



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

November 21, 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. October 17, 2024, Regular Meeting Minutes
4. **Continued Applications**
 - a. **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. *This item was continued from the October 17, 2024, Design Review Board meeting.*
5. **New Applications**
 - a. **Case No. 24-17-DR: 809-811 Oak Street - Paradise Food Italia:** A Certificate of Appropriateness requesting approval of the recent storefront painting changes.
 - b. **Case No. 24-18-DR: 544 Lincoln Avenue - Fondita Miquel Mexican Restaurant:** A Sign Permit to allow the installation of the door, window, and wall signs on the storefront.
6. **Other Business**
 - a. December 19, 2024 - Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
October 17, 2024**

Members Present:

Katie Moor, Chairperson
Fritz Duda
Colin Kennedy
Heather Niehoff
Michael Ritter

Members Absent:

Paul Konstant

Village Staff:

Davorka Kirincic, Building and Code Enforcement
Manager
Ann Klaassen, Assistant Director of Community
Development
David Schoon, Director of Community Development

Call to Order & Roll Call:

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

Approval of Minutes:

Chairperson Moor asked if there were any comments or for a motion to approve the September 19, 2024, meeting minutes. A motion to approve the September 19, 2024, meeting minutes was made by Mr. Ritter. Mr. Duda seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Duda, Kennedy, Moor, Niehoff, Ritter

NAYS: None

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.**

Ms. Kirincic identified the property's location, zoning classification and the building's tenant occupants. She described the existing storefront and stated the application is to allow awning recovering with a sign identifying the applicant's business as well as a Certificate of Appropriateness to allow minor painting changes to the storefront. Ms. Kirincic then described the proposed improvements and noted the proposed sign met sign code requirements. She also described the proposed painting changes and colors in an illustration for the Board and noted that the request could not be administratively approved. Ms. Kirincic identified the materials in the packet to assist the Board in their consideration of the application and noted the permit approvals required. She then asked if there were any questions.

Ms. Niehoff asked if the lettering would be pink or white. Ms. Kirincic stated the applicant can explain the proposed colors.

Elliott Trakhtenberg, the co-owner, stated the proposed lettering is pink and can be changed to white. He described the visual difficulty represented in the rendering relating to the pink coloring. Ms. Niehoff asked if the bottom of the scallop would be white. Mr. Trakhtenberg confirmed that is correct and added the flower box would be replaced with artificial flowers and painted black. Chairperson Moor asked if the

1 frame to be painted is wood. Mr. Trakhtenberg confirmed that is correct with the sample coloring included
2 in the application. He then identified pink, white and black as their corporate color scheme. Ms. Kirincic
3 informed the Board they have a sample of the fabric awning.
4

5 Mr. Ritter commented the awning looked great but is not sure about the pink color for the paint on the
6 storefront. Ms. Niehoff agreed with Mr. Ritter's comments. The Board Members stated black is their
7 preference as opposed to pink and the applicant agreed. Chairperson Moor and Ms. Niehoff suggested
8 using real plants as opposed to artificial plants. Mr. Trakhtenberg stated the flowers can be changed
9 seasonally. No additional questions were raised at this time.
10

11 Chairperson Moor asked for a motion to approve the request with the condition that the pink paint color
12 be changed to black. A motion as stated by Chairperson Moor was made by Mr. Duda. Mr. Ritter seconded
13 the motion. A vote was taken and the motion unanimously passed, 5 to 0:

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

15 NAYS: None
16

17 **b. Case No. 24-24-V2: 933 Green Bay Road - New Commercial Building: A Certificate of**
18 **Appropriateness for the proposed design of a new one-story commercial building and site**
19 **improvements at 933 Green Bay Road. The Village Council has final jurisdiction on this request.**

20 Ms. Klaassen identified the property's location, zoning classification and surrounding properties as well as
21 the building to be removed. She also referred to site photos of the building to be removed and surrounding
22 buildings. Ms. Klaassen identified the site's access and described the proposed building and site plan in
23 detail. She stated the one story building would be designed to appear as a two story building and described
24 the materials to be used shown in the renderings. Ms. Klaassen then described the proposed landscape
25 plans. She informed the Board the proposed development required zoning relief with the remaining
26 building being legally existing nonconforming as well as relief being requested from parking requirements.
27 Ms. Klaassen stated the Historic Preservation Commission is to consider the demolition application at their
28 November meeting with the ZBA meeting to considering the zoning relief having not yet been scheduled.
29

30 Ms. Klaassen referred to the factors the Board is to consider with regard to the Certificate of
31 Appropriateness and noted no written public comment was received. She stated following the applicant's
32 presentation and Board deliberation, the Board may wish to consider approval or denial and that a draft
33 recommendation is included on page nos. 29 and 30. Ms. Klaassen then asked if there were any questions.
34

35 Chairperson Moor also asked if there were any questions. No questions were raised at this time. She then
36 asked for the applicant's presentation.
37

38 Mitch Goltz, with GTZ Properties, the contract property purchaser, described the property as unique and
39 landlocked, which is why they planned to keep the rear building and an abutting wall to the north. He
40 informed the Board they considered every alternative with regard to using the existing building and stated
41 the rear building would be occupied by a specialty tenant. Mr. Goltz described the proposed building
42 which would be similar to the existing building's footprint, walkway and courtyard. He referred to the
43 tenant's showroom's proposed floor plan and also identified the proposed material board. Mr. Goltz
44 stated they are working with the Village with regard to an easement in the rear for utility access. He then
45 asked if there were any questions.
46

47 Mr. Duda asked what drove the need for the "second story" appearance. Mr. Goltz explained the need
48 for the ceiling height in terms of first floor ceiling height, mechanicals, etc. He stated they do not want the

1 building to look fake and it was done in this manner to break up the façade. Mr. Duda asked if there is a
2 way to encourage the neighbor to clean up the existing fence. Mr. Goltz described the fence and
3 landscaping to be used in the rear as well as the proposed signage. Gary Evan, Design Studio 24, provided
4 brick and stone material samples to the Board for their review. He also described the spandrel glass to be
5 used in detail.

6
7 Ms. Niehoff stated due to the tenant and constraints, she commented she liked the building scale. She
8 then stated the design did not meet the design guidelines and she did not understand what the design
9 style is supposed to be. Ms. Niehoff referred to the character of existing buildings in the Hubbard Woods
10 design district and suggested the use of something more traditional. She also stated the proposed material
11 choices are not something they would typically support.

12
13 Mr. Goltz stated they considered surrounding buildings and questioned the Board's opinion of The Shade
14 Store building. He then asked the Board for suggestions. Chairperson Moor stated they want to be careful
15 in terms of material selections. Ms. Niehoff referred to certain aspects of the proposed materials. Mr.
16 Evan informed the Board the computer generated renderings may not appear accurate. Mr. Goltz
17 suggested the brick can be changed to meet the Board's suggestions and asked for additional feedback.
18 Chairperson Moor agreed the rendering may be the issue and suggested the use of a richer looking
19 material would be better received in the context with other buildings on the block. Ms. Niehoff referred
20 to the material's quality such as the faux cornice and limestone and suggested the use of larger window
21 openings. Mr. Goltz confirmed they are not requesting signage approval at this time.

22
23 Ms. Niehoff summarized the Board's suggestions to include consideration of the quality of the materials
24 as well as the building having more architectural character. Mr. Ritter suggested making the first floor
25 door and windows taller. Mr. Goltz explained the reasoning for the proposed first floor window and door
26 heights. Chairperson Moor suggested adding different architectural detail as opposed to windows on the
27 second floor and referred to The Shade Store as a model. The Board Members discussed several options
28 to break up the façade often referencing examples of such options from the Shade Store design and
29 agreed the awnings and light fixtures are fine. Mr. Goltz offered to provide new renderings with images
30 of code compliant signage included. He added they have considered use mural art on the existing wall
31 that is to remain facing Walgreen's. The Board Members agreed with Mr. Goltz's suggestion.

32
33 Chairperson Moor asked for a motion to continue the matter to the November 21, 2024, meeting. A
34 motion was made by Ms. Niehoff to continue the matter to the November 21, 2024, meeting and asked
35 the applicant to consider the quality of the materials including change to natural limestone, removing
36 EIFS, cast stone, and metal copings from the project as well as looking at the detailing of brickwork to
37 increase interest and shadow within the wall. She also stated the potential for a mural or artwork on the
38 south wall of the existing building abutting the Walgreen's lot was discussed to visually activate the wall
39 and create a special experience. Mr. Kennedy seconded the motion. A vote was taken and the motion
40 unanimously passed, 5 to 0:

41 AYES: Duda, Kennedy, Moor, Niehoff, Ritter

42 NAYS: None

43
44 **Other Business.**

45 a. November 21, 2024, Meeting – Quorum Check.

46 The Board Members discussed their availability.

47
48 **Public Comments:**

1 No comments were made at this time.

2 **Adjournment:**

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

5 AYES: Duda, Kennedy, Moor, Niehoff, Ritter

6 NAYS: None

7 The meeting was adjourned at 8:16 p.m.

8
9 Respectfully submitted,

10
11 Antionette Johnson

12 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: NOVEMBER 15, 2024
SUBJECT: 933 GREEN BAY ROAD – NEW COMMERCIAL BUILDING
CERTIFICATE OF APPROPRIATENESS (AMENDED CASE NO. 24-24-V2)

INTRODUCTION

On November 21, 2024, the Design Review Board (DRB) is scheduled to hold a continued public hearing on an amended 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 was sent to property owners within 250 feet of the Subject Property, for the initial public hearing in October, in compliance with the Village Code. As of the date of this memo, staff has not received any written comments from the public regarding this application.

OCTOBER 17, 2024, DESIGN REVIEW BOARD MEETING

On October 17, 2024, the DRB held a public hearing on the Applicant’s request for approval of a Certificate of Appropriateness for the design of the proposed building and site improvements on the Subject Property. The staff report for the October 17 meeting can be found in **Attachment B1**. A copy of the October 17 meeting minutes is included in the November 21 agenda packet of the Board’s approval.

After hearing from Village staff and the Applicant, and receiving no public comments, the DRB discussed the proposed design. Members were complimentary of the scale of the proposed building, but they expressed concern about the quality of the building materials and the lack of architectural character. With respect to the building materials, the Board suggested the use of natural limestone in place of the proposed cast stone, elimination of EIFS and metal coping. In terms of the design, the DRB suggested more brick detailing and providing more shadow and texture. The Applicant was agreeable to making changes to address the comments and concerns of the DRB. The DRB then continued the item to the November meeting to provide the Applicant time to respond to the Board’s comments.

AMENDED PROPOSED PLAN

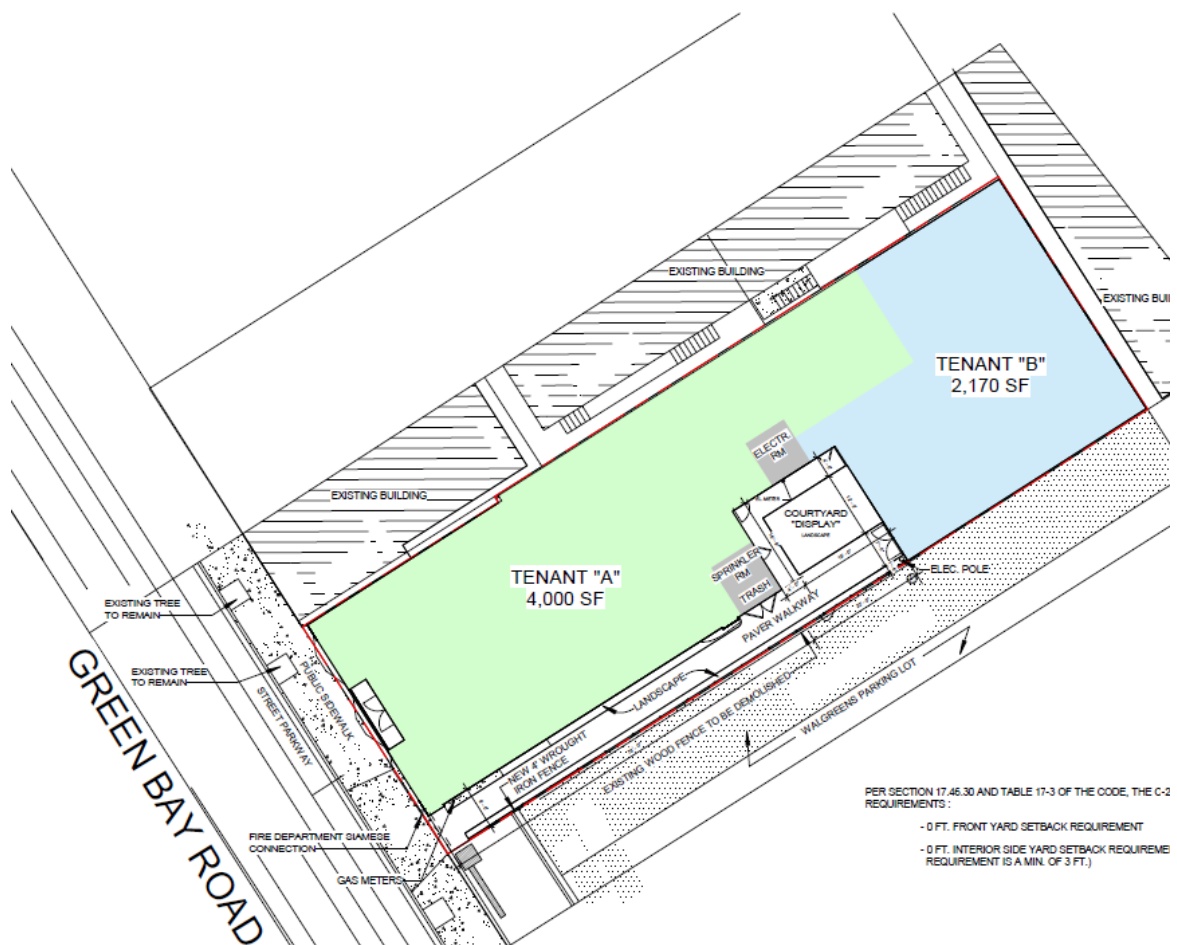
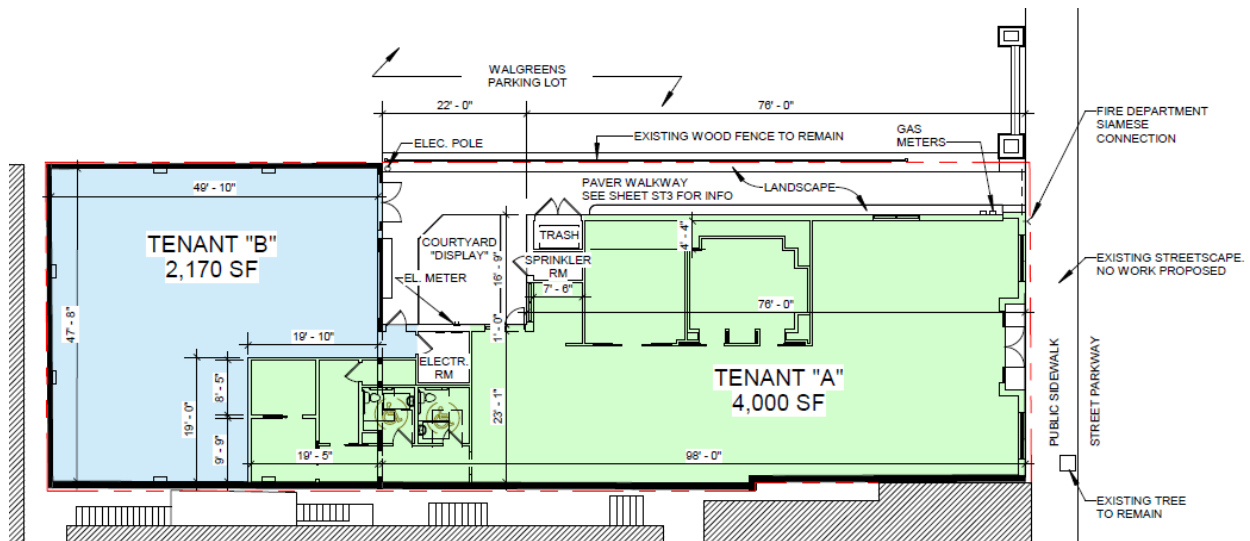
In response to comments at the October 17 DRB meeting, the Applicant has provided the attached written explanation describing the revised design and plans (**Attachment A1**). The primary changes include the following:

- Revised brick color to red to be more compatible with existing buildings on the block and painting existing brick red to match.
- Use of natural Indiana limestone for building base, banding, parapet coping, and trim.
- Removal of faux second floor windows, and increased height of storefront framing, glass and entry.
- Revised design to include and highlight natural limestone detailing on pilasters.
- Revised design to include additional pilaster near the rear of the building to balance south elevation.
- Revised courtyard design, including enlargement of landscape area.
- New 4-foot-tall black wrought iron fence.

The revised plans also represent a proposed wall sign, a small projecting sign over the public sidewalk, and a projecting sign over the proposed private walkway to help illustrate the intended finished design of the proposed improvements. The wall sign complies with the Sign Code, while the size of the projecting sign over the private walkway as currently depicted requires a Sign Code variation. Sign permits, and a Sign Code variation application, with the details of the proposed signage will need to be submitted and considered by the DRB at a future meeting.

At the November 21 meeting, the Applicant will review the revised plans and explain the design decisions in response to the Board's comments. An updated material board will also be provided at the meeting. As noted above, the Applicant is now proposing a 4-foot tall black wrought iron fence along the proposed walkway that is intended to replace the existing wooden fence on the neighboring property to the south. The Applicant is working with the owner of the property to the south regarding the fencing.

The images on the following pages compare some of the plans considered at the October 17 DRB meeting with the current amended plans (Figures 1 through 10).





SOUTH-WEST CORNER VIEW

Figure 3 – Rendering of Southwest Corner View (October 17 Meeting)



Figure 4 – Amended Rendering of Southwest Corner View



Figure 5 – Rendering of Northwest Corner View (October 17 Meeting)



Figure 6 – Amended Rendering of Northwest Corner View



Figure 7 – Rendering of Courtyard View (October 17 Meeting)



Figure 8 – Amended Rendering of Courtyard View



Figure 9 - Rendering of South View (October 17 Meeting)



Figure 10 – Amended Rendering of South View

OTHER ADVISORY BOARD/COMMISSION REVIEW

As noted in the October staff report to the DRB, the Applicant has also submitted a demolition application to demolish the front portion of the existing commercial building located on the Subject Property, as well as a variation application for the proposed development. Although the proposed new construction would comply with the required setbacks, the existing building that is to remain requires the following zoning relief:

- **Variations to:**
 - Provide more than the maximum permitted front yard setback along a portion of the west property line along Green Bay Road;
 - Provide less than the minimum required interior side yard setback from a portion of the north property line and from a portion of the south property line;
 - Provide less than the minimum required rear yard setback; and
 - Provide less than the minimum required number of off-street parking spaces.

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

The Historic Preservation Commission considered the demolition application on November 4, 2024, and by a vote of 5-0 approved the demolition without delay. The Zoning Board of Appeals is scheduled to consider the variations on November 18, 2024.

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

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

RECOMMENDATION

At the November 21, 2024, Design Review Board meeting, the Board is scheduled to continue its consideration of 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

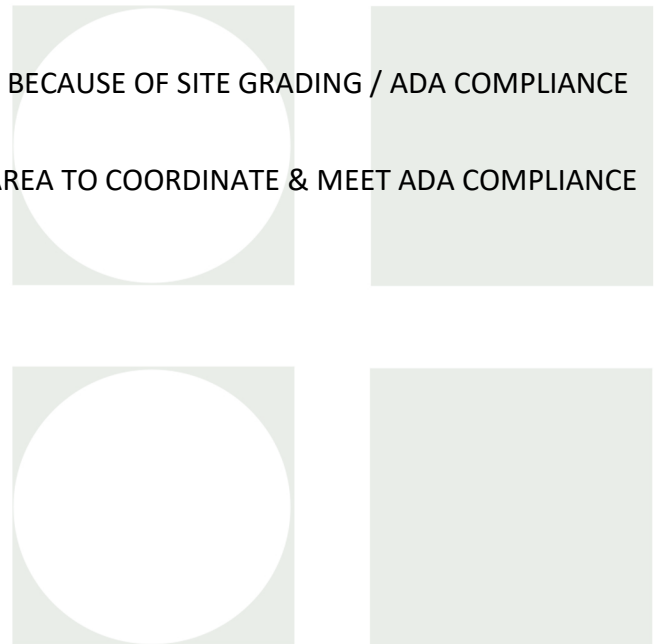
Attachment A1: Applicant's Explanation of Revised Design and Revised Plans

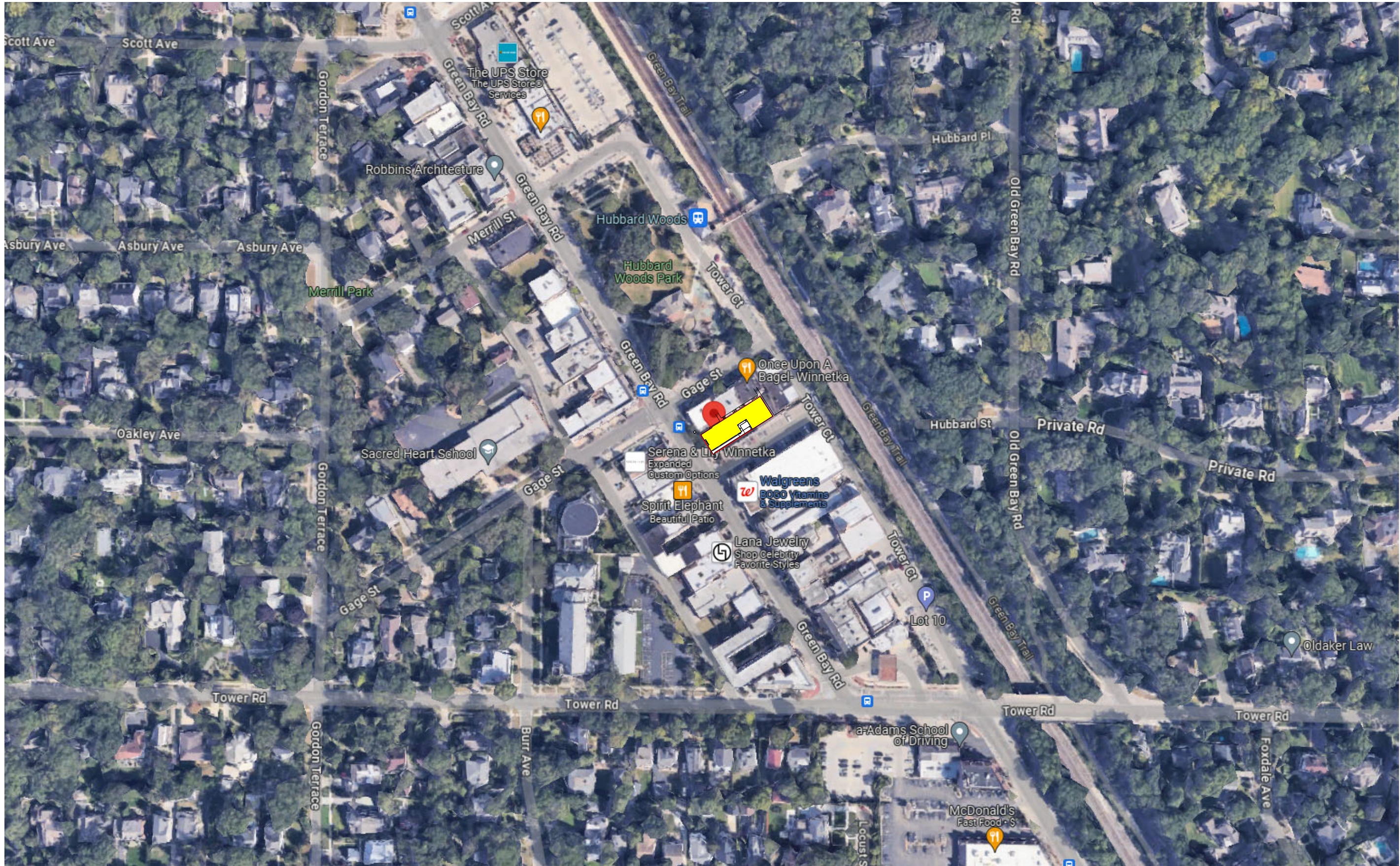
Attachment B1: October 11, 2024, DRB Staff Report and Attachments

933 GREEN BAY RD. WINNETKA, IL. - NEW RETAIL BUILDING DESIGN REVISIONS 11.11.24

BASED ON VILLAGE COMMENTS FROM THE INITIAL APPEARANCE REVIEW MEETING THE FOLLOWING DESIGN REVISIONS HAVE BEEN MADE :

- A) REVISE BRICK COLOR FOR MORE COMPATIBLE APPEARANCE WITH EXISTING BUILDINGS ON THE BLOCK
- B) REVISE TO NATURAL INDIANA LIMESTONE FOR BUILDING BASE, BANDING, PARAPET COPING, & TRIM
- C) REMOVE '2 ND FLOOR' WINDOWS, INCREASE HEIGHT OF STOREFRONT FRAMING, GLASS, AND ENTRY
- D) REVISE DESIGN TO INCLUDE AND HIGHLIGHT MORE NATURAL LIMESTONE DETAILING ON 'PILASTERS'
- E) REVISE DESIGN TO INCLUDE ADD'L PILASTER NEAR REAR OF BUILDING TO BALANCE SOUTH ELEVATION
- F) REVISE DESIGN TO INCLUDE A STEP AT FRONT ENTRY BECAUSE OF SITE GRADING / ADA COMPLIANCE
- G) REVISE COURTYARD DESIGN, ENLARGE LANDSCAPE AREA TO COORDINATE & MEET ADA COMPLIANCE





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

11.08.2024

MARK T. DIGANCI

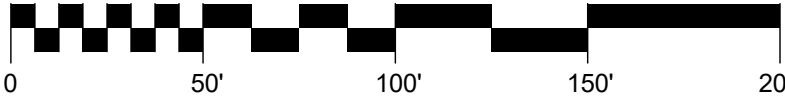
REG. ARCHITECT

A.S.

ST0



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

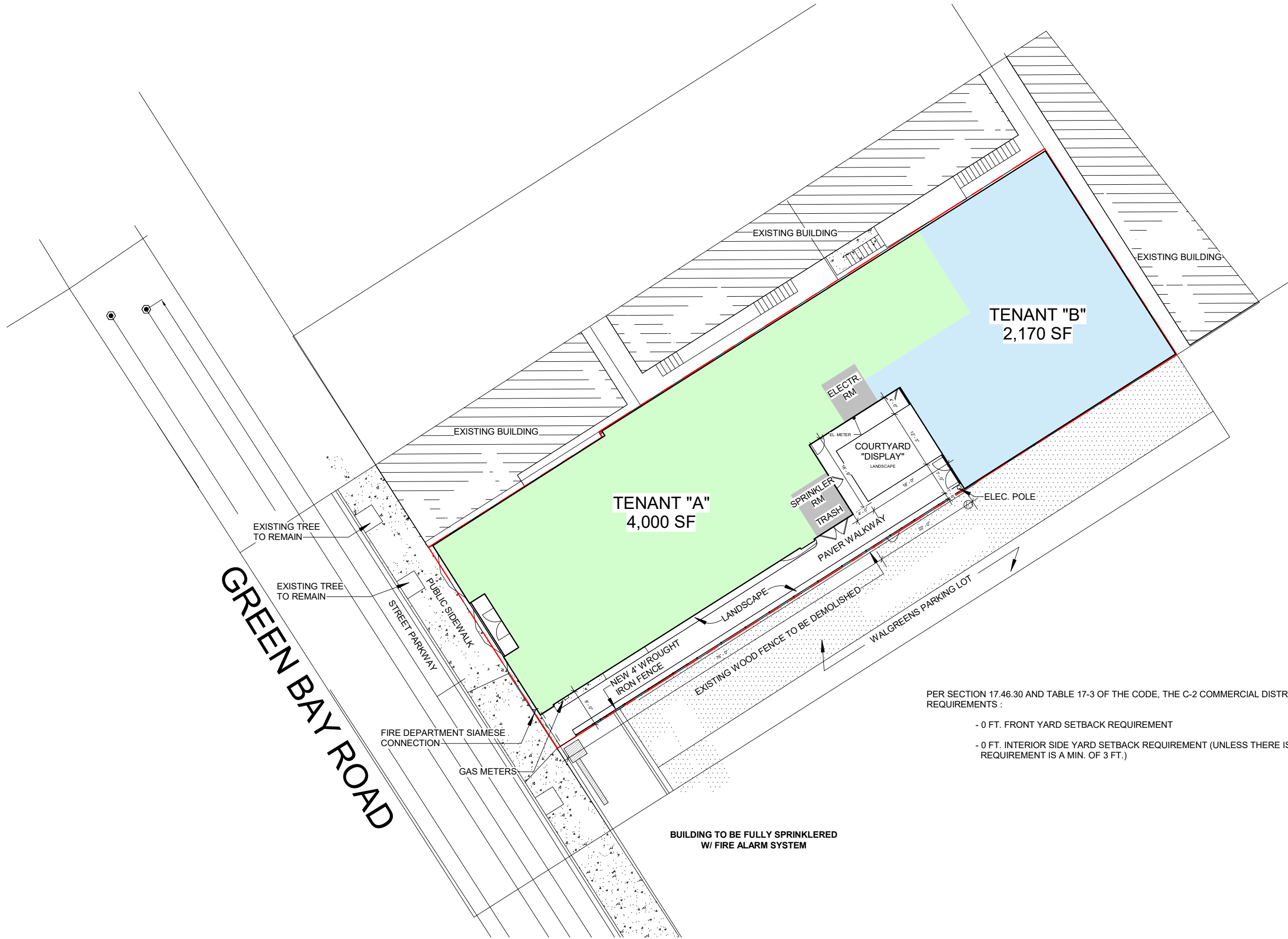
DATE 11.08.2024

MARK T. DIGANCI
REG. ARCHITECT
A.S.

ST1

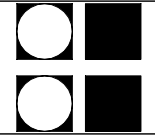
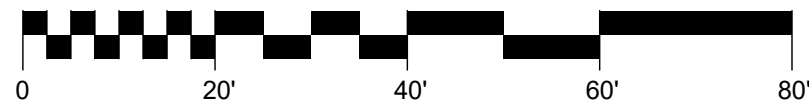
1 PROPOSED SITE PLAN

1" = 20'-0"



PER SECTION 17.46.30 AND TABLE 17-3 OF THE CODE, THE C-2 COMMERCIAL DISTRICT HAS THE FOLLOWING SETBACK REQUIREMENTS :

- 0 FT. FRONT YARD SETBACK REQUIREMENT
- 0 FT. INTERIOR SIDE YARD SETBACK REQUIREMENT (UNLESS THERE IS A SIDE YARD, IN WHICH CASE THE REQUIREMENT IS A MIN. OF 3 FT.)

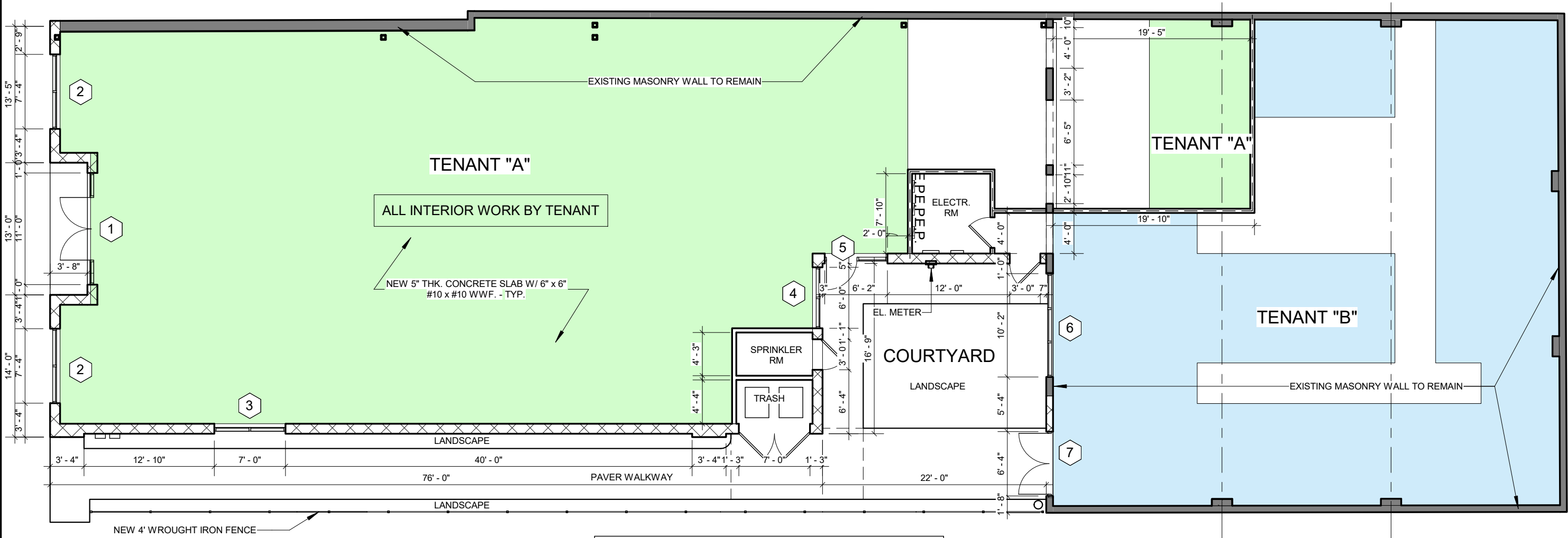


SITE PLAN
DESIGN STUDIO 24, LLC.
 ARCHITECTS - DESIGNERS - PLANNERS
 2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
 T: 847.885.7751

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

DATE 11.08.2024
 MARK T. DIGANCI
 REG. ARCHITECT
 A.S.

ST2



1 T/SLAB - PROPOSED

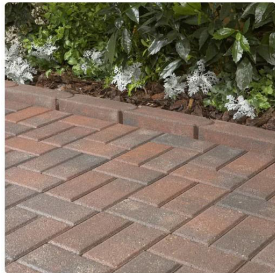
1" = 10'-0"



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

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)	7.75	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



PROPOSED FLOOR PLAN

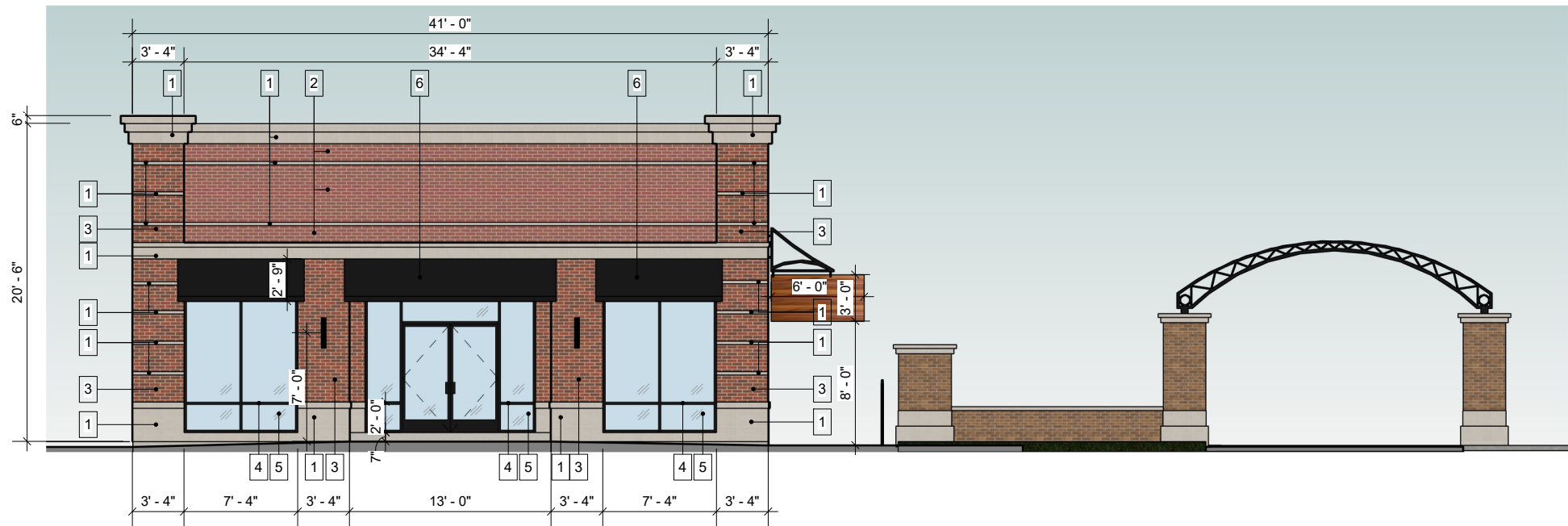
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ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

GW PROPERTIES
SITE STUDY
933 GREEN BAY RD
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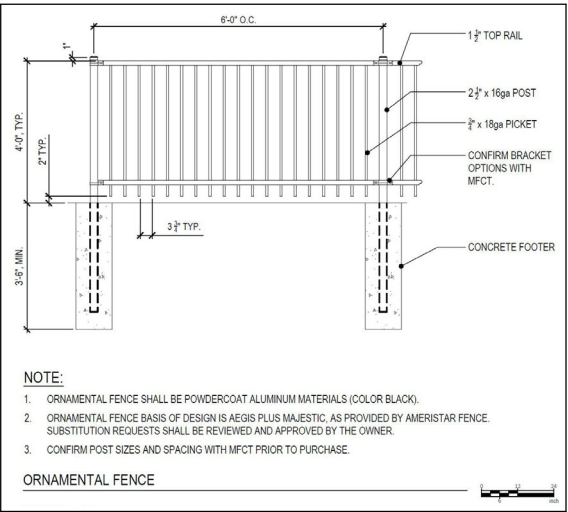
DATE 11.08.2024

MARK T. DIGANCI
REG. ARCHITECT
A.S.

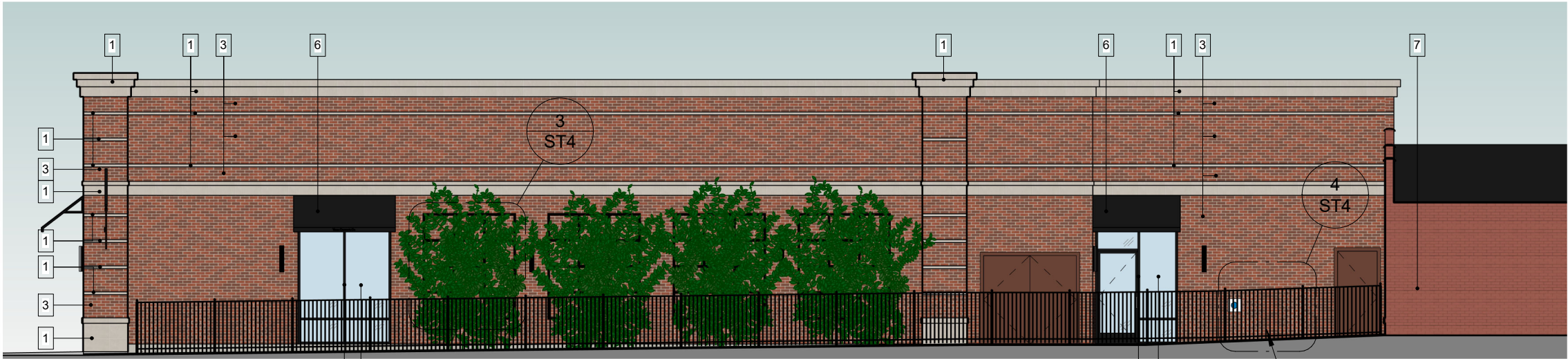
ST3



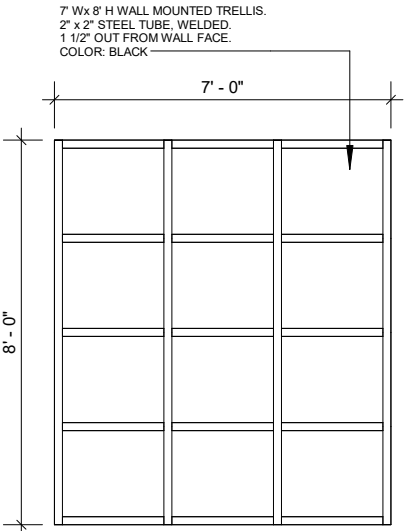
1 WEST ELEVATION
1" = 10'-0"



4 ORNAMENTAL FENCE
1/4" = 1'-0"



2 SOUTH ELEVATION
1" = 10'-0"



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

MATERIAL SCHEDULE			
TAG	EXTERIOR COMPONENT/ MATERIAL	MANUFACTURER	COLOR/ FINISH
1	WALL BASE, SILLS, BANDING, TRIMS & CORNICE	BUECHEL	LIMESTONE/ INDIANA BUFF CUT STONE
2	THIN BRICK VENEER	GLEN-GERY	SUNSET SMOOTH
3	FACE BRICK	GLEN-GERY	RED DESERT
4	ALUMINUM STOREFRONT	KAWNEER OR APPROVED EQUAL	BLACK
5	WINDOW GLASS	GUARDIAN	LOW-E
6	FABRIC AWNING	SUNBRELLA	FUNDAMENTAL CHARCOAL 4400-0000
7	PAINT	SHERWIN-WILLIAMS	SW 6333 FOXY

BUILDING ELEVATIONS

DESIGN STUDIO 24, LLC.
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GW PROPERTIES

SITE STUDY

933 GREEN BAY RD
WINNETKA, IL. 60093

DATE

11.08.2024

MARK T. DIGANCI
REG. ARCHITECT

A.S.

ST4



SOUTH-WEST CORNER VIEW



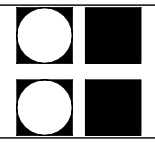
NORTH-WEST CORNER VIEW



COURTYARD VIEW



SOUTH VIEW



COLOR RENDERINGS

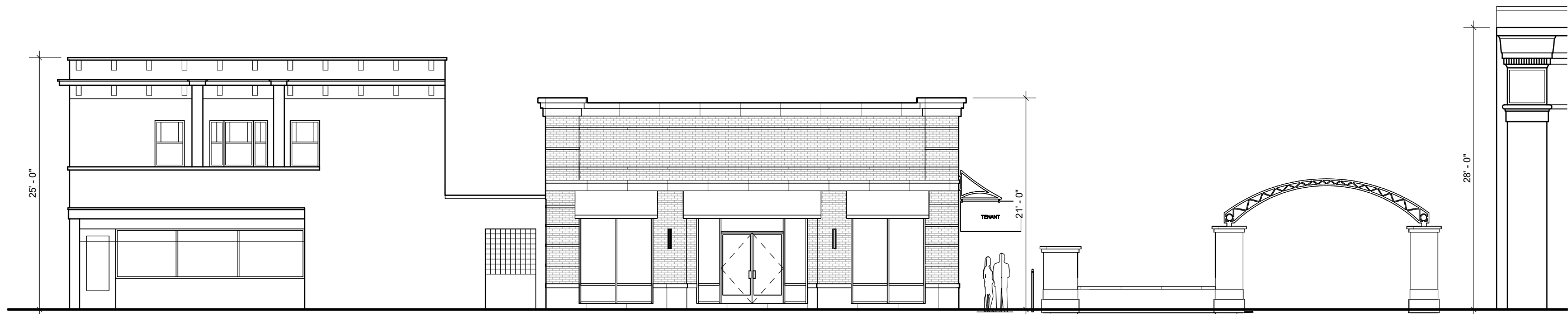
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

GW PROPERTIES

SITE STUDY
933 GREEN BAY RD
WINNETKA, IL. 60093

DATE 11.08.2024
MARK T. DIGANCI
REG. ARCHITECT
A.S.

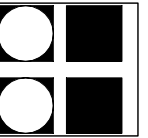
ST5



1 WEST ELEVATION - CONTEXT
3/32" = 1'-0"



BUILDING & SITE CURRENT PHOTOS



BUILDING CONTEXT ELEVATION
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
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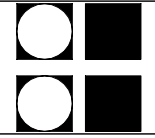
ST6



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



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



CONTEXT PHOTOS

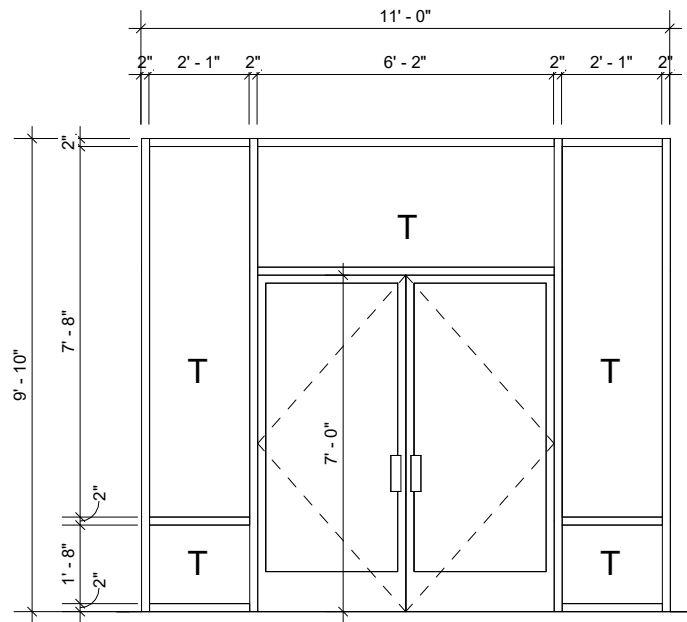
DESIGN STUDIO 24, LLC.
 ARCHITECTS - DESIGNERS - PLANNERS
 2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
 T-847.885.7751

GW PROPERTIES

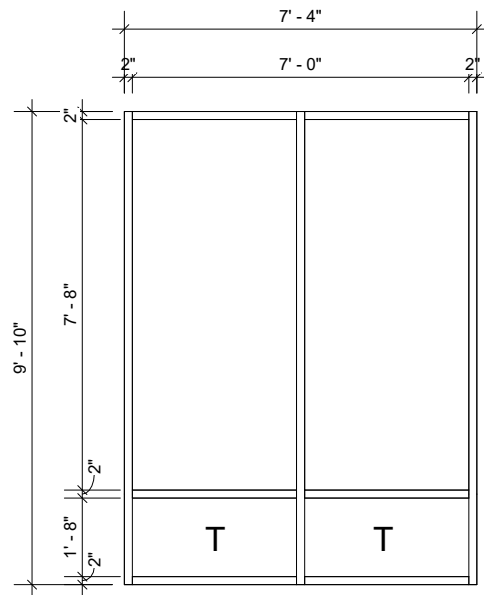
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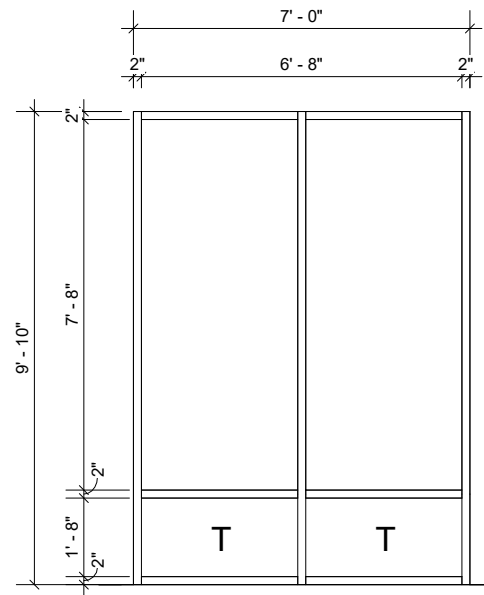
ST7



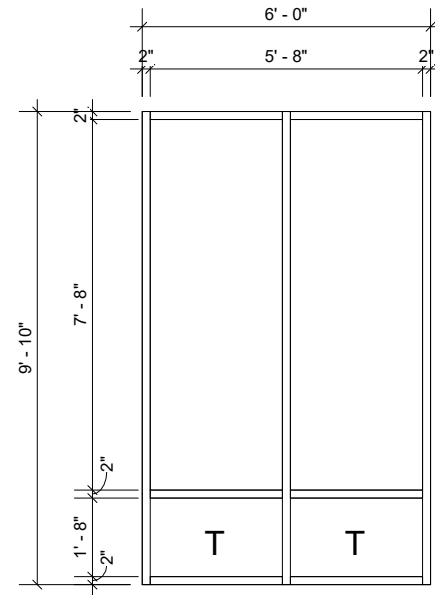
1 STOREFRONT 1
1/4" = 1'-0"



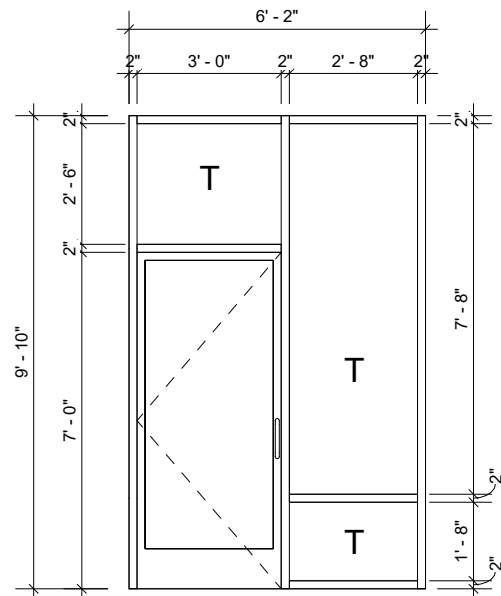
2 STOREFRONT 2
1/4" = 1'-0"



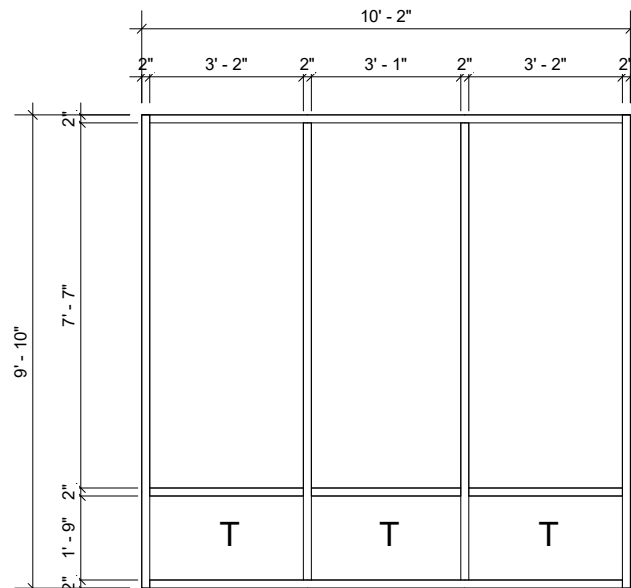
3 STOREFRONT 3
1/4" = 1'-0"



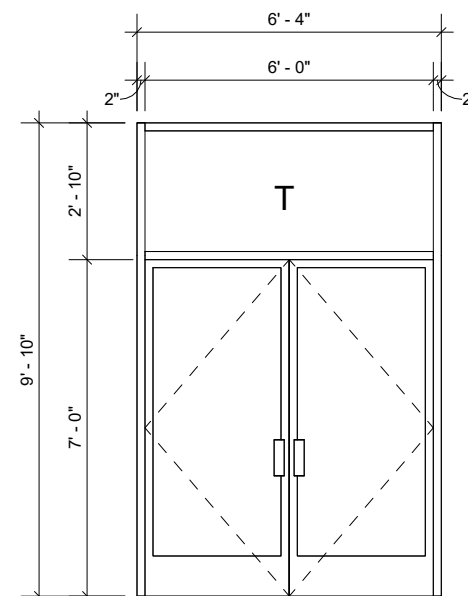
4 STOREFRONT 4
1/4" = 1'-0"



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



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



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

STOREFRONT SCHEDULE.

Type Mark	Type	Count	Frame Width	Frame Height	Frame Material and Finish	Framed Glazing
1	STOREFRONT 1	1	11' - 0"	9' - 10"	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' - 4"	9' - 10"	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' - 10"	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' - 10"	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"	9' - 10"	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' - 10"	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	6' - 4"	9' - 10"	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

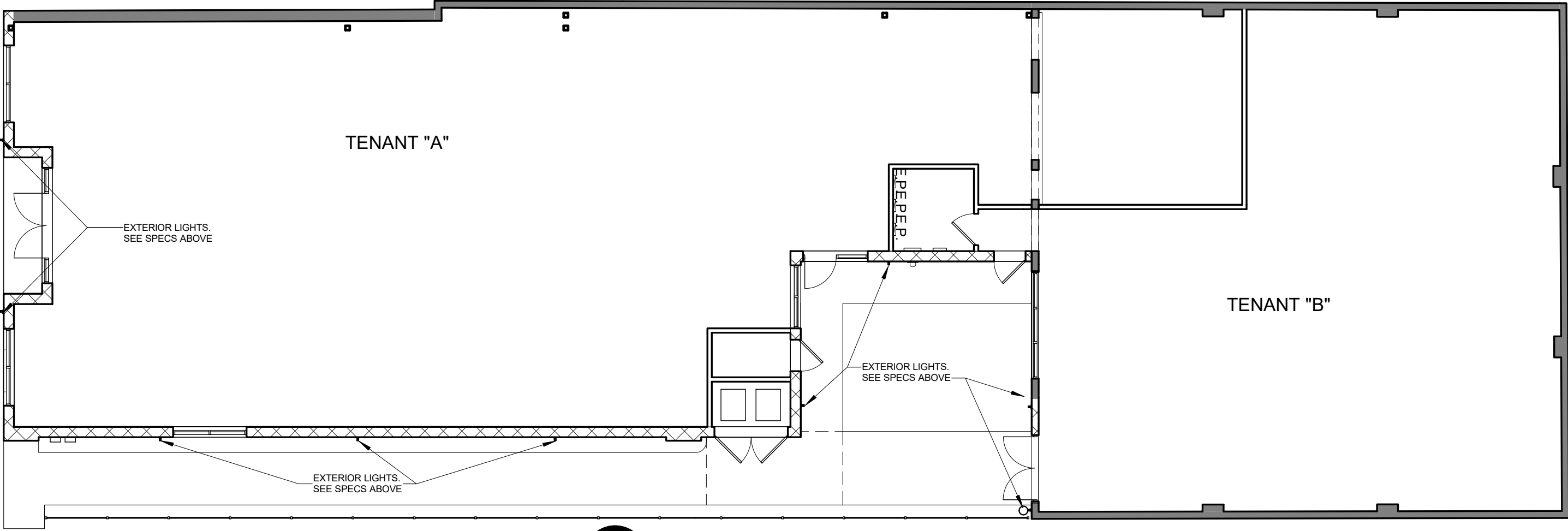
11.08.2024

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-277V

7000WANTN
JOB NAME
NOTES

VISUAL COMFORT & CO.



Black (L), Black (L), Black (AL L), Black (AL L)

ANTON LARGE WALL

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
BLADE MATERIAL	Acrylic
NET WEIGHT	7 lbs
HEIGHT	23 3/8"
WIDTH	3 3/8"
LENGTH	4 1/2"
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	

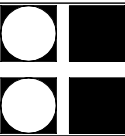
LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS	303			
WATTS	20.3			
MAX WATTAGE PER BULB		Universal 120V-277V EUL TRAC		
CET		2700K		
CR		95 CR		
LED LIFETIME		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED		Integrated 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
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6.2.48	Yes		
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.



PROPOSED LIGHTING PLAN

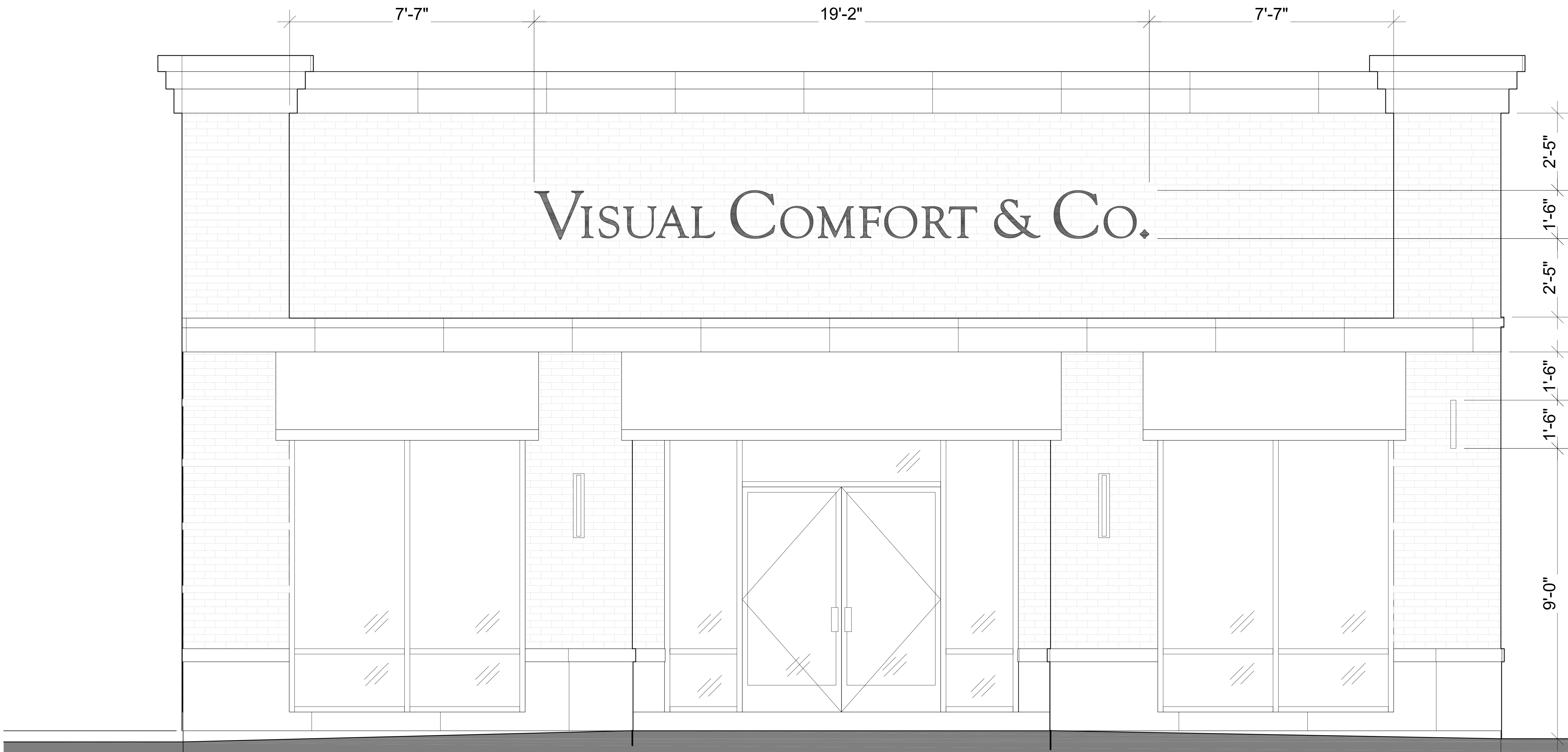
DESIGNSTUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

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

DATE 11.08.2024

MARK T. DIGANCI
REG. ARCHITECT
A.S.

ST9





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

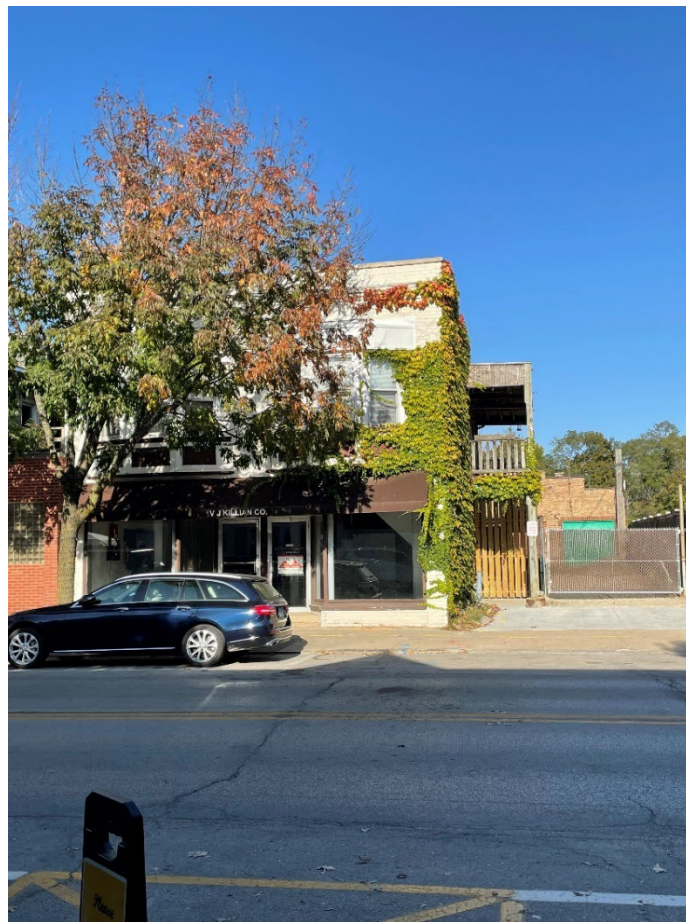


Figure 2 – Subject Property



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.

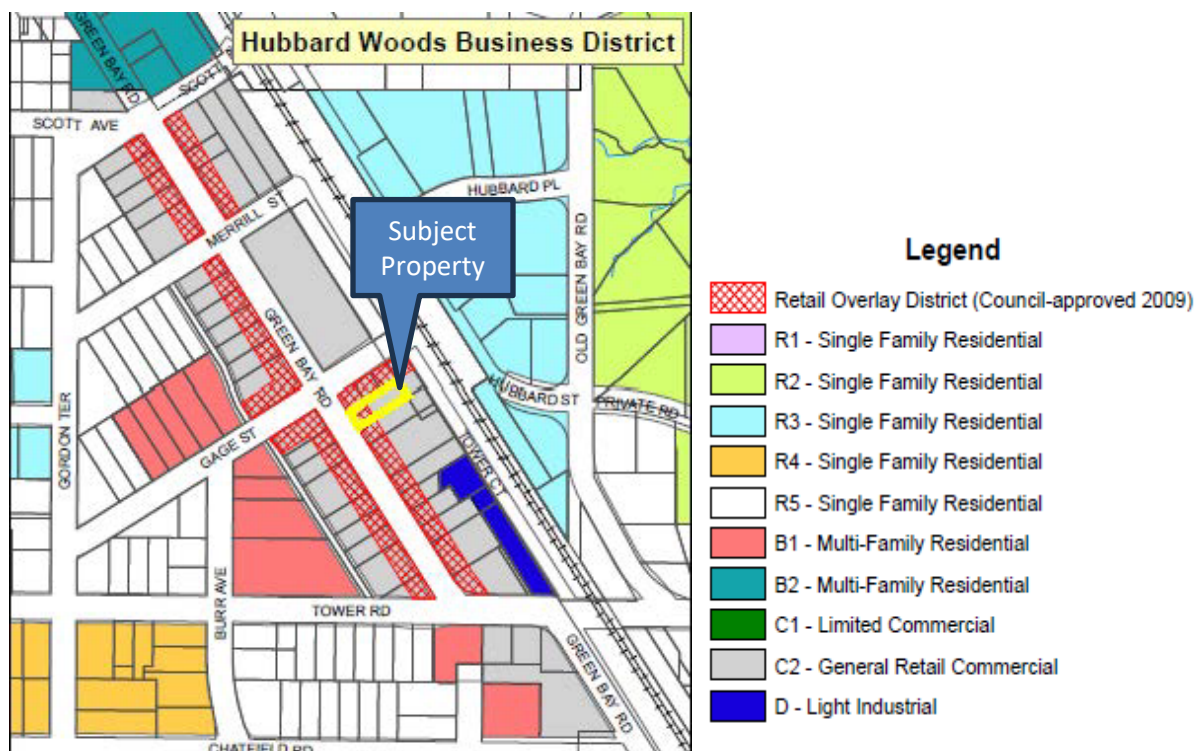


Figure 4 – Zoning Map

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

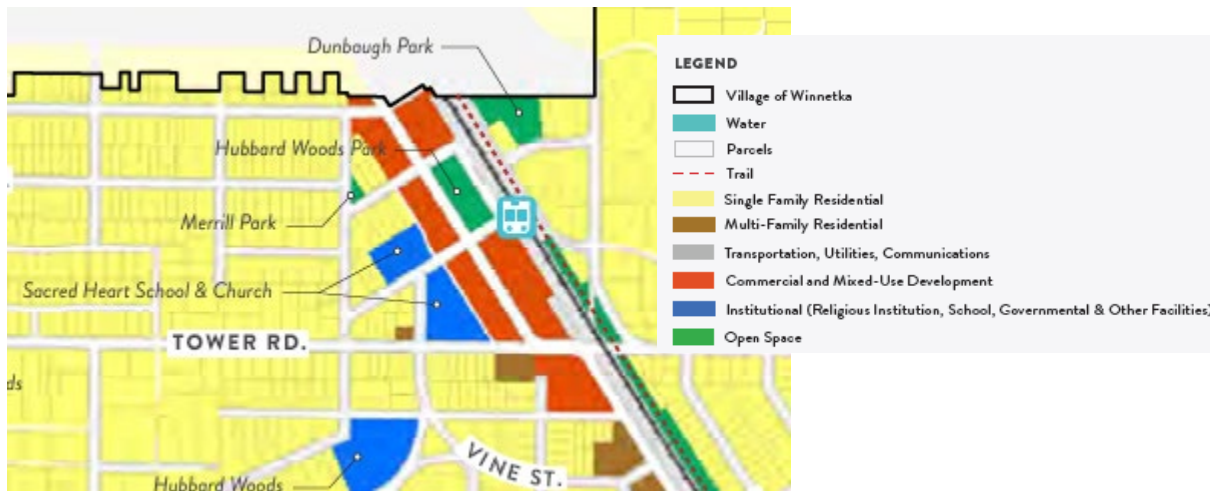


Figure 5 – Comprehensive Plan Land Use Plan – Winnetka Futures 2040 Plan

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.

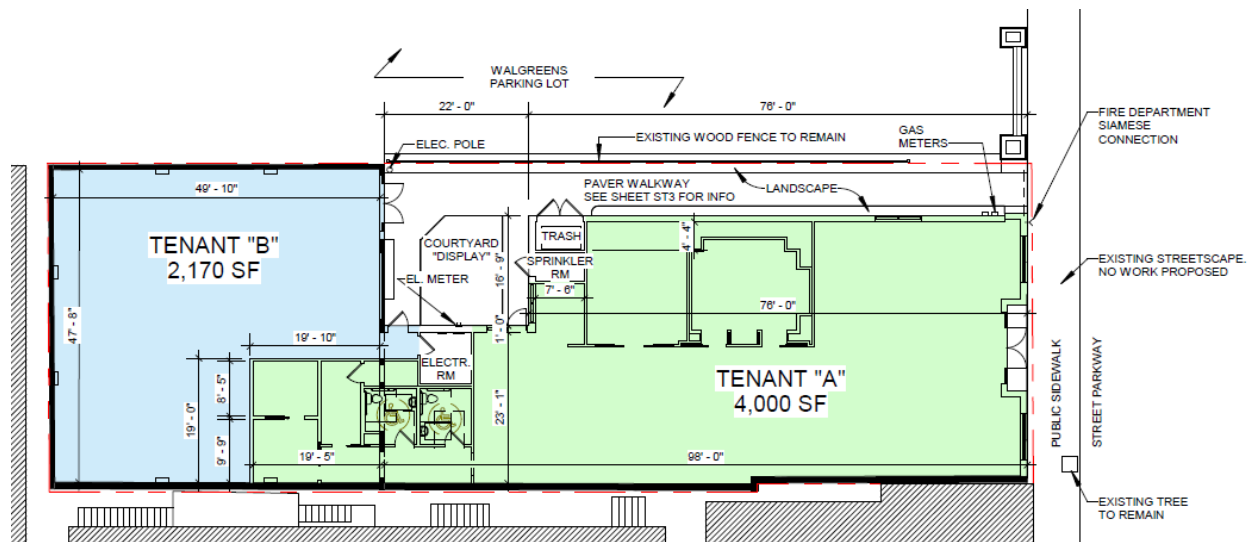


Figure 7 – Proposed Site Plan



Figure 8 – Proposed Front Elevation – Context



Figure 9 – Rendering of Southwest Corner View



Figure 10 – Rendering of Courtyard 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.

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).

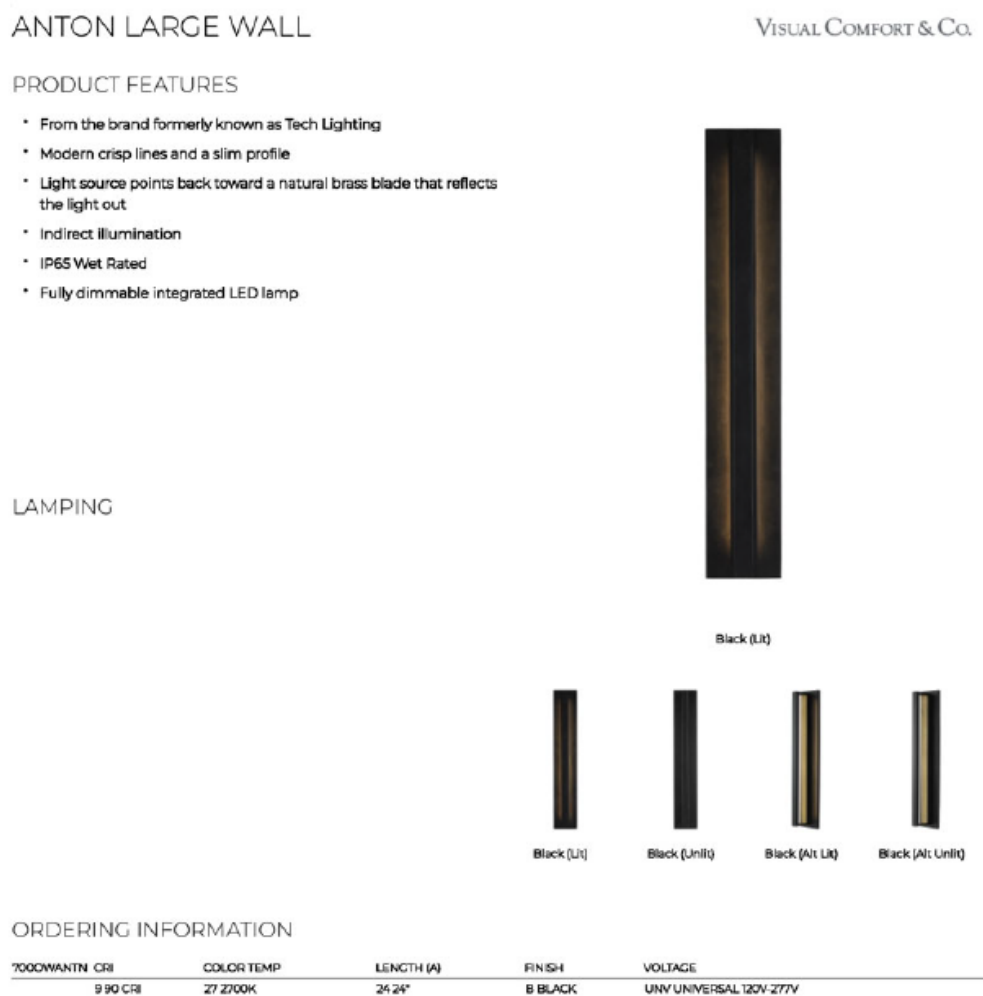


Figure 12 – Proposed Light Fixture

Landscaping and Hardscape. Included in the application materials is a proposed landscape plan and plant schedule. The Applicant intends to provide landscaping on both sides of the proposed paver walkway

consisting of a variety of perennials and groundcover. Deciduous and evergreen shrubs, as well as ornamental grasses are proposed for the courtyard. Please refer to the plant schedule and additional materials included in **Attachment A** for details.

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



Figure 13 – Proposed Landscape Plan

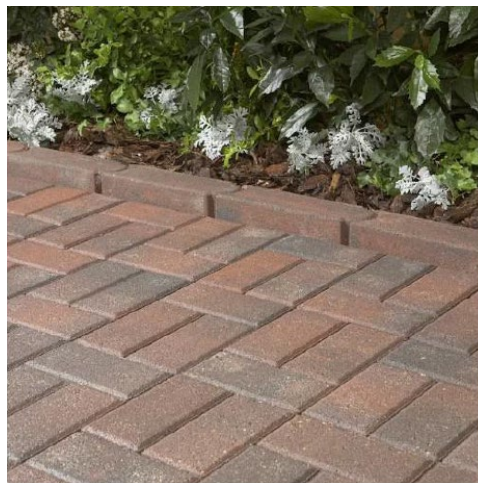


Figure 14 – Proposed Brick Paver

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 Excerpts

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

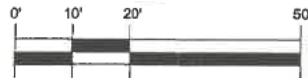
DESIGN STATEMENT - 933 GREEN BAY RD. WINNETKA, IL.

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.:	8-29-24 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:

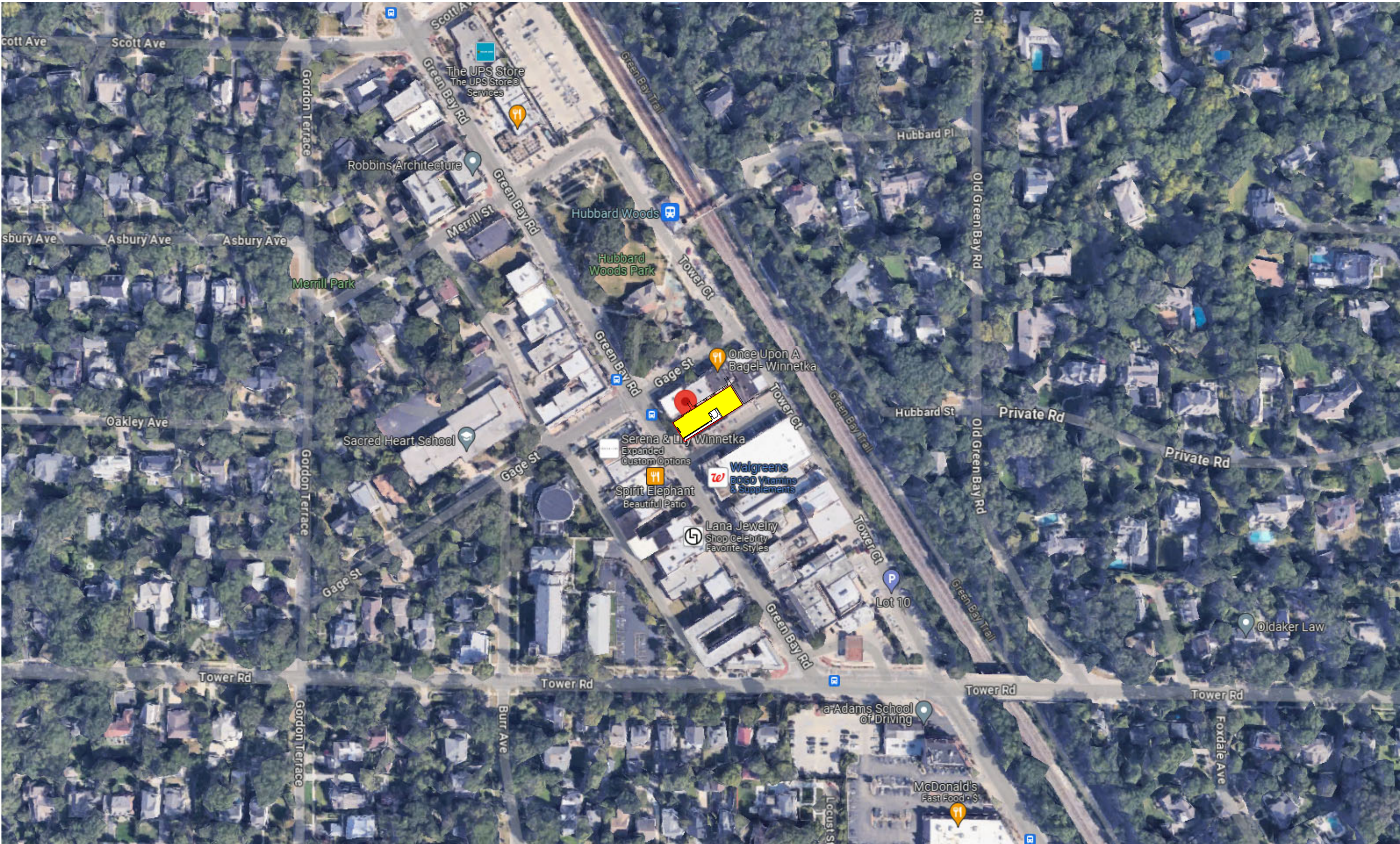
- 933 GREEN BAY WINNETKA, LLC
- CHICAGO TITLE INSURANCE COMPANY
AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

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.

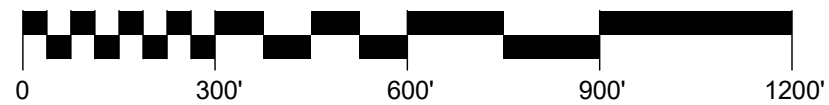
THE FIELD WORK WAS COMPLETED ON JUNE 17, 2024.
DATE OF PLAT: AUGUST 30, 2024.

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

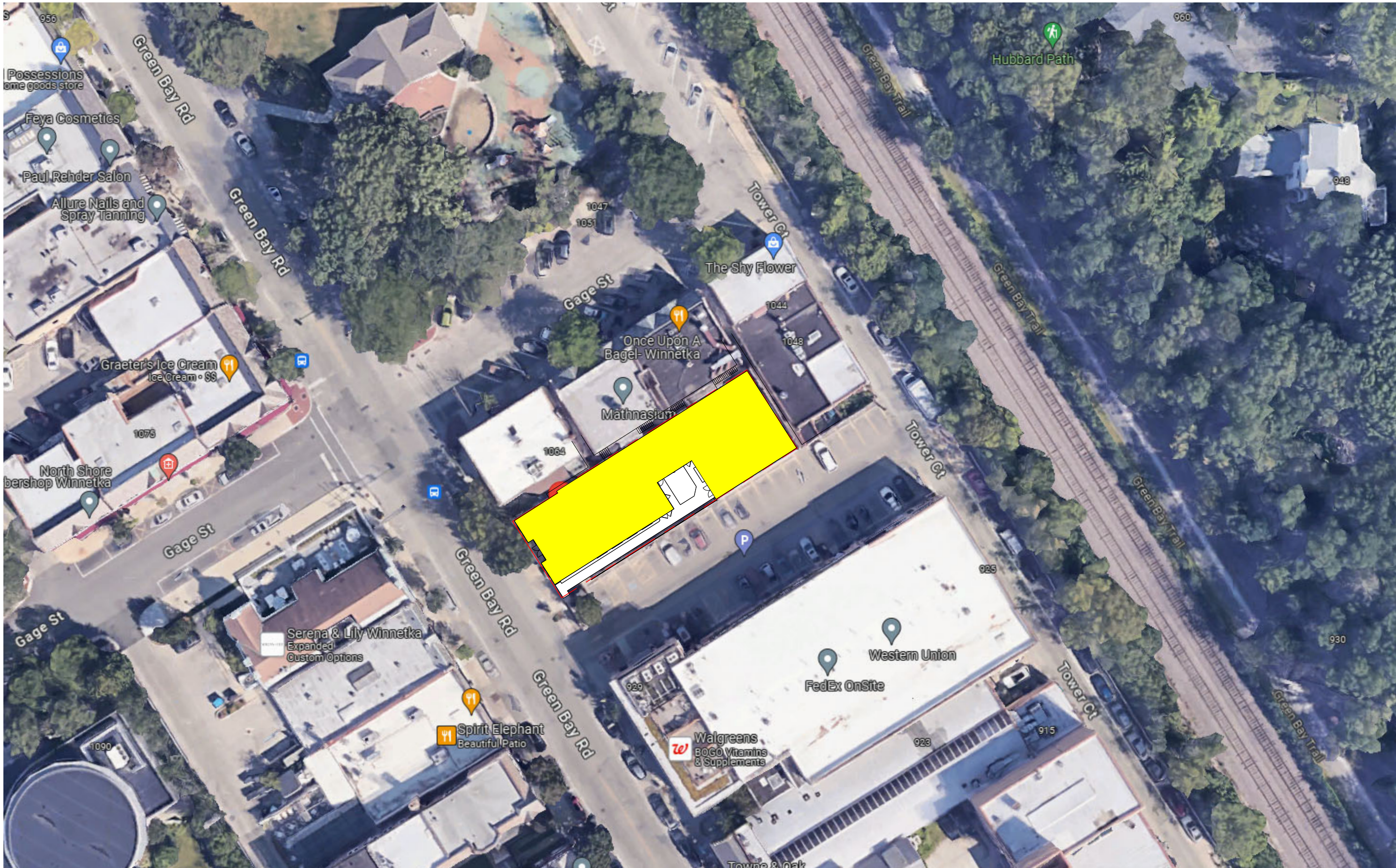




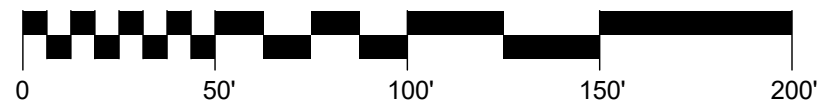
1 SITE AERIAL
1" = 200'-0"



	SITE AERIAL	
	DESIGN STUDIO 24, LLC. ARCHITECTS - DESIGNERS - PLANNERS 2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062 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.		
ST0		



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



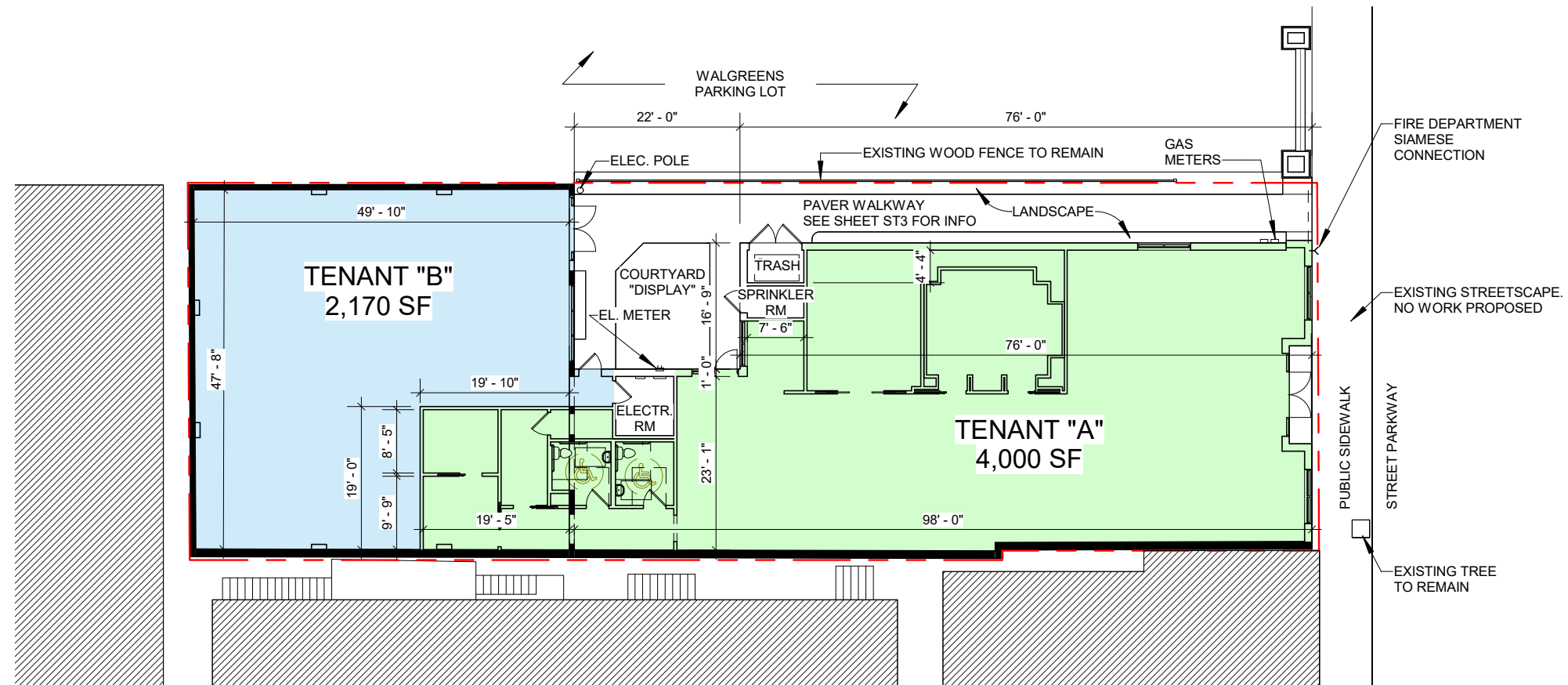
SITE AERIAL - CLOSE UP

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.

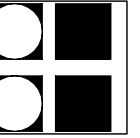
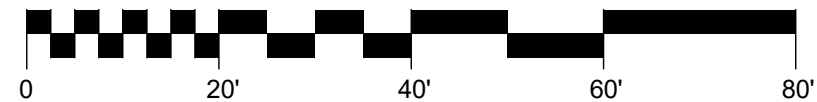
ST1



BUILDING TO BE FULLY SPRINKLERED
W/ FIRE ALARM SYSTEM

1 SITE PLAN
1" = 20'-0"

N



SITE PLAN

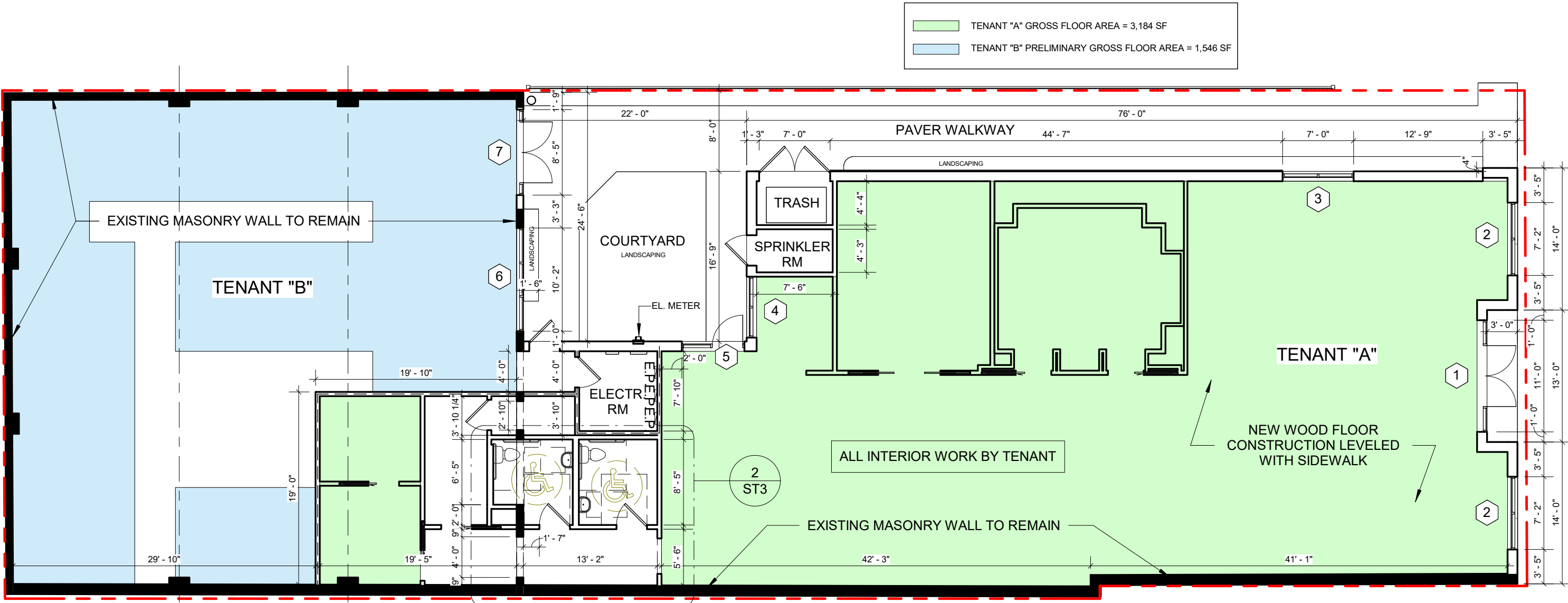
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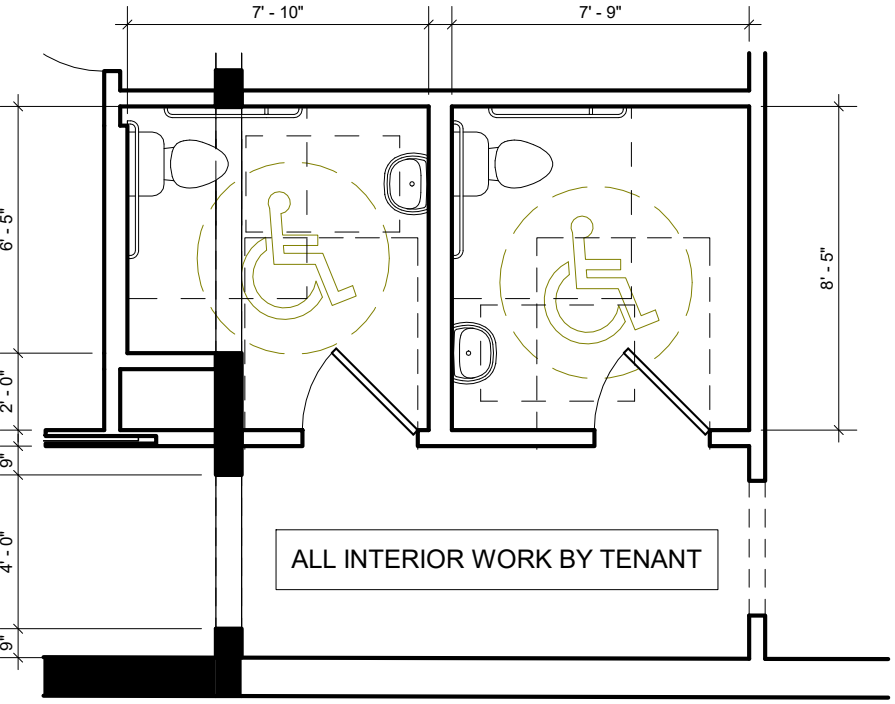
ST2



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

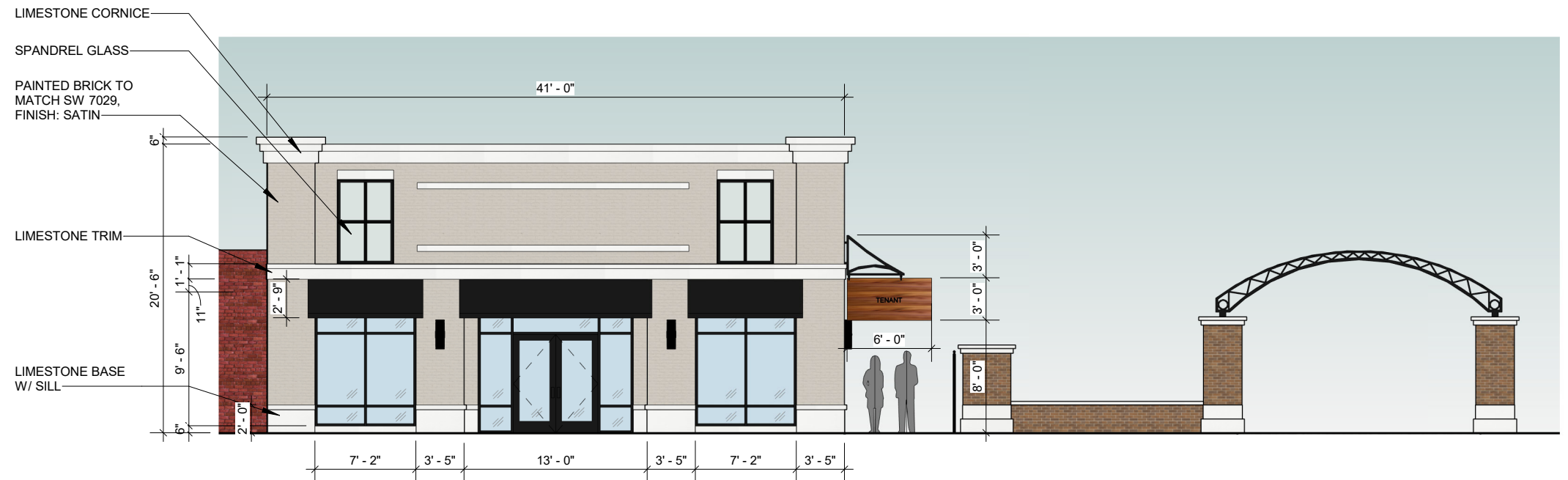
DESIGN STUDIO 24, LLC
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

PROPOSED FLOOR PLAN

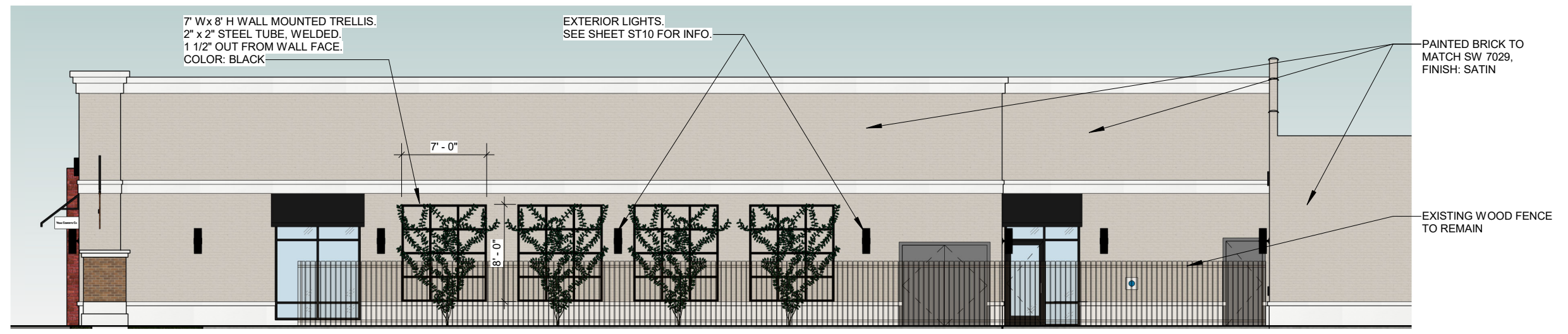
GW PROPERTIES
SITE STUDY
933 GREEN BAY RD
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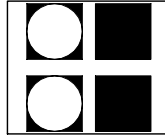
ST3



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



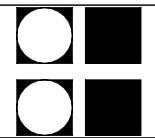
NORTH-WEST CORNER VIEW



COURTYARD VIEW



SOUTH VIEW



COLOR RENDERINGS

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
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GW PROPERTIES

SITE STUDY

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WINNETKA, IL. 60093

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MARK T. DIGANCI
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A.S.

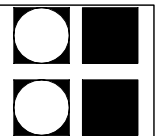
ST5



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
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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

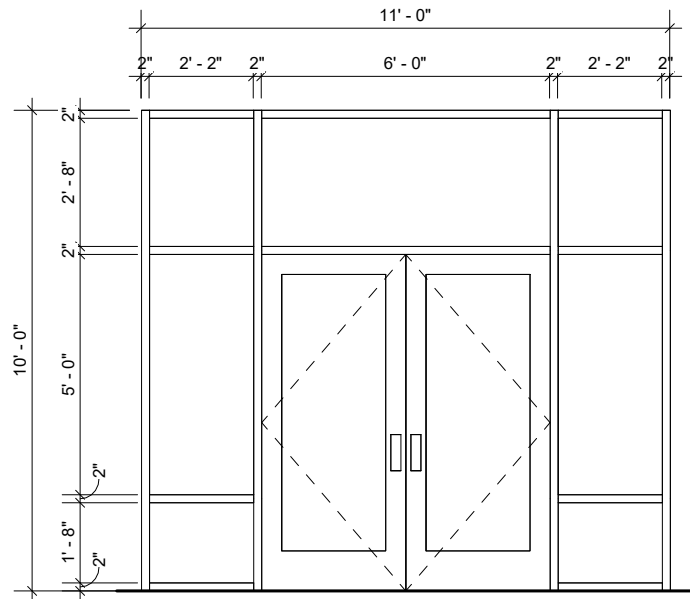
07.08.2024

MARK T. DIGANCI

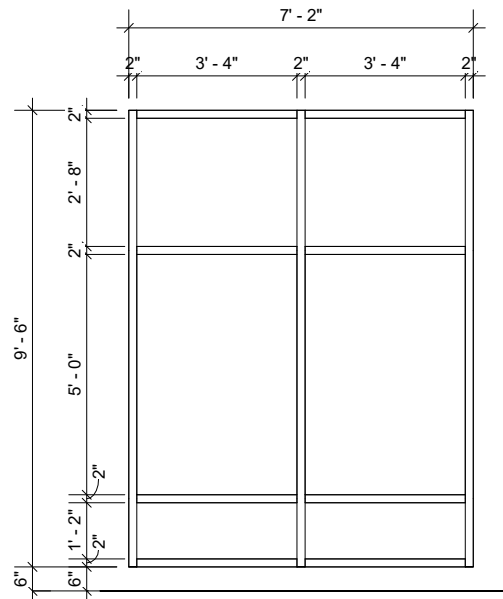
REG. ARCHITECT

A.S.

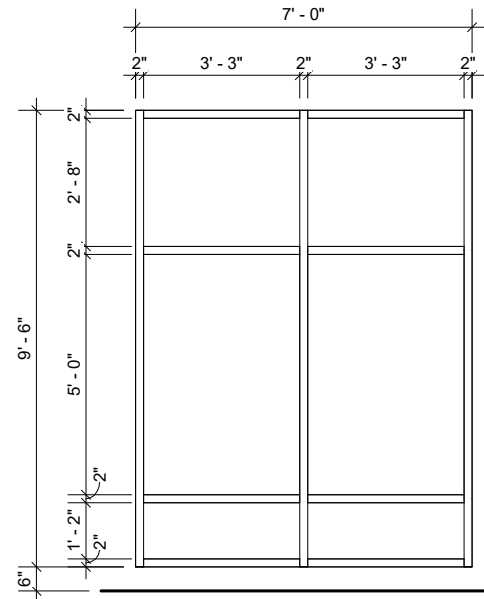
ST7



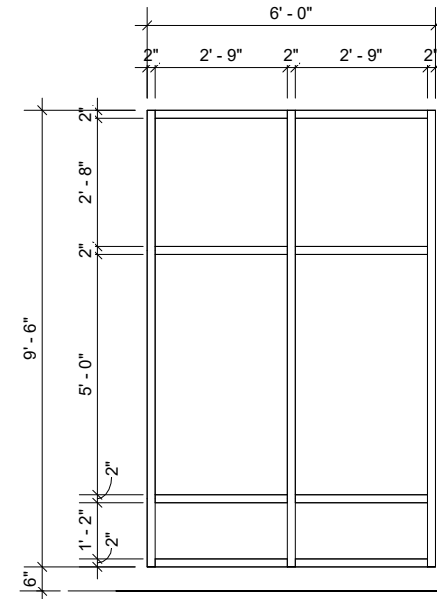
1 STOREFRONT 1
1/4" = 1'-0"



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

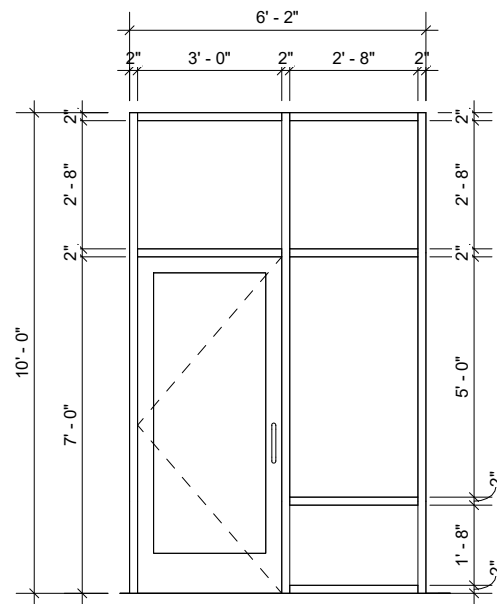


3 STOREFRONT 3
1/4" = 1'-0"

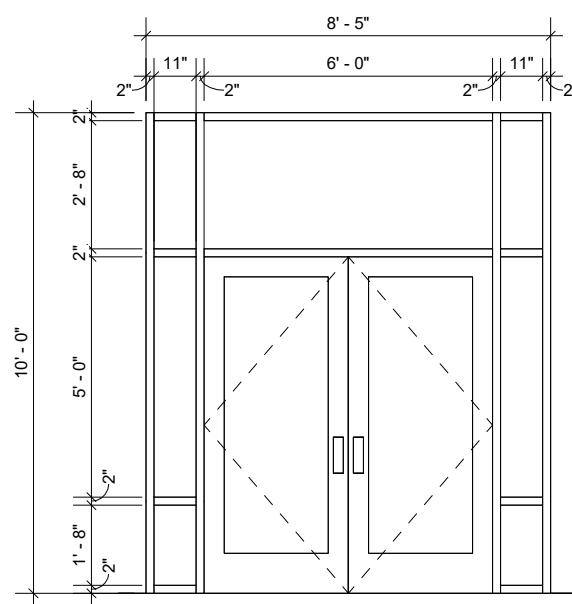


4 STOREFRONT 4
1/4" = 1'-0"

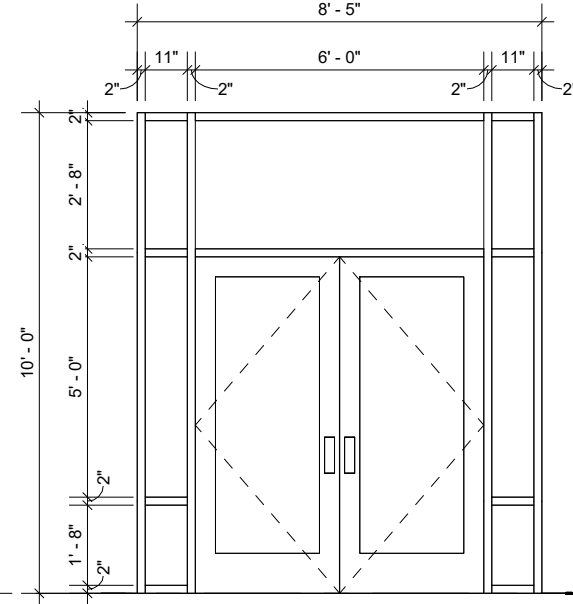
T/SLAB
0"



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



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



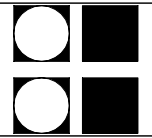
7 STOREFRONT 7
1/4" = 1'-0"

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

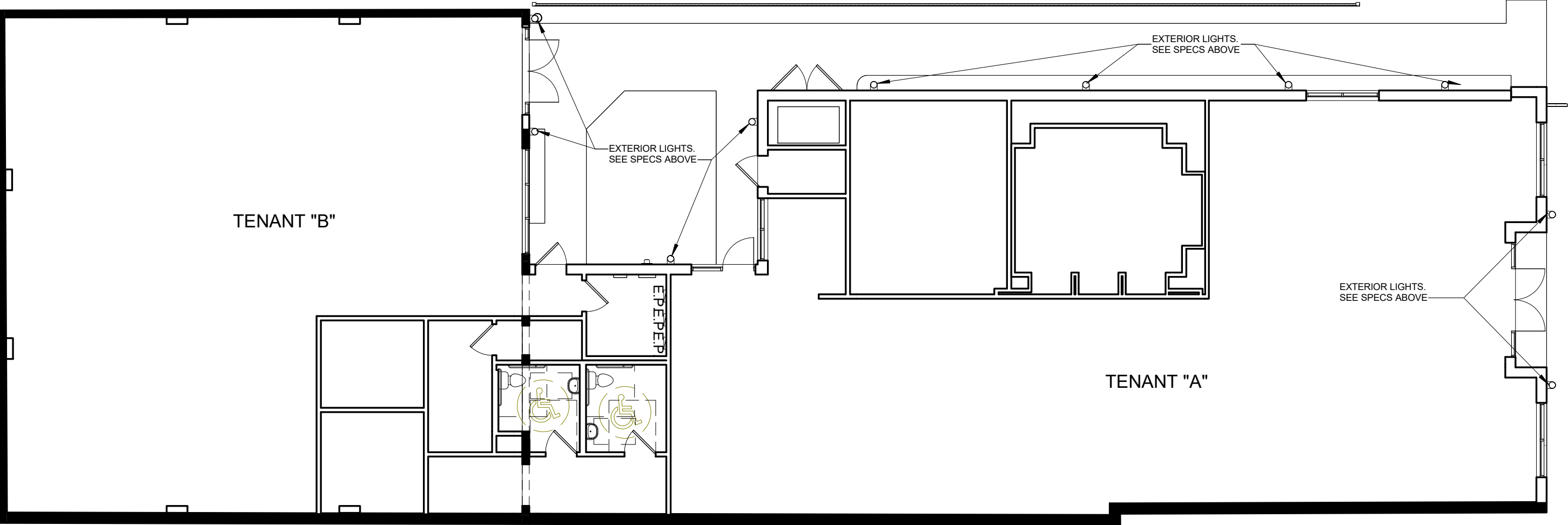
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 MARIA AVENUE, SUITE 200-202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

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

7000WANTIN	CR	COLOR TEMP	LENGTH (in)	FINISH	VOLTAGE
9 9/16	CR	27 2200K	24-24"	B BLACK	UNV UNIVERSAL 120V 270V

7000WANTIN
JOB NAME
NOTES

VISUAL COMFORT & Co.

Black (Lx)

Black (LxH)

Black (Alt Lx)

Black (Alt LxH)

ANTON LARGE WALL

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
BLADE MATERIAL	Brass
NET WEIGHT	7 lbs
HEIGHT	23in
WIDTH	3.5in
LENGTH	4.1in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	

LAMPING SPECIFICATIONS

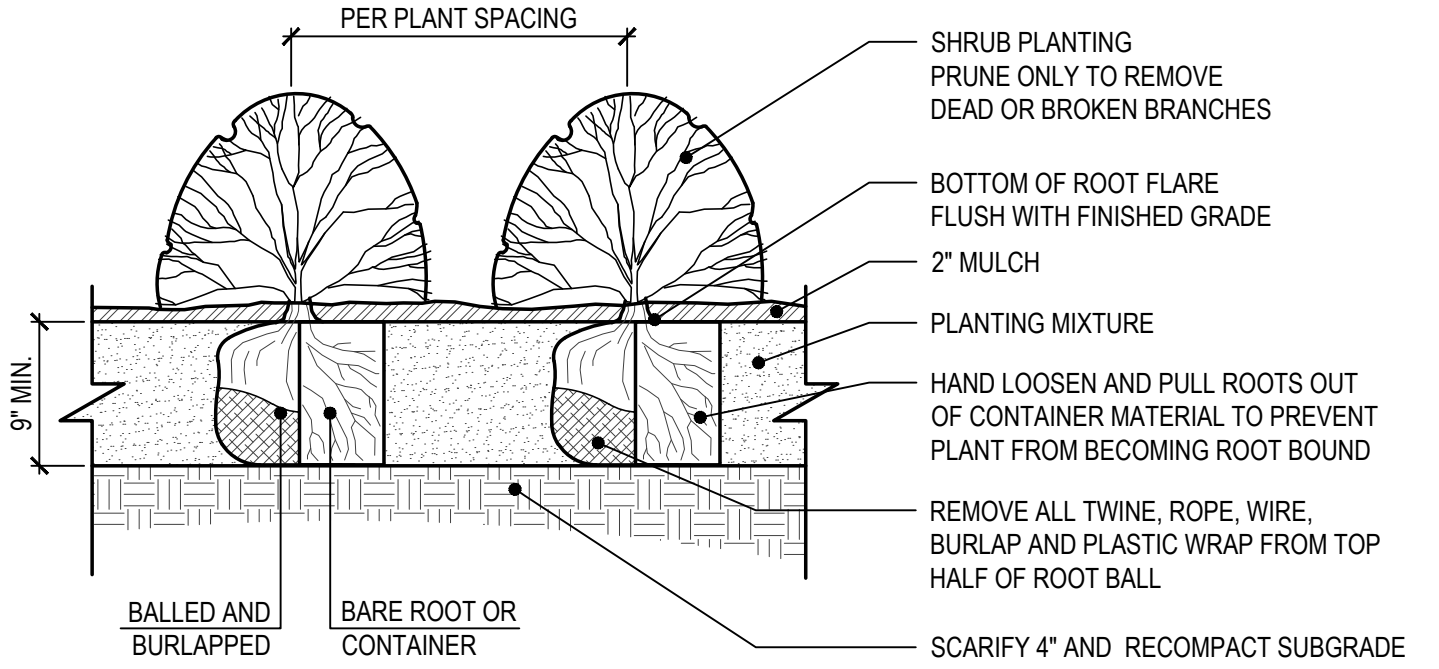
	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS	303			
WATTS	20.3			
MAX VOLTAGE PER BULB		Universal 120V-270V EUL TRAC		
CET		2700K		
CR		90 CRI		
LED LIFETIME		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED		Integrated LED		
LAMP BASE		Integrated LED		
LAMP SHAPE		True		
WARRANTY		5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

T20 / T24 / JAB INFORMATION

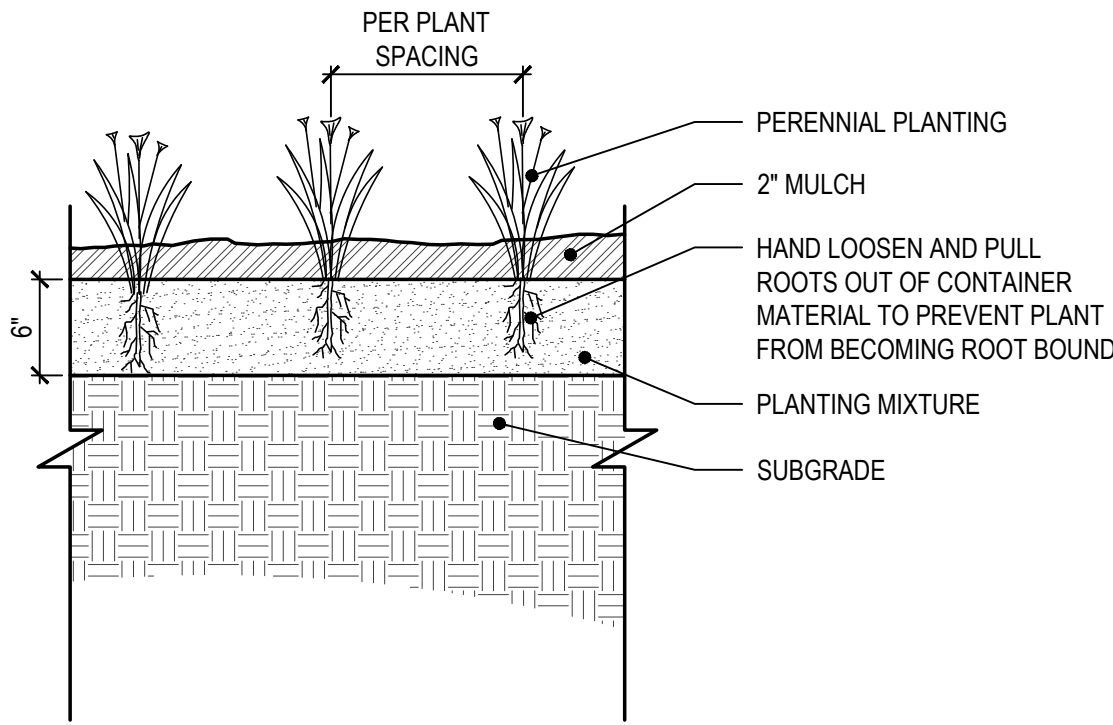
	Integrated LED	Replacement LED Lamp	No Lamp
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6.2.48	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.			

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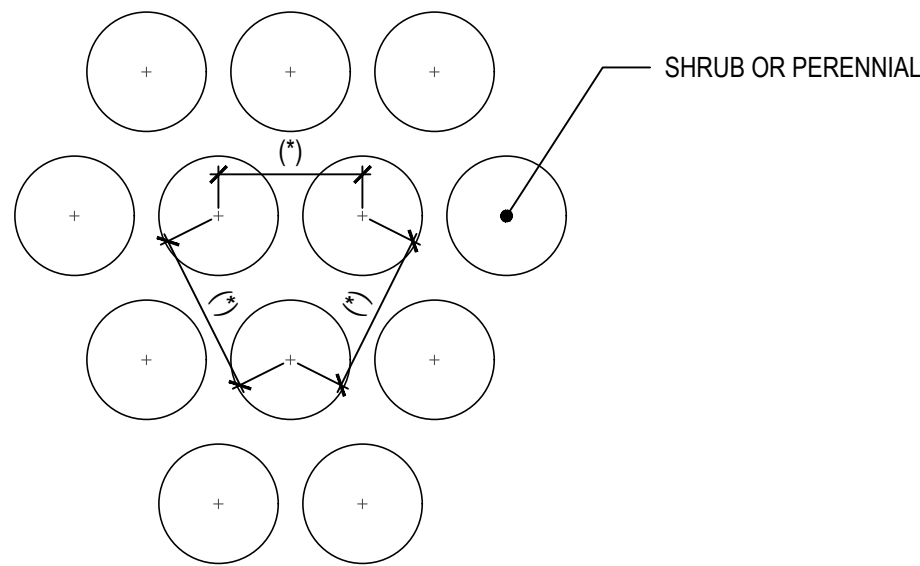
7000 Under Avenue, Suite, L 60077
T 847.452.4400 / F 847.452.4400 / techlighting.com



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

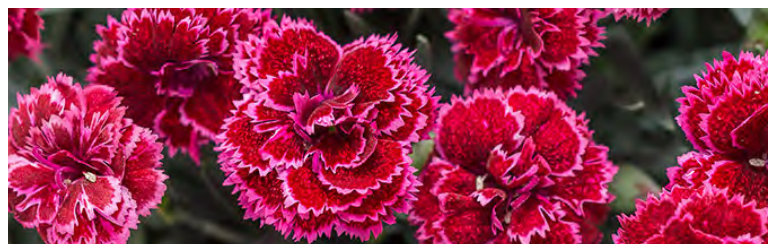
Clematis terniflora

H = 15' x W = 6'

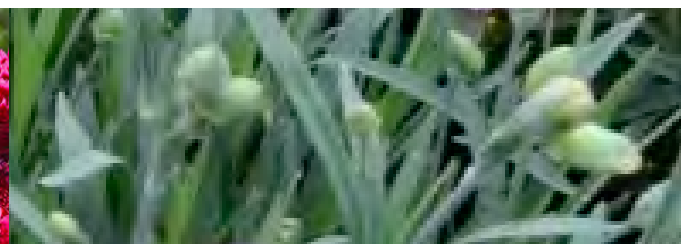


NON-NATIVE

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

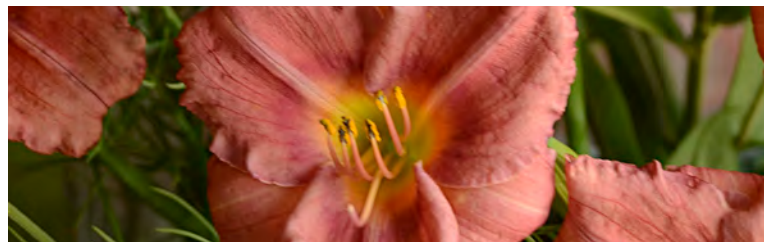
Heuchera 'Inheuredfu'

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

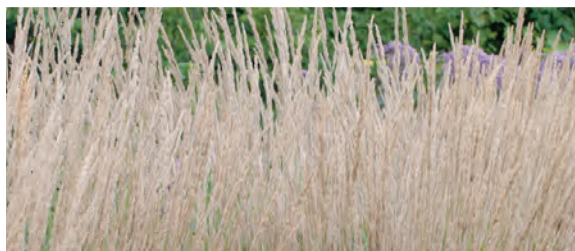
Juniperus chinensis 'Kallay's Compact'

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

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Introduction

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

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

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

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

Village Character

East/West Elm Street District

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

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

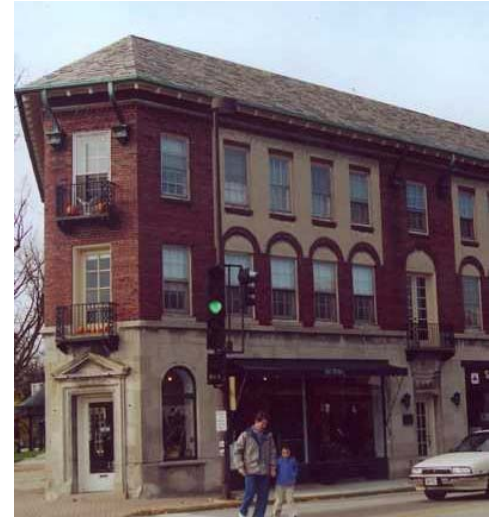


Figure 13

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)

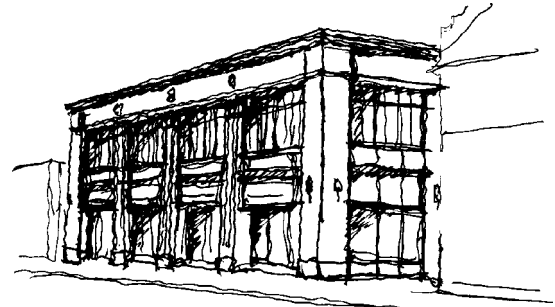


Figure 17 Art Deco

- 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.

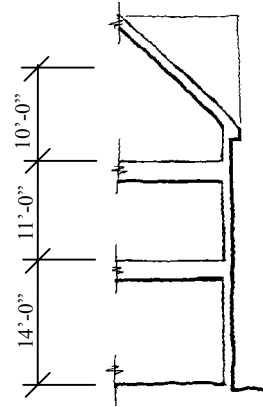


Figure 20

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)

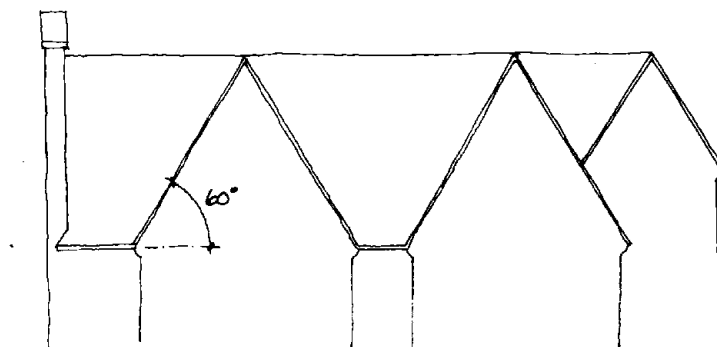


Figure 22

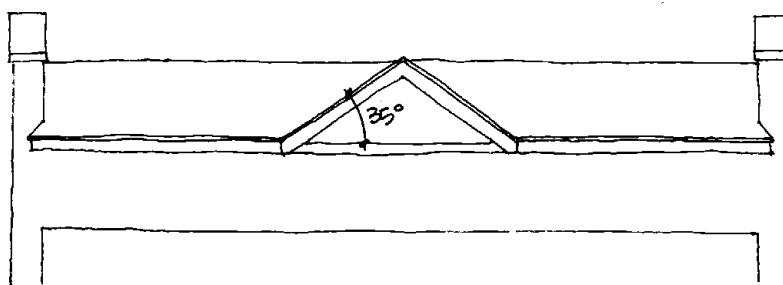


Figure 23

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)

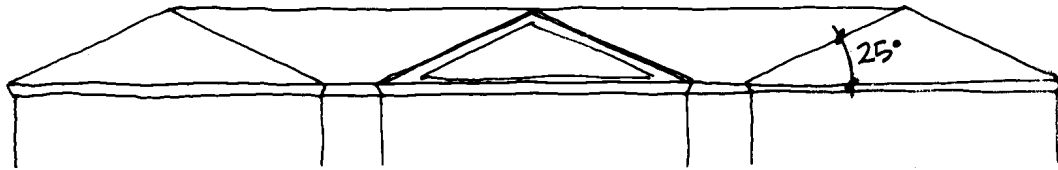


Figure 24

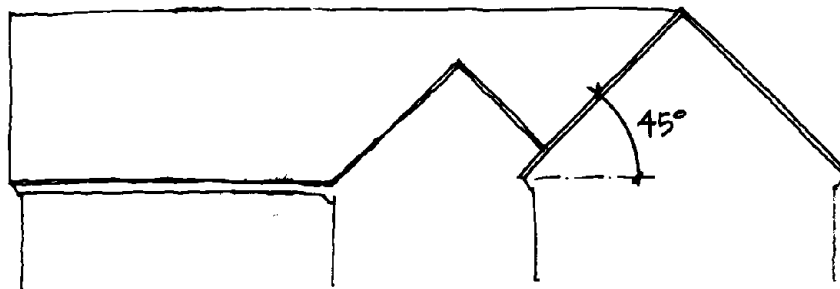


Figure 25

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.

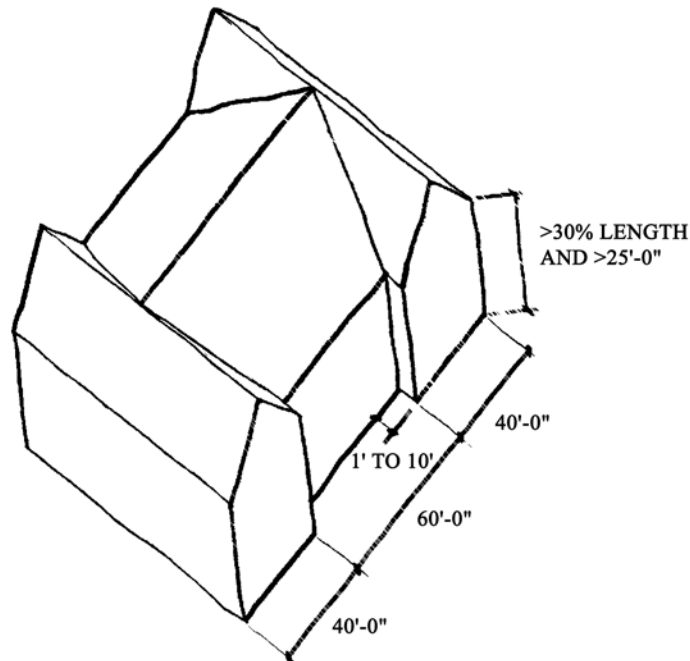


Figure 27

- 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.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: NOVEMBER 15, 2024

SUBJECT: 809-911 OAK STREET - PARADISE FOOD ITALIA - CERTIFICATE OF
APPROPRIATENESS FOR RECENTLY STOREFRONT PAINTING
CHANGES (CASE NO. 24-17-DR)

INTRODUCTION

On November 21, 2024, the Design Review Board (DRB) is scheduled to consider a Certificate of Appropriateness application submitted by *Bruno Abate* (the “Applicant”), the owner of Paradise Food Italia commercial space on the first floor of the mixed-use building located at 809-811 Oak Street (the “Subject Property”), requesting approval of the recent storefront painting changes.

PROPERTY DESCRIPTION

The Subject Property is located on the north side of Oak Street between Green Bay Road and Chestnut Street in the Elm Street Business District. It is zoned C-2 General Retail Commercial. **Figure 1** below shows the entire front façade of the building and the location of the Applicant’s business. **Figure 2** on the next page shows the Applicant’s business storefront before the recent painting changes and installation of the flower planters.



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



Figure 2 - Subject property - Applicant's business storefront before the recent storefront painting changes and installation of the movable flower planters at the storefront foundation wall

CURRENT REQUEST

The Applicant requests approval to allow recent painting changes of the storefront, including painting the door, door trim, and storefront windows trim in green color as shown in **Figure 3** below:



Figure 3 – Subject property – Newly painted storefront and movable planters.

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

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 recent storefront paint color complies with the above standards and the following design guidelines. See **Attachment B**.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide general guidance on the design and appearance of exterior façades on commercial buildings and encourage raised curb planters and movable planters for sidewalks and open spaces. They additionally provide guidance on commercial storefront doors and window material and color selection, recommending that the selection be sympathetic to the overall building color palette and consider the adjacent building materials within the structure, immediately adjacent structures, structures within the same block, and structures across the street.

SUMMARY

The Applicant requests that the DRB find the recent storefront paint color changes on the front façade appropriate and compatible with the Design Guidelines and approve the Certificate of Appropriateness Application as submitted.

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: 809 Oak St, Winnetka, IL 60093

Name of Business(es): Paradise Food Italia

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

- | | | |
|-------------------------------------|--|--|
| ☐ | Sign | Sign Permit Application attached? ☐ |
| ☐ | Awning | Awning Permit Application attached? ☐ |
| ☒ | Other (general description) <u>change of color of the doors and window frame from white to green</u> | |



Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): painting the doors and window frame in dark green color

I/We hereby certify that as Bruno Abate (Lessee/Owner) of the property located at 809 Oak St, 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 [Redacted Signature]
PRINTED NAME(S) Bruno Abate
ADDRESS 507 Chestnut St, Winnetka
PHONE NO. [Redacted]
EMAIL [Redacted]

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 _____

COA-2024-1159







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.



Figure 47



Figure 48



Figure 49

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: NOVEMBER 15, 2024

SUBJECT: 544 LINCOLN AVENUE – FONDITA MIGUEL MEXICAN RESTAURANT –
NEW DOOR, WINDOW, AND WALL SIGN PERMIT
(CASE NO. 24-18-DR)

INTRODUCTION

On November 21, 2024, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Fondita Miguel Mexican Restaurant* (the “Applicant”) as the lessee of the commercial space located at 564 Lincoln Avenue (the “Subject Property”), to allow installation of the door, window, and wall signs on the street frontage of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Lincoln Avenue between Pine and Elm Streets in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. Tenants of the building include the Applicant’s business in addition to *Delos Strength Therapy*, *Strong Nail City*, and *Balloons and Paper*. The Applicant’s space was previously occupied by *Brittany’s Butters and Gourmet Bakery*. **Figure 1** below identifies the entire building and corresponding signage with the other business tenants. **Figure 2** on the next page shows the current storefront with the temporary signs, which will all be removed upon approval of the proposed signage.



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



Figure 2 – Subject Property – View of the storefront with a temporary signs

CURRENT REQUEST

The Applicant is seeking approval to install door, window, and wall signs. The proposed signage, shown in the photo on the next page, would identify and promote their business at the Subject Property.



544 Lincoln Avenue Storefront- Proposed Signage

Door Window Sign:

- Individual text die-cut decals in white color;
- 2 inches tall text stating “Fondita Miguel”;
- Sign area is 0.30 square feet; and
- Sign occupying 2.25% of the door glass area.

Left and Right Window Signs:

- Individual text die-cut decals in white color maximum 3 inches height;
- Located in the lower 2/3 portion of the window height
- Left window text stating “Dine -In”, “Carry Out” and “Delivery”
- Right window text stating “Catering”, “Events”, and “Parties”;
- Sign area in each window is 1.0 square feet; and
- Sign in each window occupying 8.56% of the glass area.

Center Window Sign:

- Individual text die-cut decals in white color;
- Maximum 4 inches tall text stating “Tacos Burritos Tortas”;
- Sign area of the text is 1.26 square feet;
- Logo in white and black with “Fondita Miguel” text in white, occupying 2.63 square feet;
- Text and logo located in the lower 2/3 portion of the window height; and
- Sign and logo occupying 9.73% of the window area.

Wall Sign :

- Raised PVC individual letters that are ½” thick and stud-mounted application with silicone
- Uppercase letters 12” height and lowercase letters 8 inches height tall stating “Fondita Miguel Mexican Restaurant”;
- Located 12 feet from finish grade; and
- Covering 12.25 square feet of wall band area.



Subject Property – Wall Sign

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

SIGN CODE ANALYSIS

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

Door window and window signs

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

- Limited to 10% or less of the single windowpane and 50% of the door glass pane;
- Limited letters and logos no taller than 8”, except one logo, and the first letter of each word may be up to no taller than 24” and except store hours and contact information shall be limited to 2” in height;
- Height of the sign to not exceed 1/3 of the height of the glass area and 90% of the glass width;
- Decal window signs shall be die-cut and limited to individual letters and logos;
- Limited to two colors;
- Without reflective materials;
- No window sign should be illuminated;
- Located in the lower two-thirds of the window opening;
- Shall not extend over or through architectural features/window muntin;
- Comply with the following: for each street exposure, the total area of all wall signs, window signs, and awning signs other than exempt signs and permitted directional and incidental signs shall not exceed 15% of the street exposure.

Proposed Sign	Window Area (sf)	Maximum Allowed Sign Area (% of Window Area)	Maximum Allowed Sign Area (sf)	Proposed Sign Area (sf)	Proposed Sign Area as % of Window Area
Door Window	16.31	50%	8.16	0.30	2.25%
Left & Right Window	11.68	10%	1.69	1.00	8.56%
Center Window	39.99	10%	4.00	3.89	9.73%

The proposed door window and window signs meet all the above standards for door/window signs.

Wall sign standards

- Sign may only contain the business name, a three-word generic description of the types of products or services offered, and the occupant's logo or trademark;
- Sign may not exceed 70 square feet in area;
- Shall be placed substantially parallel to the surface of the wall;
- Shall not be located above the second-floor windowsill level and shall not be higher than fourteen (14) feet above grade if there is no second-floor window sill;
- Comply with the following: for each street exposure, the total area of all wall signs, window signs, and awning signs other than exempt signs and permitted directional and incidental signs shall not exceed 15% of the street exposure; and

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

Signage Street Exposure

Area	Square Foot	Percentage
Lincoln Avenue Street Exposure	336.00	-
Max Allowed per Sign Code (15% of the Street Exposure)	50.40	15%
All Proposed Signs counted toward Street Exposure	18.44	5.48%

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

DESIGN GUIDELINES ANALYSIS

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

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

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

SUMMARY

The Applicant requests that the DRB find the proposed signs 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.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

510 green bay rd
Winnetka, ILVillage of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION



Tenant/Lessee

SBC-2024-1145

Name of Business Fondita Miguel		Primary contact name Michael Lachowicz		Phone No. [REDACTED]
Project Address 544 Lincoln Ave				
City Winnetka	State IL	Zip Code 60093	Email chefdeuxgros@gmail.com	

Sign Company

Name of Sign Company Landmark visibility Solutions		Primary contact name nick prager		Phone No. 847-971-2981
Street Address 641 Industrial dr Unit E				
City cary	State il	Zip Code 60013	Email nick@landmarkvisibilitysolutions.com	

Property Owner

Name of Company Hoffman Commercial		Primary contact name Jenn Epstein		Phone No. [REDACTED]
Street Address: 568 lincoln ave				
City winnetka	State il	Zip Code 60093	Email jepstein@hoffmancre.com	

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

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

Additional description of sign type and materials .5" thick dimensional letters on the wall (matching neighboring tenants), and vinyl window graphic.

OFFICE USE ONLY

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



Fondita Miguel Mexican Restaurant

DELO

544

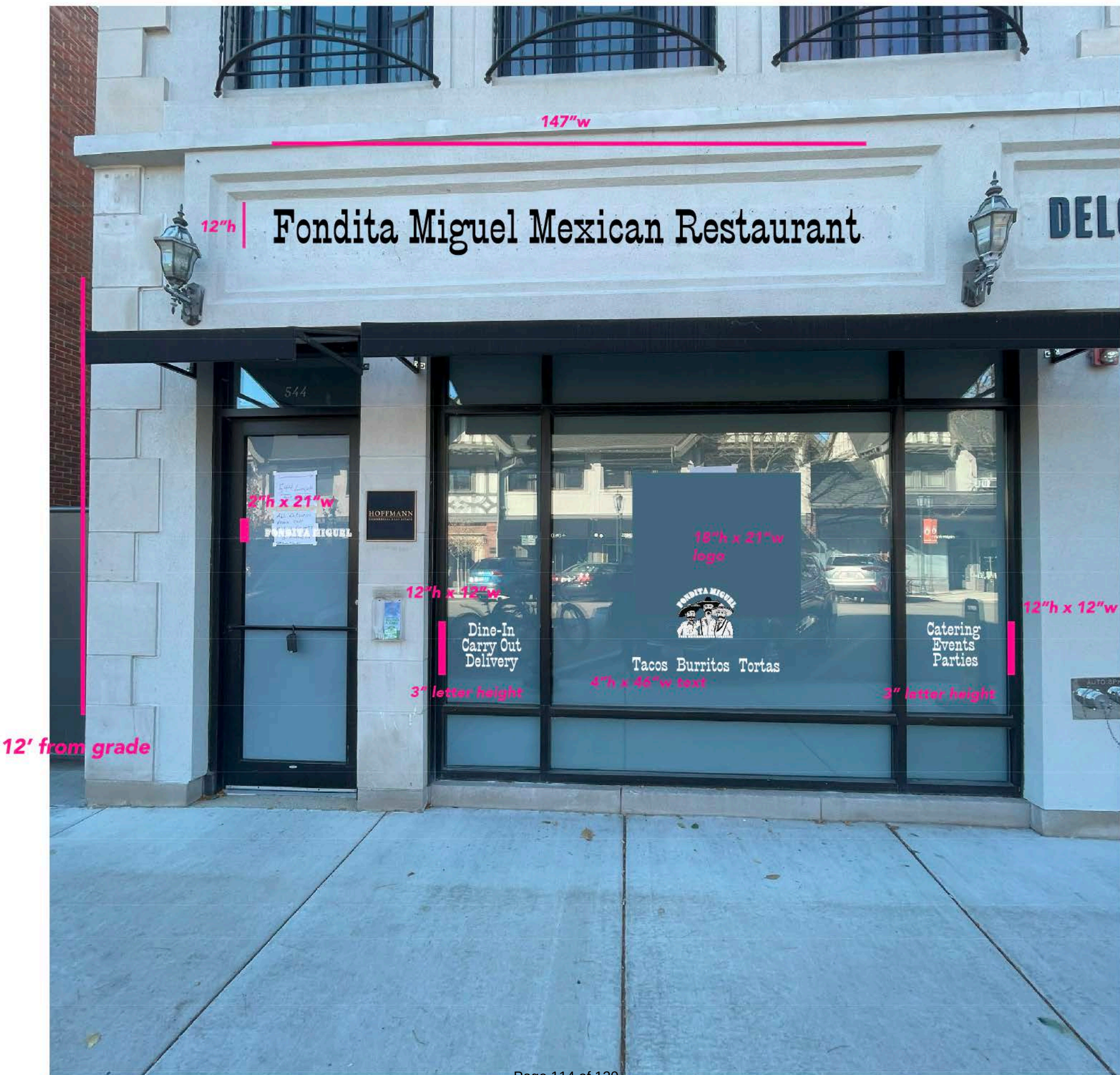
FONDITA MIGUEL

HOFFMANN

Dine-In
Carry Out
Delivery

FONDITA MIGUEL
Tacos Burritos Tortas

Catering
Events
Parties







544

2" h x 21" w

7'h

28" w



DELO

HOFFMANN
COMMERCIAL REAL ESTATE

71.5"h
x 23.5"w

12"h x 12"w

Dine-In
Carry Out
Delivery

3" letter height

71.5"h
x 80.5"w

18"h x 21"w
logo



Tacos Burritos Tortas

4"h x 46"w text

71.5"h
x 23.5"w

12"h x 12"w

Catering
Events
Parties

3" letter height



Non-illuminated .5" thick raised PVC letters mounted on sign band. Letters will be in black to match the existing signage. Stud mounted application with silicone. Capital letters are 12"h, and lower case letters are approx 8"h.

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)