into the parking lot. In tight areas where the desired landscape buffer zone minimum widths cannot be feasibly met through careful site design, coordinated Village decorative metal fencing (See Figure 71a) or a solid masonry screen wall may be substituted at a height of no more than 4 feet. (See Figure 71b)

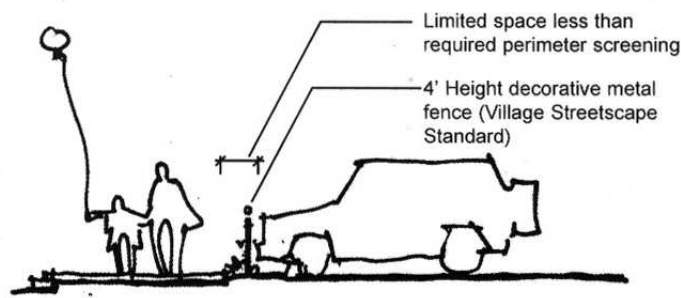
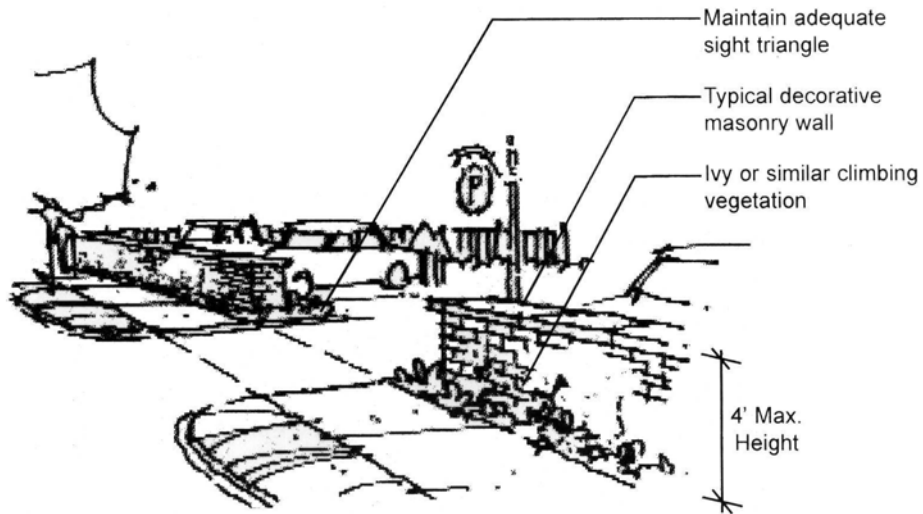


Figure 71a



Typical perimeter screening treatments for vehicular use areas with space constraints
Figure 71b

Where parking areas abut residential properties, a 6-8 foot solid screen fence or wall should be constructed. Appropriate materials include cedar, masonry (brick, stone, stucco) or evergreen plant material. The screen element should complement adjacent buildings and reflect the surrounding character.

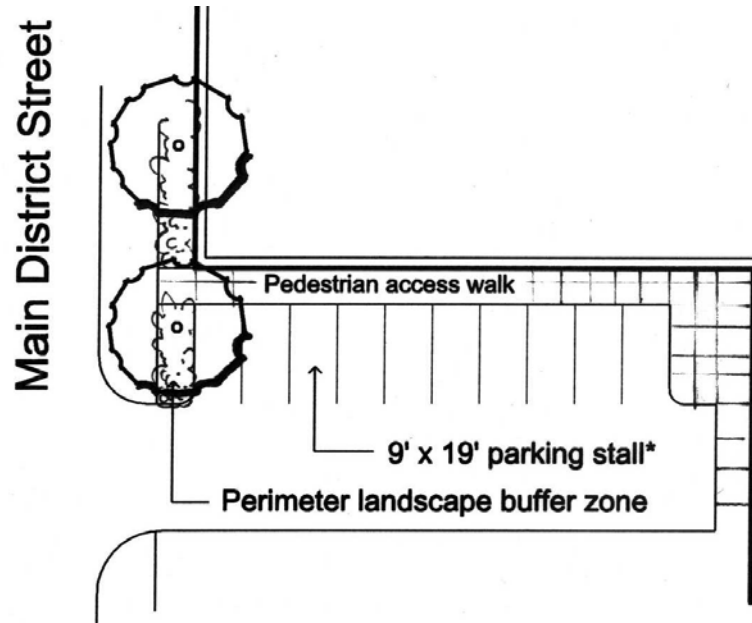
2. Off-Street Parking Internal Landscape Standards: In order to reduce the visual impact of surface parking on the streetscape, internal parking lot landscape guidelines should be employed. Landscape within the parking areas enhances the district character by:

- increasing “green space to pavement” ratio
- reducing storm water runoff
- creating shade and reducing the “heat island” effect
- softening the appearance for adjacent uses
- integrating the continuous streetscape character

Recognizing that some current and future parking lots may only contain nine or fewer parking spaces, these guidelines address the need for internal landscape plantings for paved vehicular use or parking areas larger than 3,000 square feet or approximately 10 parking spaces. These internal standards should be integrated and applied in addition to the perimeter parking lot landscape buffer zones.

For vehicular use/parking areas:

- 3,000 SF or less = no internal landscaping necessary (See Figure 72)
 - 3,000 SF to 30,000 SF = 5% landscaped area of total parking area (See Figure 73)
 - 30,000 SF or more = 7.5% landscaped area of total parking area (See Figures 74a and 74b)
- SF = square feet

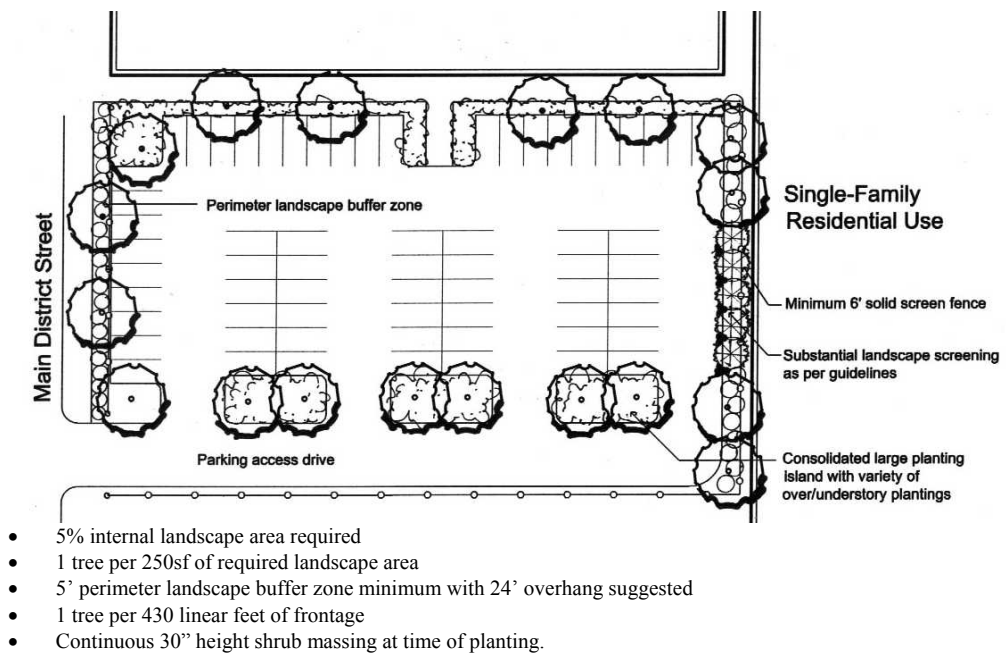


- No internal landscape required
- 5' perimeter landscape buffer zone minimum with 24" overhand suggested.
- 1 tree per 430 linear feet of frontage
- continuous 30" height shrub massing at time of planting.

The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Parking lot or vehicular use area 3,000 sf or less

Figure 72



The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Parking lot or vehicular use area 3,000sf to 30,000sf

Figure 73

All landscape areas in the parking lot, excluding perimeter screening, are included in the parking lot internal planting guidelines. This may include planting islands, corner pocket parks or additional perimeter screening areas.

One shade tree should be provided for every 250 square feet of the required internal landscape area. The deciduous canopy (shade) tree with a spreading branching structure established at 6 feet in height at time of planting should have a minimum caliper of 4 inches. The acceptable species list is found in the Village Plant Palette in Appendix B.

Landscaped planting islands should be a minimum eight feet wide back of curb to back of curb, mimicking a typical parking space's parallel and diagonal dimensions. These islands should be included at a rate of 1 island per 10 parking spaces. These islands can be set singularly but are encouraged to be grouped together in larger, more manageable planting pods at corners or corner bump-outs. (See Figure 74b.) These larger landscape islands provide a better growing opportunity for plantings, separate the parking lot into smaller "cells" and allow for better snow management techniques. (See Figure 75)

ATTACHMENT C1

Dear Members of the Design Review Board, Village of Winnetka,

We are writing to express our strong opposition to the building expansion and parking lot proposal by Grace Presbyterian Church of the North Shore. Our home at 429 Linden Street shares a property line with the church on two sides. To the east, our entire backyard borders the existing church parking lot, and to the north, we border the property line with the home at 760 Cherry Street, now owned by the church. In short, two-thirds of our backyard now borders church property.

Why are we deeply concerned?

1. The church, once a stately, time-honored place of worship, now threatens to significantly increase its footprint, blocking sightlines and undermining the residential character of the neighborhood. The church's presentation uses detailed architectural language and computer-generated renderings to make its case. However, it does not show the view from our quiet backyard at 429 Linden Street, where a looming, visually intrusive structure will stand just twenty-five feet over our east property line—an institutional building more suited to an office park.
2. It is our belief that such an outsized structure, so close to our property line would have a negative impact on the value of our home. It is certainly an element we would have viewed in a negative light when we made an offer to purchase our home four years ago.
3. To make up for its reduced parking on Ridge Avenue, the church plans to demolish a newly purchased, century-old, restorable brick English Tudor home on Cherry Street to create a new parking lot. It is troubling that such a charming old home would be torn down merely to pave the property. We have additional concerns related to the impact of water drainage with the amount of pavement being added, traffic patterns into this lot, and the privacy and security related to its proximity to our homes in our neighborhood.

Based on these concerns, we urge the Winnetka Design Review Board to reject this ill-conceived proposal.

Respectfully,

Steve and Connie Sanders
429 Linden Street
Winnetka



Chuck & Judy Murphy

426 Linden Street, Winnetka, IL 60093



June 20, 2024

Ann Klaassen, Village of Winnetka Community
Members of the Winnetka Design Review Board

URGENT – PLEASE SHARE WITH DESIGN REVIEW BOARD MEMBERS ASAP

Dear Ms. Klaassen and Members of the Design Review Board:

As a follow-up to our letters on January 21, 2024 and February 5, 2024, we are reaching out to Village of Winnetka officials to express our profound disapproval of Grace Church's proposed expansion and construction of a new parking lot in the heart of a single family home neighborhood in Winnetka. We have met with the church and are profoundly disappointed in their response to our concerns.

You will hear comments from many neighbors, both in-person and via email, but in advance of tonight's meeting we must take exception to the church's Application, in which they mis-represented and mis-characterized the neighbors unanimous concerns about the proposed church expansion. We realize that the Design Review Board will be focused on the "Appropriateness" threshold at this stage of the process, but we urge the Board to deny the church's Application, as in our view, the entire concept is completely inappropriate for a single-family neighborhood. The church's comments regarding neighbor's concerns attempts to minimize our explicit objections to the proposed plan and ignores the fundamental opposition that we shared with church officials.

We are requesting that the Design Review Board deny the church's Application for a Certificate of Appropriateness. If the Board does not deny the Application, we request that this Application be tabled until the July Design Review Board meeting to allow time for residents to provide further input after hearing from church officials this evening.

We believe that this concept will negatively impact our entire neighborhood, and we will need additional time to procure a professional opinion to understand the impact on home values that will result from construction of a commercial building and parking lot adjacent to all of the homes on this block.

Thank you very much,

Chuck and Judy Murphy
426 Linden Street, Winnetka

From: [REDACTED]
To: [Planning](#)
Subject: Re: 760 Cherry Street concerns
Date: Tuesday, June 25, 2024 11:11:43 AM

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

One more thing: I think their plans exceed the amount of impermeable surface are for their lots. I am not sure of zoning for their lot in comparison to residential requirements, but it seems like most of the 760 Cherry lot will be covered by the new building and the new parking lot. I hope you will consider that you not allow the additional south building-it seems there's no planning for green space at all.

<https://www.villageofwinnetka.org/DocumentCenter/View/405/Lot-Coverage-Calculations-PDF>

Thanks...again!
Nancy

On Tue, Jun 25, 2024 at 11:07 AM Nancy Riddle [REDACTED] > wrote:

I need to also add another concern about the entrance/exit to the parking lot being on Cherry Street:

My driveway and the neighbors east of me will have even more challenges than we do already in backing out of our driveways.

Again, I'd like the traffic engineer to look at this plan. It doesn't make a lot of sense to me. There's already so much east/west traffic, cyclists, and parked cars to look out for. This is an accident waiting to happen....

Thanks. Nancy

On Fri, Jun 21, 2024 at 12:01 PM Nancy Riddle <[\[REDACTED\]](#)> wrote:

Hi.

I was unable to attend last night's hearing but wanted to express my concerns regarding Grace Presbyterian Church's parking entrance/exit being on Cherry Street.

Has the traffic engineer looked at this proposal?

Because I know living directly across from 760 Cherry Street, the street is...

1) ...cut-through street to get to Sheridan Road. Cars speed westbound across Greenbay to avoid four lanes of traffic and often continue speeding/not yielding to eastbound traffic.

2) ...dangerous blind spots for drivers exiting the church's parking lot onto Cherry Street because there are so many cars that park on Cherry Street under the four hour parking signs. These cars will have to inch out into traffic. There are already cars backed up and pulling over to allow for westbound traffic to drive through.

3) ...impacted seven days a week, not just Sunday's. The church has several committees and groups that meet throughout the week.

And:

1) My car's driver side mirror has already been damaged because the street is so narrow. I'm concerned cars leaving the parking lot will have to swing out widely enough into oncoming westbound traffic that they won't be able to see because of the parked cars on Cherry Street.

I'm wondering:

-Can the proposed plan be redesigned to have the new construction building on the 760 Cherry Street lot and move the entire parking lot onto Ridge Road, where there is virtually no traffic?

Thanks for listening to my concerns.

Nancy Riddle

Property owner at:

761 Cherry Street

Winnetka, IL 60093





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: JULY 12, 2024
SUBJECT: 839-841 ELM STREET-SMITH'S MEN'S STORE - DOOR WINDOW AND
AWNING SIGN PERMIT
(CASE NO. 24-11-DR)

INTRODUCTION

On July 18, 2024, the Design Review Board (DRB) is scheduled to consider an application submitted by *Smith's Men's Store* (the "Applicant") as the current lessee of the commercial space located at 839-841 Elm Street (the "Subject Property"), to allow replacement of the 839 Elm door, painting the door and trim a new color, replacement of the fabric on existing awning frame, and installation of an awning valance sign and two door window signs.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Elm Street between Birch Street and Chestnut Street in the Elm Street Business District. It is zoned C-2 General Retail Commercial in the Commercial Overlay District. Tenants of the building include the Applicant's business (previously the *Berkshire Hathaway* space) in addition to the *Athene* store. **Figure 1** identifies the entire building and corresponding signage of the other business tenants. **Figure 2** shows that the Applicant's storefront currently has an awning valance sign with the previous business name and *Smith's Men's Store* temporary window signs, all of which will be removed upon approval of the proposed signs.

Location of the Smith's
Men's Store Storefront



**Figure 1 – Subject Property
View of the Entire Building from Elm Street**



**Figure 2 – Subject Property
Smith’s Men’s Store**

PREVIOUS APPROVALS

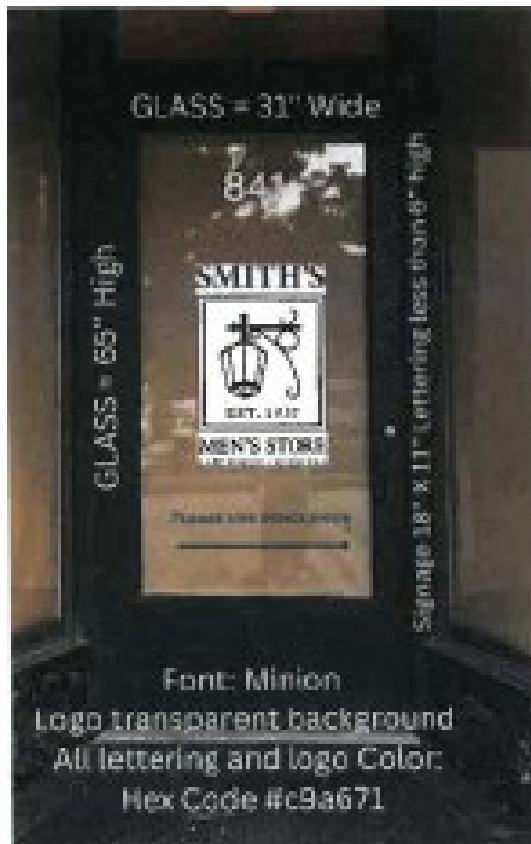
The existing black awnings for the whole building at Subject Property were approved in 2021 by DRB.

CURRENT REQUEST

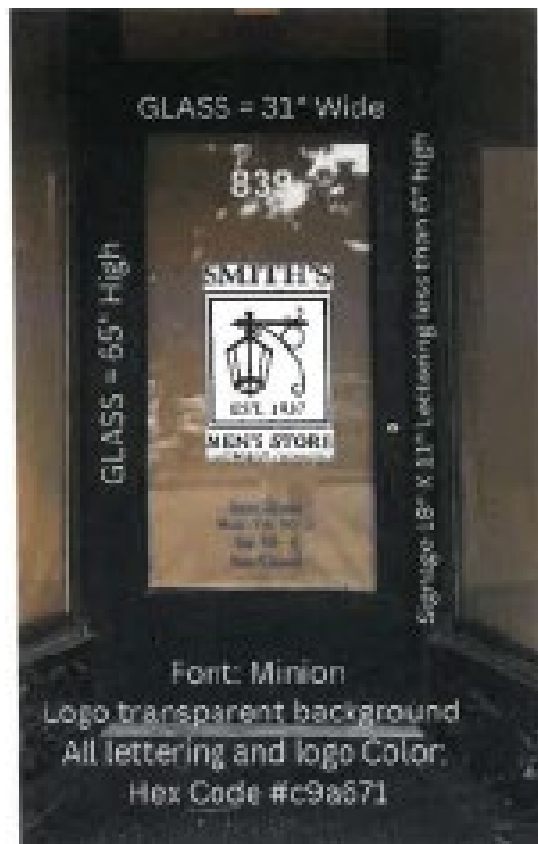
The Applicant is seeking approval to allow (1) replacement of one of the doors, (2) painting the door and trim a blue color, (i) recovering the existing awning frame with new fabric, and (ii) installation of sign text on the awning valance and window signs on two doors that would provide identification and promotion for their new business at the Subject Property. The applicant proposes replacing a door with a different profile on the right side (839 Elm Street) with one to match the door on the left side (841 Elm Street). The Applicant plans to paint the door and trim a navy blue color – Hex Code #002639. Awning valance and door window signs will feature a name for their business, as shown in the illustrations below:

Door window sign:

- Applied on the interior side of the door glass;
- Located in the center and middle of the glass;
- Decal die-cut signs with individual text and Smith’s Men’s lantern logo in Hex #c9a671 , a golden color, without background (in other words the white in the photos below is transparent.)
- Sign area of approximately 1.5 square feet for each door



841 Elm Street



839 Elm Street

Smith's Men's Store – Proposed window signs

Everything on the window glass will be ColorL Laser – Hex Code #c9a671



Proposed Awning recovering and new valance sign:

- Recovering of existing awning frame with a new canvas in the Tempotest acrylic fabric Navy color #T75-47;
 - Existing awning frame on right side dimensions of 16.42 feet in length, and left side dimensions of 17.75; both awnings are 3.17 feet in height; 3.0 feet projection from the building wall, and 8.59 feet above existing natural grade;
- Awning sign of 6-inch in minion font text, Hexcode #C9a671 gold color that provides the name of the Applicant's business; and
- Each awning sign area is 8.21 square feet, with the store's name.



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

SIGN CODE ANALYSIS

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

Door/window signs that meet the following standards can be administratively approved by staff:

- Limited to 50% or less of the single-door/window 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”; except store hours and contact information shall be limited to 2” in height;
- Decal door window signs shall be die-cut and limited to individual letters and logos;
- Limited to two colors;
- Without reflective materials;
- No window/door sign should be illuminated;
- Shall not extend over or through architectural features/window muntin;
- Can be applied to the interior or exterior of the window; and
- Comply with the following: for each street exposure, the total area of all wall signs, window signs, door 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
Door Window	14.11	50%	7.5	1.50	20%

The proposed signs meet all of the above standards for door-window signs.

Awning sign standards

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

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

Signage Street Exposure

Area	Square Foot	Percentage
Street Exposure	520	-
Max Allowed per Sign Code (15% of the Street Exposure)	78	15%
All Proposed Signs counted toward Street Exposure	5.5	7 %

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

DESIGN GUIDELINES ANALYSIS

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

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

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

SUMMARY

The Applicant requests that the DRB find the proposed replacement of one of the doors, paint the door and trim a blue color, recover the existing awning frame with new fabric, and install sign text on the awning valance and door window signs as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed improvements as appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to the installation of the signs.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION



SBC-2024-658

Tenant/Lessee

Name of Business Smith's Men's Store		Primary contact name Trey Gonzales		Phone No. (773) 578-3000
Project Address 839-841 Elm Street				
City Winnetka	State IL	Zip Code 60044	Email trey@smithsmensstore.com	

Sign Company

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

Property Owner

Name of Company Stephens Family LP		Primary contact name Jim Nash		Phone No. [REDACTED]
Street Address: [REDACTED]				
City Evanston	State IL	Zip Code 60201	Email [REDACTED]	

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

☒ window graphics
 ☐ wall-mounted sign
 ☐ ground-mounted sign
 ☐ projecting sign
 ☐ other Color for all lettering & graphics: Hex #c9a671

Additional description of sign type and materials Signage on main entrance door (839 Elm Street) will read "Smith's Men's Store" with an approx. 12" X 12" Smith's Men's Store lantern logo. Then "Store Hours Mon- Fri: 10-5 Sat: 10-4 Sun: Closed"

Same will be on the other door (841 Elm Street) except that instead of the "Store Hours" it will read "Please use other door" with an arrow.

OFFICE USE ONLY

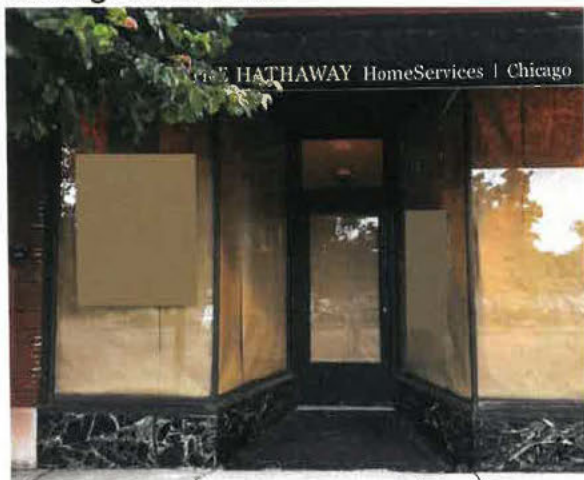
SIGN FEE: \$80 NON-ILLUMINATED PER SIGN TYPE	\$ _____
\$195 ILLUMINATED SIGN	\$ _____
STAFF REVIEW FEE: \$70 ☐ WAIVE FEE	\$ _____
TOTAL PERMIT FEE	\$ _____
CONDITIONS OF APPROVAL: _____	

Smith's Men's Store
Signage Permit Drawings and Specifications
839-841 Elm Street, Winnetka, IL 60093

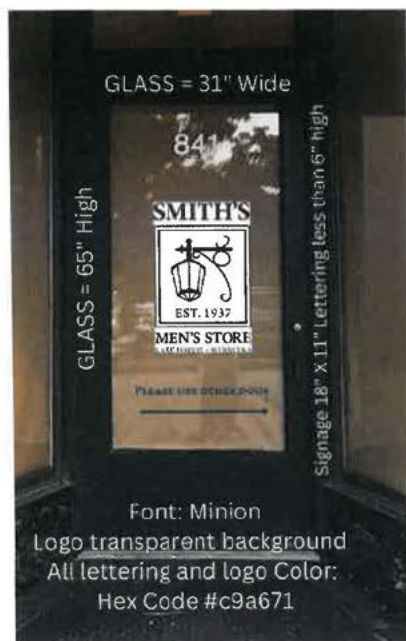
Smith's Men's Store is a Men's Clothing Store moving into the retail space located at 839-841 Elm Street, Winnetka. This is a double retail space which had previously been combined into one space. The owners plan to use the address 839 Elm Street as their primary address.

Signage plans are minimal consisting of the application of vinyl lettering and logo on the inside of the full-lite glass doors only. All lettering and logo signage will be in compliance with codes and guidelines, including less than or equal to 10% glass coverage. Please note that in the existing images attached, the entrance door at 839 Elm street has a different profile – we will be replacing this door with one to match the 841 Elm street door.

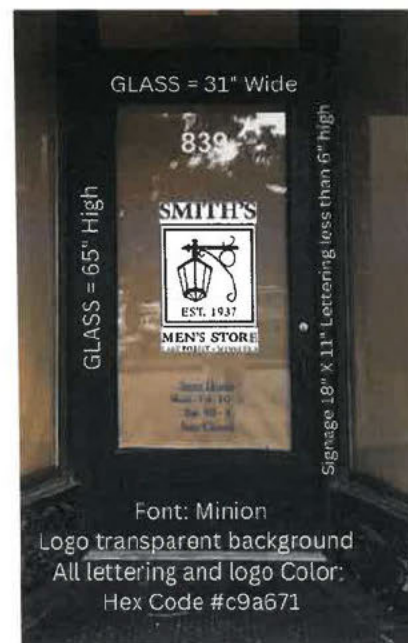
Existing Storefront:



Proposed Window Signage on Door: Glass area = 2015 Sq. Inches. Signage < Glass = 200 sq. in.



841 Elm Street



839 Elm Street (Main entrance)

Smith's Men's Store
Signage Permit Drawings and Specifications
839-841 Elm Street, Winnetka, IL 60093

Lettering, Logo and Colors:

Font: Minion

Logo Image – Transparent line drawing

SMITH'S



MEN'S STORE

LAKE FOREST • WINNETKA

In addition to above logo – each door will also have the following text:

841 Elm

Street Address “841” (this will remain or the owner may choose to redo this in the same location in the same Laser color as all the other lettering and logo

Below Logo”

“Please use other door”

With arrow underneath

839 Elm

Street Address “839” (this will remain or the owner may choose to redo this in the same location in the same Laser color as all the other lettering and logo

Below Logo:

“Store Hours

Mon – Fri: 10-5

Sat: 10-4

Sun: Closed”

Smith's Men's Store
Signage Permit Drawings and Specifications
839-841 Elm Street, Winnetka, IL 60093

Lettering & Logo

Everything on the window glass will be ColorL Laser – Hex Code #c9a671



Door and Trim Paint:

Smith's Men's Store Blue – Hex Code #002639

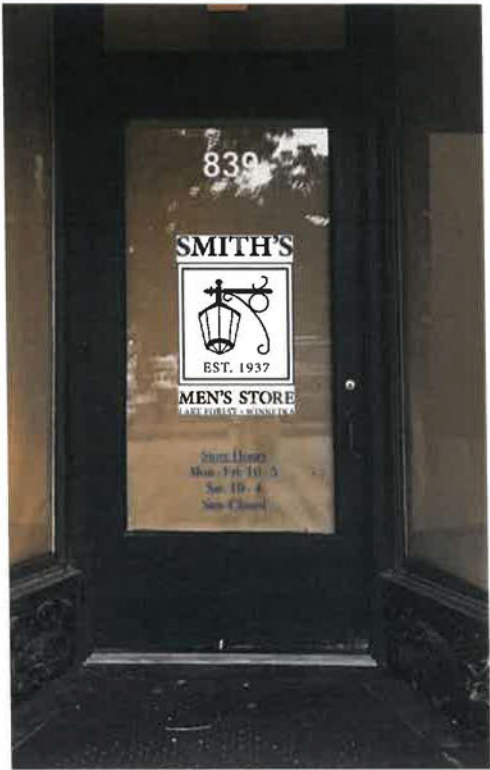
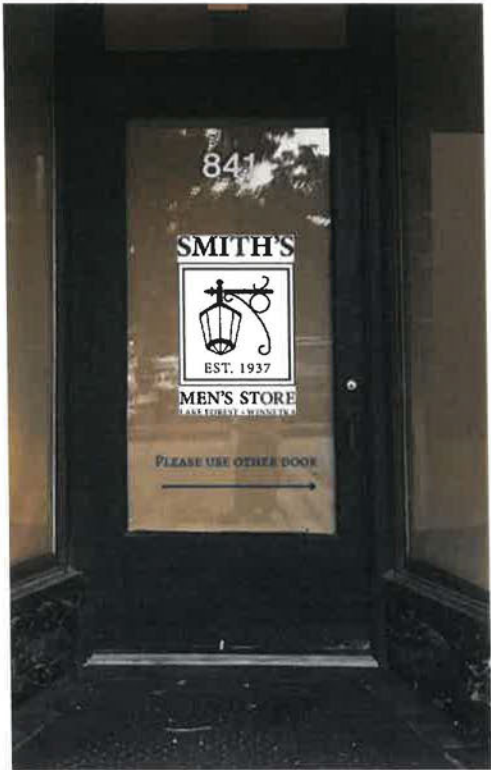


Awning Rendering (For reference only – permit applied for under separate application:



Smith's Men's Store
Signage Permit Drawings and Specifications
839-841 Elm Street, Winnetka, IL 60093

Final Signage Design:



VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

AWNING PERMIT APPLICATION



Tenant/Lessee

ABC-2024-659

Name of Business Smith's Men's Store	Primary contact name Trey Gonzales	Phone No. (773) 578-3000
Street Address 839 - 841 Elm Street		
City Winnetka	State IL	Zip Code 60093
Email trey@smithsmensstore.com		

Awning Company

Name of Awning Company ACME Awning Co.	Primary contact name Eirith	Phone No. (847)446-0153
Street Address 3080 Skokie Valley Road Unit 4		
City Highland Park	State IL	Zip Code 60035
Email acmeawning@att.net		

Property Owner

Name of Company Stephens Family Limited Ptnershi	Primary contact name Jim Nash	Phone No. 847-328-3071
Street Address: c/o Farnsworth-Hill, 708 Church, #211		
City Evanston	State IL	Zip Code 60201
Email jim@farnsworth-hill.com		

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

Description of fabric type and color (attach samples) Tempotest acrylic awning fabric Navy #T75-47

Description of awning sign material, method of application and color: "Smith's Men's Store"
6" Lettering in Minion Font - Color Hexcode: #c9a671 Painted silkscreen printed

Height of awning logo/copy: 6 inches

Awning Dimensions: Width 17' 9" Height 8' 7" Projection from Building Face 36"

OFFICE USE ONLY: PERMIT FEE (\$90 each) _____

CONDITIONS OF APPROVAL: _____

Smith's Men's Store Awning Permit Documentation

839-841 Elm Street, Winnetka, IL





Left (West) Awning Height above ground: 103 1/2" or 8' 7 1/2" / Side Lettering: 6"

(see other side)



Right (East) Awning Height above ground: 103 1/2" or 8' 7 1/2" / Side Lettering: 6"

(see other side)

Smith's Men's Store Awning Permit Documentation
839-841 Elm Street, Winnetka, IL

Awning Fabric Sample: Tempotest Navy #T75-47



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 valance 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: JULY 12, 2024
SUBJECT: 894 GREEN BAY ROAD, UNIT #3 - PELVIO LLC. - SIGN PERMIT
(CASE NO. 24-12-DR)

INTRODUCTION

On July 18, 2024, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Pelvio LLC*. (the "Applicant"), as the lessee of the commercial space located at 894 Green Bay Road, unit #3 (the "Subject Property"), to allow horizontal stripes on the lower portion of each windowpane, a window sign, and a double-faced projecting sign on the existing frame all of which is on the building courtyard elevation of 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. The Applicant intends to occupy the space in the subject building's courtyard. Tenants of the building courtyard include the Applicant's business in addition to Hewn Bread, Susan Jacoby Art, Hairlink Ink, Chicago Boudoir Photography, D/V Studio salon, and *H. Marion Art Consultants*. **Figure 1** identifies the entire building and corresponding signage of the other business tenants. **Figure 2** shows the Applicant's storefront in the courtyard.



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

Pelvio storefront in
building courtyard



Figure 1 – Subject Property – Storefront of Pelvio LLC in building courtyard

CURRENT REQUEST

The Applicant is seeking approval to install four horizontal stripes on lower portion of each windowpane, a window sign on central windowpane, and a new double face sign on the existing projecting sign frame all of which would provide identification and promotion for their new business location. Signs will feature logo, text, and colors of their businesses as shown in the illustrations below:

Window Sign

- Individual text die-cut decals including logo in mint green color, and *PELVIO* text and business website in black;
- Logo 8.7 inches tall and text stating *Pelvio* 4.8 inches tall, and text 1" tall stating "FELL YOUNG, BE YOUNG";
- located in the two-thirds bottom portion of the glass; and
- Sign area 1.86 square feet.

Door Window Sign (B):

- Individual text die-cut decals in mint green color;
- 8.70 inches tall logo and text 4.8 inches tall stating "*PELVIO*";
- 1-inch-tall text listing business website and phone number; and
- Sign area is 2.58 square feet.

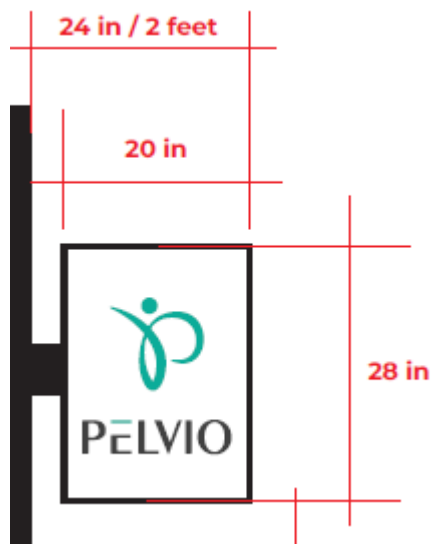


Subject Property – Proposed window, door, and projecting sign

Projecting sign

The previously approved building's double-faced projecting sign would receive a new double-faced sign identifying new businesses.

- Existing frame
 - projecting 24 inches from the building wall
 - bottom of the sign will be 96 inches from the finish grade; and
- Proposed double face nonilluminated 20 inches wide by 28 inches tall, with white background, logo in mint green, and text stating "PELVIO" in black.



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

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

SIGN CODE ANALYSIS

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

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

- Window signs limited to 10% or less of the single window pane;
- Door sign limited to 50% or less of the single door window;
- 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;
- Window signs limited to letters and logos of no more than two colors on a solid background of another color, a total of three colors;
- Height of the sign to not exceed 1/3 of the height of the glass area and 90% of the glass width;
- Located in the lower two-thirds of the window opening;
- Shall not extend over or through architectural features/window muntin;
- Without reflective materials;
- No window sign should be illuminated, 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
Center Windowpane	22.16	10%	2.22	1.87	8.4%
Door Window	15.13	50%	7.57	2.58	17.05%

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

Signage Street Exposure

Signage Street Exposure

Area	Square Foot	Percentage
Street Exposure	186	-
Max Allowed per Sign Code (15% of the Street Exposure)	27.90	15%
All Proposed Signs counted toward Street Exposure	8.44	4.5%

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

Projecting sign standards

- One projecting sign per business;

- Extends no more than 2 feet from the building wall;
- No more than 3 feet high;
- Clearance between the bottom of the sign and the sidewalk is at least 8 feet;
- Containing the name of the business and a maximum of three words containing a general description of types of products or services and occupant logo or trademark; and

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

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 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

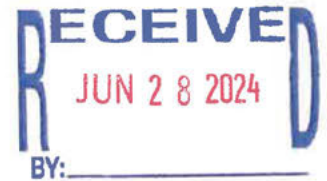
ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION



Tenant/Lessee

SBC-2024-668

Name of Business PELVIO LLC		Primary contact name DANICA BURKE		Phone No. [REDACTED]
Project Address 894 GREEN Bay Rd Unit 3				
City Winnetka	State IL	Zip Code 60093	Email [REDACTED]	

Sign Company

Name of Sign Company CONTACT DJ		Primary contact name DEJAN JERIC		Phone No. [REDACTED]
Street Address [REDACTED]				
City Cicero	State [REDACTED]	Zip Code 32102	Email [REDACTED]	

Property Owner

Name of Company BEAL PROPERTIES		Primary contact name Barb		Phone No. [REDACTED]
Street Address: 2320 N DAMEN Suite 1D				
City CHICAGO	State IL	Zip Code 60647	Email RENT@BEALPROPERTIES.COM	

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

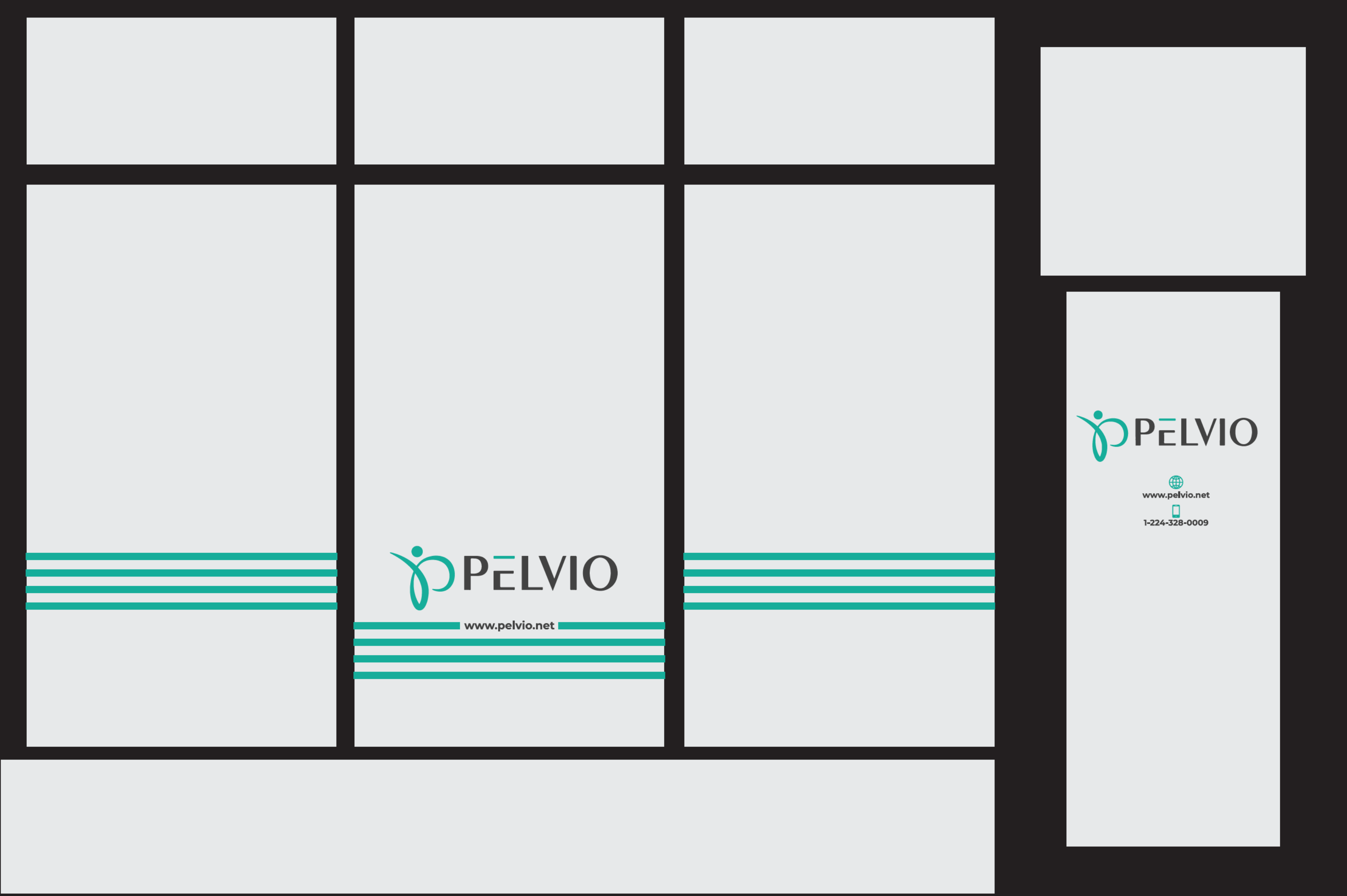
☒ window graphics
 ☐ wall-mounted sign
 ☐ ground-mounted sign
 ☒ projecting sign
 ☐ other _____

Additional description of sign type and materials _____

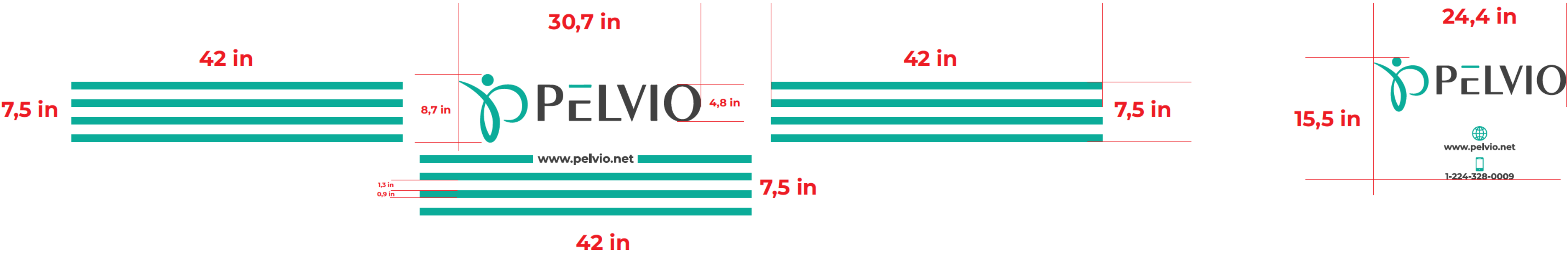
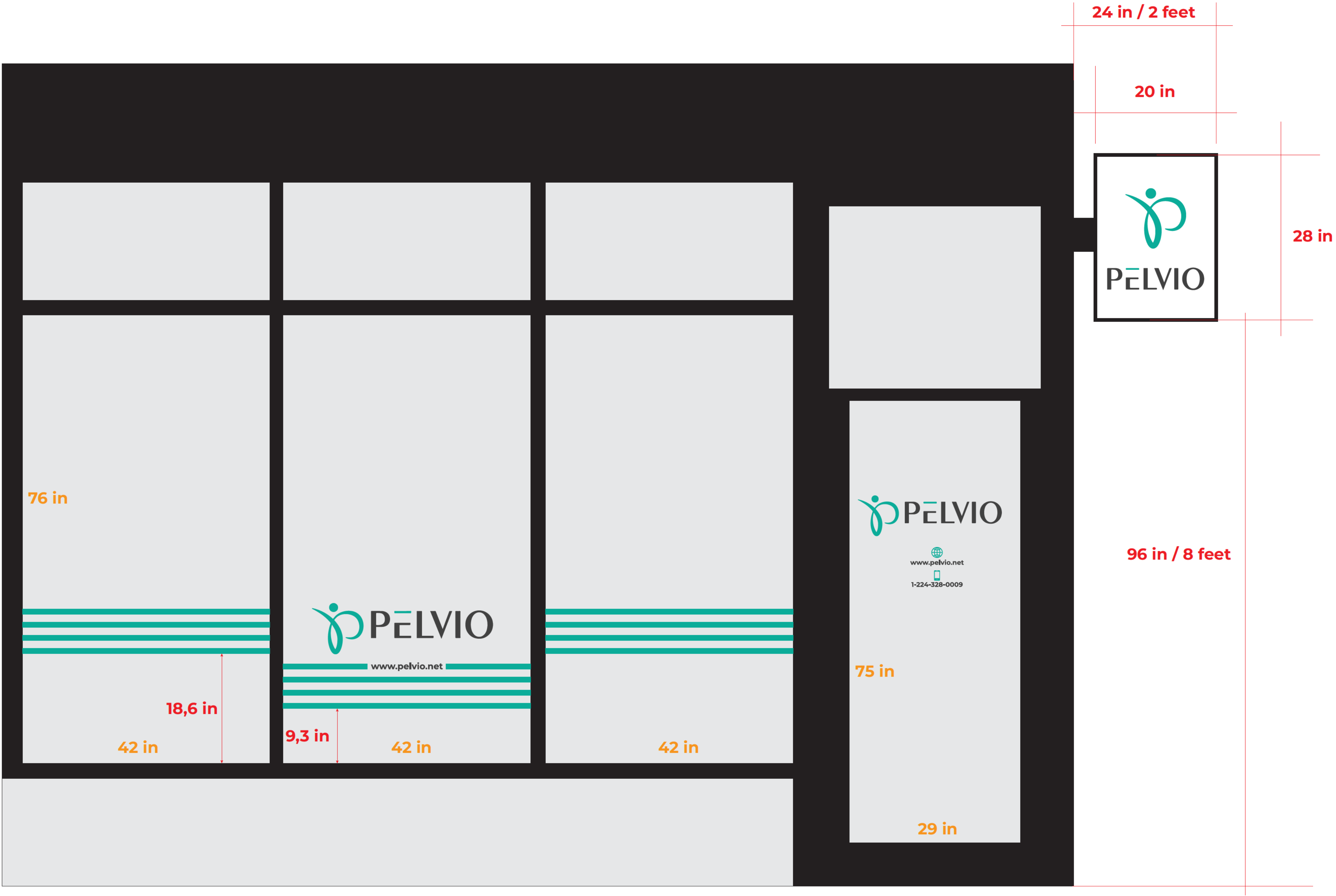
OFFICE USE ONLY

SIGN FEE: \$80 NON-ILLUMINATED PER SIGN TYPE	\$ <u>160</u>
\$195 ILLUMINATED SIGN	\$ <u> </u>
STAFF REVIEW FEE: \$70 ☐ WAIVE FEE	\$ <u>70</u>
TOTAL PERMIT FEE	\$ <u>230</u>

CONDITIONS OF APPROVAL: _____



1:10



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)