



Village of Winnetka

Design Review Board/Sign Board of Appeals Meeting

January 16, 2025 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. November 21, 2024, Regular Meeting Minutes
4. **New Applications**
 - a. **Case No. 25-01-DR: 768 Oak Street - Winnetka Public Library:** A Certificate of Appropriateness to allow the exterior alterations for two new building exits at the Subject Property
 - b. **Case No. 25-02-DR: 562 Lincoln Avenue - KJUS:** A Sign Permit to allow installation of a double-faced projecting sign on the existing frame on the street frontage of the Subject Property.
5. **Other Business**
 - a. February 20, 2025 (next meeting date), Regular Meeting - Quorum Check
6. **Adjournment**

NOTICE

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

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

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
November 21, 2024**

Members Present:

Fritz Duda, Acting Chairman
Colin Kennedy
Paul Konstant
Michael Ritter

Members Absent:

Katie Moor
Heather Niehoff

Village Staff:

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

Call to Order & Roll Call:

Acting Chairman Duda called the meeting to order at 7:04 p.m. Roll call was taken of the Board Members present.

Public Comments:

No comments were made at this time.

Approval of Minutes:

Chairman Duda asked for a motion to approve the October 17, 2024, meeting minutes. A motion was made by Mr. Konstant to approve the October 17, 2024, meeting minutes. Mr. Ritter seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Duda, Kennedy, Konstant, Ritter

NAYS: None

Chairman Duda asked for the agenda to be taken out of order, with the new cases heard first and the continued case afterwards. The Board agreed to change the order of the agenda. Chairman Duda then called Case No. 24-17-DR - 809-811 Oak Street.

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.

Mr. Schoon identified the property's location and photographs. He then referred to prior images and stated the applicant is requesting approval for the recent green trim applied to the building.

Chairman Duda asked if there were any questions. No questions were raised at this time. He then asked for a motion to approve the request as presented. A motion to approve the request as presented for 809-811 Oak Street was made by Mr. Ritter. Mr. Konstant seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Duda, Kennedy, Konstant, Ritter

NAYS: None

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.

1 Mr. Schoon identified the property's location and prior tenant. He referred to the storefront's illustration
2 and temporary signage and stated the applicant is asking to install window signs on the door and
3 storefront which are in compliance with the sign regulations. Mr. Schoon stated the applicant also
4 requested a proposed wall sign in the sign band area with black text which also complied with sign
5 regulations. He stated sample colors and materials have been provided and asked if there were any
6 questions.

7
8 Chairman Duda asked if the lettering would be raised PVC individual stud mounted lettering and
9 commented the size and color is fine. He asked if this is an approved material and if Board is ok with it.
10 Mr. Schoon responded it is a Design Guideline in terms of the material and not a code requirement. No
11 additional questions were raised at this time.

12
13 Chairman Duda then asked for a motion to approve the request. A motion was made to approve the
14 request as presented by Mr. Konstant. Mr. Ritter seconded the motion. A vote was taken and the motion
15 unanimously passed, 4 to 0:

16 AYES: Duda, Kennedy, Konstant, Ritter

17 NAYS: None

18
19 **Continued Applications:**

20 **a. Case No. 24-24-V2: 933 Green Bay Road - New Commercial Building: A Certificate of**
21 **Appropriateness for the proposed design of a new one-story commercial building and site**
22 **improvements at 933 Green Bay Road. The Village Council has final jurisdiction on this request. *This***
23 ***item was continued from the October 17, 2024, Design Review Board meeting.***

24 Chairman Duda referred to the Board's comments made to the applicant at the previous meeting with the
25 application being continued to this meeting. Ms. Klaassen referred to the Board's consideration of the
26 application at the October 2024 meeting and summarized the Board's comments relating to the building
27 materials and lack of architectural character. She noted the building layout and size remained the same
28 and identified the primary changes made by the applicant. Ms. Klaassen noted while the proposed wall
29 sign complied with code requirements, the projecting sign's size over the walkway required a Sign Code
30 variation. She stated the updated renderings also include a 4-foot-tall wrought iron fence she identified
31 to replace the wooden fence to the south with the applicant working with the neighboring property owner
32 on the replacement of the existing wood fence with the proposed wrought iron fence represented in the
33 updated renderings. Ms. Klaassen then identified the zoning relief being requested by applicant, which is
34 not within the Board's purview but provided for the Board's information. She informed the Board the
35 Historic Preservation Commission approved the demolition permit without delay and that the ZBA's
36 discussion of the zoning variations primarily focused on parking and the impact of an unknown tenant,
37 with the ZBA ultimately providing a recommendation of approval.

38
39 Ms. Klaassen referred to the items the Board is to consider relating to the Certificate of Appropriateness
40 and stated following the applicant's presentation and public comment, the Board may either recommend
41 approval or denial with draft language included in the packet, or the Board could continue the item to a
42 specific date to allow the applicant or staff time to address Board members' comments and concerns. She
43 then asked if there were any questions. No questions were raised at this time.

44
45 Chairman Duda asked for the applicant's presentation. Mitch Goltz stated in response to the Board's
46 comments at the October meeting, they are providing an updated material board for the Board's review.
47 He stated a major transformation was made to the colors and materials which would include high quality
48 masonry and brick detail. Mr. Goltz informed the Board that the neighboring property is happy about the

1 new fence and described the new fence to be installed. He then referred to renderings of both facades
2 with and without signage and identified the Visual Comfort lighting store as the front tenant and Winnetka
3 Wellness as the rear tenant, both of which would have code compliant signage. He then asked if there
4 were any questions.

5
6 The Board Members commented the revisions looked fine. Chairman Duda then asked for a motion. Mr.
7 Konstant asked the applicant if they considered the use of a steel fence. The applicant responded they did
8 and the new fence would be consistent with the area.

9
10 Chairman Duda again asked for a motion. A motion recommending approval of a Certificate of
11 Appropriateness for the request as presented was made by Mr. Ritter and seconded by Mr. Kennedy. A
12 vote was taken and the motion unanimously passed, 4 to 0:

13 AYES: Duda, Kennedy, Konstant, Ritter

14 NAYS: None

15
16 **Other Business.**

17 a. December 19, 2024, Meeting – Quorum Check.

18 The Board Members discussed their availability.

19
20 **Adjournment:**

21 Chairman Duda asked for a motion to adjourn. A motion to adjourn was made and the motion was
22 seconded. A vote was taken and the motion unanimously passed, 4 to 0:

23 AYES: Duda, Kennedy, Konstant, Ritter

24 NAYS: None

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

26
27 Respectfully submitted,

28
29 Antionette Johnson

30 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: JANUARY 9, 2025

SUBJECT: 768 OAK STREET - WINNETKA PUBLIC LIBRARY - CERTIFICATE OF APPROPRIATENESS TO ALLOW EXTERIOR ALTERNATIONS (CASE NO. 25-01-DR)

INTRODUCTION

On January 16, 2025, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by the Winnetka Public Library (the “Applicant”) as the owner of the building at 768 Oak Street (the “Subject Property”) for approval of a Certificate of Appropriateness to allow the exterior alterations for two new building exits at the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the southeast corner of the intersection of Green Bay Road and Linden and Oak Streets and is zoned B-1, Multi-Family Residential. The Subject Property contains the Winnetka Public Library along with the Library’s parking lot and an outer courtyard. **Figure 1** below identifies the location of the Subject Property.

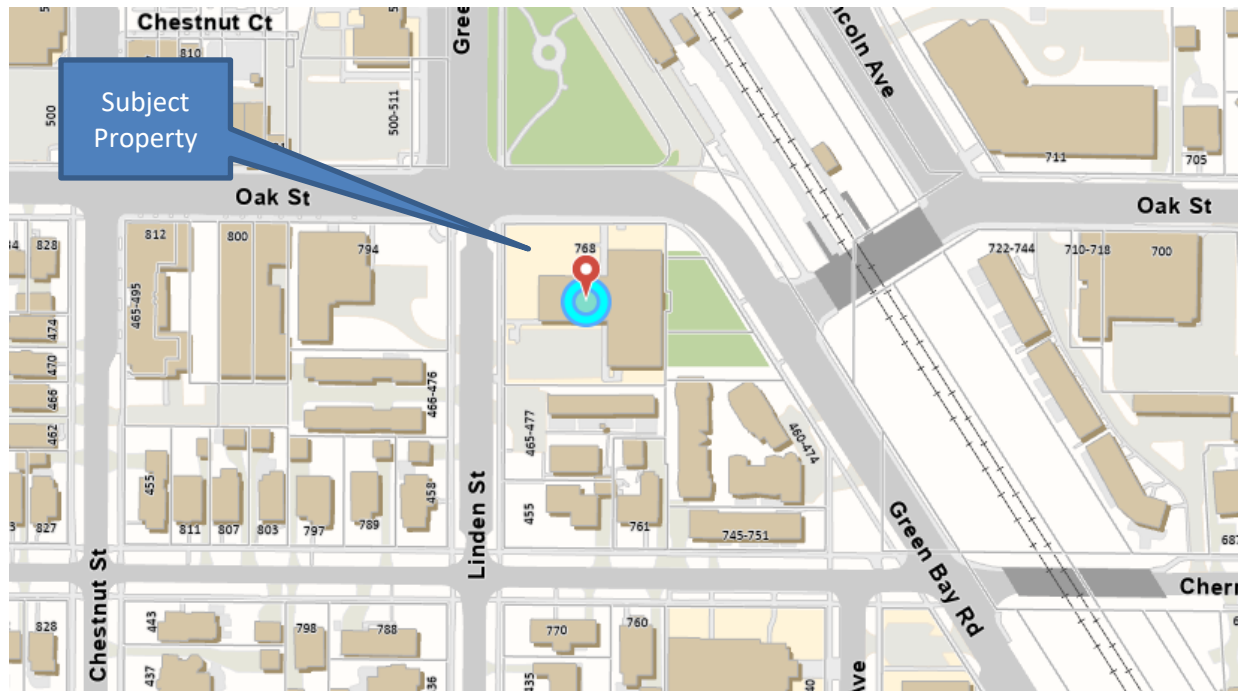


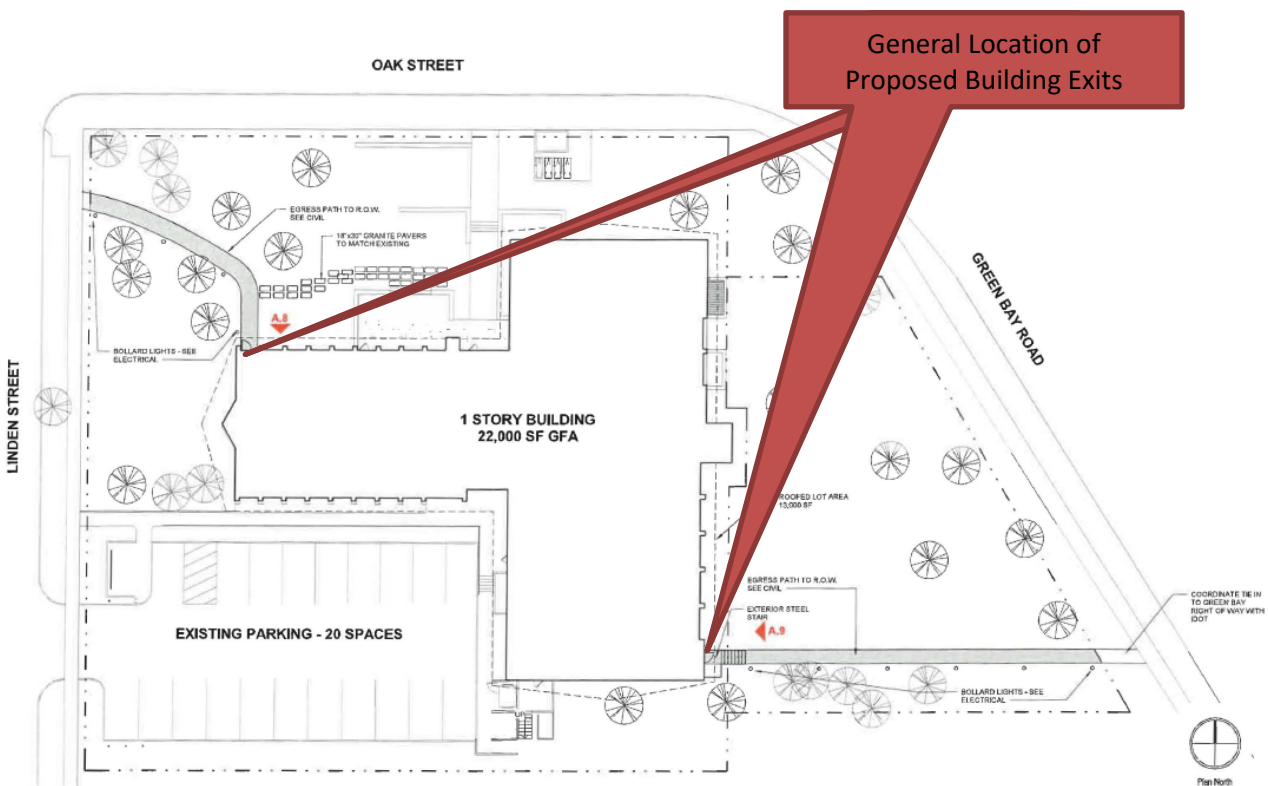
Figure 1 -Location Map – Subject Property – Winnetka/Northfield Public Library at 768 Oak Street

PREVIOUS APPROVALS

The Applicant was granted a Certificate of Appropriateness for exterior changes, including landscaping improvements to the parking lot area, at the September 29, 2021, DRB meeting. The parking lot changes included removing a bike rack and a surrounding masonry wall and installing the landscaping and sitting area where the decorative artistic statue with masonry base was approved at the June 28, 2022, DRB meeting and afterward installed. The replacement of an existing freestanding grounded-mounted sign along Linden Street and the installation of a new freestanding sign along Green Bay Road on the Subject Property was approved by DRB on the June 15, 2023, meeting. Additionally, a Certificate of Appropriateness was approved administratively on August 28, 2024, to replace the existing concrete pad (for book return) with the same size, material, shape, and location.

CURRENT REQUEST

The Applicant is seeking approval to alter the exterior of the building for new building exits, including additional exit points from the building to the Public Right of Way, exterior stair to grade, new walkways, and exterior lighting to accommodate life safety requirements, as shown on the Site Plan below and the illustrations on next page.



Subject Property – Site Plan Showing Proposed Location of New Building Exits

[illegible]

A photograph of a modern building with a large glass facade and a brick chimney, with a red rectangle highlighting the left side of the building.

[illegible][illegible]

Architectural section drawing of a building showing a staircase and structural details. The drawing includes labels for "STEEL GUARD AND RAILING, STRINGER MOUNTED, BY STAIR FABRICATOR", "METAL GRATING STAIR, DELEGATED DESIGN", "STACKS 200", "OFFICE 009", and a vertical dimension of "41'7\"". The staircase is shown with a metal grating deck and a steel guard and railing. The drawing also shows a cross-section of the building structure, including a concrete slab and a wall. The staircase is located on the left side of the drawing, and the office space is on the right. The stacks are located above the office space.

Page 7 of 42

LIMESTONE PANELS

Match Existing

Basis of Design: Vetterstone Rustic Buff



ALUMINUM STOREFRONT

Match Existing

Basis of Design: Old Castle

Finish: Anodized Aluminum



FRP DOOR (West Exit)

Match Existing

Basis of Design: Special-Lite FRP

Finish: Sandstone Texture :



Seawolf

#5525



Example Solid FRP in Aluminum Frame

STEEL STAIR AND RAILING

Delegated Design : See Reference Image below and reference images. Railing detailing to match existing guardrails on property.

Finish: Painted, "Urbane Bronze"



Sherwin Williams
"URBANE BRONZE"

LIGHTING

Building Sconce

Basis of Design: Lithonia WDGE1, Finish: Bronze



LIGHTING

Site Bollards

Basis of Design: Lithonia Radean, Finish: Bronze

Asymetric Distribution

With Photoelectric Cell & Bi-Level Motion Sensor



SEE EXHIBIT B FOR ADDITIONAL
PRODUCT DATA

Proposed Product Information Details

Additionally, the Applicant has provided renderings and illustrations of the proposed exterior alternations available in the application materials included in **Attachment A**.

The Applicant acquired the Library Park parcel from the Winnetka Park District in 2022 and proposes combining the existing Library parcel with the Library Park parcel, creating a single buildable lot measuring 46,293 square feet. Therefore, the Applicant has submitted an application for a Plat of Consolidation, which the Plan Commission is scheduled to consider on December 18, 2024.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

The Board must determine if the proposed exterior alterations at Subject Property meet the above standards.

DESIGN GUIDELINES ANALYSIS

The Design Guidelines provide guidance for institutional buildings and areas. They generally encourage masonry materials for building materials and overall aesthetics, including outdoor hardscaping. 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.

The proposed improvements would be consistent with the Design Guidelines and recommendations. An excerpt of the Design Guidelines pertaining to the proposed statue installation is included in **Attachment B**.

SUMMARY

The Applicant requests that the DRB find the proposed exterior alternations at the Subject Property as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB approve the Certificate of Appropriateness, the Applicant would not need to receive a building permit prior to making exterior alterations.

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: 768 Oak Street

Name of Business(es): Winnetka Public Library

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) Exterior Alterations for new building exits



Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Please see attached "Exhibit A" packet describing work in detail. Proposed work includes additional exit points from the building to the public Right of Way. New and modified openings in existing building, exterior stair to grade, new walkways and lighting to accommodate life safety requirements.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 768 Oak Street (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

SIGNED

PRINTED NAME

ADDRESS

PHONE NO.

EMAIL

[Signature]
[Redacted Name]
768 Oak Street, Winnetka
[Redacted Phone]
mdombrowski@wnpld.org

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	<u>Engberg Anderson</u>
CONTACT NAME	<u>Kristin Richardson</u>
ADDRESS	<u>8618 W Catalpa Ave</u> <u>Suite #1116</u>
PHONE NO.	<u>312-846-7584</u>
EMAIL	<u>kristinr@engberganderson.com</u>

COA 2024-1278
FEE WAIVED



WNPLD - WINNETKA PUBLIC LIBRARY
DESIGN REVIEW BOARD SUBMISSION

EXHIBIT A

768 Oak Street

December 4, 2024



Winnetka-Northfield
PUBLIC LIBRARY DISTRICT



**Engberg
Anderson**
ARCHITECTS

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DESIGN REVIEW BOARD SUBMISSION



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PROJECT SUMMARY

History and Intent

In 2022 the Winnetka-Northfield Public Library District conducted multiple reviews of the safety and security of the existing Winnetka Branch Library. Security review was conducted with the Winnetka Police Department, and Life Safety Review was conducted by Engberg Anderson.

In the interest of both Life Safety and Security, the Library identified a need for additional exit points from the building to conform with current building code and best practices for modern security needs, such as active shooter scenarios.

The work shown herein includes (1) additional exit point on the Northwest side of the building, from the children's wing to the public Right of Way at Linden Street, and (1) additional exit point from the Southwest side of the building, from the Adult stack area to the public Right of Way at Green Bay Road.

The design intent is to create these exit points in a cost effective, code compliant manner to match existing materials and systems to the greatest extent possible. This includes patch infilling limestone panels to match existing, anodized aluminum glazing systems, and painted steel railings and stairs to match similar systems already in place on the property. In lieu of samples we have provided images demonstrating existing materials and finishes already on site that we intend to match.

West Children's Exit

The proposed West Exit is straightforward in replacing existing window with storefront exit door with existing masonry opening, similar to work completed in previous projects on the north side of the building. The door is an exit-only door, but given the location we are proposing a full glazed door to match the rest of the facade. The exit path is designed to best work around existing trees and provide a softer "meandering" pathway within the landscaping. The Library intends to use this path, and expanded paver area to conduct exterior "storywalk" programming on the property. Work also includes shielded LED exit lighting at the door, and decorative bollard lighting along the path for minimum egress lighting levels.

East Adult Exit

The proposed East Exit is a challenging location due to grade differences between the finish floor and exterior grade. The proposed exit only door creates a new opening in existing masonry limestone facade, with a grated steel exterior stairway leading to grade. NOTE: this location requires removal of existing trees adjacent to the building. Our review of Winnetka ordinance did not identify a replacement schedule that would require replacement. The proposed doorway utilizes matching aluminum frame, but a solid FRP panel door to better blend with the limestone mass. The stair and railings will be painted to match other railings and stairs already on the property. The exit path connects straight East to Green Bay Road with shielded LED exit lighting and decorative bollard lighting along the path.

Kristin Richardson, Senior Associate
Engberg Anderson

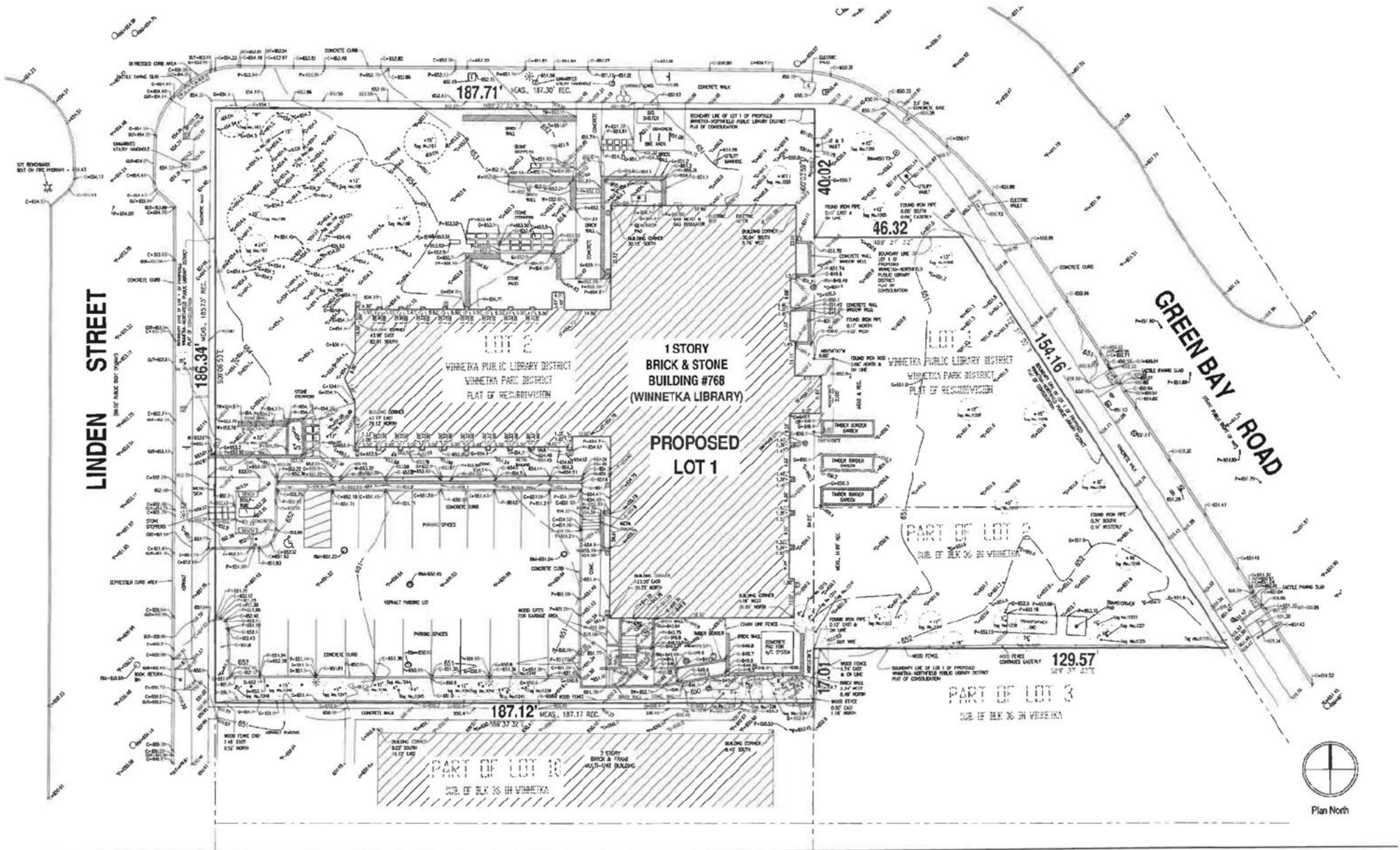


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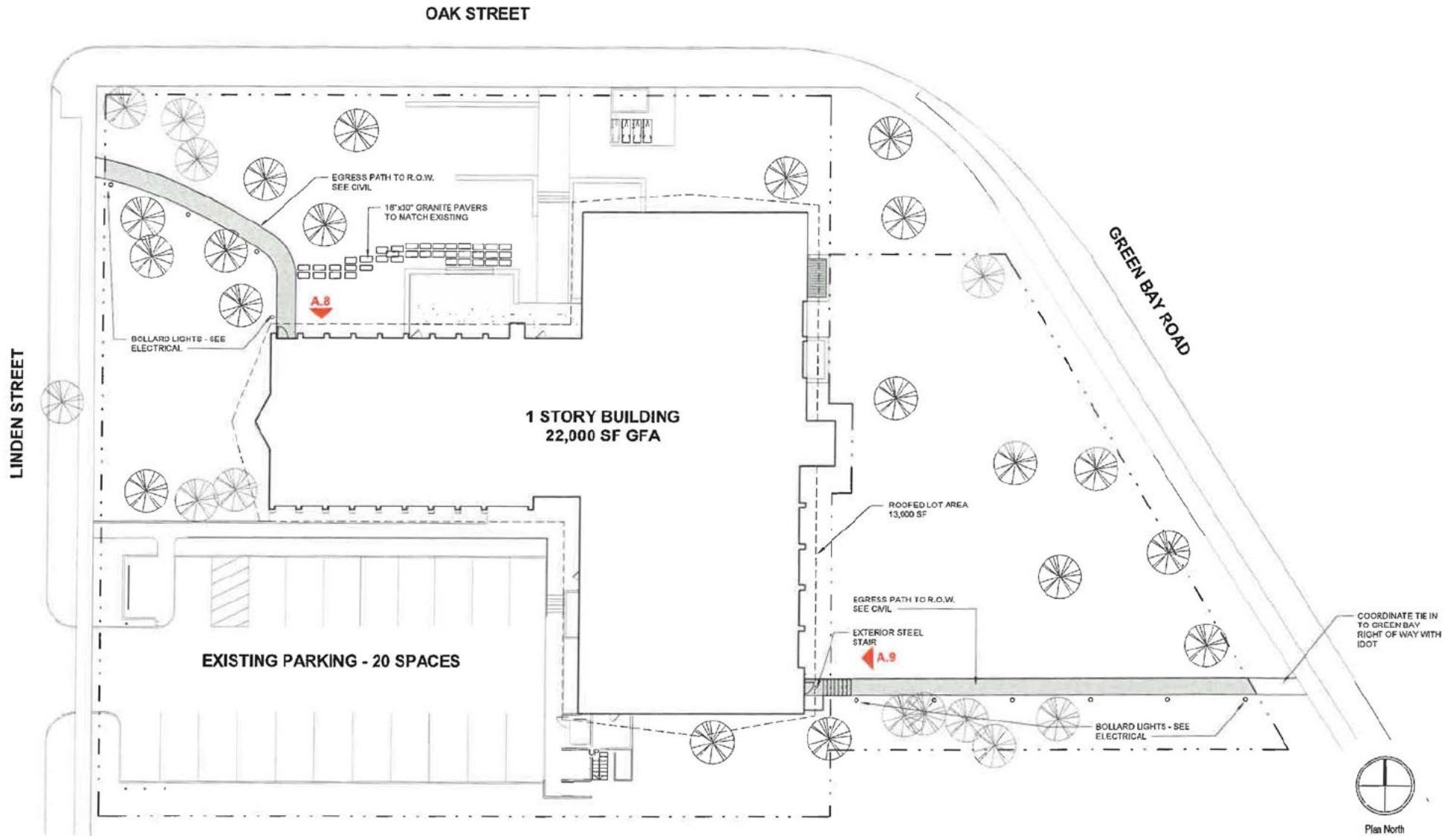
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Project Summary - A.1



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DESIGN REVIEW BOARD SUBMISSION

For Reference - Draft Plat of Survey for Consolidated Property - A.2



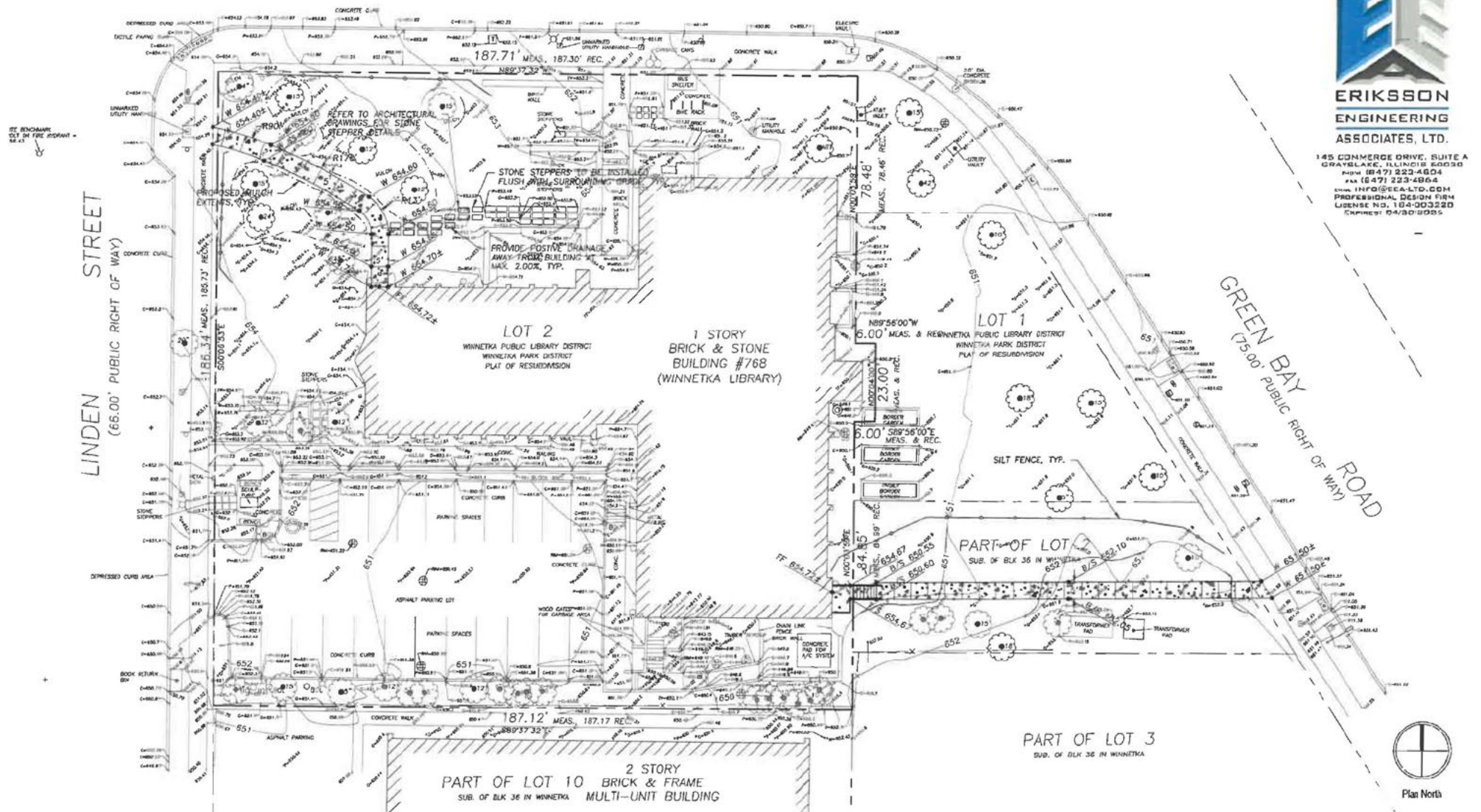
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Site Plan - A.3

OAK STREET
(66.00' PUBLIC RIGHT OF WAY)



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Anderson**
ARCHITECTS

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Grading Plan - A.4

OAK STREET
(66.00' PUBLIC RIGHT OF WAY)



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

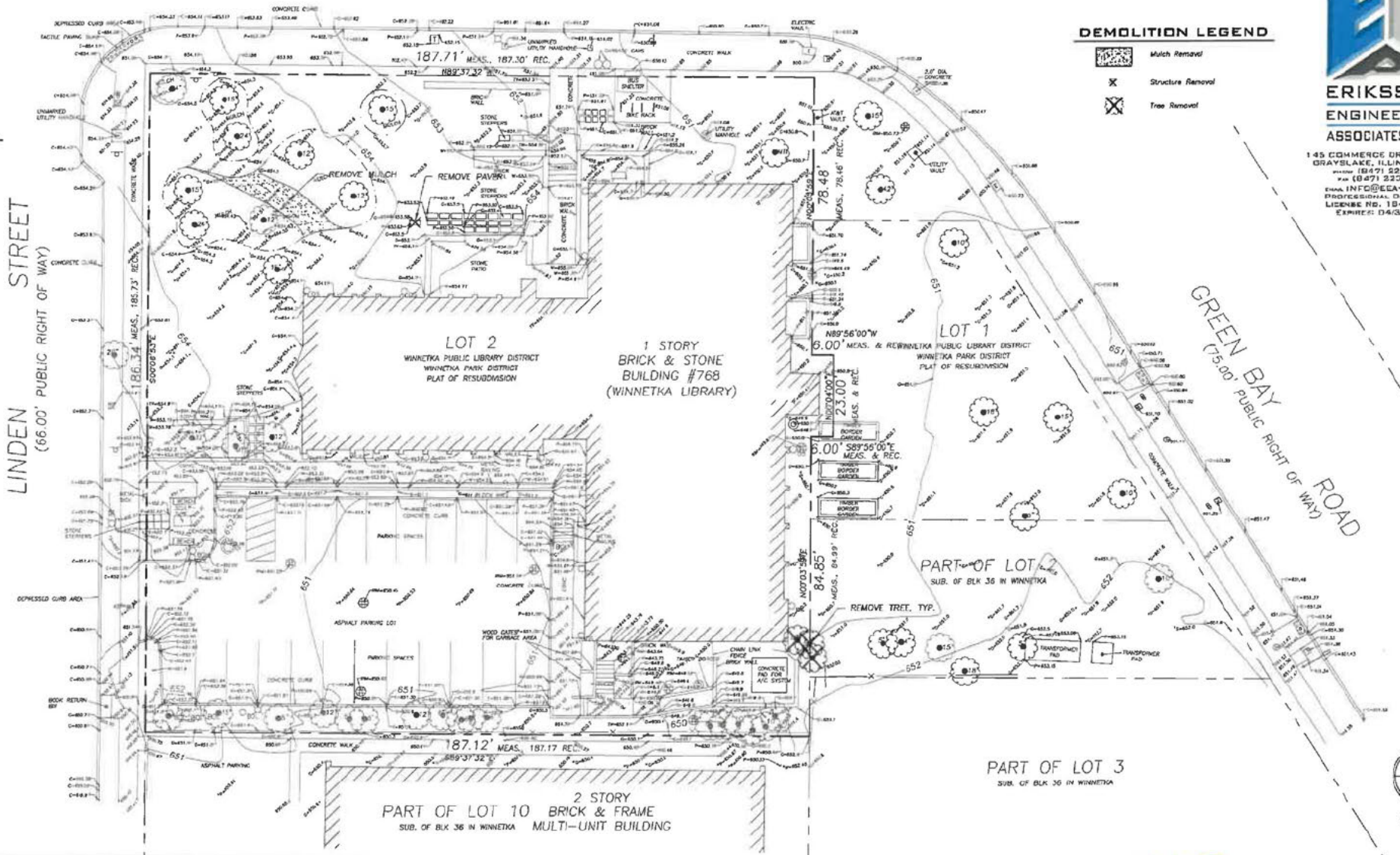
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4864
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 104-003220
EXPIRES: 04/30/2025

DEMOLITION LEGEND

- Mutch Removal
- Structure Removal
- Tree Removal

LINDEN STREET
(66.00' PUBLIC RIGHT OF WAY)

GREEN BAY ROAD
(75.00' PUBLIC RIGHT OF WAY)



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RECEIVED
DEC - 5 2024
BY: _____

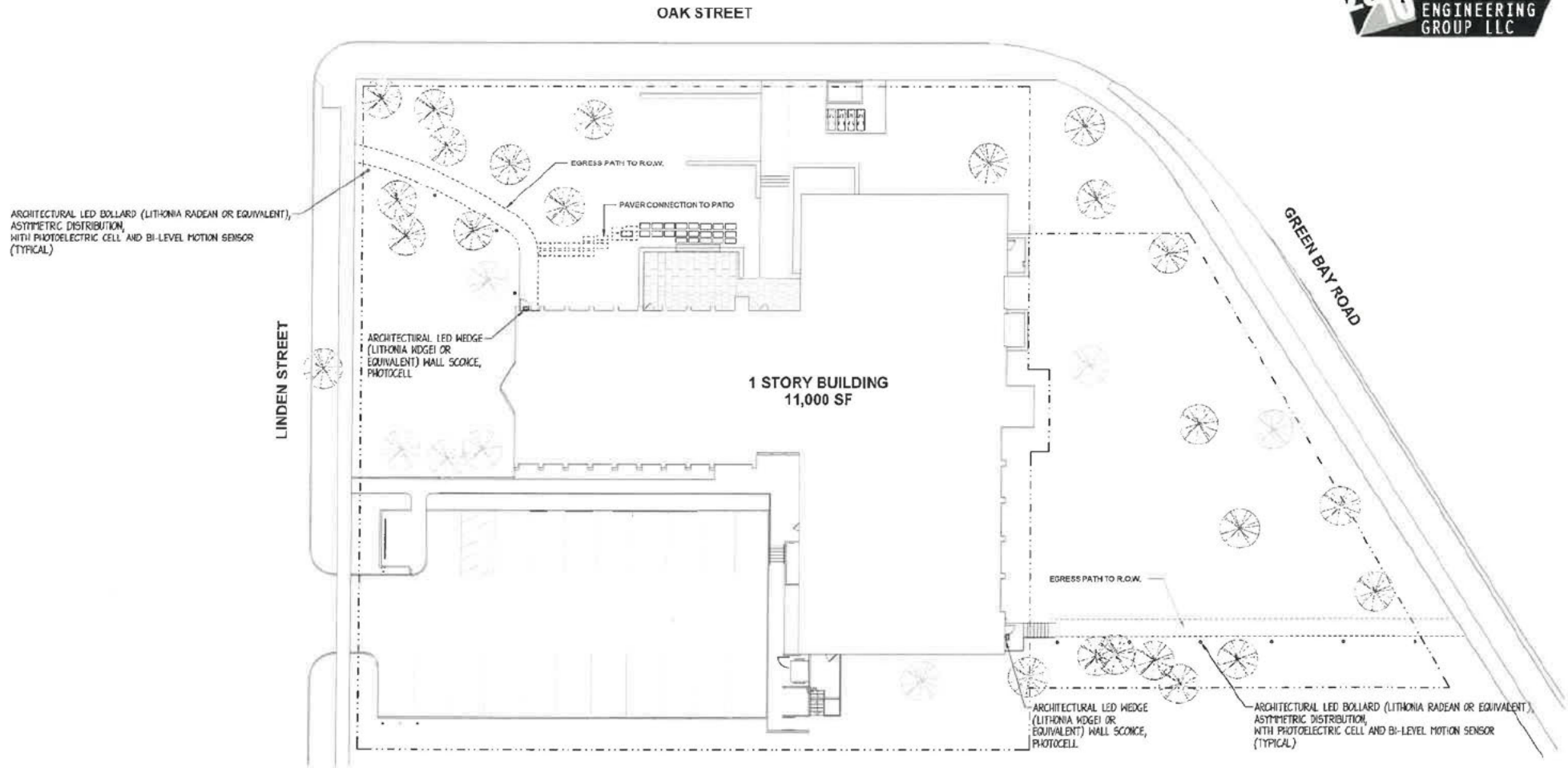
Site Demolition Plan - A.5

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60022
PHONE (847) 223-4804
FAX (847) 223-4854
EMAIL INFO@DEE-ALTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES 04/30/2025



Landscaping Plan - A.6

Mechanical - Electrical Engineers
1216 Tower Road
Schaumburg, Illinois 60173
847.882.2010
Fax 847.882.2201



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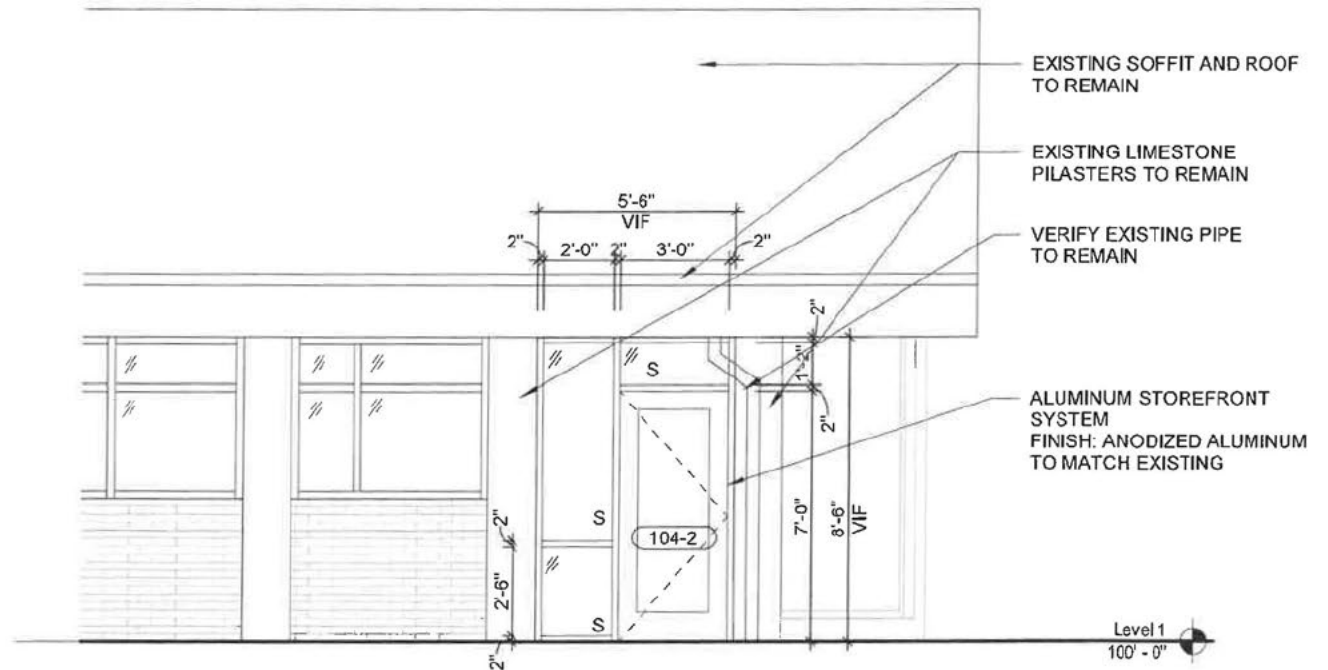
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Exterior Lighting Plan - A.7

CHILDREN'S EXIT - "WEST" EXIT ELEVATION



EXISTING PHOTO



PARTIAL NORTH ELEVATION



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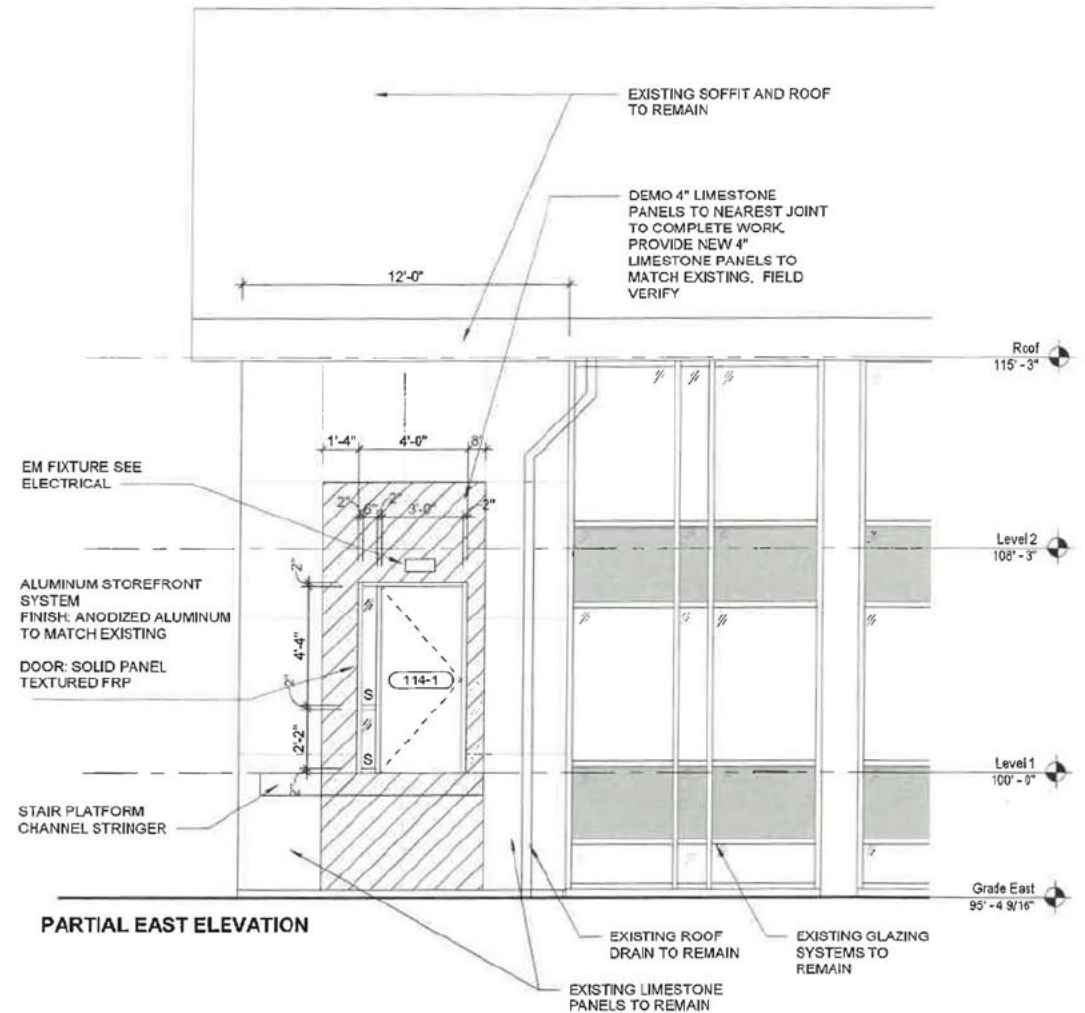
Children's "West" Exit Elevation - A.8

ADULT EXIT - EAST ELEVATION

AREA OF WORK



EXISTING PHOTO



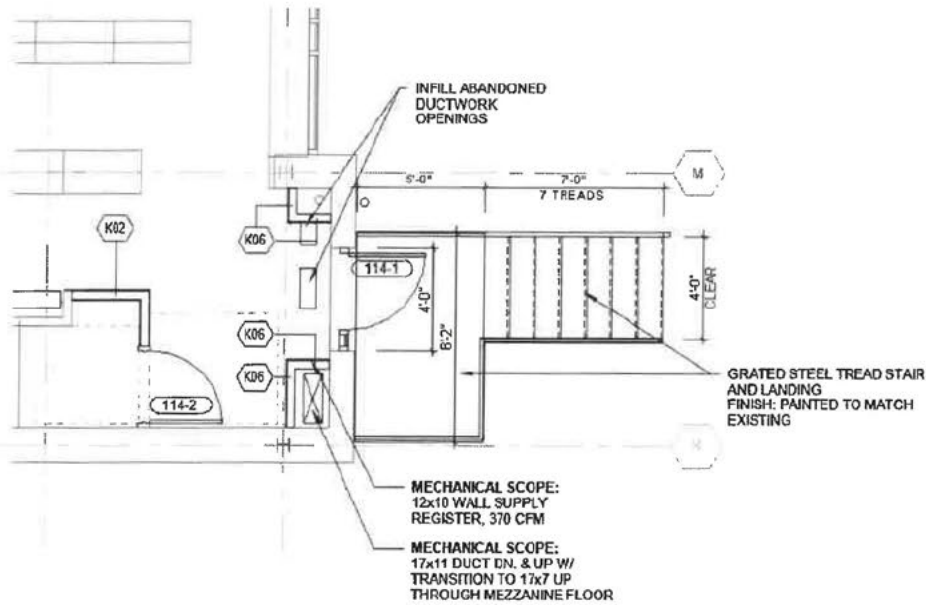
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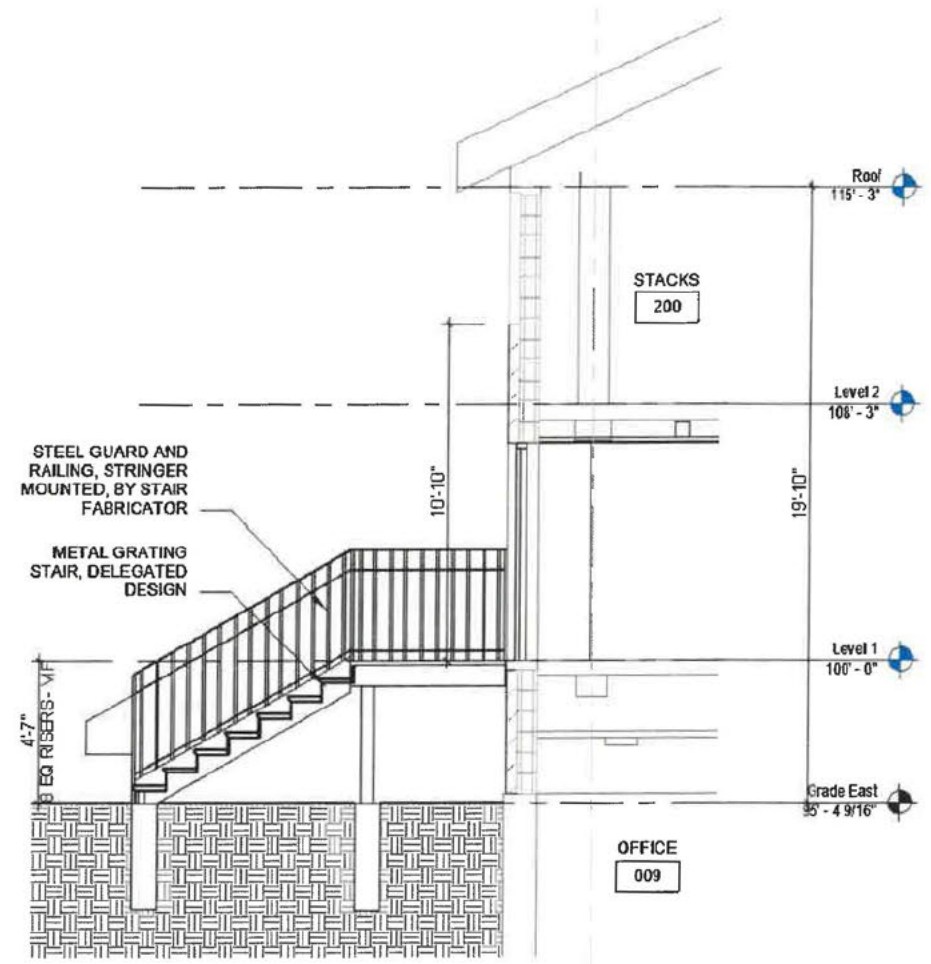
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Adult "East" Exit Elevation - A.9

EAST EXIT - EXTERIOR STAIR DETAIL



PARTIAL FIRST FLOOR PLAN



EXIT STAIR DETAIL



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Exterior Stair Details- A.10

REFERENCE IMAGES - EXISTING BUILDING



Existing North Entrance
- Painted Steel Railings



Existing South Entrance
- Painted Steel Railings
- FRP Door in Aluminum Frame



Existing Staff Exit
- Painted Steel Railings
- Aluminum Door and Frame



Existing Meeting Room (North Facade)
- Aluminum Door and Frame



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**Engberg
Anderson**
ARCHITECTS

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Reference Images - A.11

REFERENCE IMAGES - SITE CONTEXT



EAST FACADE FROM GREENBAY ROAD



Neighboring Property
468 Green Bay Rd
Private Residential



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Reference Images - A.12

REFERENCE IMAGES - SITE CONTEXT



INTERSECTION OF OAK STREET, LINDEN & GREEN BAY ROAD



VIEW FROM LINDEN STREET



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Reference Images - A.13

REFERENCE IMAGES - SITE CONTEXT



VIEW FROM LINDEN STREET



Neighboring Property
471 Linden St
Multi-Family Residential

PRODUCT INFORMATION

LIMESTONE PANELS

Match Existing
Basis of Design: Vetterstone Rustic Buff



ALUMINUM STOREFRONT

Match Existing
Basis of Design: Old Castle
Finish: Anodized Aluminum



FRP DOOR (West Exit)

Match Existing
Basis of Design: Special-Lite FRP
Finish: Sandstone Texture :



Seawolf
#5525

STEEL STAIR AND RAILING

Delegated Design : See Reference Image below and reference images. Railing detailing to match existing guardrails on property.
Finish: Painted, "Urbane Bronze"



Sherwin Williams
"URBANE BRONZE"



Example Solid FRP in Aluminum Frame

LIGHTING

Building Sconce
Basis of Design: Lithonia WDGE1, Finish: Bronze



LIGHTING

Site Bollards
Basis of Design: Lithonia Radean, Finish: Bronze
Asymetric Distribution
With Photoelectric Cell & Bi-Level Motion Sensor



SEE EXHIBIT B FOR ADDITIONAL
PRODUCT DATA



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Product Information - A.15



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EXHIBIT B: Product Cut Sheets

768 Oak Street

December 4, 2024



Winnetka-Northfield
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**Engberg
Anderson**
ARCHITECTS

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DESIGN REVIEW BOARD SUBMISSION**





STANDARD BUFF



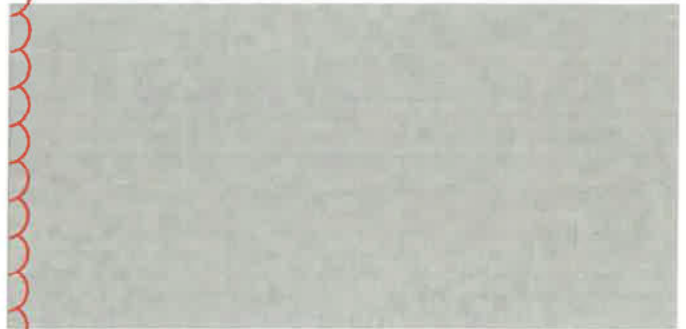
SILVER BUFF



RUSTIC BUFF



STANDARD GRAY



FULL COLOR BLEND



Computer generated images and printed reproductions may not accurately match true stone color.
We recommend final selections be made from actual stone samples whenever possible.

*Color also available in Fleuri cut.

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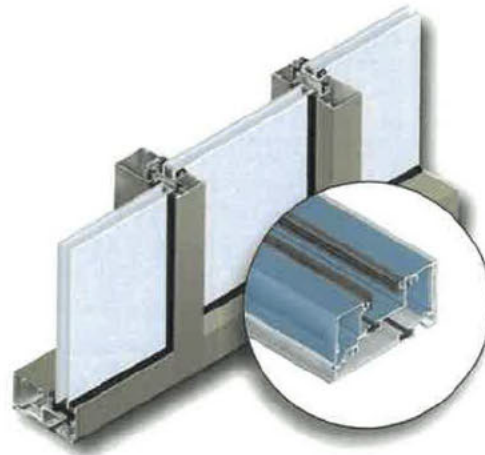
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FAMILY OWNED

Series 3000 Thermal Multiplane — the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal Multiplane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 Thermal Multiplane provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, the Series 3000 Thermal Multiplane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".

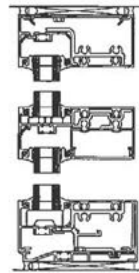


First Community Credit Union, St. Louis, MO
Architect: TR,i Architects

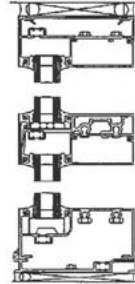
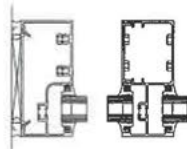
Features

- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi Set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge option for Front Set
- Continuous head and sill assembly option for Front Set
- Screw spline and shear block assembly
- Outside and inside glazing options Complete
- 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates projected and casement vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

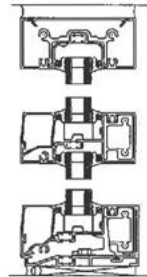
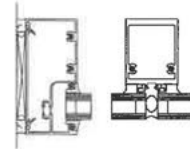
Product Details



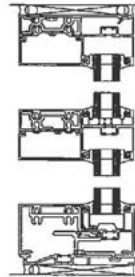
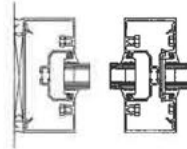
Front Set



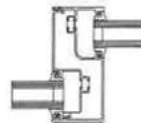
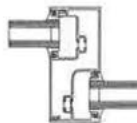
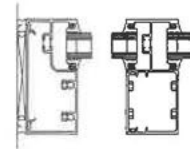
Front Set SSG



Center Set



Back Set



Multi Set

Performance

- Air Infiltration: <.06 CFM/SQ FT @ 6.24 PSF per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC per ASTM E90:
 - 32 with clear glass (Center and Front Set)
 - 37 with laminated glass (Center Set)
 - 38 with laminated glass (Front Set)
- OITC per ASTM E90:
 - 26 with clear glass (Center and Front Set)
 - 30 with laminated glass (Center and Front Set)
- Thermal Performance per AAMA 1503 for Low-E 1" insulating glass:
 - U-factor = 0.33, CRF = 68 Captured (Front Set)
 - U-factor = 0.31, CRF = 72 Captured (Front Set SSG)
 - U-factor = 0.32, CRF = 63 Captured (Center Set)
- NFRC Certified and Thermal Performance Characteristics per AAMA 507



Oldcastle BuildingEnvelope

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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.

Architectural Series of Asphalt Shingles
(3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are
allowed)



Figure 46

Institutional only

Flat roofs must be hidden by parapet
on primary / secondary facades.

Commercial and Multiple- Family

Flat roof must not be visible from
street, pedestrian, or open spaces.

d. Door and Window Materials:

Commercial, Mixed Use, Institutional,
Multiple- Family Residential: Entry
doors should be wood or aluminum
stile and rail with varying degrees of
glass. Public entry doors should be
fully glazed whereas private and semi-
private entries should be primarily
solid panel doors. Storefront window
units should be either paneled
aluminum or brass. Many original
storefronts, some with transom
windows, remain in the districts.
Efforts should be taken to
repair and renovate these systems
where feasible. Window frames should
be wood, steel or aluminum. Vinyl
windows are not acceptable. Muntin
divisions should be real divided glass
or simulated with spacer bars. Snap-in
muntins are not acceptable. Color
selection should be sympathetic with
the overall building color palette and
take into account the adjacent building
materials within the structure,
immediately adjacent structures,
structures within the same block and
structures across the street.

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



Figure 47



Figure 48



Figure 49



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: JANUARY 9, 2025
SUBJECT: 562 LINCOLN AVENUE - KJUS - PROJECTING SIGN PERMIT
(CASE NO. 25-02-DR)

INTRODUCTION

On January 16, 2025, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *KJUS, Inc.* (the “Applicant”), as the lessee of the commercial space located at 562 Lincoln Avenue (the “Subject Property”), to allow a double-faced projecting sign on the existing frame on the street frontage of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is one of the commercial spaces located in the mixed-use building at 564-572 Lincoln Avenue, often referred to as *The Winnetka Galleria* (“*The Galleria*”), located on the west side of Lincoln Avenue between Elm and Pine Streets. It is zoned C-2 General Retail Commercial Overlay District. The Applicant is leasing a vacant commercial space, which *T. J. Cullen Jewelers* most recently occupied. In addition to the Applicant space is the *Compass Retail Area*, including their office and vendor *Anne Loucks Gallery*, which is located on the south side of the courtyard. The *Beauty Lash* is on the north side of the courtyard. *The Galleria* has residential condominiums on the second and third floors. **Figure 1** below shows the Applicant’s storefront at Lincoln Avenue.



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

CURRENT REQUEST

The Applicant is seeking approval to install a new double-face projecting sign on the existing frame. The proposed sign would identify and promote their business and would be the same size and shape as the other projecting signs on the building. Signs will feature the logo, text, and colors of their businesses, as shown in the illustrations below:



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

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

- Existing frame
 - projecting 48 inches from the building wall
 - 9.33 inches from the finish grade; and
- 24 x 36 x 0.63 inches vinyl graphic on the existing projecting sign frame with a black background and "KJUS" white text and logo in orange.

A copy of the Application materials is included in Attachment A.

SIGN CODE ANALYSIS

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

Projecting sign standards

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

The proposed projecting sign extends more than 2 feet from the building wall, but existing projecting sign frames were approved previously for the whole building. Given that the Applicant is changing just the double face of the projecting sign, there is no need for a sign variation request.

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 sign. (See Attachment B).

SUMMARY

The Applicant requests that the DRB find the proposed sign 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 sign.

ATTACHMENTS

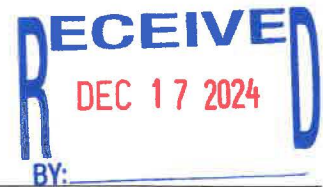
Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION



Tenant/Lessee

Name of Business KJUS		Primary contact name Michelle Laurita		Phone No.
Project Address 562 Lincoln Ave				
City Winnetka	State IL	Zip Code 60093	Email michelle.laurita@kjus.com	

Sign Company

Name of Sign Company Fastsigns of Skokie		Primary contact name Kim Hackl		Phone No. 8474233456
Street Address 3437 Dempster St				
City Skokie	State IL	Zip Code 60076	Email kim.hackl@fastsigns.com	

Property Owner

Name of Company Hoffman Commercial Real Estate		Primary contact name Jenn Epstein		Phone No. 847-512-3191
Street Address: 568 Lincoln Ave				
City Winnetka	State IL	Zip Code 60093	Email jepstein@hoffmanncre.com	

Sign type(s): ☐ window graphics ☐ wall-mounted sign ☐ ground-mounted sign
(check all that apply) ☒ projecting sign ☒ other Vinyl graphic change on existing blade sign

Additional description of sign type and materials Printed vinyl graphics being mounted to existing blade sign at 568 Lincoln

OFFICE USE ONLY

SIGN FEE: \$80 NON-ILLUMINATED PER SIGN TYPE	\$ <u>80</u>
\$195 ILLUMINATED SIGN	\$ _____
STAFF REVIEW FEE: \$70 ☐ WAIVE FEE	\$ <u>70</u>
TOTAL PERMIT FEE	\$ <u>150.00</u>
CONDITIONS OF APPROVAL: _____	

562 Lincoln Ave
Winnetka, IL 60093



Sign Face Replacement Only

Existing sign is a 36" x 24" oval that hangs from a pole bracket that is mounted to the exterior wall.



LANDLORD INFORMATION

Jenn Epstein

Name (Please Print)

Signature

jepstein@hoffmanncre.com; 847-512-3191

Phone & E-mail

FASTSIGNS | **SKOKIE**

3437 Dempster | (847)423-3456

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)