

1 Chairperson Moor asked if there were any questions. Mr. Barker commented that the proposal looked
2 fine and was compliant with the guidelines. Mr. Kennedy confirmed it would be blue and not black.
3 Chairperson Moor stated it would be navy blue. Ms. Ritter confirmed blue is the brand color and added
4 that the second-floor shutters are blue as well. Chairperson Moor commented that it looked fine and
5 some of the text appeared to be competing and suggested its size be slightly reduced.

6
7 Mr. Baggett moved to issue a Sign Permit with the lettering size reduction as suggested by Chairperson
8 Moor. Ms. Klaassen stated that any conditions should be specific in terms of size. The Board Members
9 discussed amending the lettering sizes.

10
11 Mr. Baggett moved to issue a Sign Permit for the request as presented, with the condition that the signage
12 for "Movement, Music and Community" be reduced to 2 feet 1 inch. Mr. Kennedy seconded the motion.
13 A vote was taken and the motion was unanimously passed, 4 to 0:

14 AYES: Baggett, Barker, Kennedy, Moor

15 NAYS: None

16
17 **b. Case No. 26-10-DR: 985 Green Bay Road — Minos Italian Restaurant: A Certificate of**
18 **Appropriateness of Design to allow installation of the new retractable awnings, new landscaping and**
19 **expansion of the outdoor patio seating area at the Subject Property.**

20 Ms. Kirincic described the proposed improvements in detail and identified the property's location and
21 zoning classification. She identified property views in an illustration, along with previous approvals for the
22 property, which she summarized for the Board. Ms. Kirincic noted on the site plan that there is a patio
23 and gravel area, with the current site plan showing the additional area for the right side. She then
24 described the prior approvals and improvements made to the property.

25
26 Ms. Kirincic stated that administrative approval was given today for broken concrete, with the applicant
27 proposing to replace it in the same color and material. She then identified the proposed awnings, patio
28 improvements, and dining area expansion along Green Bay Road. Ms. Kirincic described the proposed
29 landscaping replacement improvements and referred to the site plan, proposed specifications, and Village
30 Design Guidelines the applicant planned to follow, which are included in the agenda packet.

31
32 Ms. Kirincic stated that, following the applicant's presentation, public comment, and Board discussion,
33 the Board may either continue the matter to a date certain to allow time to address questions or
34 comments, or make a motion to approve or deny the Certificate of Appropriateness. She asked if there
35 were any questions.

36
37 Chairperson Moor also asked if there were any questions. No questions were raised at this time.

38
39 Glenn Deutsch, one of the business owners, provided a sample of awning material to the Board for their
40 review. Chairperson Moor commented that the improvements looked nice.

41
42 Chairperson Moor asked for a motion. A motion to issue a Certificate of Appropriateness of Design for the
43 request as presented was made by Mr. Baggett and seconded by Mr. Barker. A vote was taken, and the
44 motion was unanimously passed, 4 to 0:

45 AYES: Baggett, Barker, Kennedy, Moor

46 NAYS: None

47

1 c. **Case No. 25-19-PD: 901-05, 907-09, 911-13 Green Bay Road and 1007-11 Tower Court - Tower**
2 **Court Condominiums Preliminary Planned Development: Certificate of Appropriateness to allow**
3 **construction of a new four-story mixed-use building as part of a planned development. The Village**
4 **Council has final jurisdiction on this request.**

5 Ms. Klaassen reviewed the planned development process for the Board as well as the Village Council's
6 comments during the concept plan review, the general site information, the subdivision and zoning relief
7 and planned development approval required for the plan. She stated she would provide information with
8 regard to the concept plan review changes since the Village Council's review and the Board's advisory role
9 in the process. Ms. Klaassen then identified site photos and described the proposal's three main elements
10 which include approximately 15,000 square feet of ground floor commercial retail space, 15 residential
11 condominium units and onsite parking. Ms. Klaassen described the refinements made in detail to the plan
12 following the Village Council's initial review. She then identified the rezoning and special use permit
13 required for the property as well as the parking requirements and height, side yard setback and rear yard
14 setback requirements.

15
16 Ms. Klaassen referred to the factors the Board is to consider with regard to whether a Certificate of
17 Appropriateness should be granted and the proposed plan's consistency with the Design Guidelines. She
18 then stated following the applicant's presentation, public comment and Board discussion, the Board may
19 decide to either continue the matter to a date certain to allow time to address questions or comments or
20 make a motion to recommend approval or denial of the Certificate of Appropriateness with draft language
21 included in the agenda packet. Ms. Klaassen read Mr. Evanich's comments into the record and noted that
22 Mr. Duda agreed with Mr. Evanich's comments. She added one public comment was received and
23 provided to the Board and then asked if there were any questions.

24
25 Mr. Kennedy questioned the height of the properties next door. Ms. Klaassen referred to an image of the
26 proposed building next to the neighboring two-story buildings and noted the applicant may have the
27 actual dimensions of those buildings.

28
29 Jon Talty, OKW Architects, introduced the applicant's team to the Board who stated they also worked on
30 the One Winnetka project. He referred to images of several properties which he commented have outlived
31 their life with the goal being to create something better than what currently sits on the parcel. He stated
32 he would provide information with regard to the building quality, high quality materials and building
33 composition. Mr. Talty described the possible 15 maximum residential units with flexibility in terms of
34 unit size.

35
36 Mr. Talty stated the building's materials would consist of true Indiana limestone, granite, brick masonry
37 with profound detailing. He stated after hearing the Village Council's comments and concerns, they were
38 mindful of the three-dimensional aspects of the building in terms of eroding its mass and it would be
39 perceived as a three-story building noting the buildings across the street are also three stories. Mr. Talty
40 also stated substantial outdoor spaces would be provided for each unit and referred to an illustration for
41 the Board's review. He described how shade and shadow became an important part of the architecture
42 with the use of granite and limestone. Mr. Talty identified the lower-level parking entrance and
43 condominium entry in the rear.

44
45 Mr. Talty explained the development standards they considered in terms of the building's context. He also
46 identified the lower-level residential parking which would provide an abundance of parking. He stated the
47 ground floor is intended for retail and commercial space with the developers being confident it would be
48 entirely leased in terms of commercial demand. Mr. Talty noted the restaurant tenant at the corner was

1 removed in order to create a more calm and appropriate environment for the residents above. He
2 described the secure residential entry and stated the floors were partitioned in terms of how they would
3 be laid out. Mr. Talty informed the Board that One Winnetka had 594 names on a waiting list for 59
4 apartments with there being a tremendous demand for this type of residences. He also described how
5 the building is carved back at each level in order to reduce the mass. Mr. Talty explained the reasoning
6 for not having fourth floor penthouses with the parapet being 49 feet 8 inches with 45 feet being allowed
7 in order to allow significant ceiling heights. He stated roof stair access would be installed as a fire
8 department requirement.

9
10 Mr. Talty then explained their consideration of including Tudor aspects and their attempt to maintain the
11 idea of it being a retail corridor with viable livable retail and housing above. He referred to sketches of
12 condominium details along with descriptions of the various material elements. Mr. Talty also referred to
13 neighboring buildings which have two stories and referred to a rendering of how the building would sit
14 on the street along with building elevations which he described in detail. He also described the retail
15 component in detail as well as streetscape improvements. Mr. Talty then provided a shadow study to the
16 Board and stated there would be no detriment to the neighbors.

17
18 Colleen Barkley, the Mariani Landscape Director of Design, stated they worked with Village staff and
19 Village Forester to incorporate the Hubbard Woods Streetscape Plan and the inclusion of tree specimens
20 as well as other tree species she identified to soften the building and provide shade. She also described
21 the planting beds, flowering shrubs, etc. to be used in the plan. Ms. Barkley also stated there would be
22 raised planters and perennials along with annuals to flank the main condominium entrance. She then
23 provided illustrations of the proposed planters.

24
25 Mr. Talty explained the reason for downplaying the exterior lighting on the building and described the
26 proposed lighting plan in detail. He then asked if there were any questions.

27
28 Chairperson Moor asked if there were any questions. Mr. Baggett questioned how Tower Court is exited,
29 which Mr. Talty explained to the Board. Mr. Baggett stated his concern related to the increased amount
30 of traffic in that area. Mr. Talty responded the building would be a low traffic generating facility by the
31 residents and minimal traffic from the consumer side. Mr. Kennedy questioned the light levels and the
32 balconies having independent lighting control. Mr. Talty responded the predominant light source from
33 the building would be internal.

34
35 Anders Rustin, OKW Architects Project Manager, stated there is a code requirement for the one-foot
36 candle minimum in terms of building egress and the streetscape lighting would light the sidewalk paths.
37 He also stated there would be more linear decorative fixtures at the retail portion of the building to
38 provide architectural intervention.

39
40 Mr. Kennedy asked what considerations were taken to prevent a restaurant tenant in the future, which is
41 a big concern. Peter Witmer stated they initially considered a restaurant tenant and referred to the
42 practicality of having a restaurant tenant as well as traffic, parking and smell concerns it would create for
43 the residential building. He stated it would be mentioned in the bylaws and that there may be a possibility
44 of a small coffee shop in the future. Mr. Talty added that there would not be sufficient infrastructure for
45 a restaurant tenant. Mr. Kennedy questioned the reasoning for not including Tudor design which Mr. Talty
46 explained to the Board.

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1 Chairperson Moor stated her concern related to items being visible from the balconies. Mr. Talty stated
2 the condominium association would be profoundly restrictive in terms of what is allowed on balconies.
3 He also identified the Lake Forest project which is the most analogous to the proposed building. Mr. Talty
4 referred to the streetscape rendering on Green Bay Road. Chairperson Moor stated she appreciated the
5 attempts made to reduce massing and stated she is still concerned with the overall size and its
6 compatibility with what is on either side. Chairperson Moor also commented that the building looked
7 urban in the downtown setting. Mr. Talty reiterated how the fourth floor would be positioned far back
8 with it not being seen from the street view perception. Chairperson Moor suggested there be more
9 articulation for the third floor. Mr. Talty explained the reasoning for the third-floor articulation in that
10 they did not want it to become repetitive. Chairperson Moor referred to the building across the street
11 and stated although there is a need for additional housing, she questioned other ideas they may consider,
12 and they should be careful that whatever is built in Hubbard Woods would change the district
13 dramatically. Mr. Talty agreed and stated they want to set a high bar in terms of what is to come.
14

15 Mr. Barker agreed with Chairperson Moor's comments and agreed that while a phenomenal job was done
16 on the proposal, he cannot get past the height. He stated if the top floor was removed, it would fit in more
17 with the Hubbard Woods neighborhood. Mr. Talty noted the building is 4 feet 8 inches taller than what is
18 allowed and if it is reduced, it would reduce ceiling heights. Chairperson Moor asked if there were any
19 other questions. No additional questions were raised at this time.
20

21 Chairperson Moor then asked for public comment. John Joyce, Managing Director of SVN Chicago
22 Commercial, described the four sites he developed and sold to Altounian Construction. He stated there
23 are several open Hubbard Woods stores which he described as functionally obsolete. Mr. Joyce also noted
24 that there are a number of apartments above the storefronts in these existing buildings, so there won't
25 be a big increase in traffic. He then referred to several other developments in the surrounding
26 communities and stated the proposed development would be exciting for the community. He also
27 referred to several other successful developments in the Village. No additional comments were made at
28 this time.
29

30 There were no additional public comments.
31

32 Chairperson Moor called the matter in for discussion. She referred to the Board Members' concerns
33 relating to scale. Chairperson Moor stated she did not feel it is appropriate to make a recommendation of
34 approval and stated while they support the need for development, there is work to be done on the
35 proposal in order to make it more contextually appropriate for the community. Mr. Barker agreed with
36 Chairperson Moor's comments and stated his concerns related to building height.
37

38 Mr. Talty asked if the building was 45 feet in height, would they have the same opinions and asked how
39 they bridge the gap. Chairperson Moor advised the applicant their consideration related to the building's
40 appearance and there are other steps required for approval including the need for five zoning variations.
41 She also stated if the building was located in another part of town, it would not look as out of place as it
42 did in the current location. Chairperson Moor also referred to the comments related to Tudor style
43 architecture; the discussion relating to the Chase Bank building and stated the building would take up a
44 large portion of the block. Mr. Kennedy agreed the height is massive and suggested more continuity be
45 made with regard to the two neighboring properties. Chairperson Moor also asked for the balcony railings
46 to be closed. Mr. Talty asked if the Green Bay Road balconies should be treated differently than balconies
47 elsewhere on the building. Chairperson Moor suggested possibly and referred to the greenery on the
48 upper floor.

1 A Board Member questioned the process in terms of the applicant's review. Ms. Klaassen stated the next
2 regular DRB meeting would be on June 18, 2026, and referred to whether the applicant is able to make
3 changes prior to that time. Mr. Talty stated they would appreciate taking the time to consider the Board's
4 changes and come back before the Board. Ms. Klaassen stated the matter could also be continued to the
5 July 16, 2026, meeting, if additional time is needed to address comments from the DRB. Ms. Klaassen
6 stated the matter can be continued to June 18, 2026, and if the applicant is not prepared, it can be
7 continued to the July meeting. Mr. Talty agreed with Ms. Klaassen's suggestion. The Board Members
8 discussed their availability for the June meeting. Chairperson Moor asked for a special meeting to be called
9 if necessary. Ms. Klaassen confirmed she would check with the absent Board members to confirm their
10 availability.

11
12 Chairperson Moor asked for a motion to continue the matter to the June 18, 2026, meeting. A motion as
13 stated by Chairperson Moor was made by Mr. Barker and seconded by Mr. Kennedy. A vote was taken
14 and the motion unanimously passed, 4 to 0:

15 AYES: Baggett, Barker, Kennedy, Moor

16 NAYS: None

17

18 **Other Business.**

19 a. June 4, 2026, Special Meeting Quorum Check.

20 The Board Members discussed their availability and confirmed a special meeting was previously scheduled
21 for June 4, 2026.

22

23 **Adjournment:**

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

26 AYES: Baggett, Barker, Kennedy, Moor

27 NAYS: None

28 The meeting was adjourned at 8:45 p.m.

29

30 Respectfully submitted,

31

32 Antionette Johnson

33 Recording Secretary