



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

October 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. September 18, 2025, Regular Meeting Minutes
4. **New Applications**
 - a. **Case No. 25-20-DR: 986 Green Bay Road — Sit Still Kids Salon:** A Sign Permit and Sign Code Variations to allow a new window, door, and illuminated wall sign at the storefront of the Subject Property.
 - b. **Case No. 25-21-DR: 520 Green Bay Road — BMO Bank:** A Certificate of Appropriateness to allow replacement of landscaping with new plantings at the Subject Property.
 - c. **Case No. 25-22-DR: 914 Green Bay Road — Sante Integrated Health and Wellness:** A Sign Permit and Sign Code Variations to allow six translucent decal signs at the 2nd-floor windows of their commercial space at the Subject Property.
 - d. **Case No. 25-23-DR: 714-16, 718-732, 736-740 Elm Street and 511 & 515 Lincoln Avenue — One Winnetka:** A Certificate of Appropriateness to modify the exterior elevations of the approved One Winnetka PUD.
5. **Other Business**
 - a. November 20, 2025, 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).

1
2 **Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes**
3 **September 18, 2025**
4

5 **Members Present:**

Katie Moor, Chairperson
Chris Baggett
Wesley Barker
Fritz Duda
Peter Evanich
Heather Niehoff

11
12 **Members Absent:**

Colin Kennedy

13
14 **Village Staff:**

Davorka Kirincic, Building and Code Enforcement Manager

15
16 **Call to Order & Roll Call:**

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

18
19 **Public Comments:**

20 No comments were made at this time.
21

22 **Approval of Minutes:**

23 Chairperson Moor asked if there were any comments or corrections or for a motion to approve the July 17, 2025
24 meeting minutes. A motion to approve the July 17, 2025 meeting minutes was made by Mr. Barker and seconded
25 by Mr. Baggett. A vote was taken and the motion unanimously passed, 6 to 0:

26 AYES: Baggett, Barker, Duda, Evanich, Moor, Niehoff

27 NAYS: None
28

29 **New Applications:**

30 a. **Case No. 25-13-DR: 933 Green Bay Road - Visual Comfort & Co.: Sign Permit to allow a new wall and**
31 **double-faced projecting signs, all of which will be on the new building's Green Bay Road elevation of the Subject**
32 **Property.**

33 Ms. Kirincic summarized the application in detail for the Board, identifying the property's location and zoning
34 classification. She also referred to the Village's Sign Code as well as to Village Design Guidelines the Board is to
35 consider.

36 Chairperson Moor asked if there were any questions. Ms. Niehoff referred to the backlit lighting and questioned
37 how it would operate. Frank Lambert, representing the applicant from the design sign company, responded that it
38 would be halo or reverse backlit lighting. Ms. Niehoff also asked for the reasoning for the 18-inch size. Ms. Kirincic
39 explained in terms of the design guideline recommendations. Mr. Lambert explained the limitations of how the
40 letters are fabricated and noted the lower-case lettering would be smaller, with only a few letters measuring 18
41 inches. Ms. Niehoff described it as massive. Mr. Lambert estimated the smaller letter height to be 14 inches and
42 stated that samples were previously provided to the Board for their review. He also described the LED wattage
43 that would be used. Ms. Kirincic provided the Board with additional information.
44

45 Chairperson Moor asked if there were any other questions. She indicated the letter size appeared to be a
46 manufacturing issue. Ms. Niehoff commented that the letter size did not seem appropriate and referred to its scale
47 in relation to neighboring buildings. Chairperson Moor asked for a motion to approve the application as submitted
48 or for the applicant to conduct further investigation to determine whether the sign could be scaled to meet the
49 design guidelines, along with an alternative method of backlighting. A Board Member commented the sign is nice,
50 but the Board Members are wrestling with the width. Another Board Member agreed with the comments made
51 and added that it would embrace the Hubbard Woods business district. Another Board Member agreed with the
52 comments made and that the size should be reduced.
53

1 Chairperson Moor asked for a motion to approve the request. A motion to approve the request was made by Mr.
2 Duda and seconded by Mr. Baggett. A vote was taken and the motion passed, 5 to 1:

3 AYES: Baggett, Barker, Duda, Evanich, Moor

4 NAYS: Niehoff

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6 **b. Case No. 25-14-DR: 191 Linden Street - Saints Faith Hope & Charity Parish: Certificate of**
7 **Appropriateness to allow the replacement of the existing roof on the south wing of the school at the Subject**
8 **Property.**

9 Ms. Kirincic summarized the application in detail for the Board, identifying the property's location and zoning
10 classification. She stated the applicant also provided site plans and referred to the Certificate of Appropriateness
11 Standards and Village Design Guidelines recommendations for the Board's consideration. Chairperson Moor asked
12 Board members if there were any questions. No questions were raised at this time.

13
14 Chairperson Moor asked for the applicant's presentation. Dennis Levin, the church's general contractor,
15 introduced himself to the Board and explained the reasoning for not using clay tile for the roof replacement as
16 opposed to the metal roof used on other buildings in the surrounding area of the school campuses. Mr. Levin
17 explained the reasoning behind their selection, which included cost and the fact that the proposed roof would
18 match the other roof elements. Chairperson Moor asked if they had considered using different roofing materials.
19 Mr. Levin responded that they did and explained their choice, which included the length of time the roof would
20 last.

21
22 A Board Member asked if there is a history regarding other metal roofs. Ms. Kirincic explained that the special use
23 previously requested for the Parish Center included specifications for a metal sheet roof. Chairperson Moor
24 referred to a 2005 GIS image, which showed a metal roof for the church and gym buildings. Ms. Niehoff agreed
25 with Chairperson Moor that it would be better to use higher-quality materials, while acknowledging the complexity
26 and budget concerns. She then stated consistency would be provided on the campus. A Board Member asked if it
27 would be prefinished metal and for the warranty information. Mr. Levin confirmed that it is correct and that it
28 would have a 25-year warranty.

29
30 Chairperson Moor asked for a motion to approve the request as presented. A motion to approve the request as
31 presented was made by Mr. Evanich and seconded by Ms. Niehoff. A vote was taken, and the motion was
32 unanimously passed, 6 to 0:

33 AYES: Baggett, Barker, Duda, Evanich, Moor, Niehoff

34 NAYS: None

35
36 **c. Case No. 25-15-DR: 520 Green Bay Road - BMO Bank: Certificate of Appropriateness to allow exterior**
37 **building and landscaping alterations on the Subject Property.**

38 Chairperson Moor noted that the applicant asked to withdraw. Ms. Kirincic confirmed that the applicant had
39 withdrawn the application and provided a summary of the request to the Board.

40
41 No vote was taken at this time.

42
43 **d. Case No. 25-16-DR: 847 Elm Street - Little Elm: Sign Permit to install window and projecting signs, and**
44 **Certificate of Appropriateness to allow storefront improvements and removal of the existing awning and awning**
45 **valance sign from the previous business on the Subject Property.**

46 Ms. Kirincic summarized the application in detail for the Board, identifying the property's location and zoning
47 classification. She also referred to the Village's Sign Code as well as to Village Design Guidelines that the Board is to
48 consider. Additionally, Ms. Kirincic brought to the Board's attention that the PowerPoint Applicant submitted to be
49 present at the meeting includes additional door window signage, decal updates regarding (including a change of
50 the color), and a different entrance door color than submitted initially with their applications

51
52 Chairperson Moor asked for the applicant's presentation. Kittie Brandtner introduced herself to the Board and
53 stated that they planned to have one large windowpane instead of two aluminum windows. She also mentioned a

1 side divert near the front door, where the logo decal would be placed, making it visible from the sidewalk. Ms.
2 Brandtner noted that there would be no logo on the main window to elevate the space and add charm. A Board
3 Member asked if the blade sign was fixed or on chains. Ms. Brandtner confirmed the blade sign is fixed. He then
4 referred to the design guidelines, which recommend against swinging signage. A Board Member questioned the
5 material to be used. Ms. Brandtner provided a sample to the Board for their review. She also referred to the
6 limestone, which would remain with the brick above. Ms. Brandtner then confirmed that the door would change,
7 along with the quartz on the bottom.
8

9 Ms. Niehoff commented that it looked great. Chairperson Moor agreed with Ms. Niehoff's comments. Chairperson
10 Moor suggested that the Board approve the request, conditional upon the applicant resubmitting it with the decal
11 positioned on the side, featuring new text at the door window, and a different text and door color.
12

13 Chairperson Moor asked for a motion to approve the request with a condition. A motion was made by Mr. Baggett,
14 conditional upon the applicant's submission of a revised rendering that includes the decal and updates the
15 proposed signage materials with new text colors and door window signage, as presented in the meeting's
16 PowerPoint. Mr. Duda seconded the motion. A vote was taken, and the motion was unanimously passed, 6 to 0:

17 AYES: Baggett, Barker, Duda, Evanich, Moor, Niehoff

18 NAYS: None
19

20 e. **Case No. 25-17-DR: 555-557-559 Chestnut Street: Certificate of Appropriateness to enable the**
21 **sandblasting, tuckpointing, re-painting, and replacement of two existing windows on the alley elevation of the**
22 **Subject Property.**

23 Chairperson Moor identified the property owner for the commercial building and stated the request is to allow
24 exterior repair and alterations to the existing structure and that the applicant is seeking approval to enable
25 sandblasting, tuckpointing, repainting, and replacement of two windows on the alley elevation. Ms. Kirincic
26 provided additional information to the Board.
27

28 Chairperson Moor stated that the two windows are shown on page 92. She then asked for a motion to approve the
29 request as presented. A motion to approve the request as presented was made by Mr. Baggett and seconded by
30 Mr. Barker. A vote was taken, and the motion was unanimously passed, 6 to 0:

31 AYES: Baggett, Barker, Duda, Evanich, Moor, Niehoff

32 NAYS: None
33

34 f. **Case No. 25-18-DR: 914 Green Bay Road - Sante Integrated Health and Wellness: Sign Permit to install**
35 **door window and projecting signs at the first-floor entrance of the Subject Property.**

36 Chairperson Moor stated the applicant is requesting that the Board consider a sign application as the commercial
37 space lessee as well as a proposed door window and projecting sign at the entrance.

38 Ms. Kirincic summarized the application in detail for the Board, identifying the property's location and zoning
39 classification. She also referred to the Village's Sign Code as well as to Village Design Guidelines that the Board is to
40 consider.
41

42 Chairperson Moor asked for a motion to approve the request as presented. A motion to approve the request as
43 presented was made by Ms. Niehoff and seconded by Mr. Barker. A vote was taken, and the motion was
44 unanimously passed, 6 to 0:

45 AYES: Baggett, Barker, Duda, Evanich, Moor, Niehoff

46 NAYS: None
47

48 g. **Case No. 25-19-DR: 560 Chestnut Street - Neapolitan: Certificate of Appropriateness requesting**
49 **approval to paint portions of the exterior storefront on the Subject Property.**

50 Chairperson Moor stated the applicant is requesting a Certificate of Appropriateness for recent storefront painting
51 changes. Ms. Kirincic summarized the application in detail for the Board, identifying the property's location and
52 zoning classification. She also referred to the Village's Sign Code as well as to Village Design Guidelines that the
53 Board is to consider.

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2
3 Chairperson Moor asked if there were any questions. Ms. Niehoff questioned the difference between the blush
4 and brighter pink colors. Ms. Kirincic explained to the Board and stated that the applicant was asked to provide
5 additional information. A Board Member noted that the rendering seemed to include more painted areas than the
6 current storefront photos, which reflect recent paint changes. Ms. Kirincic provided clarification to the Board.
7

8 Chairperson Moor asked for the applicant's presentation. Kelly Golden, the owner, provided a paint sample to the
9 Board. She stated they intended to paint the metal, which she described as dark, along with the door entryway to
10 the pink color they use for their store branding. She referred to the attempts made regarding the paint having
11 different shades and asked if there were any questions.
12

13 Chairperson Moor described the color as very bright, and per the design guidelines, she read from the design
14 guidelines: "Colors shall be used with restraint. Excessive brightness should be avoided." She commented that she
15 preferred the pale pink color, which would still complement the brand well. She noted that the elevation on the
16 rendering, which shows a pale/blush pink color, looks so beautiful and elegant. Ms. Niehoff asked if the color is
17 used throughout the store. Ms. Golden responded to the Board. She confirmed that the limestone and columns
18 would not be painted. Ms. Golden also stated that the color has been tested in terms of its appearance. The Board
19 Members then discussed the shade of pink colors and their intended uses in detail. They liked the pastel
20 pale/blush pink shade shown on the proposed renderings and directed the applicant to get as much of that shade
21 as they could on the storefront. Ms. Niehoff stated that with bright pink color and white limestone columns, the
22 overall appearance looks choppy. It was also concluded that board members would not mind all limestone
23 columns to be painted as shown on the rendering, as mentioned earlier, if the applicant can match that pale/blush
24 shade of pink. It would give a cohesive look to the storefront.
25

26 Ms. Niehoff suggested that if one bright shade of pink is vital to the applicant, it should only be done at the
27 entrance door and the recessed portion. She also stated it is essential to the building as a whole; a lighter
28 pale/blush pink color should be used in order to make it more contiguous. Chairperson Moor agreed with Ms.
29 Niehoff's suggestion and referred to several public comments she had received. Ms. Golden stated that she
30 appreciated the Board's comments and is willing to return to the Board with a lighter pink color. The Chairperson
31 emphasized the importance of reviewing a paint sample before approval, noting that a photo of the paint does not
32 do justice. Mrs. Kirincic suggested that applicants can paint one smaller portion of the storefront to try to match
33 the preferred pastel pale/blush pink color and present it at the next DRB meeting for approval. The applicant
34 agreed to match the pale/blush pink color from the application material's rendering as closely as possible.
35 However, she requested that the approval process be expedited to avoid a one-month delay in painting the
36 storefront. She is embarrassed by the storefront's current appearance and would like to paint it as soon as
37 possible. Members discussed how to expedite approval without waiting for next month's DRB meeting, while still
38 checking and approving a new shade of pale/blush pink that matches as closely as possible, as shown on the
39 application elevation rendering applied to the storefront.
40

41 It was decided that the Board will approve the application with the condition that a paint sample of the desired
42 pale/blush pink color be applied to a portion of the façade, in a couple of areas with different materials (limestone,
43 metal, fascia, and wood), to see how the paint takes to other materials. Also, it was concluded that staff will share
44 by e-mail a photo with a color paint sample applied on the storefront with Board members, get approval of the
45 color shade electronically (that way get back quickly to the Applicant and not postpone the project). After approval
46 of the specific color shade, the Applicant would be able to proceed with painting the whole storefront.
47

48 Chairperson Moor asked for a motion to approve the request with a condition. Mr. Duda moved to approve the
49 Applicant application, conditioned on approval of the specific color by staff and committee, which will be
50 conducted electronically in some fashion. Mr. Barker seconded the motion. A vote was taken, and the motion was
51 unanimously passed, 6 to 0:

52 AYES: Baggett, Barker, Duda, Evanich, Moor, Niehoff
53 NAYS: None

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Other Business.

a. October 16, 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 Ms. Niehoff and seconded by Mr. Duda. A vote was taken, and the motion was unanimously passed, 6 to 0:

AYES: Baggett, Barker, Duda, Evanich, Moor, Niehoff

NAYS: None

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: OCTOBER 9, 2025
SUBJECT: 986 GREEN BAY ROAD - SIT STILL KIDS SALON - NEW WINDOW, DOOR,
AND ILLUMINATED WALL SIGN PERMIT AND SIGN CODE
VARIATIONS (CASE NO. 25-20-DR)

On October 16, 2025, the Design Review Board (DRB) is scheduled to consider a Sign Permit Application submitted by *Sit Still Kids Salon* (the "Applicant"), the current lessee of the commercial space located at 986 Green Bay Road (the "Subject Property"). The Applicant has submitted applications seeking the following approvals:

1. **Sign Permit** to allow installation of new back-lit illuminated wall, window, and door signs; and
2. **Sign Code Variations** to allow the following:
 - a. Window signs that exceed 10% of their respective window area;
 - b. Window decal signs that are not die-cut and are not limited to individual letters and logos, and
 - c. The total sign area of signs on street exposure elevation exceeds the allowed 15 %.

PROPERTY DESCRIPTION

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



Figure 1 – Subject Property – Location Map



Figure 2 – Subject Property- View from Green Bay Road



Figure 3 – Subject Property
Sit Still Kids Salon – Storefront

CURRENT REQUEST

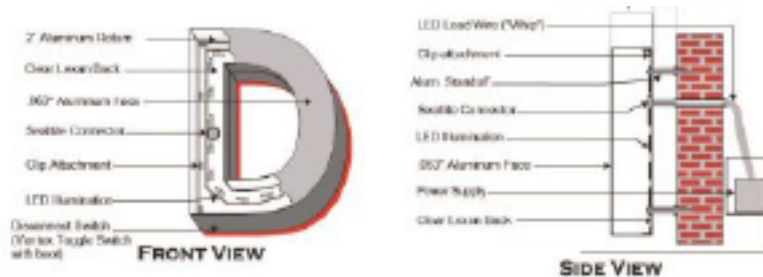
The Applicant seeks approval for new back-lit illuminated wall, window, and door signs to identify and promote their new business location at the Subject Property. The proposed signs will feature the business name and its branding, as illustrated below:



Proposed Signage at Green Bay Road Storefront

Wall Sign

- Three-dimensional, individually crafted letters in white
- Back-lit (halo) illuminated channel letters 14 inches tall, fabricated in stainless steel, stating “sit still.”;
- Non-illuminated flat cut acrylic letters ½ inch thick and 4.3 inches tall stating “KIDS SALON”;
- Mounted with stud mounts, allowing the letters to stand off the wall slightly, added dimension;
- Located on the Green Bay Road exterior wall on the sign band above the storefront side window and entrance door;
- Approximately 10 square feet of sign area, and
- 9.0 feet above grade.



Wall Sign details

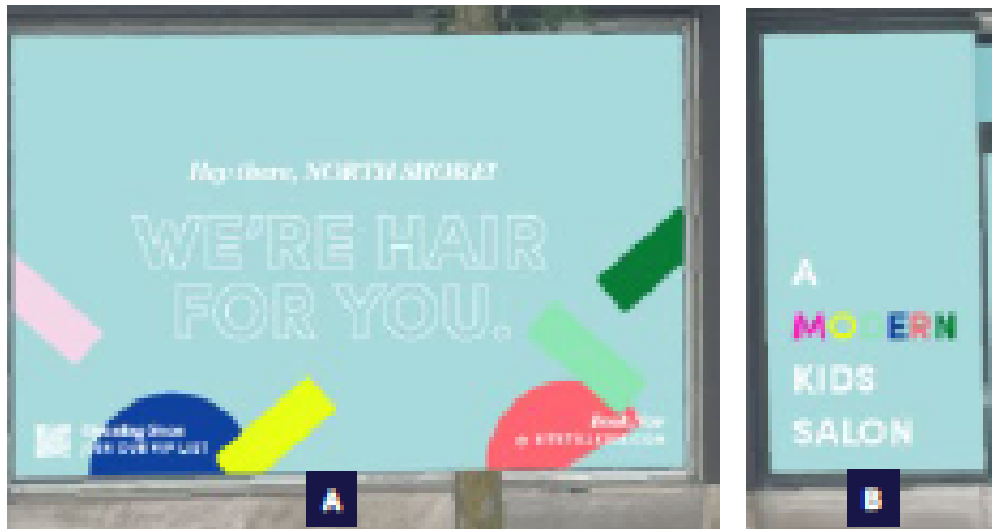
Windows Signs

A) Window Sign

- Individual text die-cut decals in white color;
- 11.79 inches tall text stating “We’re Hair” and “For You”;
- 5.19 inches tall text stating “Hey There, North Shore!”;
- Confetti Elements up to 21.69 inches tall and have a background in different colors;
- Sign area of the text is 1.69 square feet;
- Text and graphic elements located 2/3 of the window height;
- 84.17 square feet of the sign area, and
- Sign occupies 36% of the window area.

B) Window Sign

- Individual text die-cut decals in white and multi-color;
- 4.72 inches tall text stating “A”, “MODERN”, “KIDS SALON”;
- Confetti Elements have a background in different colors;
- Text located at the bottom of the window height;
- Sign area of the text is 26.70 square feet, and
- Sign occupies 9.0% of the window area.



Proposed Window Signs at Storefront

Door Window Signs:

D) Window

- Individual text die-cut decals in white color
- 1.41 inches tall text in white (Hours of Operation, Real Style, Real Fun, Franchising, Opportunities, and Available);
- 1.41 Circle in orange;
- Located in the lower and middle portion of the door window; and
- Sign area is 2.37 square feet; and
- Sign occupies 6.0% of the door glass area.

E) Door Transom Sign

- Individual text die-cut decals in white color
- 1.41 inches tall text in white (stating “Style with us” and “Now hiring”);
- Located in the lower portion of the Transom window;
- Sign area is 3.01square feet, and
- Sign occupies 8.0% of the transom glass area.



Proposed Door Window & Transom Signs at Storefront

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

SIGN CODE ANALYSIS

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

Window and door signs that meet the following standards can be administratively approved by staff. When the proposed signs do not comply with these standards, they require review by the Design Review Board as well as approval of Sign Code Variations, and it is stated in bold text).

- Limited to 10% or less of the single windowpane and 50% of the door glass pane;
 - Proposed signage in the left window covers up 36.87% of the respective window area (**Sign Variation required for Window A**);
- 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;
 - Several text lines and graphic elements of the proposed window signs are 11.79-21.69 inches in height. The subject elements are not a logo or first letter; they are higher than 8 inches and require 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;
 - Several text lines and graphic elements of the proposed window signs are not die-cut, have a background, and need Board approval. (**Sign Variation required**)
- Limited to two colors;
 - Proposed window signs have more than two colors and need Board approval.
- 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.
 - The total sign area of signs on street exposure elevation exceeds the allowed 15% (**Sign Variation required**).

Proposed Sign	Window /Door 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
A) Window	84.17	10%	8.42	30.60	36.35%
B) Window	26.70	10%	2.67	2.42	9.06%
Door Window	12.36	50%	6.18	0.78	6.31%
Door Transom	3.01	50%	4.53	0.24	8.00%

As mentioned above, the proposed door window and window signs do not meet all the Sign Code standards for window and door 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, and
- 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 windowsill.

The proposed wall sign meets all the above standards for wall signs.

Signage Street Exposure

Area	Square Foot	Percentage
Green Bay Avenue Elevation Area	230.00	-
Max Allowed per Sign Code (15% of the Street Exposure)	34.50	15.00%
All Proposed Signs Counted Toward Street Exposure	44.04	19.50%

The proposed signage does not comply with the maximum allowed sign area street exposure requirements and **requires Variation approval**.

SIGN CODE VARIATION REQUEST

1. The Applicant has applied for a Sign Code Variation from Section 15.60.120 [Commercial Signs] to allow
 - a. Window signs that exceed 10% of their respective window area;
 - b. Window decal signs that are not die-cut and are not limited to individual letters and logos, and
 - c. The total sign area of signs on street exposure elevation exceeds the allowed 15%.

The Design Review Board (also sitting as the Sign Board of Appeals) may grant relief from the Sign Code if it determines that the following standards set out in Section 15.60.250 [Variations] are met:

1. *The variations would be in harmony with the general purpose and intent of this chapter;*
2. *Given the design elements of the building or site on which the sign is located, the design of the sign is as compatible, if not more compatible, with the character of the business district than the standard sign regulations would otherwise allow;*
3. *For window signs, the design of the sign would not significantly inhibit the viewing of store products, activities, or services;*
4. *The variation will not alter the essential character of the locality;*
5. *The design of the sign is contextually appropriate for the type of business; and*
6. *The design of the sign exhibits a high degree of artistic embellishment.*

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 to adversely 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, including the three aforementioned sign variations. Should the DRB find the proposed improvements acceptable, the Applicant would first need to obtain the approved sign permit for the illuminated sign from the Community Development Department before installing it.

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



SBC 2025-959

Tenant/Lessee

Name of Business Sit Still Kids Salon		Primary contact name Chris Jordan		Phone No. <div style="background-color: black; width: 100px; height: 20px;"></div>
Project Address 986 Green Bay Road				
City Winnetka	State IL	Zip Code 60093	Email chris.jordan@sitstillkids.com	

BY: _____

Sign Company

Name of Sign Company to be identified		Primary contact name		Phone No.
Street Address				
City	State	Zip Code	Email	

Property Owner

Name of Company 986 Green Bay Road LLC		Primary contact name Jenn Epstein		Phone No. 847.512.3191
Street Address: 568 Lincoln Avenue				
City Winnetka	State IL	Zip Code 60093	Email jepstein@hoffmanncre.com	

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

Additional description of sign type and materials Flat-cut acrylic letters atop the entrance.

OFFICE USE ONLY

SIGN FEE: \$80 NON-ILLUMINATED PER SIGN TYPE	\$ 80
\$195 ILLUMINATED SIGN	\$ 195
STAFF REVIEW FEE: \$70 <input type="checkbox"/> WAIVE FEE	\$ 70
TOTAL PERMIT FEE	\$ 345
CONDITIONS OF APPROVAL: _____	

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN CODE VARIATION APPLICATION



Property Information

Site Address: 986 Green Bay Road, Winnetka, IL 60093

Name of Business: Sit Still Kids Salon

Parcel Identification Number(s) (PIN): 0 5-17114-011-1027

Application is hereby made to the Village of Winnetka for a variation from Section(s) _____

of Chapter 15.60 Signs of the Village Code for the following work: _____

Attach a separate written document that explains in detail how the requested variation complies with all of the following standards:

1. The requested variation is in harmony with the general purpose and intent of the Sign Code.
2. Given the design elements of the building or site on which the sign is located, the design is as compatible, if not more, with the character of the business district than the standard sign regulations allow.
3. For window signs, the design of the sign does not significantly inhibit the viewing of store products, activities, or services.
4. The design of the sign is contextually appropriate for the type of business.
5. The design of the sign exhibits a high degree of artistic embellishment.
6. The variation will not alter the essential character of the locality.

Property Owner Information

Legal Name: 986 Green Bay Road LLC

Primary Contact: Jenn Epstein

Address: 568 Lincoln Avenue

City, State, Zip: Winnetka, IL 60093

Phone No. 847.512.3191

Email: jepstein@hoffmanncre.com

Owner Signature:

Applicant Information

Legal Name: McJordan LLC
dba Sit Still Kids Salon

Primary Contact: Chris Jordan

Address: 2008 Bennett Avenue

City, State, Zip: Evanston, IL 60201

Phone No.

Email: chris.jordan@sitstillkids.com

Applicant Signature:

sit still.

KIDS SALON

- 1) *The requested variation is in harmony with the general purpose and intent of the Sign Code.*
 - a. *This chapter is intended to reduce visual confusion; to restrict signs that overload the public's capacity to receive information or that distract attention, obstruct vision or otherwise increase the risk of accidents, personal injury or property damage; to enable the public to locate goods, services and facilities in the Village without difficulty or confusion; to encourage a high quality of development and excellence in the design of signs throughout the Village; and to promote the use of signs that are appropriate to the type of activity to which they pertain as well as expressive of the identity of the proprietors of the premises on which they are located.*

Sit Still is a unique children's salon; it is an upscale, minimalistic, brand that appeals to parents seeking a higher level of hair care with natural/organic hair care products for their children.

This is evident in the signage and overall design elements of the brand. Sit Still has a simple, friendly, easy-to-read design. The customer is met with the words, "A Modern Kids Salon", telling them very simply what the establishment is. And they are welcomed into the warm, playful, style of the brand when they see the words, "We're Hair For You."

The customer is not inundated with anything more than this, save for a few pieces of confetti (meant to represent pieces of hair falling to the ground). Additionally, we will not have any street signs as part of our establishment. In this sense, there does not present risk of injury or distraction to the walker- or driver-by.

- 2) *Given the design elements of the building or site on which the sign is located, the design is as compatible, if not more, with the character of the business district than the standard sign regulations allow.*

As a modern, upscale, salon, Sit Still fits in well with the Green Bay strip, and complements neighboring businesses. The wall sign above the door is minimalistic, and the landlord is supportive of such design in context of the building.

- 3) *For window signs, the design of the sign does not significantly inhibit the viewing of store products, activities, or services.*

The design of the window sign does not inhibit the viewing of store products and services. The text in the center part of the main window is not opaque but rather an outline-form, allowing the customer to view inside the store. Additionally, the colorful confetti exists on the bottom edge and corners of the windows per the Village guidelines.

The design is consistent with the franchisor's branding model, which has been purposefully derived and iterated upon so as to be both enticing for the passer-by but also not inhibiting for the viewer.

4) *The design of the sign is contextually appropriate for the type of business.*

The design is specifically tailored to our business. It states this directly on the window pane: "A Modern Kids Salon." In addition, the design is specific to a children's establishment, in both the use of bright, primary, colors, but also in the use of the pieces of confetti (again, meant to represent pieces of hair) falling to the ground.

5) *The design of the sign exhibits a high degree of artistic embellishment.*

The Sit Still brand is both modern, and minimalistic. Unlike many children's salons, it is not a toy store first and a salon second; Sit Still is first and foremost an upscale, modern, salon with fewer, higher quality, hair care products for sale. This is evidenced in the window signage, which shows a playful demeanor with the text "We're Hair For You", coupled with the aesthetic of the confetti.

6) *The variation will not alter the essential character of the locality.*

The wall sign and window signage fit in well with the Green Bay strip, and complements the children's dentistry (City Kids Dental), right next door. And with Hubbard Woods Park across the street, and Graeter's Ice Cream also nearby, Sit Still will enhance the kid-friendly character of the overall neighborhood.

sit still.
KIDS SALON

986 Green Bay Road

-

Sign Application

Summary

Sit Still Kids Salon (“SSK”) is a modern kids hair salon geared towards children of all ages.

Brit and Chris Jordan (SSK owners) are excited to bring this brand to Chicago, and believe **986 Green Bay** will serve as a wonderful space to serve **the Winnetka and greater North Shore communities.**

In speaking with our **potential neighbors**, they **share in the excitement.**

The following slides depict the **design, color, and overall image of the window signs, and wall signs**, taking efforts to ensure **conformance to the city’s guidelines** while also **conforming to the brand’s iconography.**

We will **not require an awning, a projecting sign, or a mounted sign.**



Front Dimensions

986 Green Bay
measures 23' x 10'.

For a **total frontal surface**
area of **230 sq. ft.**



Window Sign: Dimensions

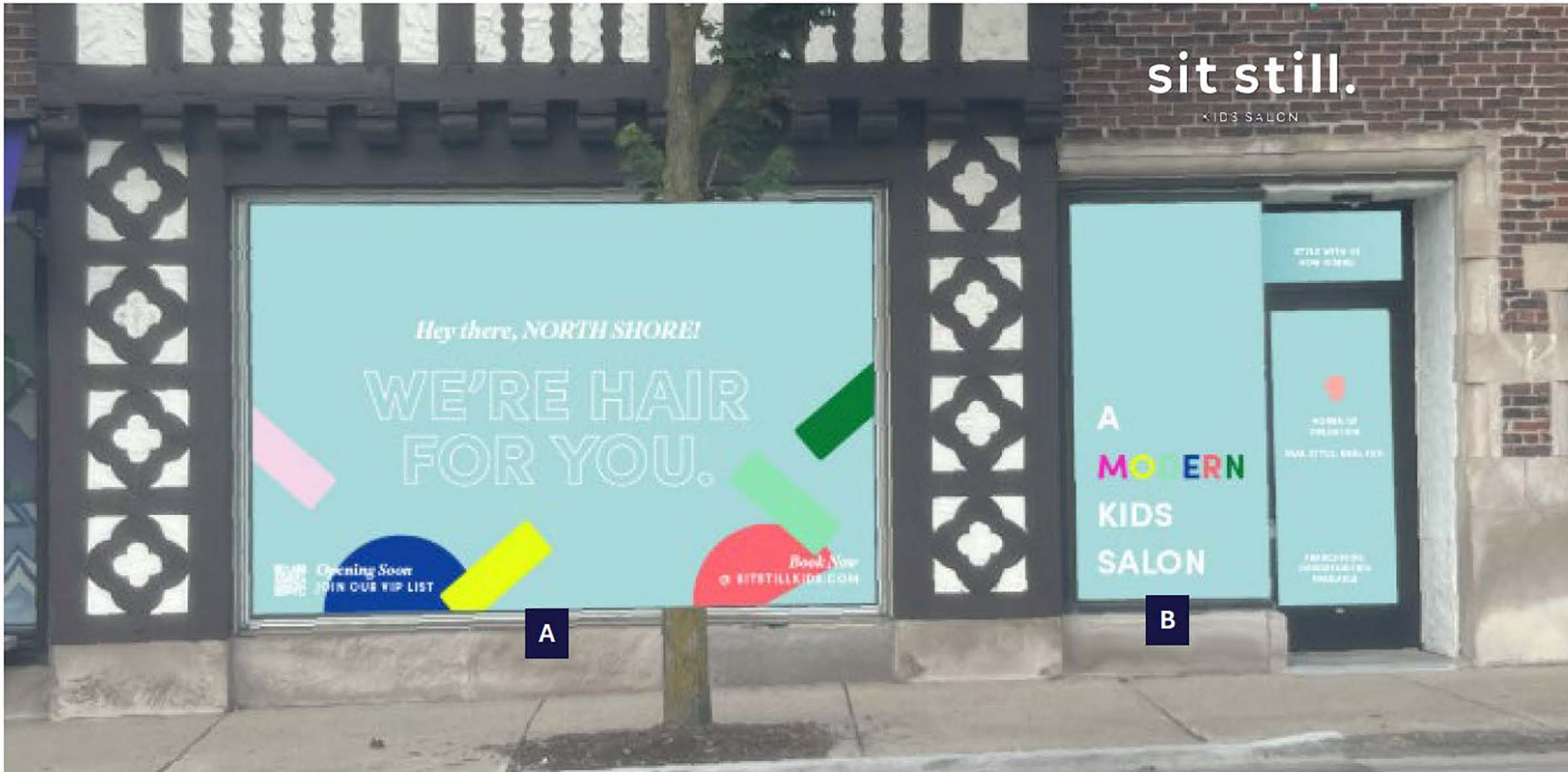
Window Dimensions:

- (A) Main Window 89" H x 135" W
= 83 sq. ft.
- (B) Side Window 87" H x 42.5" W
= 26 sq. ft.
- (C) Side Window 87" H x 26.5" W
= 16 sq. ft.
- (D) Door 68" H x 27.5" W
= 13 sq. ft.
- (E) Above Door 16" H x 35" W
= 4 sq. ft.

- **Total surface area = 142 sq. ft.**



Window Sign: Decals and Size conformance



Total Coverage Area:

- ~20% (see next slide for detail)
- SSK guidelines call for ~40% of window coverage; modified layout here to better approximate city guidelines.

Decal Positioning:

- Middle/bottom

Height of Lettering

- Main window (A)
 - Primary lettering – 10”
 - Ancillary lettering – 5”
- Side window (B) – 6”

Window Sign: Decals and Size conformance cont.



	Inches		Sq. In.	Sq. Ft.
	Height	Width	Area	Area
Hey There	5.19	60.35	313.02	2.17
We're Hair	11.79	83.46	983.73	6.83
For You	11.79	66.95	789.21	5.48
Pink left	21.69	7.54	163.62	1.14
Bottom left	19.80	7.54	149.39	1.04
Bottom right			986.06	6.85
Green right			1020.29	7.09
Total Coverage on Window A			4405.32	30.59
Total Size of Window A	88.64	136.74	12120.46	84.17
Coverage / Size Window A			36%	36%

A	4.72	4.72	22.23	0.15
MODERN	4.72	31.59	148.95	1.03
KIDS	4.72	15.56	73.36	0.51
SALON	4.72	22.16	104.49	0.73
Total Coverage on Window B			349.03	2.42
Total Size of Window B	88.64	43.38	3845.11	26.70
Coverage / Size Window B			9%	9%

Total Coverage on Window C			0.00	0.00
Total Size of Window C	88.64	27.05	2397.54	16.65
Coverage / Size Window C			0%	0%

Circle			0.37	0.00
Hours of	1.41	9.43	13.34	0.09
Operation	1.41	11.32	16.01	0.11
Real Style. Real Fun.	1.41	21.22	30.01	0.21
Franchising	1.41	12.26	17.34	0.12
Opportunities	1.41	15.56	22.01	0.15
Available	1.41	8.96	12.67	0.09
Total Coverage on Window D			111.75	0.78
Total Size of Window D	65.07	27.35	1779.39	12.36
Coverage / Size Window D			6%	6%

Style with us	1.41	13.20	18.67	0.13
Now hiring	1.41	11.32	16.01	0.11
Total Coverage on Window E			34.68	0.24
Total Size of Window E	15.09	28.76	433.95	3.01
Coverage / Size Window E			8%	8%

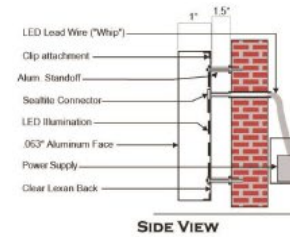
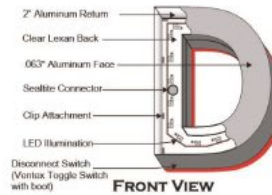
Wall Sign Overview

Back Lit and Acrylic Letters



September 24, 2025 / -V 2.0
Order # IN-S-9816

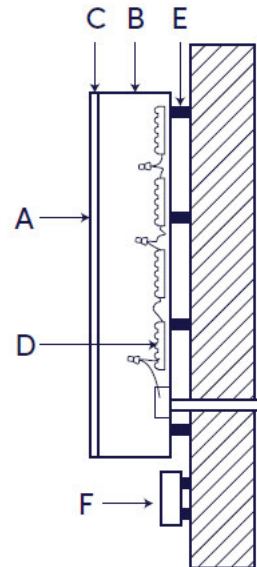
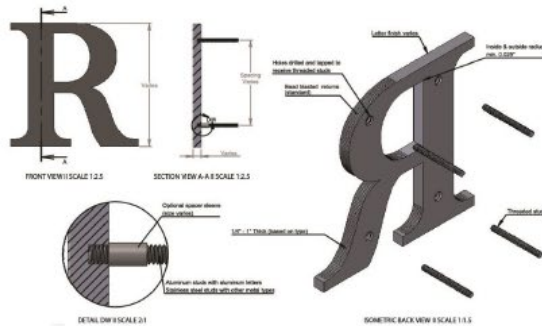
Back Lit Letters



Construction Details

- Channel letters. Three-dimensional, individually crafted letters.
- Mounting: mounted with stud mounts, allowing the letters to stand off the wall slightly for added dimension.
- Back (halo) lit
- Color: White
- Trimcap: Black

Non-Lit Acrylic Letters



The gray background is for visual rendering only.

Product:	Size:	Qty:	Sides:	Notes:
				986 Green Bay Road, Winnetka, IL 60093

Customer Contact: Sit Still Kids Salon

Sales Rep: Payal

Design By: Krusha P.

Approval states that contents of this proof are correct and the responsibility of the client



Please review Art for accuracy in:

Dimension • Layout • Spelling • Color

Approval Signature:

Date:

8088 McCormick Blvd., Skokie, IL 60076

Phone: 847-324-5500

Fax: 847-324-5902

www.signarama-skokie.com

Wall Sign Conformance



Street Frontage Dimensions:

- 23' * 10' = 230 sq. ft.

Wall Sign Area:

- 5' * 2' = 10 sq. ft.
- ✓ <70 sq. ft
- ✓ Letters <=14" in height

Total Wall Sign Coverage:

- Sign Area / Street Frontage :
- 10 sq. ft. / 230 sq. ft. =
- 4% coverage
- ✓ <=15%

Wall + Window Coverage:

- ✓ Wall Sign Area + Window Sign Area <= 15% of Street Frontage
(10 sq. ft + 34 sq. ft) / 230 sq. ft. = ~18% of Street Frontage

d. Building Signage

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

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

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



Figure 38

e. **Awnings and Banners**

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



Figure 42

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

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

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

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

Colors: Awning and banner colors must take into account the color selection of the surrounding materials, buildings, signs, awnings, and image of the retailer/user and district. All awnings located on the same building must be the same color. Colors should enhance and compliment the building and are restricted to earthtones and primary and secondary colors. Final color selection is contingent on approval by the Design Review Board and compliance with the Village awning ordinance.

Banners should be considered as identification of commercial districts. Banners may be location, event, holiday or sponsor specific and can create a unifying thread between the independent districts. Banners are to be mounted on existing poles by fixed brackets and hardware. The Design Review Board must approve the final design.

All new or replacement Awnings and Banners must comply with Village Ordinances and the Design Guidelines.

f. ADA Compliance:

Federal and State regulations require all public spaces to be accessible. Accessibility alterations shall allow access from either the primary or the secondary facade; additions of elevators or ramps should be designed as an integral element of the building.

Entrances: Commercial and mixed-use facilities should provide first floor access from the primary or secondary facade.

Elevators: Where possible, elevators should be incorporated into the existing building envelope. If physically impossible, the elevator and stair core can be located on the exterior of the building but should be located so as not visible from the main public way.

Ramps: Where required, the slope of the ramp should be as gradual as possible to eliminate the need for handrails. Although a 1:12 slope is permitted, 1:20 is encouraged. A ramp should be an integral design element, reflecting the design of the building it serves and surrounding site. This can be accomplished by concealing the ramp behind a low screen wall.

g. Mechanical Equipment

1. Location

Mechanical Equipment must not be visible from pedestrian view. Roof top equipment should be located either in the center of the roof or in one corner away from the street elevation so as not to be visible from the primary or secondary approach.

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



Figure 46

Institutional only

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

Commercial and Multiple- Family

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



Figure 47

d. Door and Window Materials:

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



Figure 48



Figure 49

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

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.



Figure 47

d. Door and Window Materials:

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



Figure 48



Figure 49

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

DESIGN REVIEW BOARD/SIGN BOARD OF APPELAS

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: OCTOBER 9, 2025

SUBJECT: 520 GREEN BAY ROAD - BMO BANK - COA FOR LANDSCAPING
ALTERATIONS (CASE NO. 2025-21-DR)

INTRODUCTION

On October 16, 2025, the Design Review Board (DRB) is scheduled to hold a public hearing on a Certificate of Appropriateness Application submitted by *Hoffmann Commercial Real Estate* (the “Applicant”) as the owner of the commercial building leased to BMO Bank, located at 520 Green Bay Road (the “Subject Property”). The Applicant is seeking approval to replace landscaping with new plantings on the Subject Property.

The Subject Property is located on the southwest corner of the intersection of Green Bay Road and Elm Street in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. The Subject Property is a traditional three-story commercial building that houses *BMO Bank*. **Figure 1** below and **Figure 2** on the following page identify the Subject Property.

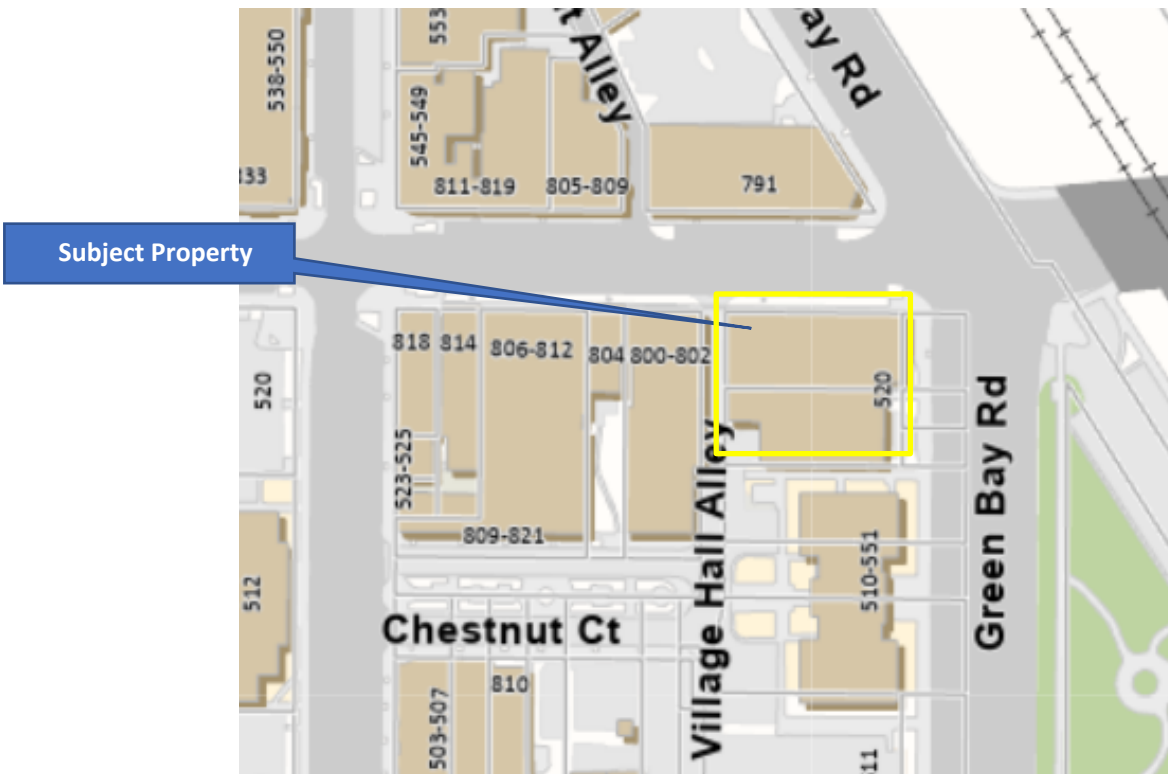


Figure 1 – Subject Property – Location Map



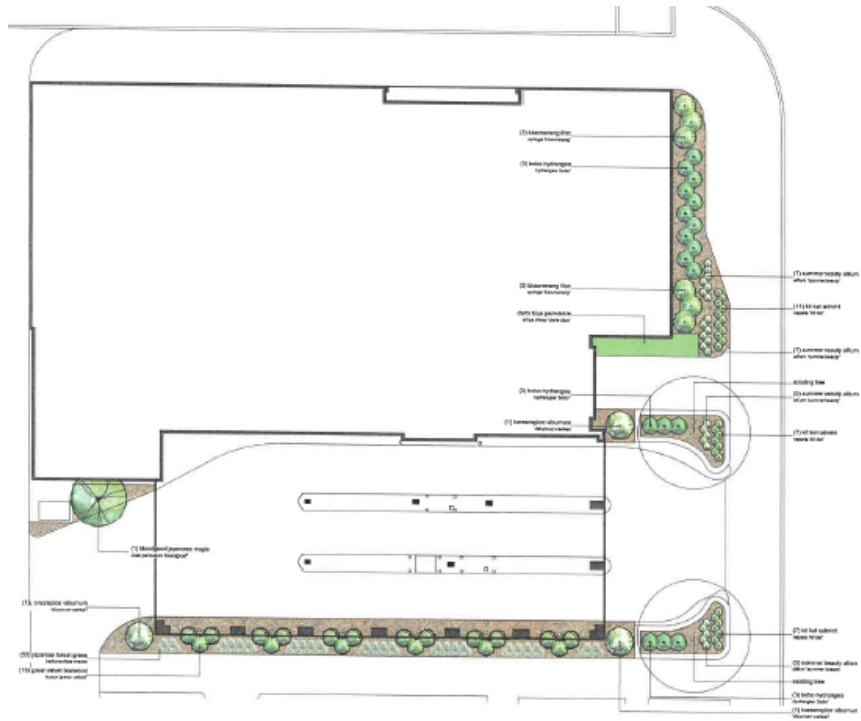
Figure 2 – Subject Property – Building View/Green Bay Road and Elm Street Intersection

PREVIOUS APPROVALS

In 2018, the DRB approved existing building signage. In 2019, the DRB approved a Certificate of Appropriateness for exterior building lighting. In 2023, staff administratively approved a Certificate of Appropriateness for tuckpointing and repairing the landscaping retaining brick wall by the drive-thru at the Subject Property.

CURRENT REQUEST

As previously stated, the Applicant is seeking the replacement of the landscaping in the beds both along the sidewalk on Green Bay Road and along the drive-thru area at Subject Property, as proposed on the landscaping plan below.



Proposed Landscaping Plan



Summer Beauty Allium



Kit Kat Catmint



Darts Blue Vinca



Japanese Forest Grass

Proposed Plantings



Proposed plantings

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

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

- “(1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;”*
- “(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;”*
- “(3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and”*
- “(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.”*

The Board will need to determine if the proposed landscaping replacement complies with the above standards.

DESIGN GUIDELINES ANALYSIS

Even though the Village’s Design Guidelines do not directly guide landscaping plantings on private commercial properties, staff reviewed proposed planting replacement and compared them with the recommendations of the Design Guidelines for pedestrian zone landscaping and noted that nine proposed varieties specified in the plans and photos match the recommendations of the design guidelines (Village Plant Palette, Appendix B). Of the nine varieties specified, two match the Village of Winnetka plant palette; five are not on the Village of Winnetka plant palette, but a different variety than that specified; two are

not on the Village of Winnetka plant palette list. Details are provided below:

Palette Match

Koreanspice Viburnum

Bloodgood Japanese Maple

On Palette, but a Different Variety

Bobo Hydrangea

Bloomerang Lilac

Green Velvet Boxwood

Kit Kat Catmint

Darts Blue Vinca

Not on Palette

Summer Beauty Allium

Japanese Forest Grass

SUMMARY

The Applicant requests that the DRB find the proposed exterior building and landscaping alterations appropriate and compatible with the Design Guidelines and approve them as proposed.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

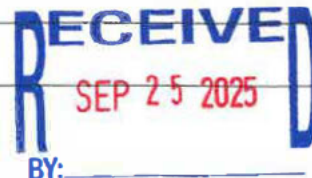
VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

COA 2025-923

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 520 Green Bay Road

Name of Business(es): BMO Bank



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

- | | | |
|-------------------------------------|--|--|
| <input type="checkbox"/> | Sign | Sign Permit Application attached? <input type="checkbox"/> |
| <input type="checkbox"/> | Awning | Awning Permit Application attached? <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Other (general description) <u>Refresh Landscaping</u> | |

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): We would remove all existing plants, excluding the trees, and would like to place new plantings as specified in our plans presented.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 520 Green Bay Road (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

FOR LESSEE/OWNER USE ONLY

SIGNED _____
PRINTED NAME(S) Jenn Epstein
ADDRESS 552 Lincoln, Suite 202
PHONE NO. [REDACTED]
EMAIL jepstein@hoffmanncre.com

FOR OFFICE USE ONLY

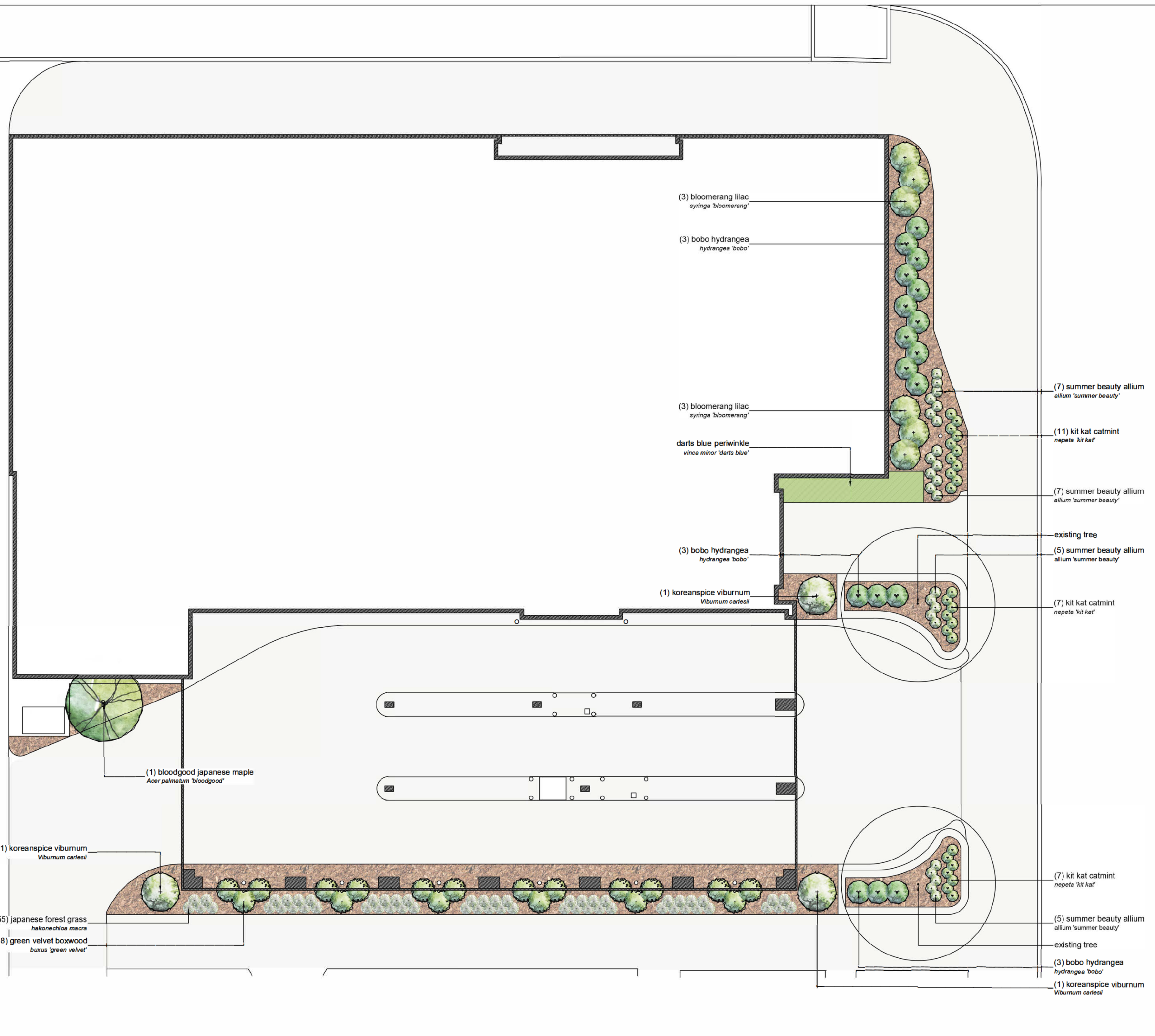
COA applied for (date): _____
COA Case Number: _____
COA Issued (date): _____
COA Fee
 \$135
 \$575

PRIMARY DESIGN FIRM _____
CONTACT NAME _____
ADDRESS _____
PHONE NO. _____
EMAIL _____



525 Enterprise Pkwy, Lake Zurich, IL 60047
Ph.847.465.1160

PROJECT:
**Hoffmann
Commercial
Real Estate**
520 Green Bay Rd.
Winnetka, Illinois



SHEET TITLE:
Site Plan

ISSUE DATE:
August, 2025

REVISIONS:

SCALE:
1/8"=1'-0"



NORTH



Summer Beauty Allium



Kit Kat Catmint



Darts Blue Vinca



Japanese Forest Grass



Bobo Hydrangea



Bloomerang Lilac



Koreanspice Viburnum



Green Velvet Boxwood



Bloodgood Japanese Maple

APPENDIX B

Village Plant Palette

& Recommended Minimum Size Plant Material at Planting

DECIDUOUS SHADE TREES/ STREET TREES

minimum 4" caliper/ BB

Acer x freemanii 'Autumn Blaze'	Freemanii Maple
Acer nigrum	Black Maple
Acer platanoides 'Emerald Queen'	Emerald Queen Norway Maple
Acer rubrum 'Red Sunset'	Red Sunset Red Maple
Acer saccharum	Legacy Sugar Maple
	Columnar Sugar Maple (Columnar Shape)
Acer saccharum 'Columnare'	
Celtis occidentalis	Hackberry
Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash
Fraxinus americana 'Rose Hill'	Rose Hill White Ash
Fraxinus pennsylvanica 'Marshall'	Marshall Green Ash
Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash
Fraxinus pennsylvanica 'Summit'	Summit Green Ash
Fraxinus quadrangulata	Blue Ash
Ginko biloba	Ginko (Male)
Gleditsia triancanthos inermis 'Skyline'	Skyline Thornless Honeylocust
Gymnocladus dioicus	Kentucky coffeetree
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Quercus bicolor	White Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus rubra	Red Oak
Quercus robur	English Oak
Tilia americana	American Linden
Tilia cordata 'Greenspire'	Little leaf Linden
Tilia euchlora 'Redmond'	Redmond Linden
Tilia tomentosa	Silver Linden
Tilia tomentosa 'Sterling Silver'	Sterling Silver Silver Linden
Ulmus carpinifolia 'Regal'	Regal Smoothleaf Elm
Ulmus cultivars	Elm (disease resistant cultivars)
Zelkova serrata	Greenvase Zelkova

DECIDUOUS ORNAMENTAL TREES

minimum 6'-10' height - clump form/ 2 1/2"-3" caliper - single stem/ BB

Altus glutinosa	Black Alder
✓Acer palmatum 'Bloodgood'	Japanese Bloodgood Maple ✓
Amelanchier canadensis	Shadblow Serviceberry

Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry Autumn Brilliance
Betula nigra 'Heritage'	Heritage River Birch
Betula platyphylla 'japonica'	Whitespire Birch
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Red bud
Cornus alternifolia	Pagoda Dogwood
Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn
Malus floribunda	Japanese Crabapple
Malus 'Red Jewel'	Red Jewel Crabapple
Malus sargentii	Sargent Crabapple
Malus 'Snowdrift'	White Crabapple
Magnolia stellata	Star Magnolia
Magnolia x loebnerii 'Merill'	Dr. Merrill Magnolia
Malus Zumi calocarpa	Zumi Crabapple
Pyrus calleryana 'Chanticleer'	Chanticleer Pear
Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac
Viburnum prunifolium	Blackhaw Viburnum

EVERGREEN TREES

minimum 6'-8' height/ BB

Picea glauca 'Densata'	Black Hills Spruce
Pinus nigra	Austrian Pine
Picea pungens	Green Colorado Spruce
Picea pungens 'Glauca'	Colorado Blue Spruce
Pseudotsuga menziesii	Douglas Fir
Taxodium distichum	Bald Cypress

DECIDUOUS SHRUBS

minimum size range 18"-34"/ BB (species/location dependant)

Aronia arbutifolia	Red Chokeberry
Acer ginnala	Amur Maple Shrub Form
Aronia melanocarpa	Glossy Black Chokeberry
Berberis thunbergii	Crimson Pygmy Barberry
Cotoneaster horizontalis	Rockspray horizontalis
Cotoneaster lucidus	Peking Cotoneaster
Clethra alnifolia	Summer Sweet Clethra
Cornus sericea 'Albo-Marginata'	Variegated Dogwood
Corylus colurna	Turkish Filbert
Cornus alba 'marginata'	Variegated Tatarian Dogwood
Cornus mas	Cornelian Cherry Dogwood
Cornus alternifolia	Pagoda Dogwood
Cornus racemosa	Gray Dogwood
	Alleman's Compact Redtwig
Cornus sericea 'Allemans'	Dogwood
Cornus sericea 'Isanti'	Redtwig Dogwood

Euonymus alatas 'Compactus'	Dwarf Winged Euonymus
Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus
Forsythia spp.	Forsythia
Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea
Hydrangea 'Nikko Blue'	Nikko Blue Hydrangea
Hamamelis virginiana	Common Witch Hazel
Ilex verticillata 'Jim Dandy/ Red Sprite'	Winterberry (Male and Female 1:5)
Kerria japonica	Japanese Kerria
Lonicera xylosteum 'Emerald Mound'	Emerald Mound Honeysuckle
Lonicera xylosteum 'Claveys Dwarf'	European Fly Honeysuckle
Myrica pennsylvanica	Bayberry
Potentilla fruticosa 'Abottswood'	White Bush Cinquefoil
Potentilla fruticosa 'Golddrop'	Gold Bush Cinquefoil
Rhus aromatica 'Gro-Low'	Fragrant Sumac
Ribes alpinum 'Greenmound'	Greenmound Alpine Currant
Ribes alpinum	Alpine Currant
Rosa 'Carefree Wonder'	Carefree Wonder Rose
Rosa 'Fairy Rose'	The Fairy Rose
Rhododendron 'Catawba'	Catawba Rhododendron
Rosa 'Sea Foam'	Sea Foam Rose
Rosa Meidland 'Scarlet'	Scarlet Meidland Rose
Spiraea x bumalda 'Froebelli'	Froebel Spirea
Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea
Spiraea japonica 'Little Princess'	Japanese Spirea
Syringa meyeri	Meyer Lilac
Syringa patula 'Ms. Kim'	Ms. Kim Lilac
Spiraea x bumalda 'Roebels'	Roebels Spirea
Viburnum carlesii	Korean Spice Viburnum
Viburnum dentatum	Arrowwood Viburnum
Viburnum x judii	Judd Viburnum
Viburnum trilobum 'Hahs'	Hahs American Cranberrybush
Viburnum lentago 'Mohican'	Viburnum
Viburnum prunifolium	Nannyberry Viburnum 'Mohican'
Viburnum trilobum 'Wentworth'	Blackhawk Viburnum
	Wentworth American Cranberrybush

EVERGREEN SHRUBS

minimum size range 18"-24"/BB (species/location dependent)

Buxus microphyla 'Wintergreen'	Wintergreen Boxwood
Ilex x meserveae 'China Boy/China Girl'	China Boy/China Girl Holly
Juniperus chinensis 'Sea Green'	Sea Green Juniper
Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper
Pinus mugho	Mugho Pine
Taxus media 'Densiformis'	Dense Yew

Taxus media 'Hicks'	Hicks Yew
Thuja occidentalis 'Mission'	Mission Arborvitae

PERENNIALS, ORNAMENTAL GRASSES

minimum size 1 gallon container

Astilbe japonica 'Deutschland'	Deutschland Astilbe
Astilbe x arendsii 'Fanal'	Fanal Astilbe
Anemone japonica	Japanese Anemone
Amorpha canescens	Lead Plant
Andropogon scoparius	Little Bluesteam
Astilbe x arendsii 'Peach Blossom'	Peach Blossom Astilbe
Aster novae-angliae	Purple Dome New England Aster
Alchemilla mollis	Lady's Mantle
Bergenia rotblum	Rotblum Bergenia
Buddleia davidii 'Black Night'	Black Night Davidii
Calamogrostis acutifolia 'Stricta'	Feather Reed Grass
Chrysanthemum x superbum 'Alaska'	Shasta Daisy
Echinacea purpurea 'Magnus Pink'	Coneflower
Festuca 'Elijah Blue'	Elijah Blue Fescue
Dianthus 'Helen'	Helen Dianthus
Geranium sanguineum	Bloody Red Cranesbill
Hemerocallis 'Happy Returns'	Happy Returns Daylily
Hemerocallis 'Stella D'Oro'	Yellow Daylily
Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells
Helictotrichon sempervirens	Blue Oat Grass
Hosta sieboldiana 'Frances William'	Frances William Hosta
Hosta sieboldiana 'Elegans'	Elegans Hosta
Iris siberica 'Caesar's Brother'	Caesar's Brother Iris
Ligularia 'Rocket'	Rocket Ligularia
Liatris spicata 'Kobold'	Gayfeather
Liriope spicata	Lilyturf
Lysimachia clethroides 'White Gooseneck'	White Gooseneck Loosestrife
Lavander mandeal	Mandel Lavander
Coreopsis vert 'Moonbeam'	Moonbeam Coreopsis
Miscanthus sinensis 'purpureus'	Maiden Grass
Nepata x faassenii	Blue Wonder Catmint
Panicum virgatum cultivars	Switch grass
Pennisetum apeloкуроides 'Hameln'	Dwarf Fountain Grass
Perovskia atriplicifolia 'Longin'	Russian Sage
Phlox divaricata	Tall Phlox 'purple'
Panicum virgatum cultivars	Switch Grass
Papaver	Oriental Poppy
Penisetum 'rubrum'	Purple Fountain Grass
Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan
Sedum 'Autumn Joy'	Autumn Joy Sedum

Sporobolus heterolepias
Veronica spicata

Prairie Dropseed
Sunny Blue Veronica

GROUNDCOVERS

minimum size 3" pot/ Quart container preferred

Ajuga reptans	Bugleweed
Euonymus fortuneii 'Colorata'	Purpleleaf Winter creeper
Laminum Galeobdolon 'variegatum'	Variegated Lamiastrum
Vinca Minor 'Bowles'	Bowles Periwinkle
Pachysandra terminalis	Japanese Flowering Spurge
Waldsteinia ternata	Barren Strawberry

BULBS

Topsize

Daffodils spp.	Ice Follies Daffodils
Hyacinths spp.	Grape Hyacinths
Tulips spp.	Mixed Colors Tulips

ANNUALS

2 1/2" container/ 1 quart

VINES

minimum size 1 gallon container

staked

Campsis radicans	Trumpet Creeper
Clematis spp.	Clematis
Hydrangea anomala petiolans	Climbing Hydrangea
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata 'Robusta'	Boston Ivy

APPENDIX C

SHADE TREE SETBACKS

In order to protect trees and their root systems, new parkway trees should be located no closer than the following distances from the following structures in the parkway:

<u>Structure</u>	<u>Distance (on center)</u>
Curbs	2'-0"
Building exits	5'-0"
Carriage walk	5'-0"
Fire hydrants	5'-0"
Manholes and catchbasins	5'-0"
Wall hydrants, standpipes	5'-0"
Siamese connections	5'-0"
Buildings	8'-0"
Fire escapes	10'-0"
Street lights	12'-0"
Trees (existing columnar forms)	20'-0"
Pedestrian overpasses and tunnels	25'-0"
Trees (existing spreading forms)	25'-0"
Other structures	25'-0"
Bus stop (near side of intersection)	40'-0"
Railroads	50'-0"
Viaducts	50'-0"
Bus stop (far side of intersection)	75'-0"

Areas devoted to outdoor dining or display should not exceed the width of the building, and should not be located within 10' of a fire hydrant, corner or bus stop, in accordance with the Village of Winnetka Zoning Ordinance.

BMO Landscape Plan Review Comments

Nine varieties are specified and the plans and photos match. Of the nine varieties specified, 2 match the VOW Plant Palette; 5 are on the VOW Plant Palette, but different variety than that specified; 2 are not on the VOW Plant Palette list. Details are provided below.

Palette Match:

Koreanspice Viburnum
Bloodgood Japanese Maple

On Palette, but Different Variety:

Bobo Hydrangea
Bloomerang Lilac
Green Velvet Boxwood
Kit Kat Catmint
Darts Blue Vinca

Not on Palette:

Summer Beauty Allium
Japanese Forest Grass

APPENDIX D

Village of Winnetka Action Items

As part of the Design Guidelines, specific recommendations have been proposed as part of the Streetscape/Pedestrian Zones as noted in the text. The Village may consider taking the next steps on these action items in its goal to implement these guidelines. Additionally, detailed planning and design will be required to implement these recommendations that may include:

- **Village Wayfinding/Signage Program:** A coordinated sign system should be developed to assist in clearly defining and orienting residents to key Village entry points, business districts, area landmarks, and business district parking.
- **Decorative Lighting Plan:** A decorative lighting plan should be implemented over a phased program for the Village's commercial districts and the Green Bay Road corridor. Pole/fixture locations, heights and light levels should be evaluated to their appropriateness and scale in any given district.
- **Streetscape Enhancement program:** A new family of streetscape elements has been defined in these guidelines. A more detailed streetscape plan should be developed for each of the districts and the Green Bay Road Corridor that identifies phasing and implementation of these elements.
- **Green Bay Road Improvements:** In its ongoing effort to enhance and beautify the Green Bay Road corridor, the Village should develop an overall corridor improvement plan that identifies desired pedestrian and vehicular landscaping, lighting and signage enhancements. This plan can be used to work with IDOT on any future planned road improvements through this corridor.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD/ SIGN BOARD OF APPEALS
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: OCTOBER 9, 2025
SUBJECT: 914 GREEN BAY ROAD – SANTE INTEGRATED HEALTH AND WELLNESS
– SIGN PERMIT AND SIGN CODE VARIATIONS (CASE NO. 25-22-DR)

INTRODUCTION

On October 16, 2025, the Design Review Board (DRB) is scheduled to consider a Sign Permit application submitted by *Sante Integrated Health and Wellness* (the “Applicant”) as lessee of the 2nd floor commercial space at the property located at 914 Green Bay Road (the “Subject Property”). The Applicant has submitted applications seeking the following approvals:

1. **Sign Permit** to allow installation of six-window decal signs; and
2. **Sign Code Variation** to allow the following:
 - a. Window signs that exceed 10% of their respective window area; and
 - b. Window translucent decal signs that are not die-cut and are not limited to individual letters and logos.

PROPERTY DESCRIPTION

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. On the second floor of the commercial building, the Applicant operates its medical clinic. The first-floor commercial spaces are occupied by *Lana* and by *Eversee Boutique Eyecare*. **Figure 1** identifies the location of the Subject Property, and **Figure 2** on the next page shows the entire front façade of the building and the location of the Applicant’s business.

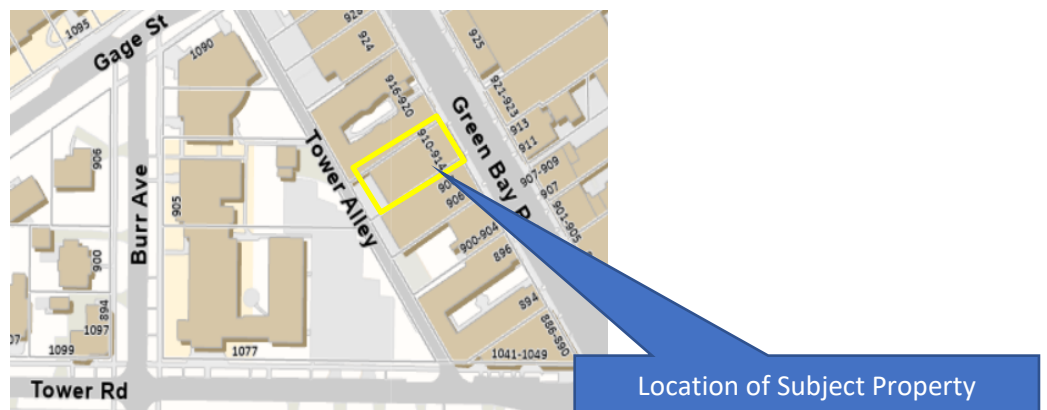


Figure 1 – Subject Property – Location Map



Figure 2 – Subject Property
View of the entire building at 914 Green Bay Road

PREVIOUS APPROVALS

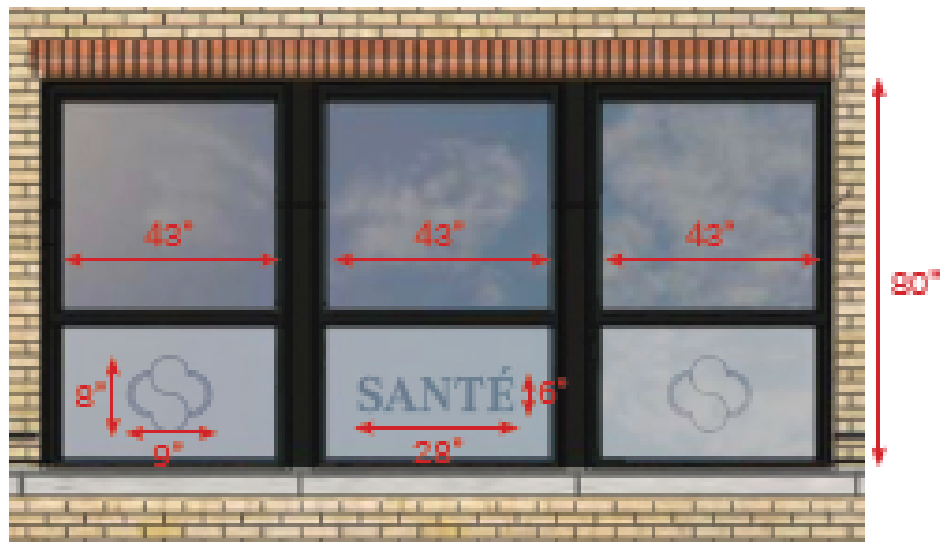
The DRB approved the sign permit to install a wall sign for Lana Jewelry in March 2023, as well as storefront window signs, a door window sign, and a projecting sign. Additionally, approval was granted for the storefront gold vinyl border/ribbon to be installed around all windows at the subject building in February 2024. Just recently, at the September 18th meeting, the Board approved an entrance door window sign and a projecting sign for the *Sante Integrated Health and Wellness*.

CURRENT REQUEST

The Applicant is seeking additional signage in the form of window decals for promotion and identification of the existing grocery business. Six translucent, frosted vinyl decal window signs would be applied to the windows of the second floor along the building’s east façade on Green Bay Road. The proposed signs are as follows:

- Left and Right window bays (three windows each)
 - The frosted vinyl decal will be applied to the lower portion of all second floor windows;
 - The left and right lower windows within each bay show the *Sante Integrated Health and Wellness* logo cutout in the frosted vinyl decal, 8” in height; and
 - The middle windows within each bay show the “SANTE” text cutout in the frosted vinyl decal, 6” in height;

The signs described above are identified on the following page:



The Applicant has provided details of the proposed signs that are available in the application materials included in Attachment A.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes commercial district window sign standards.

Window signs that meet the following standards can be administratively approved by staff. Given the proposed signage covers 100 percent of the window, the signage does not meet many of the following standards. Thus, the window signage requires review by the Design Review Board as well as approval of Sign Code variations:

- Limited to 10% or less of the single windowpane;
 - Existing signs in each window cover up 100% of the respective window area (**Sign Variation required for each window**);
- Limited to 50% or less of a door-window or transom;

- Height of the sign to not exceed 1/3 of the height of the glass area and 90% of the glass width;
- 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;
- No window sign should be illuminated;
- Located in the lower two-thirds of the window opening;
- Without reflective materials;
- Limited to two colors;
- Decal sign shall be die-cut and limited to individual letters and logos
 - The frosted vinyl, logo, and text decal signs are not die-cut and are not limited to individual letters and logos. (**Sign Variation required for each window**);
- Shall not extend over or through architectural features/window muntin; and
- 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.

Green Bay Road Signage Street Exposure

Area	Square Foot	Percentage
Green Bay Road Street Exposure	750	-
Max Allowed per Sign Code (15% of the Street Exposure)	112.5	15%
All Existing & Proposed Signs Counted Toward Street Exposure	41	5.4%

The existing and proposed signs at the property comply with the maximum allowed sign area street exposure requirement.

SIGN CODE VARIATION REQUEST

1. The Applicant has applied for a Sign Code Variation from Section 15.60.120 [Commercial Signs] to allow
 - a. Window signs that exceed 10% of their respective window area; and
 - b. Window translucent decal signs that are not die-cut and are not limited to individual letters and logos.

The Design Review Board (also sitting as the Sign Board of Appeals) may grant relief from the Sign Code if it determines that the following standards set out in Section 15.60.250 [Variations] are met:

1. *The variations would be in harmony with the general purpose and intent of this chapter;*
2. *Given the design elements of the building or site on which the sign is located, the design of the sign is as compatible, if not more compatible, with the character of the business district than the standard sign regulations would otherwise allow;*
3. *For window signs, the design of the sign would not significantly inhibit the viewing of store products, activities, or services;*
4. *The variation will not alter the essential character of the locality;*
5. *The design of the sign is contextually appropriate for the type of business; and*
6. *The design of the sign exhibits a high degree of artistic embellishment.*

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 to adversely 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 to approve the proposed signage. **See Attachment B.**

SUMMARY

The Applicant requests that the DRB find the proposed second-floor window signs as appropriate and compatible with the Design Guidelines and approve the Sign Permit and Sign Code Variation as submitted.

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

RECEIVED
SEP 30 2025

Tenant/Lessee

SBC 2025-1108 BY: _____

Name of Business <i>Santé Integrated Health and Wellness</i>		Primary contact name <i>Faris Murad</i>		Phone No. <i>[REDACTED]</i>
Project Address <i>914 Green Bay Road</i>				
City <i>winnetka</i>	State <i>IL</i>	Zip Code <i>60093</i>	Email <i>[REDACTED]</i>	

Sign Company

Name of Sign Company <i>Windy City Signs and Graphics</i>		Primary contact name <i>Dick Reeves</i>		Phone No. <i>312 448 7556</i>
Street Address <i>4904 N. Elston Avenue</i>				
City <i>Chicago</i>	State <i>IL</i>	Zip Code <i>60630</i>	Email <i>info@mywindysigns.com</i>	

Property Owner

Name of Company <i>Wayland Real Estate Capital</i>		Primary contact name <i>Marc Klutznick</i>		Phone No. <i>[REDACTED]</i>
Street Address: <i>361 Park Avenue, No. 205</i>				
City <i>blenue</i>	State <i>IL</i>	Zip Code <i>60022</i>	Email <i>marc@waylandre.com</i>	

- 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 _____

OFFICE USE ONLY

SIGN FEE: \$80 NON-ILLUMINATED PER SIGN TYPE	\$ _____
\$195 ILLUMINATED SIGN	\$ _____
STAFF REVIEW FEE: \$70 <input type="checkbox"/> WAIVE FEE	\$ _____
TOTAL PERMIT FEE	\$ _____
CONDITIONS OF APPROVAL: _____	

TRANSLUCENT FROSTED VINYL DECAL IN BOTTOM OF EACH WINDOW, WITH DIE CUT LOGO AND NAME IN ALTERNATING WINDOWS.
- CENTERED HORZ. + VERT. IN EACH WINDOW
- LETTERS ARE 6"H, LOGO IS 8"H

BOTTOM OF WINDOWS ARE FROSTED FOR PATIENT PRIVACY IN MEDICAL OFFICE

- T/PARAPET ELEV. 28'-9"
- NEW FRAMED AWNING
- T/MTL. DECK ELEV. 25'-1"
- T/CONC. SLAB ELEV. 14'-0"
- T/FND. WALL NEW ELEV. 3'-6"
- T/CONC. SLAB ELEV. 0'-0"



PLAIN FROSTING W/
NO NAME OR LOGO IN
MIDDLE WINDOWS

EXISTING SIGNAGE
FOR ANOTHER
TENANT

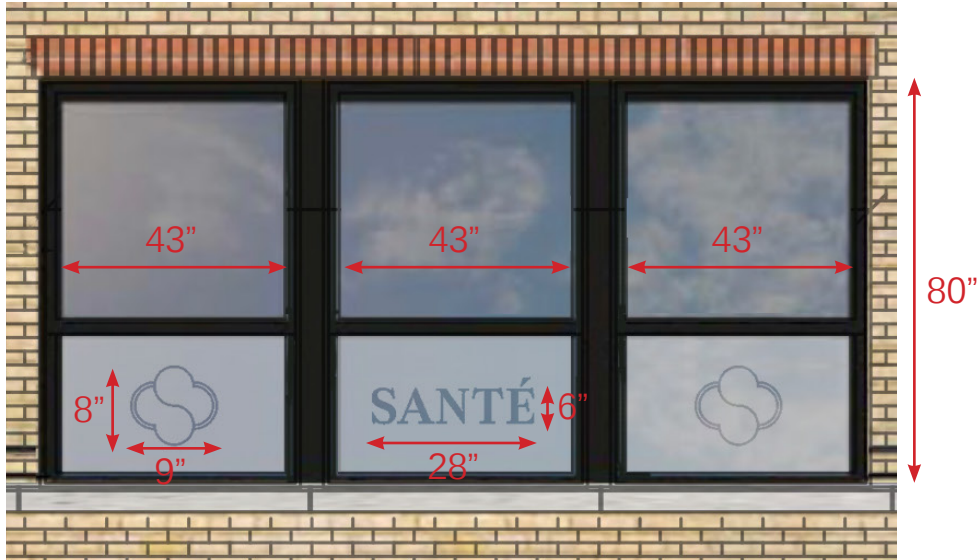
PREVIOUSLY
APPROVED
PROJECTING SIGN

50'W FACADE

1 EAST ELEVATION
A3.1 SCALE: 3/16" = 1'-0"

SIGNS FABRICATED
AND INSTALLED BY:

4904 N Elston Ave., Chicago, IL, 60630
Phone: 312.448.7556
Email: info@mywindysigns.com



VINYL WINDOW DECALS:

LOGOS: 8"W X 9"H. APPROX 0.5 SQ FT EACH

- 2% OF EACH WINDOW

NAMES: 6"H X 28"W. APPROX 1.17 SQ FT EACH

- 4.8% OF EACH WINDOW

MATERIALS:

- FROSTED TRANSLUCENT VINYL ON CLEAR GLASS WITH DIE CUT LOGOS AND LETTERS
- INSTALLED ON INTERIOR FACE OF WINDOW
- LOWER SECTION OF WINDOWS ARE FROSTED FOR PATIENT PRIVACY FROM STREET

TOTAL SIGN AREA:

VINYL WINDOW DECALS: 4.34 SQ. FT. TOTAL

PREVIOUSLY APPROVED SIGNAGE: 8.375 SQ FT
(PROJECTING SIGN AND ENTRY DOOR DECAL)

TOTAL BUSINESS SIGN SQUARE FOOTAGE: 12.715 SQ FT

STREET FRONTAGE AREA: 1445 SQ. FT.

- SEE PAGE 1 FOR OVERALL STREET VIEW

TOTAL SIGN PERCENTAGE OF FRONTAGE = 0.9%

SIGNS FABRICATED
AND INSTALLED BY:





EXISTING BUILDING PHOTO

SIGNS FABRICATED
AND INSTALLED BY:



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN CODE VARIATION APPLICATION



Property Information

Site Address: 914 Green Bay Road, Suite 201

Name of Business: Santé Integrated Health and Wellness

Parcel Identification Number(s) (PIN): _____

Application is hereby made to the Village of Winnetka for a variation from Section(s) _____

of Chapter 15.60 Signs of the Village Code for the following work: see attached description

Attach a separate written document that explains in detail how the requested variation complies with all of the following standards:

1. The requested variation is in harmony with the general purpose and intent of the Sign Code.
2. Given the design elements of the building or site on which the sign is located, the design is as compatible, if not more, with the character of the business district than the standard sign regulations allow.
3. For window signs, the design of the sign does not significantly inhibit the viewing of store products, activities, or services.
4. The design of the sign is contextually appropriate for the type of business.
5. The design of the sign exhibits a high degree of artistic embellishment.
6. The variation will not alter the essential character of the locality.

Property Owner Information

Legal Name: Marc Klutznick

Primary Contact: _____

Address: 361 Park Avenue, No. 206

City, State, Zip: Glencoe, IL 60022

Phone No. 312.339.8414

Email: marc@waylandre.com

Owner Signature: _____

Applicant Information

Legal Name: FARIS MURAD

Primary Contact: _____

Address: 914 Green Bay Road, Suite 201

City, State, Zip: Winnetka, IL 60093

Phone No. 312 351 9992

Email: farismurad1@gmail.com

Applicant Signature: Fu

SIGN CODE VARIATION APPLICATION

Business: Sante Integrated Health and Wellness

Address: 914 Green Bay Road, Suite 201

Statement of Need for Window Frosting:

As a physician-led medical clinic, protecting patient privacy is a fundamental responsibility. The bottom windows of our second-floor medical office make it possible for pedestrians on the street or in the businesses across the street to see into areas where patients wait and receive care. We tested this ourselves and believed that there would be a privacy concern. Without protective treatment, this visibility risks exposing patients during sensitive health-related visits.

We are proposing a frosted decal to address this concern by:

1. Safeguarding patient privacy. The frosted decal on the lower windows prevents pedestrians and street traffic from viewing patients inside. This ensures compliance with healthcare privacy expectations (HIPAA) and helps reinforce trust with our patients.
2. Provides dignity and comfort. A frosted lower window ensures that our patients feel secure, respected, and not on public display.
3. Maintaining natural light and esthetics. A frosted decal allows ample light to enter our clinic while creating a discreet professional appearance aligned with the Village of Winnetka's design standards. The logo and name will be integrated tastefully into the frosting, helping ensure that the signage is subtle, elegant, and consistent with the Village of Winnetka's character.

I want to thank you for your consideration in this matter. This sign code variation application is not for decorative purposes but is essential for patient protection. The frosted lower windows represent the least intrusive and visually appealing solution to balance privacy and the welcoming appearance of our clinic.

Yours sincerely,

Faris M Murad, MD, FASGE

A handwritten signature in black ink, appearing to be 'FM', with a long horizontal flourish extending to the right.

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: OCTOBER 16, 2025
SUBJECT: 714-16, 718-732, 736 & 740 ELM STREET AND 511 & 515 LINCOLN AVENUE
CERTIFICATE OF APPROPRIATENESS TO MODIFY THE EXTERIOR
ELEVATIONS OF THE APPROVED ONE WINNETKA PUD
(CASE NO. 25-23-DR)

INTRODUCTION

An application submitted by the MDG Winnetka One LP (the “Applicant”), as the property owner of 714-16 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (the “Subject Property”). The Applicant has filed a Certificate of Appropriateness Application seeking approval to modify the storefront windows and entries, as well as an alternative option to the metal screening panels of the new four-story mixed-use building at the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is generally located on the southeast corner of the intersection of Elm Street and Lincoln Avenue, is zoned C-2 General Retail Commercial, and is located in the C-2 Commercial Overlay District. The Subject Property is currently under construction for a new four-story mixed-use building known as One Winnetka. **Figure 1** below shows the location of the Subject Property.

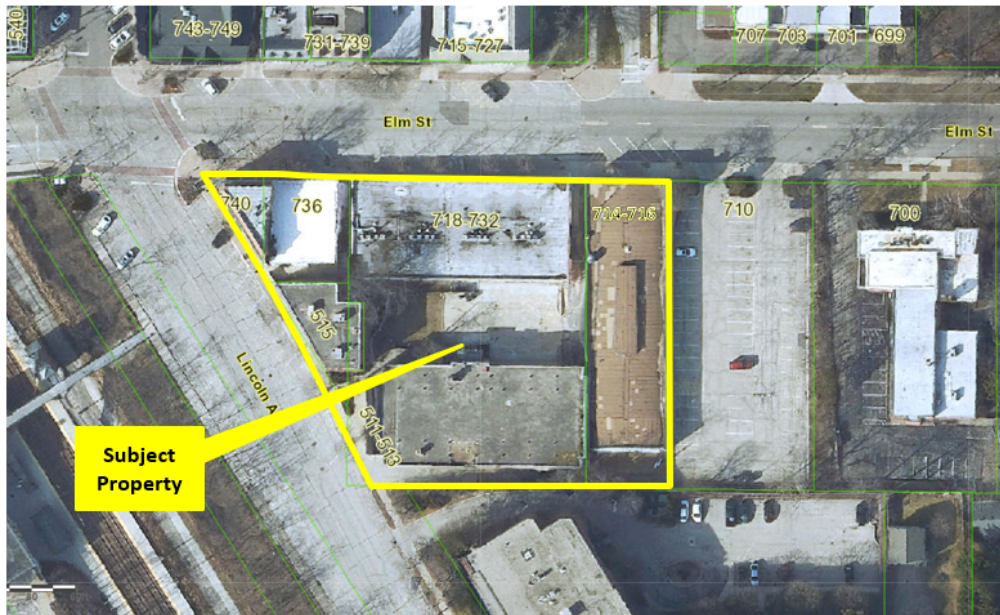


Figure 1- Location Map – Subject Property

CURRENT REQUEST

The Applicant requests approval to modify the storefront windows and entries to better accommodate a future restaurant tenant, as well as an alternative option to the metal screening panels on the south and east elevations of the new four-story mixed-use building at the Subject Property.

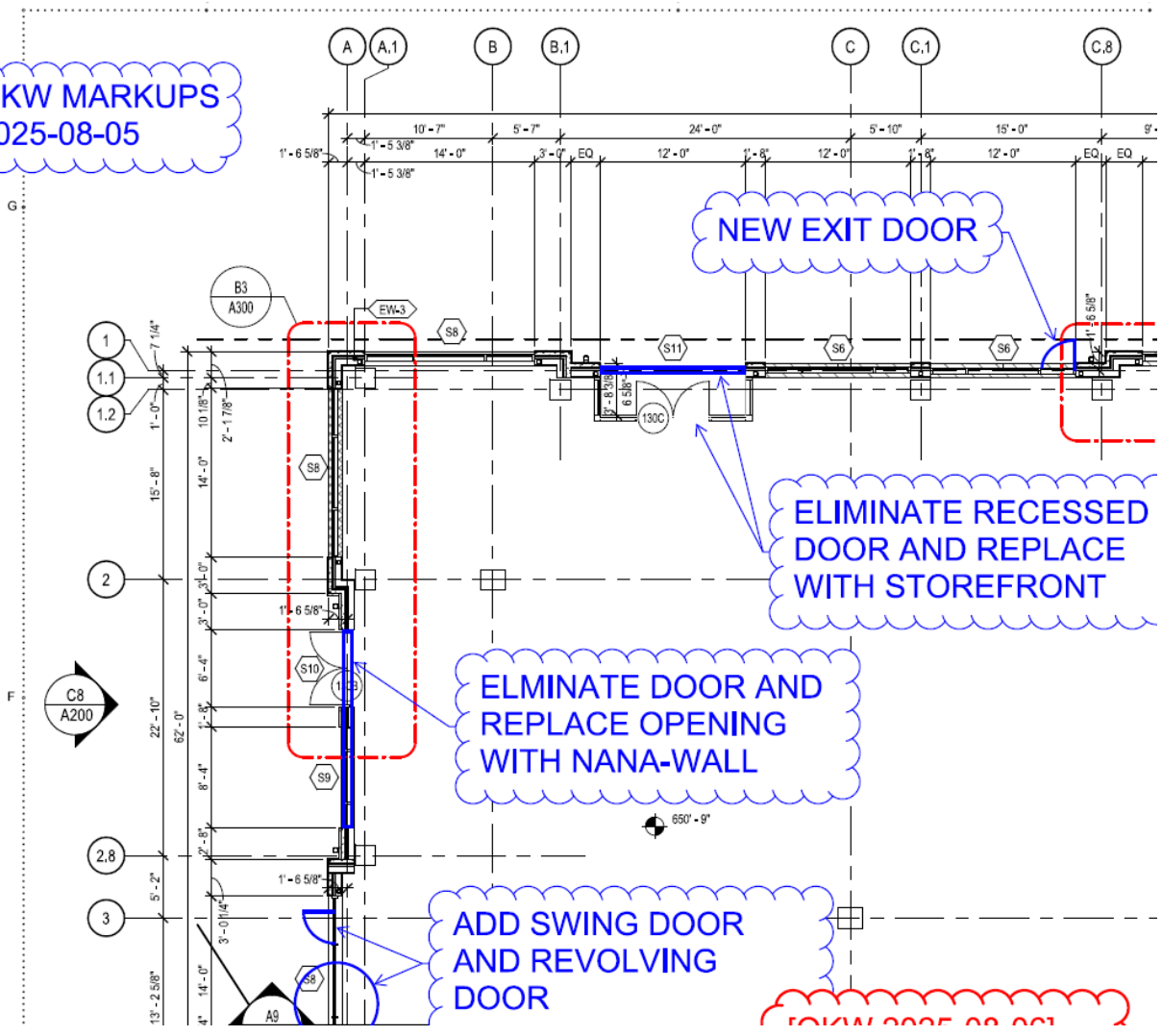
Storefront Windows and Entries Modifications

- At Lincoln Avenue (West) ground floor elevation - Removing a double door that was placed initially in case this corner space was demised further, replacing it with a folding glass nana-wall, and adding a single swing door and revolving door further south on the elevation where a storefront was originally approved.
- At Elm Street (North) ground floor Elevation - Removing a double door within a recessed entrance, replacing it with a storefront that is flush with the remaining storefront and installing a single exit door further east on the elevation of the subject commercial space.



Subject Property - Floor Plan of the new four-story mixed-use building originally approved and proposed exterior elevation modifications

OKW MARKUPS
2025-08-05



Subject Property – Marked Up Floor Plan showing originally approved and proposed modifications



2 LINCOLN AVE ELEVATION (WEST) (APPROVED)
SCALE: 1" = 20'-0"



2 LINCOLN AVE ELEVATION (WEST) (PROPOSED)
SCALE: 1" = 20'-0"

ENLARGED ELEVATIONS

(AS APPROVED)



(PROPOSED)



Subject Property – Lincoln Avenue Elevations of the new four-story mixed-use building showing originally approved and proposed exterior ground floor elevation modifications



1 **ELM STREET ELEVATION (NORTH) (APPROVED)**
SCALE: 1" = 20'-0"



1 **ELM STREET ELEVATION (NORTH) (PROPOSED)**
SCALE: 1" = 20'-0"

ENLARGED ELEVATIONS

(AS APPROVED)



(PROPOSED)



Subject Property – Elm Street Elevations of the new four-story mixed-use building showing originally approved and proposed exterior elevation modifications

Proposed Alternate Option for the Metal Screen Panels

Due to the difficulty in sourcing the exact spec of the metal screening panels as originally approved, the Applicant is proposing an alternative option as shown below.



Subject Property –Elevation showing the originally approved and proposed alternate option for the metal screens

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

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

The Board must determine if the proposed exterior elevation modifications comply with the above standards and the following design guidelines. See **Attachment B**.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide general guidance on the design and appearance of exterior façades on commercial buildings. They also 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, as well as the immediately adjacent structures, structures within the same block, and structures across the street.

The project adheres to the Village Design Guidelines, as the applicant will maintain the building's materials and colors approved initially during the PUD process. The form of the building will not be altered, as it is planned to use the existing window openings.

SUMMARY

The Applicant requests that the DRB find the proposed exterior elevations modification to be appropriate and compatible with the Design Guidelines and approve the Certificate of Appropriateness Application as submitted.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 511-515 Lincoln Avenue and 714-740 Elm Street 515 Lincoln Ave

Name of Business(es): One Winnetka Planned Development

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) Minor modifications to the storefront window and entries



Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): See attached plan and elevations. The proposed modifications are requested to better accommodate our restaurant tenant.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 511-515 Lincoln Avenue & 714-740 Elm 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.

FOR LESSEE/OWNER USE ONLY

SIGNED _____
PRINTED NAME(S) John _____
ADDRESS 227 W Monroe, Suite 5200
PHONE NO. _____
EMAIL dclein@murphyres.com

FOR OFFICE USE ONLY

COA applied for (date): _____
COA Case Number: _____
COA Issued (date): _____
COA Fee
 \$135
 \$575

PRIMARY DESIGN FIRM OKW Architects
CONTACT NAME Andreas Rustin
ADDRESS 600 W Jackson Blvd # 250
Chicago, IL 60661
PHONE NO. (513) 910-0851
EMAIL arustin@okwarchitects.com

COA 2025-1107

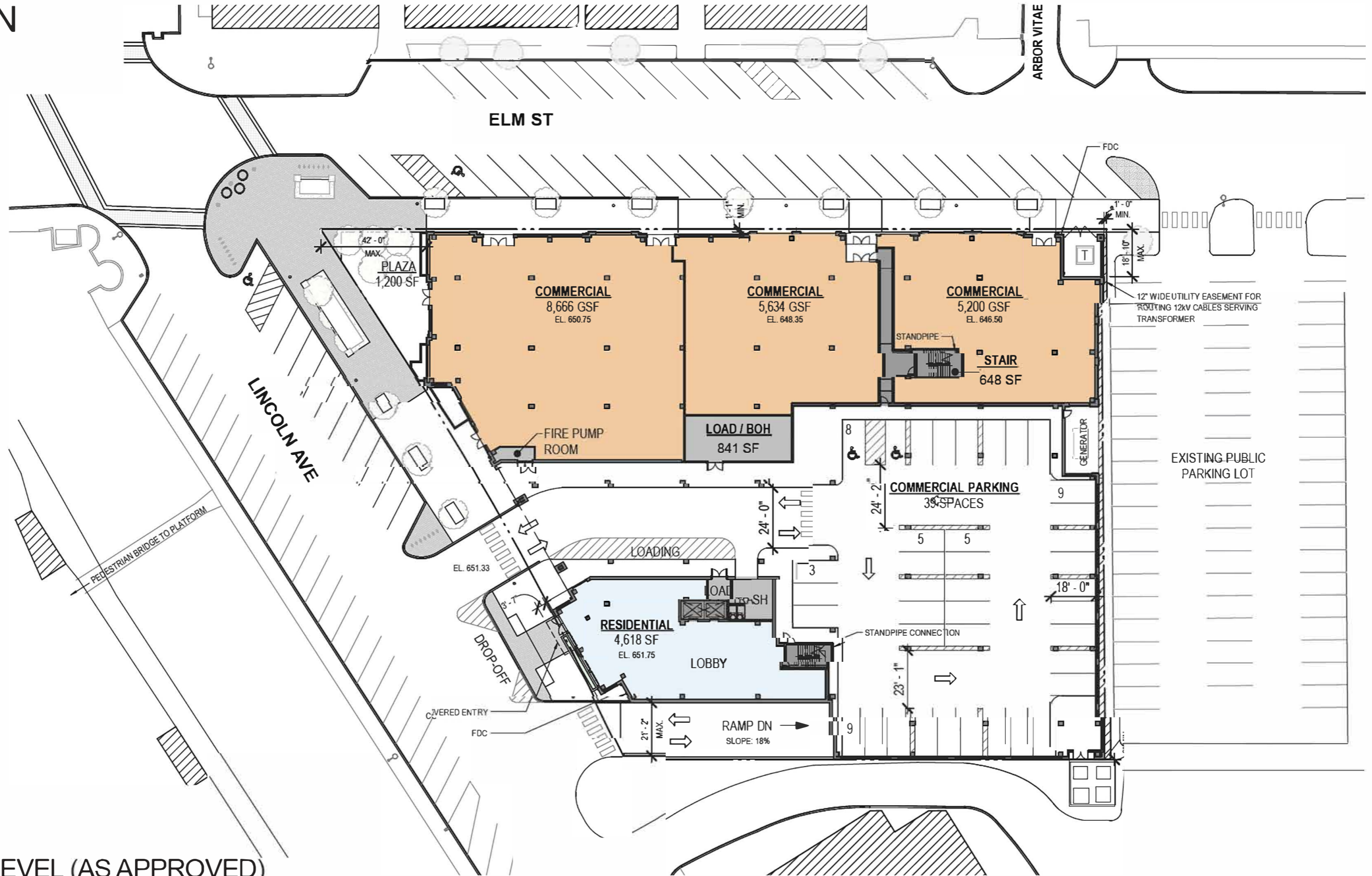
ONE WINNETKA



DRB SUBMISSION
SEPTEMBER 25th, 2025

FLOOR PLAN

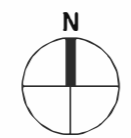
(AS APPROVED)



1 GROUND LEVEL (AS APPROVED)
SCALE: 1" = 40'-0"

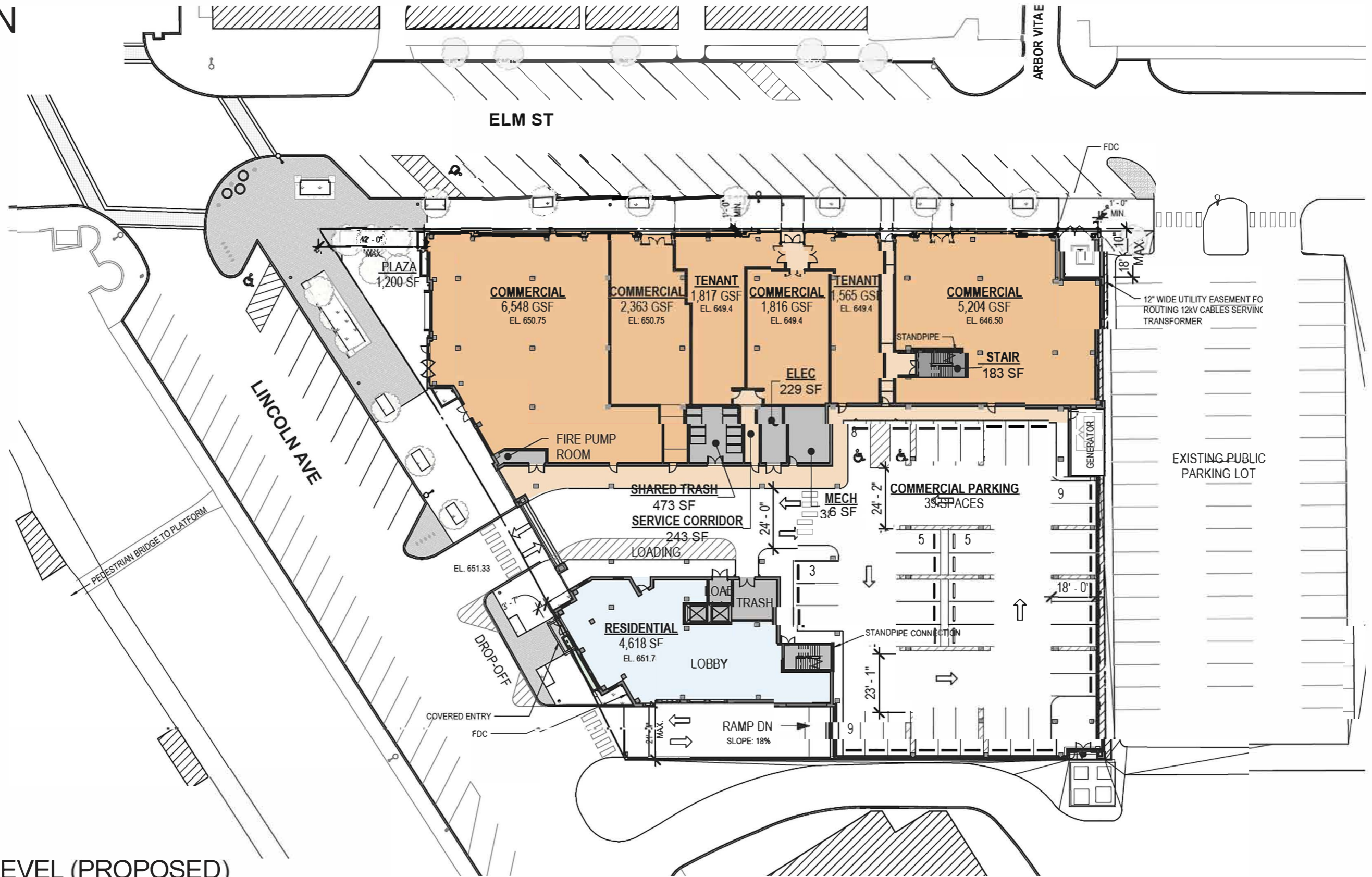


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
SEPTEMBER 25th, 2025 Project #: 21077

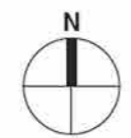
FLOOR PLAN (PROPOSED)



1 GROUND LEVEL (PROPOSED)
SCALE: 1" = 40'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

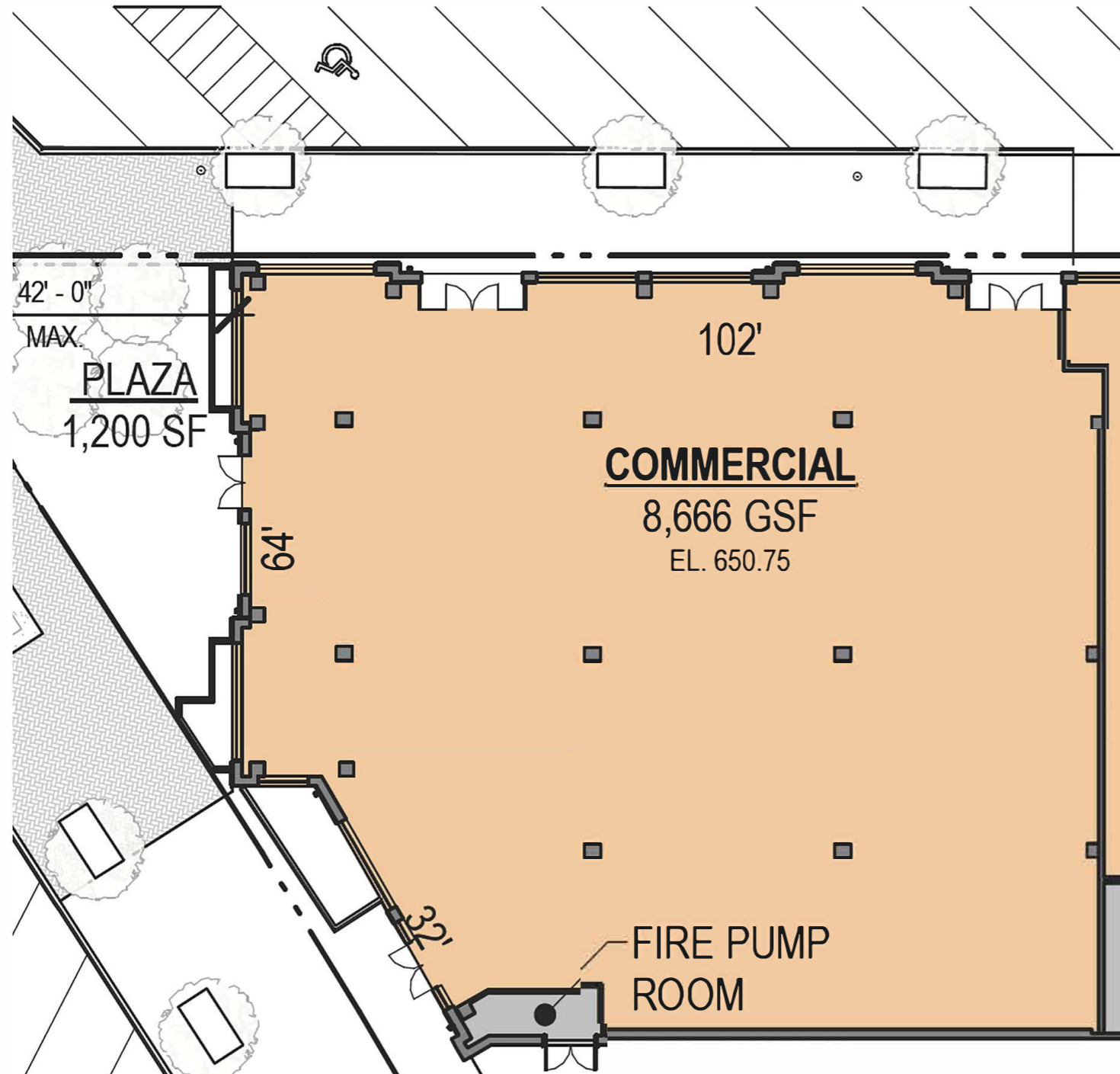


ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
SEPTEMBER 25th, 2025 Project #: 21077

ENLARGED FLOOR PLANS

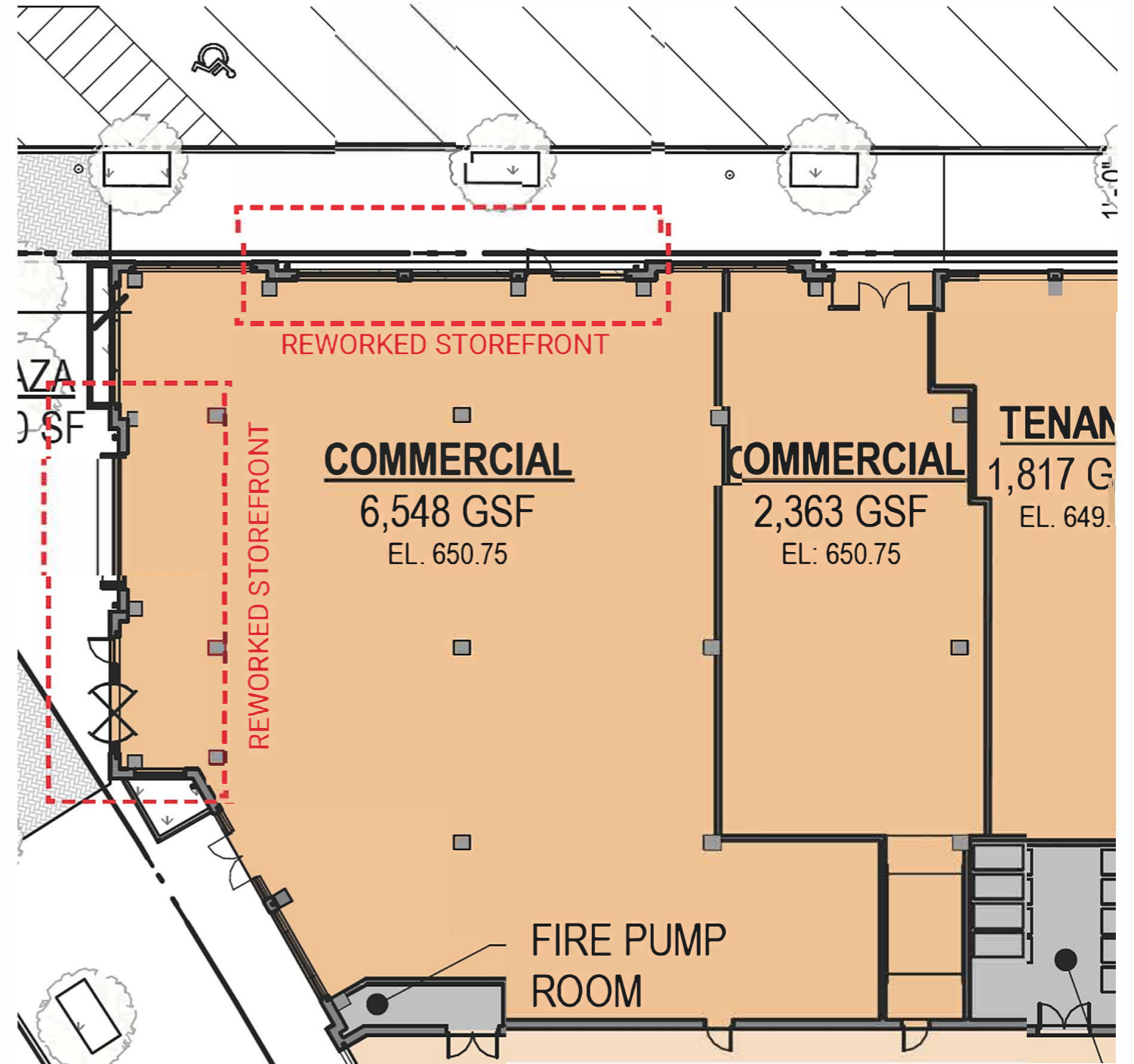
ELM ST

(AS APPROVED)

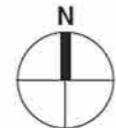


ELM ST

(PROPOSED)



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
SEPTEMBER 25th, 2025 Project #: 21077

ELEVATIONS (AS APPROVED)



2 LINCOLN AVE ELEVATION (WEST) (APPROVED)
SCALE: 1" = 20'-0"



2 LINCOLN AVE ELEVATION (WEST) (PROPOSED)
SCALE: 1" = 20'-0"



1 ELM STREET ELEVATION (NORTH) (APPROVED)
SCALE: 1" = 20'-0"



1 ELM STREET ELEVATION (NORTH) (PROPOSED)
SCALE: 1" = 20'-0"



OKW ARCHITECTS
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Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
SEPTEMBER 25th, 2025 Project #: 21077

ENLARGED ELEVATIONS

(AS APPROVED)



(PROPOSED)



REWORKED STOREFRONT



OKW ARCHITECTS
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Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
SEPTEMBER 25th, 2025 Project #: 21077

ENLARGED ELEVATIONS

(AS APPROVED)



(PROPOSED)



REWORKED STOREFRONT



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
SEPTEMBER 25th, 2025 Project #: 21077

THREE-DIMENSIONAL RENDERING VIEW AT CORNER OF ELM ST. & LINCOLN AVE. (AS APPROVED)

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design.



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Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
SEPTEMBER 25th, 2025 Project #: 21077

THREE-DIMENSIONAL RENDERING VIEW AT CORNER OF ELM ST. & LINCOLN AVE. (PROPOSED)

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design.



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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
SEPTEMBER 25th, 2025 Project #: 21077

OKW MARKUPS
2025-08-05

NEW EXIT DOOR

ELIMINATE RECESSED DOOR AND REPLACE WITH STOREFRONT

ELIMINATE DOOR AND REPLACE OPENING WITH NANA-WALL

ADD SWING DOOR AND REVOLVING DOOR

[OKW 2025-08-06]
REMOVE DOOR, STOREFRONT ONLY

GENERAL PLAN NOTES:

1. REFER TO CIVIL ENGINEERING PLAN FOR ALL GRADES, SLAB ELEVATIONS, AND UTILITY CONNECTIONS.
2. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ROUGH FRAMING.
3. REFER TO BUILDING ELEVATIONS FOR WINDOW TYPES AND FOR INDICATION FOR MANSUET CONTROL JOISTS.
4. ALL ALCOVE PARTITIONS ARE TO BE DEGREES U.L.O.
5. REFER TO SHEET A-303 FOR PARTITION TYPES.
6. TYPICAL EXTERIOR FRAME WALL DIMENSIONS TO BE 8" MINIMUM U.L.O.
7. EXTERIOR WALLS TO BE 2X6 AT 16" O.C. OR DOUBLED EXTERIOR WALLS WITH INSULATION AND THERMALLY-BREAKING WINDOW THROUGH FLOOR.
8. AT ALL WEED AREAS PROVIDE MOISTURE RESISTANT WALL BOARD AND AT TILED AREAS PROVIDE CERAMIC TILE.
9. INSULATE ALL CONCEALED SPACES AT EXTERIOR WALLS.
10. INSULATE ALL PARTITION JOISTS BETWEEN MULTIPLE STUDS, PIPE AND VENT PENETRATIONS. WINDOW AND DOOR OPENINGS.
11. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND CHIMNEY PENETRATIONS AT ROOF.
12. PREPARE FOR MECHANICAL AND HORIZONTAL CONCEALED SPACES SUCH AS SCOTTS, STAIRFRAMING AND MECHANICAL CHASES WITH SOLID 2X DIMENSIONAL LUMBER OR 10" DRYWALL DRAFTSTOP IN FIRE STOP AREAS WITH CALK OR FOAM SEALER.
13. CARPENTER, HVAC, PLUMBING, AND ELECTRICAL CONTRACTORS TO COORDINATE PLACEMENT OF ALL DUCTS, PIPES, AND WIRING PRIOR TO FRAMING. ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
14. PROVIDE AND INSTALL SHELVING AT ALL CLOSETS.
15. ALL INTERIOR WALLS TO BE FINISHED WITH 5/8" DRYWALL TYPE 1 U.L.O.
16. PROVIDE VAPOR BARRIER AT ALL CONDITIONED SLAB ON GRADE AREAS.
17. SLOPE AND CROSS SLOPES AT HANDICAP PARKING SPACES, ACCESSIBLE MANEUVERING CLEARANCES ABOVE PARKING GARAGE AS SHOWN ON DRAWINGS. STRIPING TO BE AS SHOWN ON DRAWINGS.
18. PROVIDE PIPE BOLLARD OR RAIL PROTECTION AROUND PLUMBING, FIRE, FIRE HYDRANTS, GAS METERS, ETC.
19. FIRE EXTINGUISHERS LOCATED IN FOOD PREPARATION AREAS TO BE CLASS K. ALL OTHER FIRE EXTINGUISHERS TO BE CLASS ABC.
20. PROVIDE SAFETY STRIPES IN PARKING GARAGE AS SHOWN ON DRAWINGS. STRIPING TO BE AS SHOWN ON DRAWINGS.
21. PROVIDE PIPE BOLLARD OR RAIL PROTECTION AROUND PLUMBING, FIRE, FIRE HYDRANTS, GAS METERS, ETC.
22. REFER TO SECTION 2501. ALL PUBLIC SINGLE-OCCUPANCY RESTROOMS SHALL BE IDENTIFIED AS ACCESSIBLE AND DESIGNATED FOR USE BY NO MORE THAN ONE PERSON AT A TIME. EACH SINGLE-OCCUPANCY RESTROOM SHALL BE OUTFITTED WITH A SIGN THAT MARKS THE SINGLE-OCCUPANCY RESTROOM AS RESTROOM AND DOES NOT INDICATE ANY SPECIFIC GENDER.

PLAN LEGEND:

- GREEN ROOF
- CONCRETE PAVEMENT (2" ON ADJUSTABLE PAVEMENT PEDESTAL)
- LANDSCAPED AREA

PLAN KEYNOTES:

1. PIPE BOLLARD. BOLLARD TO BE MOUNTED ACCORDING TO MANUFACTURERS STANDARDS.
2. FLOOR DRAIN. PITCH CONCRETE TOPPING TO DRAIN (1/8" PER 1'-0" MIN).
3. LINEAR TRENCH DRAIN SYSTEM.
4. EV CHARGING STATION.
5. ACCESSIBLE PARKING SPACE SIGN, POST MOUNTED.
6. CONCRETE WHEEL STOP.
7. VERTICAL STORAGE BIKE RACK.
8. CEILING MOUNTED EXHAUST FAN ABOVE. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. LINE OF BENTONITE BLINDSIDE WATERPROOFING AT FOUNDATION WALL.
10. PLANTER BOX. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
11. REFLECTING POOL BANK. REFER TO LANDSCAPE DRAWINGS.
12. OUTDOOR GAS GRILL BUILT INTO MASONRY ENCLOSURE. REFER TO LANDSCAPE DRAWINGS.
13. 2" WIDE BY 3'-0" TALL PLANTER BOX ON SLEEPS AT RESIDENTIAL UNIT TERRACE. REFER TO LANDSCAPE DRAWINGS.
14. 1" WIDE BY 3'-0" TALL PLANTER BOX ON SLEEPS AT RESIDENTIAL UNIT TERRACE. REFER TO LANDSCAPE DRAWINGS.
15. STANDPIPE WITH VALVE CABINET.
16. RECESSED CEILING MOUNTED DRAFT CONTROL DOORS AT EACH ELEVATOR ENTRANCE.
17. CAST-IN-PLACE CONCRETE WALL. PITCH TOP OF WALL TO DRAIN. REFER TO LANDSCAPE DRAWINGS FOR WALL HEIGHT AND ADDITIONAL INFORMATION.
18. 1" CONCRETE CURB.
19. 24" WIDE RECESSED FLOOR MOUNTED AREA DRAIN WITH MOUNTED FACET.
20. POST-MOUNTED RAILING AND LATCHING GATE AT RESIDENTIAL TERRACE. RAILING @ 4" SINGLE TIER METAL MESH STORAGE LOCKER.
21. DOUBLE TIER METAL MESH STORAGE LOCKER.
22. FIRE DEPARTMENT KEY BOX. RECESSED. WALL MOUNTED. CO-ORDINATE WITH FIRE CODE OFFICIAL FOR FINAL QUANTITY AND LOCATIONS OF KEY BOXES.
23. MECHANICAL SHAFT. SINGLE STORY. WALL TYPE 3-3. REFER TO E5104 FOR ADDITIONAL INFORMATION.
24. MECHANICAL SHAFT. MULTISTORY. WALL TYPE 3-3. REFER TO E5104 FOR ADDITIONAL INFORMATION.
25. MECHANICAL CHASE. WALL TYPE 3-3. REFER TO E5104 FOR ADDITIONAL INFORMATION.

PARKING SIGNAGE LEGEND:

- | MARK | TYPE |
|------|---------------------------------------|
| V | VEHICULAR (RETROREFLECTIVE TEXT ONLY) |
| R | REGULATORY (RETROREFLECTIVE) |
| P | PEDESTRIAN PANEL |
| PVC | PVC CLEARANCE |
- PARKING SIGN KEY
- 1. PARK
 - 2. ONE WAY, NO ENTRY
 - 3. ONE WAY, NO ENTRY

PARKING SIGNAGE SCHEDULE

- | MARK | MESSAGE |
|------|----------------|
| PVC1 | 1X4' CLEARANCE |
| PVC2 | NO ENTRY |

515 LINCOLN AVENUE, WINNETKA, IL 60093 GROUND LEVEL PLAN

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OKW
Architects

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ONE WINNETKA MIXED-USE DEVELOPMENT

515 LINCOLN AVENUE, WINNETKA, IL 60093 GROUND LEVEL PLAN

DATE: 07/03/2025 SHEET NO: A101
PROJ. NO: 21077

A9 A101 GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



ORIGINAL APPROVED AESTHETIC

1 SCREEN ELEV - ORIGINAL
SCALE: 1" = 10'-0"



PROPOSED AESTHETIC

2 SCREEN ELEV - NEW
SCALE: 1" = 10'-0"

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.



Figure 47

d. Door and Window Materials:

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



Figure 48



Figure 49

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