



DESIGN REVIEW BOARD REGULAR MEETING

THURSDAY, MAY 16, 2019 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AMENDED AGENDA

1. Call to Order
2. Approval of April 18, 2019 meeting minutes.
3. Public Comment.
4. **Case No. 19-14-DR: 574 Green Bay Road – Fred’s Garage:** Consideration of Certificate of Appropriateness for proposed signage.
5. **Case No. 19-15-DR: 985 Green Bay Road – Mino’s:** Consideration of Certificate of Appropriateness for proposed expansion of outdoor dining patio.
6. **Case No. 19-16-DR: 905 Burr Avenue – Sacred Heart Church Rectory:** Consideration of Certificate of Appropriateness for proposed window replacement.
7. ~~**Case No. 19-17-DR: 540 Hibbard Road – Winnetka Park District:** Consideration of Certificate of Appropriateness for proposed signage. (At the request of the applicant, continued until June 20, 2019 meeting.)~~
8. **Case No. 19-05-DR: Downtown Streetscape:** Review of the design of the graphic identity used with the proposed gateway/wayfinding signage.
9. Other Business.
10. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at villageofwinnetka.org (Government > Boards & Commission > Agenda Packets).

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510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034 Community
Development (847) 716-3520

Public Works (847) 716-3568 Water and Electric (847) 716-3558

**Winnetka Design Review Board/Sign Board of Appeals
April 18, 2019**

Members Present:

Kirk Albinson, Chairman
Michael Klaskin
Brad McLane
Maggie Meiners

Members Absent:

Brooke Kelly
Paul Konstant
Michael Ritter

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Call to Order:

Chairman Albinson called the meeting to order at 7:00 p.m.

Chairman Albinson took a roll call of the Board Members present.

Approval of March 21, 2019 Meeting Minutes

Chairman Albinson asked if there were any comments or corrections to be made to the March 21, 2019 minutes or a motion to approve. Mr. McLane moved to approve the March 21, 2019 meeting minutes and several Board Members seconded the motion. A vote was taken and the motion unanimously passed.

Public Comment

Chairman Albinson asked if there was any public comment. No comments were made at this time.

Case No. 19-08-DR: 64 Green Bay Road - Aboyer: Consideration of Certificate of Appropriateness for Proposed Wall Signs.

Nick Prager of Landmark Visibility Solutions stated the request is for two signs with PVC dimensional lettering attached to a PVC backer. Mr. Prager stated it would not be lit and would be stud mounted directly to the brick. Mr. McLane asked if the request is compliant and within regulations. He also asked if the existing brick would remain as is and would not be white. Mr. Prager responded they did a rendering on white brick and referred to conversations where it was proposed on white but the brick will not be painted. Chairman Albinson confirmed the materials stated it would not be painted. Ms. Meiners commented it looked nice.

Chairman Albinson then asked for a motion. Mr. McLane moved to issue a Certificate of Appropriateness to approve the request as presented. Mr. Klaskin seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Klaskin, McLane, Meiners

NAYS: None

Case No. 19-10-DR: 620 Lincoln Avenue - Winnetka Community House: Consideration of Certificate of Appropriateness to Replace Two Freestanding Signs.

Mark Schusteff introduced himself as the Community House Facility Manager and Kelsey Wright introduced herself as the Community House Administrative Manager. Ms. Wright stated the application is to update two existing signs on Lincoln Avenue which include the main sign and the sign used for posters. She stated they have a new logo as a result of a rebranding process and they would like to update the signs with the new logo.

Mr. McLane asked if they talked to the Village with regard to the new streetscape logo and whether it can be incorporated. Ms. Meiners stated while they are two separate entities, she stated since the signs for the streetscape are dark green, she asked if there can be some consistency. Chairman Albinson stated this is a non-public entity and private organization which can do what they want. Mr. McLane stated it would be consistent with every sign except for the streetscape. Ms. Wright stated they also want the signs to keep the same shape and will be updated with their new branding. Mr. McLane commented it is nicely done and would be a nice visual.

Mr. Klaskin moved to issue a Certificate of Appropriateness to approve the request as presented. Mr. McLane seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Klaskin, McLane, Meiners

NAYS: None

Case No. 19-11-DR: 924 Green Bay Road - Spirit Elephant: Consideration of Certificate of Appropriateness for Proposed Exterior Building Lighting and a Projecting Sign.

Carla Young introduced herself as the owner and Scott Rosett introduced himself as the contractor. Mr. Rosett stated the application is for a blade sign projecting off the building which complied with all of the requirements. He then stated it would be a metal, non-lit sign which would be seen northbound and southbound on Green Bay Road. Mr. Rosett also stated the artwork is reflective of the brand. He informed the Board the sign would be lit with a bullet light from both sides along with two sconces mounted on columns on the far north and south ends of the building. He added they chose fixtures which are architecturally compatible and would look like they had always been there. Ms. Meiners commented it looked nice and fresh looking.

Chairman Albinson referred to the rendering and elevation and asked if the sign would be applied to the face of the building. Mr. Rosett informed the Board the architect drew the rendering incorrectly and identified the sign and its location. Chairman Albinson then stated there would be seven sconces over the windows and asked if that would be within the scope of the work. Scott apologized and confirmed the non-rendering is correct and noted there would be no sconces above the windows. He noted there would only be two sconces and the bullet lights shining on the sign.

Ms. Meiners asked if there would be outdoor seating. Ms. Young responded that would be up to the Village and that they would like to have a couple of tables next to the open windows.

Ms. Meiners then moved to issue a Certificate of Appropriateness to approve the application as shown in the elevation on Sheet A-3 and the signage. Mr. Klaskin seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Klaskin, McLane, Meiners

1 NAYS: None

2
3 **Case No. 19-12-DR: 465 Chestnut Street - Hoffman Real Estate Building: Consideration of Certificate**
4 **of Appropriateness for Replacement of Awnings over Existing Frames.**

5 Jenn Epstein of Hoffman Commercial Real Estate on behalf of 465 Chestnut LLC, the property owner,
6 introduced herself to the Board. She stated they are proposing to recover the existing awnings on the
7 north, west and south elevations. She stated there are 12 awnings total which have been on the building
8 since it was built. Ms. Epstein then stated they are proposing to use navy blue and referred to the
9 sample submitted which would complement Baird's signage and provide a bit of contrast with the trees.
10 She then stated there was a question about the elevation of the awnings above grade, which was
11 resolved with Christopher Marx and referred to the architectural detail of the building.

12
13 Chairman Albinson asked if they would be the same color blue shown on the building elevations. Ms.
14 Epstein confirmed that is correct. Chairman Albinson stated if there were no questions, he asked for a
15 motion.

16
17 Mr. McLane moved to issue a Certificate of Appropriateness to approve the request as presented. Mr.
18 Klaskin seconded the motion. A vote was taken and the motion unanimously passed:

19
20 AYES: Albinson, Klaskin, McLane, Meiners

21 NAYS: None

22
23 **Case No. 19-13-DR: 768 Oak Street: Winnetka-Northfield Library: Consideration of Certificate of**
24 **Appropriateness to Allow Exterior Improvements and to Replace a Freestanding Sign.**

25 Rebecca Wolf introduced herself as the Library Director for the Winnetka-Northfield Public Library
26 District. She stated they have worked on the project for a while in terms of getting public feedback and
27 noted they finished the main renovation for the library in June and this is a continuation of the first part
28 of the plan to spruce up the front of the library to make it warm and inviting off Green Bay Road.

29
30 Kevin Clark with The Lakota Group introduced himself as the Landscape Architect for the project. He
31 stated they have worked with Ms. Wolf over the past several years and would provide a brief overview
32 of the project. He stated while they looked at the whole area, they plan to focus on the north front side
33 which is the main entrance and identified the existing conditions and concrete path leading to the front
34 stairs to the front door. Mr. Clark also referred to the Pace bus shelter on the Green Bay Road frontage
35 and wood sign in the middle which would be replaced. He stated the work would relate mostly to the
36 entry and outdoor space which would align with the inside improvements.

37
38 Mr. Clark then referred the Board to the vertical stack which is hidden behind two trees which they are
39 proposing to remove. He stated they plan to replace the concrete walk to the front door which would
40 lead to an outdoor blue stone patio and aligns with the indoor meeting space. Mr. Clark then referred to
41 a knee wall around a portion of the patio along with additional walls being proposed on Green Bay Road
42 on the north which would be a seat wall and another wall. He noted there is a grade transition and the
43 wall would align with an existing wall on the north wall. Mr. Clark then identified a planter and stated
44 the wall would be aligned on both sides of the path.

45
46 Mr. Clark identified the materials as simple consisting of concrete, blue stone pavers and steppers to
47 break up the blue stone pavers into the lawn area and masonry seat walls. He also stated they plan to
48 match the brick and coping on top. Mr. Clark then stated they planned to provide a pad for bike racks

1 and a newer style bench for the front entrance as well as new railings to the entrance. He identified the
2 demolition plan for the concrete, two trees and overgrown vegetation and to refresh and simplify it. Mr.
3 Clark identified an illustration of the proposed plan and imagery of the pattern for the blue stone as well
4 as steppers leading into the lawn area. He also identified the detail for the railing which would be an
5 antique bronze powder coated finish. He stated the planned improvements would be consistent with
6 the building and not be over the top and would complement the building.

7
8 Mr. Clark then stated in the existing planter, there is a transformer in that location and they are
9 proposing to install a slatted screen and shrubbery to soften it. He also identified the proposed bench
10 which would be silver in color similar to the bike racks behind the bus shelter. Mr. Clark then stated
11 there would be movable planters by the front entrance and identified the sign on the wall extending
12 across on the mid wall which met the requirements. He informed the Board it would be an acrylic sign
13 and an LED lighting strip underneath the coping. Mr. Clark stated the address is inset on the masonry
14 wall and added they plan to use a gothic mid-century font.

15
16 Mr. Clark referred the Board to an alternate plan they discussed with Pace with regard to getting a new
17 bus shelter and they are working with the Village in terms of maintenance. He stated if it is approved,
18 there are two options - one with advertising and one without. Mr. Clark stated while it would be bigger
19 than the existing bus shelter, he described it as an improvement over the existing shelter. He then
20 referred to the simple landscape plan which consisted of hedges, low grasses, ornamental plantings and
21 evergreens to provide color and which would complement the linear walls. Mr. Clark then stated since
22 they would be removing two trees, they would work with the Village Forester in terms of their
23 replacement caliper inches. He noted the Park District has a park next door and they want it to be
24 consistent. Mr. Clark then asked if there were any questions.

25
26 Mr. McLane described the proposal as very comprehensive which matched the agenda materials
27 submitted. Ms. Meiners asked with regard to the brown sign if the lit sign would replace that sign. Mr.
28 Clark confirmed that is correct and stated it would be replaced with the sign in front. Ms. Meiners
29 suggested planting a tree there and commented the proposal would look nice which incorporated the
30 architectural elements with the landscape. Mr. Klaskin stated he also liked the proposal.

31
32 Mr. McLane stated they plan to reconcile with the Village streetscape and the original sign is part of the
33 old trail tree imagery which is consistent with the Park District and the Village. He asked Mr. Clark to
34 explain their position with regard to taking a different approach with the century gothic proposal. Mr.
35 Clark informed the Board they received the streetscape plans with furniture, etc. and stated in terms of
36 things being complementary and matching, once you get onto the property and to celebrate what has
37 been, what the building is and to match the building, it felt appropriate to do it this way. He then stated
38 there is no part of their proposal which goes against the streetscape plan. Ms. Meiners commented it
39 was a good idea to highlight the building's architecture and with regard to bringing the Village's
40 streetscape plan in to consideration, she stated it made sense and described the library as an innovative
41 place.

42
43 Mr. Clark informed the Board with regard to their original streetscape plan, it went into the right-of-way
44 and would have introduced larger brick pavers which would have led them into the IDOT right-of-way
45 and would have been ahead of what the Village wants to do with the streetscape plan. He confirmed
46 they spoke with Mr. Schoon and Ms. Klaassen.

47

1 Chairman Albinson encouraged the applicant to work with Pace to find a bus shelter that would be in
2 keeping with the mid-century modern feel. Everyone agreed with Chairman Albinson's suggestion. Mr.
3 Clark stated there were a couple of options and they chose the one which they felt would be the least
4 offensive. He described it as difficult since Pace is a very unbending agency. Chairman Albinson
5 commented on the condition of the existing bus shelter.

6
7 Mr. McLane asked if Pace owned it and if the applicant would be responsible for maintaining it. Ms.
8 Wolf responded they are working on that and referred to who had to carry the liability in terms of the
9 shelter. She stated they are attempting to work out something that would meet both of their needs. Ms.
10 Wolf stated while Pace is willing to install and repair it if it became damaged, it is the liability insurance
11 the library would have to deal with.

12
13 Mr. McLane then moved to issue a Certificate of Appropriateness to approve the request as presented.
14 Ms. Meiners seconded the motion. A vote was taken and the motion unanimously passed.

15
16 AYES: Albinson, Klaskin, McLane, Meiners
17 NAYS: None
18

19 **Case No. 19-05-DR: Downtown Streetscape: Review of the design of the graphic identity to be used**
20 **with the proposed gateway/wayfinding signage.**

21 Mr. Schoon began by stating in February, they were before the DRB with the identity graphic they are
22 looking to place on the signs downtown and they received feedback. He then identified the existing logo
23 which is based upon the Native American trail tree. Mr. Schoon stated in going through the streetscape
24 project, the idea was to retain that element of identity with the Village. He stated at the last meeting,
25 they presented the concept the Streetscape Committee landed on which ranged from very abstract to
26 very realistic images with the selection being something in the middle of the two. Mr. Schoon stated
27 feedback from most Board Members felt the design should be more realistic and identifiable than the
28 design that was selected.

29
30 Mr. Schoon stated they went back and worked with Megan Pierce and a graphic consultant used on
31 other Village projects along with input from other staff members and considered many different
32 options. He stated these are concepts for which they want to get feedback, one of which includes the
33 bent trunk with full leaf canopy. Mr. Schoon stated the image also conveyed they are on the lake with
34 the blue image on the bottom. He then identified another image of the abstract with different shades of
35 blue and green and which has a unique shadow affect for under-lighting the canopy and a trunk which is
36 not as rugged and has the blue lake image. Mr. Schoon stated the next image did not have the white
37 breaks in the canopy and incorporates the blue and lake elements, sun, shadow, etc. He stated the last
38 image represented a totally different take which he described as more abstract than the others and
39 contained the ground, blue sky, etc. Mr. Schoon stated they are now asking for the Board Members'
40 input in terms of direction.

41
42 Ms. Meiners asked for a better understanding of the proposed signs and asked if the concepts they are
43 discussing would be transferred to the signs or if it would be different. Mr. Schoon responded it would
44 be the medallion aspect of the signs. He stated once they select the design on the graphic image, they
45 would work on refining the sign design, particularly with the gateway sign and the branch and leaf
46 element.
47

1 Mr. Klaskin asked if the colors are dramatically different due to the printer; Mr. Schoon responded they
2 are very different colors. Mr. Klaskin identified the darker color pallet which he felt is more appropriate
3 for Winnetka. Ms. Meiners suggested they stay with the colors they have and that she liked the darker
4 green color better on an image she identified. She commented it is the most refined with the lake and
5 more detail with the trail tree. Ms. Meiners stated she liked the traditional colors, the lake and the sky
6 and the design of the tree image without the "bird". He also suggested the use of the darker color pallet
7 of the one option although he liked another tree image better.

8
9 Mr. McLane stated when he was with the Park District, he referred to the ceremony which took place 7
10 years ago. He then referred to Dennis Downes who is an artist and historian who captured everything
11 there is to know about trail trees. Mr. McLane stated Mr. Downes's path has been very realistic and that
12 he is struggling with more abstract images. He then stated in listening to the Board Members' comments
13 on the colors, they are getting somewhere. Mr. McLane then stated the medallions would need to be
14 read quickly and easily and should have enough contrast so that you can see it. Mr. Klaskin stated with
15 any branding, any kind of branding would have a sort of classicalness to them and commented what is
16 being presented tonight would age better than what was presented in February. He stated the use of a
17 simple color pallet which refers to the area would feel more timeless to him. Ms. Meiners stated they
18 are on the right path.

19
20 Chairman Albinson asked Mr. Schoon if the Village had an official color or color pallet. Ms. Pierce, the
21 Assistant Village Manager, stated it is what is in the corporate seal and on the new flag with the gold
22 representing the sun along with two versions of blue, all of which are on the corporate seal. She stated
23 that is the direction the Village is moving toward with its brand. Ms. Pierce described green as being
24 historical and informed the Board the Village is moving away from green in part because it is not in the
25 corporate seal which is used as their logo. She added they did not have a logo separate from the
26 corporate seal until they did the 150th celebration and that they are moving more toward blue and gold
27 with green accents.

28
29 Chairman Albinson stated with regard to his comments, while the new concepts have some neat
30 characteristics, he felt as though they took a step back. He first recommended a one color solution or
31 black and white solution depending on the media. Ms. Pierce confirmed there are black and white
32 versions of all of them. Chairman Albinson stated second, the water is depicted as a color and not a
33 shape and recommended if the water element is to be integrated into the image, while the water is an
34 important symbol to the Village, it should be a symbol which can easily be translated in black and white
35 and identified without having to think about it. He also stated with the tree images, losing the ground as
36 part of the tree made it feel like a branch with leaves on it. Chairman Albinson then agreed with Mr.
37 McLane's comment that it would need to read easily from far away and if they are printed in black and
38 white, it would be confusing. He stated a three color solution would also be confusing and
39 recommended the use of a two color solution which would read well in black and white as well as color.
40 Chairman Albinson then stated he did not like the Japanese rising sun image and the alternative images
41 with the ground element would make it read as a tree as opposed to a branch. He then stated his
42 overarching comment is that while the logo is an important piece of the Village, in not knowing anything
43 about the process with regard to how these images were reached. Chairman Albinson stated for an
44 important as a decision as this is, it did not feel intentional or process-oriented.

45
46 Mr. Schoon asked Chairman Albinson what he meant with regard to the process. Chairman Albinson
47 stated with regard to the first presentation, he felt there was a lot of thought or consideration put into
48 the logo and the streetscape improvements that are complementary to it. He then stated with regard to

1 the new options, it felt like a step backward and he is concerned it is running all over the map in terms
2 of direction. He also stated the quality of the work felt much further off than what was initially
3 presented.
4

5 Mr. Klaskin referred to an image of the Village seal as an example of what can be used. Ms. Meiners
6 stated while she agreed with Chairman Albinson's comments and she liked the colors, she referred to
7 them not being consistent with the Village's colors. She then stated if they are going to transition
8 to blue, there should not be any green. Ms. Pierce stated that was not the task force's original direction
9 with the trail tree and confirmed the trail tree is the direction for the signage. She then stated in
10 connection with what they heard from the community and the task force is that no one wanted the trail
11 tree to go away as an identifier of the Village although it has never been the Village's logo. Ms. Pierce
12 stated because they have been working from the task force and community direction, the trail tree was
13 determined to be an important element.
14

15 Chairman Albinson stated he assumed this was the Village logo and indicated that is important to know
16 since he had no idea. Ms. Pierce stated their entire direction has come from the trail tree being the
17 identifier on signs and would be key pieces and updated. She also stated when they revised the Village's
18 website, it featured green and the Village logo/seal along with the trail tree which was wanted to be
19 part of the community reflection. Mr. Klaskin stated if you were to ask someone on the street as to what
20 they associate more with Winnetka being the lake or the trail tree, most would ask what the trail tree is.
21

22 Chairman Albinson asked if the Board could adjourn the meeting and continue the discussion. Mr.
23 McLane stated he realized there was a bare quorum to approve tonight's agenda items and noted he
24 needed to leave the meeting. Chairman Albinson stated the Board would not be voting but only
25 providing feedback. Mr. Schoon confirmed they are looking for direction from the Board and should not
26 otherwise discuss the item without a quorum. Chairman Albinson then stated he felt uncomfortable as a
27 Board Member without knowing any of the context of the task force, the process, discussion and intent
28 to opine on an image. Mr. Klaskin stated it is not up the Board to provide a final determination on the
29 logo. Mr. Schoon reiterated they are looking for direction from the Board. Mr. Klaskin then stated if they
30 selected an image, would that be it and Mr. Schoon confirmed that staff would then work with that
31 image.
32

33 Ms. Pierce stated they were directed to bring it to the Board after the task force established the
34 streetscape plan and the signage as part of that. She then stated when it went to the Village Council,
35 they wanted to make sure that was it and the Board was thought to be the body which would do that
36 since it would be a sign and a design element. Ms. Pierce stated before they began putting in signs
37 which would be carried through the business districts, they wanted that feedback. She stated after the
38 first round of review, they decided to take more of a reset as opposed to tweaking the image the task
39 force agreed to and come back to the Board.
40

41 Ms. Meiners stated if that is the Village logo and they want to incorporate a trail tree into the
42 streetscape, the design needs to be cohesive with the Village logo and there are fine lines in the logo.
43 She stated if you look at the trail tree and the logo, it should be easy to determine they are from the
44 same town. Ms. Meiners then referred to one illustration which she stated is a very refined logo and the
45 images need to match.
46

47 Mr. McLane stated he would not be ready to vote on any of the images and agreed with Chairman
48 Albinson and the direction in terms of what needed to be addressed. Mr. Schoon stated at the last

1 meeting, Mr. McLane and Mr. Ritter commented it needed to be something more refined which is
2 depicted by the tree on the right and Mr. Klaskin leaned that way as well. Mr. Klaskin commented
3 tonight's presentation is an improvement over what the Board saw in February. He stated they are
4 digging in too deep and it would just be a logo on the signs. Ms. Pierce stated it would be on all of the
5 street signs.

6
7 Chairman Albinson asked for a motion to adjourn and continue the discussion at the next meeting since
8 Mr. McLane had to leave the meeting. He stated they are not in a position to make a decision at
9 tonight's meeting. Mr. Schoon stated they may need to schedule a special meeting. Chairman Albinson
10 confirmed the agenda item would be continued to a future meeting.

11
12 **Adjournment:**

13 The meeting was adjourned at 7:59 p.m.

14
15 Respectfully submitted,

16
17 Antionette Johnson

18 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 9, 2019
SUBJECT: CASE NO. 19-14-DR: 574 GREEN BAY ROAD (FRED'S GARAGE) -
CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR WALL
SIGNS

INTRODUCTION

On May 16, 2019, the Design Review Board (DRB) is scheduled to consider an application submitted by Fred Gale of *Fred's Garage* (the "Applicant") as the lessee of the property located at 574 Green Bay Road (the "Subject Property"), for consideration of a Certificate of Appropriateness to allow the installation of two wall signs on the northeast and northwest façades of the existing restaurant located on the Subject Property. The Applicant is proposing to replace two of the three existing wall signs on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Spruce Street and Elm Street in the Elm Street Business District and contains a one-story commercial building. Figures 1 through 4 on pages 3 and 4 of this report identify the Subject Property. The Applicant is the current tenant of the building. The Subject Property is located in the C-2 General Retail Commercial Zoning District and is part of the Commercial Overlay District. An aerial map showing the Subject Property and its surroundings is included as Attachment B. It should be noted that the aerial photograph used in the map shows the Subject Property prior to completion of construction of the existing restaurant.

PREVIOUS APPROVALS

On August 17, 2017, the DRB approved a variation for three wall signs and gooseneck light fixtures for the existing restaurant, *Fred's Garage*. The existing signs are identified in Figures 2, 3, and 4. Renderings of the approved signs are also included in Attachment C. Unfortunately, the existing signs, which are painted directly on the wall of the building, are by definition a prohibited sign according to Section 15.60.060 of the Sign Code and should not have been granted a variation by the DRB in 2017 as the DRB does not have the authority to grant variations to permit signs that are prohibited (Section 15.60.250).

CURRENT REQUEST

The Applicant is proposing to replace the two existing wall signs on the northeast and northwest façades of the building. He states that the white lettering of the signs, against the background of a white building wall, provides poor visibility for traffic along Green Bay Road and Spruce Street. The proposed signs would be "non-lit individual letters ¼" thick routed aluminum bonded to PVC painted with the finish". The lettering would be red with black and grey drop-shadow outlines that feature a "weathered" look to match the aesthetic of the restaurant. For nighttime illumination, the signs would use the existing

gooseneck light fixtures that project two feet with 60 watt standard flood bulbs aiming downward. The sign on the northeast façade would read “FRED’S GARAGE” with slightly smaller lettering reading “BAR & GRILL” with a fork and wrench logo substituting for the ampersand. This sign would measure 16 feet in length and 1.73 feet in height (27.67 square feet). The sign on the northwest façade would read “FRED’S GARAGE” with the knife and wrench logo between both words. It would measure 10.33 feet in length and 1.5 feet in height (15.5 square feet). The existing circular sign on the east side of the building, approved by the DRB in 2017, would remain unchanged. The Applicant has provided elevation renderings and design specifications for the proposed signs, which are included in the submitted application materials in Attachment A.

SIGN CODE ANALYSIS

The Village’s Sign Code states that wall sign copy is limited to the name of the business with a maximum of three words that provide a description of the occupant or business. The intended text for the sign indicates the restaurant’s name with a logo that also serves as a punctuation mark. The Code also states that the total area for all signs shall not exceed 15% of the total area of street exposure. The proposed signs would be 15.5 square feet and 27.67 square feet, for a total area of 43.17 square feet. In total, the proposed signs would occupy 2.93% of the northern street exposure. For reference, it is worth noting that the existing circular sign on the east elevation occupies 5.8% of the eastern street exposure. The proposed signs comply with Sign Code. A staff analysis of the sign area with calculations is included as Attachment D.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide guidance for signage on commercial buildings. The Guidelines state that signs should harmonize with the building and reflect the character of the building style. Additionally, the Guidelines state that the lettering color can be unique to the image of the business with metal and plaque materials as the preferred fabrication materials. The Guidelines also state that pin-mounted lettering should be limited to 14 inches in height, rather than 20.75 inches and 18 inches as proposed. That being said, it is worth noting that the signs originally proposed in 2017 consisted of lettering 14 inches in height, however, the DRB found those signs to be too small and the signs were approved with lettering measuring a maximum of 24 inches in height. An excerpt of the Design Guidelines is included as Attachment E.

SUMMARY

The Applicant requests that the DRB find the proposed wall signs as appropriate and compatible with the Design Guidelines and approve the signs as proposed. Should the DRB approve the certificate of appropriateness for the proposed wall signs, the Applicant would first need to receive a sign permit from the Community Development Department prior to installation.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: GIS Aerial Map
Attachment C: Design Renderings Approved at August 17, 2017 DRB Meeting
Attachment D: Staff Analysis of Sign Area
Attachment E: Design Guidelines Excerpt



Figure 1 – Street exposure along Spruce Street



Figure 2 – Existing sign (to remain unchanged) along Green Bay Road street exposure



Figure 3 – Northeast façade, site of proposed wall sign change



Figure 4 - Northwest façade, site of proposed wall sign change

ATTACHMENT A
VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business: Fred's Garage		Primary contact name: Fred Gale		Phone: 847-644-9321	
Street Address: 574 Greenbay Rd				Fax:	
City Winnetka	State IL	Zip Code 60093		Email:	

Sign Company

Name of Sign Company: RightWay Signs		Primary contact name:		Phone: 773-930-4361	
Street Address: 2333 N. Seeley				Fax:	
City Chicago	State IL	Zip Code 60647		Email: Sales@rightwaysigns.com	

Property Owner

Name of Company: Al Stepan		Primary contact name: Al Stepan		Phone: [REDACTED]	
Street Address:				Fax:	
City	State	Zip Code		Email: [REDACTED]	

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

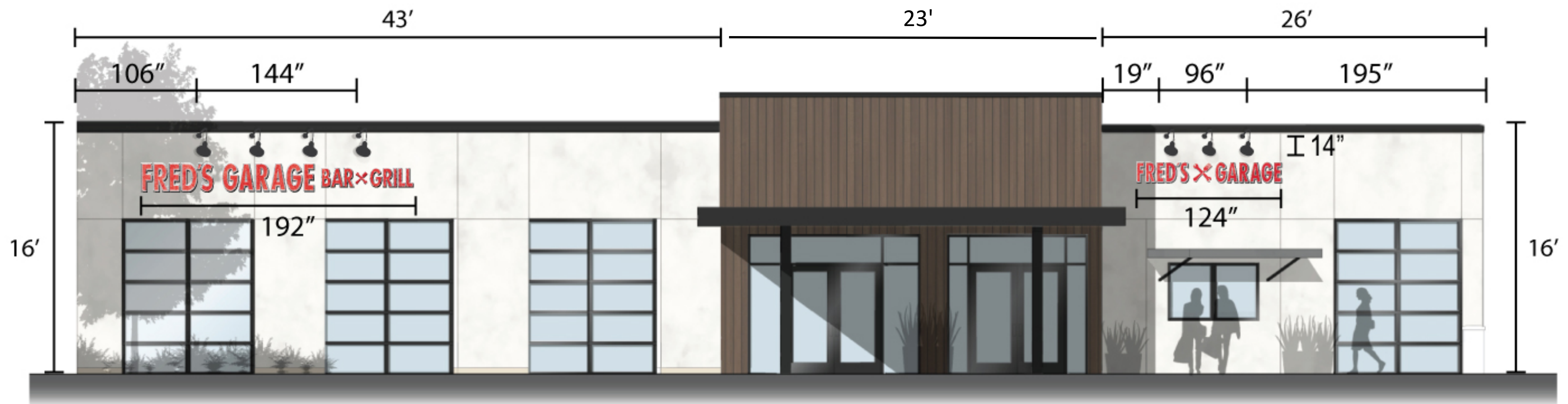
Additional description of sign type and materials

Triangle Sign will fabricate non-lit individual letters 1/4" thick routed aluminum bonded to PVC painted with the finish as in the attached. Each letter will be pin mounted to the building.

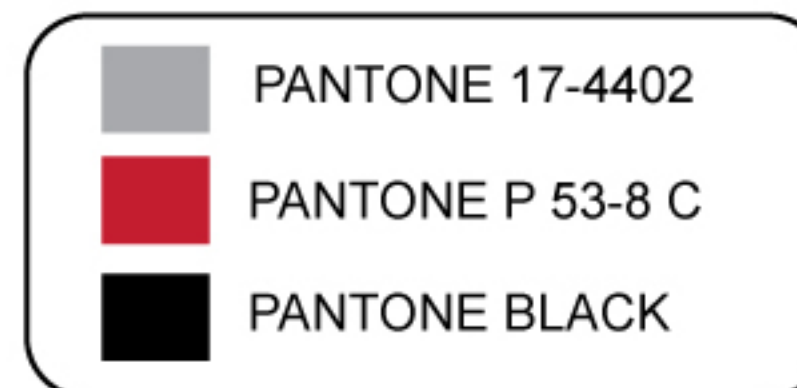
OFFICE USE ONLY

PERMIT FEE (\$60/\$195 per sign)

CONDITIONS OF APPROVAL:



FRED'S GARAGE: SIGNAGE UPDATE - 042019
 574 Green Bay Rd
 Winnetka, Illinois 60093



ATTACHMENT B



Map created on May 7, 2019.
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 The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
 Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

**CLIENT**

Fred's Garage

JOB ADDRESS574 Green Bay Road
Winnetka, IL**CONTACT INFO**Robert LaPata
Robert@forefronthospitality.com**COLOR PALETTE**

- One Shot Black
- One Shot Bright Red
- One Shot White

ATTACHMENT C

Handpainted lettering on wall.
Distressed/aged.

**CLIENT**

Fred's Garage

JOB ADDRESS574 Green Bay Road
Winnetka, IL**CONTACT INFO**Robert LaPata
Robert@forefronthospitality.com**COLOR PALETTE**

- One Shot Black
- One Shot Bright Red
- One Shot White



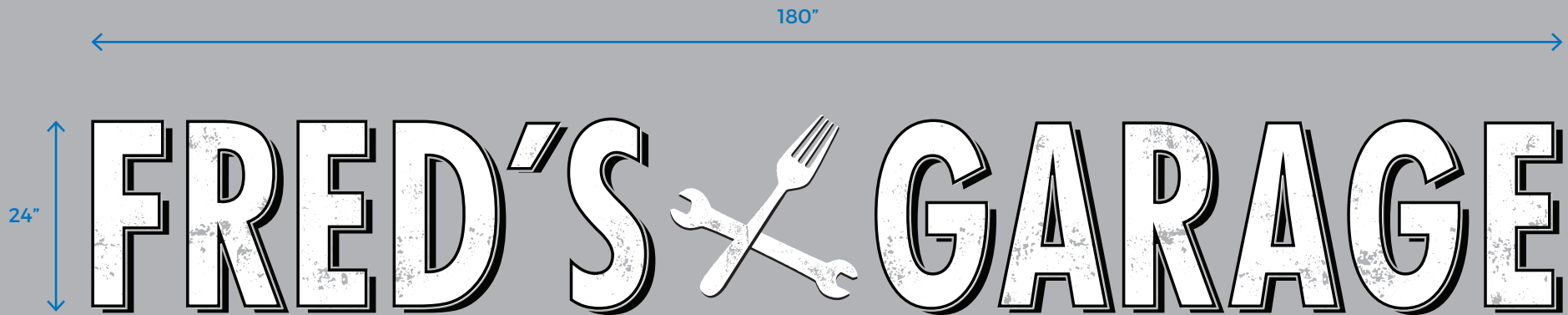
Placement on wall, to scale.

**CLIENT**

Fred's Garage

JOB ADDRESS574 Green Bay Road
Winnetka, IL**CONTACT INFO**Robert LaPata
Robert@forefronthospitality.com**COLOR PALETTE**

- One Shot Black
- One Shot White



Handpainted lettering on wall.
Distressed/aged.



CLIENT

Freds Garage

JOB ADDRESS

574 Green Bay Road
Winnetka, IL

CONTACT INFO

Robert LaPata
Robert@forefronthospitality.com

COLOR PALETTE

- One Shot Black
- One Shot White



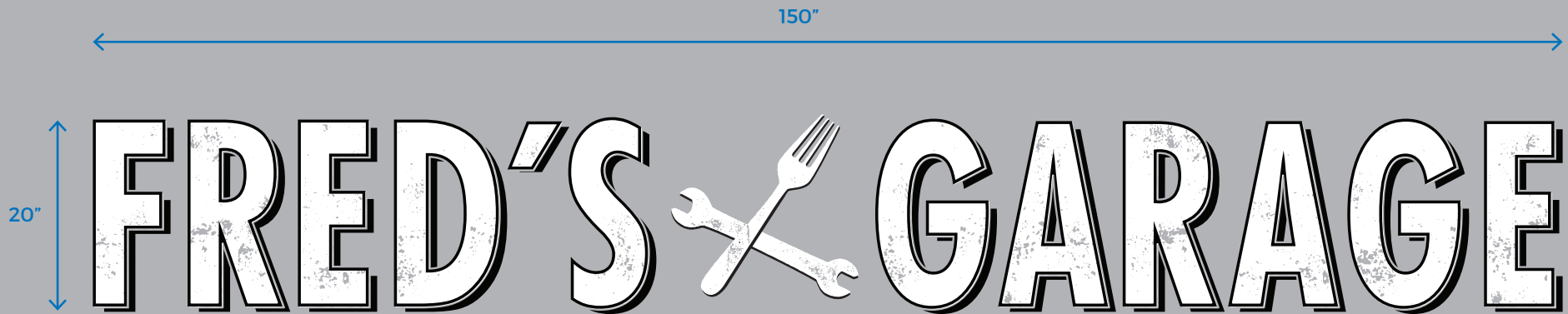
Placement on wall, to scale.

**CLIENT**

Fred's Garage

JOB ADDRESS574 Green Bay Road
Winnetka, IL**CONTACT INFO**Robert LaPata
Robert@forefronthospitality.com**COLOR PALETTE**

- One Shot Black
- One Shot White



Handpainted lettering on wall.
Distressed/aged.



CLIENT

Freds Garage

JOB ADDRESS

574 Green Bay Road
Winnetka, IL

CONTACT INFO

Robert LaPata
Robert@forefronthospitality.com

COLOR PALETTE

- One Shot Black
- One Shot White



Placement on wall, to scale.

Attachment D



Proposed Sign Area: $1.73' \times 16' = 27.67$ square feet



Proposed Sign Area: $1.5' \times 10.33' = 15.5$ square feet

Building Street Exposure: $16' \times 92' = 1,472$ square feet

Maximum Permitted Total Sign Area: 220.8 square feet (15% of total street exposure)

Total Sign Area: $27.67 + 15.5 = 43.17$ square feet

Combined Exposure of Both Signs: $43.17 / 1,472 = 2.93\%$

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. Background colors for the body of the sign are limited to earth tones and primary colors, whereas pastels, neon and secondary colors are not allowed. 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.

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

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.

2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)



Figure 38

3. Interior signs floating independently are set behind the glass either at the transom or at the sill of the storefront and are lit from a separate source. This sign must adhere to the size limitations of the decal signs. (See figure 39)

4. Decal Signs are defined as painted or vinyl transfer letters and numbers. Decal signs can be mounted within the transom and at the lower section of the storefront window area so as not to interfere with the merchandising. The decal sign area at the lower section of the window can occupy up to 10% of the glass area of a single pane. Decals mounted at the transom are restricted to 50% of the area of the transom. Decals located at the lower section of the main display area are to be limited to 6" in height unless they contain store operation hours, which are restricted to 2". (See figure 40)

Figure 39



Figure 40

5. Projecting blade commercial signs can be round, square or vertical, mounted from the face of the building at the second floor level between the windows or at the head of the storefront and are oriented to pedestrian scale. The signs are to be mounted on fixed hardware; no swinging or chain-mounted signs are allowed. The dimensions of the sign are not to exceed 6 square feet (36" high and 24" deep) (See figure 41). If illuminated, the signs should be lit with an unobtrusive light source.



Figure 41

6. Incidental wall signs such as building management identification and directory signs should be integrated into a single sign and be constructed of brushed bronze, antique bronze or painted cast iron. Such signs should not be placed on the prominent street front facade and should be directed to public residential entries.



MEMORANDUM VILLAGE OF WINNETKA

TO: DESIGN REVIEW BOARD

FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER

DATE: MAY 9, 2019

SUBJECT: CASE NO. 19-15-DR: 985 GREEN BAY ROAD (MINO'S ITALIAN RESTAURANT) - CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR OUTDOOR DINING AREA EXPANSION

INTRODUCTION

On May 16, 2019, the Design Review Board (DRB) is scheduled to consider an application submitted by Glenn Deutsch (the "Applicant"), as the lessee of the property located at 985 Green Bay Road (the "Subject Property"), for consideration of a Certificate of Appropriateness to allow the expansion of an outdoor dining area for Mino's Italian Restaurant on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located at the northeast corner of the intersection of Green Bay Road and Merrill Street in the Hubbard Woods Business District and contains a one-story commercial building and outdoor dining area. Figures 1 through 4 on the following pages of this report identify the Subject Property. The Subject Property is located in the C-2 General Retail Commercial Zoning District and is located in the Commercial Overlay District.

PREVIOUS APPROVALS

On May 17, 2018, the DRB approved a Certificate of Appropriateness for the installation of the existing outdoor dining area and other hardscape improvements. Renderings of the most recently approved plans are included in this report as *Attachment B*. The plans that were approved included wood and metal planters, metal table sets, brick pavers, and a stamped concrete patio for private events. Prior to the most recent approval, the DRB approved the following: (1) exterior building alterations on April 27, 2017, which incorporated much of the original building materials and form; (2) various site improvements that included removal of a significant portion of pavement and replacement with pea gravel on September 21, 2017; and (3) an outdoor storage container and service area on February 15, 2018.

CURRENT REQUEST

The Applicant is proposing to expand the existing outdoor dining area and add external improvements such as planters with "green" screening to create a more private dining and lounge area. The proposed patio space would be located completely on the Subject Property at the corner of the lot along the frontage of Merrill Street and Green Bay Road. The proposed patio would be approximately 1,050 square feet to accommodate approximately 50 patrons with metal table sets and red brick pavers designed to match the existing patio space. The proposed patio area would be bordered by 16 black planter boxes to provide privacy and an aesthetic improvement. Each planter box would be 4 feet in

length, 1.5 feet in width, and 2 feet in height. Each planter would be filled with tall grasses and climbing vines supported by a trellis that would reach 6.5 feet in height. The Applicant has provided a site plan and design specifications for the proposed patio which can be found in *Attachment A*.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide guidance on outdoor dining areas and open spaces. An excerpt of the Design Guidelines is included as *Attachment C*.

SUMMARY

The Applicant requests that the DRB find the proposed outdoor dining area expansion as appropriate and compatible with the Design Guidelines and approve the plan as proposed. Should the DRB approve the certificate of appropriateness for the proposed expansion of the outdoor dining area, the Applicant would first need to receive a building permit from the Community Development Department prior to construction.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Renderings Approved at May 17, 2018 DRB Meeting

Attachment C: Design Guidelines Excerpt



Figure 1 – Existing patio along Green Bay Road



Figure 2 – Area of proposed patio expansion along Green Bay Road



Figure 3 – Area of proposed patio expansion at northeast corner of Green Bay Road and Merrill Street



Figure 4 – Area of proposed patio expansion along Merrill Street

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 985 GREEN BAY RD
NAME OF BUSINESS(ES) MINO'S ITALIAN

REAL ESTATE INDEX NUMBER			
05			

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

- ☐ Sign
☐ Awning
☒ Other (general description)

Sign permit application attached? ☐
Awning permit application attached? ☐

PATIO ADDITION

Please provide a detailed description of the proposed work (attached separate sheets, material specifications, photographs, etc.):

SEE ATTACHED PLANS

I/We hereby certify that as LESEE (Lessee/Owner) of the property at 985 GREEN BAY RD (address) I am/we are authorized to submit plans for alteration of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board, as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED

PRINT NAME(S)

ADDRESS

PHONE NUMBER

[REDACTED]
GLENN DEUTSCH
985 GREEN BAY RD
WINNETKA IL 60093
[REDACTED]

FOR OFFICE USE ONLY

COA applied for (date) _____

COA Case Number _____

COA issued (date) _____

PRIMARY DESIGN FIRM KRESKA CONSULTANTS

CONTACT NAME JOANNA KOLAKOWSKI

ADDRESS _____

PHONE NUMBER 847 962 4155

FAX NUMBER _____

RECEIVED
APR 26 2019
BY: COA-2019-302

MINO'S — ADDITION TO OUTDOOR DINING PLAN

985 GREEN BAY RD., WINNETKA

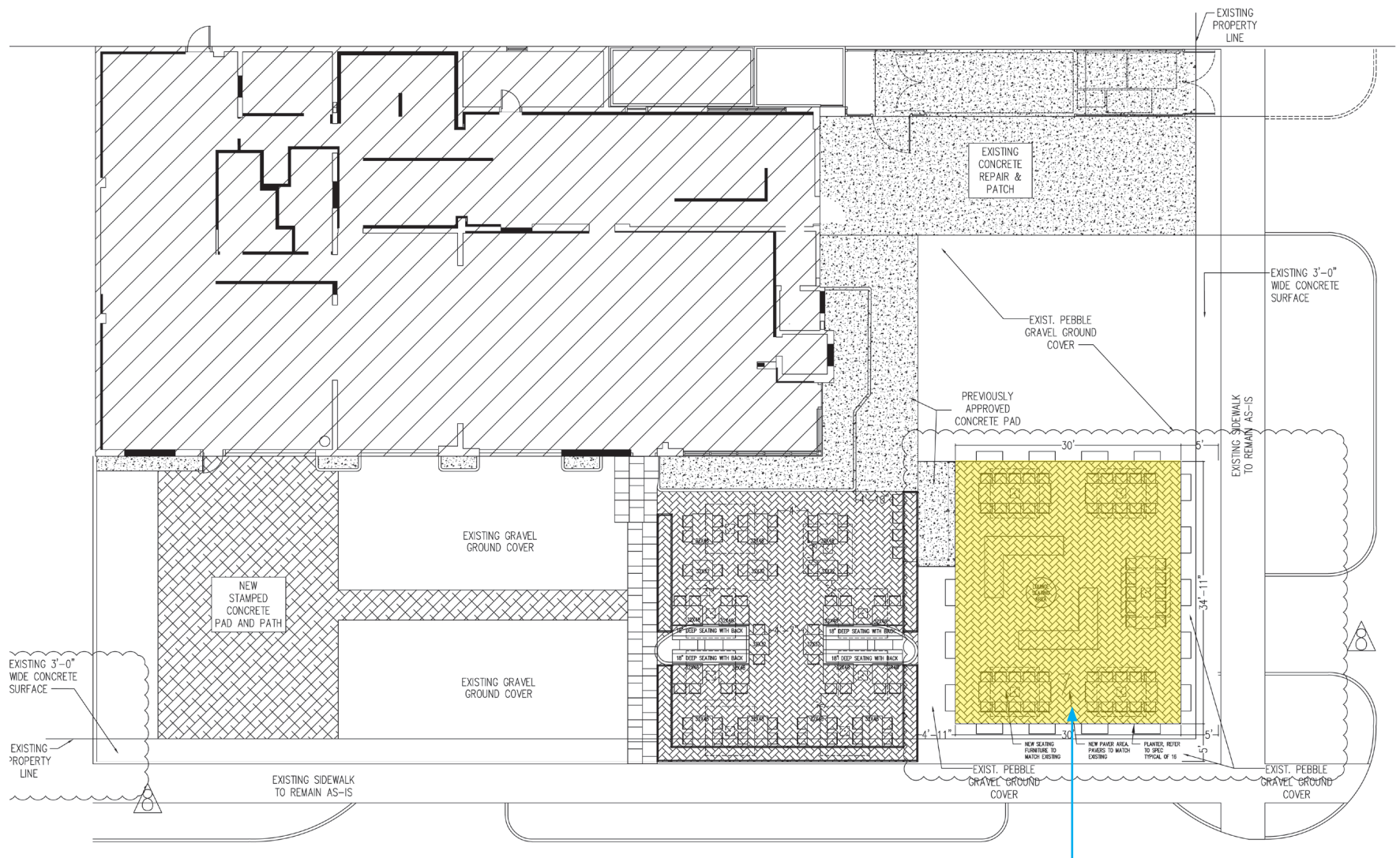
Summary

The plan is to create an additional outdoor dining and lounge area for people who are waiting for a table or simply want to enjoy a cocktail outside on a nice summer night. Brick pavers to match the existing patio will be installed to create the surface area. Planter boxes will be placed around the edge of the patio to provide a more intimate setting. These planter boxes will have gridded screens that allow plants to grow and climb, creating more “green” and enhancing the intimate atmosphere.

Approximate Timing

May

Install and Plant



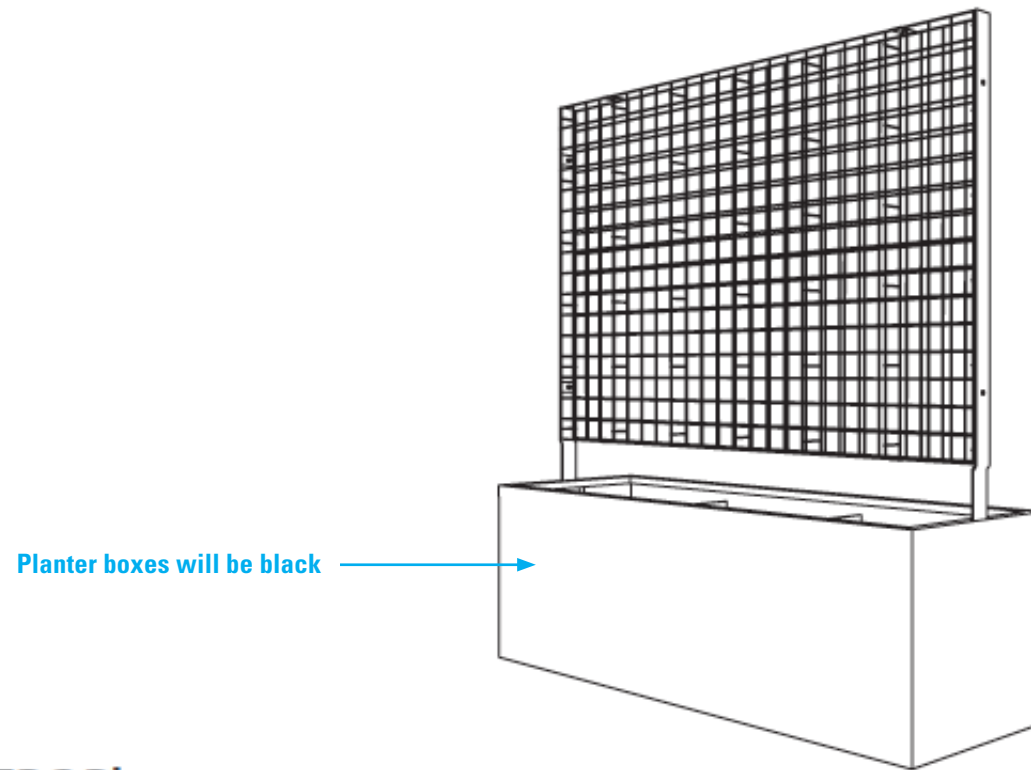
Proposed Addition to Patio Dining Area



Red brick pavers in a herringbone pattern to match existing patio



- Commercial-quality, lightweight planters available in nine sizes, dozens of colors and finishes
- VertiGreen 3D trellis supports optimal plant growth - in either 3" or 6" grid size
- Integrated brackets disappear into planter - fast, simple and attractive installation
- Available with Tournesol Siteworks' industry-leading, self-watering container irrigation



Wilshire Screen GFRC Planters

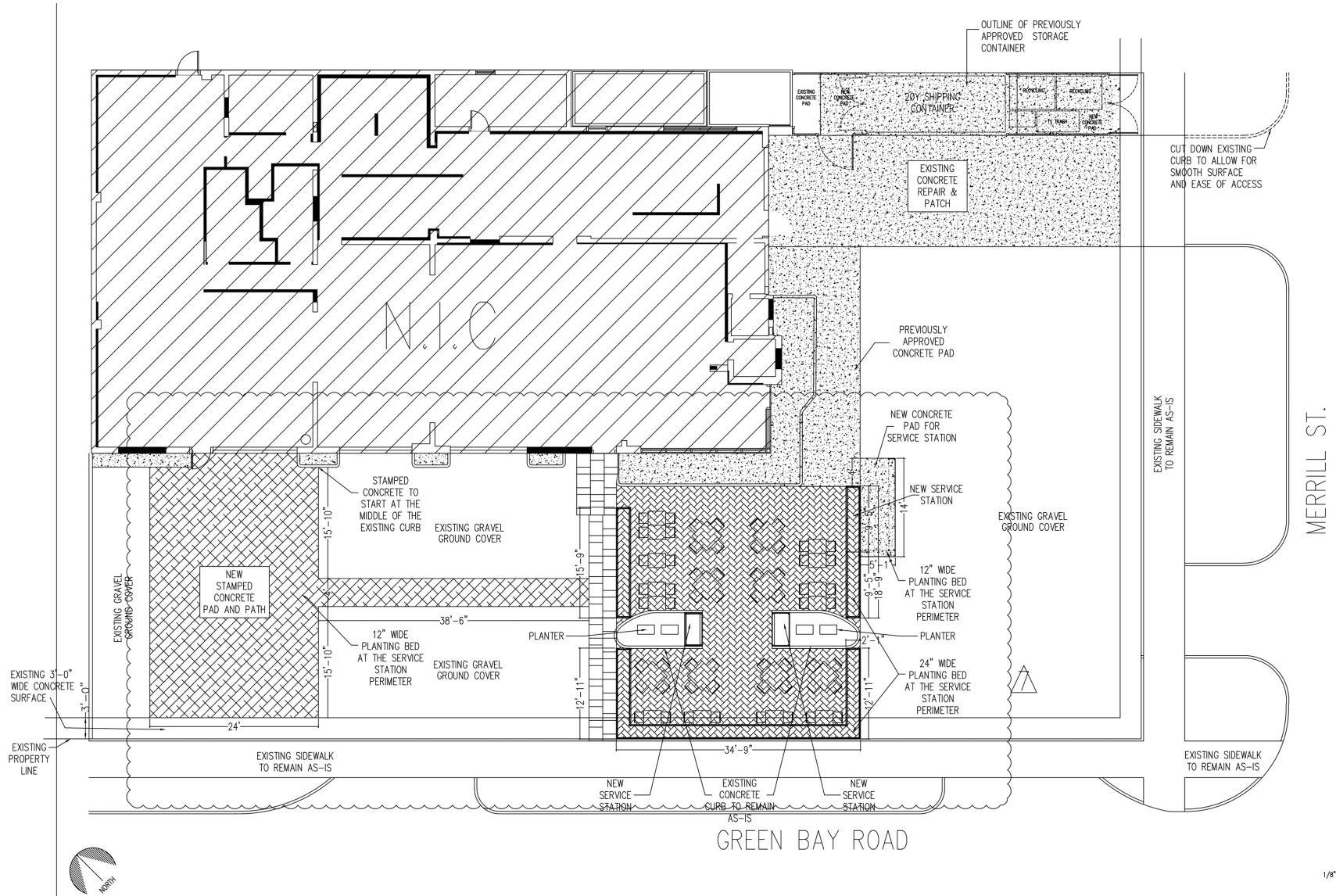
Part. No.	Trellis Grid	Total Height to top of Screen	Planter Size	Weight (lbs.)	Soil Volume (cubic ft.)
WCX3-481824-78	3"	78"	48"L x 18"W x 24"H	318	10
WCX6-481824-78	6"	78"	48"L x 18"W x 24"H	321	10
WCX-481824-78	Use WXS screen	78"	48"L x 18"W x 24"H	304	10
WCX3-482424-78	3"	78"	48"L x 24"W x 24"H	353	13
WCX6-482424-78	6"	78"	48"L x 24"W x 24"H	356	13
WCX-482424-78	Use WXS screen	78"	48"L x 24"W x 24"H	339	13



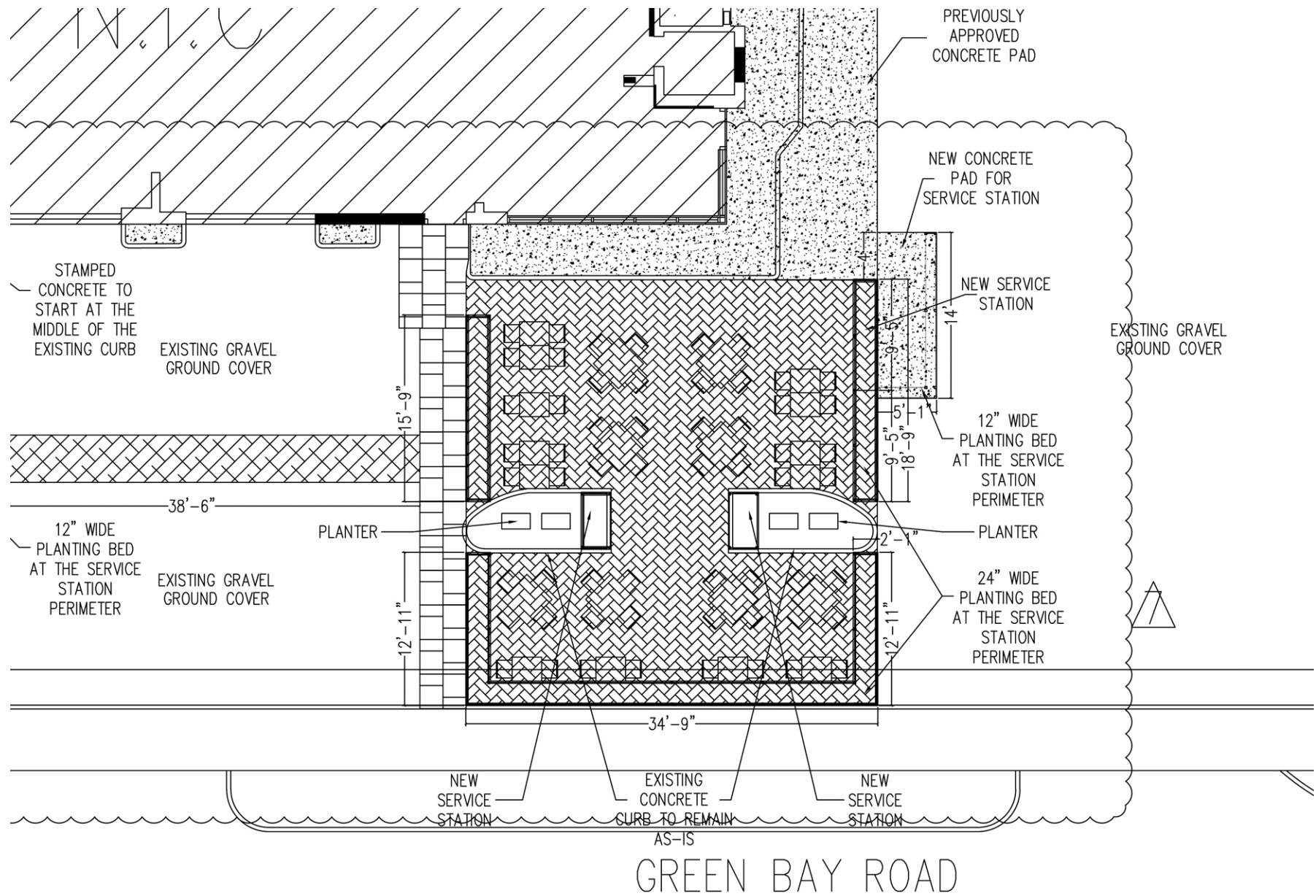
Seating for approximately 50 people with lounge area.

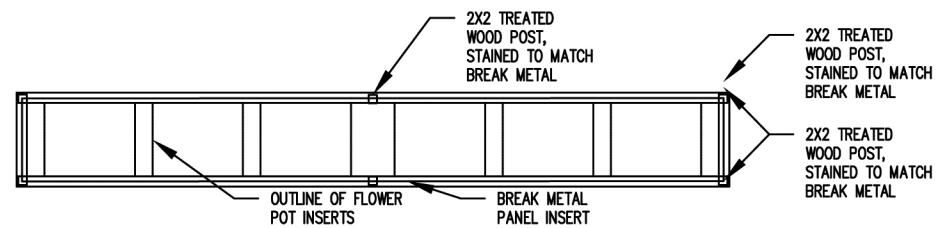
Tables and chairs to match what's being used on existing patio.

ATTACHMENT B



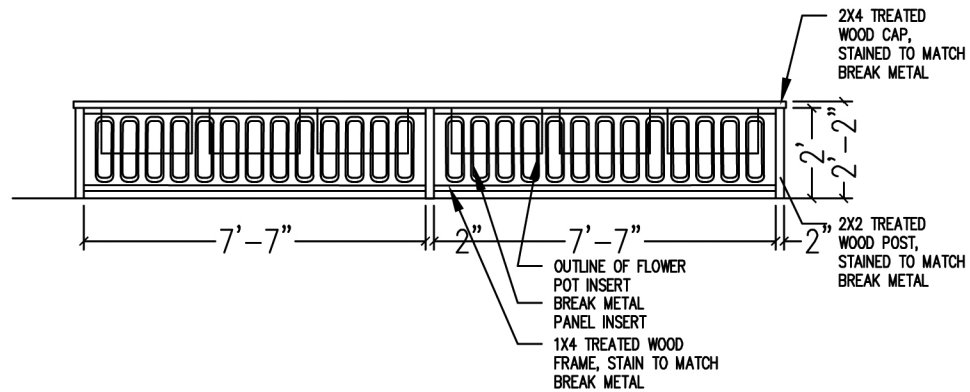






PLANTER BED PLAN

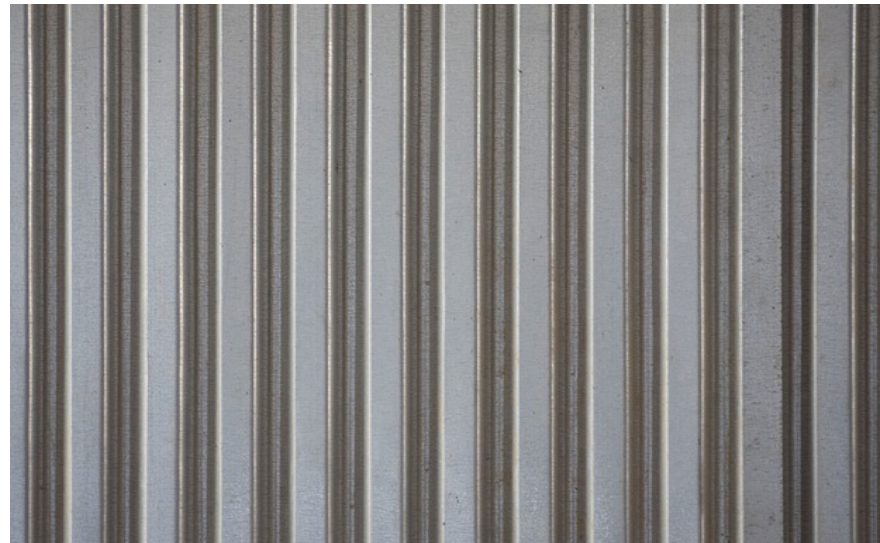
1/4" = 1'-0"



PLANTER BED FRONT ELEVATION $\frac{1}{4}" = 1'-0"$



example of planter bed style, treated wood
stained black to match black metal inserts



galvanized break metal inserts — run vertically, square edged,
painted black to match building



Philippe Starck Master's Chair — plastic molded



Vondom Sloo Table — plastic molded (with or without wood legs)

XV. OPEN SPACE

A common element unifying Winnetka's Business Districts, Multiple Family Residential and Institutional Areas are the unique public and private open spaces they have been created over time. Many of these open spaces lend to Winnetka's sense of place, culture and history.

The Village's open spaces range in size and activity level from the large and active Hubbard Woods Park to the small and passive sculpture corner near Village Hall. The Village has expressed a desire to expand its open space system and link, where possible, these spaces together in a unified Village open space plan.

a. **Purpose.** To ensure that current and future open spaces contribute to Winnetka's ambiance; public and vehicular streetscapes should link open spaces to create a unified, continuous landscape system with mature plantings and seasonal interest. By working as a system, the Village's open spaces intend to:

- physically and symbolically unify and enhance the Village's natural features and character;
- preserve significant areas and encourage new tree, shrub and perennial plantings on public and private properties to the greatest extent possible;
- encourage pedestrian and bicycle circulation throughout the Village, especially among the Business Districts;
- create gathering points for Village events and activities;
- provide educational opportunities about the natural environment; and
- enhance property values.

b. **Location.** With this purpose in mind, new public and private developments within the Business Districts, Multiple Family Residential and Institutional areas should provide for ample, appropriately designed open space within the proposed site development plan. Recognizing the spatial limitations of each site, creative, relevant open space should strive to enhance the Village's natural character.

Public, semi-public, or private open space and landscaped buffers should be located between low and higher density areas and to serve as a transitional element between land uses.

Where new or existing developments abut adjacent planned or existing open spaces, every effort should be made to integrate open spaces and link them into a unified whole.

-
- d. Pedestrian Zone Landscaping.** Streetscapes within the Business Districts, Multiple Family Residential and Institutional areas should be designed to provide pedestrians with shade and visual interest. Providing adequate landscaping within the pedestrian zones is an essential element to maintaining and enhancing the Village's streetscape character. Irrigation and appropriate drainage are recommended for all landscaped areas, especially for raised planters. The following landscaping guidelines should serve as a continuation and supplement to the Village's on-going tree planting program in all public rights-of-way.

Existing and new developments should preserve existing trees and minimize disruptions through grade changes or installation of underground utilities and structures. Tree planting in the public way and/or on adjacent setbacks should extend and complement the existing street character or establish a character if none exists.

The existing landscape character in public parkway/streetscape varies with the Business Districts, Multiple Family Residential and Institutional areas. Overall, these characters should remain intact and be enhanced.

In general, the Business Districts' public parkway character is that of a paved streetscape pedestrian zone. Where widths of paved areas are wider than six feet, street trees are planted in either at-grade tree grates or raised curb planters. This condition should be continued in all new and existing developments within the Business Districts. The Village encourages the use of raised concrete planters with both street trees and understory plantings as outlined in these guidelines.

In general, Multiple family Residential and Institutional areas, public parkway character is that of a concrete walkway in conjunction with a planted parkway area. That parkway area width varies by location but is predominantly planted with street trees and a turf lawn area.

This condition should be continued with in all new Multiple family Residential and Institutional areas.

1. Plant Palette: An approved Village plant palette is included in these guidelines for reference. (See Appendix B) The Village encourages a variety of species, sizes, and types of plant materials that provide appropriate impact/coverages as well as seasonal interest. Plants selected by the Village on this list are chosen for their hardiness, disease resistance, ease of maintenance and character.

2. Parkway Widths: Within the Business Districts the sidewalk widths between the curb and building line range from five to as much as 15 feet. Multiple Family Residential and Institutional areas typically have five-foot wide sidewalks with associated green parkway areas. Along Green Bay Road, sidewalks currently range from five to six feet in width (See Appendix D).

Sidewalk areas in new developments should maintain a minimum pedestrian clear zone of 6 feet in combination with landscaping and streetscape amenities where space permits. The parkway width will determine the type of streetscape enhancements feasible in that area while maintaining the necessary six-foot wide pedestrian clear zone. (See Figure 52)

Typical Parkway Widths (see Figure 52):

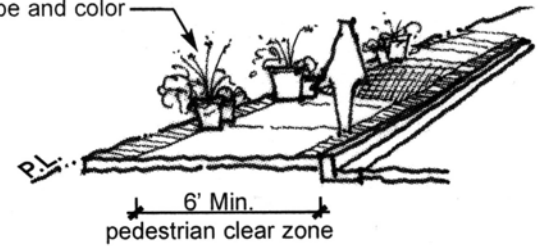
6 feet – 9 feet. Where the parkway or pedestrian clear zone is less than nine feet wide, street trees are not suggested. Movable planters, decorative paving, or basket planters on light poles are preferred alternatives.

9 feet – 12 feet. Where parkways are greater than nine feet wide in commercial or multiple family districts, street trees should be planted within tree grates that are flush with the sidewalk or planted in a raised curb planter. The six-foot clear pedestrian zone should not be obstructed by streetscape elements.

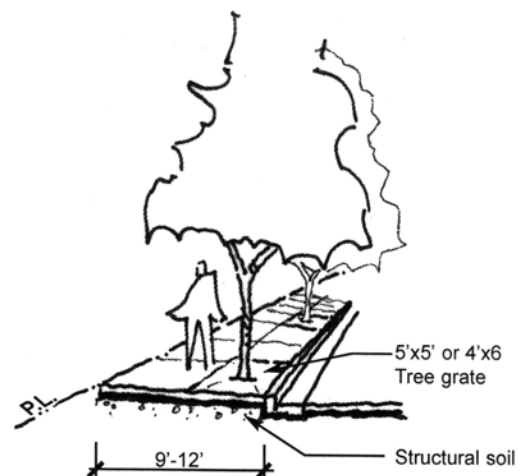
If tree grates are required for maintaining minimum pedestrian clear zone clearances, the grate size should be five feet by five feet or four feet by six feet. The tree grates shall conform to the design standards and soil volume specifications of the Village.

Greater than 12 feet. All pedestrian zones greater than 12 feet in width should contain street tree plantings in designed raised concrete curb planters. Where appropriate, seating areas and sidewalk cafes are encouraged. However, these improvements should not overwhelm the sidewalk nor impede on the 6-foot pedestrian clear zone.

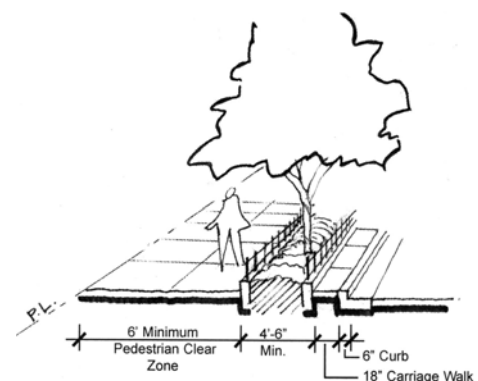
Movable planters are encouraged to provide landscape and color



6'-9' Wide



9'-12' Wide



12' Wide or Greater

3. Street Tree Selection and Spacing. Street trees selected for the Business District, Multiple Family Residential and Institutional area streets shall be large deciduous canopy trees tolerant of roadside conditions such as salt and air-borne pollutants. Tree varieties and locations shall coordinate with existing planting patterns. Grouped and linear plantings may be explored as part of an overall site development plan concept.

The minimum caliper size for single stem deciduous street tree plantings should be 4 inches. All shade trees shall have a minimum clear branch height of 6 feet above the root ball at time of planting. (See Figure 54) Street tree spacing should be a minimum of 20 feet and a maximum of 40 feet on center in the parkways and pedestrian zones. (See Figure 52)

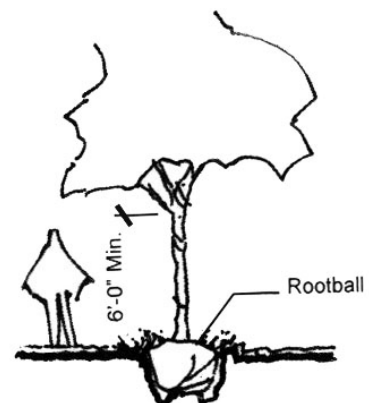
4. Street Tree Planting Standards. Street tree plantings in all new developments should be designed to meet the minimum standards as established by the Institute of Traffic Engineers (ITE) guidelines in order to ensure safe, efficient use of the pedestrian areas. These minimum standards are intended to provide ample sight triangles and clearances for motorists at intersections, alleys, commercial or multifamily residential driveways. The Village shall at its own discretion review and approve each parkway tree planting plan on a case-by-case basis.

In general, street trees should be planted in a straight row manner (on center) at the appropriate spacing and conformity with existing street trees adjacent to the development site.

Newly planted street trees should be no closer than 3 feet on center from the face of the curb. All trees should be planted in the center of raised or grade-level planter areas with tree grates.

All street trees in grassed parkway areas should be planted as true to the center of the parkway as possible due to utility, signs or other existing obstructions. No street trees should be planted in open grass/lawn parkways less than 4 feet in width as measured from the back of the curb. (See Appendix C)

5. Visual Clearance. Landscaping should not block views or pedestrian sidewalks at its mature size and should not create safety or maintenance problems. Minimum branch clearances at time of planting should be 6 feet in height. Shade trees should be an upright single stem spreading species. (See Figure 54)



*Minimum 6' branch height for
visual clearance
Figure 54*

Sight triangles at driveways and at parking and loading access points should not be less than 12 feet as measured along both intersecting rights of way lines. No plant material should be installed in the triangle exceeding a maintained growth height greater than 12 inches. (See Figure 55)

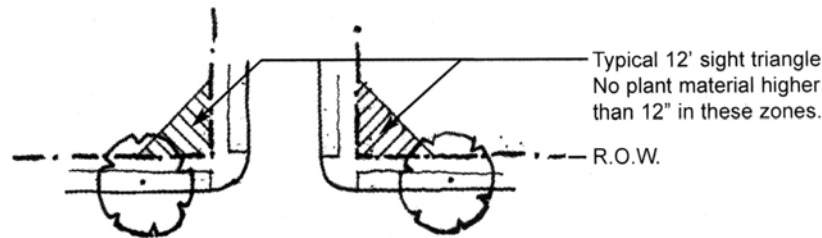
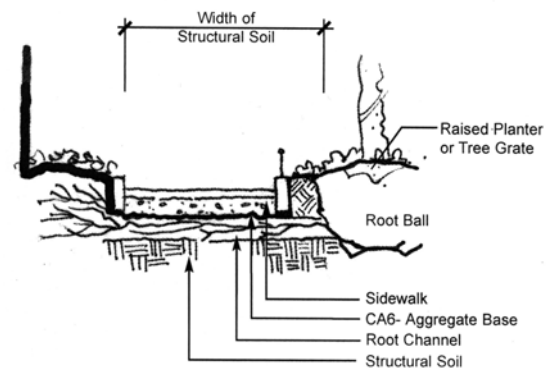


Figure 55

6. Structural Soil and Planting Soil

Depth. In instances when the parkway width is 4-5 feet, the use of structural soils and root channels should be considered in adjacent paved walks to link green areas. (See Figure 56) Structural soil at a depth of 2 ½ feet should be used under all sidewalks where landscape plantings/street trees are located as well as between planter or grates to permit root growth in the parkway.

Along with structural soil, root paths should be considered as necessary sidewalk improvements to allow street trees to reach their maximum growth potential. For at-grade plantings of shade trees, minimum soil depth should be 3 feet; for shrubs, 18 inches, and 6 inches for grass and groundcovers. A minimum soil volume for street trees in sidewalk grates should be 125 cubic feet.

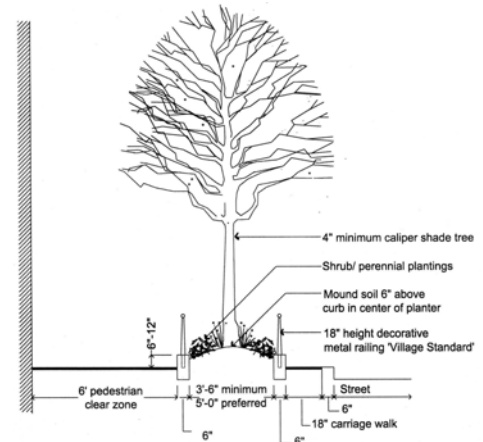


Structural Soils Detail
Figure 56

7. Raised planters. Where possible, street trees and multi-tiered planting in continuous raised planters is encouraged. Multi-tier means providing additional plant material below street trees, such as shrubs, perennials and groundcovers. These additional plantings should provide a variety of coordinated color and seasonal interest to the streetscape. Continuous raised sidewalk planters with expansive planting soil volumes are preferred. (See Figures 57, 58, and 59)

Raised curb planters should be approximately six inches in height and a minimum of 3 ½ feet wide (inside dimension); however, a 5-foot inside width dimension is preferred. The raised planters should also contain a continuous decorative 18-inch metal railing around the curb top and be of a style reflecting the Village standard or the proposed development plan (See Figure 59). The length of these planters should be designed to accommodate store entrances, signs and other streetscape elements.

Soil should be mounded to 6 inches above the top of the planter curb at the center of the planter. Mulch, groundcover, or other appropriate plantings in conjunction with the appropriate street trees should be provided. Where appropriate, adequate GFI electrical outlets should be provided for each individual street tree or combinations of trees in the Business Districts.



*Minimum Streetscape/Parkway
Cross-section with raised planter
Figure 57*



*Typical Raised Planter/Railing Treatments
Figure 58*



*Typical Raised Planter/Railing Treatments
Figure 59*

8. Movable Planters. Movable planters are encouraged for sidewalks and open spaces too narrow to accommodate raised curb planters. (See Figure 60 and Appendix A for more information).



*Various styles of Movable Planters
Figure 60*

9. Light Pole Planter Baskets. Light pole planter baskets are encouraged for sidewalks and open spaces unable to accommodate at-grade planters.

c. Special Pedestrian Zone/Streetscape Conditions

1. Outdoor Sidewalk Cafes. Dining establishments, coffeehouses or cafes are encouraged to provide adequately spaced outdoor seating. The Village encourages the use of these small outdoor spaces to help enliven the streetscape. Careful attention must be paid to maintaining a pedestrian clear zone. Tables, chairs, umbrellas, service equipment and planters should be kept out of the pedestrian clear zone. (See Figure 61)



*Appropriate outdoor sidewalk
caféspace/alley enhancement
Figure 61*

A temporary or seasonal designed barrier element is encouraged to ensure a clear demarcation of these spaces. The business or property owner should erect a simple decorative railing, fence, planters or similar element. The height of such a barrier should be no greater than 36 inches and constructed of a solid durable material easily anchored and removed in the paved space. The design of the barrier should reflect the architectural style of the building or coordinate with the Village streetscape elements. Maintenance and upkeep of the barrier is the sole responsibility of the business proprietor or building owner.

2. Corner Bump Outs. The Village encourages the use of bump-outs, or widened walkways, at street corners. These bump outs serve numerous functions: they slow traffic, highlight pedestrian crossings, encourage pedestrian gathering and allow for the incorporation of streetscape elements into the streetscape design. (See Figures 62a, and 62b)

Bump-outs should only be used in the business districts at key intersections where feasible. They may also be used at corners where transitions occur from multiple family or institutional uses, such as in the Indian Hill District

Bump-outs must be designed to meet the Engineering Design Specifications of the Village and, when applicable, of IDOT to provide a safe and proper turning radius for vehicular traffic along with appropriate sight lines and compliance with ADA standards.

3. Bus Stops. Bus stops currently exist at selected PACE locations throughout the Village. Where bus stops occur in the business districts and along the Green Bay



Typical paved crosswalk
Figure 62a



*Corner bump out softens on-street parking
with landscape and streetscape elements*
Figure 62b



Figure 63a



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 9, 2019
SUBJECT: CASE NO. 19-16-DR: 905 BURR AVENUE - CONSIDERATION OF
CERTIFICATE OF APPROPRIATENESS FOR WINDOW REPLACEMENTS

INTRODUCTION

On May 16, 2019, the Design Review Board (DRB) is scheduled to consider an application submitted by Eric Strons (the "Applicant") as a representative of Sacred Heart Parish of Divine Mercy (the "Property Owner"), for a Certificate of Appropriateness to allow the replacement of existing windows on the rectory building of the church at 905 Burr Avenue (the "Subject Property").

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Burr Avenue between Gage Street and Tower Road and is located in the B-1 Multi-Family Residential Zoning District, adjacent to the Hubbard Woods Business District. The Subject Property houses a church with attached buildings as well as the rectory.

CURRENT REQUEST

The Applicant is proposing to replace windows on all façades of the church rectory. The Applicant states that many of the existing windows, as identified in Figures 1 through 5 on the following pages of this report, are in need of repair because they are deteriorating or broken. The Applicant is proposing to replace all of the double-hung windows on the exterior of the building with replacements in a matching style. The rectory would receive a total of 51 new double-hung windows with a simulated divided-light appearance from a grill-between-glass placement. The proposed windows would be made of a fibrex composite with an aluminum grill and a dark bronze exterior color. None of the smaller single-pane or ornamental windows would be affected. The openings and fenestration on the second and third floor façades would also remain unchanged. The Applicant has provided design specifications for the proposed windows, which are included in the submitted application materials in Attachment A.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide guidance on window types and design for institutional buildings such as a church. Second-story windows are meant to be ganged and single-unit with a window sill that is relatively low to the finished floor elevation. The Guidelines also encourage mullion and muntin divisions to maintain the scale of the building and reduce large expanses of glass at the upper floors. The replacement windows would maintain the existing fenestration and provide more window divisions as desired by the Guidelines. The windows would also be a natural color (bronze) that is compatible with the church and surrounding neighborhood. An excerpt of the Design Guidelines is included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed replacement windows appropriate and compatible with the Design Guidelines and approve the window replacements as proposed. Should the DRB approve the window replacements, the Applicant would first need to receive a building permit from the Community Development Department prior to installing the windows.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Excerpt of Design Guidelines



Figure 1 – West façade along Burr Avenue



Figure 2 – Corner of west façade and north façade



Figure 3 – North façade facing west and east, respectively



Figure 4 – Rear façade



Figure 5 – South façade, near building connection to church

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 905 Burr Ave Winnetka
NAME OF BUSINESS(ES) Sacred Heart Parish Rectory
OF Divine Mercy

REAL ESTATE INDEX NUMBER			
05			

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

☐ Sign
☐ Awning
☒ Other (general description) Window Replacement (Same style Double Hung)

Sign permit application attached? ☐
Awning permit application attached? ☐

Please provide a detailed description of the proposed work (attached separate sheets, material specifications, photographs, etc.):

See Attached Documents
Replacing double hung windows (like for like) with Andersen windows
Color Dark Bronze exterior. Grilles Between Glass same pattern as existing

I/We hereby certify that as Contractor (Lessee/Owner) of the property at 905 Burr ^{Po} (address) I am/we are authorized to submit plans for alteration of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board, as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED

PRINT NAME(S) Eric Stron S

ADDRESS 2300 Ridge Ave

Glenview, IL 60023

PHONE NUMBER 847-341-5662

FOR OFFICE USE ONLY	
COA applied for (date)	
COA Case Number	
COA issued (date)	

PRIMARY DESIGN FIRM Renewal by Andersen

CONTACT NAME Eric Stron S

ADDRESS 2300 Ridge Ave

Glenview, IL 60023

PHONE NUMBER 847-341-5662

FAX NUMBER _____

COA 2019-223

RECEIVED
APR 24 2019
BY: _____



Appointment Date: 4/23/2019

Appointment Time: 10:00 AM

Sales Rep: Eric Strons

Revisit: No

Same Rep Resit: No

Measure Call: No

Follow-Up: No

Repeat Sale: No

Cancel-Save: No

Date Set: 4/16/2019 12:05 PM

Source Information: Newspaper - Valassis
FSI

Approved One Party: Yes

Name: Lisa Cooksey

2nd Party: Linda Atkins

Home Phone:

Work Phone:

Ext:

2nd Party Work Phone:

Ext:

Cell Phone:

2nd Party Cell Phone:

Email:

2nd Party Email:

Address: 6516 28th Pl

City: Berwyn , IL 60402

Territory: Chicago

Type of Dwelling: House

Year Built: 1908

PROVIDED BY



No. of windows: 27

Material: wood

No. broken/inoperable: 27

Age of windows: 30

Style of windows: up and down

No. rotting/cracking:

Problems w/ windows:

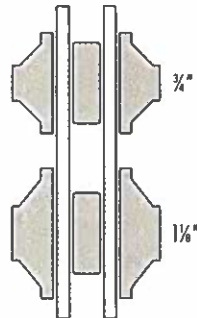
25 windows // DH // Casement // Picture // wood // 30+yo // drafty //
condensation // seal failure // rotting // crack on the panel & the middle on the
lock // full replacement // 2 entry doors // wood //

Important Lead Notes:

Campaign 5 OPA meeting with Linda (Linda is one of the property owners) and
Janice (Lisa's other sister) 4/16/19 mm

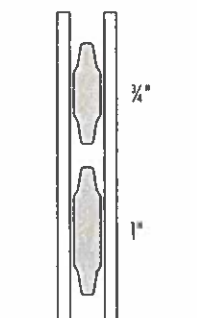
Whether it's for historical accuracy or creating an eye-catching new look, window grilles create instant curb appeal

Profiles



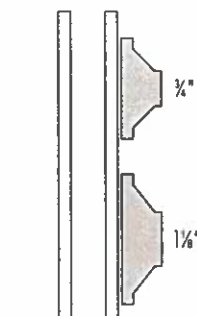
Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.



Grilles Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.

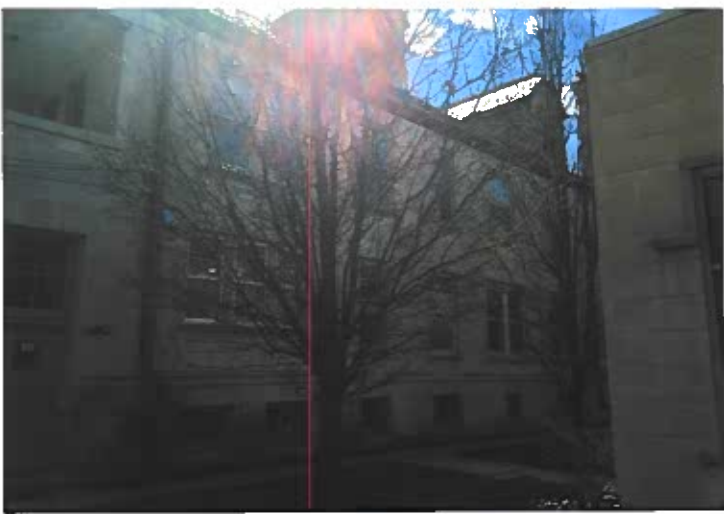


Interior Wood Grilles

Made of hardwood, these grilles snap into clips on the interior of the sash and can be easily removed to make glass cleaning a breeze. Available in two widths.

Home
Interior
Between
Glass
Exterior







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dba: Renewal by Andersen of Chicago
Legal Name: Renewal by Andersen LLC
TGC088765

2300 Ridge Drive | Glenview, IL 60025
Phone: 847-486-4040 | Fax: 847-486-4010 | renewalchicagosales@andersencorp.com

Sacred Heart Parish Rectory of Devine M
1077 Tower Road
Winnetka, IL 60093
H: (847)778-2118
C: (847)446-0856

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
100	Side entry	36 W 42 H	Window: Picture, Full-Frame, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: All Sash: Colonial 3w x 2h, Misc: None	\$2364
100	Side Entry	0 W 0 H	Misc: Misc - Entry Door, See Attached Spec Sheet for details	\$4921
101	Parlor	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
102	Sacricsty Storage	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
103	Sacristy Storage	26 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181
104	Powder Room	26 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, Obscure, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3269
105	Sacristy Storage	29 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
106	Sacristy Storage	29 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Sandtone, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181
107	Guest Bath	26 W 60 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: Sash 1: High Performance SmartSun Glass, Obscure, Sash 2: High Performance SmartSun Glass, Obscure, Tempered Glass, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3016
108	Guest Bedroom	32 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
109	Guest Bedroom	32 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181
110	Sitting Room	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
111	Sitting Room	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
113	Kitchen	30 W 59 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2843
114	Kitchen	30 W 59 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2843
115	Kitchen	30 W 59 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Sandtone, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2843



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
116	Kitchen	32 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181
117	Dining	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
118	Dining	0 W 0 H	Misc: Misc - MULLION, A-b	\$0
118a	Dining	36 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
118b	Dining	36 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
119	Dining	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Sandtone, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
120	Closet	29 W 28 H	Window: Picture, Full-Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, Obscure, Grille Style: No Grilles, Misc: None	\$2007
201	Pastor Sitting Room	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
202	Pastor Sitting Room	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
203	Pastor Sitting Room	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
204	Pastor Bedroom	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411



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C: (847)446-0856

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
205	Pastor Bedroom	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
206	Pastor Bedroom	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
207	Pastor Bedroom	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
208	Pastor Bath	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: Sash 1: High Performance SmartSun Glass, No Pattern, Sash 2: High Performance SmartSun Glass, No Pattern, Tempered Glass, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3660
209	Assoc Pastor Suite	24 W 59 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: Sash 1: High Performance SmartSun Glass, Obscure, Sash 2: High Performance SmartSun Glass, Obscure, Tempered Glass, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3016
210	Assoc Pastor Suite	40 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411



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Phone: 847-486-4040 | Fax: 847-486-4010 | renewalchicagosales@andersencorp.com

Sacred Heart Parish Rectory of Devine M.

1077 Tower Road

Winnetka, IL 60093

H: (847)778-2118

C: (847)446-0856

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
211	Assoc Pastor Suite	40 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
212	Assoc Pastor Suite	34 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181
213	Assoc Pastor Suite	34 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
214	Assoc Pastor Suite	24 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181
217	Resident Priest Sitting Room	27 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3181
218a	Resident Priest Sitting Room	35 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411



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H: (847)778-2118
C: (847)446-0856

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
218b	Resident Priest Room	36 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
219	Resident Priest Bedroom	48 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$4007
220	Resident Priest bath	21 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: Sash 1: High Performance SmartSun Glass, Obscure, Sash 2: High Performance SmartSun Glass, Obscure, Tempered Glass, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3134



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Sacred Heart Parish Rectory of Devine M:

1077 Tower Road

Winnetka, IL 60093

H: (847)778-2118

C: (847)446-0856

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
221	Pastor Library	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
222	Pastor Library	42 W 74 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3411
223	Stairwell	0 W 0 H	Misc: Misc - MULLION, A-b	\$0
223a	Stairwell	36 W 59 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: Sash 1: High Performance SmartSun Glass, No Pattern, Sash 2: High Performance SmartSun Glass, No Pattern, Tempered Glass, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3113



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Winnetka, IL 60093

H: (847)778-2118

C: (847)446-0856

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
223b	Stairwell	36 W 59 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: Sash 1: High Performance SmartSun Glass, No Pattern, Sash 2: High Performance SmartSun Glass, No Pattern, Tempered Glass, Hardware: White, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$3113
301	Stairwell	26 W 59 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: Sash 1: High Performance SmartSun Glass, No Pattern, Sash 2: High Performance SmartSun Glass, No Pattern, Tempered Glass, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2972
302	Attic	0 W 0 H	Misc: Misc - MULLION, A-b	\$0
302a	Attic	28 W 48 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2668



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ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
302b	Attic	28 W 48 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2668
303	Attic	28 W 48 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2668
304	Attic	28 W 48 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2668



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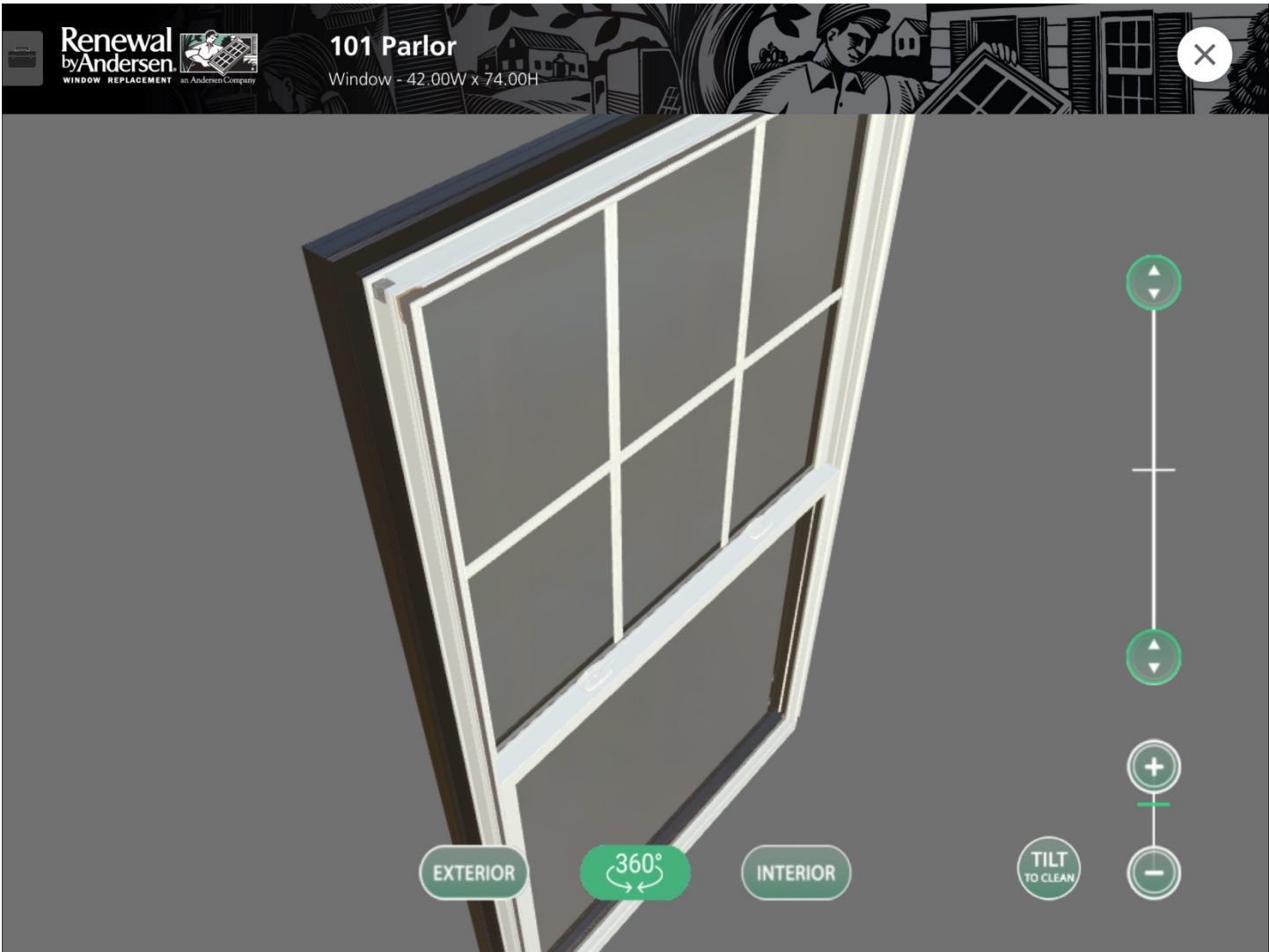
C: (847)446-0856

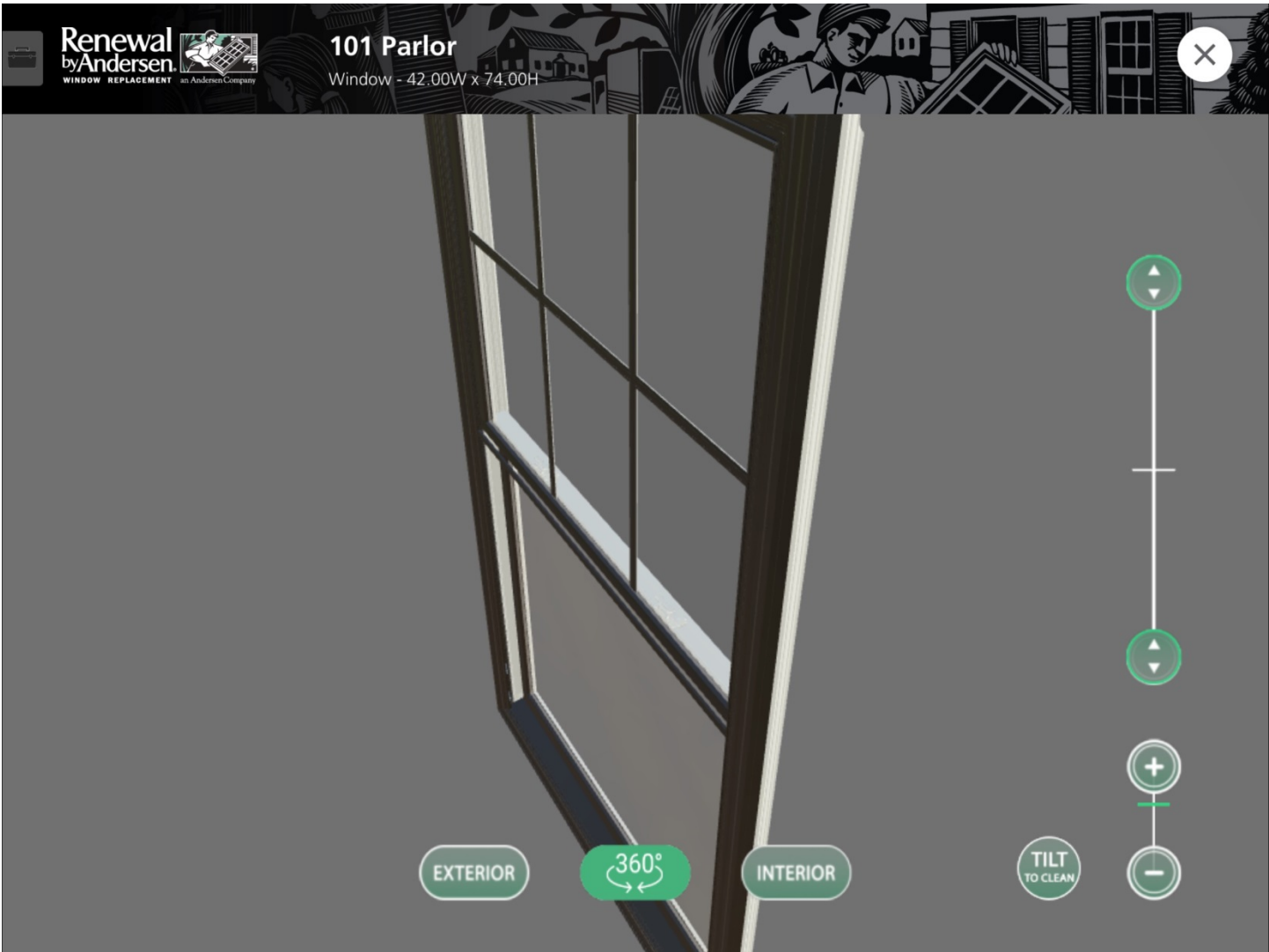
ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
305	Attic	28 W 48 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2668
306	Attic	28 W 48 H	Window: Double-Hung, Equal, Full-Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior Dark Bronze, Interior White, Glass: All Sash: High Performance, No Pattern, Hardware: White, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None	\$2668
WINDOWS: 51 PATIO DOORS: 0 SPECIALTY: 0 MISC: 4				TOTAL \$110,301

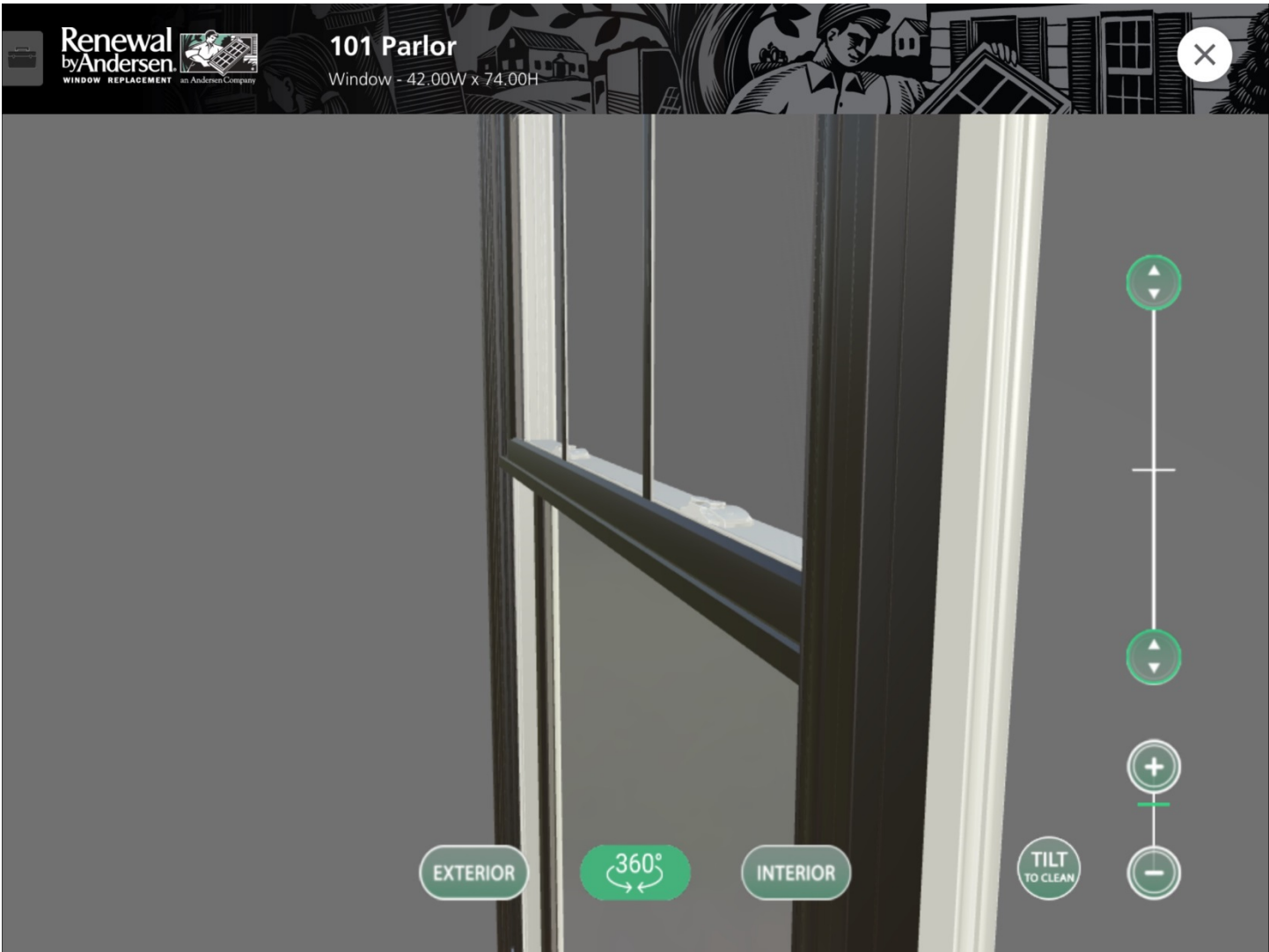


Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.











3. Detail

Commercial and Mixed Use: Typically, private or semi-private entrances should have a predominately solid door and be set in a masonry opening nearly flush to the building facade whereas the public or storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers. Building entrances can be further defined by using subtle streetscape improvements such as pavers. Residential entrances should be clearly identified and dignified.

Institutional: Generally the public entrances are detailed to stand out on a facade through the use of articulation and location. In order to be open and inviting, public entrances should incorporate larger expanses of glass than secondary entrances.

b. Window and Door Fenestration:

Commercial, Mixed Use, Institutional and Multiple-family Residential: Punched single or ganged windows are required at upper floors but not allowed at street level on primary facades in commercial buildings. A combination of ganged and single units within the punched opening is encouraged to provide hierarchy to the facade. It is encouraged that the sill height of upper level windows align with adjacent buildings but should not be higher than 30" above finish floor elevation. See Section VI.d. Mullion and muntin divisions are required to maintain the scale of the districts and reduce large expanses of glass at the upper floors. (See figure 33) Strip windows are not allowed.



Figure 33

Commercial and Mixed Use: Storefront windows are required in commercial buildings on the primary facade at street level. Storefront windowsill heights cannot exceed 18". Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary. (See figure 34)



Figure 34

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



Figure 46

Institutional only

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

Commercial and Multiple- Family

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

d. Door and Window Materials:

Commercial, Mixed Use, Institutional,
Multiple- Family Residential: Entry
doors should be wood or aluminum
stile and rail with varying degrees of
glass. Public entry doors should be
fully glazed whereas private and semi-
private entries should be primarily
solid panel doors. Storefront window
units should be either paneled
aluminum or brass. Many original
storefronts, some with transom
windows, remain in the districts.
Efforts should be taken to
repair and renovate these systems
where feasible. Window frames should
be wood, steel or aluminum. Vinyl
windows are not acceptable. Muntin
divisions should be real divided glass
or simulated with spacer bars. Snap-in
muntins are not acceptable. Color
selection should be sympathetic with
the overall building color palette and
take into account the adjacent building
materials within the structure,
immediately adjacent structures,
structures within the same block and
structures across the street.
Entry door hardware is to be exterior grade with weather-resistant finish. Hardware
design and finish is to be appropriate with facade articulation, color palette and
district character. Glazing should be clear glass without tint or film.



Figure 47



Figure 48



Figure 49



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 9, 2019
SUBJECT: CASE NO. 19-17-DR: 490 HIBBARD ROAD, 530 HIBBARD ROAD, 540 HIBBARD ROAD - WINNETKA PARK DISTRICT - CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS

INTRODUCTION

On May 16, 2019, the Design Review Board (DRB) is scheduled to consider an application filed by the Winnetka Park District (the "Applicant") as the owner of the property at 490, 530, and 540 Hibbard Road (the "Subject Property"), for a Certificate of Appropriateness to allow the installation of new identification and wayfinding signage, decorative tennis court windscreens, and building banners on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 40.81 acres, is located on the west side of Hibbard Road between Cherry Street and Pine Street and contains the main campus of the Winnetka Park District. The Subject Property contains several buildings including an ice arena, tennis center, sports fields, tennis courts, and a maintenance facility. The Subject Property is located in the R-2 Single-Family Residential Zoning District. Figures 1 through 5 on pages 3 and 4 of this report identify the Subject Property.

CURRENT REQUEST

The Applicant is proposing site improvements to the Subject Property that include the following:

- (1) New identification signage reading "*Winnetka Park District*" on the northeast entrance of the Park District building;
- (2) New identification signage reading "*Winnetka Park District*" with a Park District seal sign on the eastern face of the northeast entrance of the Park District building;
- (3) New identification signage reading "*Winnetka Park District*" with a Park District seal sign and decorative window banners on the main entrance of the Park District Building;
- (4) New identification signage reading "*A.C. Nielsen Tennis Center*" with a Park District seal sign on the southeast entrance of the Park District building;
- (5) New tennis court windscreens reading "*A.C. Nielsen Tennis Center*" with the Park District seal and decorative images of tennis patrons;
- (6) New identification signage reading "*Winnetka Ice Arena*" with a Park District seal sign on the ice arena building; and

- (7) A new wayfinding sign located in the parking lot in front of the main entrance that reads “Administration” and “Tennis, Ice, Golf” with directional arrows and the Park District seal.

The proposed signage near the entrances would replace existing signs that are similar in size, materials, and placement. The signs would still be mounted above the main doorway or windows with a similar height and length that is proportional to the façade. The lettering would be anodized-aluminum letters that are ten (10) inches tall and one (1) inch thick in an Open Sans Bold font that will be either silver or black, depending on the color of the sign band. The proposed seal signs would be carved from a high density urethane (HDU) synthetic foam while being 1.5 inches thick and range from approximately 4 square feet to 7 square feet in area. The sign would feature the traditional logo used by the Park District. The Applicant states that the material is intended to make the signs more weather resistant.

The proposed tennis court windscreens would be located on the top half of the existing fence and would be purple with photo images of Park District patrons playing tennis along with signage of the Park District seal and tennis center identification. In addition to providing wind protection and privacy, the proposed windscreens are intended to make the tennis courts more appealing from Hibbard Road and to patrons as well as increase brand awareness.

The proposed banners would be placed between the columns and over the windows of the main entrance to the Park District building with an overall coverage of 135.5 square feet. The banners would be made of 18 ounce vinyl while featuring black-and-white photo images of Park District patrons while rotating on a seasonal basis. The Applicant states that they would not feature any text or advertisement.

The proposed wayfinding ground sign would be made of cedar with carved letters and logo that are painted. The sign is intended to match the aesthetic and feel of the other freestanding signs on the Park District campus.

The Applicant has provided a site plan, renderings, and design specifications in the application materials included as Attachment A.

SIGN CODE ANALYSIS

The Village’s Sign Code describes standards for signs on the premises of public bodies in Section 15.60.070 as follows:

*“Signs, flags and emblems of and on the premises of the United States, the state, the Village, and other municipal corporations and **public bodies of the state** shall be exempt from the regulations of this chapter. Murals and building decorations not an integral part of a sign are not considered signs...”*

The proposed signs are on the premises of the Park District campus, a public body of the state, and therefore are not subject to the Village Sign Code.

DESIGN GUIDELINES ANALYSIS

Though the proposed signs are not regulated by the Village’s sign regulations, the placement of the signs do impact the appearance of buildings, structures, and site improvements and thus are subject to the Village’s Design Guidelines. The Guidelines provide guidance on appropriate size, color, and location of signs. The Guidelines also provide direction on decorative banners and overall contextual design. An excerpt of the Design Guidelines is included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed signage, banners, and tennis court windscreens as appropriate and compatible with the Design Guidelines and approve the plan as proposed. Should the DRB approve the certificate of appropriateness for the proposed site improvements, the Applicant would first need to receive a building permit from the Community Development Department prior to installation.

Attachments

Attachment A: Application Materials

Attachment B: Excerpt of Design Guidelines



Figure 1 – Winnetka Ice Arena



Figure 2 – Tennis courts with existing windscreens (southern part of the campus)



Figure 3 – Park District building, southern entrance from parking lot along Hibbard Road



Figure 4 – Main entrance and southern entrance Park District building, from parking lot along Hibbard Road



Figure 5 – Northeast corner of Park District building near sports fields, from parking lot along Hibbard Road



Exterior Signage Application

The Winnetka Park District is proposing to replace existing and/or add new signage to the exterior of our buildings located at the 540 Hibbard Road campus. The main reasons for updating our signage are to:

- » Make lettering more prominent and legible on building façade
- » Brand our facilities with our logo and update existing lettering to align with our brand typography
- » Create a cohesive and consistent look for exterior signage across our campus
- » Alleviate patron confusion by adding new wayfinding signage

Within this application, there are a total of six locations presented. Each location includes the current signage, what is being proposed, and building dimensions. Included below are details applicable to all locations. Location-specific details are included within the application documents.

Lettering

Material: all letters on the building façades will be aluminum with an anodized finish (either silver or black depending on the color of sign band). A sample of this material will be presented during the board meeting.

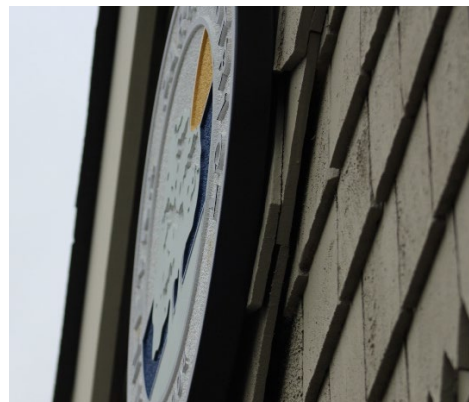
Mounting: all building letters will be mounted with standoffs (about ½ inch thick). Each letter will be one-inch-thick, so will stand off the building by about 1½ inches. Any holes or staining created by the existing signs will be patched and cleaned.

Font: all proposed lettering will be Open Sans Bold font - the Winnetka Park District brand font. The existing font is Times New Roman.

Logos

Material: all logos on the exterior of the buildings will be high density urethane (HDU) -- a synthetic foam. We chose HDU over wood as it does not absorb water like wood does and is not impacted by heat. The material should last just as long as wood and will require less maintenance (e.g., painting, repairing cracks, etc.) over the lifespan of the signs. The HDU material will be carved to give it a dimensional look to appear more like wood. An image of an existing HDU sign is included below for reference.

Mounting: all logos on the exterior of the buildings will be 1.5 inches thick and flush mounted to the building.



HDU Sign

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business: Winnetka Park District		Primary contact name: Kelsey Raftery	Phone: (847) 501-2044
Street Address: 540 Hibbard Road			Fax: (847) 501-5779
City Winnetka	State IL	Zip Code 60093	Email: kraftery@winpark.org

Sign Company

Name of Sign Company: Northbrook Signarama		Primary contact name: Joel Shayman	Phone: (847) 239-5793
Street Address: 3345 Commercial Ave			Fax:
City Northbrook	State IL	Zip Code 60062	Email: joel@northbrooksigns.com

Property Owner

Name of Company: Winnetka Park District		Primary contact name: Kelsey Raftery	Phone: (847) 501-2044
Street Address: 540 Hibbard Road			Fax: (847) 501-5779
City Winnetka	State IL	Zip Code 60093	Email: kraftery@winpark.org

Sign type(s): ☐ window graphics ☒ wall-mounted sign ☒ ground-mounted sign
(Check all that apply) ☐ projecting sign ☒ other Vinyl banners and wind screens

Additional description of sign type and materials

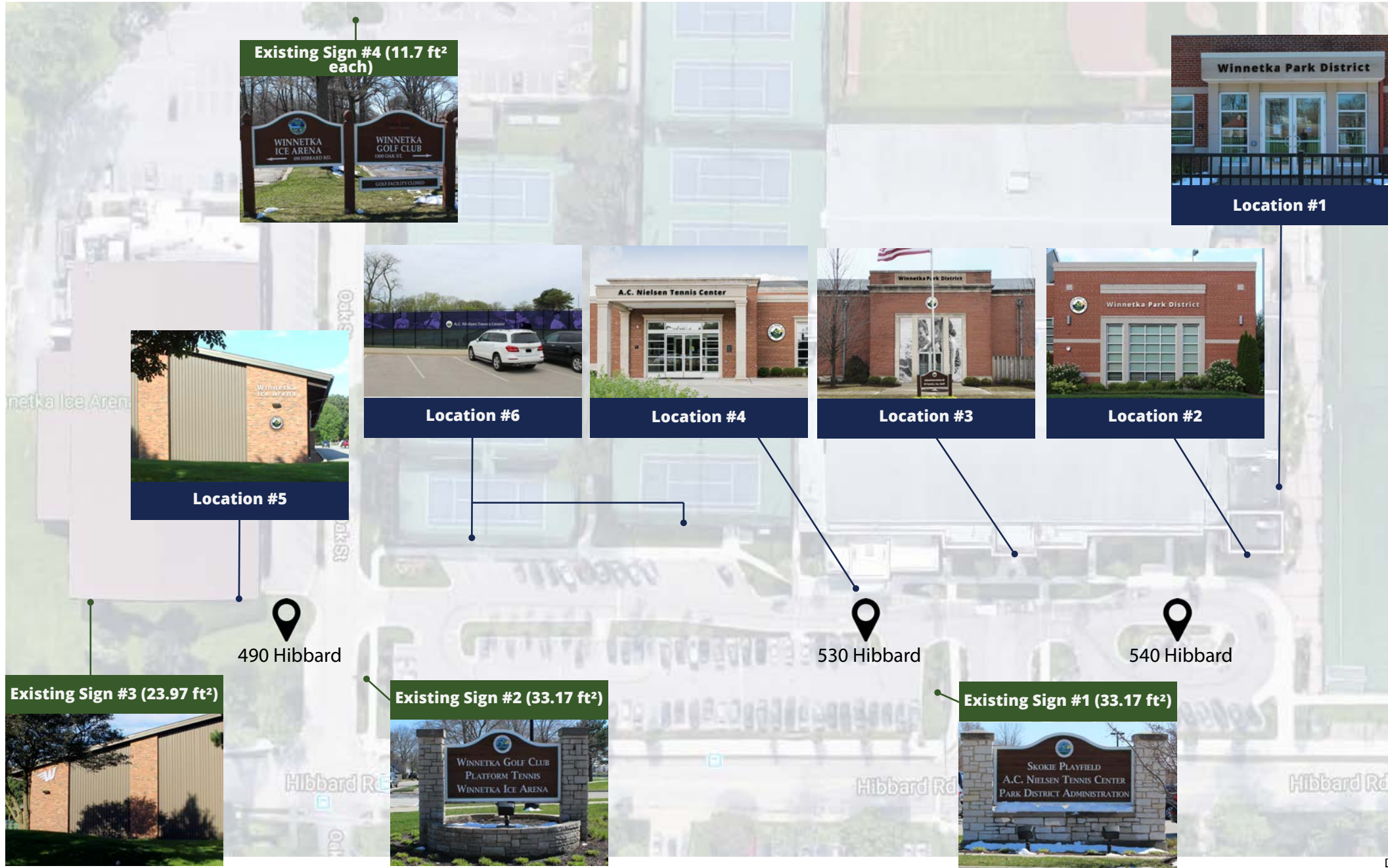
See attached documents.

OFFICE USE ONLY

PERMIT FEE (\$60/\$195 per sign)

CONDITIONS OF APPROVAL:

Sign Map



Sign Square Footage

540 Hibbard
» Location #1: 11.11 ft²
» Location #2: 21.03 ft²

Total: 32.14 ft²

530 Hibbard
» Location #3 (doesn't include banner): 31.27 ft²
» Location #4: 20.81 ft²

Total: 52.08 ft²

490 Hibbard
» Location #5: 22.85 ft²
» Existing Sign #3: 23.97 ft²

Total: 46.82 ft²

Location #1



Current

Lettering

- » Color: silver
- » Placement: limestone
- » Height: 10"
- » Width: 12'6"
- » Total Square Footage: 10.42



Proposed

Lettering

- » Color: black
- » Placement: limestone
- » Height: 10"
- » Width: 13'4"
- » Total Square Footage: 11.11



Location #2



Current

Lettering

- » Color: silver
- » Placement: limestone
- » Height: 10"
- » Width: 14'2"
- » Total Square Footage: 11.81



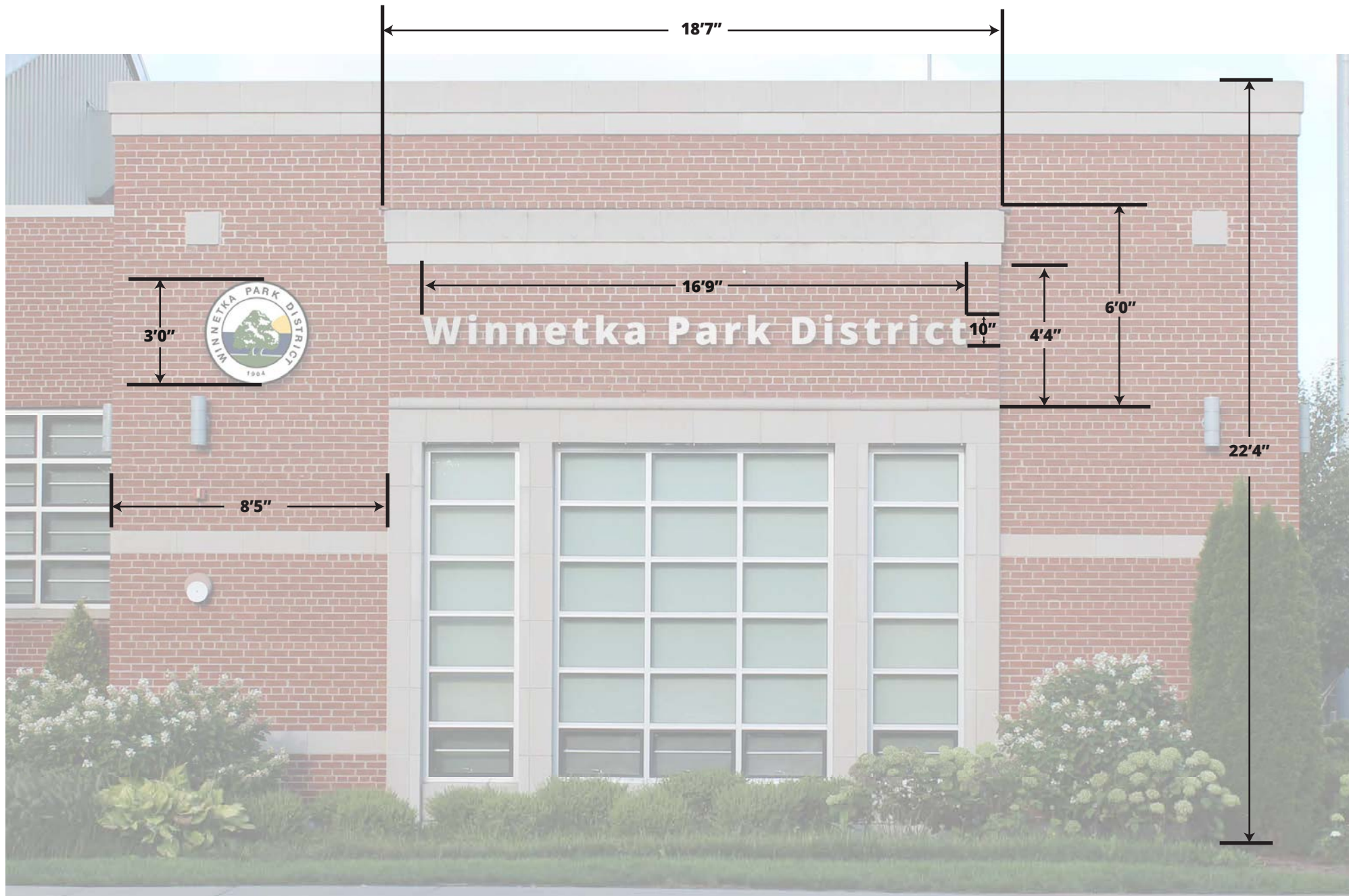
Proposed

Lettering

- » Color: silver
- » Placement: brick (more contrast + more space so lettering doesn't appear crowded)
- » Height: 10"
- » Width: 16'9"
- » Total Square Footage: 13.96

Logo

- » Dimensions (h x w x d): 36" x 36" x 1.5"
- » Square Feet: 7.07



Location #3

This location includes new lettering, logo, banners, and wayfinding signage for the main campus entrance located at Hibbard and Elm. This entrance is not actually an entrance to the tennis center, with the doors remaining locked from the outside 24/7. This causes confusion for patrons since it appears to be a working entrance. Additionally, there is no wayfinding signage when entering the campus leading to patrons not knowing where to go or going to the wrong facilities (e.g. going to the tennis center when looking for administration). To solve these issues, we are proposing to add banners to the entrance to make it look less like an entrance, plus add wayfinding signage that will direct patrons immediately as they enter the campus.



Current

Lettering

- » Color: brushed antique bronze
- » Placement: limestone
- » Height: 2'8" (each letter is 10" tall)
- » Width: 10'3¼"
- » Total Square Footage: 27.39



Proposed

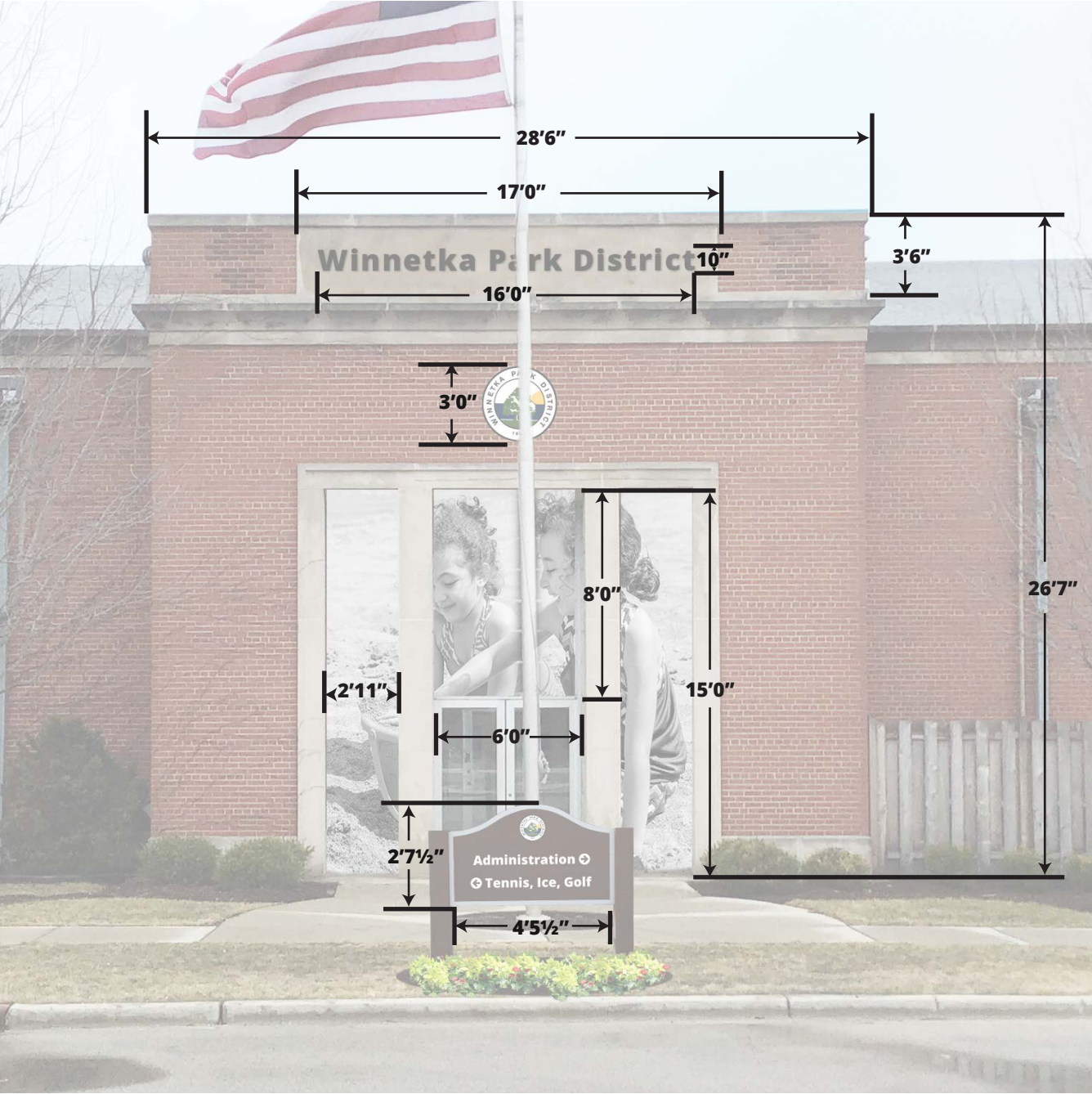
Lettering

- » Color: black
- » Placement: limestone
- » Height: 10"
- » Width: 15'0"
- » Total Square Footage: 12.5

Logo

- » Dimensions (h x w x d): 36" x 36" x 1.5"
- » Square Feet: 7.07

Wayfinding Sign & Banner - see following pages for details



Wayfinding

New wayfinding ground sign will follow the same look and be made out of the same material as existing grounds signs at campus. Sign material is cedar wood, with letters and logos carved and painted. Sign will mirror size and height of two signs shown in the top image.

Sign Dimensions

- » Height of Sign Face: 2'7½" (height from ground to top of sign is 4'11")
- » Width of Sign Face: 4'5½"
- » Depth: 6"
- » Total Square Footage: 11.7



Existing Ground Signs at Campus



Banners

New banners placed between the columns of the entrance to help take away from the fact that it is an entrance, plus add an interesting and appealing element to the exterior of the building. These banners would be made of 18 ounce vinyl.

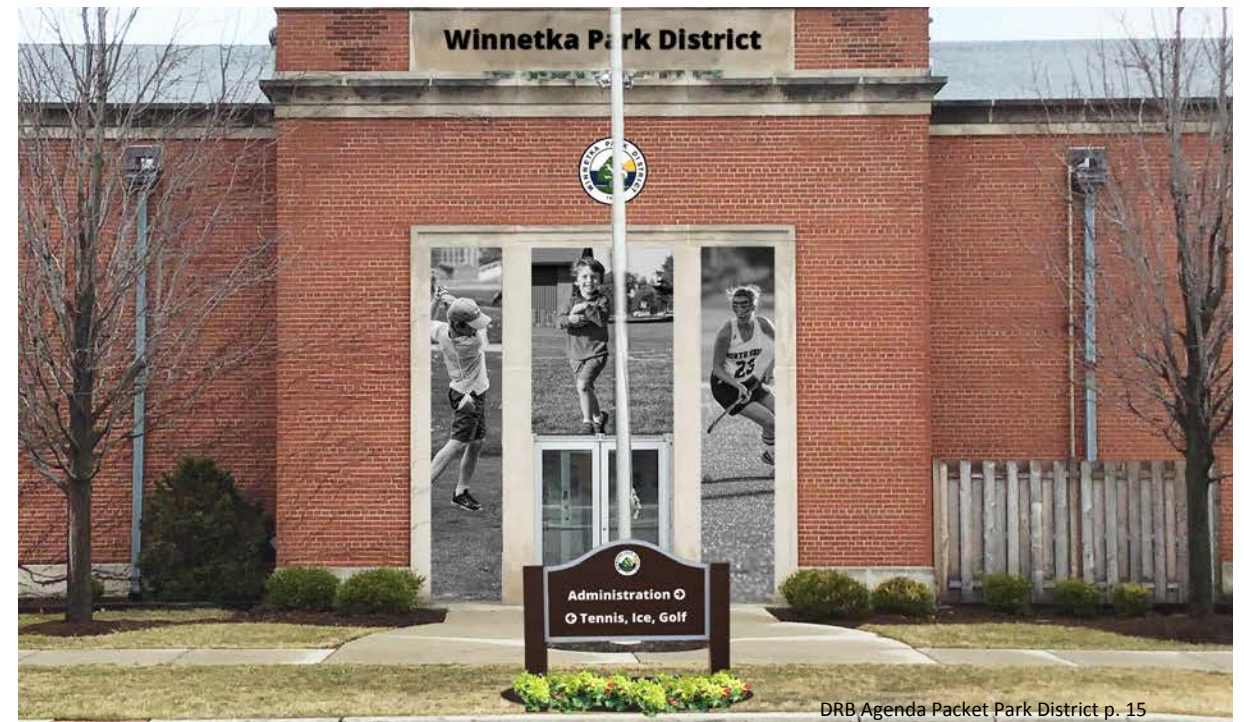
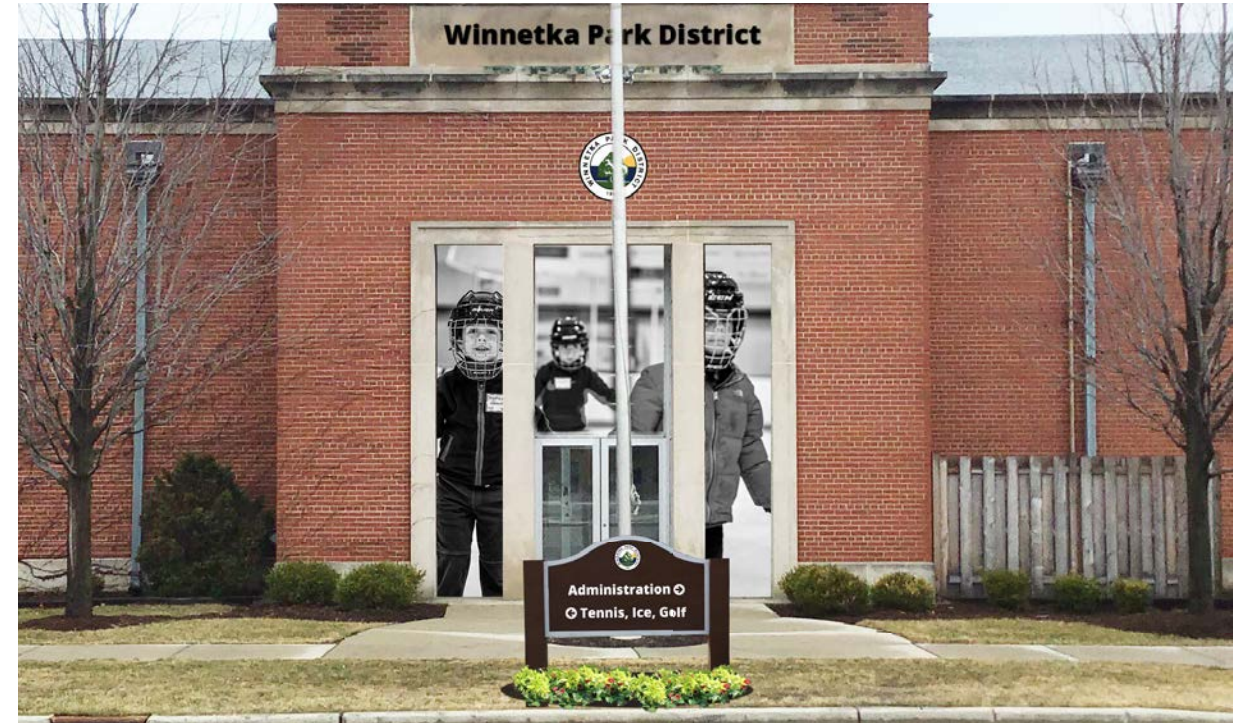
We would like to propose that the Design and Review Board approve basic guidelines and parameters for the design of these banners. Doing so would allow the Park District to change the banners on a seasonal basis to align with our changing offerings without having to seek Design and Review approval. Proposed guidelines and parameters are included below, along with two samples.

Banner Dimensions

- » Side Banners: 2'11" w x 15'0" h
- » Middle Banner: 6'0" w x 8'0" h
- » Total Square Footage: 135.5

Guidelines/Parameters for Entrance Banners

- » Imagery featured on banner will include real photographs of Park District patron(s) participating in a Park District program or utilizing one of our facilities, parks, or beaches. Customer's permission will be secured.
- » Color of image(s) will be black and white to give it a more classic and simple feel. No colored photos or additional colors beyond black and white will be used.
- » Photo(s) must include ample negative or white space around the subject(s) as to keep them the focus and avoid an overly busy image that may take away from a simple and classic feel.
- » Banners will not include any text or graphic elements aside from the photo(s).
- » Banners will maintain a more artistic feel and will not be used for direct advertisements of any kind.
- » Banners may include one photo spanning all three banners or three separate photos for each banner.



Location #4



Current

Lettering

- » Color: silver
- » Placement: limestone
- » Height: 10"
- » Width: 20'6½"
- » Total Square Footage: 17.12



Proposed

Lettering

- » Color: black
- » Placement: limestone
- » Height: 10"
- » Width: 19'1"
- » Total Square Footage: 15.9

Logo

- » Dimensions (h x w x d): 30" x 30" x 1.5"
- » Square Feet: 4.91



Location #5



Current

Lettering

- » Color: silver
- » Placement: brick
- » Height: 2'8" (each letter is 10" tall)
- » Width: 7'5¼"
- » Total Square Footage: 19.83



Proposed

Lettering

- » Color: silver
- » Placement: brick
- » Height: 2'8" (each letter is 10" tall)
- » Width: 6'8¾"
- » Total Square Footage: 17.94

Logo

- » Dimensions (h x w x d): 30" x 30" x 1.5"
- » Square Feet: 4.91

Full View of Ice Arena

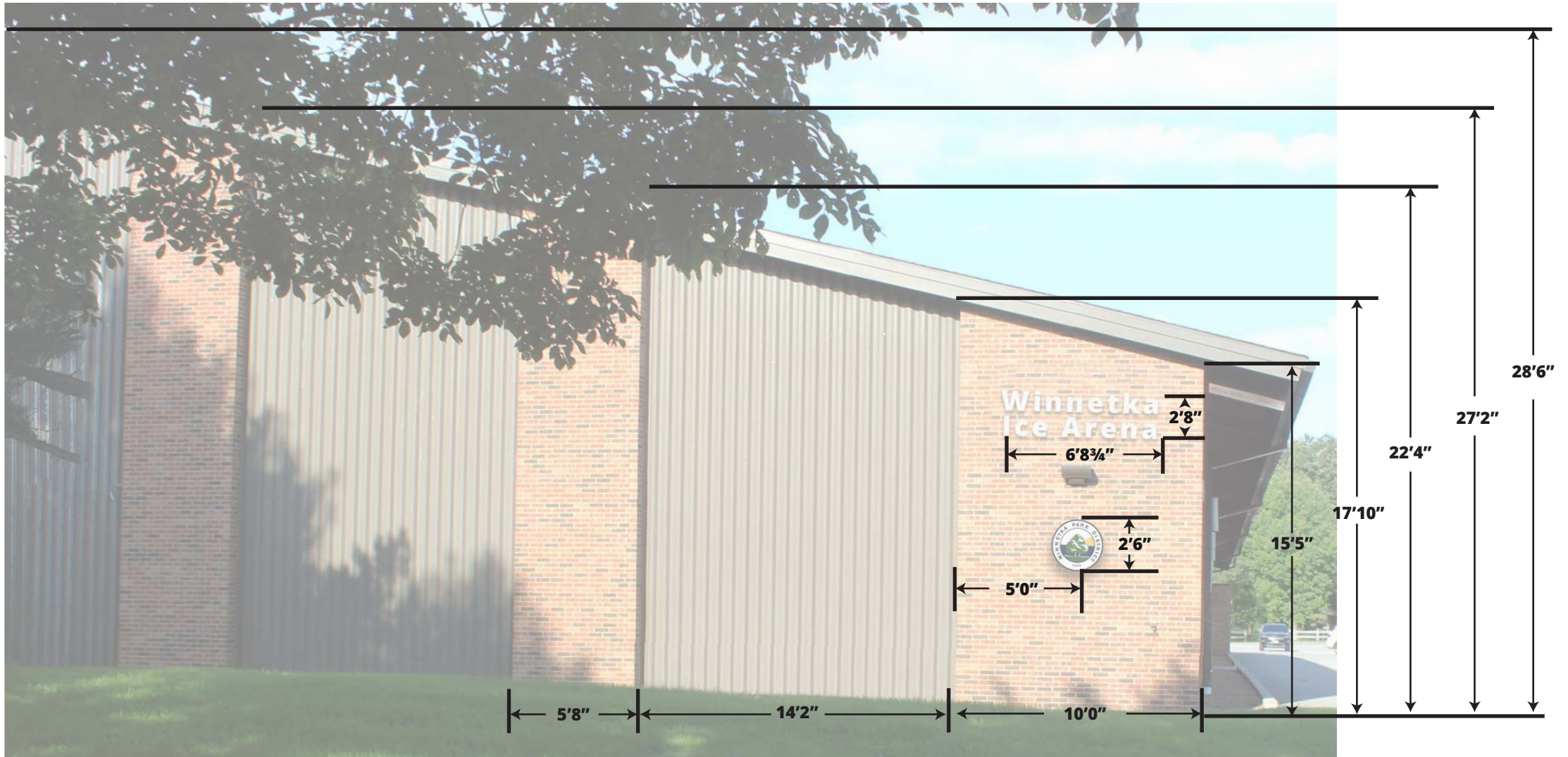
Shows a panoramic view of the rink from Hibbard Road. Sign on left side is existing and will remain.

Dimensions

- Existing Sign**
- » Height: 4'10"
 - » Width: 4'11½"
 - » Total Square Footage: 23.97

Total Square Footage - All Signs: 46.82





Location #6

Currently the fence spanning the two front courts adjacent to Hibbard are covered with a green wind screen. The purpose of the wind screen is to shield players from wind, plus give them some privacy.

To make the courts look more appealing from Hibbard Road and to patrons, the Park District is proposing to add new wind screens to the upper half of the fence. These wind screens would include photos of real tennis center customers with a purple overlay, the text “A.C. Nielsen Tennis Center” and the full color Park District logo. In addition to enhancing the look, the wind screens would provide more privacy for players and increase brand awareness.

The Park District is proposing that the Design & Review Board approve guidelines and parameters for these wind screens so they can be refreshed with new images every one to two years without additional approval.

Guidelines/Parameters for Court Screens

- » Imagery featured on wind screens will include real photographs of Park District patrons playing at tennis center. Customer’s permission will be secured.
- » Color of images will be purple (primary brand color for A.C. Nielsen Tennis Center) to give it a more simple and subdued look. Only additional colors used will be for the Park District logo (white, blue, green, yellow, and black).
- » Background/negative space around subjects will remain solid so players are the focus.
- » Wind screens will not include any other text or graphic elements aside from the player photos, text “A.C. Nielsen Tennis Center,” and Park District logo.
- » Wind screens will maintain a more artistic feel and will not be used for advertisements.

Current



Proposed



View of Wind Screens from Hibbard





Banner Dimensions

- » Height of Top Half of Fence to Cover: 4'7"
- » Total Length of Fence to Cover: 192'
- » Total Square Footage: 1,760

Design Guidelines

Building and Architecture

I. Contextual Design

Commercial, mixed-use, institutional and multiple-family development projects should reflect an understanding of the immediate site surroundings and the village-wide character. Contextual design reflects existing features including massing, height, setbacks, proportions, scale, roof forms, materials, articulation, lighting, signs and awnings while creating appropriate architectural design.

The prevalence of the English Tudor style throughout the Village dictates smaller structural bays and massing, limited building heights, variety in roof forms, mix of materials and special attention to detailing and fenestration proportions and patterns. It is not the intent of these guidelines to recreate traditional architectural styles that do not allow for contemporary architectural designs or materials, but to provide a framework within which good design can flourish in context and enhance the existing Village character.

II. Uses

The three districts have a mix of uses that includes commercial, mixed-use, institutional and multiple-family facilities.

Exclusively commercial buildings make up a small percentage of the structures within the districts. They are typically single-story buildings that house a single retailer with on street frontage and a large expanse of storefront. These buildings are strongly horizontal with large sign bands and varying stylistic detailing.

Most buildings in the commercial districts are mixed-use. The architectural designs are based on a traditional two-part structure with retail on the ground floor and offices or residences above. The facades clearly separate the two uses through changes in materials and wall plane as well as changes in fenestration, with large glass storefronts on the street level and punched windows above creating a hierarchy of public versus private spaces. In select locations, where large or awkward site geometry suggest, alternatives to the existing mixed-uses may encourage the use of first floor courtyards or pedestrian ways instead of uninterrupted commercial space.

Institutional buildings include a wide variety of building types and uses such as civic buildings (Village Hall), schools, libraries, churches, recreational facilities and utilitarian public works facilities. Most institutional structures located within the Elm Street District are designed in the Classical Revival, Contemporary or Georgian styles. Most schools and churches are located within residential neighborhoods. Typically, institutional structures are freestanding and larger in scale as they represent unique aspects of community life: governmental, religious and educational. The design of institutional buildings, whether new or an alteration to an existing building, should reflect the context of their immediate surroundings and respect the existing neighborhood while identifying their function.

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. Background colors for the body of the sign are limited to earth tones and primary colors, whereas pastels, neon and secondary colors are not allowed. 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.

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

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



Figure 38

3. Interior signs floating independently are set behind the glass either at the transom or at the sill of the storefront and are lit from a separate source. This sign must adhere to the size limitations of the decal signs. (See figure 39)

4. Decal Signs are defined as painted or vinyl transfer letters and numbers. Decal signs can be mounted within the transom and at the lower section of the storefront window area so as not to interfere with the merchandising. The decal sign area at the lower section of the window can occupy up to 10% of the glass area of a single pane. Decals mounted at the transom are restricted to 50% of the area of the transom. Decals located at the lower section of the main display area are to be limited to 6" in height unless they contain store operation hours, which are restricted to 2". (See figure 40)

Figure 39



Figure 40

5. Projecting blade commercial signs can be round, square or vertical, mounted from the face of the building at the second floor level between the windows or at the head of the storefront and are oriented to pedestrian scale. The signs are to be mounted on fixed hardware; no swinging or chain-mounted signs are allowed. The dimensions of the sign are not to exceed 6 square feet (36" high and 24" deep) (See figure 41). If illuminated, the signs should be lit with an unobtrusive light source.



Figure 41

6. Incidental wall signs such as building management identification and directory signs should be integrated into a single sign and be constructed of brushed bronze, antique bronze or painted cast iron. Such signs should not be placed on the prominent street front facade and should be directed to public residential entries.

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.

d. Door and Window Materials:

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

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



Figure 47



Figure 48



Figure 49



MEMORANDUM VILLAGE OF WINNETKA

TO: DESIGN REVIEW BOARD

FROM: MEGAN PIERCE, ASSISTANT VILLAGE MANAGER
DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: MAY 9, 2019

SUBJECT: DOWNTOWN STREETScape - GRAPHIC IDENTITY ELEMENT AS PART OF
GATEWAY/WAYFINDING SIGNAGE DESIGN

On May 16, 2019, the Design Review Board is scheduled to review a revised design for the graphic identity element that is to be incorporated into the proposed gateway/wayfinding signage design that is part of the Downtown Streetscape and Signage Master Plan (the "Streetscape Plan").

At its February 21 and April 18 meetings, the Design Review Board reviewed several designs for the graphic identity. Attached are images that the Design Review Board previously reviewed. (Attachment A)

Based upon DRB members comments at the April 18 meeting, staff engaged the services of another graphic designer. Attachment B contains the current design of the revised graphic identity image that staff plans to use in the streetscape signage. We believe the proposed image addresses comments made by Design Review members while respecting the direction provided by the Downtown Master Plan Task Force.

- The image is based upon the Native American trail tree.
- The graphic identity image is specifically for the Village's streetscape signage. It is separate from the Village government's existing logo, which is the Village seal.
- The design respects the basic form of the trail tree on current Village signage (bend of trunk that is split in two), but makes the tree more realistic and contemporary.
- The tree image is grounded and the overall design incorporates depth/variation in the image.

Also included in Attachment B are images of how the graphic identity image would look on the proposed signage. Based upon comments made by Design Review Board members, an alternate design for the gateway sign (labeled "Alternate Option") has been prepared to address some members concerns regarding the busyness of the original design of the gateway sign (labeled "Current Design"). Based upon Design Review Board members comments, staff would plan on using the Alternate Option for the gateway signs.

SUMMARY

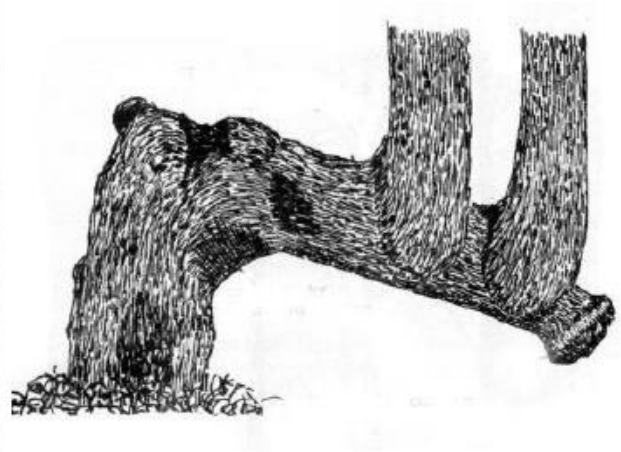
As previously noted, Village staff plans to use the current revised graphic identity element on the streetscape signage as well as use the "Alternate Option" gateway sign design. Staff is looking for any suggestions or refinements that the Design Review Board may have regarding the design of (a) the graphic identity element and (b) the Alternate Option gateway sign.

ATTACHMENTS

Attachment A: Alternative Graphic Identity Element Designs Presented at February 21 and April 18 DRB Meetings

Attachment B: Current Revised Graphic Identity Element Design

Existing Village Graphic Identity Image



Graphic Identity Images Considered During Streetscape Plan Development



Preferred
Conceptual
Design

{A}



{B}



{C}



Potential Alternative Graphic Identity Images



Potential Alternative Graphic Identity Images



Potential Alternative Graphic Identity Images



Potential Alternative Graphic Identity Images



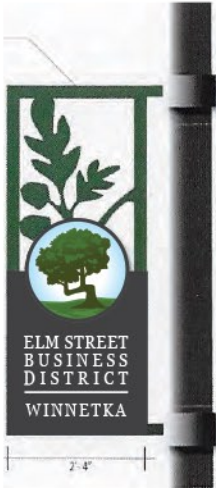
ALTERNATE TREE ILLUSTRATION 1



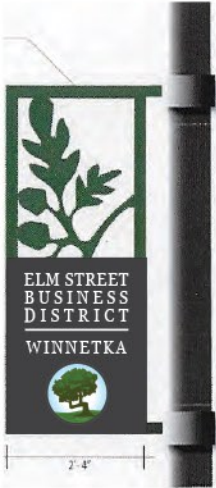


CURRENT
DESIGN

ALTERNATE
OPTION



CURRENT



ALTERNATE

