



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

February 20, 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. January 16, 2025, Regular Meeting Minutes
4. **New Applications**
 - a. **Case No. 25-03-DR: 904 Green Bay Road - Got?Art Studio:** A Sign Permit to allow the installation of new window, door, and wall signs on the Green Bay Road frontage of the Subject Property.
 - b. **Case No. 25-04-DR: 553 Lincoln Avenue - Framebridge:** An Awning Permit to replace the fabric on the two existing awning frames and install a valance sign on each awning with business name.
5. **Other Business**
 - a. March 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
January 16, 2025**

Members Present:

Katie Moor, Chairperson
Fritz Duda
Paul Konstant
Heather Niehoff

Members Absent:

Colin Kennedy
Michael Ritter

Village Staff:

Davorka Kirincic, Building and Code Enforcement Manager

Call to Order & Roll Call:

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

Public Comments:

No comments were made at this time.

Approval of Minutes:

Chairperson Moor asked if there were any comments or corrections or for a motion to approve the November 21, 2024 meeting minutes. A motion to approve the November 21, 2024 meeting minutes was made by Mr. Konstant and seconded by Mr. Duda. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Duda, Konstant, Moor, Niehoff

NAYS: None

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

Ms. Kirincic referred to a PowerPoint presentation and described the request for the Certificate of Appropriateness proposal for new building exits and alterations to the Board. She identified the property's location, zoning classification and improvements. Ms. Kirincic also identified several prior approvals in 2021 and 2023 and stated a Certificate of Appropriateness was approved in 2024 to replace the existing concrete pad. She identified the proposed building exits to the public right-of-way, exterior stairs to grade, new walkways and new lighting to conform with ADA requirements. Ms. Kirincic noted the code required any exterior changes to be presented to the Board for commercial and institutional buildings and noted the request is in compliance with design review guidelines. She also identified the proposed materials in the application.

Ms. Kirincic outlined the information the Board is to consider with regard to the application and asked if there were any questions.

Chairperson Moor also asked if there were any questions. No questions were raised at this time. She then called the matter in for discussion.

Chairperson Moor asked for a motion to approve the request as presented. Mr. Konstant moved to issue a Certificate of Appropriateness to approve the request as presented. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Duda, Konstant, Moor, Niehoff

NAYS: None

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.

Ms. Kirincic identified the property's location and zoning classification. She stated the applicant is leasing formerly vacant space at the Winnetka Galleria and identified the prior tenant. Ms. Kirincic stated the sign code required all projecting signs to be presented to the Board and described the proposed double-faced projecting sign on the existing frame. She stated the Board previously approved similar signage for Compass and the proposed signage would be similar in terms of size and shape. Ms. Kirincic noted the sign would extend more than 2 feet from the building wall and given the fact that the sign's face would be the only change, there is no need for a sign variation request.

Ms. Kirincic then stated applicable sections from the design review guidelines were provided to the Board to assist in their review and asked if there were any questions.

Chairperson Moor also asked if there were any questions. Ms. Niehoff asked if the window signage would be changed. Ms. Kirincic confirmed there is no window signage. The sign installer described the proposed sign in detail. No additional questions were raised at this time.

Chairperson Moor asked for a motion to approve the request. Ms. Niehoff moved to approve the request as presented. Mr. Konstant seconded the motion. A vote was taken, and the motion unanimously passed, 4 to 0:

AYES: Duda, Konstant, Moor, Niehoff

NAYS: None

Other Business.

a. February 20, 2025, Meeting – Quorum Check.

The Board Members discussed their availability.

Adjournment:

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

AYES: Duda, Konstant, Moor, Niehoff

NAYS: None

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: FEBRUARY 13, 2025

SUBJECT: 904 GREEN BAY ROAD - GOT?ART STUDIO - NEW WINDOW, DOOR
AND WALL SIGN PERMIT
(CASE NO. 25-03-DR)

On February 20, 2025, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Got?art Studio* (the "Applicant"), the current lessee of the commercial space located at 904 Green Bay Road (the "Subject Property"), to allow the installation of new window, door, and wall signs on the Green Bay Road frontage of the Subject Property.

The Subject Property is located west of Green Bay Road between Gage Street and Tower Road in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is located within the Commercial Overlay District. **Figures 1** below and **2** on the following page identify the Subject Property, and **Figure 3** identifies the proposed wall sign's location on the building's exterior facade.



Figure 1 – Subject Property – Location Map



Figure 2 – Subject Property- View from Green Bay Road



**Figure 3 – Subject Property
Got?art Studio – Storefront Location**

CURRENT REQUEST

The Applicant seeks approval for a new door, window, and wall sign to identify and promote their new business location at the Subject Property. The proposed signs will feature the business' name, as shown in the illustrations below.

Door Window Sign:

- Individual text die-cut decals in white color;
- 1 1/4 inches tall store hours text
- Sign area is 2.37 square feet;
- Located in the upper portion of the door window; and
- Sign occupying 11.28% of the door glass area.

Window Sign:

- Individual text die-cut decals in white color;
- Maximum 9 inches tall text elements stating “got?art”;
- Sign area of the text is 1.69 square feet;
- Text located at the bottom of the window; and
- Sign occupying 1.95% of the window area.



Proposed Window Sign at Storefront

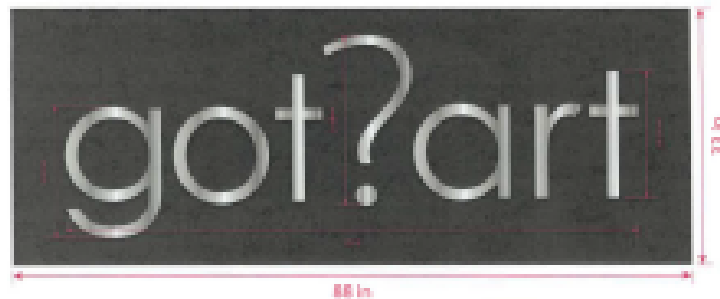
Wall Sign :

- 88 x 33 inches Black Backer Board;
- Acrylic letters 16.31 inches stating “got?art” will be painted silver metallic;
- Located on the Green Bay Road exterior wall on the sign band above the storefront window and align with the storefront door frame;
- Approximately 20 square feet of sign area; and
- 10.6 feet above grade.

Location of the Proposed
Wall Sign



Proposed Wall Sign at the Green Bay Road Frontage



Proposed Wall Sign Detail

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; **One of the text elements of the proposed window signs is nine inches. The subject element is not a logo or first letter; it is higher than 8 inches and needs Board approval.**
- The height of the sign should 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	Street Exposure 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	21.00	50%	10.05	2.37	11.28%
Left Window	86.76	10%	8.68	1.69	1.95%

The proposed door window and window signs meet all the Sign Code 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 sign meet all the above standards for wall signs.

Signage Street Exposure

Area	Square Foot	Percentage
Green Bay Avenue Elevation Area	211.42	-
Max Allowed per Sign Code (15% of the Street Exposure)	31.71	15%
All Proposed Signs Counted Toward Street Exposure	24.06	11.38%

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

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION



BY: Tenant/Lessee

SBC-2025-006

Name of Business GOT? ART STUDIO		Primary contact name PICTA VTONCW		Phone No. [REDACTED]
Street Address 904 GREENBAY RD.				
City WINNETKA	State IL	Zip Code 60093	Email [REDACTED]	

Sign Company

Name of Sign Company SIGNARAMA NORTHBROOK DJ		Primary contact name		Phone No. 847 239 5743
Street Address 3645 WOODHEAD DR.				
City NORTHBROOK	State IL	Zip Code 60062	Email INFO@SIGNARAMA-NORTHBROOK.COM	

Property Owner

Name of Company N/A - JOHN & ALOHA COSINSKE		Primary contact name		Phone No. [REDACTED]
Street [REDACTED] WILMETTE [REDACTED]				
City [REDACTED]	State [REDACTED]	Zip Code [REDACTED]	Email [REDACTED]	

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

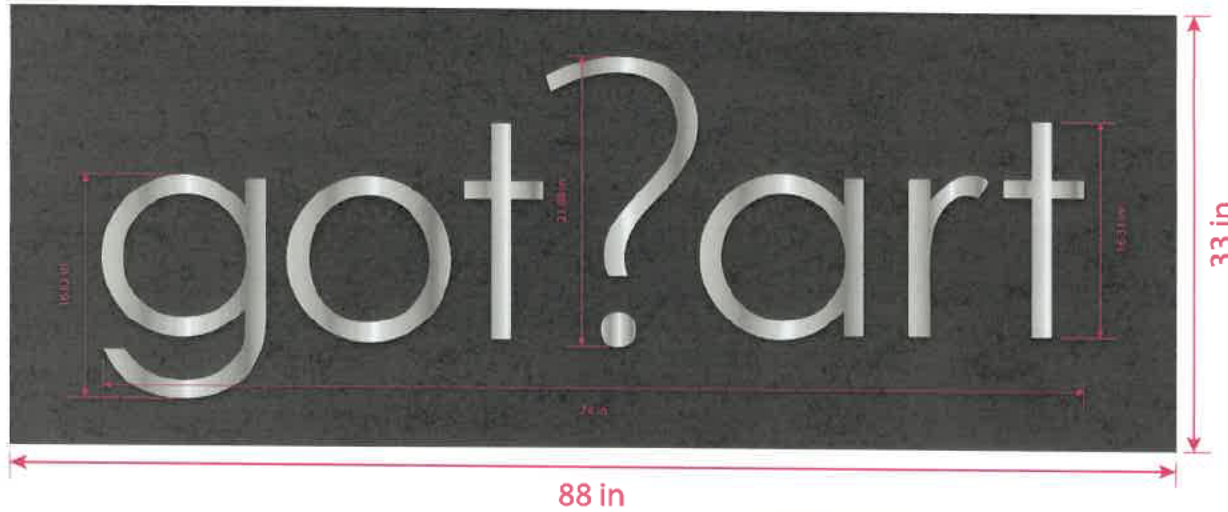
☒ window graphics ☒ wall-mounted sign ☐ ground-mounted sign
☐ projecting sign ☐ other _____

Additional description of sign type and materials WALL - SEE MOCK-UP:
88 x 36 INCHES, METAL PLATE W/DIMENSIONAL LETTERS
SILVER METALIC ON BLACK BACK GROUND
WINDOW GRAPHICS: 44 x 14 INCHES MATCHING
CURRENT TEMP. SIGN (WHITES ON GLASS)

OFFICE USE ONLY: PERMIT FEE (\$60/\$195 per sign) _____

CONDITIONS OF APPROVAL: _____





SIGN SPECS:

Acrylic 3/8th letters

74x26 Area Logo

88x33 Black Backer Board

Painted Silver Metallic

Exterior Use Signage



Date: 12/12/2024
 Sales: DN
 Project Name: Got?art
 Address: 904 Green Bay Rd
 City / State: Winnetka, Illinois
 Zip Code: 60093

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No.	Designer	Date
1	NC	12/12/2024
2		
3		
4		
5		
6		

DESIGN DRAWING

File No: 1

RECEIVED
 JAN - 2 2025
 BY: [Signature]

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)



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: FEBRUARY 13, 2025
SUBJECT: 553 LINCOLN AVENUE - FRAMEBRIDGE - AWNING SIGN PERMIT
(CASE NO. 25-04-DR)

INTRODUCTION

On February 20, 2025, the Design Review Board (DRB) is scheduled to consider an application submitted by *Framebridge* (the “Applicant”) as the current lessee of the commercial space located at 553 Lincoln Street (the “Subject Property”) to allow the replacement of the fabric on the existing two awning frames and installation of valance sign on each awning with their business name.

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Lincoln Avenue between Elm Street and Pine Street 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 (previously the *Orrington Jewelers* space) in addition to *Optique*, *Bespoke*, *Aj Retreat*, and *Corner Bahn Mi*. **Figure 1** identifies the entire building and corresponding signage of the other business tenants. **Figure 2** shows that the Applicant’s storefront currently has a valance sign with the previous business name which will be removed upon approval of awning recovery and the proposed valance signs.



Figure 1 – Subject Property
View of the Entire Building from Lincoln Avenue



**Figure 2 – Subject Property
Current View of Framebridge Storefront**

PREVIOUS APPROVALS

The existing black awnings for the whole building at Subject Property were approved in 2017 by DRB.

CURRENT REQUEST

The Applicant is seeking approval to recover the two existing awning frames with new fabric and install a valance sign on each awning that would provide identification and promotion for their new business at the Subject Property. Awning valance signs will feature a name for their business, as shown in the illustrations below:

Proposed Awning Recovery and New Valance Sign:

- Recovering of existing awning frame with a new canvas in the Sunbrella Black 4608 fabric material with an open bottom;
 - Existing awning frame on right side dimensions of 9.83 feet in length, and left side dimensions of 10.67; both awnings are 4.67 feet in height; 0.25 feet projection from the building wall, and 8.00 feet above existing natural grade;
- Awning sign of 6-inch height white text that provides the name of the Applicant's business; and
- Each awning sign area is 2.63 square feet, with the store's name.

Awning valance sign
text in white



Proposed new
awning canvas in
the Black Sunbrella
Fabric 4608

Framebridge Store – New awning canvas and proposed valance signs

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 awning signs in commercial districts.

Awning sign standards

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

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

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 recovery of the two existing awning frames with new fabric, install a sign on each awning valance as appropriate and compatible with the Design Guidelines, and approve the application as proposed. Should the DRB find the proposed improvements appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to recovery of the existing awning frame and installing valance signs.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
AWNING PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

AWNING PERMIT APPLICATION



Tenant/Lessee

Name of Business Framebridge		Primary contact name [REDACTED]		Phone No. [REDACTED]
Street Address 553 Lincoln Ave.				
City Winnetka	State IL	Zip Code 60093	Email [REDACTED]	

Awning Company

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

Property Owner

Name of Company 543 LINCOLN AVENUE LLC		Primary contact name Pete Hatcher		Phone No. [REDACTED]
Street Address: [REDACTED]				
City WILMETTE	State IL	Zip Code 60093	Email [REDACTED]	

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

Description of fabric type and color (attach samples) Black Sunbrella Fabric

Description of awning sign material, method of application and color: _____
2 Reskins only of Black sunbrella fabric and white vinyl graphics

Height of awning logo/copy: 6 inches

Awning Dimensions: Width 10'8" & 9'10" Height 4' Total Projection from Building Face 3' 3"

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

CONDITIONS OF APPROVAL: _____

Stratus®

stratusunlimited.com

888.503.1569

LOCATION NUMBER:

1049

SITE ADDRESS:

553 Lincoln Ave
Winnetka, IL
60093-2307

[View in Google Maps](#)



FRAMEBRIDGE

Infinite possibilities, ideal solutions.

SITE PLAN

Scale: NOT TO SCALE



Stratus®

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
FRAMEBRIDGE

ADDRESS:
553 Lincoln Ave
Winnetka, IL
60093-2307

PAGE NO.:
2

ORDER NUMBER:
1227878

SITE NUMBER:
1049

ELECTRONIC FILE NAME:
G:\ACCOUNTS\IF\FRAMEBRIDGE\LOCATIONS\1049_Winnetka\1049_Winnetka R1.cdr

PROJECT NUMBER:
87781

PROJECT MANAGER:
JORDAN MILLER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	503035	11/19/24 HP					
Rev 1	505124	12/04/24 JG	Updated				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

WEST (Storefront) ELEVATION

Scaled Proportionally



EXISTING CONDITIONS



EXISTING AWNING FABRIC TO BE REMOVED & REPLACED;
EXISTING AWNING FRAME TO BE REUSED

Stratus®

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
FRAMEBRIDGE

ADDRESS:
553 Lincoln Ave
Winnetka, IL
60093-2307

PAGE NO.:
3

ORDER NUMBER:
1227878

SITE NUMBER:
1049

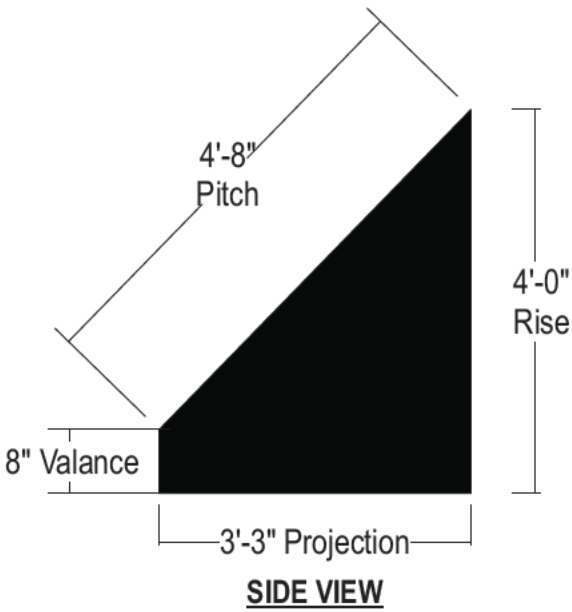
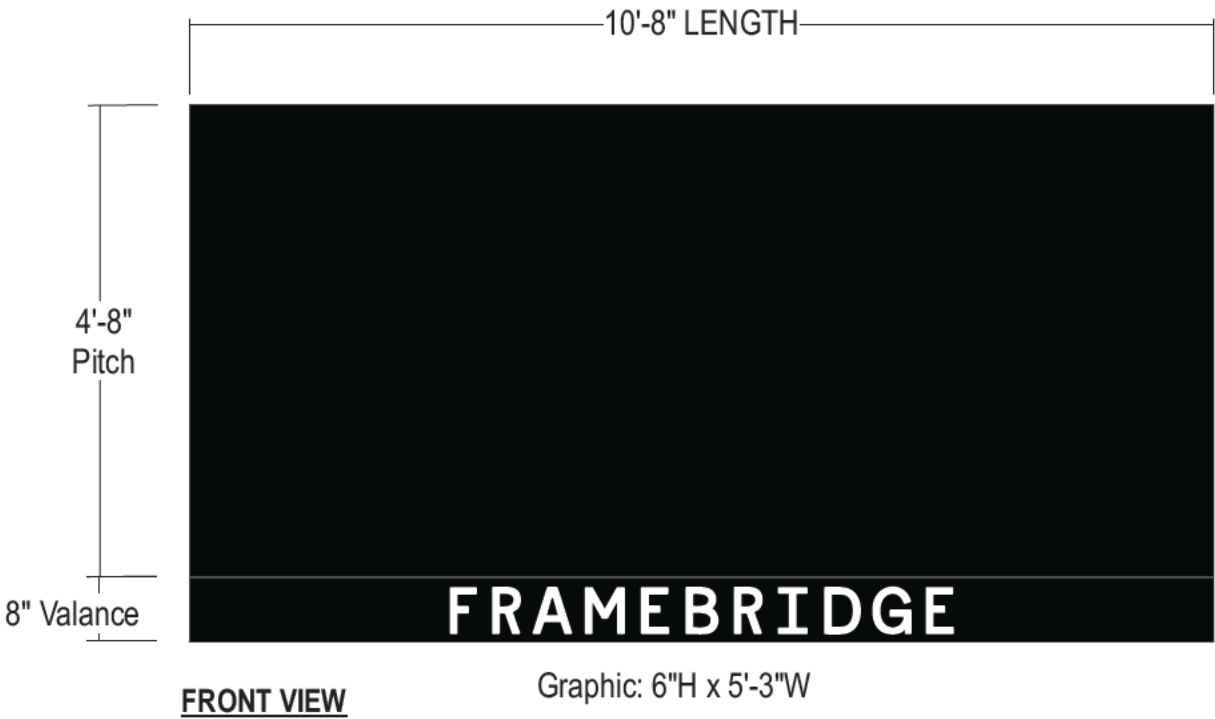
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PROJECT NUMBER:
87781

PROJECT MANAGER:
JORDAN MILLER

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	503035	11/19/24 HP					
Rev 1	505124	12/04/24 JG	Updated				

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- FRAME: Existing frame to remain
- FABRIC: Black Sunbrella fabric material with open bottom
- GRAPHICS: Heat Transferred White Vinyl Graphics
- INSTALL: Attachment to existing 1" x 1" galvanized frame to be verified.
- QUANTITY: (1) ONE AWNING required for WEST elevation

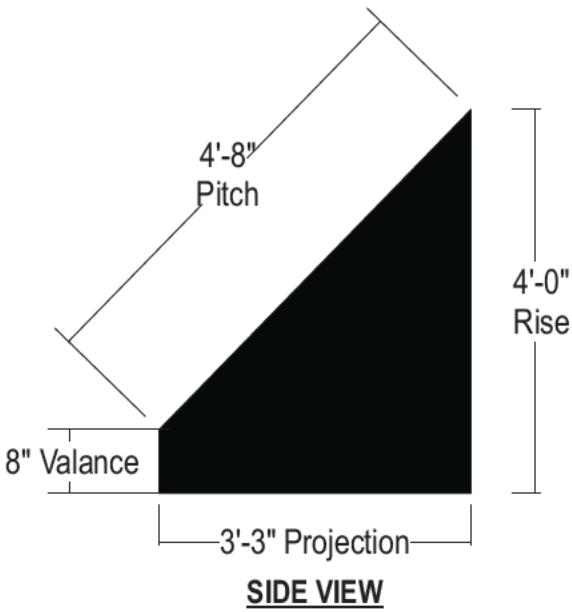
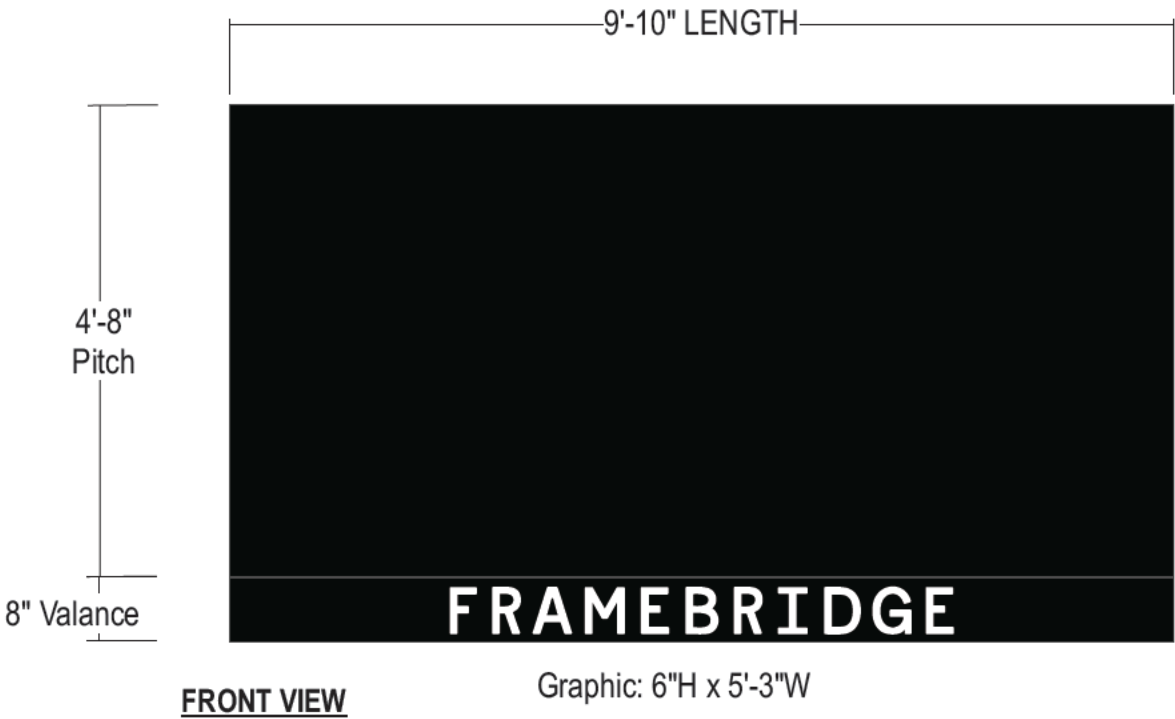
COLOR PALETTE

Sunbrella Black 4608

Black

WHITE

Paint finish to be Satin unless otherwise specified



- FRAME: Existing frame to remain
- FABRIC: Black Sunbrella fabric material with open bottom
- GRAPHICS: Heat Transferred White Vinyl Graphics
- INSTALL: Attachment to existing 1" x 1" galvanized frame to be verified.
- QUANTITY: (1) ONE AWNING required for WEST elevation

COLOR PALETTE

Sunbrella Black 4608

Black

WHITE

Paint finish to be Satin unless otherwise specified

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.