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

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

Chairperson Moor asked for a motion to approve the request with the condition that the pink paint color be changed to black. A motion as stated by Chairperson Moor was made by Mr. Duda. Mr. Ritter seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Duda, Kennedy, Moor, Niehoff, Ritter
NAYS: None

b. <u>Case No. 24-24-V2: 933 Green Bay Road - New Commercial Building</u>: 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.
Ms. Klaassen identified the property's location, zoning classification and surrounding properties as well as the building to be removed. She also referred to site photos of the building to be removed and surrounding buildings. Ms. Klaassen identified the site's access and described the proposed building and site plan in detail. She stated the one story building would be designed to appear as a two story building and described the materials to be used shown in the renderings. Ms. Klaassen then described the proposed landscape plans. She informed the Board the proposed development required zoning relief with the remaining building being legally existing nonconforming as well as relief being requested from parking requirements. Ms. Klaassen stated the Historic Preservation Commission is to consider the demolition application at their November meeting with the ZBA meeting to considering the zoning relief having not yet been scheduled.

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

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

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

Mr. Duda asked what drove the need for the "second story" appearance. Mr. Goltz explained the need for the ceiling height in terms of first floor ceiling height, mechanicals, etc. He stated they do not want the building to look fake and it was done in this manner to break up the façade. Mr. Duda asked if there is a way to encourage the neighbor to clean up the existing fence. Mr. Goltz described the fence and landscaping to be used in the rear as well as the proposed signage. Gary Evan, Design Studio 24, provided brick and stone material samples to the Board for their review. He also described the spandrel glass to be used in detail.

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

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

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

Chairperson Moor asked for a motion to continue the matter to the November 21, 2024, meeting. A motion was made by Ms. Niehoff to continue the matter to the November 21, 2024, meeting and asked the applicant to consider the quality of the materials including change to natural limestone, removing EIFS, cast stone, and metal copings from the project as well as looking at the detailing of brickwork to increase interest and shadow within the wall. She also stated the potential for a mural or artwork on the south wall of the existing building abutting the Walgreen's lot was discussed to visually activate the wall and create a special experience. Mr. Kennedy seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Duda, Kennedy, Moor, Niehoff, Ritter
NAYS: None

<u>Other Business</u>.

a. <u>November 21, 2024, Meeting – Quorum Check</u>.

The Board Members discussed their availability.

<u>Public Comments</u>:

No comments were made at this time.

Adjournment:

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

AYES: Duda, Kennedy, Moor, Niehoff, Ritter

NAYS: None

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

Respectfully submitted,

Antionette Johnson
Recording Secretary