



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

October 17, 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. September 19, 2024, Regular Meeting Minutes
4. **New Applications**
 - a. **Case No. 24-16-DR: 946 Green Bay Road - Styles & Smiles:** A Sign Permit to allow replacement of the fabric on an existing frame, installation of an awning valance sign, and a Certificate of Appropriateness to allow minor storefront painting changes on the Subject Property.
 - b. **Case No. 24-24-V2: 933 Green Bay Road - New Commercial Building:** A Certificate of Appropriateness for the proposed design of a new one-story commercial building and site improvements at 933 Green Bay Road. The Village Council has final jurisdiction on this request.
5. **Other Business**
 - a. November 21, 2024, Regular Meeting - Quorum Check
6. **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
September 19, 2024**

Members Present:

Maggie Meiners, Acting Chairperson
Fritz Duda
Colin Kennedy
Paul Konstant
Michael Ritter

Members Absent:

Katie Moor
Heather Niehoff

Village Staff:

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

Call to Order & Roll Call:

Acting Chairperson Meiners called the meeting to order at 7:00 p.m. Roll call was taken of the Board Members present.

Public Comments:

No comments were made at this time.

Approval of Minutes:

Chairperson Meiners asked for a motion to approve the August 15, 2024, meeting minutes. Mr. Konstant moved to approve the August 15, 2024, meeting minutes. Mr. Ritter seconded the motion. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Duda, Kennedy, Konstant, Meiners, Ritter

NAYS: None

Chairperson Meiners stated the meeting agenda would be taken out of order and called Case. No. 24-15-DR.

New Applications:

a. Case No. 24-15-DR: 924 Green Bay Road - Spirit Elephant: A Sign Permit to allow the installation of an externally illuminated wall sign on the Green Bay Road frontage of the Subject Property.

Ms. Klaassen referred to the proposed sign's rendering and identified its location along with current site photos. She noted the projecting sign was approved in April 2019 and the applicant is now asking for approval for a wall sign with three light fixtures above which complies with the sign code. Ms. Klaassen described the proposed sign in detail and referred to the design guidelines the Board is to review along with an explanation of the process. She noted no public comment was received and asked if there were any questions.

Chairperson Meiners also asked if there were any questions. Mr. Konstant commented the sign looked great and suggested it be centered over the door.

Carla Young, the applicant, stated they considered that alternative and agreed to center the sign if requested by the Board. She stated they hear from customers that their location is difficult to find and

1 the sign would provide additional brand awareness. A Board Member agreed with Mr. Konstant's
2 suggestion and stated he would agree either way. Chairperson Meiners commented she also liked the
3 sign.

4
5 Mr. Konstant moved to approve the request with the condition the sign to be centered over the door. The
6 motion was seconded by Mr. Ritter. A vote was taken, and the motion unanimously passed, 5 to 0:

7 AYES: Duda, Kennedy, Konstant, Meiners, Ritter

8 NAYS: None

9
10 **Continued Applications:**

11 **a. Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue): A**
12 **Certificate of Appropriateness to allow construction of additions and site improvements to Grace**
13 **Presbyterian Church of the North Shore. The Village Council has final jurisdiction on this request. This**
14 **item was continued from the June 20, 2024, July 18, 2024, and August 15, 2024, Design Review Board**
15 **meetings.**

16 Ms. Klaassen described the continued request and provided the application's background and the
17 neighbors' opposition to the request and outlined their concerns. She then identified the Board's
18 suggested changes to the request in detail and described how the request was continued to allow the
19 applicant to continue discussions with neighbors. Ms. Klaassen then identified the application's primary
20 changes since the Board last reviewed the application.

21
22 Ms. Klaassen informed the Board the Historic Preservation Commission considered the demolition
23 application at its August 2024 meeting and required an HAIS. She then stated the ZBA and Plan
24 Commission meetings have not yet been scheduled with public notice to be provided for all meetings. Ms.
25 Klaassen then outlined the Board's role and identified the relevant design guidelines on page nos. 79 and
26 80 for the Board is to consider. She also stated the written comments received are included in the agenda
27 packet. Ms. Klaassen stated following the applicant's presentation, public comment and optional
28 applicant response and Board discussion, the Board can either continue the application to a date certain
29 or make a recommendation approving or denying the request as drafted on page no. 14. She then asked
30 if there were any questions.

31
32 Mr. Konstant raised a question related to engineering. Ms. Klaassen informed the Board that the
33 preliminary engineering plans have been approved at this point noting no engineering issues were raised.
34 She noted that final engineering plans will be required with the submittal of a building permit and those
35 plans will also be reviewed by Village Engineering staff. Chairperson Meiners asked if there were any other
36 questions. Mr. Duda thanked the applicant for addressing the Board's brick, window, stone and
37 fenestration concerns. He then referred to drop-off, landscaping and parking issues which were addressed
38 in an area he identified and stated the applicant has addressed all the Board's concerns.

39
40 Karl Camillucci of Taft Stettinius & Hollister introduced Pastor Marshall Brown, several church members
41 and Joe Buehler of Present Future Architects and stated they can walk through the presentation in more
42 detail together with material samples. He then referred to a summary of the Board's comments and
43 provided an overview of what took place since the June 2024 meeting. Mr. Camillucci then identified
44 several items which were modified as a result of the Board's and neighbors' comments.

45
46 Joe Buehler provided additional information relating to windows which he described in detail and
47 provided samples to the Board for their review. He then referred to the brick samples which he provided
48 in comparison to the existing brick as well as the mortar joints which he described in detail with the

1 intention of the color to match. Mr. Buehler stated in connection with the cast stone versus limestone
2 conversation, he referred to an illustration of a sample which he provided to the Board for comparison
3 and noted the church's preference for cast stone. He stated with regard to fencing, they plan to provide
4 continuous solid wood cedar fencing and described the updated bollard lighting and mechanical
5 screening. Mr. Buehler then explained how the façade would be stepped back and the landscaping to be
6 added along the base of the building. He then stated with regard to the south addition's aesthetics, two
7 trees would be planted in the island with a green buffer installed to soften the addition. Mr. Buehler
8 described in detail how the addition was modified to appear more residential in scale. He then explained
9 the three design options for the new entry façade that connects the existing church building and the new
10 addition for the Board's consideration. Mr. Buehler explained that options 2 and 3 are intended to be
11 more residential in nature.

12
13 Chairperson Meiners asked if there were any comments. Several Board members commented the revised
14 plan looked nice.

15
16 Michael Holmberg stated he lives due west of the site. He stated the neighbors have been uniformly
17 disappointed with the level of communication from the church since January 2024. He referred to a
18 member of the applicant's team who did meet with some of the neighbors and stated the proposed plan
19 was put in place and it is too late to change it based on the neighbors' comments. Mr. Holmberg then
20 referred to the west elevation and the amount of parking available to the church. He stated while the
21 proposed materials are fine, he referred to the effect on the appearance from the neighbors' point of
22 view. Mr. Holmberg questioned what the view from the rear would look like and they are not in opposition
23 to the church's growth.

24
25 Judy Murphy, 426 Linden, stated they love the church, and she agreed with Mr. Holmberg's comments
26 relating to the neighbors' input in terms of the design. She stated while they appreciated the changes
27 made, their comments from July 2024 were not considered. Ms. Murphy questioned the engineering
28 approval. Ms. Klaassen explained the engineering approval process. Ms. Murphy then referred to the
29 effect on the neighbors to the west and concluded by stating that the design and neighborhood should all
30 fit together.

31
32 Chris Nilan, 882 Oak Street, stated he is a church member and described the church as growing with
33 younger and older families with the plans to accommodate the growth. He stated they attempted to
34 converse with the neighbors to find common ground on the project.

35
36 Mr. Buehler stated they were able to access the west neighbors' backyard to consider the view from that
37 vantage point and that they planned to provide renderings of winter and summer views.

38
39 Terry Dason, 134 Green Bay Road, stated she is a member of the church and on the committee that will
40 talk to the neighbors. She stated they want to address the needs and wants of the neighbors. Ms. Dason
41 stated the church committee is being thoughtful to the neighborhood and its parishioners.

42
43 Mr. Camillucci stated Mr. Buehler has been in discussions with the west neighbor in terms of view and the
44 applicant has been meeting one on one with neighbors directly adjacent to the church. He also stated
45 they discussed additional landscaping to additionally screen the west view. He then stated the mechanical
46 noise and view issues would be discussed with the Plan Commission noting the noise would be dampened
47 and reduced due to its enclosure. Mr. Camillucci also stated with regard to neighbor dialog, he informed

1 the Board they met with neighbors in November 2023 prior to their initial plan submission after which the
2 scale was reduced as a result of their concerns.

3
4 Chairperson Meiners called the matter in for discussion. Mr. Buehler identified option nos. 1, 2 and 3 for
5 the Board's review in an illustration. Several Board Members preferred option 2. Chairperson Meiners
6 preferred option nos. 1 and 3 although she thought all of them would work. Mr. Ritter stated the proposed
7 architecture is great and is consistent with the neighborhood although the applicant is still working on the
8 rendering of the west facade. Chairperson Meiners suggested a condition be made to require landscape
9 screening to appease the neighbors in terms of their view. She noted all the Board's comments and those
10 from the neighbors in June 2024 have been addressed and there is not much else that can be done to the
11 design.

12
13 Mr. Holmberg asked if the neighbors would be able to view a west elevation rendering prior to it being
14 approved. The Board Members and the applicant discussed options relating to the second-floor plan and
15 roof appearance.

16
17 Mr. Duda asked if the Board could move to approve the request with a condition that they will work in
18 good faith with the neighbors. He would really like to move this application forward. Mr. Camillucci stated
19 they appreciate the desire to be responsive to the neighbors. He stated that a revised landscape plan was
20 provided, which shows the more robust landscaping along the western edge of the property line. Mr.
21 Camillucci stated that the intent of that is to screen most of the west elevation, if not all of the west
22 elevation from view. He stated that they will be appearing before the ZBA and Plan Commission with
23 respect to the zoning requests. Mr. Camillucci stated that the screening of this building from view for the
24 neighbors is in part a zoning issue because it has to do with the impact of the proposed development on the
25 adjacent properties, so to the extent unexpectedly that these views from the west are still not acceptable
26 to the neighbors those bodies would have an opportunity to request additional changes to the plans in
27 order to try to accommodate those neighbors' concerns. He stated that they would very much like to be
28 able to move on to those next meetings because they expect there to be a little bit of an iterative process
29 still to come as they go before the ZBA and Plan Commission and they would still like to begin construction
30 before the first freeze next year and not run into problems by pushing back the construction date. Mr.
31 Duda asked if the request is continued, can it be considered by the three Boards concurrently instead of
32 the Board rushing to approval. Ms. Klaassen explained the need to have the DRB provide a
33 recommendation prior to its presentation to the ZBA and Plan Commission. Mr. Ritter referred to the west
34 facade's illustration which was discussed with the audience. Mr. Buehler stated they can have a west
35 elevation rendering completed by next week for general public viewing. Mr. Ritter commented the
36 elevation presented is consistent with the remainder of the addition and the church and it is not possible
37 for each neighbor to be consulted about each project. He then stated he would recommend approval. Mr.
38 Konstant agreed with Mr. Ritter's comments.

39
40 Chairperson Meiners then asked for a motion to recommend approval of a certificate of appropriateness
41 for the design of the proposed additions and site improvements as indicated on page 14 of the agenda
42 packet. A motion was made by Mr. Ritter to recommend approval for the certification of appropriateness
43 for the Grace Presbyterian Church project subject to the new entry facade that connects the existing
44 church building and the new addition be constructed with the Option 2 design. The motion was seconded
45 by Mr. Duda. A vote was taken, and the motion unanimously passed, 5 to 0:

46 AYES: Duda, Kennedy, Konstant, Meiners, Ritter

47 NAYS: None

1 **Other Business.**

2 a. October 17, 2024, Meeting - Quorum Check.
3 The Board Members discussed their availability.
4

5 **Adjournment:**

6 Chairperson Meiners asked for a motion to adjourn. A motion to adjourn was made by Mr. Duda. The
7 motion was seconded by Mr. Kennedy. A vote was taken and the motion unanimously passed, 5 to 0:

8 AYES: Duda, Kennedy, Konstant, Meiners, Ritter

9 NAYS: None

10 The meeting was adjourned at 8:22 p.m.

11
12 Respectfully submitted,

13
14 Antionette Johnson

15 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: OCTOBER 10, 2024
SUBJECT: 946 GREEN BAY ROAD – STYLES & SMILES – SIGN PERMIT AND THE
CERTIFICATE OF APPROPRIATENESS
(CASE NO. 24-16-DR)

INTRODUCTION

On October 17, 2024, the Design Review Board (DRB) is scheduled to consider a Sign Permit and Certificate of Appropriateness application submitted by *Styles & Smiles* (the “Applicant”) as the lessee of the commercial space located at 946 Green Bay Road (the “Subject Property”), to allow replacement of the fabric on existing awning frame, installation of an awning valance sign, and minor storefront painting changes on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located west of Green Bay Road between Gage Street and Merrill Street in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is located within the Commercial Overlay District. Tenants of the building include the Applicant’s business in addition to the *Scott Cleaner*, *Figueroa Orthodontist*, *Graeter’s Ice Cream*, and *Wisthoff Fitness Warehouse*. **Figure 1** below shows the entire front facade of the building and the location of the Applicant’s business. **Figure 2** shows that the Applicant’s storefront currently has an awning valance sign with the previous business name and a *Style & Smiles* temporary window sign, all of which will be removed upon receipt of approval of the proposed signs.



Figure 1 – Subject Property
View of the Entire Building from Green Bay Road



Figure 2 – Subject Property – Existing store frontage along Green Bay Road

CURRENT REQUEST

The Applicant is seeking approval to allow recovering the existing awning frame with new fabric, installation of sign text on the awning valance identifying their business, and a Certificate of Appropriateness to re-paint the store entrance's door and storefront window trim in pink and the band above the windows in black color. The proposed awning valance sign with minor storefront painting changes are shown in the illustrations below:

Proposed awning recovery and new awning sign

- Recovering of existing awning frame with new fabric in black color (Tempotest Premium outdoor Acrylic Cloth) and valance having pink border;
 - The existing awning frame is 8.17 feet above the sidewalk;
- The awning valance sign will be a 6-inch height in pink on black fabric, stating, "Styles & Smiles."



Proposed exterior storefront paint color changes

The Applicant is also proposing to make changes to the storefront, including painting the storefront flower box and the band above the storefront window and door black and repainting the door and window trim pink, as shown in the illustrations below.



Subject Property – Proposed awning fabric and door and window trim paint changes to the storefront

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

SIGN CODE ANALYSIS

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

Proposed awning recovering and awning valance sign

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

The proposed sign meets all the Sign Code standards.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

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

DESIGN GUIDELINES ANALYSIS

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

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

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

SUMMARY

The Applicant requests that the DRB find the proposed awning recovering with valance sign and paint changes to the storefront as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed improvements appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to installing the signs and making paint changes to the storefront.

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: 946 Green Bay Rd. Winnetka, IL
Name of Business(es): Styles & Smiles

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

☐ Sign
☒ Awning
☐ Other (general description) _____

Sign Permit Application attached? ☐
Awning Permit Application attached? ☐

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Change awning fabric and add text

I/We hereby certify that as Marina Trakhtenberg (Lessee/Owner) of the property located at 946 Green Bay Rd. Winnetka, IL address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

FOR LESSEE/OWNER USE ONLY

SIGNED

PRINTED NAME(S) Marina Trakhtenberg
ADDRESS 946 Green Bay Rd. Winnetka, IL

PHONE NO. _____

EMAIL marina@stylesand
smiles.shop

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

COA Fee

- ☐ \$135
☐ \$575

PRIMARY DESIGN FIRM
CONTACT NAME _____

ADDRESS _____

PHONE NO. _____

EMAIL _____

RECEIVED
SEP 18 2024
BY: _____

COA2024-995

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

AWNING & PERMIT APPLICATION



Tenant/Lessee

Name of Business		Primary contact name		Phone No.
Styles & Smiles Marina Trakhtenberg				[REDACTED]
Project Address				
946 Green Bay Rd				
City	State	Zip Code	Email	
Winnetka	IL	60093	marina@stylesand smiles.shop	

Sign Company

Name of Sign Company		Primary contact name		Phone No.
Acme Awning Co		Eirith Garza		847-446-0153
Street Address				
3080 Skokie Valley Rd Suite 4				
City	State	Zip Code	Email	
Highland Park	IL	60035	acmeawning@att.net	

Property Owner

Name of Company		Primary contact name		Phone No.
Peak Properties		Edward Kusztelake		[REDACTED]
Street Address:				
2815 W. Roscoe St.				
City	State	Zip Code	Email	
Chicago	IL	60618	ekusztelake@peakproperties.biz	

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

☐ projecting sign ☒ other Awning

Additional description of sign type and materials Awning w/text

OFFICE USE ONLY

ABC2024-994

SIGN FEE: \$80 NON-ILLUMINATED PER SIGN TYPE

\$ _____

\$195 ILLUMINATED SIGN

\$ _____

STAFF REVIEW FEE: \$70

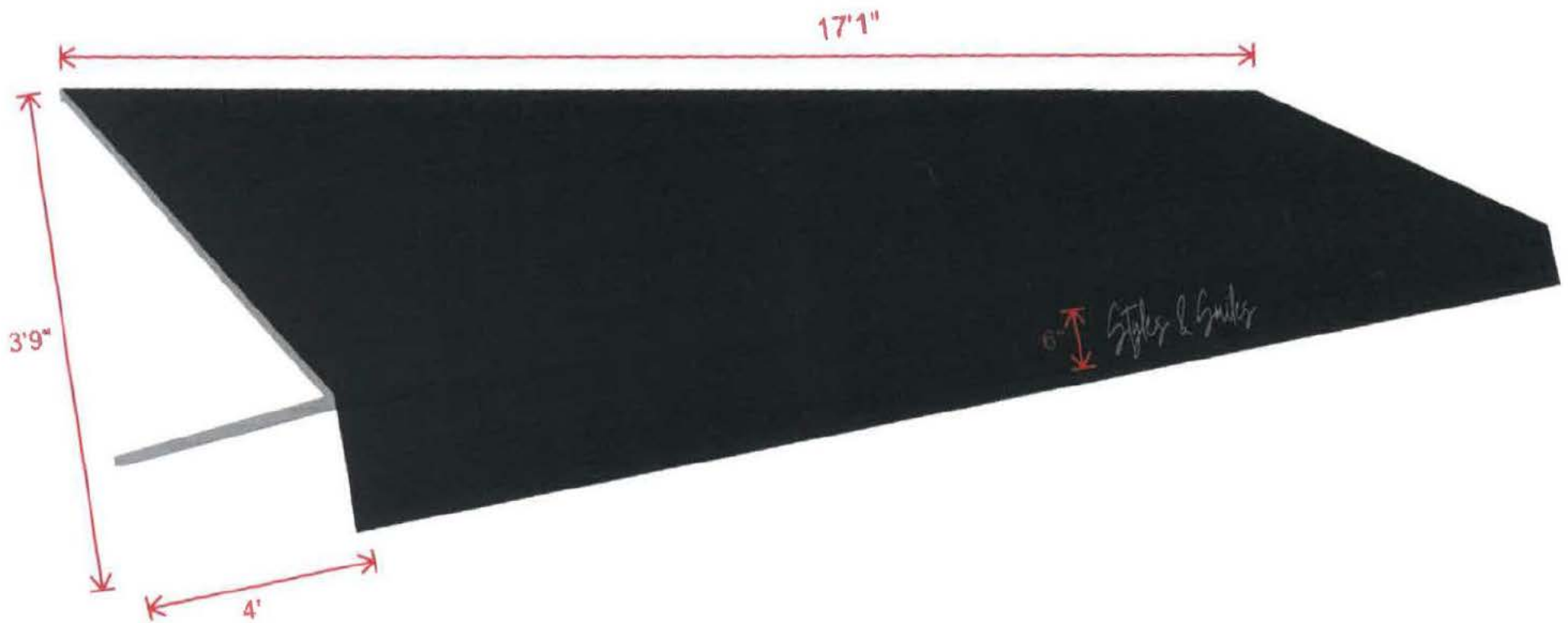
☐ WAIVE FEE

\$ _____

TOTAL PERMIT FEE

\$ _____

CONDITIONS OF APPROVAL: _____





INVOICE

Acme Awning Company LLC
3080 Skokie Valley Road Unit 4
Highland Park, IL 60035

AcmeAwning@att.net
+1 (847) 446-0153
www.AcmeAwningOnline.com



Bill to

Marina
Styles & Smiles LLC
946 Green Bay Rd
Winnetka, IL 60091

Ship to

Marina
Styles & Smiles LLC
946 Green Bay Rd
Winnetka, IL 60091

Invoice details

Invoice no.: 2066
Terms: Net 30
Invoice date: 09/17/2024
Due date: 10/17/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Awning Recover	Price to recover one existing frame with Tempotest Premium Outdoor Acrylic Cloth (see fabric catalogue for choices). Price includes removal, recover, and reinstallation	1	\$1,854.17	\$1,854.17
2.		Print Logo	Print "Styles & Smiles" on Awning Curtain using customer provided font or image (image must be Vectorized)	1	\$195.00	\$195.00

Total **\$2,049.17**

Thank you for your business! Service is licensed and bonded. All sales are final. Please submit payment to 3080 Skokie Valley Rd Unit 4, Highland Park, IL 60035

Payment **-\$1,025.00**

Balance due **\$1,024.17**

Note to customer

50% Deposit due at signing
Thank you for your business!
Service is licensed and bonded. All sales are final.
Please submit payment to-
3080 Skokie Valley Rd. Unit 4, Highland Park, Illinois 60035

d. Building Signage

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

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

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



Figure 38

e. Awnings and Banners

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



Figure 42

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

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

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

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

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: OCTOBER 11, 2024
**SUBJECT: 933 GREEN BAY ROAD – NEW COMMERCIAL BUILDING
CERTIFICATE OF APPROPRIATENESS (CASE NO. 24-24-V2)**

INTRODUCTION

On October 17, 2024, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by Mitch Goltz (the “Applicant”), as the contract purchaser of the property located at 933 Green Bay Road (the “Subject Property”). The Applicant is proposing construction of a new **one-story commercial building** on the Subject Property and requests approval of a Certificate of Appropriateness. The Subject Property is owned by the Joanne Baker 2013 Living Trust Dated August 6, 2013, who has authorized the Applicant to submit the application for a Certificate of Appropriateness.

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

The Applicant has also submitted the following applications:

- **Variation to:**
 - Provide less than the minimum required rear yard setback; and
 - Provide less than the minimum required number of off-street parking spaces.
- **Demolition** application to demolish the front portion of the existing commercial building located on the Subject Property.

The Historic Preservation Commission is scheduled to consider the demolition application on November 4, 2024. The date of the Zoning Board of Appeal’s consideration of the variation requests is yet to be determined. 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.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which consists of approximately 7,454 square feet (0.17 acres), is located on the east side of Green Bay Road, between Gage Street and Tower Road. Because the lot area is less than 10,000 square feet, redevelopment of the Subject Property does not require approval of a planned development, nor may the Applicant request planned development approval. The Subject Property contains an existing two-story mixed-use building that previously housed *VJ Killian Plumbing Company* on the first floor and a residential unit on the second floor, and a one-story commercial building behind the

two-story building that was also occupied by *VJ Killian Plumbing Company* (see Figures 1 through 3 below and on the following pages).



Figure 1 – GIS Aerial Map



Figure 2 – Subject Property



Figure 3 – Subject Property (Looking Northeast)

The Subject Property is zoned C-2 General Retail Commercial, and it is surrounded by the same. As shown in Figure 4 below, a portion of the Subject Property is located in the C-2 Commercial Overlay District.

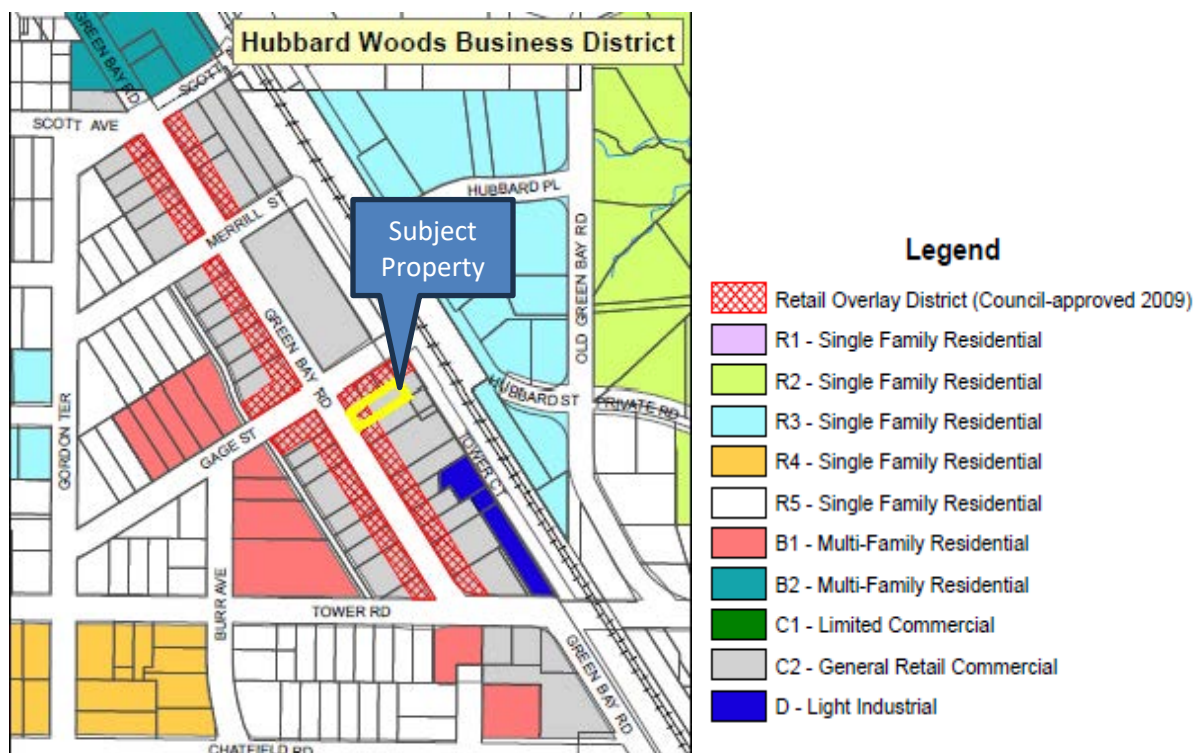


Figure 4 – Zoning Map

The Village's Comprehensive Plan designates the Subject Property as appropriate for commercial and mixed-use land uses as shown below in Figure 5.

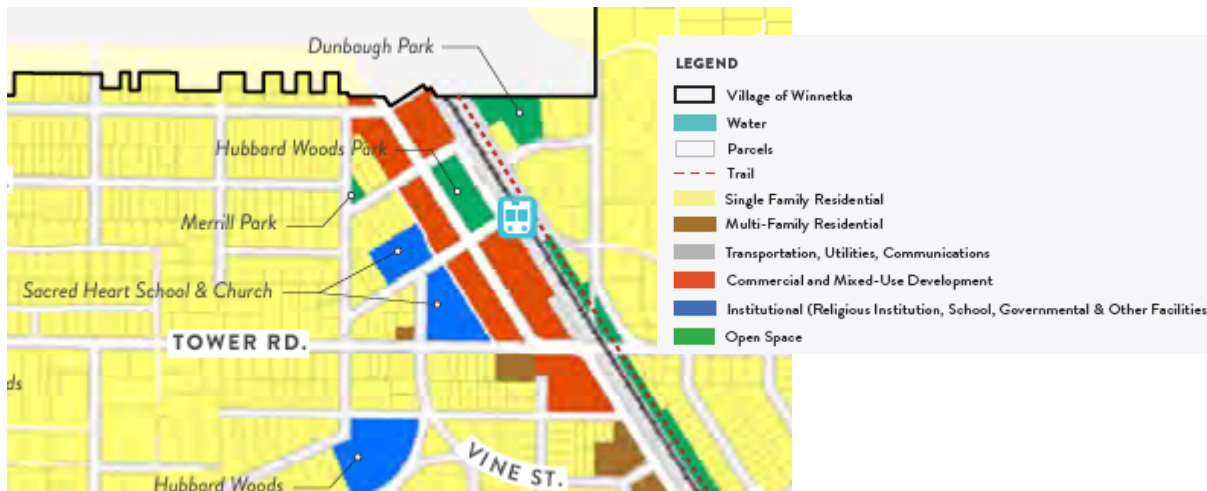


Figure 5 – Comprehensive Plan Land Use Plan – Winnetka Futures 2040 Plan

The Applicant's proposed use of the Subject Property as commercial is consistent with the Comprehensive Plan land use designation and the property's commercial zoning classification. To the north of the Subject Property, along Green Bay Road and on Gage Street, there are mixed-use buildings. To the south of the Subject Property is a private parking lot and a mixed-use building (see Figure 6). Across Green Bay Road from the Subject Property are commercial buildings. The Subject Property does not have access to Tower Court, the sole point of access is from Green Bay Road (Figure 1).



Figure 6 - - Subject Property with Neighboring Properties

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original date of construction of the building immediately adjacent to Green Bay Road is not able to be determined from Village records. In 1923, a building permit was issued to construct a one-story brick "shop" behind an existing building. Additional permits were issued in 1926 to construct the one-story brick building towards the rear of the Subject Property. Other minor permits have been issued over the last several years. There is one previous zoning case for the Subject Property. In 1926, the Zoning Board of Appeals granted a rear yard setback variation to allow construction of the one-story brick building.

PROPOSED PLAN

The Applicant intends to demolish the two-story portion of the existing commercial building, while maintaining the existing barrel truss one-story brick building towards the rear of the Subject Property. The Applicant's plans include re-using the barrel truss building and constructing a new one-story commercial building with a similar footprint as the building that is proposed for demolition. Although

designed functionally as a one-story commercial building, the building façade is designed to appear as a two-story building. The proposed building would have two commercial tenant spaces. As described by the Applicant in the attached application materials (**Attachment A**), the commercial space in the new building immediately adjacent to Green Bay Road, measuring approximately 4,000 square feet, would be occupied by a retail tenant, Visual Comfort & Company. The rear space would be extensively renovated for a second tenant; this space would be nearly 2,200 square feet and be accessed via a paver walkway from Green Bay Road along the southside of the proposed building.

The proposed plan also calls for removal of the existing curb-cut on the Subject Property. Consequently, no off-street parking would be provided on the site. The proposed building would be setback 8 feet from the south property line. Within this side yard, the Applicant is proposing a walkway that would be approximately 5 feet in width. The remainder of this 8'-foot wide setback area would consist of landscaping along both sides of the walkway. The walkway would lead to the rear tenant space and a courtyard. **The wooden fence depicted in images on the following page is an existing fence on the neighboring property to the south and will remain.**

Excerpts of the proposed site plan, building elevation, and renderings of the proposed building are provided below and on the following pages as Figures 7 through 11. The complete set of plans is provided in the application materials (**Attachment A**). In addition to the photo of the neighboring properties in Figure 6, the Applicant has provided additional photos of the adjacent properties as well as photos of neighboring properties across Green Bay Road. These photos are also included in Attachment A.

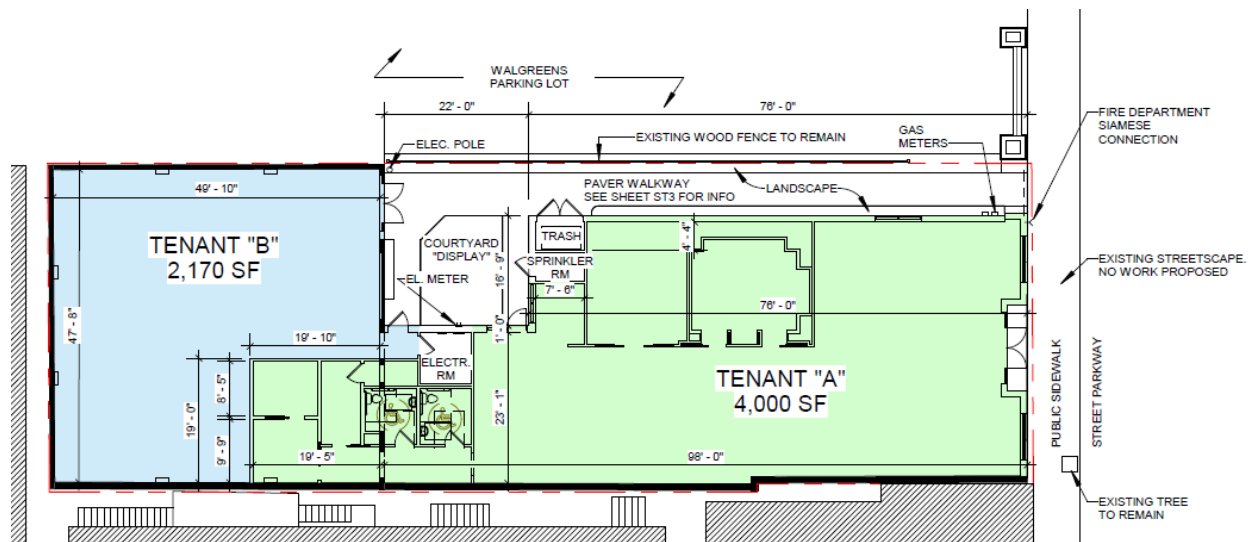


Figure 7 – Proposed Site Plan



Figure 8 – Proposed Front Elevation – Context



SOUTH-WEST CORNER VIEW

Figure 9 – Rendering of Southwest Corner View



COURTYARD VIEW

Figure 10 – Rendering of Courtyard View



SOUTH VIEW

Figure 11 - Rendering of South View

Exterior Building Materials. The exterior of the proposed building would consist of modular brick painted gray (SW 7029). The building would have raised brick pilasters at the corners, with a traditional covered roof limestone cornice, limestone trim, and a limestone base sill. The front façade is divided by brick

pilasters, with a central entry to the front tenant space and two display windows on either side. The ground floor storefront aluminum framing would be finished black. The two proposed windows on the faux second floor would appear as double hung windows consisting of spandrel glass.

Black awnings are proposed on the ground-floor level above the entrance and the windows, as well as the window on the south side of the building. The south (side) elevation would have four wall-mounted trellises. Each trellis would measure 7 feet by 8 feet and be located above the limestone base. The trellises would consist of 2" by 2" steel tubing that would project 1.5" from the building wall and be painted black. Two different types of clematis are proposed to be planted in groups of five (5) below the trellises.

The Applicant will provide a material board at the DRB meeting.

Exterior lighting. The proposed site improvements include installation of black wall sconces; two on the front elevation of the building, four along south elevation of the building, two on either side of the entrance to the rear tenant space, and two at rear entrances to the front tenant space. The light fixtures would be approximately 2 feet in length and 3.9 inches in width (Figure 12).

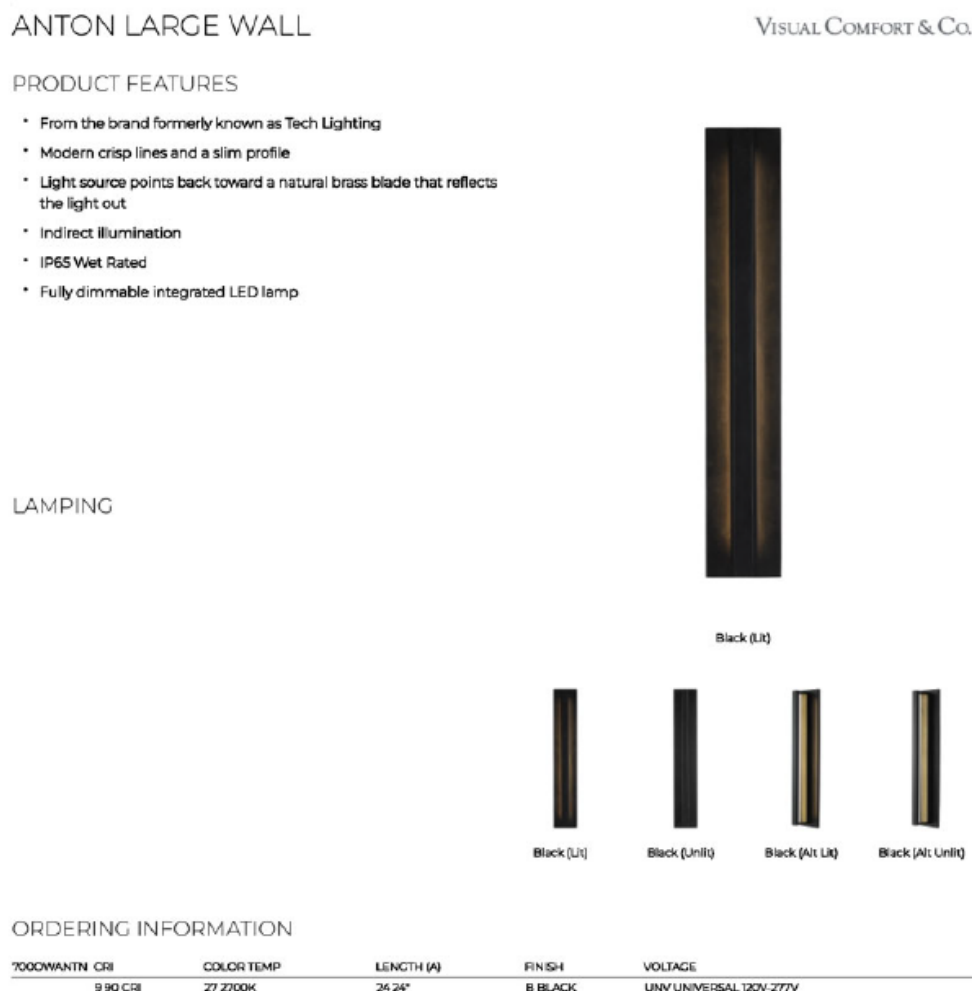
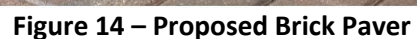


Figure 12 – Proposed Light Fixture

The paver walkway would consist of a common size brick in red (see Figure 14).



Signage will require approval by the DRB at a future meeting. The Applicant will need to submit a sign permit with the details of the proposed signage for consideration by the DRB.

VILLAGE STAFF REVIEW

Village staff has completed its review of the Applicant's plans submitted for the entitlement process. For the electric service, an easement may be required on the adjacent property to the south of the Subject Property to upgrade the electric service for the proposed development. At this time, it is not clear if an easement exists for the existing service on the site. The Village Water & Electric Department will also require the electric meter and external disconnect to be located on the outside of the building. With regard to stormwater, given the entire Subject Property is currently covered with an impermeable surface, stormwater detention is not required. Also, because the Subject Property does not have alley access, refuse and recycling containers will have to be wheeled out to the front of the site by the property owner or tenants on the day of service.

ZONING RELIEF

Although not part of the DRB's consideration, it should be noted that two variations are being requested to allow the proposed development on the Subject Property, the requested variations are: (i) rear yard setback; and (ii) off-street parking. The existing building is currently nonconforming with respect to the rear yard setback.

Rear Yard Setback. A rear yard setback of 10 feet is required from the east property line. The existing building that is to remain is setback 0.14 feet from the west property line, encroaching the required setback by 9.86 feet. Therefore, the proposed development requires a variation of 9.86 feet (98.6%).

Off-Street Parking. The newly constructed portion of the development is required to provide off-street parking. The Zoning Ordinance requires new commercial spaces that consist of 2,500 square feet or more of gross floor area (GFA) to provide two (2) parking spaces per 1,000 square feet of GFA. The calculation of GFA for parking does not include areas used for the storage of merchandise or materials, mechanical equipment rooms, restrooms, common area elements, and hallways. The calculable GFA of the new building would be approximately 3,200 square feet, which requires a minimum of six (6) off-street parking spaces. As explained earlier in this report, the proposed plan does not include any parking on the Subject Property. Therefore, a variation of six (6) parking spaces (100%) is required.

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 one-story commercial building and its associated landscape and hardscape improvements comply with the above standards.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide direction for the style and form of new commercial buildings. The Subject Property is located in the general center of the Hubbard Woods Business District. Though it has the same zoning regulations as the East/West Elm Street Business District, this business district currently has a smaller building scale, which gives it a slightly more intimate feel despite heavier traffic conditions. The buildings exhibit architectural consistency, scale and storefront displays that encourage window shopping. In general, parking is provided on the streets, in alleys behind buildings, and in public parking facilities.

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

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

RECOMMENDATION

At the October 17, 2024, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed building, hardscape, and landscaping. After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

- 1) Continue further review of the application to a specific date 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 one-story commercial building and associated site improvements.

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 one-story commercial building and site improvements on the Subject Property**, subject to the following conditions:*

- A. [If the Board chooses to place conditions as part of its recommendation 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: 933 Green Bay Road

Name of Business(es): TBD

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

☐
☐
☒

Sign

Awning

Other (general description) new building and exterior building changes

Sign Permit Application attached? ☐

Awning Permit Application attached? ☐

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Demolition of the existing front structure. New construction for the demolished front part and renovation for the remaining section in the rear of the property.

I/We hereby certify that as Mitch Goltz (Lessee/Owner) of the property located at 933 Green Bay Road (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

FOR LESSEE/OWNER USE ONLY

SIGNED

PRINTED NAME(S)

ADDRESS

PHONE NO.

EMAIL

Mitch Goltz

2211 N. Elston Ave, Suite 201, Chicago, IL 60614

(773) 382-0590

mitch@gwproperties.com

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

COA Fee

☐ \$135

☐ \$575

PRIMARY DESIGN FIRM
CONTACT NAME

ADDRESS

PHONE NO.

EMAIL

Design Studio 24 LLC

Gary Ebben

2970 Maria Ave, Suite 200,
Northbrook, IL 60062

gary@designstudio24.com

RECEIVED
SEP 10 2024
BY: _____

COA 2024-1003

September 9, 2024

Village of Winnetka
David Schoon
Community Development Director
Village of Winnetka
dschoon@winnetka.org



Subject: Approval for Zoning Application Submission

To whom this may concern,

This letter serves to confirm that on behalf of ownership of 933 Green Bay Road in Winnetka, we authorize GTZ Properties and Mitch Goltz, as the Contract Purchaser of this property to submit for any zoning or building applications for the property located at 933 Green Bay Road as part of its proposed redevelopment of the Property.

Should you require any additional information or have any questions, please let me know.

Sincerely,

A black rectangular redaction box covering the signature area.

Co-owner

Joanne Baker

933 Green Bay Rd., LLC
c/o Mitchell Goltz
2211 N. Elson Avenue, Suite 201
Chicago, Illinois 60614

September 16, 2024

David Schoon
Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

RE: 933 Green Bay Road – Redevelopment Project Narrative

Dear David,

On behalf of 933 Green Bay Rd., LLC, we are writing to provide an overview of our proposed redevelopment project at 933 Green Bay Road, the site occupied for many years and until recently by the VJ Killian plumbing company.

Our plan entails the partial demolition of the existing vacant building on the front portion of the site and the adaptive reuse of the rear portion of the building. We then plan to construct a new building in a similar footprint on the portion of the property upon which the demolished building existed to make space for our secured retail tenant Visual Comfort lighting showroom. This will allow for a major enhancement to the site, one which respects the architectural integrity of the site and contributes to the vibrancy of the Hubbard Woods Business District, specifically, and the community as a whole, generally, with two new tenants. The rear portion of the building will be extensively renovated for a second tenant who will access the space from a well-designed walkway from Green Bay Road, as shown on our development concept plans.

We are committed to preserving and adaptively reusing the barrel truss building located at the rear of the property to complement the new construction. This carefully planned renovation will allow us to lease the space to a second tenant, as outlined in our submitted plans. The total square footage of the project will remain in line with the current footprint. There are some existing conditions that provide challenges in design which were considered in our redesign of the site.

As part of our improving the property in all facets, we will eliminate the existing curb cut on Green Bay Road and upgrade all site infrastructure, ensuring compliance with modern standards and enhancing the functionality and safety of the site. We believe these changes will greatly benefit the area by contributing to the streetscape and promoting the continued economic growth and commercial appeal of the Hubbard Woods Business District.

We greatly appreciate your time and consideration of this proposal and look forward to collaborating with the Village throughout the redevelopment process. Please feel free to reach out with any questions or for further details.

Respectfully submitted,


Mitchell Goltz
Principal

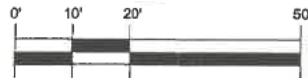
DESIGN STATEMENT - 933 GREEN BAY RD. WINNETKA, IL.

A new 3600 Sq. Ft. Wood Frame and Brick Masonry building is proposed to replace the existing 100 + year old building located at 933 Green Bay Rd. This new building will be connected to the existing to remain 2400 Sq. Ft. Masonry building located in the rear of the property. Both the new and existing to remain building will be 100% ADA accessible on all sides, and at all exterior doors.

This new building has been designed to be contextually compatible with all the existing buildings on the 900 block of Green Bay Rd. The building will front the street aligned at the sidewalk with all other buildings on the block. And although it's designed functionally as a single story building for a specific upscale tenant and purpose, the building façade is designed with a height and fenestration to appear as a two story building in keeping with the scale and visual character of the existing streetscape.

The building design is 19th Century traditional in character, with raised Brick Pilasters at the corners, and a traditional Coved Roof Cornice extending from the West Front façade Elevation all along the South Side Elevation of the new building. The Brick size is modular, which is a traditional size for 19th Century Brick buildings to maintain the scale and visual character of the streetscape. The Ground Floor Storefront Framing will be finished black to be visually unobtrusive, No 'aluminum' color finishes will be used on this building. The Storefronts & Front Entry have been divided by Brick Pilasters into three display windows appropriately scaled to emulate a 19th Century traditional retail building. The second floor windows have been sized and detailed as traditional 'Double Hung' windows...not unlike the windows on the existing building to be demolished, and other second story windows on other buildings in the block. The front Façade has additional raised Limestone banding details above the Storefront & Entry to visually articulate the façade and reinforce human scale at the street level. Traditional fabric Awnings further articulate the facade & human scale at the street level. Building signage height & length to comply with Village standards. A Paver walkway & landscaping extend from the street to the existing rear building which includes a landscaped courtyard.

The Village streetscape fronting the new building including existing trees to be maintained.



UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF



LOT 2 (EXCEPT THE NORTHERLY 14 1/4 INCHES OF THE WESTERLY 42 FEET AND 10 INCHES) IN BLOCK 5 IN JARED GAGE'S SUBDIVISION OF PART OF EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF THE EAST OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 933 GREEN BAY ROAD, WINNETKA, ILLINOIS
PERMANENT INDEX NUMBER: 05 - 17 - 123 - 004 - 0000
AREA=7,454 SQ.FT OR 0.171 ACRES

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

CHICAGO TITLE INSURANCE COMPANY
ISSUED BY: ZABEL LAW, LLC
COMMITMENT NO.: 24GSC452131LP
EFFECTIVE DATE: JANUARY 24, 2024
ITEMS CORRESPONDING TO SCHEDULE B PART II:
ITEMS 1 - J 18.
NOT SURVEY RELATED.

- NOTES:
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS GREEN BAY ROAD
 - THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT:
 - THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
 - THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
 - ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
 - THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
 - ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
 - ITEM # 9 FROM TABLE A
THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
 - ITEM # 10 FROM TABLE A
THERE IS NO PARTY WALL
 - ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.
 - ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
 - ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
 - ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

RECEIVED
SEP 19 2024
BY: _____



LEGEND	ABBREVIATIONS
• B-BOX	B BOX
• MH	MAN HOLE
• S	SIGN
• EL-MH	ELECTRIC MANHOLE
• WUP	WOOD UTILITY POLE
• CB	CATCH BASIN
• TR	TREE
• WV	WATER VALVE VAULT
• SAN-MH	SANITARY MANHOLE

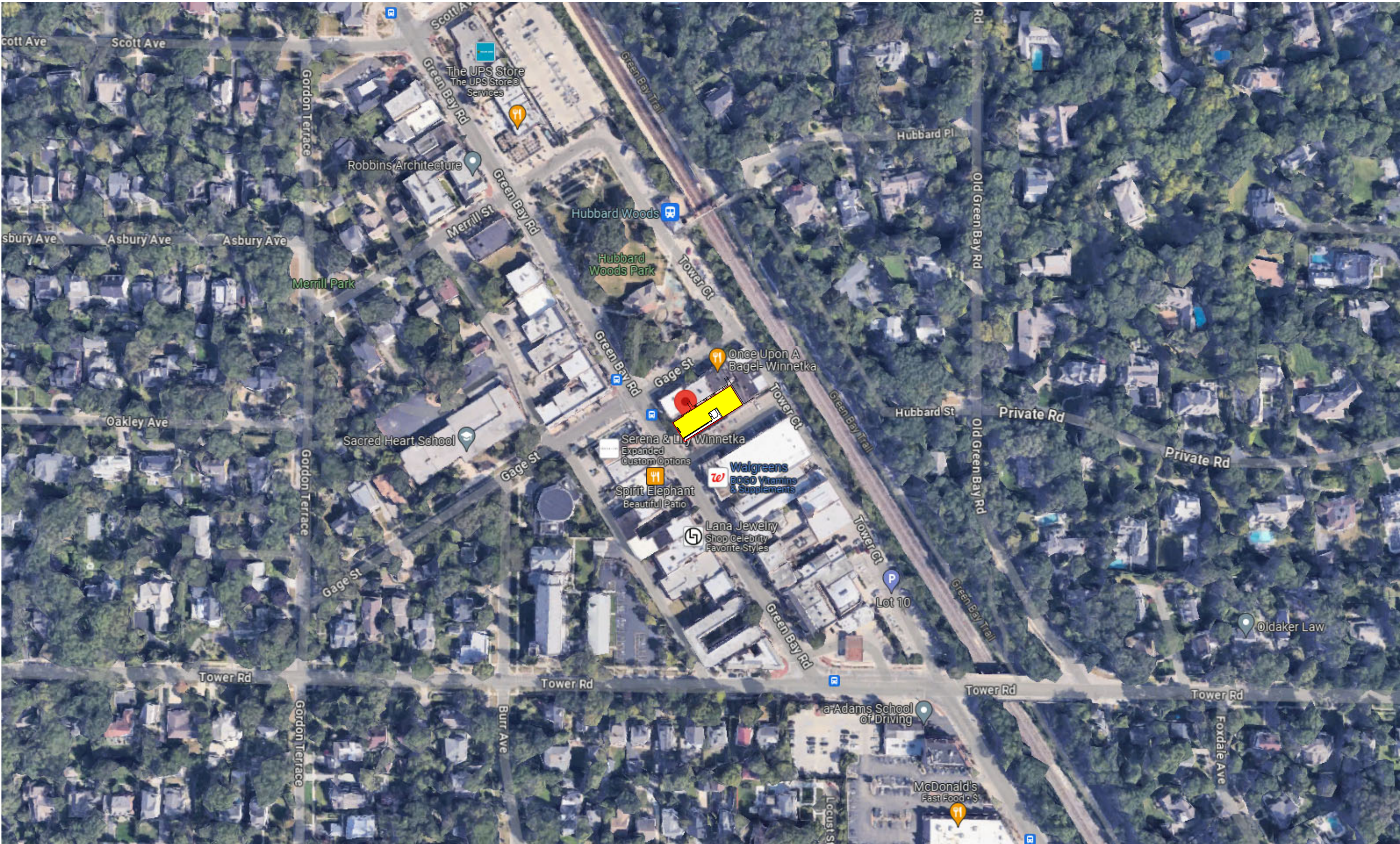
ORDERED BY:	
GW PROPERTIES	
SCALE: 1" = 15'	
DATE: JUNE 17, 2024	8-30-24 REVISED
FILE No.:	8-28-24 RECERTIFIED
2024 - 31617	DATE REVISION

FLOOD STATEMENT:
THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD FLOODWAY BOUNDARY MAP," "FLOOD HAZARD BOUNDARY MAP" OR "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AS SHOWN ON FLOOD INSURANCE MAP:
COMMUNITY NUMBER PANEL: 170176
MAP NUMBER: 17031C0051K

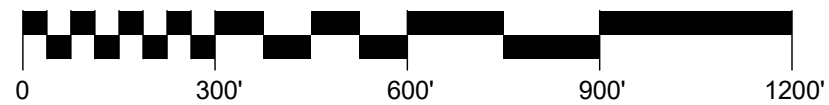
VILLAGE OF WINNETKA
510 GREEN BAY ROAD, WINNETKA, ILLINOIS 60093
PHONE: (847)-501-6000
ZONING REQUIREMENTS:
C-2 = GENERAL RETAIL COMMERCIAL

STATE OF ILLINOIS)
COUNTY OF COOK)
I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:
- 933 GREEN BAY WINNETKA, LLC
- CHICAGO TITLE INSURANCE COMPANY
AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JUNE 17, 2024.
DATE OF PLAT: AUGUST 30, 2024.
BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025





1 SITE AERIAL
1" = 200'-0"



SITE AERIAL

DESIGN STUDIO 24, LLC.

ARCHITECTS - DESIGNERS - PLANNERS

2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062

1-847-885-7751

GW PROPERTIES

SITE STUDY

933 GREEN BAY RD

WINNETKA, IL. 60093

DATE

07.08.2024

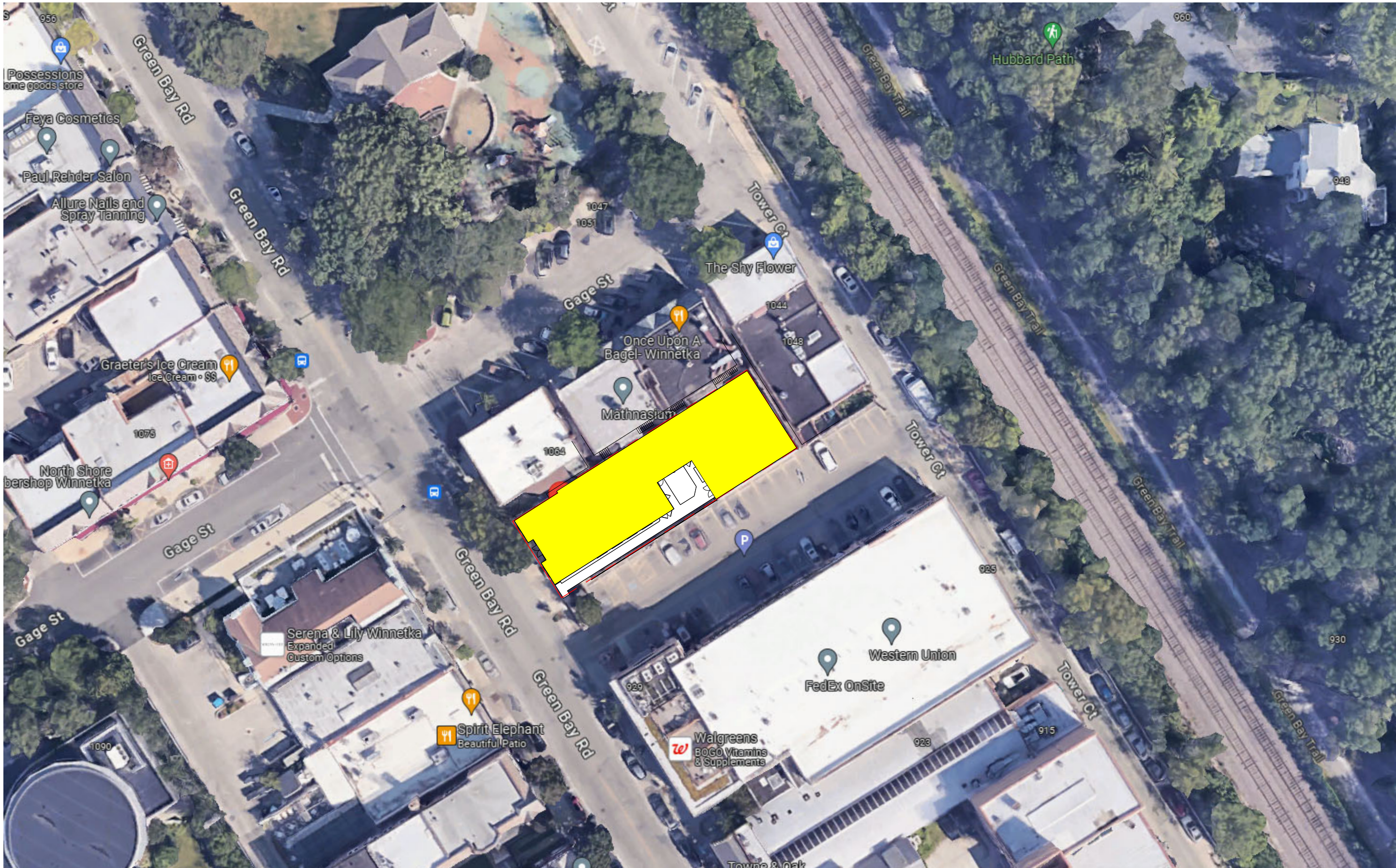
MARK T. DIGANCI

REG. ARCHITECT

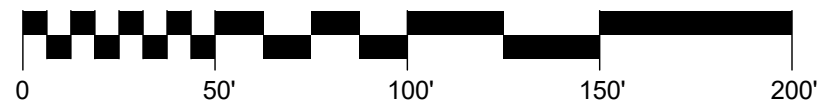
A.S.

ST0

Page 36 of 89



1 SITE AERIAL - CLOSE UP
1" = 50'-0"



SITE AERIAL - CLOSE UP

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

GW PROPERTIES

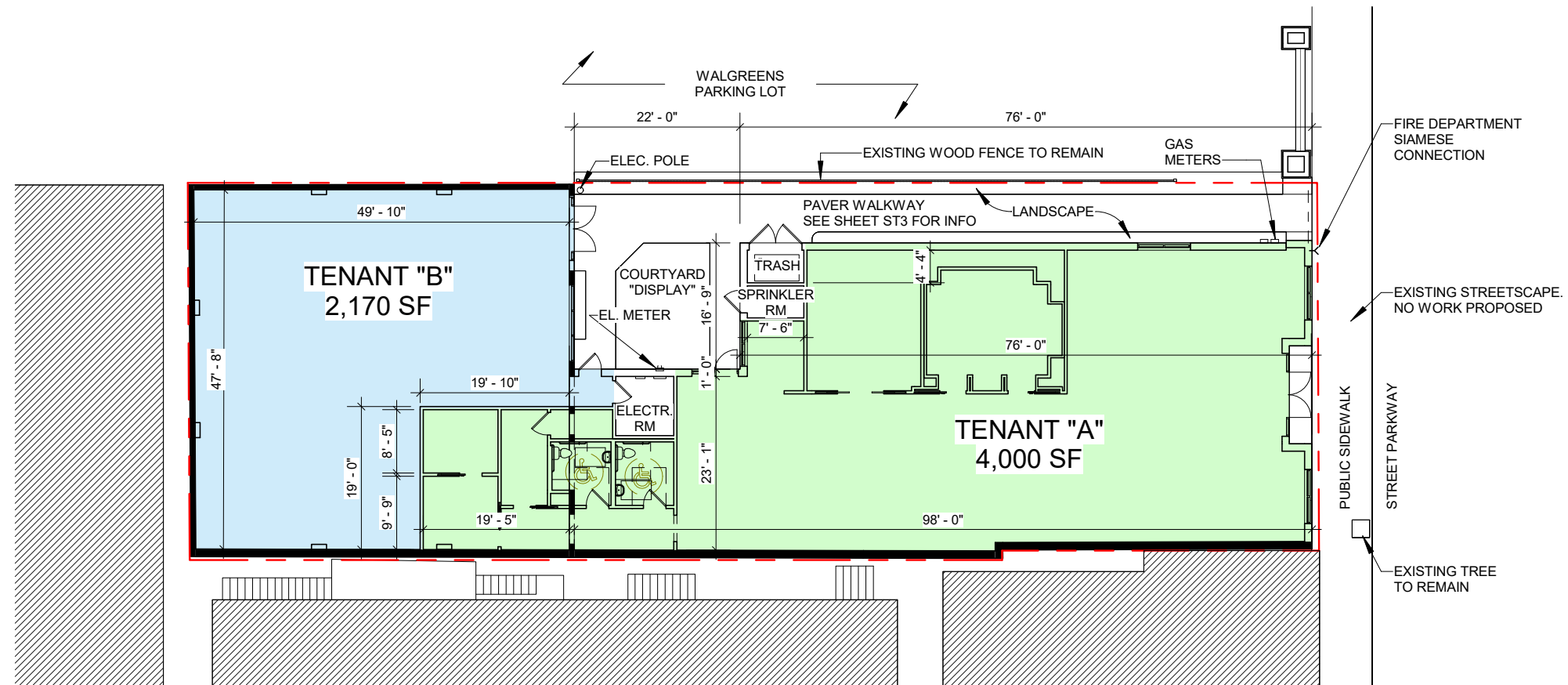
SITE STUDY

933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 07.08.2024

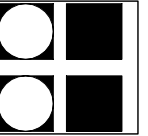
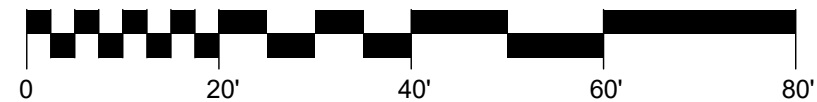
MARK T. DIGANCI
REG. ARCHITECT
A.S.

ST1



BUILDING TO BE FULLY SPRINKLERED
W/ FIRE ALARM SYSTEM

1 SITE PLAN
1" = 20'-0"



DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

SITE PLAN

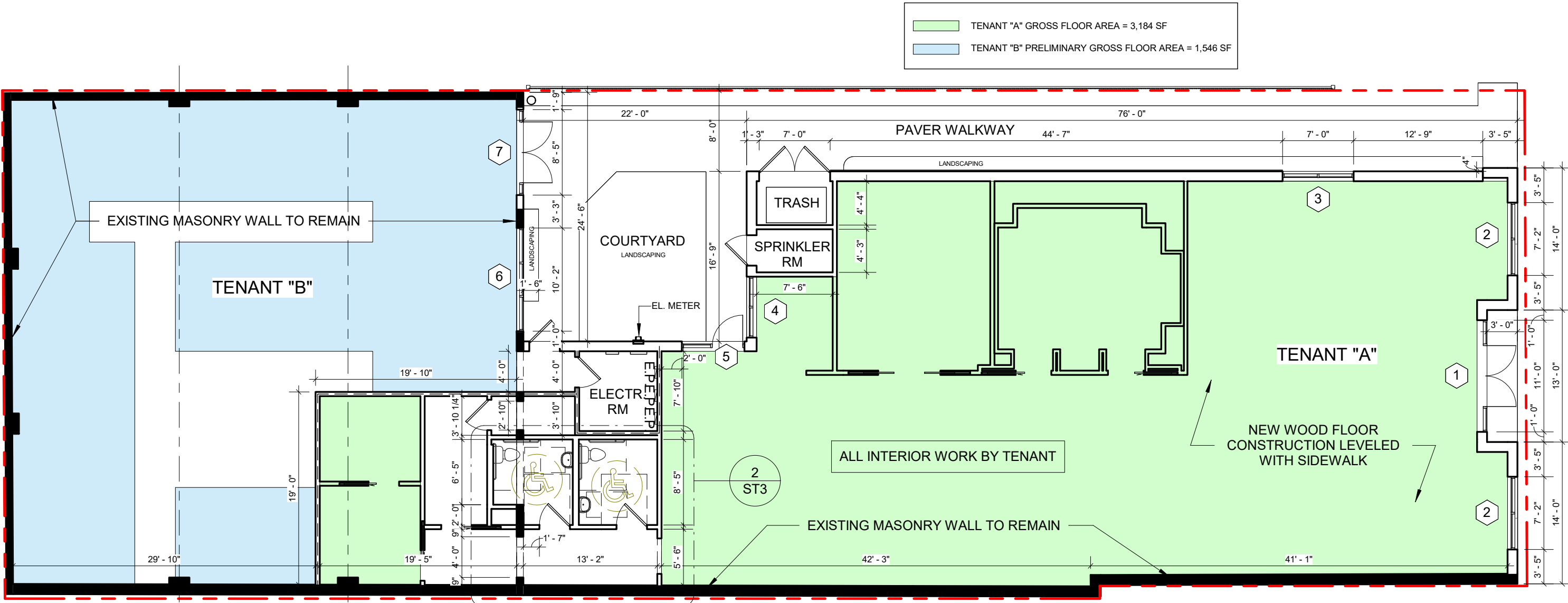
GW PROPERTIES
SITE STUDY

933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 07.08.2024

MARK T. DIGANCI
REG. ARCHITECT
A.S.

ST2



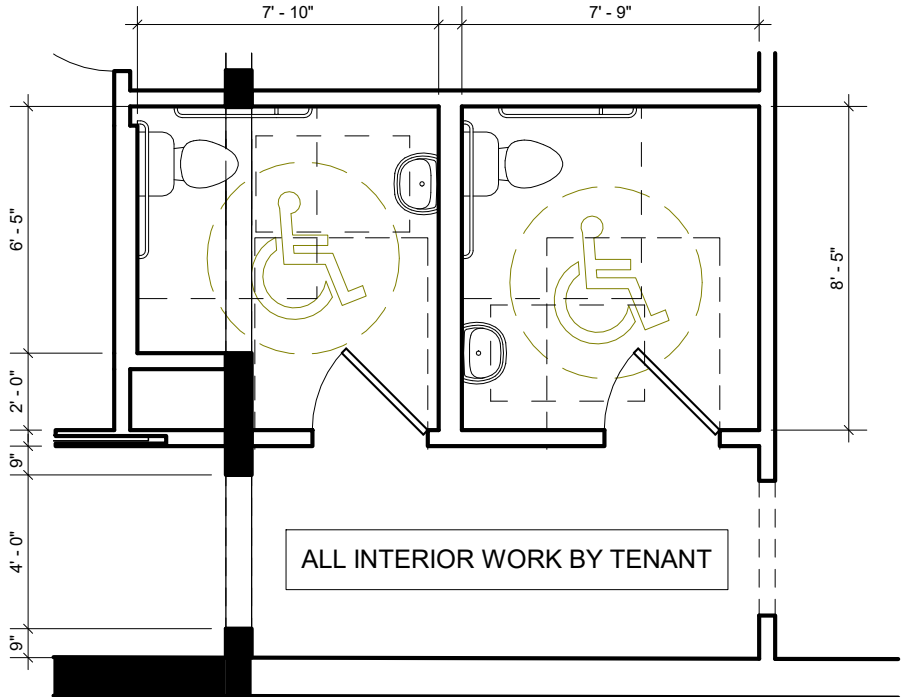
TENANT "A" GROSS FLOOR AREA = 3,184 SF
TENANT "B" PRELIMINARY GROSS FLOOR AREA = 1,546 SF

PROPOSED FLOOR PLAN
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

1 T/SLAB - PROPOSED
1" = 10'-0"

PAVER WALKWAY SPECIFICATIONS

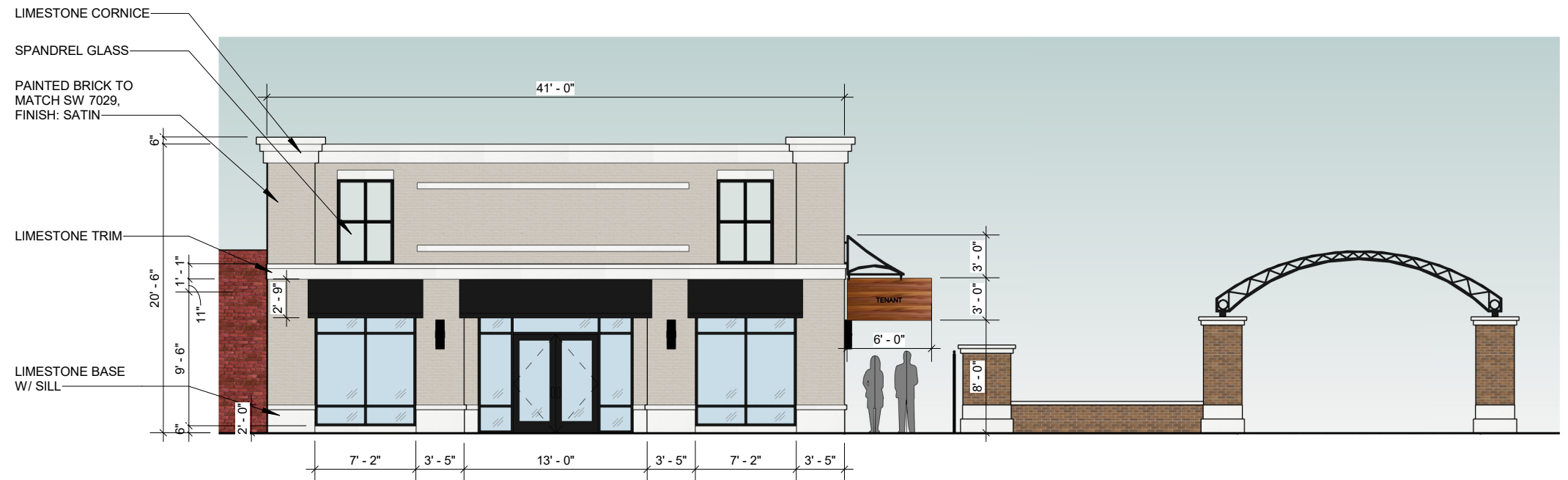
Specifications			
General			
Color/Finish Family	Red	Series Name	Holland
Manufacturer Color/Finish	Red/Charcoal	Type	Paver
Dimensions			
Actual Height (Inches)	1.7	Common Length (Inches)	8
Actual Length (Inches)	17.5	Common Size (L x W)	8-in x 4-in
Actual Width (Inches)	3.75	Common Width (Inches)	4
Common Height (Inches)	2	Weight (lbs.)	5
Features			
Commercial/Residential	Residential	Shape	Rectangle
Fire Resistant	No	Sold As	Single block
For Use on Driveway	Yes	Square Feet per Stone	0.2
Interlocking	No	Stepping Stone	Yes
Low's Exclusive	No	Stone Thickness (Millimeters)	45
Material	Concrete	Style	Brick
Number of Pieces	1	Textured	No
Patio Stone	Yes	Traffic Type	Foot
Paver	Yes	Warranty	None



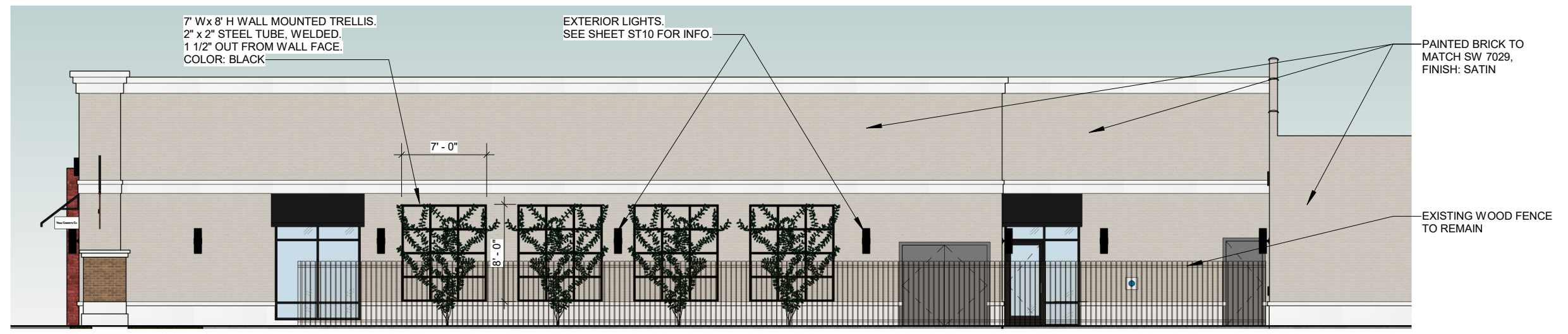
2 RESTROOMS ENLARGED PLAN
1 : 60

GW PROPERTIES
SITE STUDY
933 GREEN BAY RD
WINNETKA, IL. 60093
DATE 07.08.2024
MARK T. DIGANCI
REG. ARCHITECT
A.S.

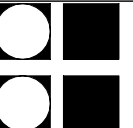
ST3



1 FRONT ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"



BUILDING ELEVATIONS

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

GW PROPERTIES

SITE STUDY

933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 07.08.2024

MARK T. DIGANCI
REG. ARCHITECT
A.S.

ST4



SOUTH-WEST CORNER VIEW



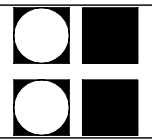
NORTH-WEST CORNER VIEW



COURTYARD VIEW



SOUTH VIEW



COLOR RENDERINGS

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

GW PROPERTIES

SITE STUDY

933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 07.08.2024
MARK T. DIGANCI
REG. ARCHITECT
A.S.

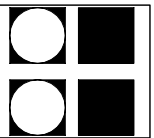
ST5



1 FRONT ELEVATION - CONTEXT
ST6 3/32" = 1'-0"



BUILDING & SITE CURRENT PHOTOS



BUILDING CONTEXT ELEVATION
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

GW PROPERTIES

SITE STUDY
933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 07.08.2024

MARK T. DIGANCI
REG. ARCHITECT
A.S.

ST6



CONTEXT PHOTOS - PROJECT SIDE (EAST SIDE OF GREEN BAY)



CONTEXT PHOTOS - ACROSS THE STREET (WEST SIDE OF GREEN BAY)

CONTEXT PHOTOS

DESIGN STUDIO 24, LLC.

ARCHITECTS - DESIGNERS - PLANNERS

2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062

T: 847.885.7751

GW PROPERTIES

SITE STUDY

933 GREEN BAY RD

WINNETKA, IL. 60093

DATE

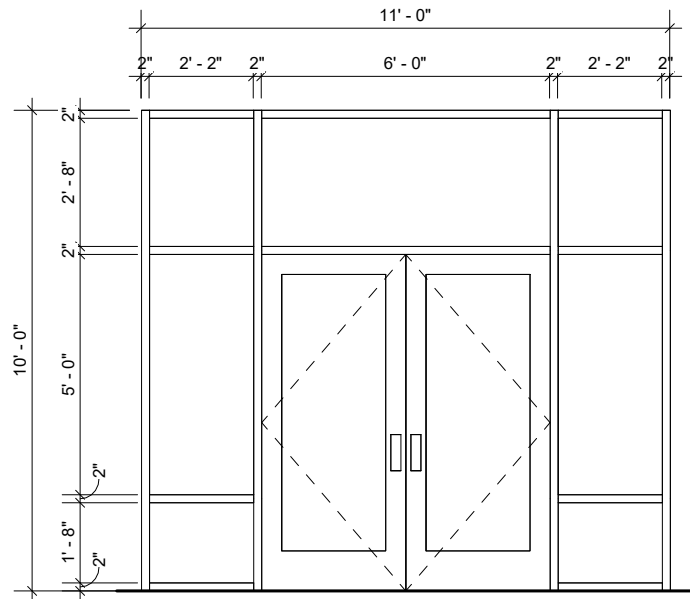
07.08.2024

MARK T. DIGANCI

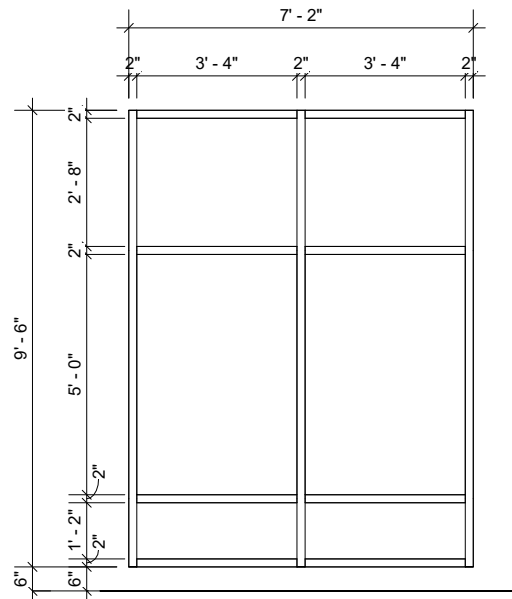
REG. ARCHITECT

A.S

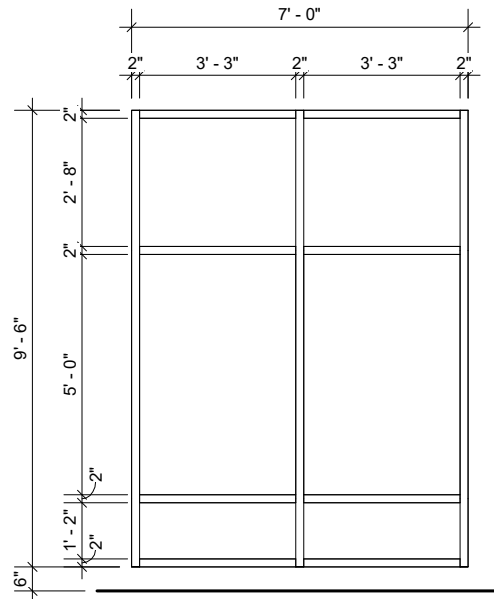
ST7



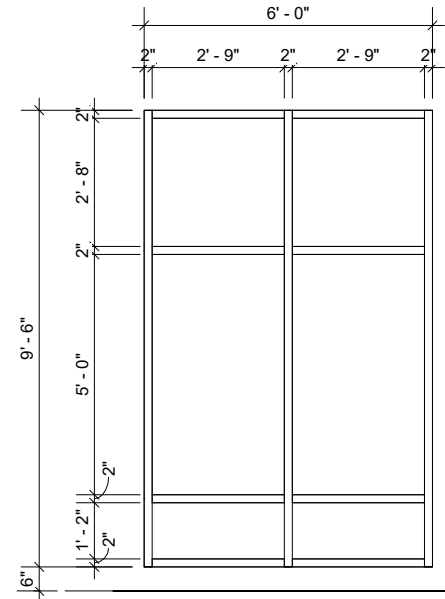
1 STOREFRONT 1
1/4" = 1'-0"



2 STOREFRONT 2
1/4" = 1'-0"

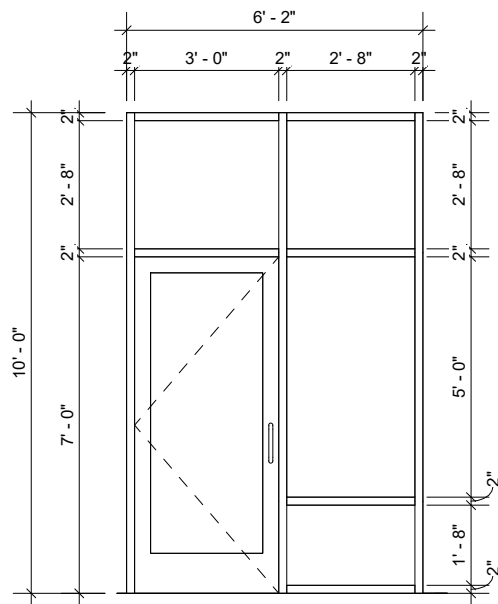


3 STOREFRONT 3
1/4" = 1'-0"

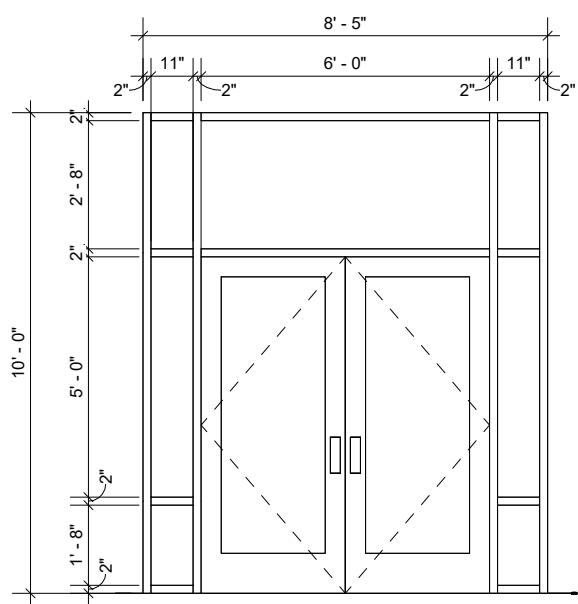


4 STOREFRONT 4
1/4" = 1'-0"

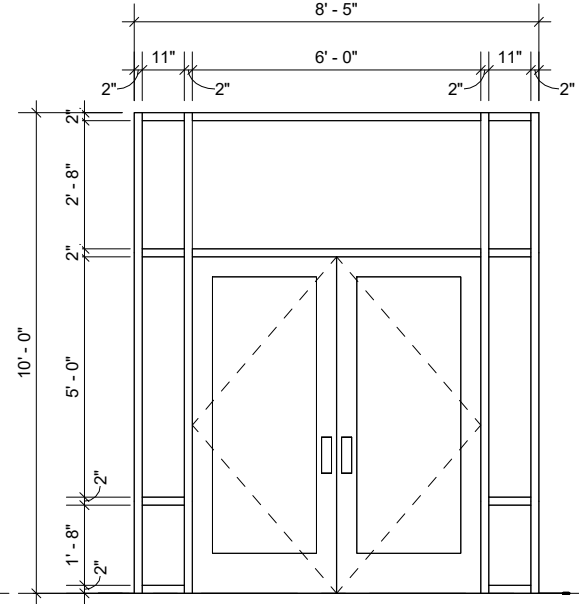
T/SLAB
0"



5 STOREFRONT 5
1/4" = 1'-0"



6 STOREFRONT 6
1/4" = 1'-0"



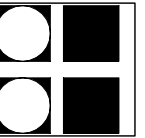
7 STOREFRONT 7
1/4" = 1'-0"

T/SLAB
0"

STOREFRONT SCHEDULE.

Type Mark	Type	Count	Frame Width	Frame Height	Frame Material and Finish	Framed Glazing
1	STOREFRONT 1	1	11' - 0"	10' - 0"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
2	STOREFRONT 2	2	7' - 2"	9' - 6"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
3	STOREFRONT 3	1	7' - 0"	9' - 6"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
4	STOREFRONT 4	1	6' - 0"	9' - 6"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
5	STOREFRONT 5	1	6' - 2"	10' - 0"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
6	STOREFRONT 6	1	10' - 2"	9' - 6"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS
7	STOREFRONT 7	1	8' - 5"	10' - 0"	KAWNEER BLACK ANODIZED OR APPROVED EQUAL ALUMINUM - THERMALLY BROKEN, 2" x 4 1/2" MULLION PROFILE	THERMALLY BROKEN 1" INSULATED, LOW-E, TEMPERED GLASS

Grand total: 8

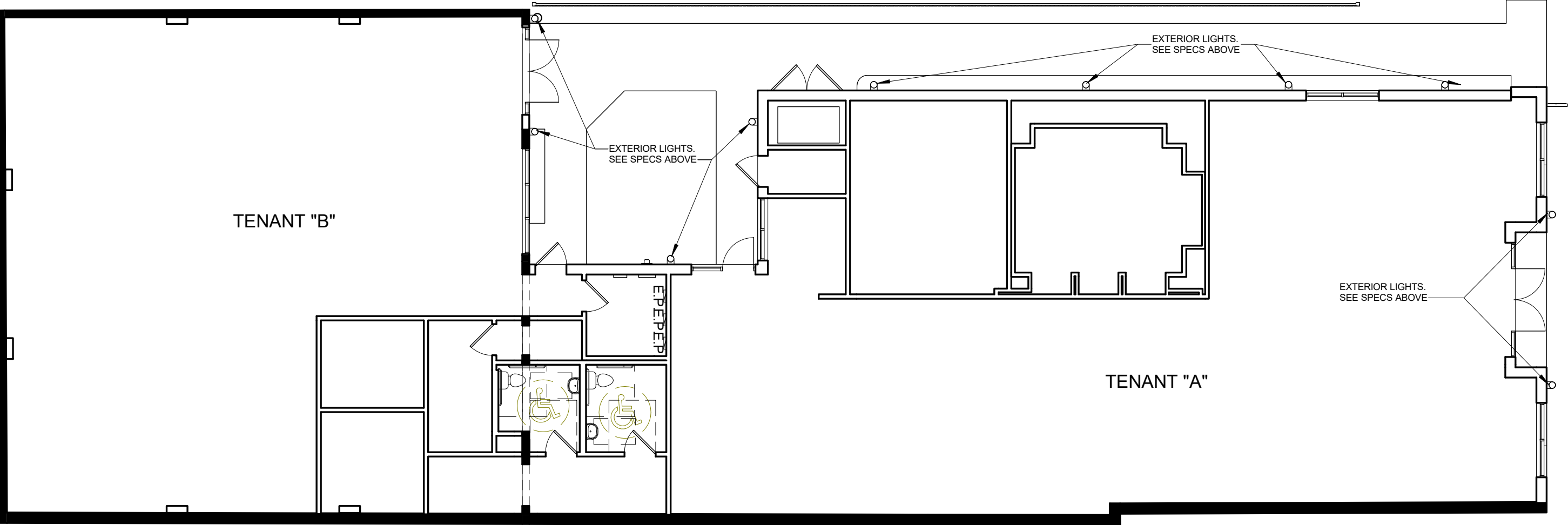


STOREFRONT ELEVATIONS
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

GW PROPERTIES
SITE STUDY
933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 07.08.2024
MARK T. DIGANCI
REG. ARCHITECT
A.S.

ST8



1 PROPOSED SITE LIGHTING PLAN
1" = 10'-0"

ANTON LARGE WALL

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Modern crisp lines and a slim profile
- Light source points back toward a natural brass blade that reflects the light out
- Indirect illumination
- IP65 Wet Rated
- Fully dimmable integrated LED lamp

LAMPING

ORDERING INFORMATION

7000WANTN	CR	COLOR TEMP	LENGTH (in)	FINISH	VOLTAGE
	9 95° CR	27 2700K	24-24"	B BLACK	UNV UNIVERSAL 120V 270V

7000WANTN

JOB NAME

NOTES

© 2019 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C. Tech Lighting reserves the right to change specifications for product improvements without notification.

7000 Under Avenue, Suite, L 60077
T 847.452.4400 / F 847.452.4400 / techlighting.com

ANTON LARGE WALL

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
BLADE MATERIAL	Acrylic
NET WEIGHT	7 lbs
HEIGHT	23 3/4"
WIDTH	3 3/4"
LENGTH	4 1/2"
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	

LAMPING SPECIFICATIONS

LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS	303		
WATTS	20.3		
MAX WATTAGE PER BULB		Universal 120V-270V EUL TRAC	
CCT		2700K	
CR		90 CRI	
LED LIFETIME		>60000	
AVERAGE BULB HOURS			
FIELD SERVICEABLE LED			
LAMP BASE		Integrated LED	
LAMP SHAPE		Integrated LED	
LAMP INCLUDED?		True	
WARRANTY		5 Years	

T20 / T24 / JAB INFORMATION

Integrated LED	Replacement LED	No Lamp
Yes	Lamp	

This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6.2.06.

This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.

*A light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

© 2019 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C. Tech Lighting reserves the right to change specifications for product improvements without notification.

7000 Under Avenue, Suite, L 60077
T 847.452.4400 / F 847.452.4400 / techlighting.com

PROPOSED LIGHTING PLAN

DESIGNSTUDIO 24, LLC.

ARCHITECTS - DESIGNERS - PLANNERS

2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062

T 847.885.7751

GW PROPERTIES

SITE STUDY

933 GREEN BAY RD

WINNETKA, IL. 60093

DATE

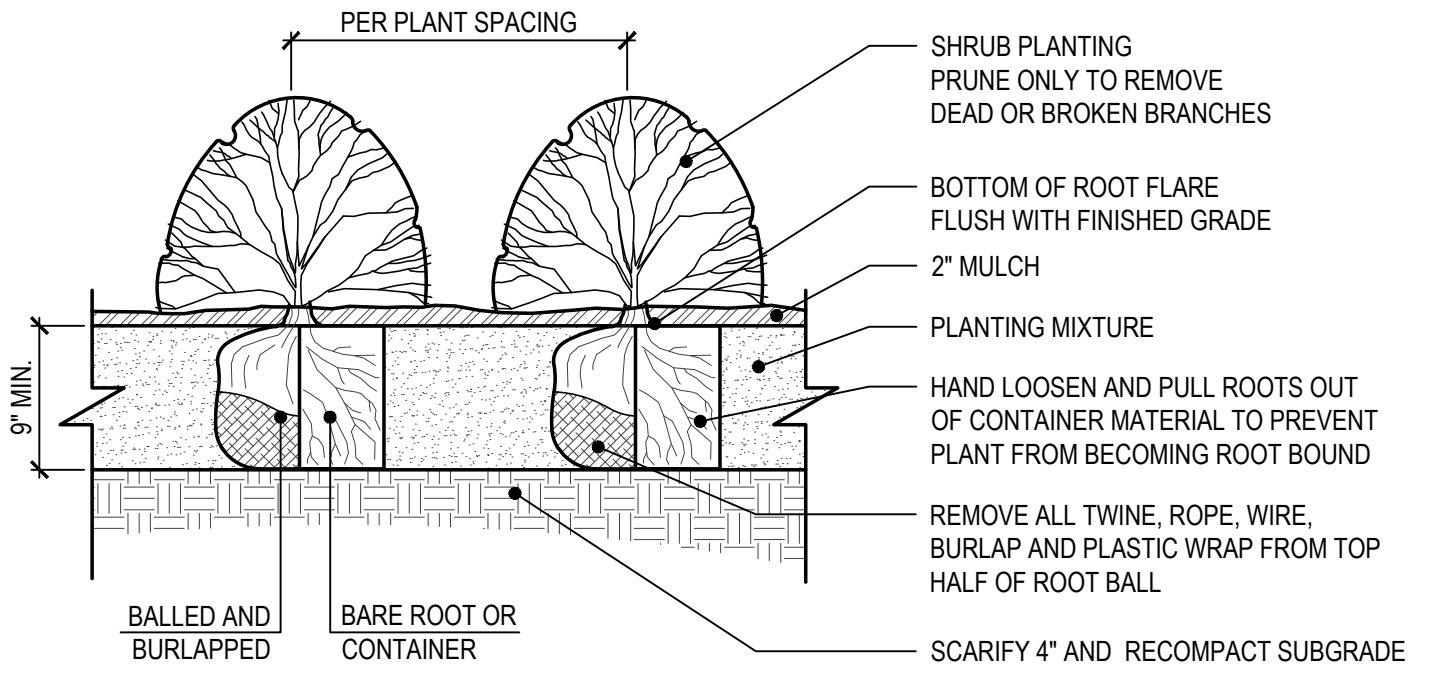
07.08.2024

MARK T. DIGANCI

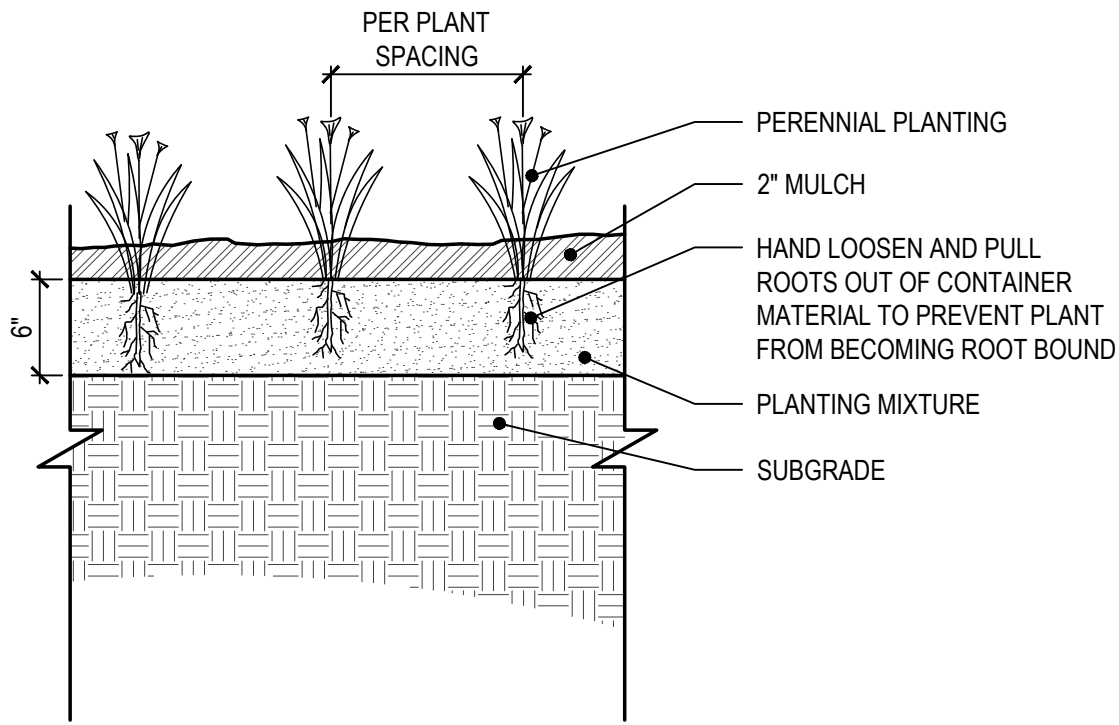
REG. ARCHITECT

A.S

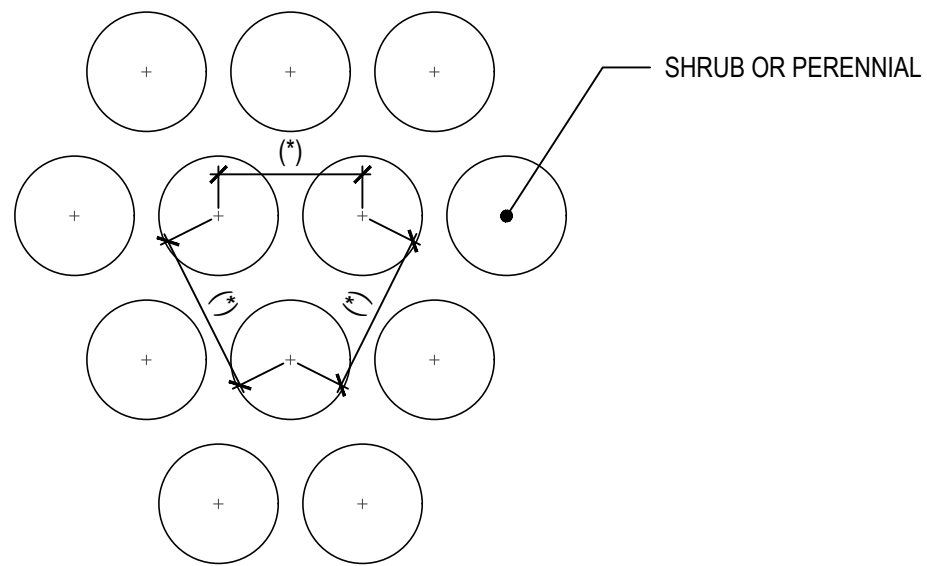
ST9



1 SHRUB PLANTING
SCALE: 1" = 1'-0"



2 PERENNIAL PLANTING
SCALE: 1" = 1'-0"

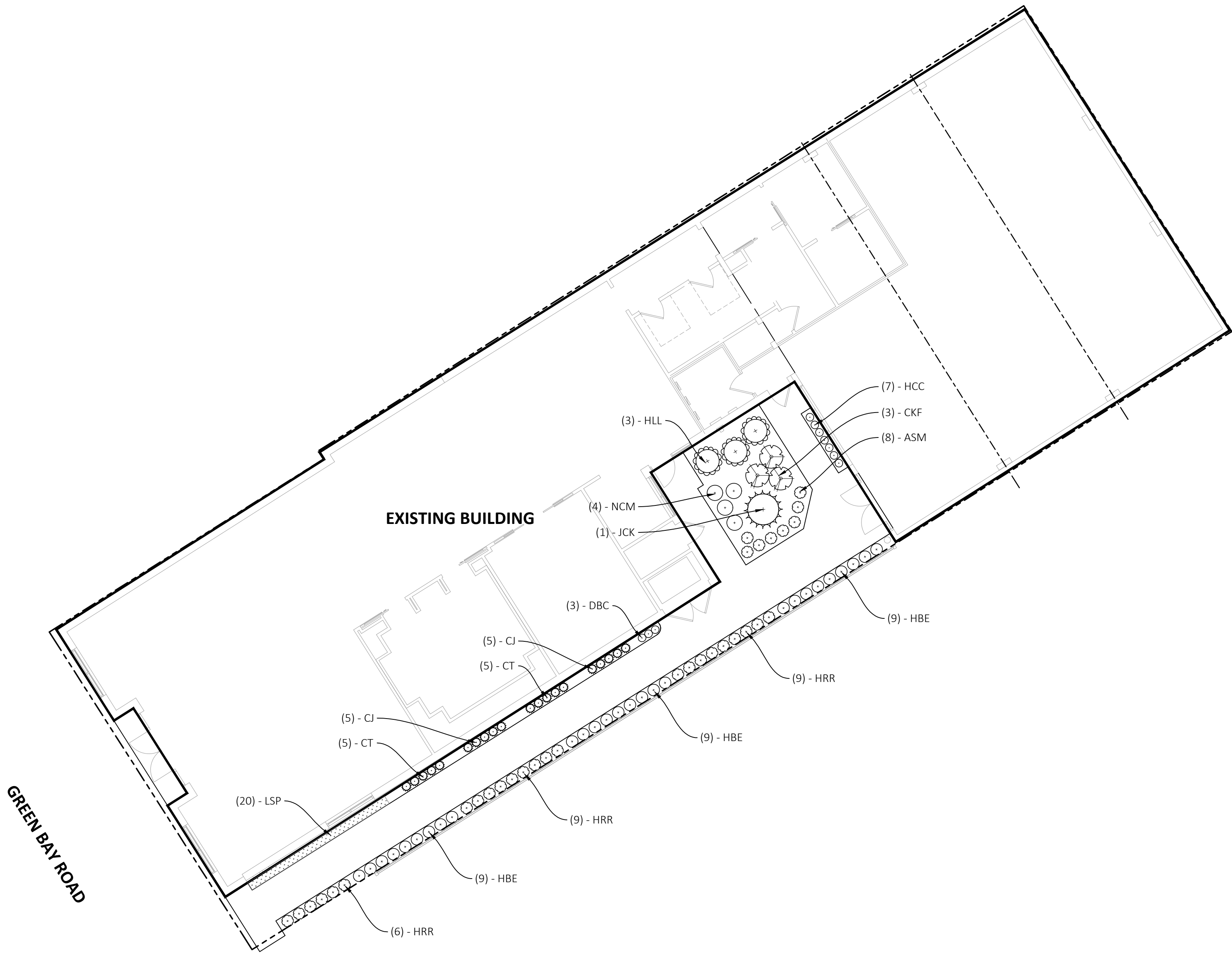


(*) = SPECIFIED PLANT SPACING IN PLANT SCHEDULE

3 PLANT SPACING
NOT TO SCALE

LANDSCAPE NOTES:

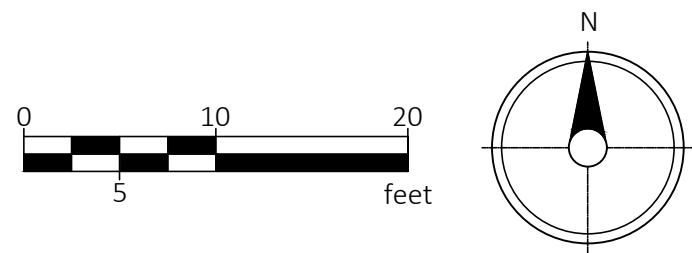
1. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
2. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
3. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
4. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
5. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
8. NO PERMANENT IRRIGATION SYSTEM - CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT WATERING THROUGH TEMPORARY FACILITIES, WATERING BAGS, ETC., AS APPROVED BY OWNER FOR PLANT WARRANTY.
9. ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH OF PREPARED SOIL.
10. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
- 10.1. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
11. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS MIN. FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
12. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE GUARANTEED FOR 1 YEAR.



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

DECIDUOUS SHRUBS					
HLL	3	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	#3 CONT.	36" O.C.
EVERGREEN SHRUBS					
JCK	1	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	#3 CONT.	48" O.C.
ORNAMENTAL GRASSES					
CKF	3	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.
PERENNIALS & GROUNDCOVERS					
ASM	8	ALLIUM 'MILLENIUM'	MILLENIUM ALLIUM	#1 CONT.	18" O.C.
CJ	10	CLEMATIS 'JACKMANII'	JACKMAN'S CLEMATIS	#1 CONT.	12" O.C. TRAIN AS VINE
CT	10	CLEMATIS TERNIFLORA	SWEET AUTUMN CLEMATIS	#1 CONT.	12" O.C. TRAIN AS VINE
DBC	3	DIANTHUS 'BLACK CHERRY FROST'	BLACK CHERRY FROST PINKS	QUARTS	12" O.C.
HBE	27	HEMEROCALLIS 'BLACK EYED STELLA'	BLACK EYED STELLA DAYLILY	#1 CONT.	18" O.C.
HRR	24	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	#1 CONT.	18" O.C.
HCC	7	HEUCHERA 'CINNAMON CURLS'	CINNAMON CURLS CORAL BELLS	#1 CONT.	12" O.C.
LSP	20	LIRIOPE SPICATA	CREEPING LILYTURF	QUARTS	12" O.C.
NCM	4	NEPETA 'CATS MEOW'	CAT'S MEOW NEPETA	#1 CONT.	24" O.C.



PROJECT NAME:
PROPOSED REDEVELOPMENT
933 GREEN BAY ROAD
WINNETKA, IL 60093

OWNER NAME:
DESIGNSTUDIO 24
2970 MARIA AVE., SUITE 200-202
NORTHBROOK, IL 60062
p. 847.885.8300

CONSULTANTS:

Planned Environment Associates
PLANNED ENVIRONMENT ASSOCIATES
(219) 299-0383
www.pamilton.com
P.O. BOX 2256
CRESTVIEW, IN 46034

SUBMITTAL & REVISIONS							
1	10/01/24	LANDSCAPE DESIGN					
2	10/04/24	SITE PLAN REVISION					

STAMP:

EXP: 8/31/2025

TITLE:
LANDSCAPE PLAN & DETAILS

SHEET:
L101
DRAWN BY: JRR
CHECK BY: KMR
PROJECT #: 24-021





NON-NATIVE

Photos Courtesy: Spring Meadow



JULY



SEPTEMBER

Little Lime Hydrangea

Hydrangea paniculata 'Jane'

H = 36" x W = 36"



NON-NATIVE

Photos Courtesy: Walter's Gardens, Inc.



JULY



ALL-SEASON

Millenium Allium

Allium 'Millenium'

H = 18" x W = 18"



NON-NATIVE

Photos Courtesy: Hinsdale Nursery



JUNE - SEPTEMBER

Jackman's Clematis

Clematis 'Jackmanii'

H = 4' x W = 8'



NATIVE



Photos Courtesy: Midwest Groundcovers



AUGUST - OCTOBER

Sweet Autumn Clematis

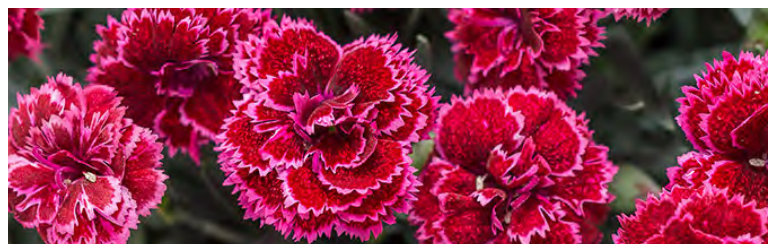
Clematis terniflora

H = 15' x W = 6'

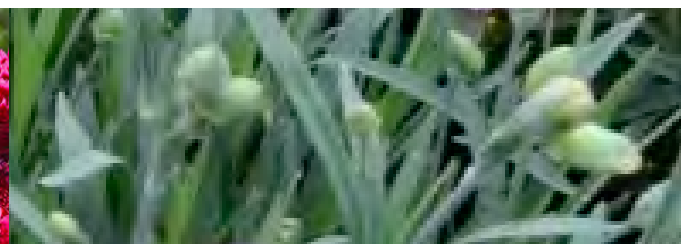


NON-NATIVE

Photos Courtesy: Walter's Gardens, Inc.



JUNE & REBLOOM



ALL-SEASON

Black Cherry Frost Pinks

Dianthus 'Black Cherry Frost'

H = 10" x W = 12"



NON-NATIVE

Photos Courtesy: MOBOT



JUNE - AUGUST

Black Eyed Stella Daylily
Hemerocallis 'Black Eyed Stella'

H = 18" x W = 18"



NATIVAR

Photos Courtesy: Bluestone Perennials



ALL-SEASON

Cinnamon Curls Coral Bells

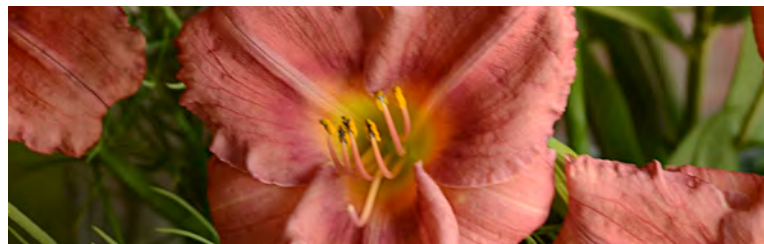
Heuchera 'Inheuredfu'

H = 12" x W = 12"



NON-NATIVE

Photos Courtesy: Walter's Gardens, Inc.



SUMMER-FALL

Rosy Returns Daylily

Hemerocallis 'Rosy Returns'

H = 12" x W = 18"



NON-NATIVE

Photos Courtesy: Walter's Gardens, Inc.



AUGUST

ALL-SEASON

Creeping Lilyturf
Liriope spicata

H = 12" x W = 12"



NON-NATIVE

Photos Courtesy: Walter's Gardens, Inc.



SUMMER-FALL

Cat's Meow Nepeta

Nepeta faassenii 'Cat's Meow'

H = 18" x W = 24"



NON-NATIVE

Photos Courtesy: The Growing Place



EVERGREEN

Kallay's Compact Juniper

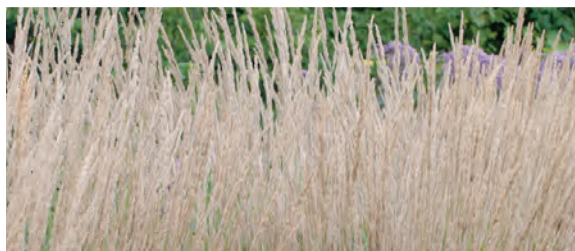
Juniperus chinensis 'Kallay's Compact'

H = 36"; W = 48"



NON-NATIVE

Photos Courtesy: Walter's Gardens, Inc.



SPRING-FALL

Karl Foerster Reed Grass

Calamagrostis 'Karl Foerster'

H = 48"; W = 36"

The Village of **Winnetka** Design Guidelines

Amendments

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



Village of Winnetka Design Guidelines

Table of Contents

<u>Introduction</u>	1
<u>Village Character</u>	1
East/West Elm Street District	1
Hubbard Woods	2
Indian Hill	3
<u>General Guidelines Intent</u>	3
<u>Design Guidelines</u>	
<u>Building and Architecture</u>	4
I. <u>Contextual Design</u>	4
II. <u>Uses</u>	4
III. <u>Historic Buildings and Building Elements</u>	5
IV. <u>Style(s)</u>	6
a. English Tudor	6
b. Georgian	6
c. ArtDeco	6
d. Dutch Colonial	7
e. Contemporary	7
V. <u>Building Mass</u>	7
a. Setbacks	7
b. Height	8
c. Roof Forms	9
VI. <u>Proportion/Scale</u>	11
a. Horizontal Rhythm	11
b. Vertical Rhythms	12
c. Facade Articulation	13
d. Fenestration	14
e. Hierarchy	15

VII.	<u>Articulation</u>	16
a.	Entries	16
b.	Window and Door Fenestration	17
c.	Building Lighting	18
d.	Building Signage	19
e.	Awnings and Banners	21
f.	ADA Compliance	22
g.	Mechanical Equipment	22
VIII.	<u>Materials</u>	23
a.	Primary Facade(s)	24
b.	Secondary Facades	24
c.	Roof materials	24
d.	Door and Window Materials	25
IX.	<u>Service, Secondary Facades and Parking Structures</u>	
a.	Service Areas	26
b.	Secondary Facade(s)	26
c.	Parking Structures	26
1.	Massing	26
2.	Proportions and Rhythms	26
3.	Articulation	27
4.	Materials	27
	<u>Public Spaces/Streetscapes</u>	27
X.	<u>Pedestrian Zones and Pedestrian Circulation</u>	27
a.	Minimum Sidewalk Width Standards	28
b.	Minimum Sidewalk Material Standard	28
c.	Streetscape Elements	28
d.	Pedestrian Zone Landscaping	35
e.	Special Pedestrian Zone/Streetscape Conditions	40
XI.	<u>Vehicular Zone</u>	42
a.	Streets	42
b.	ADA Compliance	43
c.	Parking and Service Areas	43
d.	Vehicular Zone Landscape	48
e.	Lighting in Vehicular Use/Parking Areas	57
f.	Special Conditions	58
XII.	<u>Multiple Family Residential Use Areas</u>	59
a.	On Green Bay Road	59
b.	In Business Districts	60
XIII.	<u>Institutional Use Areas</u>	61

a.	Site Landscaping.....	61
XIV.	<u>Village Signage</u>	62
a.	Village Gateway Signage	62
b.	Business District Ground Mounted Identity Signs	63
c.	Roadway Corridor Identity Signs	64
d.	Roadway Directional Signs	64
e.	Street Identity Signs.....	65
f.	Business District Directional Signage	65
g.	Regulatory Signs	66
h.	Informational Signs	66
XV.	<u>Open Space</u>	67
a.	Purpose	67
b.	Location.....	67
c.	Open Space Types	68
d.	Components.....	72
e.	Location-Oriented Open Space Guidelines	73
XVI.	<u>Submission Requirements</u>	74
	Appendix A	75
	Appendix B	78
	Appendix C	83
	Appendix D.....	84

Introduction

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

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

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

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

Village Character

East/West Elm Street District

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

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



Figure 1



Figure 2

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

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



Figure 3

Hubbard Woods

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

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

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



Figure 4



Figure 5



Figure 6

Indian Hill

The Indian Hill Business District, the southern gateway into the Village, is a predominantly auto-oriented business corridor. South of Winnetka Avenue, the west side of Green Bay Road is composed of predominantly single-story buildings housing a variety of retail uses, while the east side of Green Bay Road abuts the railroad tracks, allowing for parking and buffer landscaping.

Circulation/traffic problems and safety hazards, especially for New Trier High School students, exist due to fast-moving traffic, winding roadways, and wide streets. As with the Village's northern Green Bay Road gateway at Hubbard Woods, the Village identity needs to be communicated through the development of a gateway feature, appropriate wayfinding signs, gateway architecture and unified repetition of streetscape elements. (See figures 7,8)

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



Figure 7



Figure 8

General Guidelines Intent

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

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

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

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

Primary facades face a street or pedestrian open space.

Secondary facades face pedestrian parking areas or alleys.

Design Guidelines

Building and Architecture

I. Contextual Design

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

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

II. Uses

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

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

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

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

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

III. Historic Buildings & Building Elements

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



Figure 9



Figure 10



Figure 11



Figure 12

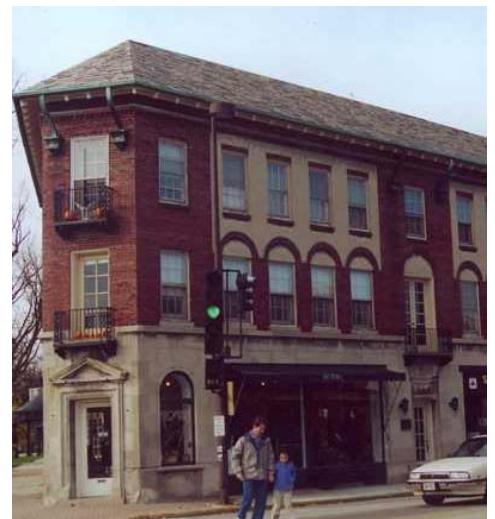


Figure 13

IV. Style(s)

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

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



Figure 14 English Tudor

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



Figure 15 English Tudor

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



Figure 16 Georgian

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

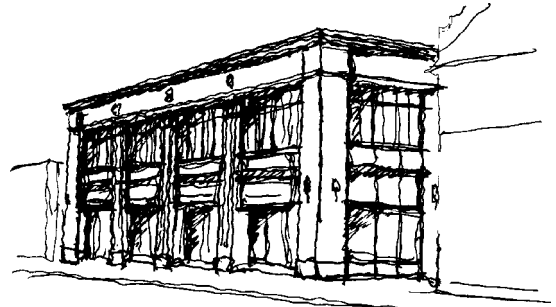


Figure 17 Art Deco

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



Figure 18 Dutch Colonial

V. Building Mass

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



Figure 19 Contemporary

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

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

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

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

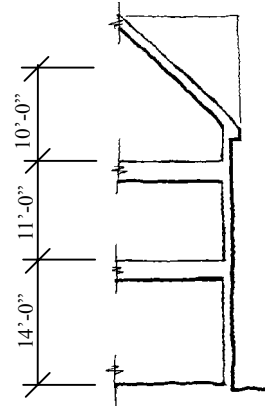


Figure 20

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

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

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

Commercial and Mixed Use: The existing building heights are consistent at 2-3 stories within the heart of the commercial district. Buildings of this height are appropriately located within dense pedestrian districts and along Green Bay Road whereas buildings of 1 and 2 stories function well as transitions to single-family residential areas. Single-story buildings are appropriately located along the automobile-oriented south end of Green Bay Road at Indian Hill. Based on existing building heights, new buildings or building additions should have transitional elements or bays such that the new building height will not vary more than $\frac{1}{2}$ 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)

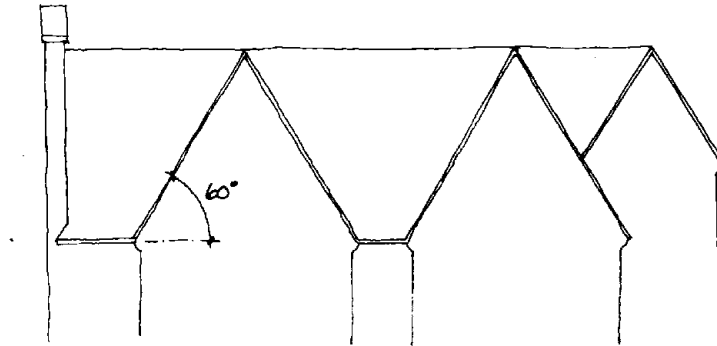


Figure 22

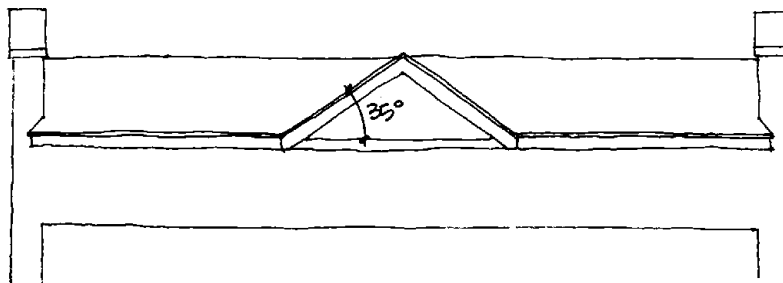


Figure 23

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)

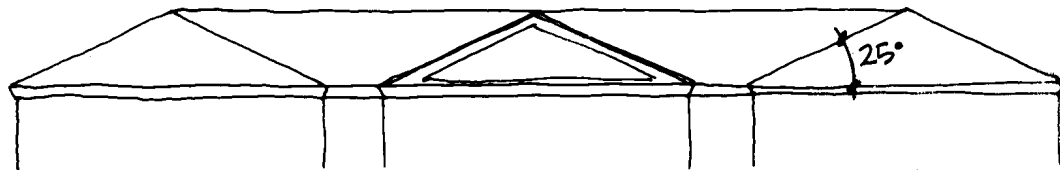


Figure 24

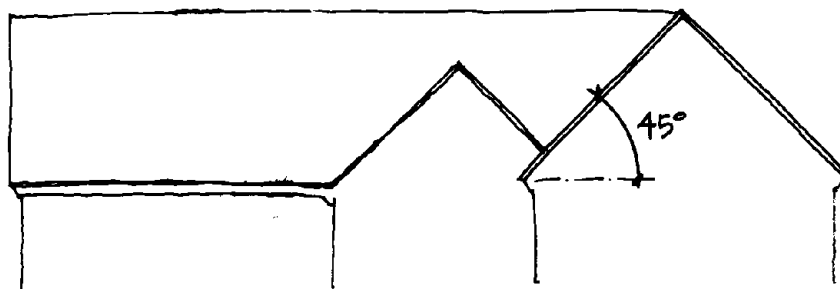


Figure 25

VI. Proportion/Scale

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

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

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



Figure 26

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

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

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

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

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

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

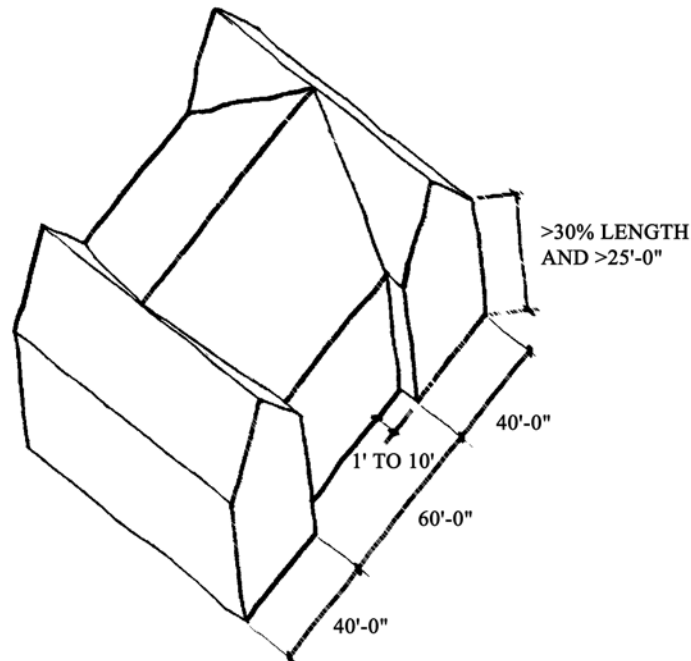


Figure 27

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

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

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

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

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

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

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

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

Strip windows are not allowed.

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

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



Figure 28



Figure 29



Figure 30

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

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

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



Figure 31

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

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

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

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

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

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

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



Figure 32

VII. Articulation

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

1. Hierarchy

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

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

2. Location

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

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

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

3. Detail

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

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

b. Window and Door Fenestration:

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



Figure 33

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



Figure 34

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



Figure 35

c. Building Lighting

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

1. Exterior Uses and Types: Exterior building lighting should be carefully designed. Incandescent and low voltage lighting may be allowed. Fixtures should be contextual with the building and adjacent building design. Building lighting should focus on providing light on building signs and enhancing architectural details on the facade. All lighting shall be located and shielded from direct visibility from any dwelling or public street per the Winnetka Village Code. Wall lanterns and architectural highlighting should be considered. Sodium and fluorescent lighting is not allowed. (See figures 36 & 37)
2. Sign Illumination: Signs located within 100 feet of the boundary of any residential zoning district may not be illuminated, per the Village Code.
3. Interior: Fluorescent lighting with exposed fluorescent lamps is discouraged in street-level interiors where visible from the public way.



Figure 36



Figure 37

d. Building Signage

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

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

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



Figure 38

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

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



Figure 41

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

e. Awnings and Banners

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



Figure 42

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

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

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

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

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

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

IX. Service, Secondary Facades and Parking Structures

- a. **Service Areas:** Service areas allow for loading zones and dumpster placement. Commercial, Mixed Use, Institutional, and Multiple-Family Residential: Service areas are to be located off secondary streets or alleys out of public view. If a service area is visible from the public view, the service area is to be treated with screening approximately 6'-8' tall to match adjacent building elevations.
- b. **Secondary Facade(s):** Fenestration of secondary facades should comply with Section VI.d. When a secondary public entrance is located off a parking area or alley, the alley is to be treated as an extension of the public walkway, and the building entrance is to be articulated to differentiate it from private or semi-private entrances.
- c. **Parking Structures:** As new developments occur within the business districts, multiple-family residential and institutional areas, parking structures may be incorporated into their designs in order to meet parking needs. Parking structures should be located remotely from primary streets and should not be visible from the public way. All parking structures should provide a safe and pleasant pedestrian entrance and exit from the structure. Parking structures servicing the commercial districts should integrate into the surrounding architectural fabric. Structures serving residential buildings should relate to the architectural fabric.

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

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

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

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

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

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

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

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