



DESIGN REVIEW BOARD REGULAR MEETING

THURSDAY, MARCH 21, 2019 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order
2. Approval of February 21, 2019 meeting minutes.
3. Public Comment.
4. **Case No. 19-06-DR: 924 Green Bay Road – Spirit Elephant:** Consideration of Certificate of Appropriateness for proposed window and door replacements.
5. **Case No. 19-07-DR: 64 Green Bay Road – Aboyer:** Consideration of Certificate of Appropriateness for proposed vestibule and signage.
6. **Case No. 19-08-SU: 800 Pine Street – Winnetka Community Nursery School:** Consideration of Certificate of Appropriateness for proposed playground renovation.
7. **Case No. 19-11-SU: 1112 Willow Road – Winnetka School District 36 – Crow Island School:** Consideration of Certificate of Appropriateness for proposed playground renovation.
8. Other Business.
9. 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

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**Winnetka Design Review Board/Sign Board of Appeals
February 21, 2019**

Members Present:

Kirk Albinson, Chairman
Michael Klaskin
Brad McLane
Michael Ritter

Members Absent:

Brooke Kelly
Paul Konstant
Maggie Meiners

Village Staff:

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

Call to Order:

Chairman Albinson called the meeting to order at 7:05 p.m.

Chairman Albinson asked if there were any comments or corrections to be made to the January 24, 2019 meeting minutes. No comments were made. A motion was made by Mr. McLane and seconded by Mr. Ritter to approve the January 24, 2019 meeting minutes. On a voice vote, the motion was unanimously passed.

Public Comment

Chairman Albinson asked if there were any comments from the public. No comments were made at this time.

Chairman Albinson then stated a Board Member suggested the agenda be taken out of order and for the 88 Green Bay Road application to be called before the Hadley Institute request. The Board agreed that was appropriate.

Case No. 19-01-DR: 1062 Gage Street: Consideration of Certificate of Appropriateness for proposed second floor window replacement.

James McNamara introduced himself as the Installation Manager for Renewal by Anderson in Glenview. He stated they are planning to do window installations at the upper level of the building above a sushi restaurant. Mr. McNamara described the proposal as like-for-like and there are two windows circled on the north elevation of the building which would not be replaced. He identified the existing windows as pocket weight double hung and would remain white. Mr. McNamara also stated the grill patterns have been spaced to remain the same proportion and width of visible glass to the muntin bars. He stated the windows are the original wood windows to the building and have true full divided light into the single pane glass and the applicant wanted to use a grill between the glass. Mr. McNamara brought an example of the proposed window and stated it faced the western elevation on Green Bay Road and is the center window in the illustration in terms of proportion sizing. He noted all of the windows have a full screen and the case related to how much of a profile would be seen from inside to the street in the

1 elevations. Mr. McNamara stated the applicant would prefer to keep the grill between the glass as the
2 option.

3
4 Mr. McNamara stated with regard to the barrier scaffolding planned, it would go through the Village
5 planning department to get the permit approved and would be done on the entire length of the building
6 on both elevations with the required lighting at night. He then stated they would work with the Village
7 to get the scaffolding removed once the work is completed with it planned to be a one day installation.
8 Mr. McNamara stated the restaurant tenant requested the work be done on a Monday when they are
9 closed to keep conflict down to a minimum. He then asked if there were any questions.

10
11 Chairman Albinson asked if they planned to have a brick mold. Mr. McNamara responded for the units
12 on the side, they can do a brick mold detail with the platted material to be used on the outer shape of
13 the windows and mimic the brick mold with the aluminum clad which would be put up. Chairman
14 Albinson asked if it would be done through a manufacturer and Mr. McNamara responded it would be
15 done by their local vendor and would be designed to go in the accessory groove of the window frame.
16 Chairman Albinson suggested they try to mimic some of the existing details and Mr. McNamara
17 confirmed they would. Mr. McNamara added on the western elevation view of Green Bay Road, the
18 spread molds of where the units where the weight pockets double into each other, that proportion
19 would remain as is and the brick mold detail would be done near the lentil at the upper portions of the
20 building. He also stated there would be depth to the brick mold.

21
22 A motion was made by Mr. McLane to issue a Certificate of Appropriateness to approve the request as
23 presented. The motion was seconded by Mr. Klaskin. A vote was taken and the motion unanimously
24 passed.

25
26 AYES: Albinson, Klaskin, McLane, Ritter
27 NAYS: None

28
29 **Case No. 19-02-DR: 962½ Green Bay Road - Randoons: Consideration of Certificate of Appropriateness**
30 **for proposed projecting sign.**

31 Randi Lamb introduced herself as the owner of Randoons. She stated they have wanted to put up a sign
32 for a while and identified their window as being about 5x5 feet. Ms. Lamb stated people ask if they are
33 new to the Village although they have been there for 20 years and they want a sign so that people know
34 where they are. She noted the sign would be aluminum and you would not be able to tell it is not a
35 wooden sign. She added an aluminum sign would keep it from warping and rotting and keep it looking
36 new which is also the purpose of it.

37
38 Chairman Albinson asked if there were any comments. No comments were made at this time. He then
39 asked for a motion.

40
41 Mr. McLane moved to issue a Certificate of Appropriateness to approve the request as presented. The
42 motion was seconded by Mr. Ritter. A vote was taken and the motion unanimously passed.

43
44 AYES: Albinson, Klaskin, McLane, Ritter
45 NAYS: None

46
47 **Case No. 19-04-DR: 88 Green Bay Road - 7-Eleven: Consideration of Certificate of Appropriateness and**
48 **a Sign Code Variation for proposed freestanding monument sign.**

1 John Streets of Doyle Signs stated he would present the request on behalf of 7-Eleven. He stated 8 or 9
2 years ago, he came before the Board with regard to this sign and since then, the signage has not
3 changed. Mr. Streets stated there is a vinyl sign in the glass identifying their space at the corner which
4 he described as unique. He noted they recently were approved to have landscaping on the property
5 which was a factor in stopping the monument sign request years ago. Mr. Streets stated they are now
6 hoping to get approval for a sign which is visible and which would accommodate 7-Eleven's corporate
7 standards via the keystone logo. He also noted there are issues in connection with the site such as the
8 parking spaces which limit visibility to one side of the sign which is why they are proposing a sign slightly
9 taller than what they would normally ask for.

10
11 Mr. Streets stated the sign would exceed the overall height which would be allowed for this style of sign
12 and the light fixture on top to illuminate each side of the sign is not offensive and did not increase the
13 size of the copy area. He described it as more of a utilitarian approach at illuminating the sign from the
14 exterior. Mr. Streets then stated while they could light the sign from the ground, he commented the
15 down lighting would be less disturbing to the area and be attractive day and night. He then asked if
16 there were any questions. Mr. Streets added they plan to add masonry underneath the sign to match
17 the existing masonry as close as possible and match the colors of the window mullions on the building.
18 He stated they attempted to tie in the existing architecture of the building to the sign while
19 accommodating 7-Eleven's branding standards.

20
21 Chairman Albinson noted the petition included a variation request for a free standing sign on
22 commercial property with a building less than 15 feet from the street line. He asked if there were any
23 comments.

24
25 Mr. McLane stated it would be in the same location and would be a vast improvement. Mr. Ritter asked
26 if the height is within the guidelines. It was asked if it was supposed to be reduced to 8 feet in height.
27 Mr. Streets stated they thought the code required them to seek a variation for sign height and it was
28 determined that requirement is meant for directory signs for buildings with three or more businesses
29 while this building only has two businesses. He confirmed it would be allowed as proposed and met the
30 height regulations without a variation.

31
32 Mr. Klaskin moved to issue a Certificate of Appropriateness to approve the request as presented. The
33 motion was seconded by Mr. McLane. A vote was taken and the motion unanimously passed.

34
35 AYES: Albinson, Klaskin, McLane, Ritter

36 NAYS: None

37
38 **Case No. 19-03-DR: 700 Elm Street - Hadley Institute: Consideration of Certificate of Appropriateness**
39 **for installation of rooftop mechanical unit screening.**

40 Daniela Fitzgerald introduced herself as the architect for the Hadley renovation and they are looking to
41 screen the rooftop unit. She stated she previously sent the Board options and has additional options to
42 discuss with the Board. Ms. Fitzgerald described the options in the packet of materials as a quick
43 response and after having more time to consider the aesthetics and Mr. Wozniak's concerns; she
44 distributed additional options to the Board which were also shown in a PowerPoint illustration.

45
46 Ms. Fitzgerald stated to address the biggest question which related to why the unit is located where it is,
47 she stated it is an old building and they have had some significant challenges with regard to the height
48 between the existing ceiling and the existing roof structure where it is extremely tight with there

1 being no room for duct work. She stated they went with a system which allowed them to make use of
2 the tight space but unfortunately dictated where they had to put the rooftop units to minimize the runs.
3 She stated they want to do what they can to make it attractive and have been very mindful of the
4 neighbors with the addition. Ms. Fitzgerald stated most of the Board Members may have been on the
5 Board when the request was presented a year ago. She then stated with regard to the east elevation, it
6 contained small windows and they kept the courtyard inside and it blended in well with the
7 building. Ms. Fitzgerald also stated the options in the packet of materials are sorted in order of simple to
8 more elaborate and they would like to get the Board's input. She stated one option included painting
9 the units a reddish color as close as they can to match the brick so it would not stand out. Ms. Fitzgerald
10 noted they wanted to be cognizant of putting more structure up there and making the building appear
11 bigger.

12
13 Ms. Fitzgerald then referred the Board to an illustration of the existing roof and stated the building was
14 built in three different packages over a period of time. She identified the infill in the northeast corner
15 and the long portion toward the south. Ms. Fitzgerald stated there is an inset parapet wall running
16 in front of the units and described this screening option as the least obtrusive in terms of how much
17 space they are covering. She also stated this system can be attached to the units and would not touch
18 the roof and would be easy for maintenance and is a common solution. Ms. Fitzgerald stated the next
19 illustration represented the various options, one of which is a reddish tone and picks up on the color of
20 the aluminum panels which were added to the front entrance. She then stated the next illustration picks
21 up on the vertical limestone element which is on the stair tower with the next illustration having the
22 same approach but which was adjusted and customized in terms of its width for the front portion to
23 align with the width of the stair tower width. Ms. Fitzgerald stated while it is a small gesture, it worked
24 better from a composition standpoint. She stated they have the red, dark gray and lighter gray color
25 options.

26
27 Ms. Fitzgerald stated with regard to the next illustration, they made use of the parapet wall and color
28 options and height options are included in the next slide. She stated in the first round, they added a cap
29 to the top and kept it the same height as the parapet on the left-east side to tie them together. Ms.
30 Fitzgerald stated while you would see the unit peeking out at the top, this option allowed them to keep
31 the horizontal line consistent and make it appear to be more part of the building. She also identified the
32 reddish brick, darker gray and lighter gray color options. Ms. Fitzgerald stated the next set of elevations
33 contain the same thing but they increased the height to completely cover it. She noted the views are
34 from the sidewalk across the street.

35
36 Ms. Fitzgerald stated the next illustration brings the enclosure to the far end of the stair tower so it
37 would not seem quite as large while adding the cap which gives the same color option to blend it in with
38 the brick. She stated they realize they would not be able to match the brick exactly since it has some
39 variation to it and described it as being similar to Chicago common brick and they would get close. Ms.
40 Fitzgerald concluded they would like to get the Board's input and while it is subjective, they would like
41 to respond to the community and the Board's comments.

42
43 Chairman Albinson asked if there was any public comment.

44
45 John Phelan introduced himself as the president of the condominium association at 711 Oak. He then
46 asked if there were any plans for screening on the back and west sides of the top of the building to
47 screen the view from the units from 711 Oak. Ms. Fitzgerald stated they are open to discussing that and

1 noted their primary concern is the front elevation. She stated once they solve that, they can look at how
2 to address that. Mr. Phelan stated his concern is what it looked like to their residents.

3
4 Chairman Albinson asked if there were any other questions. No additional questions were raised from
5 the audience at this time. He then asked if there were any questions from the Board.

6
7 Mr. McLane asked what would Mr. Wozniak want and referred to his drawing. Ms. Fitzgerald responded
8 she has not spoken with him and is responding to the email and sketch he sent. She also stated she is
9 not sure if his intent was that he wanted to go with the buff color which is why they showed the
10 variation in color. Chairman Albinson asked if there is a preference by Hadley.

11
12 Mary Nelson stated of the three options, they felt the red option would be too heavy on the roof and is
13 not going to match the brick on the face of the building and would look like they are trying to match.
14 She suggested the lighter color limestone gray would be a better solution and would not draw as much
15 attention. Mr. Klaskin referred to Option E3. Ms. Nelson stated they are also looking at the cost of the
16 screen and the preference to Hadley is that the smaller it is, the least expensive it is. She stated they are
17 looking at the option which stops at the stairwell. Ms. Fitzgerald referred to Option C2 which is light
18 gray.

19
20 Chairman Albinson asked if there is a variation of Option C2 which matches the parapet height and Ms.
21 Fitzgerald responded they can do that. Ms. Nelson stated the cap carries the theme across the top of the
22 screen. Ms. Fitzgerald stated it would be a combination of the height of Option A3 and the width of
23 Option C2.

24
25 Chairman Albinson asked if there were any other questions or comments.

26
27 Ms. Nelson informed the Board they have gone over it a lot in the last couple of weeks and are exploring
28 what their options are. She stated they want a beautiful solution which is as cost effective as possible
29 and they want to be a good neighbor to the community. Ms. Nelson stated they discussed and showed
30 the neighbors what their plans have been and they want to do the most reasonable option. She referred
31 to the limestone color and extending it over to the stairwell.

32
33 Mr. Klaskin stated the red would not match the brick and asked if the limestone color would more
34 closely match the limestone of the stair tower. Ms. Fitzgerald confirmed that is correct because the brick
35 is variegated color and the limestone is more homogenous. She also stated they are prepared to do a
36 custom color to match the limestone.

37
38 Chairman Albinson stated with regard to his comments, he preferred the option where the screen top
39 elevation matches the parapet or the raised roof to the east in terms of the height. He stated the more
40 they try to conceal what is behind it, the more attention you draw to it and suggested they go with
41 Option C2 but lowering the height. Chairman Albinson stated with regard to the majority of visuals
42 coming from the road and those on the sidewalk, he suggested the Option C layout but matching Option
43 A for the height which should also help minimize the cost.

44
45 Mr. Klaskin stated otherwise, it looks too top heavy if they went too much further. Ms. Fitzgerald agreed
46 with the suggestions made. Chairman Albinson also stated since there is an elevation rise as you go to
47 the west, if they did not make the return, it would look goofy.

48

1 Mr. Ritter agreed with the suggestion of Option C2 with the same height as the brick parapet to the left.
2 Ms. Fitzgerald confirmed that is part of the new addition. Mr. McLane liked the match to the height and
3 limestone. He then stated as it runs to the west, one version extends it and runs to the edge of the west
4 edge of the stair tower which was identified in an illustration. Ms. Fitzgerald confirmed the offset is the
5 perspective. Mr. McLane then stated he liked Option C2 and the height they discussed. Mr. Klaskin
6 confirmed they are all in agreement. Chairman Albinson confirmed the Board's preference of Option C2
7 with the height of Option A. Ms. Fitzgerald described it as a good solution and asked the Board if they
8 would like an updated rendering. Chairman Albinson responded that is not necessary.

9
10 Mr. Ritter asked about the west side in the back. Chairman Albinson asked if there were any design
11 guidelines which talked about the Board's purview with non-public views. Ms. Fitzgerald stated
12 the primary and secondary views are to be considered. She also stated for the new addition, it screens
13 and from the west, it screens. Ms. Fitzgerald then stated in being respectful to the condo association
14 and Hadley's budget, she asked the Board to tell them if they are obligated to provide screening beyond
15 this. Chairman Albinson stated in the original petition, it showed screening for both rooftop units. Ms.
16 Fitzgerald confirmed that is correct and stated if the second one further south is not required, they
17 would ask to eliminate that. Chairman Albinson stated he would defer to the Village.

18
19 Mr. Schoon noted there is not a code requirement and the design guidelines are not requirements and
20 they address more of the public view. Ms. Fitzgerald identified those views as primary and secondary.

21
22 Chairman Albinson asked for comments about the second rooftop unit. Mr. McLane asked if that would
23 ignore the request from 711 Oak. Ms. Fitzgerald stated that is a separate conversation they would have
24 with them. She then stated now that they have a solution for this, she asked what their obligations
25 under the design guidelines are and reiterated they refer to the primary and secondary approach. Ms.
26 Fitzgerald also asked does that include from the rear.

27
28 Mr. Klaskin asked if that can be addressed further down the line and he understood it is budget sensitive
29 now. He stated if they are in agreement that within a timeframe to have similar surround could be
30 installed. Mr. McLane suggested 711 Oak can pitch in.

31
32 Chairman Albinson stated the general feeling is that it is not the Board's responsibility to make sure all
33 of the views are covered for 711 Oak which is a taller building and which would look down on anything.
34 He also stated you cannot see what is being built behind from the street view and perhaps in the winter
35 you can. Mr. McLane agreed it is not up to the Board to decide or adjudicate and the parties can talk.
36 Mr. Phelan and the representatives from Hadley confirmed they will talk.

37
38 Mr. McLane stated for clarity, he asked if they planned to paint the visible HVAC system the same
39 limestone color. Ms. Fitzgerald confirmed that is correct and they can also do that for the back unit so it
40 is not gray. She reiterated 711 Oak would be looking down on it regardless. Chairman Albinson then
41 stated they would be adding more clutter and compared it to looking down over a fenced yard. Ms.
42 Fitzgerald stated it would be a rooftop unit gray and if they paint it to match to get the blend from the
43 front that would be appropriate. Mr. McLane added it would be less like they are trying to hide it.

44
45 Chairman Albinson stated it would be up to the petitioner if they want to screen the rear unit and for
46 the front unit, the Board agreed with Option C2 with the height of Option A in a gray color to match the
47 limestone color of the stairwell in the front and to paint the rooftop units in the front to match and with

1 the cap around the street. He asked if there were any other comments. No additional comments were
2 made. Chairman Albinson then asked for a motion to that effect.

3
4 Mr. McLane moved to issue a Certificate of Appropriateness with the conditions outlined by Chairman
5 Albinson. Mr. Klaskin seconded the motion. A vote was taken and the motion unanimously passed.

6
7 AYES: Albinson, Klaskin, McLane, Ritter

8 NAYS: None
9

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

12 Mr. Schoon stated they have been working on the streetscape project and a task force was put together
13 which made a recommendation on the improvements, which included a recommendation regarding the
14 graphic identity that would be used as part of the gateway/wayfinding signage. He informed the Board
15 the Village Council adopted it along with looking further at issues such as on-street parking and trees
16 and worked with downtown businesses on that issue. Mr. Schoon stated the Council recently came to a
17 solution on those issues and the Village Council directed staff to move forward with construction
18 documents. He stated last June, one Village Council Member had a comment on the design of the
19 graphic identity, and the staff was asked by the Village President to bring the design to the Board for
20 their thoughts on the graphic image and how it is incorporated in terms of the signage.

21
22 Mr. Schoon stated with regard to background on the graphic image, the community used the Native
23 American trail tree on its signage. He stated as they worked on the streetscape plan, it was identified
24 that the image is difficult to use, it can get busy when reproduced in other formats and become hard to
25 read. Mr. Schoon stated the consultant came back with two approaches, one of which is a more organic
26 design of the trail tree element and the other design being more geometric. He stated the task force
27 leaned more toward the tree and when they asked for input at public forms, the preference was more
28 toward the organic tree approach.

29
30 Mr. Schoon stated on page 3 of the staff report, the trustees played around with different ways to
31 represent the trail tree whose feature included the bent trunk and to include that element in whatever
32 design was chosen. He stated they felt Option A was too abstract on its own and for the other two
33 images, they felt Option C was too fine on the edges and the feature would get lost. Mr. Schoon stated
34 they went with something which had simpler lines and the task force picked the middle organic one
35 which was shown along with the more geometric one.

36
37 Mr. Schoon then stated the trail tree would be incorporated into signage in two ways, one of which
38 would be a medallion element placed on the signage. He stated the other way included taking the oak
39 leaf and branches and incorporating them into the sign design. Mr. Schoon stated you can see with
40 regard to the entryway sign that it is a predominate element of the gateway sign and more of a subtle
41 element on the other signs in terms of the brackets for directional and parking signs.

42
43 Mr. Schoon identified the conceptual designs which will be nailed down when they work further with
44 the manufacturer. He noted they would be made out of aluminum decorative panels and the sign poles
45 would match the pedestrian scale light fixtures used in the community. Mr. Schoon also stated the color
46 would match those light fixtures which are tavern market green and the circular trail tree medallion can
47 be painted on an aluminum panel but it could also be a vinyl application. He noted the only sign which
48 would possibly be lit is the gateway sign and if it is lit, there would be a white acrylic or transparent

1 material behind the oak leaf branch pattern and text, both of which would be internally illuminated,
2 which would be similar to the signs on Sheridan Road in Wilmette.

3
4 Mr. Schoon stated they are looking for comments on the proposed graphic identity image and how it is
5 incorporated into the streetscape signage. He then stated a member of the public submitted comments
6 in writing which is the only comment they received in writing. Mr. Schoon also stated the packet
7 included images as the task force worked on developing the graphic image and signage.

8
9 Chairman Albinson asked what the final option is that the Board is to comment on. Mr. Schoon
10 identified the downtown streetscape signage and master plan and the section on the signage itself. He
11 those images are also included in the staff report. Chairman Albinson identified them on pages 10 and
12 11.

13
14 Mr. Ritter stated they already decided what the tree medallion would look like and the Board is not to
15 comment although he preferred to have the traditional Option C. Mr. Schoon confirmed they can
16 comment on that. Mr. Ritter then stated Option C is clearly a tree and is much more appealing. He also
17 stated he did not care for the tree branches on the district gateway sign. Mr. Ritter stated the sign
18 without the tree stuff around it would be more appealing, and he added a square sign is attractive with
19 the medallion is enough with the rest being overkill and not attractive.

20
21 Mr. McLane referred to the image and the "river running through it" as confusing and distracting. He
22 added simpler is better and would be less confusing without the "poison sumac" leaf and branch design.
23 Mr. Ritter also stated his suggestion would be less expensive. Mr. Klaskin stated he is surprised in this
24 day and age where there are more resources to create an image like the original trail tree that they are
25 worried about it getting too fine or lost in the detail since more detail is incorporated in signage than
26 ever before. He also stated he is lost in terms of why they feel the need to change it to begin with and
27 questioned if they felt it needed updating. Mr. Klaskin then stated he would opt for something which
28 incorporated the original tree. Mr. Ritter commented he liked the original tree better. Mr. Klaskin
29 commented it appeared to be a cheap facsimile of what they already had.

30
31 Chairman Albinson commented he definitely did not like Option A for the medallion and any version
32 with it appearing to include a "river" is not helpful. He then suggested the community identifier on the
33 first page but with eliminating the green. Chairman Albinson stated he liked Option B and would be
34 concerned about Option C because of the intricacy of the detail with the edging and Option B is more of
35 a symbolic representation, while Option C is more of a literal representation of an actual tree. He then
36 stated there is no one tree which represents Winnetka. Chairman Albinson stated he liked the idea of
37 Option B since it contained easier forms but using it as a logo or brand is not appropriate for the use.
38 Chairman Albinson stated the falling leaves are necessary for Option B to read as a tree. He then stated
39 on page 10 and in looking at the other imagery, he agreed with the district gateway and concept, but it
40 needs to have leaves that look more like oak leaves. Chairman Albinson also stated the more detail it
41 contained, the more confusing it would be.

42
43 Mr. Klaskin suggested they opt for the original tree, the medallion and the Winnetka business district
44 signage. Mr. Ritter agreed. Mr. Klaskin stated the reference to Tudor architecture is not needed and
45 there is no need to make a statement about architecture. He added the new tree without leaves looked
46 scary. Mr. Schoon stated you get the symbology of the tree with the leaves.

47

1 Mr. McLane stated it should be simple and elegant. Chairman Albinson stated he is more accepting of
2 what has been proposed and referred to page 11 and the banner sign whose representation of two
3 oak leaves and two acorns read better. He stated he understood a lot of people were involved and a lot
4 of time and money spent getting to this point and while he is happy to provide his comments, he would
5 not want to rock the boat too much since a lot of effort was put into it. Mr. McLane stated the Board's
6 comment is to keep it simple for the most part. Chairman Albinson reiterated no representation of
7 architecture is needed and commented the organic approach and leaves are an important element in
8 town. He stated he had no dissenting comments about the proposal other than improving on
9 the gateway sign to make it more apparent it is an oak. Mr. McLane reiterated it should be kept simple
10 and when it is overloaded, you lose the message.

11
12 Mr. Klaskin asked what the significance of the blue shade is. Mr. Schoon stated that was to add to
13 the dimension. Mr. Klaskin described it as brooding and while he is not sure of the point of blue, he
14 suggested it be more sky blue if it is used. Chairman Albinson asked if it was to match the blue of
15 parking. Mr. Klaskin stated it should not be highway sign blue.

16
17 Mr. Schoon stated to summarize the Board members' comments, the organic approach is okay in terms
18 of the trail tree and for the design of it, to make it simpler, the gateway with the leaf and branch
19 element is too much and to simplify that a little. Chairman Albinson stated the bigger issue is what is it
20 in terms of what type of tree. Mr. Ritter stated they already have the tree element represented in the
21 medallion and they do not need all the rest of the branches which makes it appear confusing and busy.

22
23 Mr. Schoon then stated three Board Members have a preference (1) to simplify the gateway sign by
24 having no leaf element, (2) to have the medallion element with a more realistic tree and for the sign to
25 be the medallion and (3) business district text in some rectangular shape. Everyone agreed. Mr. Schoon
26 stated Chairman Albinson preferred the current medallion design taking out the "river" element and for
27 the gateway sign to get it to be more identifiable in terms of the branches and leaves and for it not to
28 contain as many and for it to look more like the banner sign. Chairman Albinson stated he did not know
29 those were acorns for example and it should look more intentional as an oak. He suggested making it
30 slightly more intentional as opposed to abstract. Chairman Albinson reiterated a lot of time, money
31 and experts were involved in the process and he is only seeing it for the first time. He then stated he
32 would worry about simplifying it to the point where it is just another sign.

33
34 Mr. Schoon stated he would take these comments back and see what they do with graphic image and
35 signage. Chairman Albinson thanked them for asking for the Board's comments.

36
37 **Village of Winnetka 150th Celebration.**

38 Ms. Klaassen stated there is nothing to add besides what was provided in the memo with regard to the
39 March 10, 2019 celebration. She noted they would need to RSVP.

40
41 **Other Business**

42 No additional business was discussed by the Board at this time.

43
44 **Adjournment**

45 The meeting adjourned at 8:08 p.m.

46
47 Respectfully submitted,
48

- 1 Antionette Johnson
- 2 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MARCH 14, 2019
SUBJECT: CASE NO. 19-06-DR: 924 GREEN BAY ROAD (SPIRIT ELEPHANT) -
CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR
WINDOW REPLACEMENTS

INTRODUCTION

On March 21, 2019, the Design Review Board is scheduled to consider an application submitted by Carla Young (the "Applicant" and "Owner") for a Certificate of Appropriateness to permit the replacement of the existing street-frontage windows and doors on the existing building at 924 Green Bay Road (the "Subject Property").

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Gage Street and Tower Road in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. The Subject Property contains a one-story building that was formerly occupied by *Village Carpets*. The building has a limestone façade, minor ornamentation, and large windows that span almost the entire length of the bottom half of the street elevation.

CURRENT REQUEST

The Applicant is opening a restaurant and is proposing to replace all the windows and doors along the front façade. Currently, the building has eight single-pane transparent windows of varying width that are 9.2 feet tall with a two-door glass entrance that is slightly to the right of center. While the stone exterior and outline around the windows would remain the same, the new windows would be segmented into equal-sized panes with a black metal frame and tempered glazing. Some of the windows would have the ability to extend open by projecting in, which would allow for air exposure during warm weather. The new doors would have matching frames to provide a uniform look to the front of the building. Overall, the replacement windows would provide a different appearance to the frontage while leaving the stone façade and lower sill in place. The Applicant has stated that a Sign Permit and Certificate of Appropriateness for the exterior building signage and lighting will be sought in a future application. The Applicant has provided elevation renderings and 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 commercial buildings.

- The Guidelines state that windows should be made with a metal or wood frame and with a color that is sympathetic to the overall building character. The Guidelines also state that the windows

should have framing that provides an appearance of divisions or muntins. The proposed windows would have a black metal framing that provide an appearance of divisions, as desired by the Guidelines.

- The Guidelines state that storefront window sills cannot exceed 18 inches in height. The sills for the building would remain unchanged from their current height of 19 inches.
- The Guidelines state that a door should have a design and finish that is weather-resistant but with a design and finish that is appropriate with the distinct character of the façade. The proposed doorway would also have a black, glazed metal frame with windows that are designed to fit into the overall window scheme along the storefront.
- The windows and doors would be completely transparent with no film or tint, as required by the Design Guidelines.

The windows are ultimately designed to preserve the look of the storefront façade while providing an improved aesthetic and functionality of the windows for the new restaurant. 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 – East façade along Green Bay Road

ATTACHMENT A

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 924 North Green Bay Road

NAME OF BUSINESS(ES) Spirit Elephant

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? ☐
Renovation of existing storefront

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

As part of the proposed interior build out of 924 N Green Bay Rd, we are looking to renovation the existing storefront. Renovation of the storefront would include new operable black metal windows and new black metal doors to replace existing. The existing granite sill, fluted stone storefront surround, and stone facade with reliefs (above the storefront) would be existing to remain. New signage shown in the elevation is for reference only. A separate signage package will be submitted for approval.

I/We hereby certify that as Carla Young (Lessee/Owner) of the property at 924 N 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

FOR OFFICE USE ONLY

COA applied for (date) _____

COA Case Number _____

COA issued (date) _____

COA-2019-082

PRIMARY DESIGN FIRM Studio West Architects, LLC

CONTACT NAME Stephanie Wichner Schubert

ADDRESS 1487 N Clybourn Ave. Unit H

Chicago, IL 60610

PHONE NUMBER 312.965.8133

FAX NUMBER SSchubert@studiowest-arch.com

RECEIVED
FEB 21 2019
BY: _____



WAUSAU

WINDOW AND WALL
SYSTEMS

Test Unit Elevations

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series

Elevations Viewed From The Exterior

Section Contents

Page(s)

Details, Posts and Stacks, Grid Options

Beveled	P20a-2 through P20a-6
Square	P20a-2a through P20a-6a
Ogee	P20a-2b through P20a-6b
Cove	P20a-2c through P20a-6c
Glazing Options	P20a-7
Blind Options	P20a-8
Accessories	P20a-9 through P20a-15
Isometric Views	P20a-16 and P20a-17

AAMA Test Configurations (shown)

Architectural AW Class

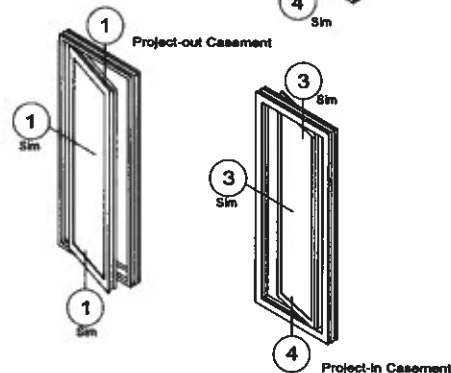
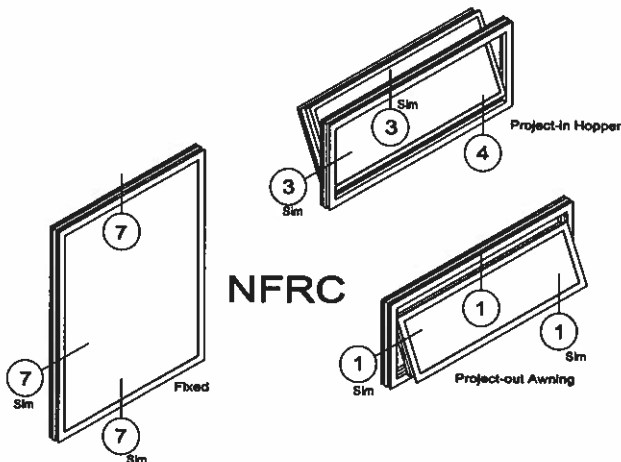
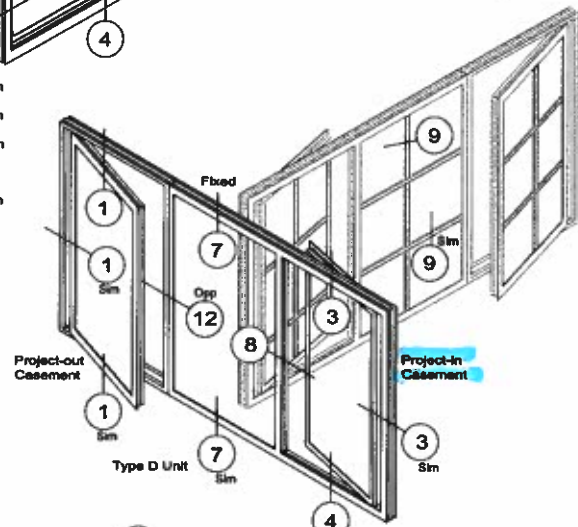
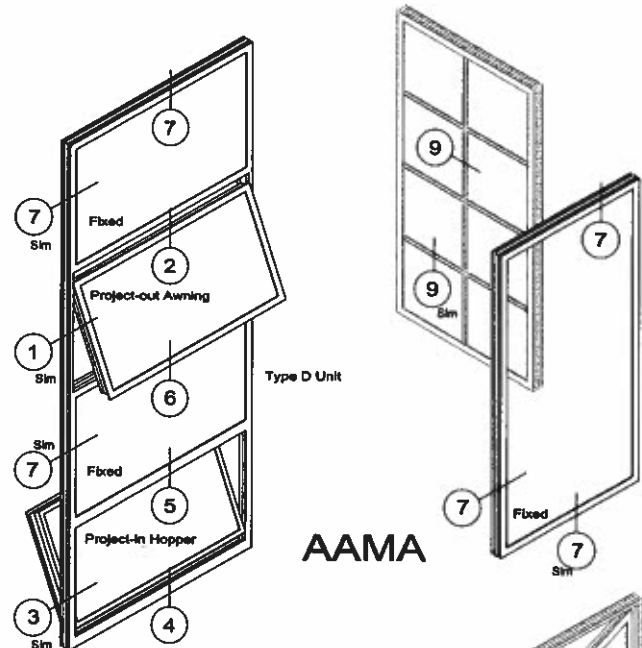
For air, water, cycling and structural

Fixed Frame Size	60" x 99"	Fixed	1524 mm x 2515 mm
Projected Frame Size	60" x 144"	Type D	1524 mm x 3658 mm
Casement Frame Size	108" x 60"	Type D	2743 mm x 1524 mm
Gateway Sizes	60" x 36"	Projected	1524 mm x 914 mm
	36" x 60"	Casement	914 mm x 1524 mm

NFRC 100 Thermal Test Configurations (shown)

For U-Factor, SHGC and CR

Fixed Frame Size	47" x 59"	1200 mm x 1500 mm
Projected Frame Size	59" x 24"	1500 mm x 600 mm
Casement Frame Size	24" x 59"	600 mm x 1500 mm



2250/3250/4250 INvent Retro-XLT

See INvent -XLT for Simulated Double Hung options
Contact A Wausau Representative For Other Possible Configurations

SCALE: Not To Scale

P20-1

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2019-06-DR - Page 5



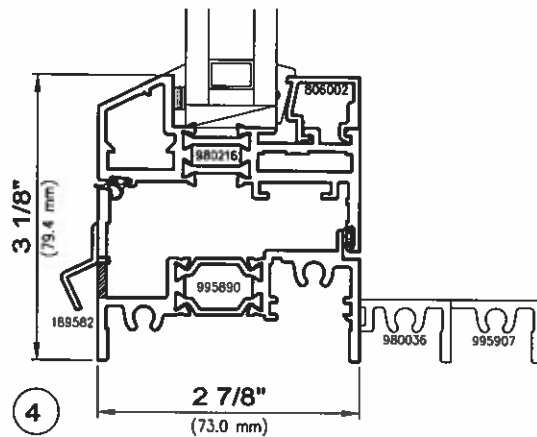
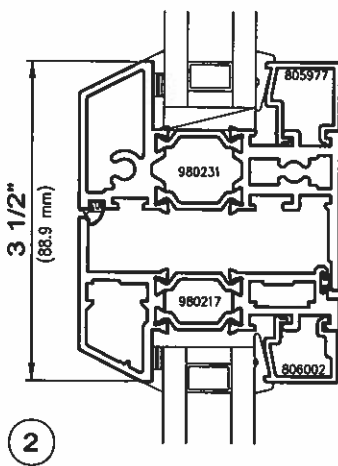
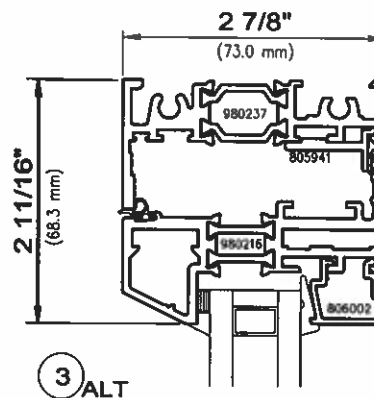
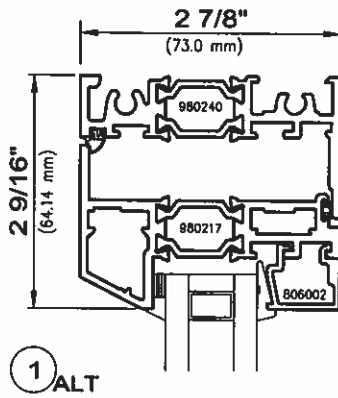
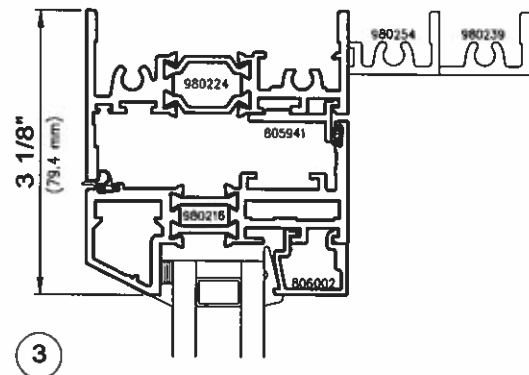
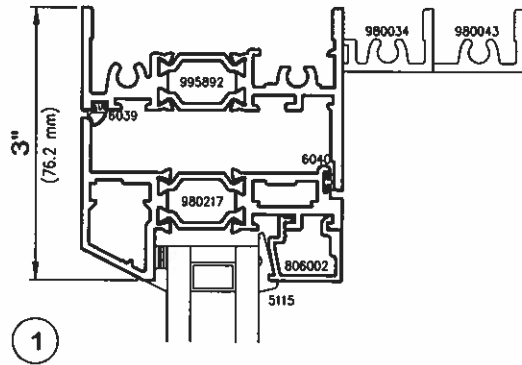
WAUSAU

WINDOW AND WALL
SYSTEMS

Beveled
Projected and Fixed Details

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series





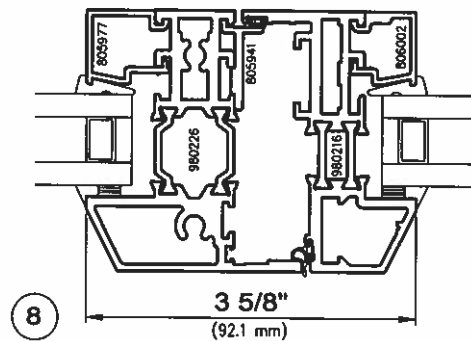
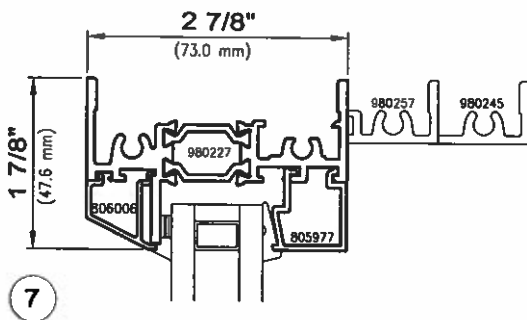
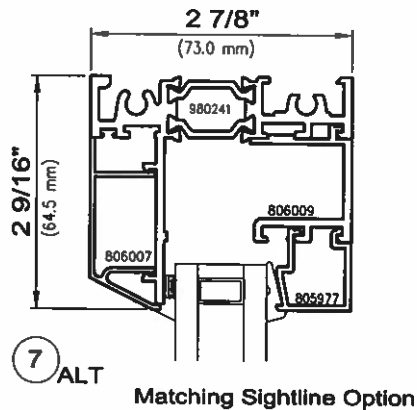
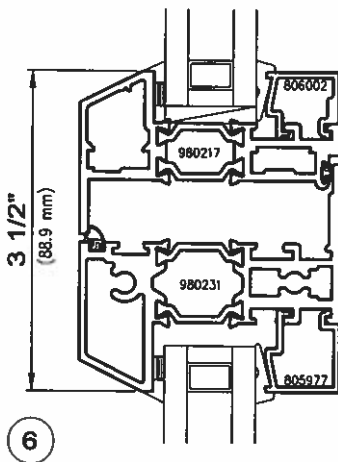
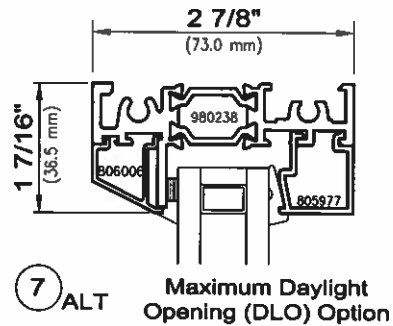
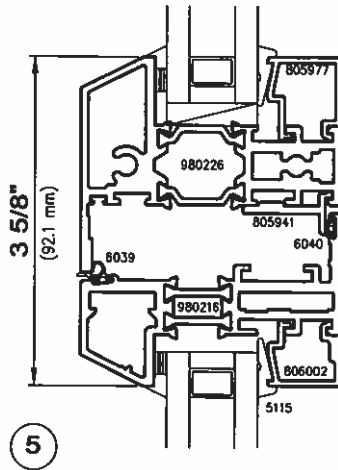
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WINDOW AND WALL
SYSTEMS

Beveled
Projected and Fixed Details

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series





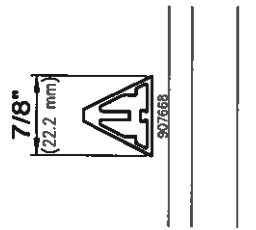
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WINDOW AND WALL
SYSTEMS

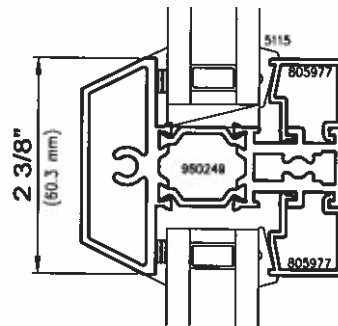
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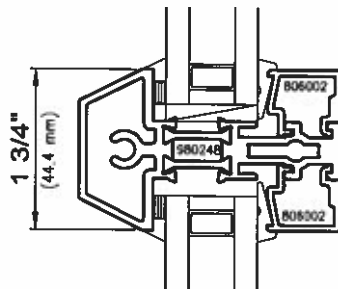
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9 Applied Muntin



9 True Divided Lite



9 True Divided Lite



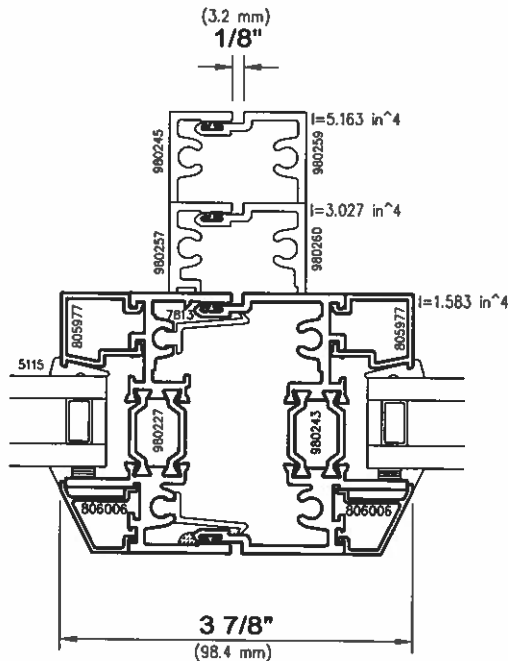
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WINDOW AND WALL
SYSTEMS

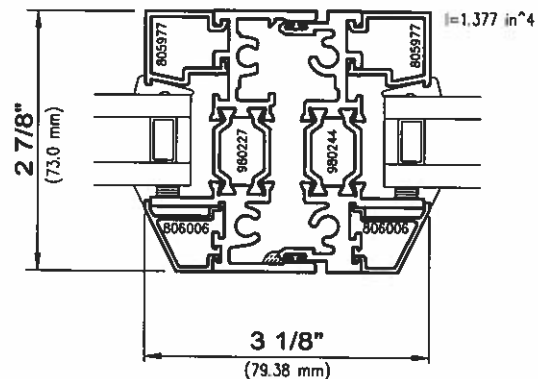
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Posts and Stacks

Architectural Windows

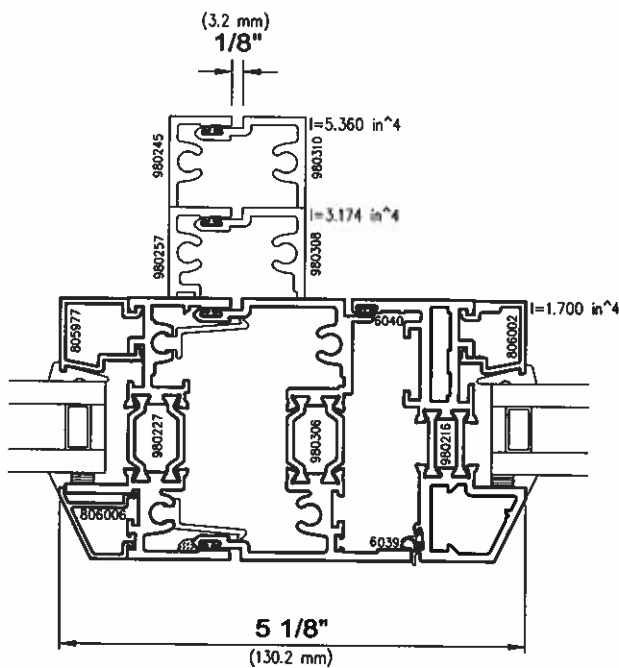
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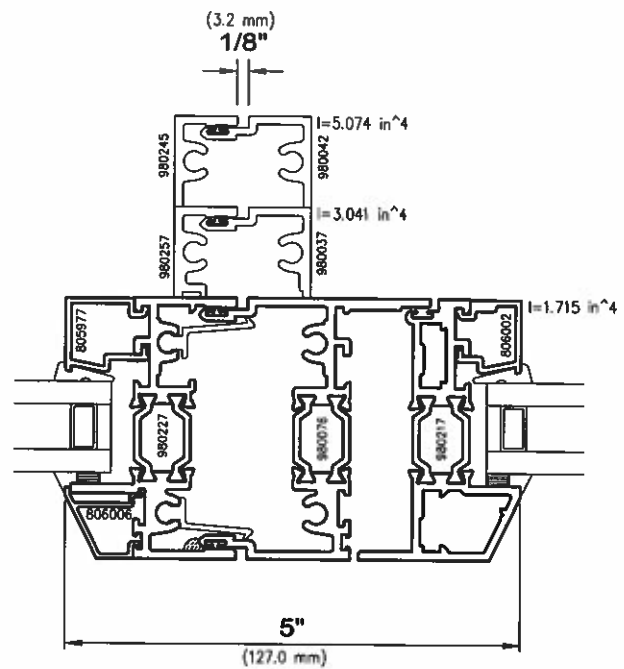
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Fixed/Fixed



Fixed/Project-In



Fixed/Project-Out

I-values indicated are for frame members only.
Thermal barrier shear reductions of 10% are included.

SCALE: 6" = 1'-0"

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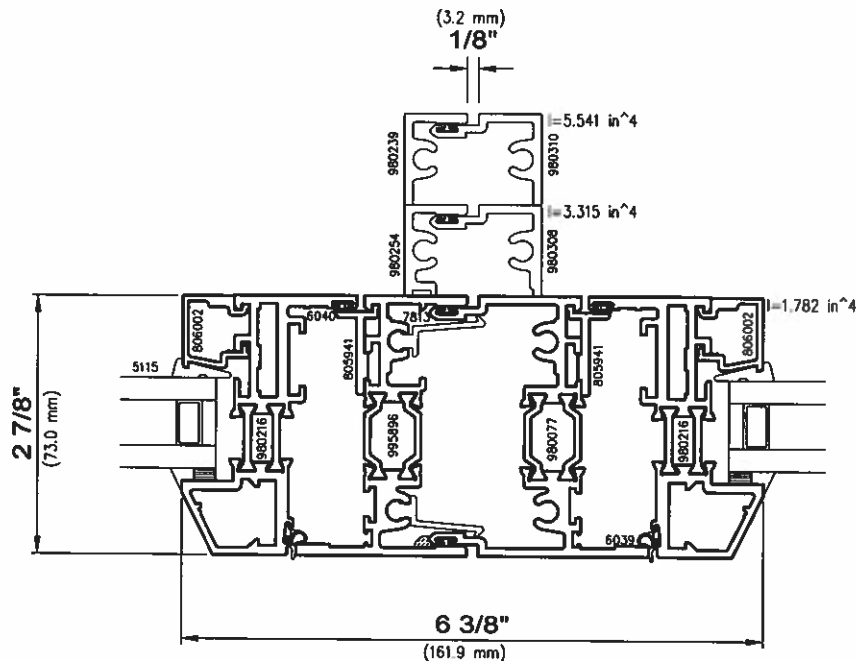
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WINDOW AND WALL
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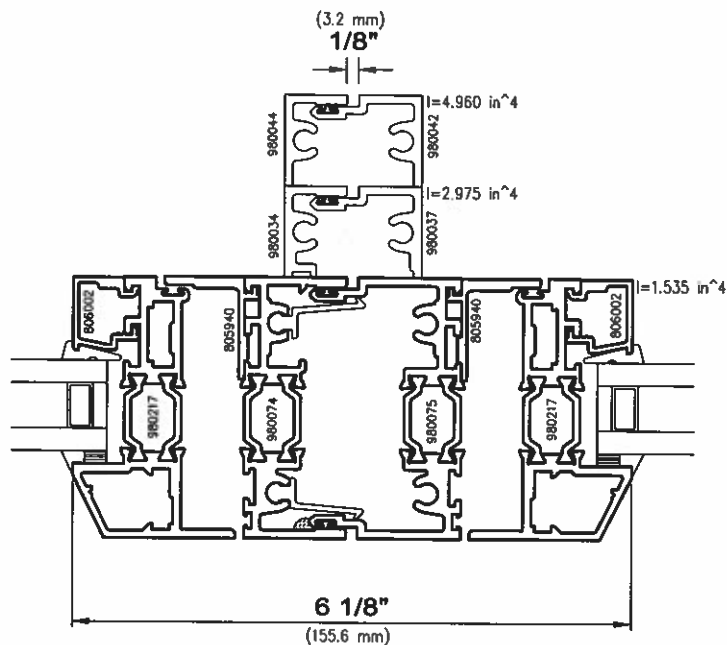
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Posts and Stacks**

Architectural Windows

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Project-In/Project-In



Project-Out/Project-Out

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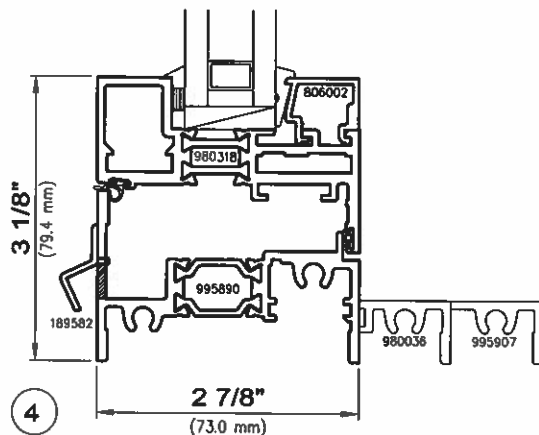
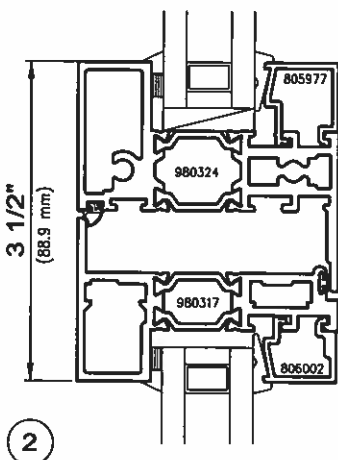
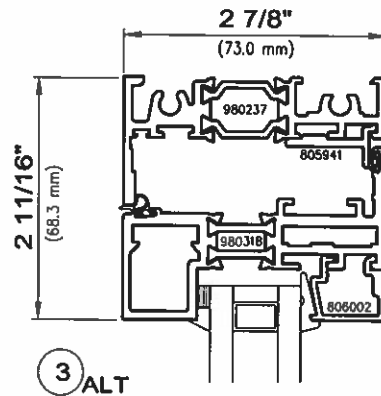
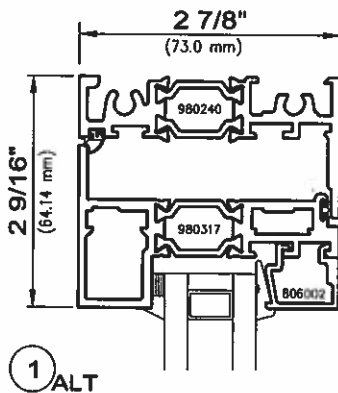
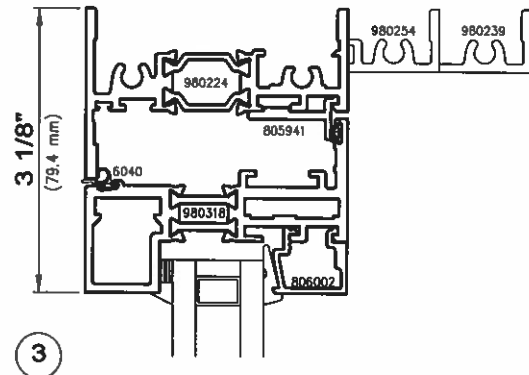
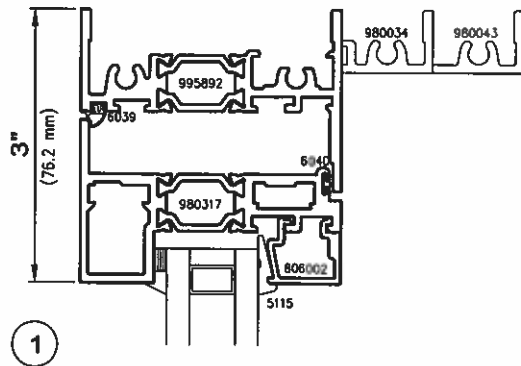
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WINDOW AND WALL
SYSTEMS

Square
Projected and Fixed Details

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series





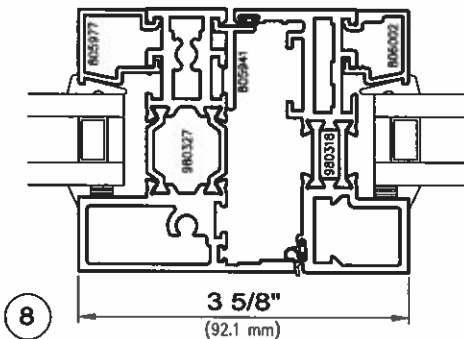
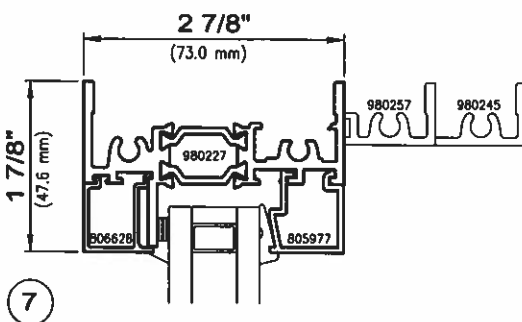
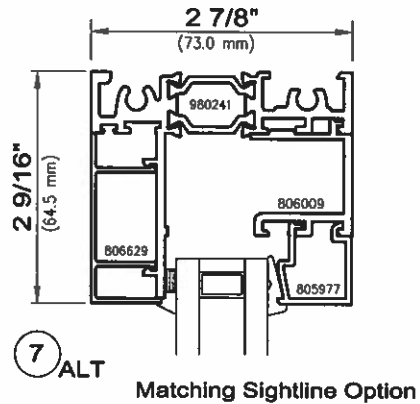
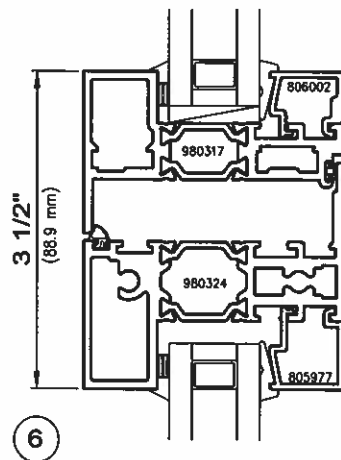
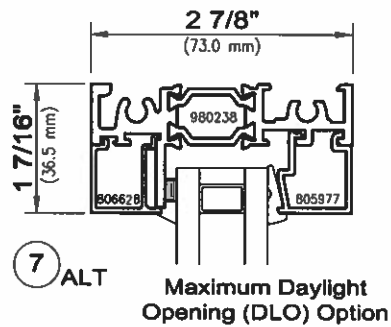
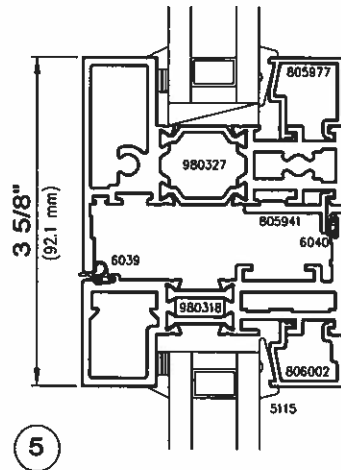
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WINDOW AND WALL
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2250i/3250i/4250i INvent™ Retro -XLT Series





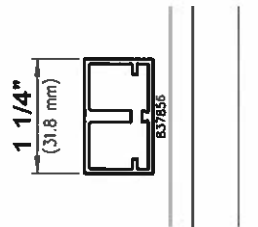
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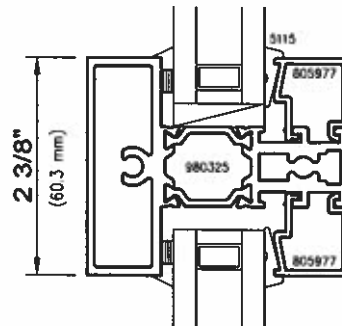
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Architectural Windows

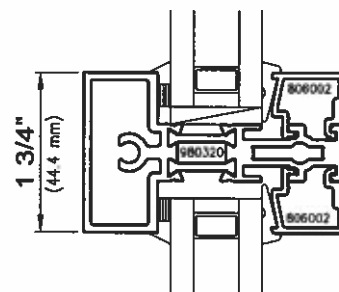
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⑨ Applied Muntin



⑨ True Divided Lite



⑨ True Divided Lite



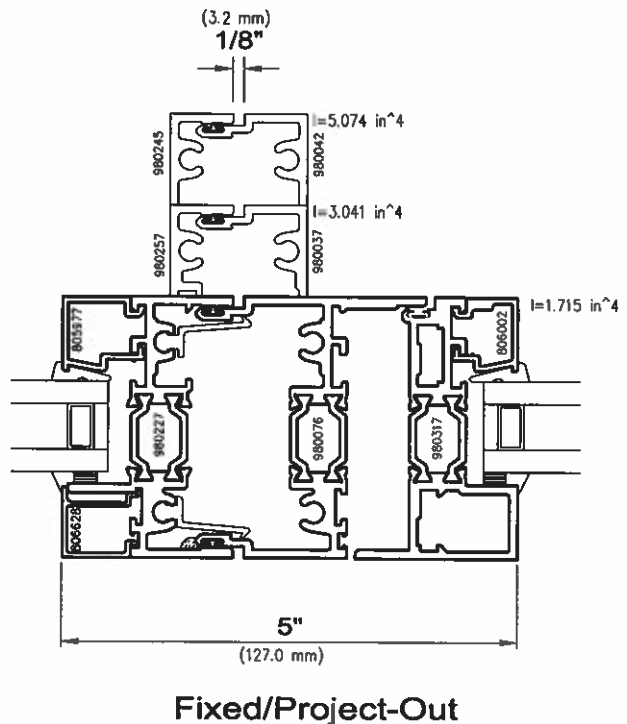
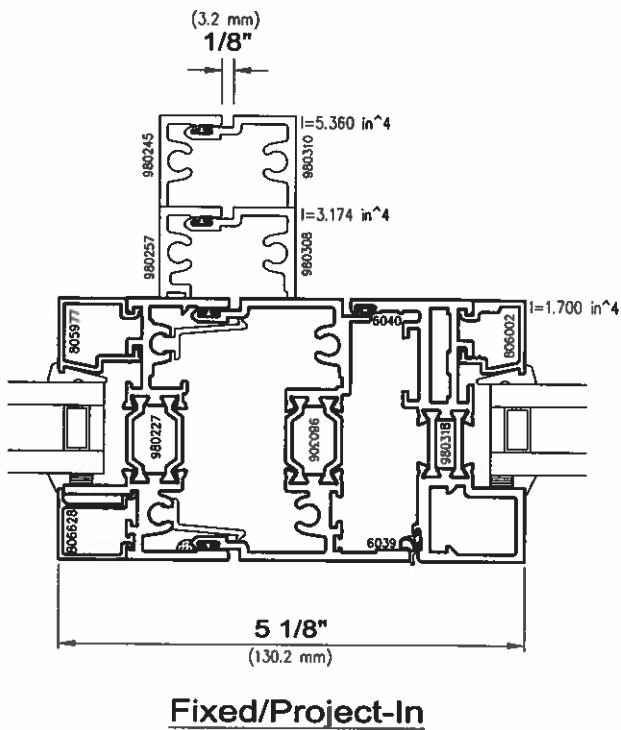
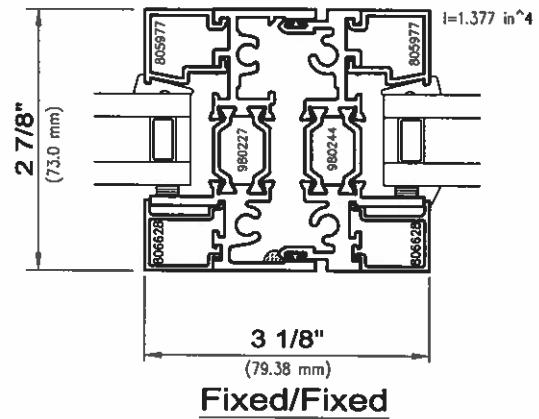
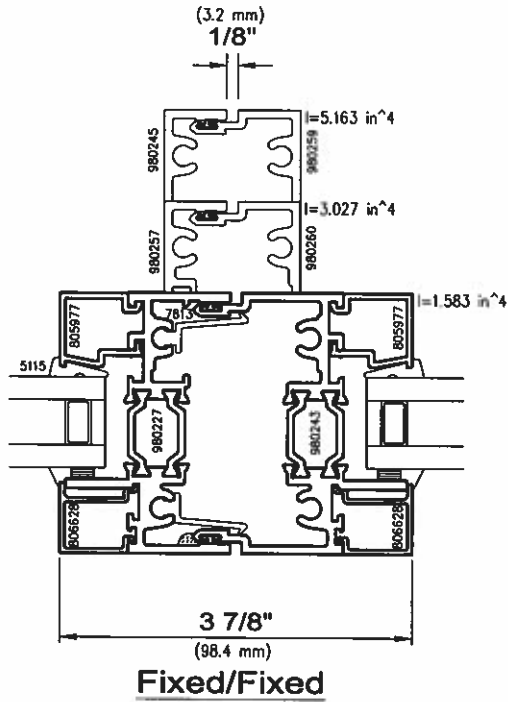
WAUSAU

WINDOW AND WALL
SYSTEMS

Square
Posts and Stacks

Architectural Windows

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I-values indicated are for frame members only.
Thermal barrier shear reductions of 10% are included.

SCALE: 6" = 1'-0"

P20-5a

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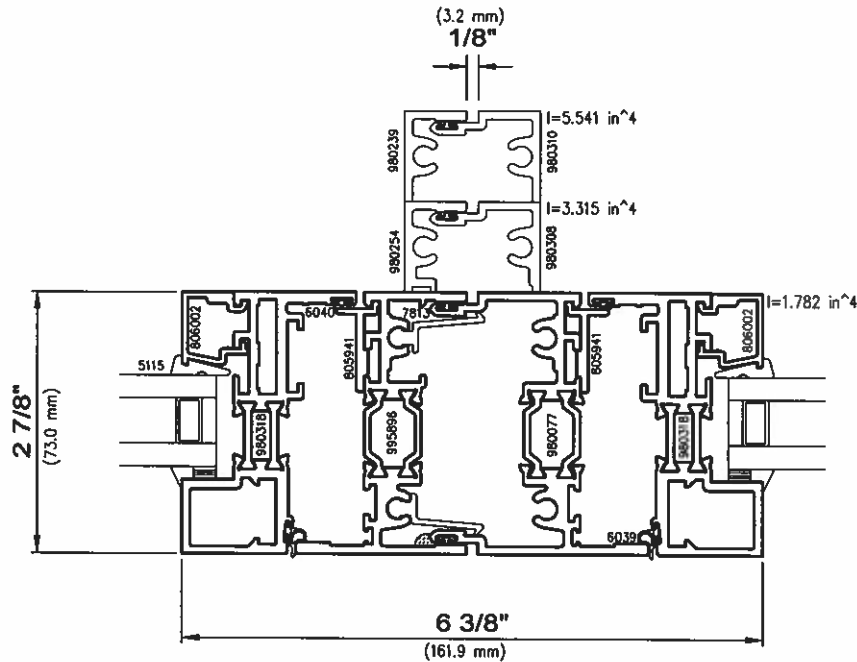
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WINDOW AND WALL
SYSTEMS

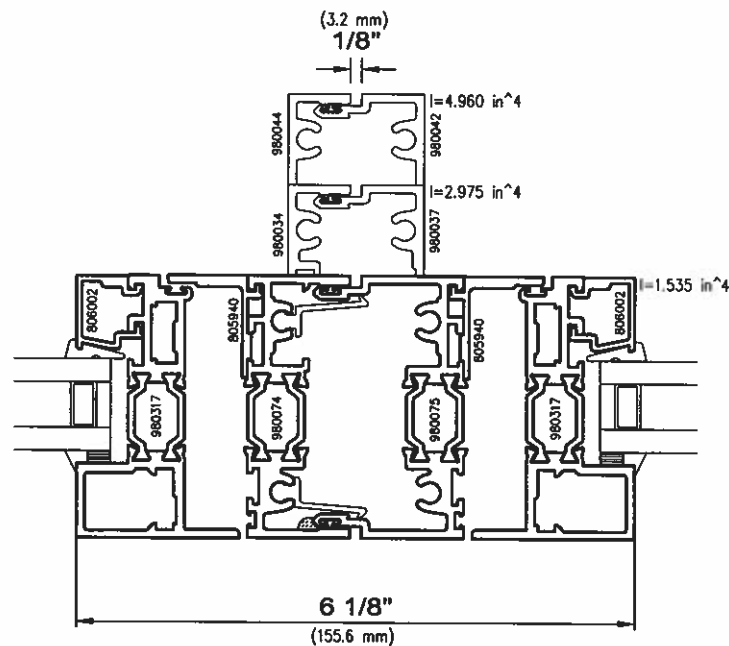
Square
Posts and Stacks

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series



Project-In/Project-In



Project-Out/Project-Out

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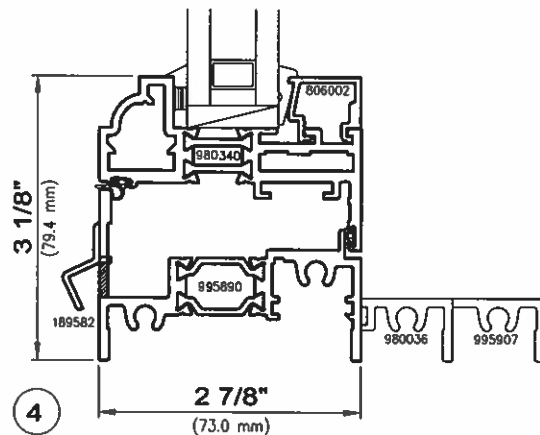
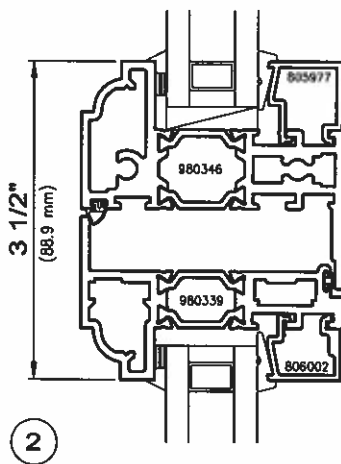
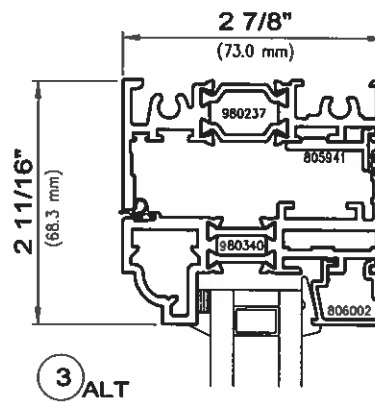
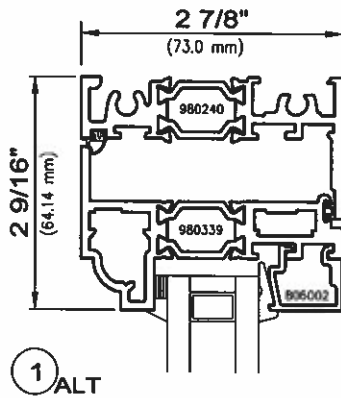
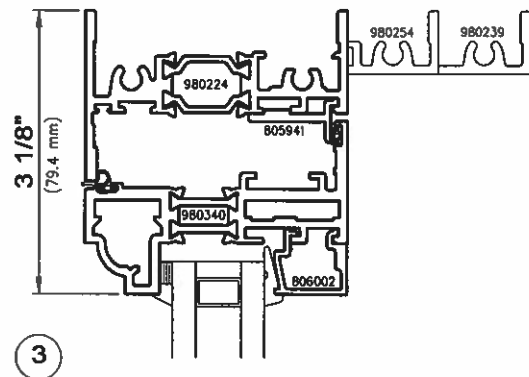
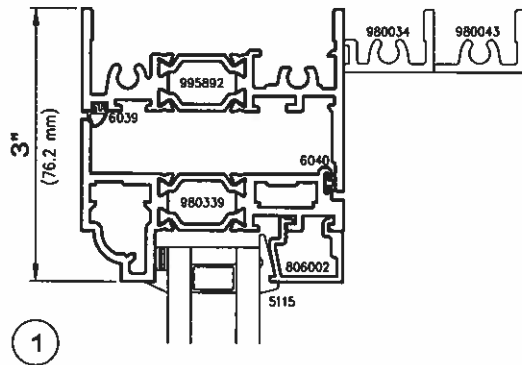
WAUSAU

WINDOW AND WALL
SYSTEMS

Ogee
Projected and Fixed Details

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series





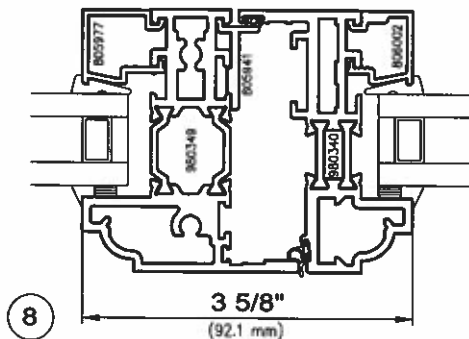
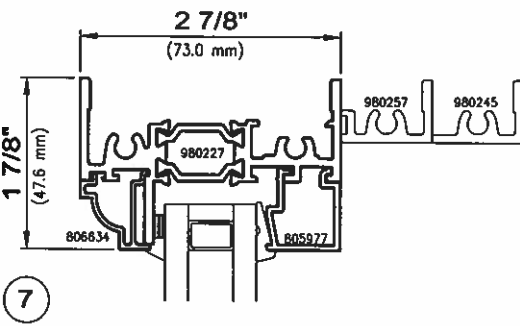
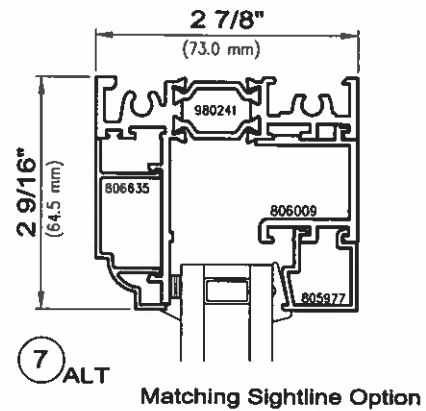
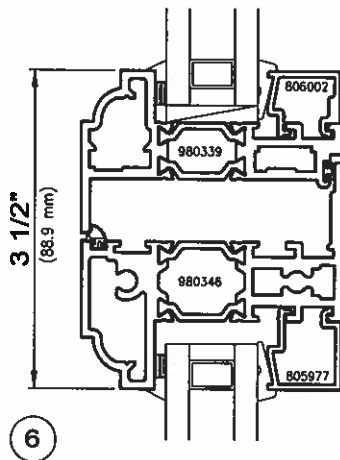
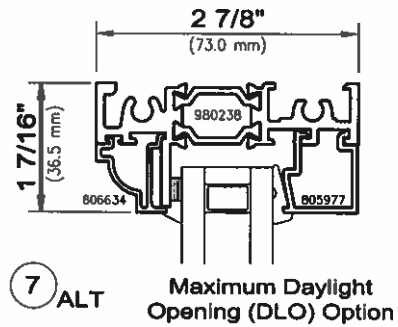
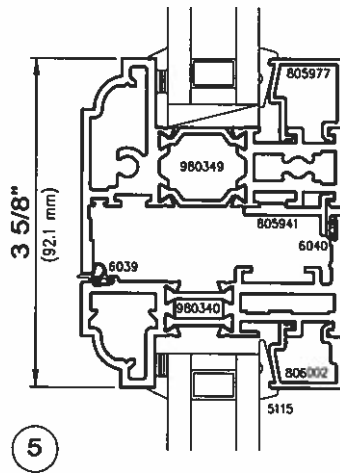
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WINDOW AND WALL
SYSTEMS

Ogee
Projected and Fixed Details

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series





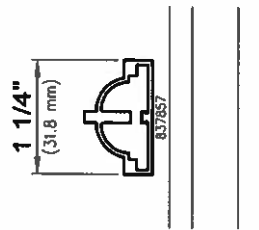
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WINDOW AND WALL
SYSTEMS

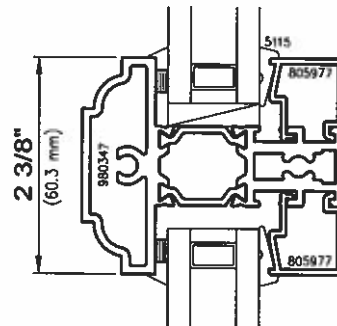
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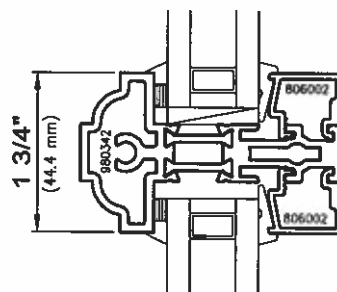
2250i/3250i/4250i INvent™ Retro -XLT Series



9 Applied Muntin



9 True Divided Lite



9 True Divided Lite



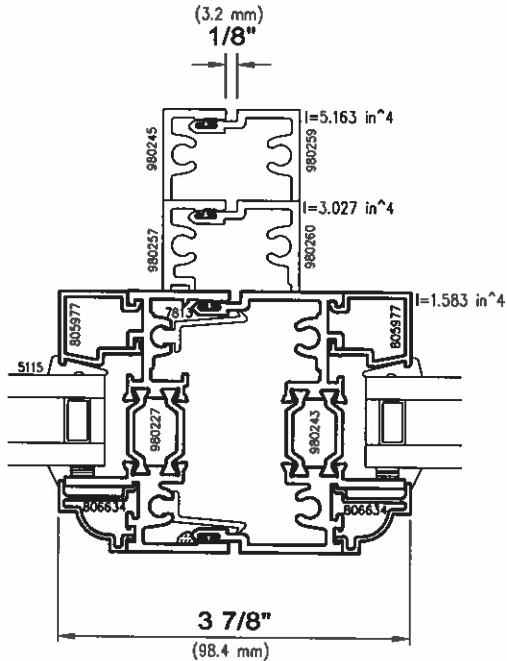
WAUSAU

WINDOW AND WALL
SYSTEMS

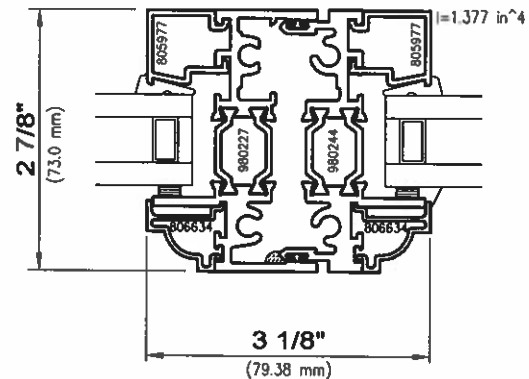
Ogee
Posts and Stacks

Architectural Windows

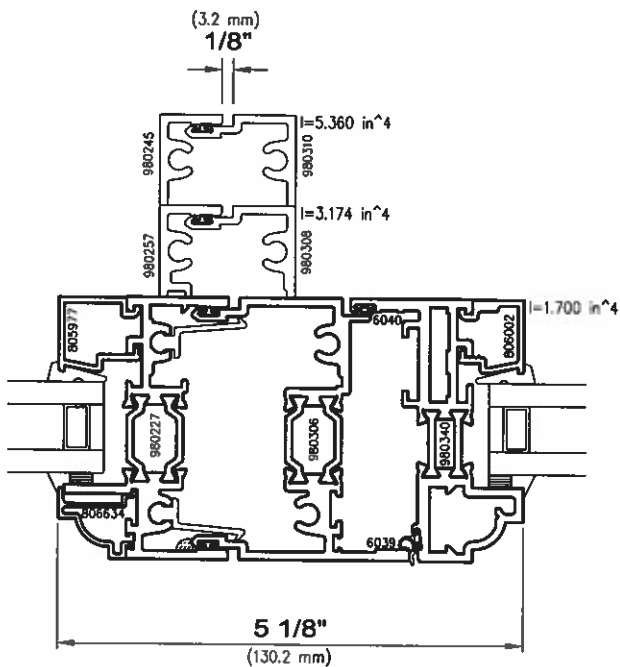
2250i/3250i/4250i INvent™ Retro -XLT Series



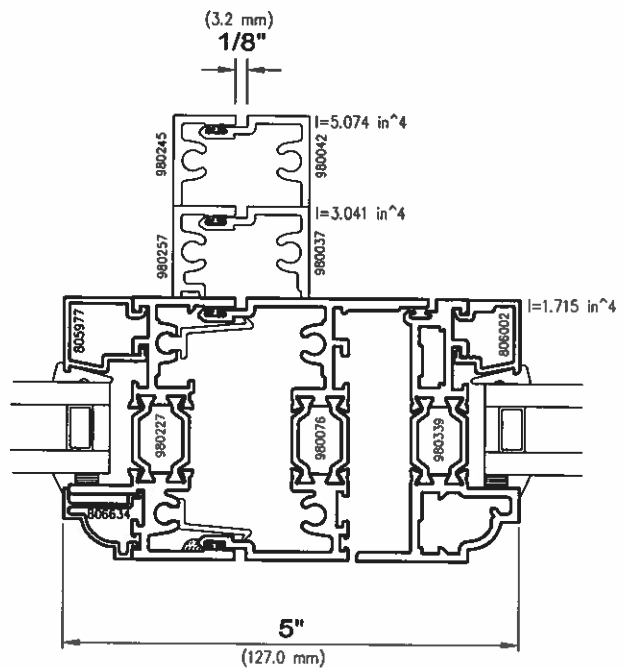
Fixed/Fixed



Fixed/Fixed



Fixed/Project-In



Fixed/Project-Out

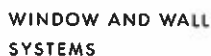
I-values indicated are for frame members only.
Thermal barrier shear reductions of 10% are included.

SCALE: 6" = 1'-0"

P20-5b

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2250i/3250i/4250i INvent™ Retro -XLT Series



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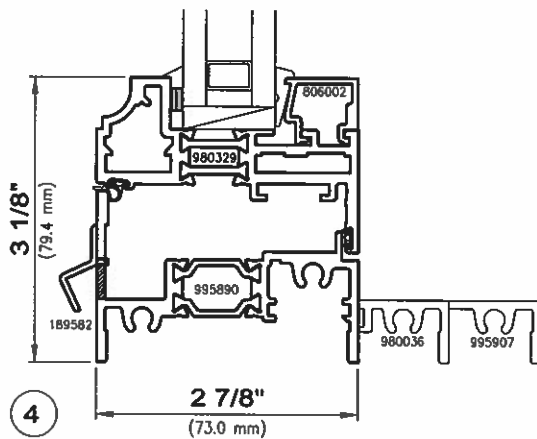
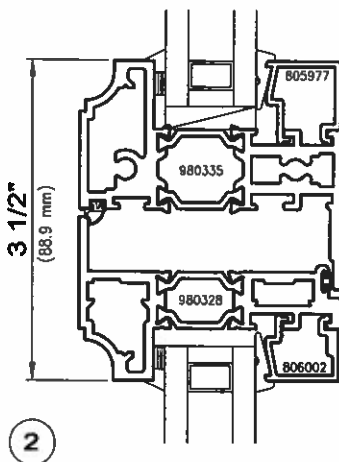
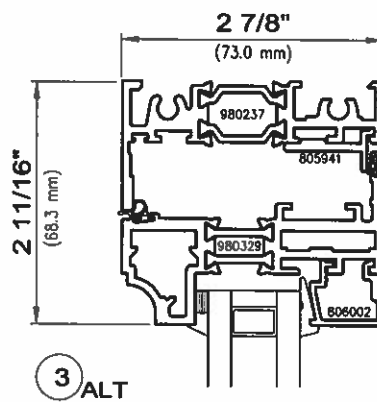
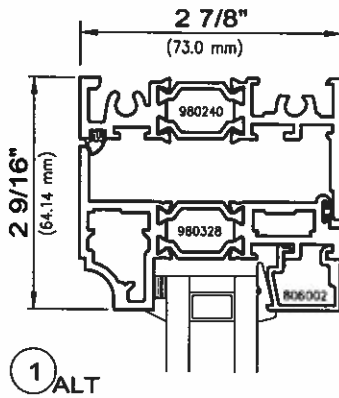
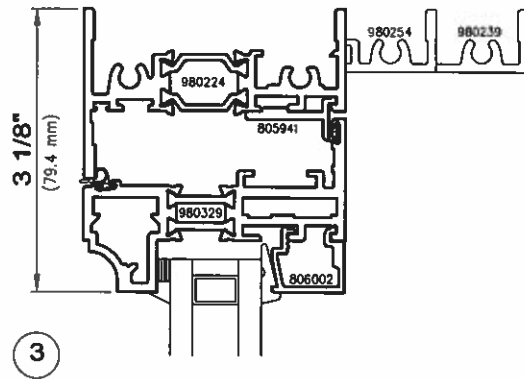
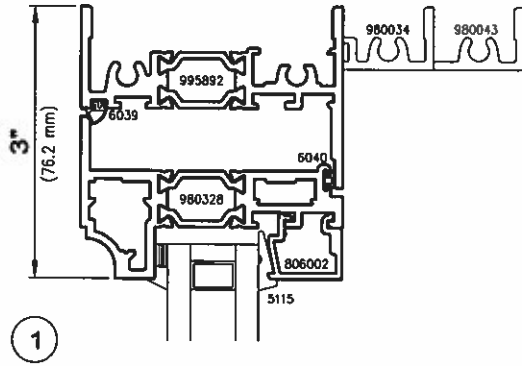
WAUSAU

WINDOW AND WALL
SYSTEMS

Cove
Projected and Fixed Details

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series





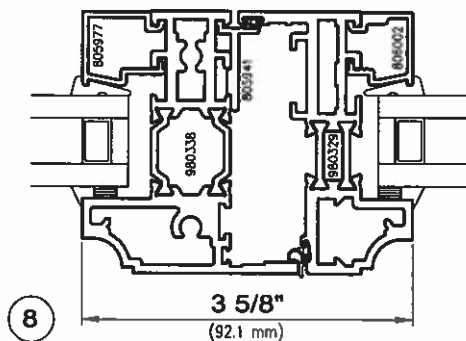
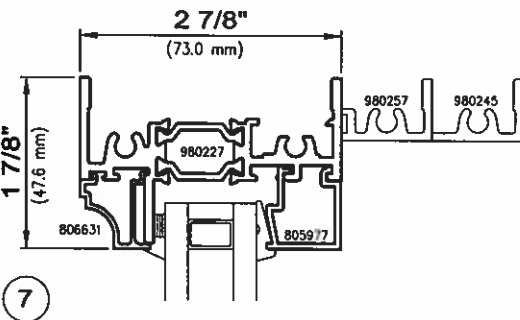
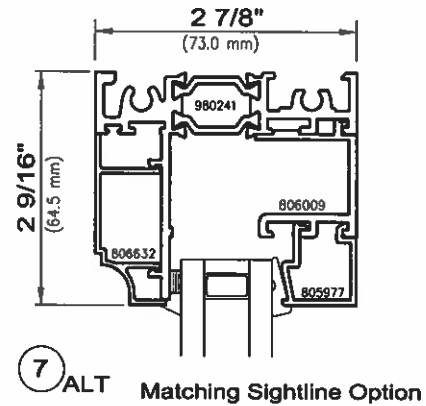
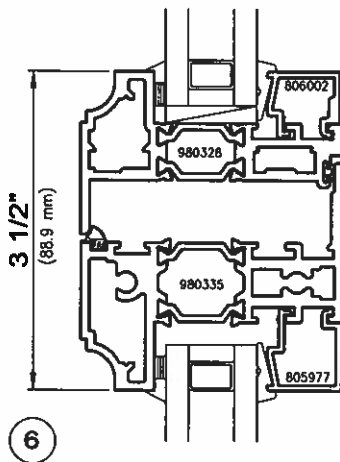
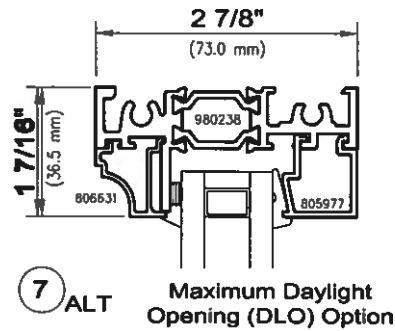
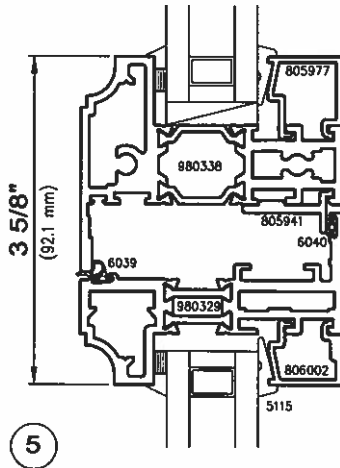
WAUSAU

WINDOW AND WALL
SYSTEMS

Cove
Projected and Fixed Details

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series





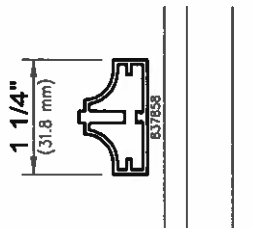
WAUSAU

WINDOW AND WALL
SYSTEMS

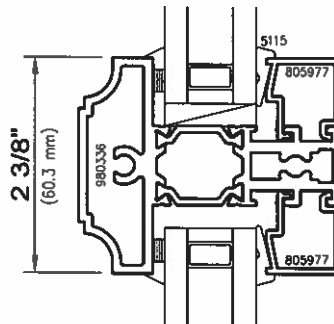
Cove
Grid Options

Architectural Windows

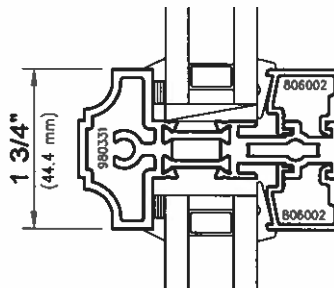
2250i/3250i/4250i INvent™ Retro -XLT Series



9 Applied Muntin



9 True Divided Lite



9 True Divided Lite



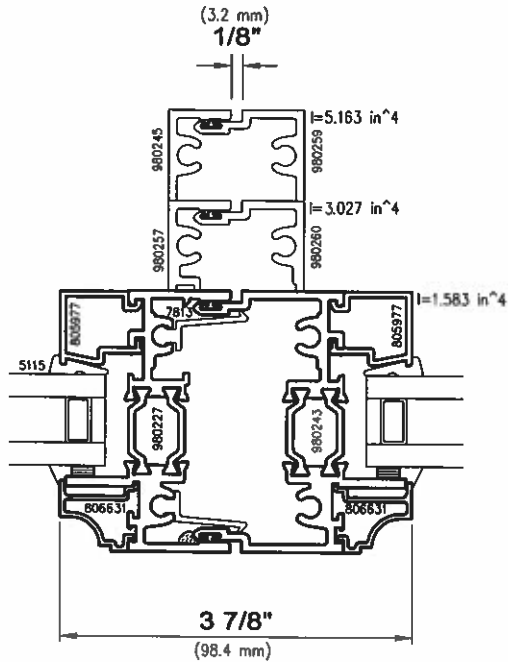
WAUSAU

WINDOW AND WALL
SYSTEMS

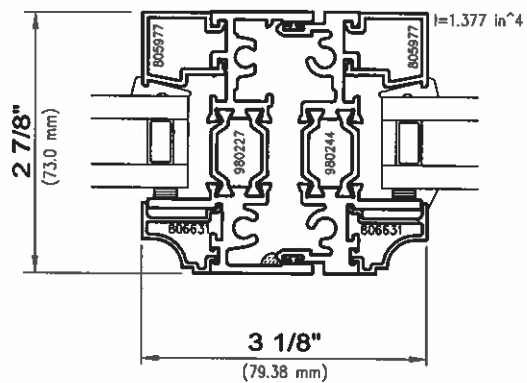
Cove
Posts and Stacks

Architectural Windows

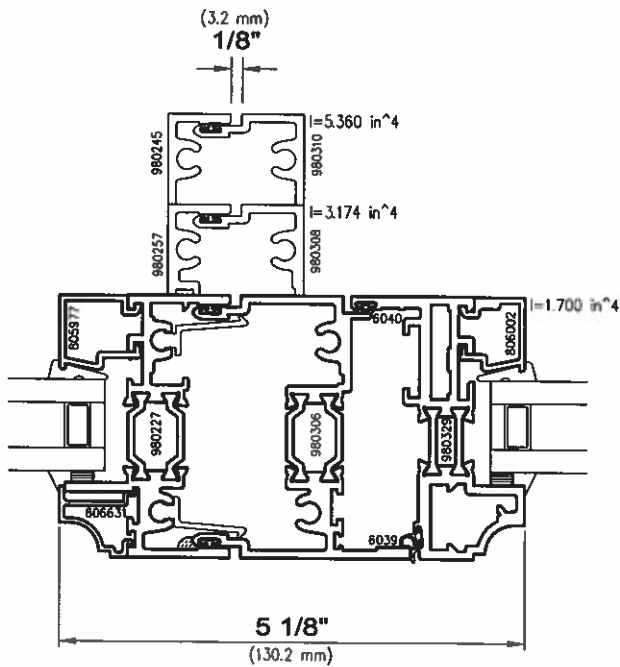
2250i/3250i/4250i INvent™ Retro -XLT Series



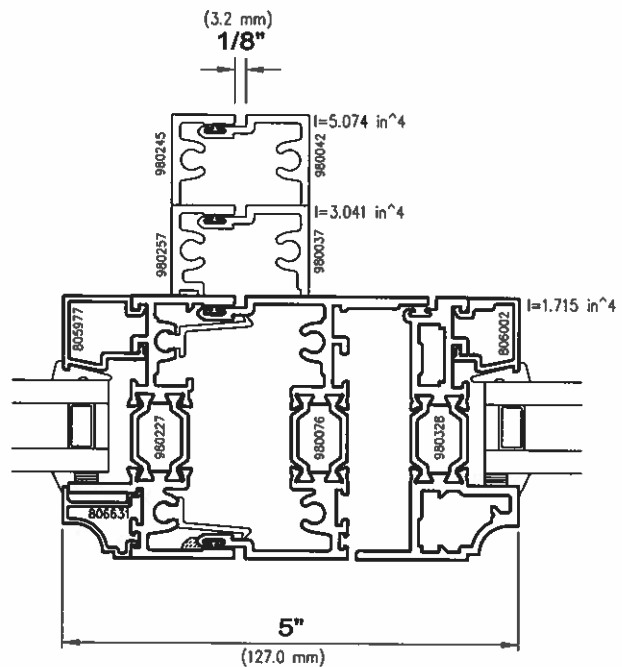
Fixed/Fixed



Fixed/Fixed



Fixed/Project-In



Fixed/Project-Out

I-values indicated are for frame members only.
Thermal barrier shear reductions of 10% are included.

SCALE: 6" = 1'-0"

P20-5c

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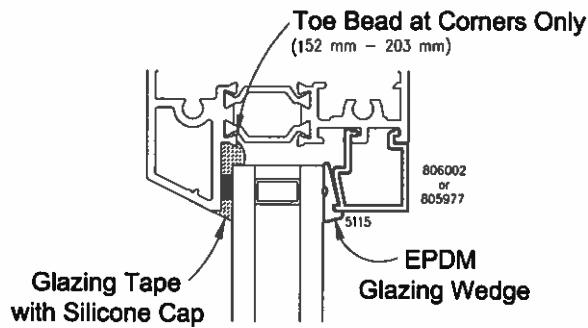
WAUSAU

WINDOW AND WALL
SYSTEMS

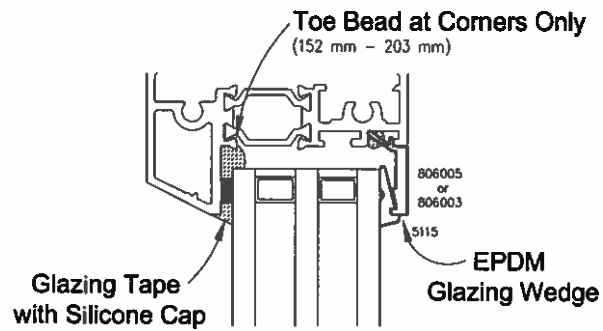
Glazing Options

Architectural Windows

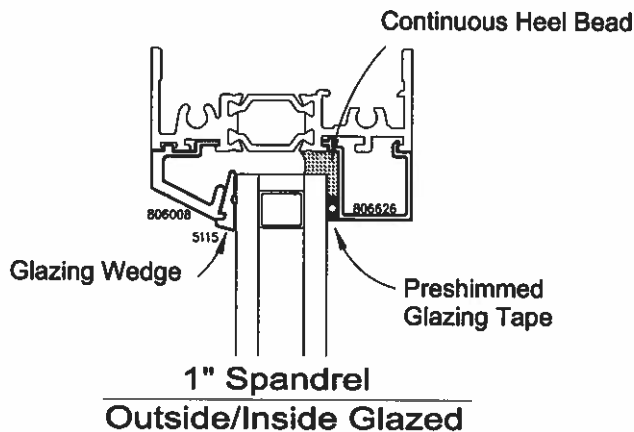
2250i/3250i/4250i INvent™ Retro -XLT Series



**1" Insulating Glass
Inside Glazed**



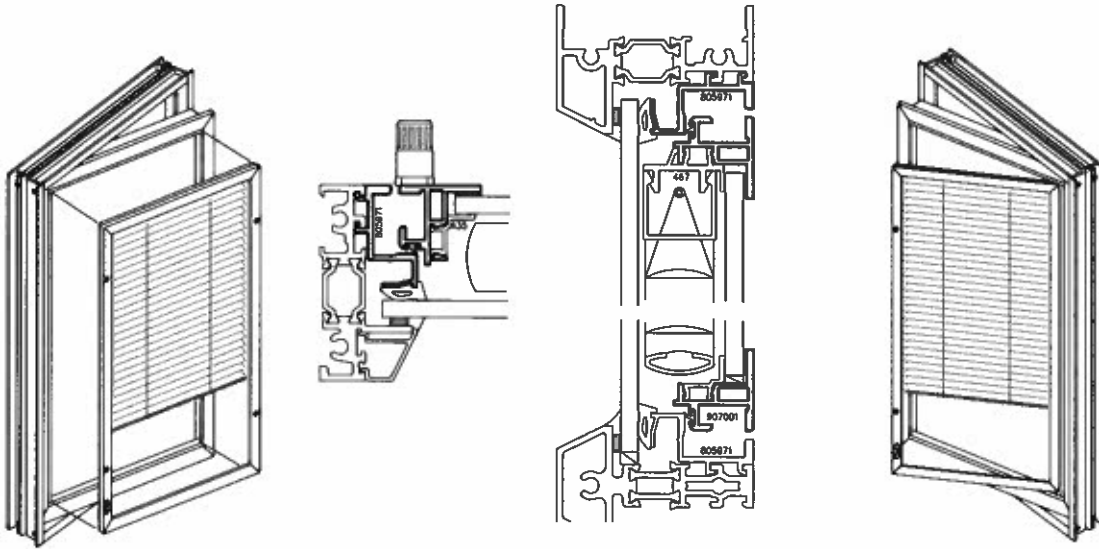
**1 5/8" Triple Insulating Glass
Inside Glazed**



**1" Spandrel
Outside/Inside Glazed**

Blast and hurricane glazing is not available as standard in the INvent Retro Series. Contact Wausau for blast and hurricane systems meeting the specific requirements of your project

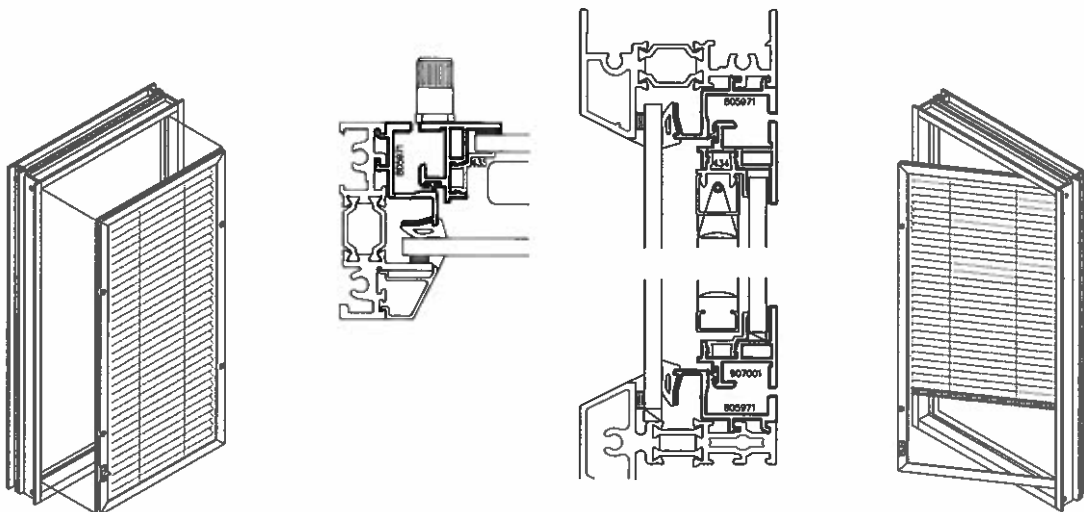
Elevations Shown As Viewed From The Interior



1" Blind/Dual Glazed

Lift-Out

Hinged



5/8" Blind/Dual Glazed



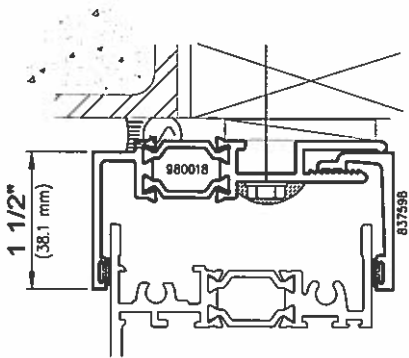
WAUSAU

WINDOW AND WALL
SYSTEMS

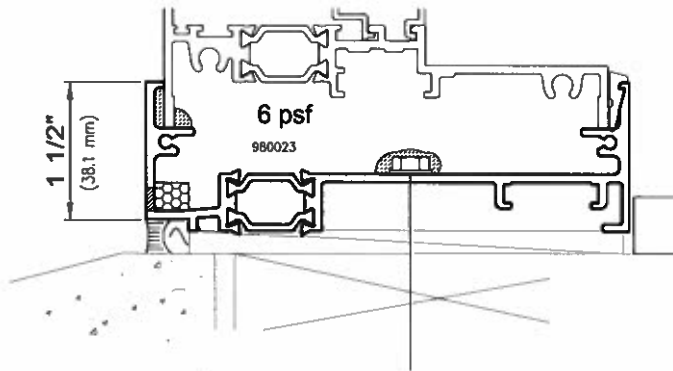
Accessories
Head, Jamb, and Sill Starters

Architectural Windows

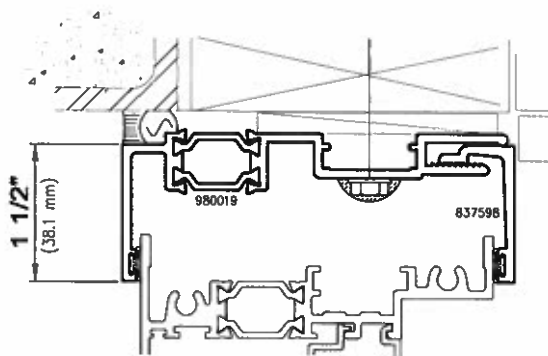
2250i/3250i/4250i INvent™ Retro -XLT Series



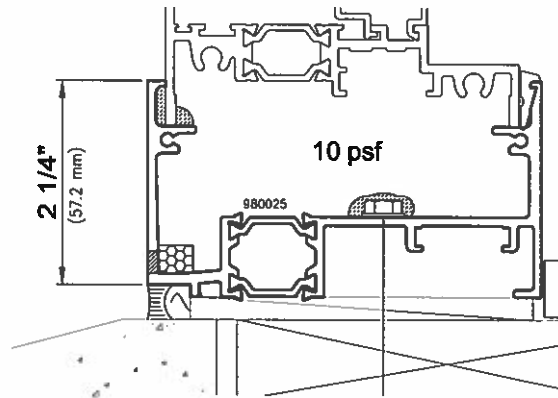
2250i Head & Jamb Starter



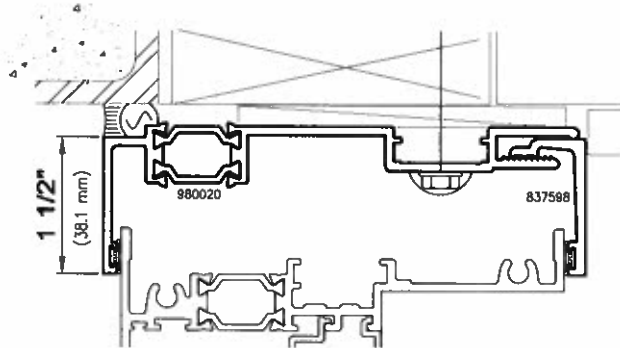
4250i-XLT Sill Starter



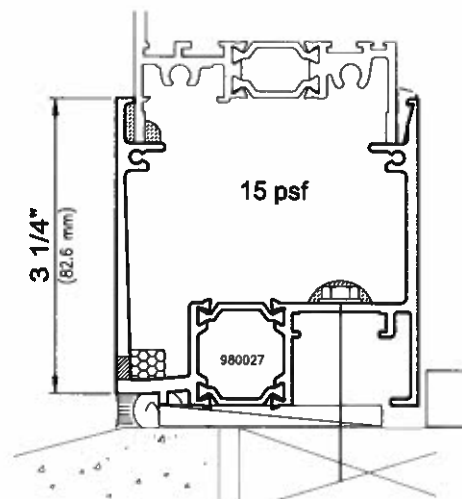
3250i-XLT Head & Jamb Starter



3250i-XLT Sill Starter



4250i-XLT Head & Jamb Starter



2250i Sill Starter

Value in psf Indicates Approximate Water Head (Without Pressure Equalization)
Other Sill Starters Available For Higher or Lower Water Test Pressures

SCALE: 6" = 1'-0"

P20-9

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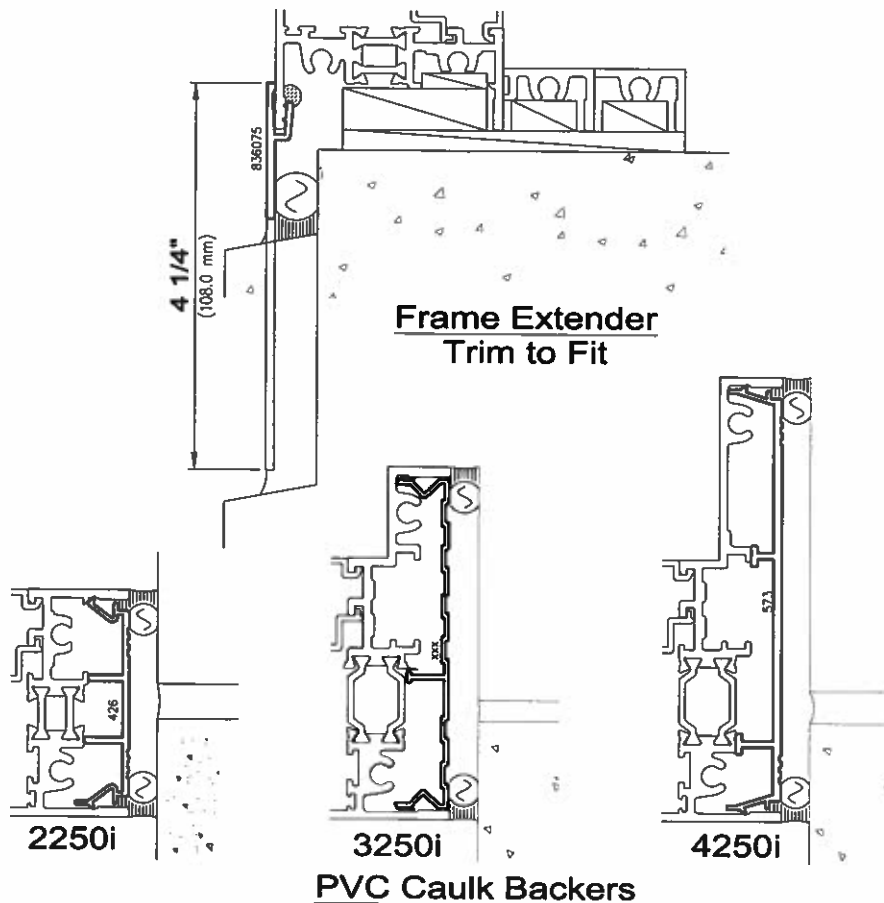
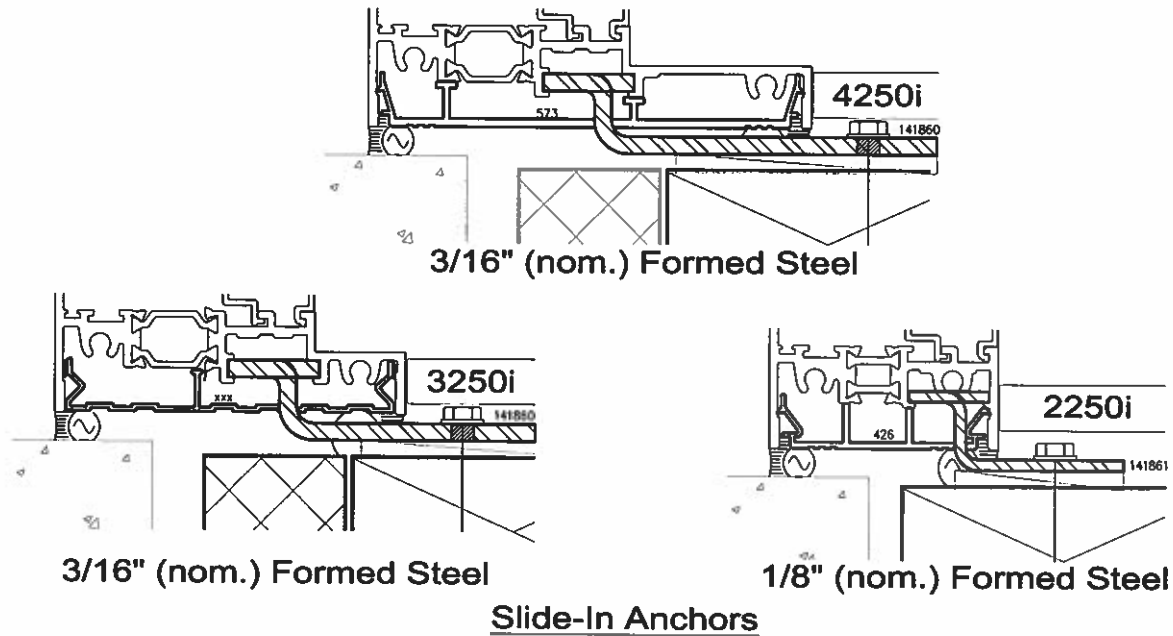
WAUSAU

WINDOW AND WALL
SYSTEMS

Accessories
Anchors, Caulk Backers, Frame Extenders

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series





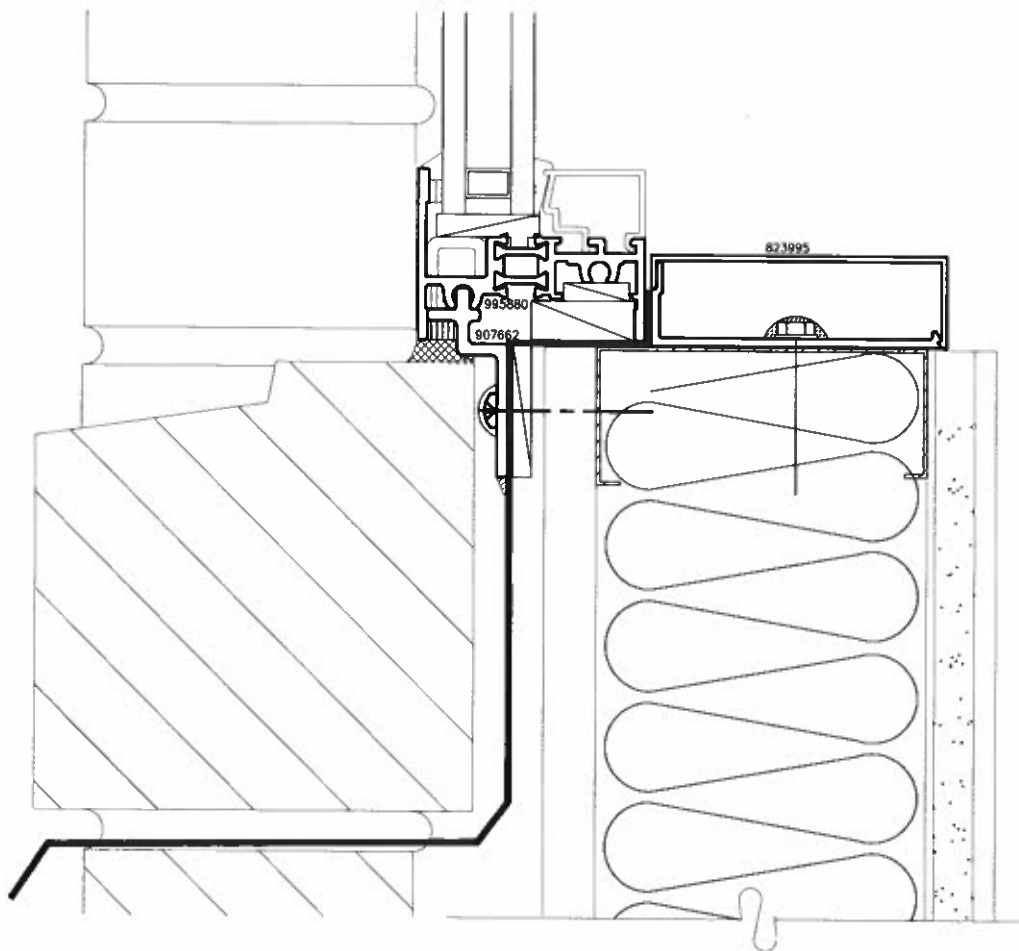
WAUSAU

WINDOW AND WALL
SYSTEMS

Accessories
Optional Nailing Fin Anchor

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series



**Nailing Fin
Exterior Anchor**



WAUSAU

WINDOW AND WALL
SYSTEMS

Isometric Views

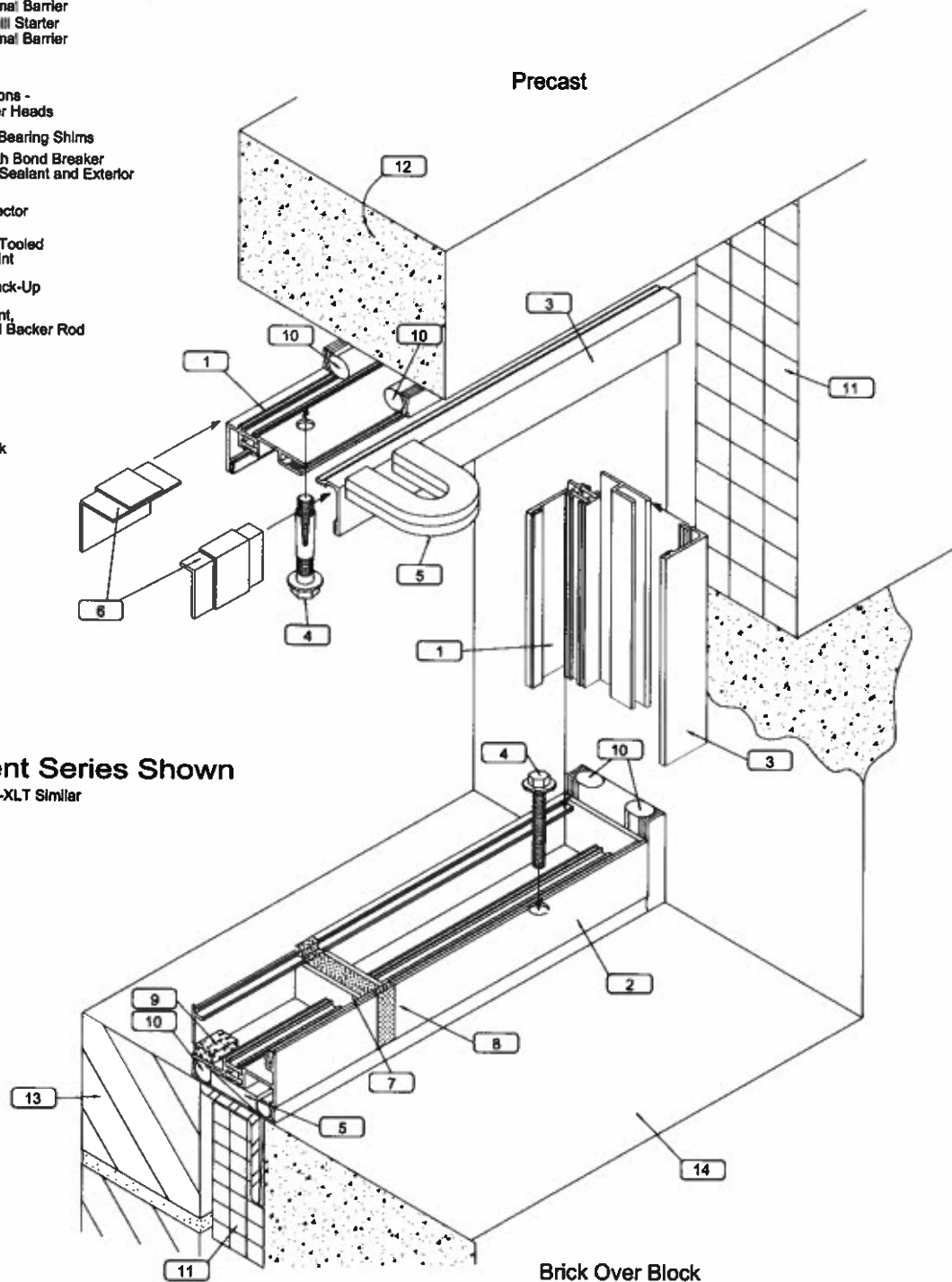
Architectural Windows

2250i INvent™ Series

Key:

- 1 Extruded Aluminum Head And Jamb Starter With Polyamide Thermal Barrier
- 2 Extruded Aluminum Sill Starter With Polyamide Thermal Barrier
- 3 Drive-On Starter Strip
- 4 Structural Attachment May Vary Per Conditions - Field Seal All Fastener Heads
- 5 Erector Installed Full-Bearing Shims
- 6 Aluminum Splices With Bond Breaker Tape - Erector Set In Sealant and Exterior Applied Sealant Joint
- 7 Aluminum Splice - Erector Set In Sealant
- 8 Erector Installed And Tooled Expansion / Splice Joint
- 9 Foam Baffle Weep Back-Up
- 10 Perimeter Sealant Joint, Specified Sealant And Backer Rod
- 11 Insulation
- 12 Stone Lintel
- 13 Brick
- 14 Interior Concrete Block

Note: Installation
Conditions Vary...



2250i INvent Series Shown
-XLT Similar



WAUSAU

WINDOW AND WALL
SYSTEMS

Isometric Views

Architectural Windows

2250i/3250i/4250i INvent™ Retro -XLT Series

Frames

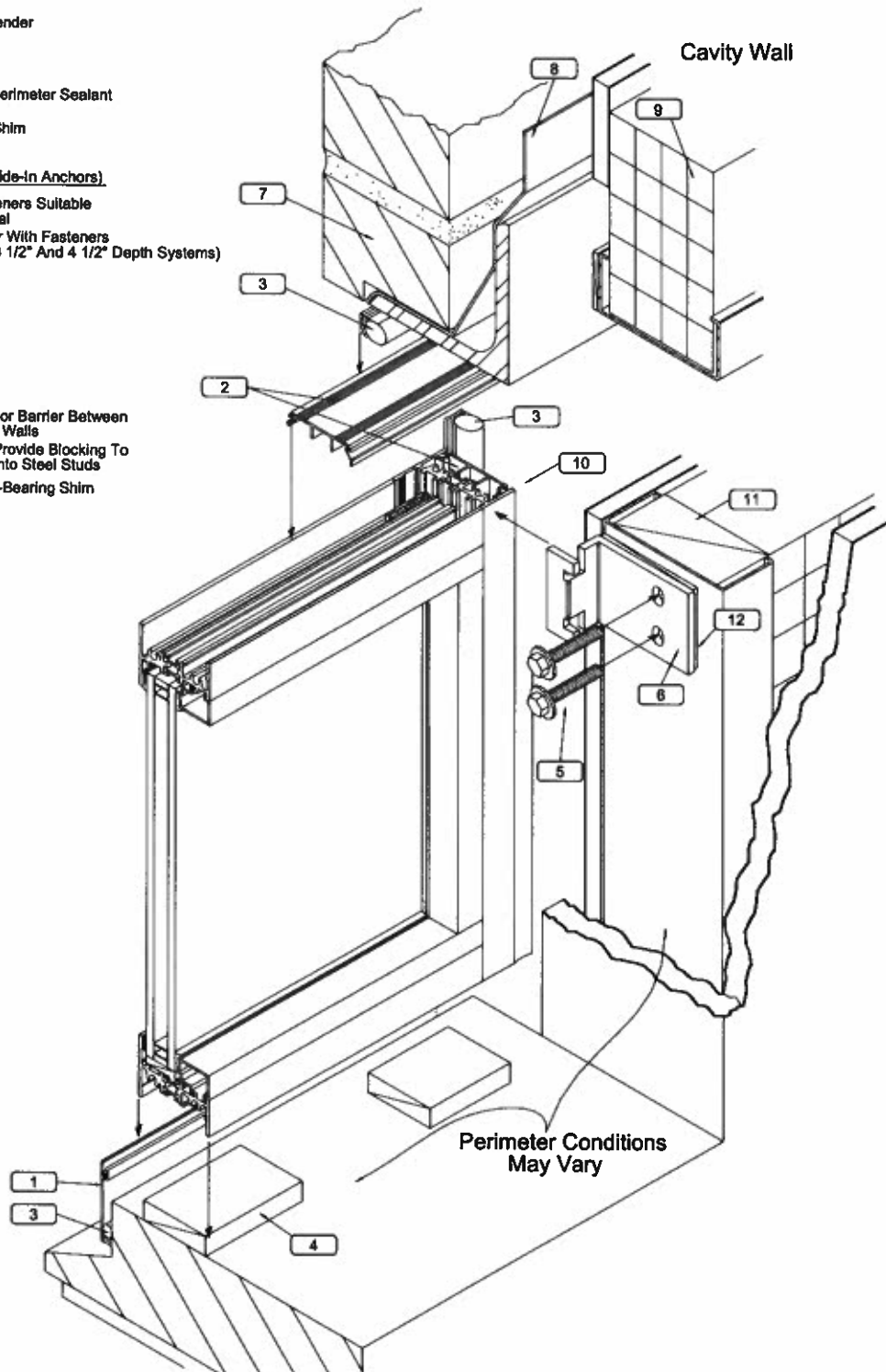
- 1 Extruded Frame Extender (When Required)
- 2 PVC Caulk Backer
- 3 Specified Rod And Perimeter Sealant
- 4 Erector Dead Load Shim

Anchorage (Using Slide-In Anchors)

- 5 Stainless Steel Fasteners Suitable For Substrate Material
- 6 Steel Slide-In Anchor With Fasteners (When Required At 3 1/2" And 4 1/2" Depth Systems)

Perimeter

- 7 Brick
- 8 Flashing
- 9 Insulation
- 10 Always Maintain Vapor Barrier Between Frame And Adjacent Walls
- 11 General Contractor Provide Blocking To Secure Attachment Into Steel Studs
- 12 Erector Installed Full-Bearing Shim

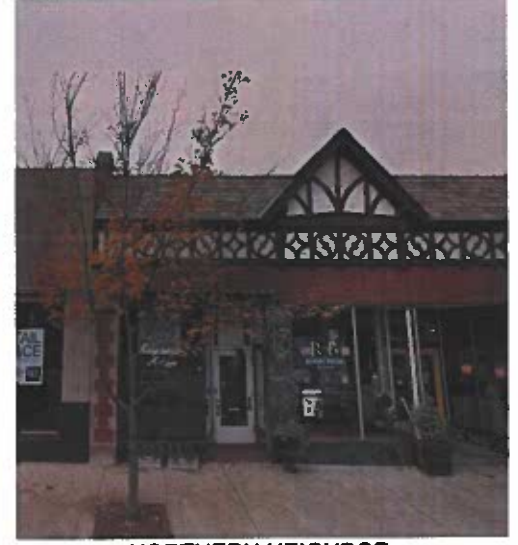




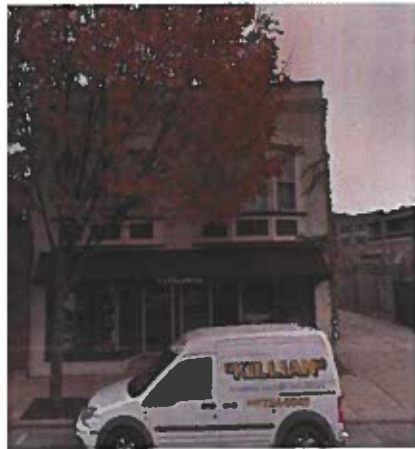
SOUTHERN NEIGHBOR



EXISTING FACADE



NORTHERN NEIGHBOR



SPIRIT ELEPHANT
924 GREEN BAY RD, WINNETKA, IL

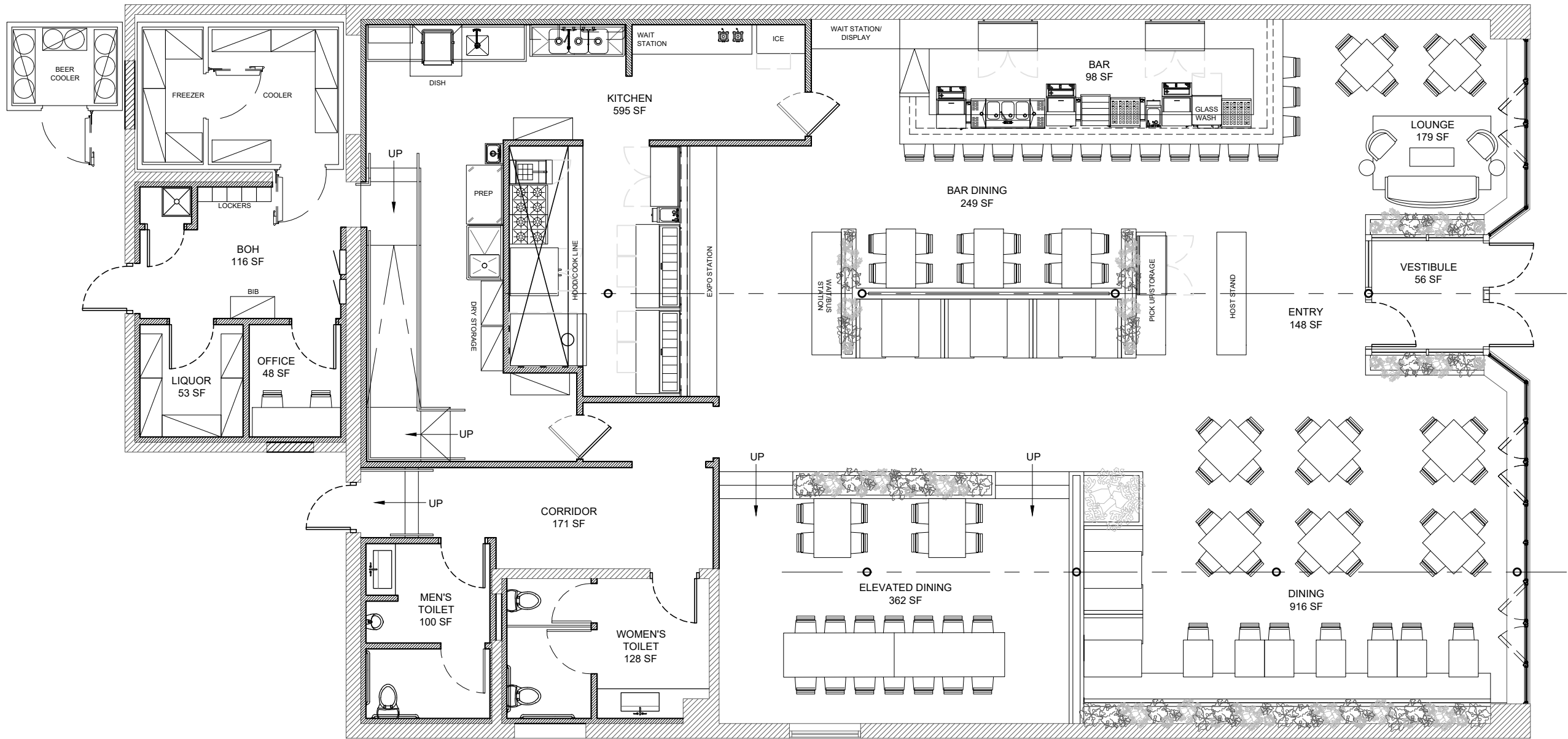


OPPOSITE STREETWALL



GRACE BAY HILL DESIGN
STUDIO WEST
ARCHITECTURE AND DESIGN

EXISTING CONTEXT PHOTOS



NO.	REVISIONS/SUBMISSIONS	DATE

DRAWN BY: SWS

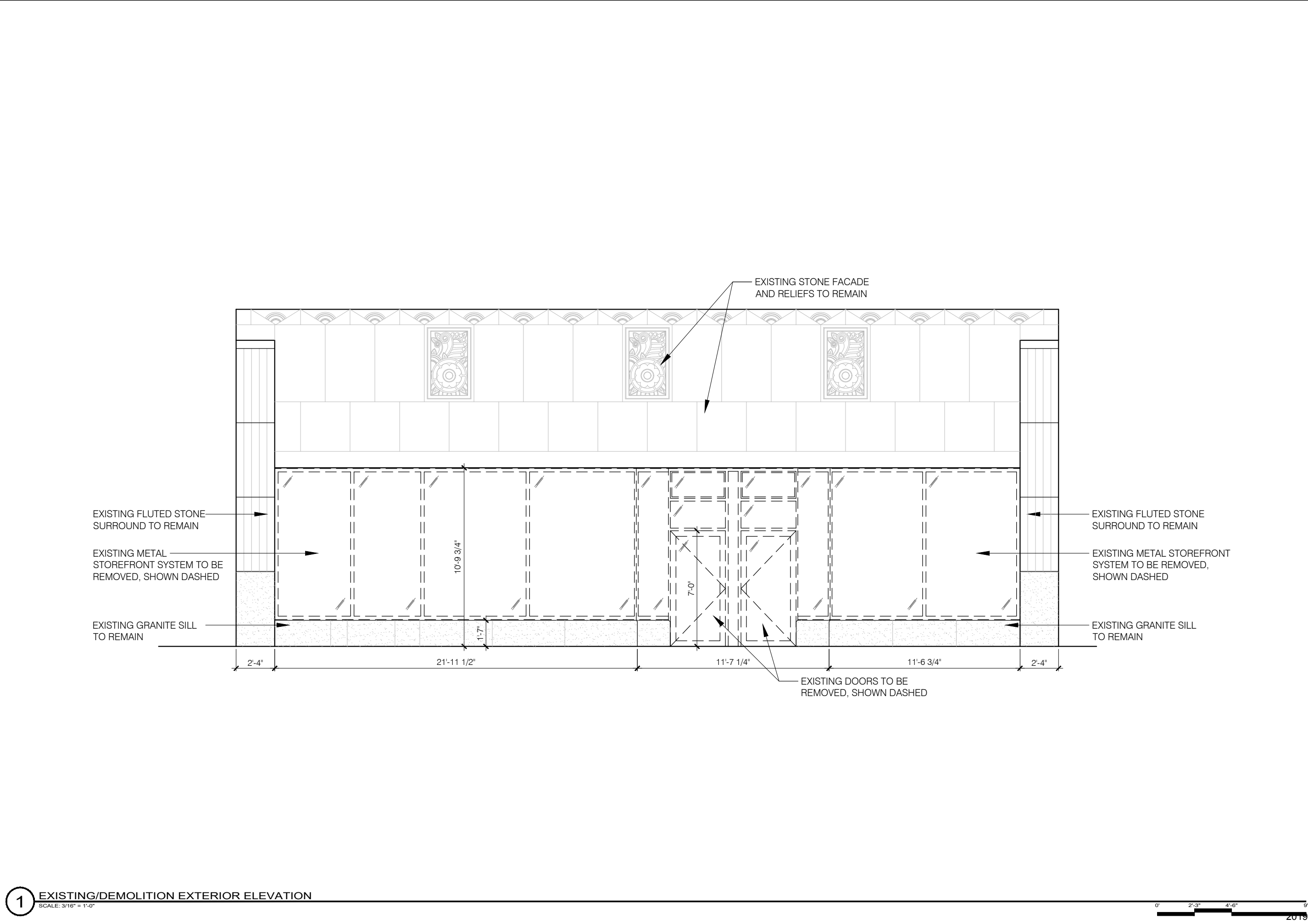
CHECKED BY: SWS

PROJECT:

19-003

FOR REVIEW

A-1



STUDIO WEST
ARCHITECTURE AND DESIGN

STUDIO WEST ARCHITECTS, LLC
1487 N Clybourn Ave, Unit H, Chicago, IL 60610
T: 312.965.8133
www.studiowest-arch.com

SEAL

GRACE BAY HILL DESIGN, LLC
www.gracebayhilldesign.com
T: 617.970.5968

DESIGNER

SPIRIT ELEPHANT
924 NORTH GREEN BAY ROAD
WINNETKA, IL 60093

EXISTING/DEMOLITION
EXTERIOR ELEVATION

NO.	REVISIONS/SUBMISSIONS	DATE
DRAWN BY: SWS		CHECKED BY: SWS

PROJECT:
19-003
FOR REVIEW

A-2

SHEET

SPIRIT ELEPHANT
924 NORTH GREEN BAY ROAD
WINNETKA, IL 60093

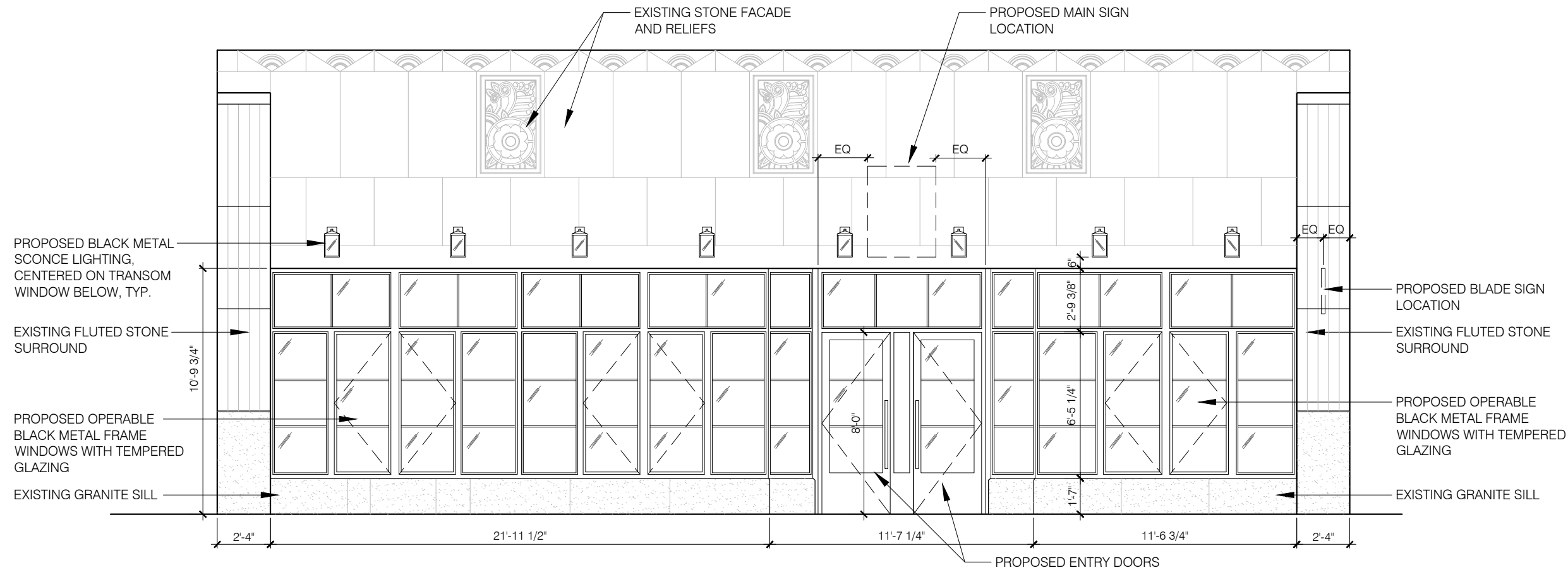
PROPOSED EXTERIOR
ELEVATION

NO.	REVISIONS/SUBMISSIONS	DATE
DRAWN BY: SWS		CHECKED BY: SWS

PROJECT:
19-003
FOR REVIEW

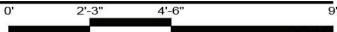
A-3

SHEET





1 PROPOSED EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



STUDIO WEST

ARCHITECTURE AND DESIGN

STUDIO WEST ARCHITECTS, LLC
1487 N Clybourn Ave, Unit H, Chicago, IL 60610
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T: 617.970.5968

DESIGNER

SPIRIT ELEPHANT
924 NORTH GREEN BAY ROAD
WINNETKA, IL 60093

PROPOSED EXTERIOR
ELEVATION - RENDERING

NO.	REVISIONS/SUBMISSIONS	DATE
DRAWN BY: SWS		CHECKED BY: SWS

PROJECT:

19-003

FOR REVIEW

A-4

SHEET

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: MARCH 14, 2019
SUBJECT: CASE NO. 19-07-DR: 64 GREEN BAY ROAD (ABOYER) - CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS AND SIGN APPLICATION FOR VESTIBULE WITH SIGN IDENTIFICATION

INTRODUCTION

On March 21, 2019, the Design Review Board is scheduled to consider an application submitted by Michael Lachowicz (the "Applicant") as the lessee of the property located at 64 Green Bay Road (the "Subject Property"), for consideration of a Certificate of Appropriateness and Sign Permit to permit the installation of a vestibule enclosure and signage at the main entrance of the restaurant located at the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Winnetka Avenue and Roger Avenue in the Indian Hill Business District and contains a one-story commercial building. The Applicant is the current tenant of the building. The Subject Property is located in the C-1 Limited Commercial Zoning District and is not in the Commercial Overlay District.

PREVIOUS APPROVALS

On June 16, 2011, the DRB approved a Certificate of Appropriateness for an addition measuring approximately 430 square feet located at the southeast corner of the building. The addition in 2011 included a covered entrance with an awning panel to enclose the entrance. A Sign Permit was approved for the existing projecting blade sign on the center of the building's street frontage in 2005.

CURRENT REQUEST

The Applicant is opening a new restaurant and is proposing to install a vestibule enclosure at the main entrance of the building that would also provide sign identification for the new restaurant. Currently, the main entrance is covered by a shingled roof over the doorway with two masonry support columns and an awning fabric cover on the left side and top of the doorway. The restaurant name is provided over the front of the awning fabric on the top.

The proposed vestibule would enclose the space provided by the roof cover with a welded aluminum frame and Sunbrella black (#4608) awning fabric that provides a sheltered area between the main doorway and the outside. The vestibule would roughly match the dimensions of the roof cover by being 8 feet in width and 7.16 in length. The vestibule would be roughly the same height as the clearance of the roof cover in 7.67 feet. The vestibule would feature an outward extending door with the name of the restaurant and three transparent vinyl windows on the front-facing elevation.

The proposed signage would be applied via stencil application on the vestibule door with the text “ABOYER – AMERICAN-FRENCH BRASSERIE” which is the name of the new restaurant. The lettering would be opaque white in color and measure 3 feet in length and 0.73 feet in height. The existing projecting blade sign on the building would be removed for the new restaurant. The Applicant has provided elevation renderings and design specifications for the proposed vestibule enclosure, 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 a business with a maximum of three words that provide a description of the occupant or business. The intended text in the application indicates the restaurant’s name with a three word description of the cuisine style. The Code also states that the total area for all signs shall not exceed 15% of the total area of street exposure. The sign on the vestibule enclosure would measure at 3 feet in length and 0.73 feet in height for an area of 2.19 square feet. The sign would occupy 0.37% of the 594.9 square feet of street exposure for the building. The proposed awning copy complies with the Sign Code. A staff analysis of the sign area with calculations is included as **Attachment B**.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide guidance for doorways and signage on commercial buildings. The Guidelines state that a public entrance for a commercial building should be located at the street frontage or the corner of the building. The proposed vestibule enclosure would maintain the location of the existing entrance. The Guidelines also state that a public entrance should be recessed with an awning. The entrance into the vestibule would still be slightly recessed under the roof awning providing cover for patrons.

The Design Guidelines state that signs should harmonize with the building and reflect the character of the building style. They also state that the sign surface should be earth tones or primary colors and be limited to materials such as wood, canvas, architectural glass, or metal. The proposed sign would be on the Sunbrella black (#4608) awning fabric with white vinyl lettering. The proposed wall sign on the vestibule would comply with the Guidelines’ requirements for building signage. An excerpt of the Design Guidelines is included as **Attachment C**.

SUMMARY

The Applicant requests that the DRB approve the proposed vestibule enclosure and wall sign as proposed. Should the DRB approve the certificate of appropriateness for the proposed vestibule and sign, the Applicant would first need to receive a building permit and sign permit from the Community Development Department prior to installation.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Staff Analysis of Sign Area

Attachment C: Design Guidelines Excerpt



Figure 1 – Existing main entrance with roof cover awning and canvas enclosure.



Figure 2 – Existing main entrance with roof awning and canvas enclosure.



Figure 3 – Street exposure along Green Bay Road.

ATTACHMENT A
VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 64 Green Bay Rd, Winnetka, IL
60093

REAL ESTATE INDEX NUMBER

NAME OF BUSINESS(ES) A Boyer
American-French Brasserie

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? ☐

Airlock / Vestibule Enclosure

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

Acme Awning Co. will build a vestibule enclosure. It will
have a single door and be made out of welded aluminum
and covered in Sunbrella Black Cloth (#4608). The vestibule
includes clear vinyl windows. Customer logo to be applied
to door in opaque white paint

I/We hereby certify that as Michael (Lessee/Owner) of the property at 64 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

Michael Lachowicz

64 Green Bay Rd
Winnetka, IL 60093

FOR OFFICE USE ONLY

COA applied for (date)

COA Case Number

COA issued (date)

PRIMARY DESIGN FIRM

CONTACT NAME

ADDRESS

PHONE NUMBER

FAX NUMBER

Acme Awning Co

Kris Arends

1500 Old Deerfield Rd
suite 21
Highland Park, IL 60035

(847) 446-0153

(847) 831-5747

**VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT**

SIGN PERMIT APPLICATION

RECEIVED
MAR 07 2019

Tenant/Lessee

Name of Business: <u>ABOYER</u>		Primary contact name: <u>Michael Lachowicz</u>		Phone: [REDACTED]
Street Address: <u>64 Green Bay Rd</u>				Fax:
City <u>Winnetka</u>	State <u>IL</u>	Zip Code <u>60093</u>	Email: [REDACTED]	

Sign Company

Name of Sign Company: <u>Acme Awning Co.</u>		Primary contact name: <u>Kris Arends</u>		Phone: <u>(847) 446-0153</u>
Street Address: <u>1500 Old Deerfield Rd</u>				Fax: <u>(847) 831-5747</u>
City <u>Highland Park</u>	State <u>IL</u>	Zip Code <u>60035</u>	Email: <u>acmeawning@att.net</u>	

Property Owner

Name of Company: <u>Mondelis</u>		Primary contact name: <u>Nick Mondelis</u>		Phone: [REDACTED]
Street Address: <u>64 Green Bay Rd</u>				Fax:
City <u>Winnetka</u>	State <u>IL</u>	Zip Code <u>60093</u>	Email: [REDACTED]	

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

Additional description of sign type and materials

The name of the business will be applied to the vestibule door, "ABOYER - American French Brasserie" using a stencil application in opaque white lettering to black cloth. H 8.75" X 3'

SBC2019-115

OFFICE USE ONLY	PERMIT FEE (\$60/\$195 per sign)
CONDITIONS OF APPROVAL:	

Scene Rendering



Stock Photo
Awning to be removed

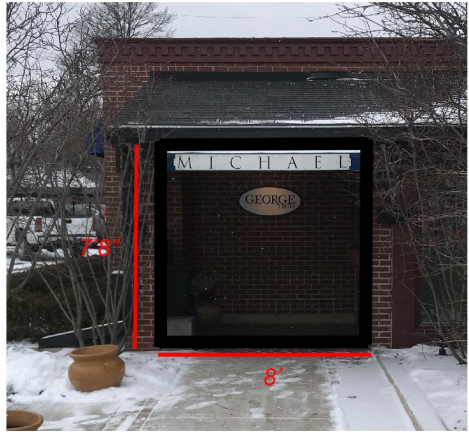
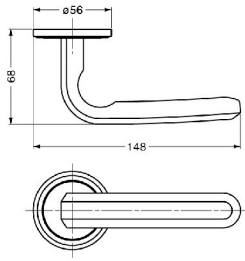
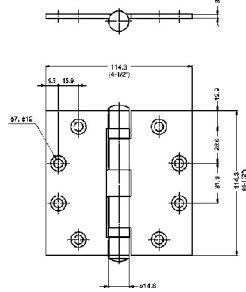


Figure A
Door Handle



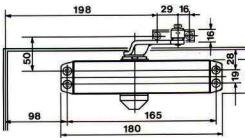
- Level style knob in compliance with ADAAG 4.13.9
- Mounted at 3'6" above ground "

Figure B
Standard Hinge



- Anti corrosive hardware
- Mounting points from ground (10", 42", 74")

Figure C
Door Closer
(not shown)



- Adjust Swing speed at 1/3 seconds from 70 degress open to latch.

Client Name and Project

ABOYER
AMERICAN - FRENCH BRASSERIE

Michael Lachowicz

Install Date

4/27/19 pending approval

Manufacturer Name



1500 Old Deerfield Rd.
Unit 21
Highland Park, IL 60035

Structural Designer

Steve Normandy B.S.

Building Notes

- Project designed to be in compliance with Illinois Accessibility Code of 2019 and Illinois Environmental Barriers Act.
- Covered in Sunbrella Material
- Welding follows AWS standards and protocol
- All fasteners and hardware to be corrosive resistant.
- type 10 1.5" tek screws
- 3" lag and shield
- medium Z style bracket

Date

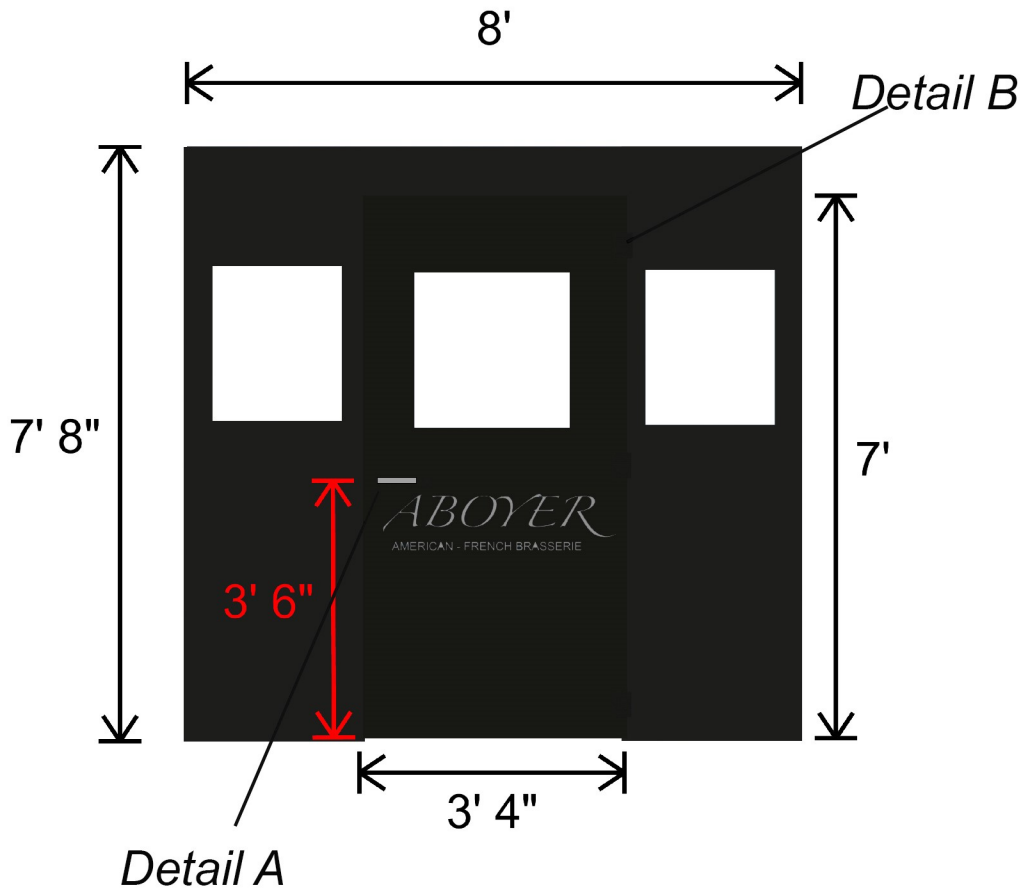
2/28/19

Sheet

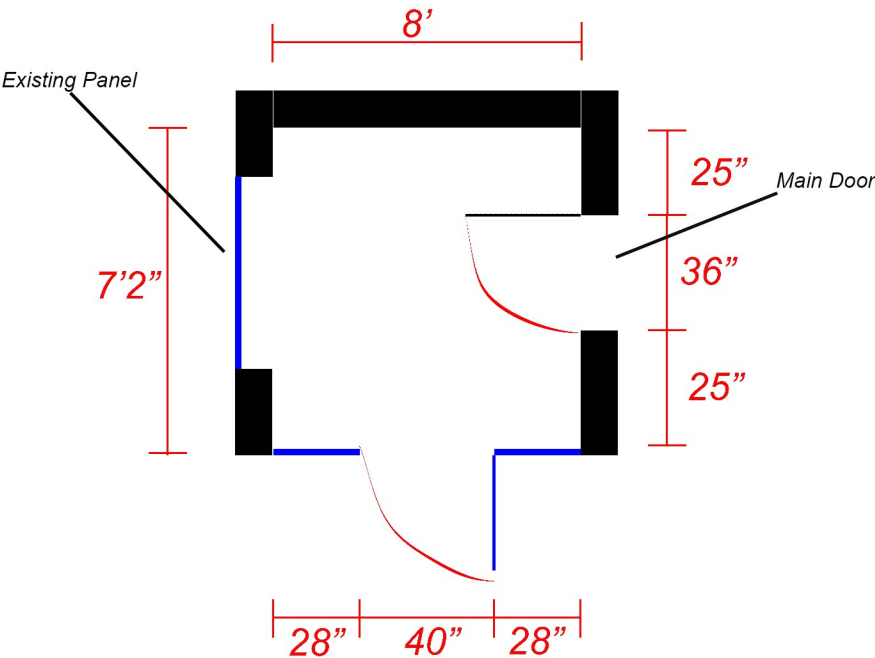
1 of 2

Front View

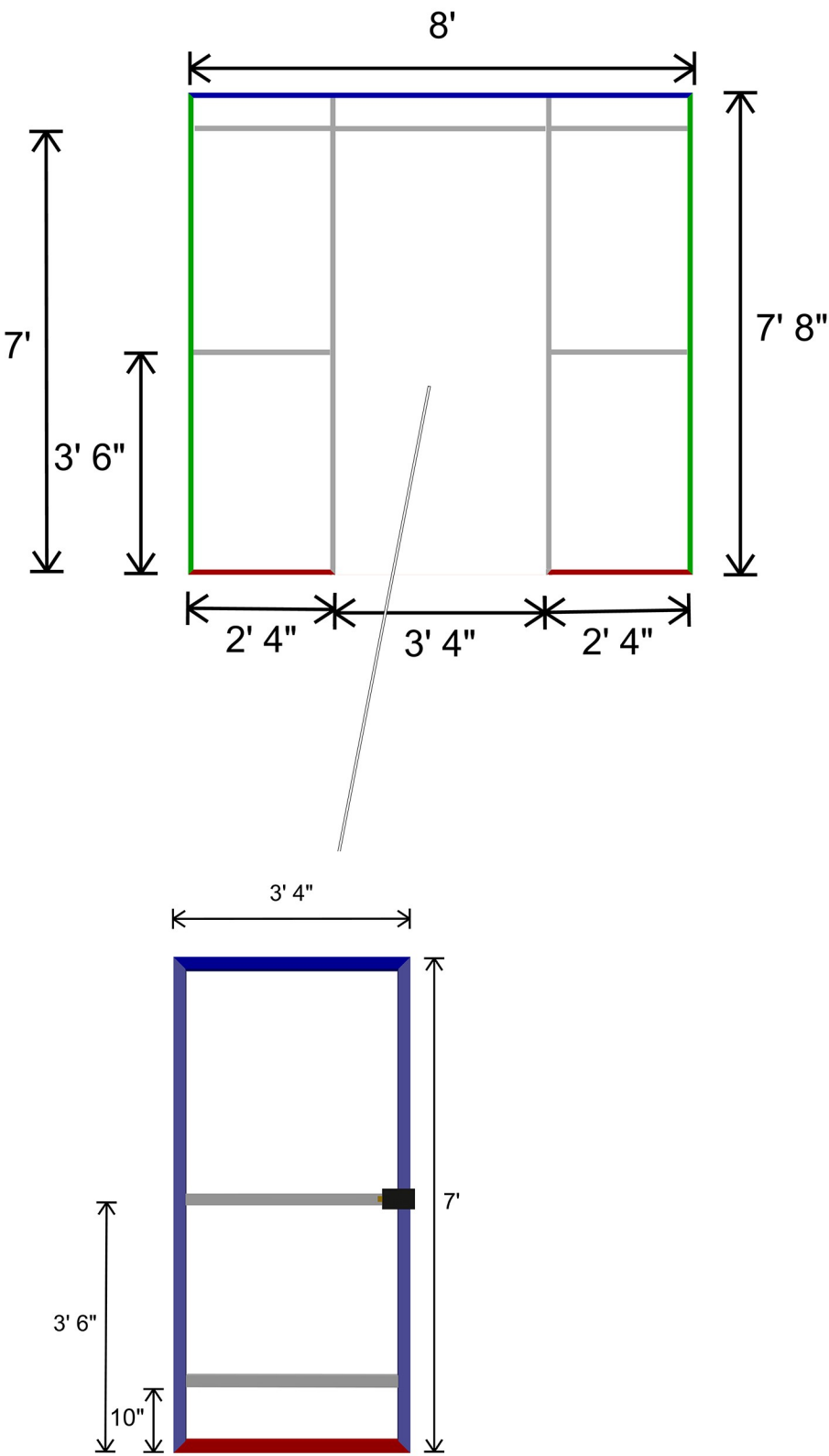
Covered in Sunbrella Black #4608



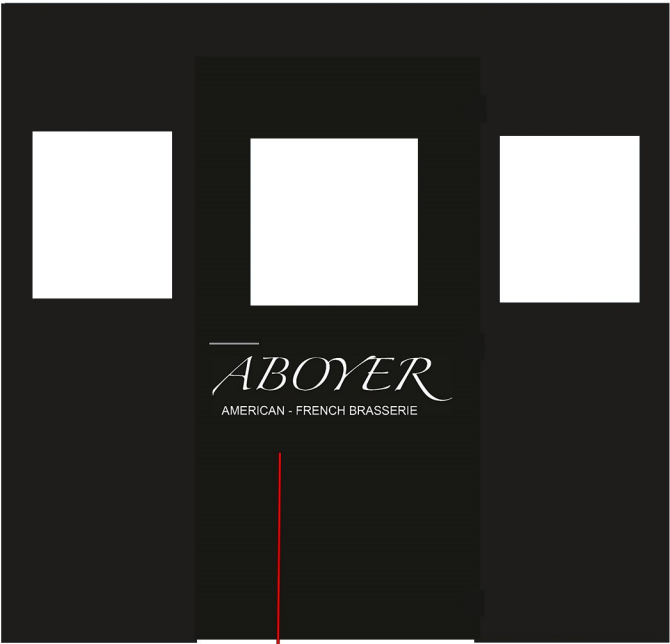
Dimension Plan View



Frame Rendering
2x1 .125 Aluminum Constuction



Logo Detail



-Applied via stencil application
-color to be opeque white

Client Name and Project

ABOYER
AMERICAN - FRENCH BRASSERIE

Michael Lachowicz

Install Date

4/27/19 pending approval

Manufacturer Name



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- type 10 1.5" tek screws
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- medium Z style bracket

Date

Sheet

2/28/19

2 of 2

ATTACHMENT B



Building Street Exposure: $(11.83' \times 17.62') + (12' \times 32.20') = 594.9$ square feet

Maximum Permitted Total Sign Area: 89.235 (15% of street exposure)

Proposed Sign Area: $0.73' \times 3' = 2.19$ square feet (identified with dashed yellow box)

Total Exposure: $2.19/594.9 = 0.37\%$

Institutional: The primary facade should have a distinct public main entrance.

Multiple-family Residential: Multiple-family residences should have a distinct and articulated common entrance on the main facade(s). Town homes should have individually articulated entrances.



Figure 32

VII. Articulation

- a. **Entries:** Proportion, scale, location and details should be used to differentiate public entrances from private or semi-private entrances at all uses.

1. Hierarchy

Commercial, Mixed Use and Institutional: The identity of the public entrance should be evident from the public way and differentiated from the semi-public and private entrances. Public entries should have a large-scale approach and be open and inviting whereas semi-public and private entries are integral to the adjacent building facade and more opaque.

Multiple-family Residential: Proportion, scale, location and details should be used to differentiate common entrances from private entrances.

2. Location

Commercial and Mixed Use: Public entrances should be located along the main thoroughfares and at corners. Private or semi-private entrances should be located either to the side of a single bay building or centrally for a multiple bay building.

Institutional: Public entrances, both main and secondary, should be located in a central location on the main facade or along major access routes or vistas. Services entrances should be remotely located from the open public space and not visible from the main public approach.

Multiple-Family Residential: Common entries will be oriented toward the main street or thoroughfare. Garage entrances should be oriented toward a secondary street, alley or away from the pedestrian way.

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

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.
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.



Figure 41



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MARCH 13, 2019
SUBJECT: CASE NO. 19-08-SU: 800 PINE STREET - WINNETKA COMMUNITY NURSERY SCHOOL - CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS

INTRODUCTION

On March 21, 2019, the Design Review Board is scheduled to consider an application filed by Winnetka Community Nursery School (the "Applicant") as the lessee of the property at 800 Pine Street (the "Subject Property"), for a Certificate of Appropriateness to allow the renovation of the existing playground on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.18 acres in size and consisting solely of the Winnetka Community Nursery School playground, is located at the northwest corner of the Winnetka Community House property at the southeast corner of Pine Street and Killian Court. The Winnetka Community House property contains a two-story institutional building. The Applicant has occupied the one-story wing on the western-most portion of the building since 1972. Figure 1 below and Figures 2 and 3 on the following page identify the Subject Property.



Figure 1 – Subject Property (Pine Street)



Figure 2 – Subject Property (Killian Court)



Figure 3 – Aerial Map

PREVIOUS APPROVAL

On March 18, 2004, the DRB issued generally favorable comments on the renovation of the existing

playground but requested that the applicants remove a chain link fence on the west side of the property and modify the proposal from a lattice fence to a 4-foot high solid board-on-board fence. The Applicant agreed to make the changes as recommended by the DRB. After receiving favorable recommendations from all three advisory bodies, on May 4, 2004, the Village Council adopted Ordinance M-17-2004 granting approval of a Special Use Permit and variations from the Zoning Ordinance to allow the renovation of the Winnetka Community Nursery School playground and to allow play equipment to encroach the required front yard setbacks from Pine Street and Killian Court (Attachment C).

CURRENT REQUEST

The proposed renovation of the existing playground consists of the following: (1) reconfiguration of walks; (2) replacement of some play equipment; (3) a new playhouse; and (4) new components that include berms, a tricycle path, a live willow tunnel, and evergreen forest. The proposed playground would have a naturalistic hobbit theme. The components in the playground would be made from natural materials or would be composed to resemble nature items with neutral colored accents.

The large play structure currently located closest to Pine Street would be replaced with a new treehouse play piece. An existing "tree studio" identified in Figure 2 and in photos submitted by the Applicant, which are included in the attached application materials (Attachment A), would be removed to accommodate the proposed playhouse.

The existing sandbox would be removed and replaced with berms covered with a rubber surface. A new sandbox that can be covered is proposed closer to the building between two existing entrances to the school on the west side of the building. The impermeable lot coverage within the playground would increase by approximately 377 square feet and comply with the maximum permitted impermeable lot coverage. It is important to note that the area of the playground itself would not increase.

Other incidental play pieces are proposed throughout the playground and are identified on the Conceptual Plan along with corresponding photos and descriptions of the pieces included in Attachment A. In addition to photos and plans, the Applicant has provided a narrative description of the proposed plan, which is also included in Attachment A.

ZONING RELIEF

Although, not part of the DRB's consideration, it should be noted that two variations are being requested: (1) Front Yard Setback from Pine Street; and (2) Front Yard Setback from the Killian Court roadway easement. The proposed treehouse piece would provide a minimum front yard setback of 11.25 feet from Pine Street, whereas a minimum front yard setback of 25 feet is required. For reference, the existing large play piece that would be removed to accommodate the proposed treehouse piece is setback approximately 11 feet from Pine Street and was subject to the variation that was granted in 2004. The proposed playhouse also requires zoning relief as a setback of 1-foot is proposed from the outer-limits of the roadway easement for Killian Court, whereas a minimum front setback of 25 feet is required. It should be noted that the existing "tree studio" that would be removed encroaches the Killian Court easement, however, the proposed playhouse would be located outside of the easement.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Plan Commission considered the Special Use Permit at its meeting on February 27, 2019. After hearing from the Applicant, and no members of the public, the Plan Commission voted 8 to 0 to recommend approval of the request.

The Zoning Board of Appeals (ZBA) is scheduled to consider the Special Use Permit and variations at its meeting on April 8, 2019.

The Special Use Permit and variations are subject to final approval by the Village Council.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provides guidance on appropriately designed open space; an excerpt of the Design Guidelines is included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed renovation of the existing playground appropriate and compatible with Design Guidelines and recommend approval of the renovation as proposed. The Village Council has final jurisdiction on this request.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Excerpt of Design Guidelines

Attachment C: Ordinance M-17-2004, adopted May 4, 2004

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 800 Pine Street, Winnetka, IL

NAME OF BUSINESS(ES) Winnetka Community Nursery School

REAL ESTATE INDEX NUMBER			
05	20	203	036

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? ☐

playground update

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

Project consists of renovation of existing playground. Reconfiguration of walks, installation of new play features and play surfaces is the scope of the project. Grades remain the same, all trees remain, impervious area increases slightly but remains below allowances

I/We hereby certify that as Owner WCH/Lessie WCNS (Lessee/Owner) of the property at 800 Pine St. (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 Signature]
Robert J. Thum
600 Lincoln
Winnetka, IL 60093
847-881-9333

FOR OFFICE USE ONLY

COA applied for (date) 01.31.19

COA Case Number 19-08-SU

COA issued (date) _____

PRIMARY DESIGN FIRM

CONTACT NAME

ADDRESS

PHONE NUMBER

FAX NUMBER

Clauss Brothers
Natalie Gongaware
12N330 Switzer Rd
Elgin, IL 60124
(847) 488-0711
(847) 488-0551

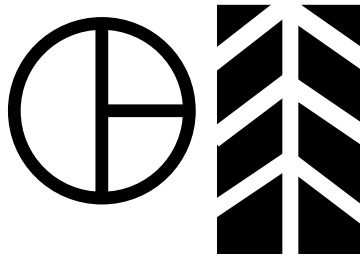
RECEIVED
JAN 31 2019
BY: COA-2019-046



Winnetka Community Nursery School Playground Rehabilitation

Village of Winnetka, Illinois
Department of Community Development
January, 2019

SPECIAL USE & VARIANCE PERMIT APPLICATION



CLAUSS BROTHERS, Inc.
Landscape Architects & Contractors

12N330 Switzer Rd
Elgin, IL 60124
TEL (847) 488-0711
FAX (847) 488-0551

January 24, 2019

Page 1 of 2

TO: Planning & Zoning Board
DRB Members
Planning Staff
FR: Natalie Gongaware, RLA, Clauss Brothers, Inc.
Kim Mancini, WCNS
Jennifer Page, WCNS

RE: Planning & Zoning Request for Approval: Plan Overview

On behalf of Clauss Brothers, Inc. and the Winnetka Community Nursery School, we are pleased to submit our design proposal for the renovation of the playground at the Winnetka Community Nursery School. The design process was a collaborative effort among teachers, staff and parents to develop a unique playground experience with a natural approach to play.

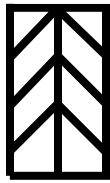
The current playground overtime has shown wear and tear and is nearing its life expectancy on some of the play elements. Some of the play features are seldom used by the children and will be removed and replaced with new innovated components. A few popular structures will remain with parts replaced to ensure a safe environment. The exciting changes in the space provide a naturalistic hobbit theme to the playground. Recent studies have shown that children, especially in urban areas, are in need of developing skills to invent active play and encourage imagination. The new components of the playground will include berms for running and rolling on, a tricycle path with a more stable surface to ride on with S turns, a live willow tunnel and evergreen forest drive thru, and a building area where sticks and stones become trains, castles or wherever the imagination takes it. A new smaller sand box will have the ability to be covered and provide a clean artistic place to create along with the mud room where hands are allowed to get dirty. The big kids play structure will feature a treehouse with a real tree trunk base and challenging climbing opportunities. All meet current safety guidelines and ADA standards. The naturalistic design approach will complement the Community House Campus. All components in the playground will be made from natural materials or are composed to resemble nature items with neutral colored accents.

The playground is designed to minimize visual impact. The green themed environment will fit well into the neighborhood. All existing trees are preserved and an additional shade tree and evergreens will be added to the environment. The Impervious surfaces remain below standards.

Certified Natural Engineered wood fiber surfacing providing the safe fall zones along with tested poured in place rubber. The scope of the renovation includes the following:

- New wood tree house play feature for 3-5 year olds
- New sand box area with log surrounds and sized for covering
- Mushroom seats to climb, sit and gather
- Rubber covered berms resembling islands in water
- Art panels for artistic drawing
- Log benches for sitting and balance climbing
- Sticks and stone building area
- Concrete tricycle path
- Free play area circle with solid surface
- Mud room with mud tables
- Wood cabin playhouse
- 4 seat wood swing frames will remain
- Live Willow tunnel
- Wood play structure for ages 2-5 year olds will be updated with new parts
- Evergreen shrub forest for hide and seek
- All existing trees preserved and a shade tree and evergreens added
- Both Wood fiber and Rubber Surfacing are certified as ADA accessible
- Safety standards are incorporated into design

We are requesting a zoning variance and a special use permit in order to replace the declining nursery school playground and update with an innovative play space meeting current ADA and safety standards.



CLAUSS BROTHERS, INC.
Landscape Architects & Contractors

12N 330 Switzer Road
Elgin, IL 60124
T 847 488.0711
F 847 488.0551
www.claussbrothersinc.com

Custom Tree House Play Piece by Daniels Woodland



Tree opening with Eave



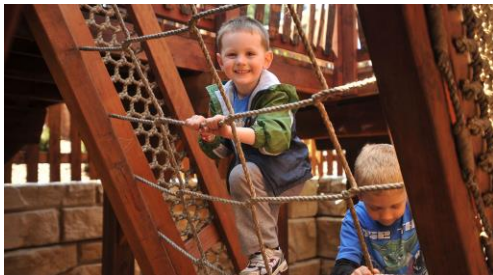
Tree with Roofed Deck

Cedar Shingle Roof



Curved slide

Climbing Rope Ladder



Climbing
Wall

Equipment Description: Structure Materials /Color

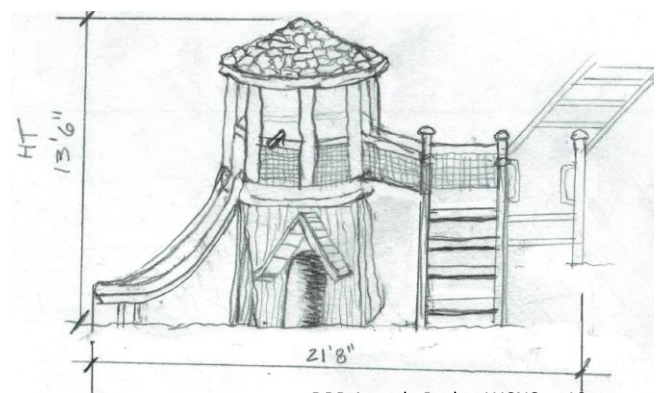
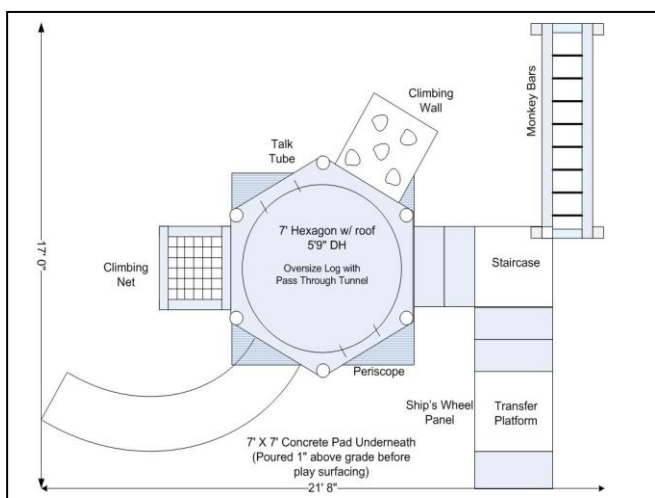
Natural Wood with rope and
green and beige accents

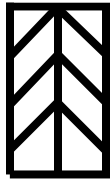
Structure Components

Climbing wall, Rope ladder,
slide, Tunnel pass thru,
Transfer deck, Monkey Bars,
Periscope, Talk Tubes, Ship's
Wheel Panel

Dimensions

17'0" x 21'8" x 13'6" height (top of
roof)





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Landscape Architects & Contractors

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Custom Playhouse By Daniels Woodland



Faux Chimney Stack

Cedar Shingle Roof



Equipment Description:

Structure Materials/Color

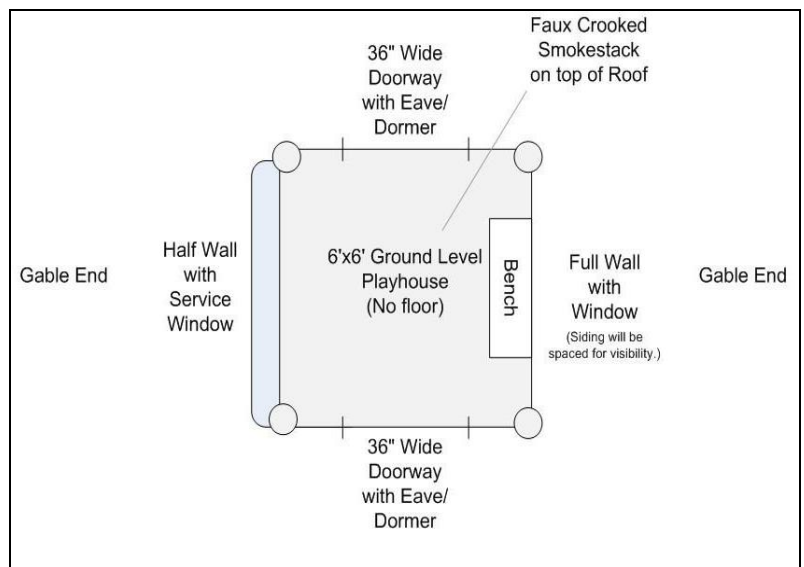
All Natural Wood

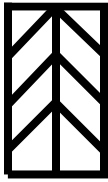
Structure Components

2 Doorways with Eaves, no Floor,
Indoor bench, Full window, Faux
Crooked Smokestack,
Half wall with service window

Dimensions

6'W x 6'W x 9'HT (top of roof)





CLAUSS BROTHERS, INC.
Landscape Architects & Contractors

12N 330 Switzer Road
Elgin, IL 60124
T 847 488.0711
F 847 488.0551
www.claussbrothersinc.com

Play Components



Art Panels by Landscape Structures
Dimension: 30 3/8"W x 50"HT
Materials/Colors: Leaf aluminum posts w/ brown permalene paint holder



Sticks and Stone Building Materials

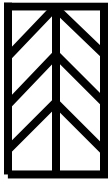
Materials/Colors – Natural Wood and stone



Log Bench by Nature Rocks
Dimensions: 2'W x 4'L
Materials/Colors: Glass Fiber Reinforced Concrete in Neutral Colors



Mushroom Seat/Climbers by Landscape Structures
Dimensions: 14" dia x 16" ht
Materials/Colors: Precast Concrete in Neutral colors



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www.claussbrothersinc.com

Play Components



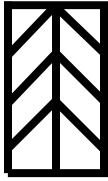
Sand Box edge – Natural logs and Rosetta Stone -precast stone outcropping
Color - fon du lac



Living Willow Tunnel – Salix
miyabeana 7-8' rods



Hide and Seed Forest – Thuja
occidentalis 'Smargard' 4' ht



CLAUSS BROTHERS, INC.
Landscape Architects & Contractors

12N 330 Switzer Road
Elgin, IL 60124
T 847 488.0711
F 847 488.0551
www.claussbrothersinc.com

PLAYGROUND SURFACING



Poured in Place Rubber Surfacing over berms
2" Thickness Colors: 50% black mix with 50% green for islands
50% black mix with 50% blue for water

- **FibarPIP** helps to cushion falls and lower the chance of injuries.
- **FibarPIP** complies with Federal CPSC* guidelines.
- *Consumer Product Safety Commission
- **FibarPIP** complies with ADA*
- *Americans with Disabilities Act
- **FibarPIP** is certified for safety by IPEMA.*

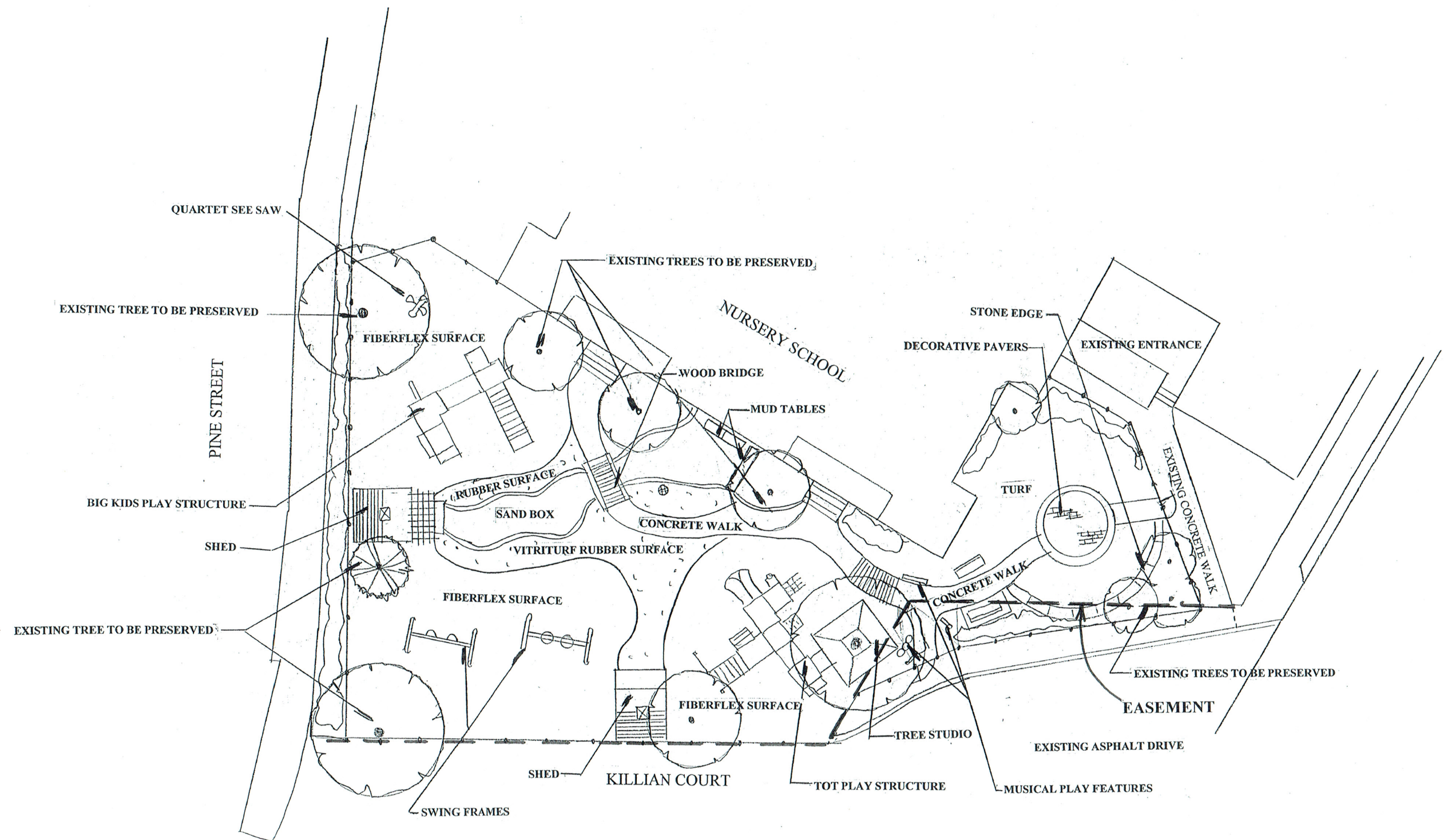
*International Play Equipment Manufacturers Association



Engineered Wood Fiber by Fibar

Fibar is regularly tested to comply with all relevant standards of the Consumer Product Safety Commission (CPSC) and ASTM, including F2075 for fiber size and purity, F1292 for impact absorption, and F1951, which provides access for the physically challenged. The test results are independently verified by IPEMA, the International Play Equipment Manufacturers Association.

DRB Agenda Packet WCNS p. 14

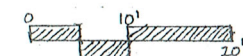


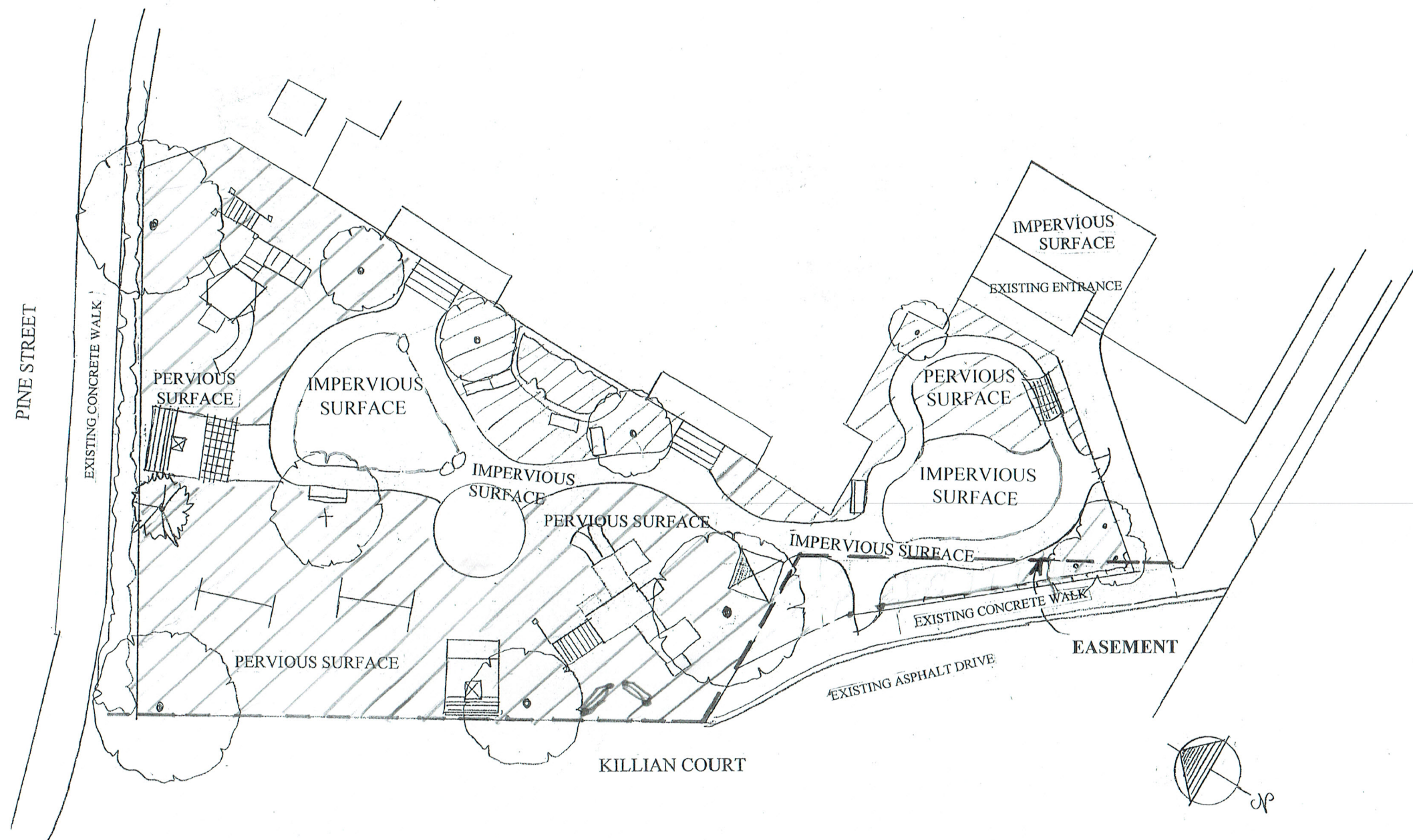
WINNETKA COMMUNITY NURSERY SCHOOL
Playground Renovation
Existing Conditions

Scale: 1" = 10' 0"

L2

CLAUSS BROTHERS, INC.
 Landscape Architects & Contractors





Existing Conditions

Site Area:	7,960 square feet
Impervious Area:	2,562 square feet (32%)
Pervious Area:	5,398 square feet (68%)

Proposed Plan

Site Area:	7,960 square feet
Impervious Area:	2,939 square feet (37%)
Pervious Area:	5,021 square feet (63%)

WINNETKA COMMUNITY NURSERY SCHOOL

Playground Renovation

Impervious vs. Pervious Surface Exhibit

Scale: 1" = 10' 0"

CLAUSS BROTHERS, INC.
Landscape Architects & Contractors



LA

Wider view of large Treehouse Playpiece and Wooden Bridge



Tree studio to be removed and replaced with Playhouse



Existing Treehouse Play piece (to be removed)

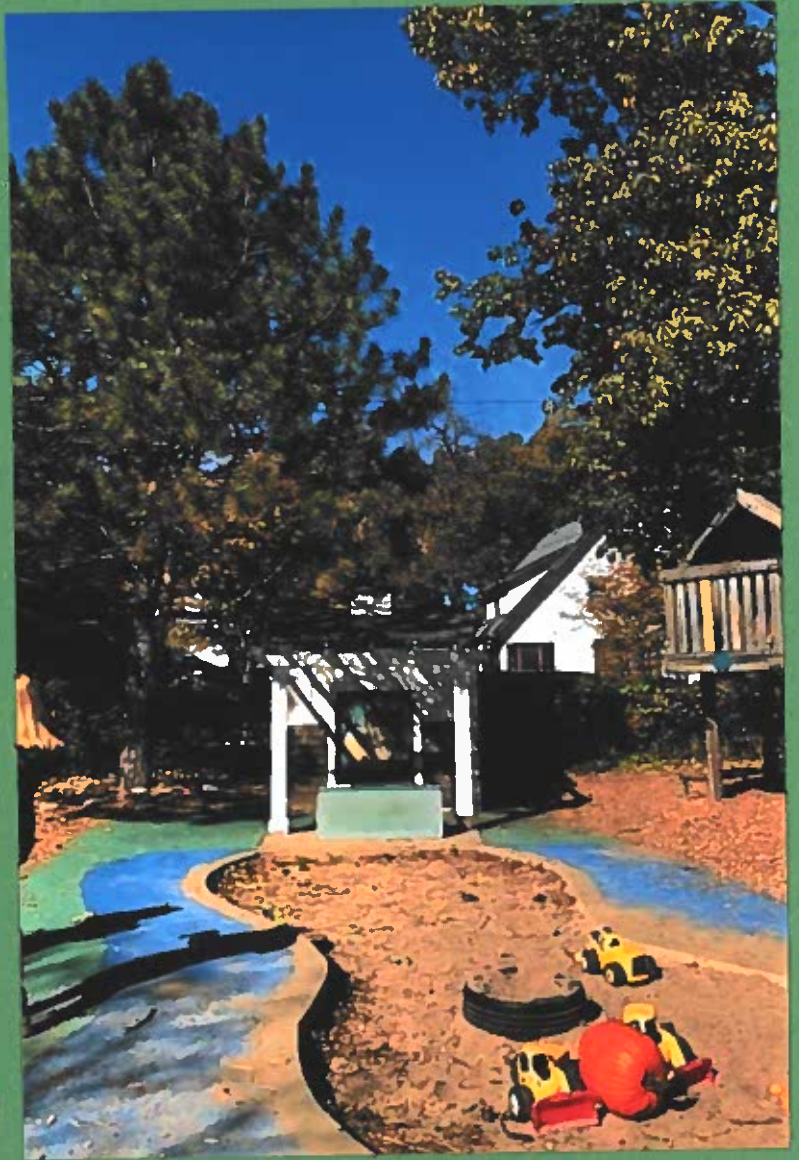
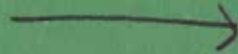


part of
saw
be
removed

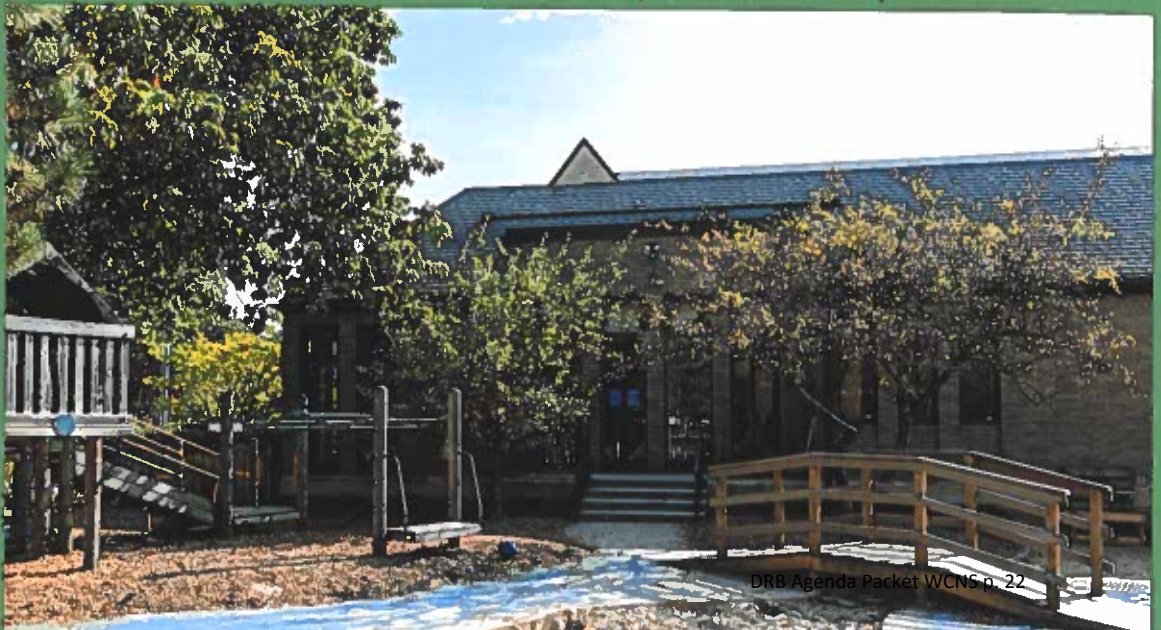
Existing Tree house Playpiece (to be removed)



Sand box to be
removed and
replaced with
the rubber surfacing
over berms



Wood bridge to be removed



This is where the "hide and seek" / willow tunnel
will be





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.

- c. **Open Space Types.** There are a variety of active and passive open space types from which to select to create an optimal and appropriate open space amenity. Open space types include:

1. Active Open Space: (See Figures 89a-89h)

- Small park/playground
- Fountain garden
- Corner pocket park or plaza
- Mid-block walkways
- Entries or forecourts
- Courtyards
- Enhanced public parkway/pedestrian zone
- Bike path



*Typical pocket park/playground
Figure 89a*



*A fountain element can be used as a focal point or
community landmark
Figure 89b*



Figure 89c



*A simple corner pocket park or plaza can help screen
vehicular areas
Figure 89d*

Village of Winnetka, IL Ordinances and Resolutions

ORDINANCE NO. M-17-2004**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS (Winnetka Community Nursery School – 800 Pine)**

WHEREAS, the Winnetka Community House is the owner of the following described real estate (the “Subject Property”):

Parcel 1 – Lot 1 of Community House Consolidation, a subdivision in the northeast ¼ of northeast ¼ of Section 20 and the southeast ¼ of the southeast ¼ of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, Cook County, Illinois.

Parcel 2 - Lots 7, 8, 9, in Block 13 of Winnetka Park Bluffs, a subdivision of Blocks 1, 2, 3, 4, (except lots 4, 5, and 6 in Block 4), Blocks 5 and 6, Lots 8, 9, 10, 11 and 12 in Block 7, Lots 3, 6 and 7 in Block 9, Lots 1, 2, 3, 4, 5 and 7 in Block 12 and the north 75 feet in Block 11, Park Addition, in the northeast ¼ of northeast ¼ of Section 20 and the southeast ¼ of the southeast ¼ of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, Cook County, Illinois,

commonly known as 620 Lincoln Avenue, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District, provided in Chapter 17.32 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, the principal use of the Subject Property is a special use that includes the Winnetka Community House and the Winnetka Community Nursery School; and

WHEREAS, the operations of the Winnetka Community Nursery School, which is located in the northwest corner of the Subject Property and has a common street address of 800 Pine Street, include a 9,033-square foot playground located at the southeast corner of Pine Street and Killian Court; and

WHEREAS, on February 25, 2004, the Winnetka Community House (the "Applicant") filed an application for a special use permit pursuant to Section 17.32.010(B)(2)(c) of the Winnetka Zoning Ordinance, to allow the renovation of the Winnetka Community Nursery School's playground facilities; and

WHEREAS, on February 25, 2004, the Applicant also filed an application for the following variations from Chapter 17.32 of the Winnetka Zoning Ordinance: (a) a variation from the setback requirements of Section 17.32.010 to permit the play equipment to observe a front setback of 2.67 feet from the Pine Street property line, whereas a front setback of 25 feet is required, a variation of 22.33 feet (89.32%); and (b) a variation in the setback requirements of Section 17.32.010 to permit play equipment to observe a corner setback of 0.67 feet from the Killian Court property line, whereas a corner setback of 25 feet is required, a variation of 24.33 feet (97.312%); and

WHEREAS, on February 25, 2004, on due notice thereof, the Plan Commission met to consider the application and, by the unanimous vote of the nine members then present, found the proposed playground renovation consistent with the Winnetka Comprehensive Plan, *Winnetka 2020*, although it also suggested that the applicant consider alternative fencing for the playground; and

WHEREAS, on March 18, 2004, the Design Review Board reviewed the proposed building and site alterations and issued generally favorable comment, but requested that the applicants remove the chain link fence on the west side and modify the proposal from a lattice fence to a 4-foot high, solid, board-on-board fence, which would be 4 feet in height; and

WHEREAS, on March 29, 2004, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the requested special use and variations and, by the unanimous vote of the six members then present, has recommended that the Council grant the relief requested; and

WHEREAS, the proceedings of the Zoning Board of Appeals complied with all applicable procedural requirements, including allowing the cross-examination of witnesses by interested parties, as provided in the rules of the Zoning Board of Appeals; and

WHEREAS, at the March 29, 2004, Zoning Board of Appeals hearing, the applicant informed the Zoning Board of Appeals that there would be an ornamental picket fence around the perimeter, with two access points and gates along Killian Court, and that the applicant would replace the chain link fence with a 4-foot high solid cedar fence; and

WHEREAS, the proposed replacement of the equipment in the Winnetka Community Nursery School Playground will benefit the public health, safety, comfort, morals and general welfare of the Village, because (a) it will improve the safety, accessibility and appearance of the playground, by installing new playground equipment, providing safe fall zones, reducing impermeable surfaces and improving the storm drainage on the Subject Property, all in accordance with applicable requirements of the Americans with Disabilities Act, playground safety standards and the Village Code; (b) it will provide separate areas for the older and younger children; and (c) it will provide enhanced activities, including crawl tubes, gardening and digging areas, and two new play houses; and

WHEREAS, the proposed amendment to the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values in the immediate vicinity, as the Winnetka Community Nursery School Playground is a firmly established component of the use of the Subject Property, and its renovation will neither increase the intensity of the existing use nor alter its nature, and the renovations will improve both the functionality and appearance of the playground; and

WHEREAS, the proposed amendment to the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted under applicable zoning regulations, the Winnetka Community Nursery School Playground is an established use in its existing location on the Subject Property, and neither the use of the Subject Property nor the location of the playground will be changed; and

WHEREAS, adequate measures have been taken to provide ingress and egress in a manner that minimizes pedestrian and vehicular traffic congestion, in that points of access to the Subject Property and parking will not be changed, there will be no changes to vehicular access, and the playground area will be separated from vehicles traveling on Killian Court by an improved fence and gates; and

WHEREAS, adequate parking, access roads, utilities, drainage and other facilities necessary to the operation of the playground exist or will be provided; and

WHEREAS, the proposed amendment to the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes;

WHEREAS, the plight of the applicant is unique in that the Winnetka Community Nursery School is an established part of the special use on the Subject Property and the renovation of the playground is necessary for the Winnetka Community Nursery School to meet State licensing requirements; and

WHEREAS, the strict application of the front and corner setback requirements create practical difficulties and particular hardships for the applicant because the equipment cannot be placed in a conforming location due to (a) the limited amount of space available in the playground area, (b) the irregular shape of both the Subject Property and the playground area, (c) the need for the playground to be in open, exterior space on the Subject Property, and (d) the playground's proximity to the principal Community House building, Pine Street and Killian Court; and

WHEREAS, the variations, if granted, will not alter the essential character of the locality, in that the Community House and the Winnetka Community Nursery School are established uses in the neighborhood, and the proposed improvements will replace or upgrade play equipment currently located in the Winnetka Community Nursery School Playground, which is an established use in its existing location on the Subject Property; and

WHEREAS, the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the applicable zoning regulations, as the sole purpose of the Subject Property is to provide community resources and facilities, the sole purpose of the Winnetka Community Nursery School is to provide educational and recreational experiences for pre-school aged children in the community, and there are limited locations in the Village where such facilities can be located; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, as the new equipment will be in the same area as the existing equipment, and the height of the two playhouses and the tallest component of the play equipment will be substantially below the maximum allowable heights for accessory structures; and

WHEREAS, the hazard from fire and other damages to the property will not be increased, because the equipment will remain in an open site, and the new equipment and playground surface will meet safety standards; and

WHEREAS, there is no evidence that the taxable value of land and buildings throughout the Village will diminish; and

WHEREAS, the proposed renovation of the Winnetka Community Nursery School Playground equipment will not increase congestion in the public streets because the playground is an existing accessory to the Winnetka Community Nursery School, which is also an existing use on the Subject Property; and

WHEREAS, the proposed playground renovation will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because the upgraded playground will be in full compliance with current safety standards and guidelines, and will meet accessibility requirements of the Americans with Disabilities Act.

NOW, THEREFORE, the Council of the Village of Winnetka do ordain as follows:

SECTION 1: The foregoing recitals are hereby incorporated into this section as the findings of the Council of the Village of Winnetka, as if fully set forth herein.

SECTION 2: Subject to the terms and conditions hereinafter set forth, the special use previously granted to the Subject Property, commonly known as 620 Lincoln Avenue, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, Section 17.32 of Title 17 of the Winnetka Village Code, is hereby amended to allow the renovation of the existing Winnetka Community Nursery School playground facilities located at the northwest corner of the Subject Property, in the area commonly known as 800 Pine Street.

SECTION 3: Subject to the terms and conditions hereinafter set forth, the following variations are hereby granted to the Subject Property, commonly known as 620 Lincoln Avenue, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, Section 17.32 of Title 17 of the Winnetka Village Code: (a) a variation from the setback requirements of Section 17.32.010 to permit the play equipment to observe a front setback of 2.67 feet from the Pine Street property line, whereas a front setback of 25 feet is required, a variation of 22.33 feet (89.32%); and (b) a variation in the setback requirements of Section 17.32.010 to permit play equipment to observe a corner setback of 0.67 feet from the Killian Court Property line, whereas a corner setback of 25 feet is required, a variation of 24.33 feet (97.312%), as depicted in the landscape and site plans that accompanied the application for variation, as modified by the February 19, 2004, drawing that was presented to the Village Council.

SECTION 4: The special use and variations granted herein are subject to the following conditions:

A. The playground improvements shall be in accordance with the site plans and elevations submitted with the application, as depicted in the February 19, 2004, drawing that was presented to the Council, which drawing contained modifications reflecting the change in fences described to the Zoning Board of Appeals.

B. The proposed construction shall commence within 12 months after the effective date of this Ordinance.

SECTION 5: The stipulations, conditions and restrictions set forth in the foregoing Section 4 of this Ordinance may be modified or revised from time to time by the Village Council following public notice and hearing, following the procedures specified in Section 17.56 of the Winnetka Village Code for processing special use applications.

SECTION 6: This Ordinance shall take effect immediately upon passage, approval and posting.

ADOPTED this 4th day of May, 2004, pursuant to the following roll call vote:

AYES: Trustees Abell, Eilers, Greenough, Ritchell, Tucker and Webster

NAYS: None

ABSENT: None

APPROVED this 4th day of May, 2004.

Signed:

//s//Michael F. Duhl

Village President

Countersigned:

//s//Douglas G. Williams

Village Clerk

Introduced: April 20, 2004

Posted: April 21, 2004

Passed and Approved: May 4, 2004

Posted: May 5, 2004



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MARCH 14, 2019
SUBJECT: CASE NO. 19-11-SU: 1112 WILLOW ROAD - WINNETKA SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL - CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS

INTRODUCTION

On March 21, 2019, the Design Review Board is scheduled to consider an application filed by Winnetka School District 36 – Crow Island School (the “Applicant”) as the owner of the property at 1112 Willow Road (the “Subject Property”), for a Certificate of Appropriateness to allow the renovation of the existing playground along Glendale Avenue on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 5.5 acres in size, is located at the southwest corner of Willow Road and Glendale Avenue and contains an existing elementary school. Figure 1 below and Figures 2 and 3 on the following page identify the Subject Property.



Figure 1 – Subject Property (looking west from Glendale Avenue)



Figure 2 – Subject Property (looking south from Willow Road)



Figure 3 – Aerial Map

PREVIOUS APPROVAL

On April 17, 2003, the DRB issued favorable comment on the renovation of the existing playground. After receiving favorable recommendations from all three advisory bodies, on June 3, 2003, the Village Council adopted Ordinance M-22-2003 granting approval of a Special Use Permit and a variation from the Zoning Ordinance to allow the renovation of the playground located at the northeast corner of the Subject Property and to allow play equipment to encroach the required front (corner) yard setback from

Glendale Avenue (Attachment C).

CURRENT REQUEST

The proposed renovation of the existing playground, referred to as the Glendale play area, consists of the following: (1) replacement of play equipment; (2) installation of rubberized play surface; (3) reconfiguration of a portion of concrete walk; and (4) relocation of an existing playhouse. The proposed play equipment is similar in design and character to the existing equipment that would be replaced, as well as other equipment that was removed in 2018 due to its condition. The new play equipment would all be located in the reconfigured play area that would be covered with the rubberized play surface. The rubberized surface would replace the existing engineered wood fiber play surface (mulch).

The existing playground is located within the front (corner) yard along Glendale Avenue. The large play structure currently located closest to Glendale Avenue would be replaced with a new play piece in relatively the same location. An existing playhouse identified in Figure 1 and in photos submitted by the Applicant, which are included in the attached application materials (Attachment A), would be relocated slightly south of its current location.

The impermeable lot coverage within the playground would increase by approximately 1,555 square feet and comply with the maximum permitted impermeable lot coverage. It is important to note that the location and area of the playground itself would not increase.

A site plan and photos of the existing Glendale play area and descriptions of the proposed play equipment are included in Attachment A. In addition to the photos and plans, the Applicant has provided a narrative description of the proposed plans, which is also included in Attachment A.

ZONING RELIEF

Although, not part of the DRB's consideration, it should be noted that a variation is being requested to allow the relocated playhouse and play equipment to provide less than the minimum required front (corner) yard setback. The relocated playhouse would provide a minimum front (corner) yard setback of 6.25 feet, whereas a minimum front (corner) yard setback of 50 feet is required. The large play piece would provide a setback of 27.75 feet. For reference, the existing playhouse that would be relocated is setback approximately 6.42 feet and the large play piece that would be replaced is setback approximately 21.75 feet from the Glendale Avenue property line, both were subject to the variation that was granted in 2003.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Plan Commission is scheduled to consider the Special Use Permit at its meeting on April 3, 2019.

The Zoning Board of Appeals is scheduled to consider the Special Use Permit and variation at its meeting on April 8, 2019.

The Special Use Permit and variation are subject to final approval by the Village Council.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provides guidance on appropriately designed open space; an excerpt of the Design Guidelines is included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed renovation of the existing playground appropriate and compatible with Design Guidelines and recommend approval of the renovation as proposed. The Village Council has final jurisdiction on this request.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Excerpt of Design Guidelines

Attachment C: Ordinance M-22-2003, adopted June 3, 2003

VILLAGE OF WINNETKA, ILLINOIS ATTACHMENT A
DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 1112 WILLOW ROAD, WINNETKA, IL 60093
NAME OF BUSINESS(ES) SCHOOL DISTRICT 36

REAL ESTATE INDEX NUMBER			
05			

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

☐ Sign	Sign permit application attached?	☐
☐ Awning	Awning permit application attached?	☐
☒ Other (general description)	<u>PLAY AREA RENOVATION</u>	

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

REPLACEMENT OF EXISTING AGING PLAY EQUIPMENT. REPLACEMENT OF ENGINEERED WOOD FIBER PLAY SURFACING WITH
POURED IN PLACE RUBBERIZED SURFACE.

I/We hereby certify that as SD 36 (Lessee/Owner) of the property at 1112 WILLOW ROAD (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) BRAD GOLDSTEIN, CFO
ADDRESS 1235 OAK STREET
WINNETKA, ILLINOIS 60093
PHONE NUMBER (847)446-9400

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

PRIMARY DESIGN FIRM K M TALTY DESIGN, INC. LANDSCAPE ARCHITECTURE
CONTACT NAME KATHRYN M. TALTY
ADDRESS 45 LONGMEADOW ROAD
WINNETKA, IL 60093
PHONE NUMBER (847)612-5154
FAX NUMBER _____

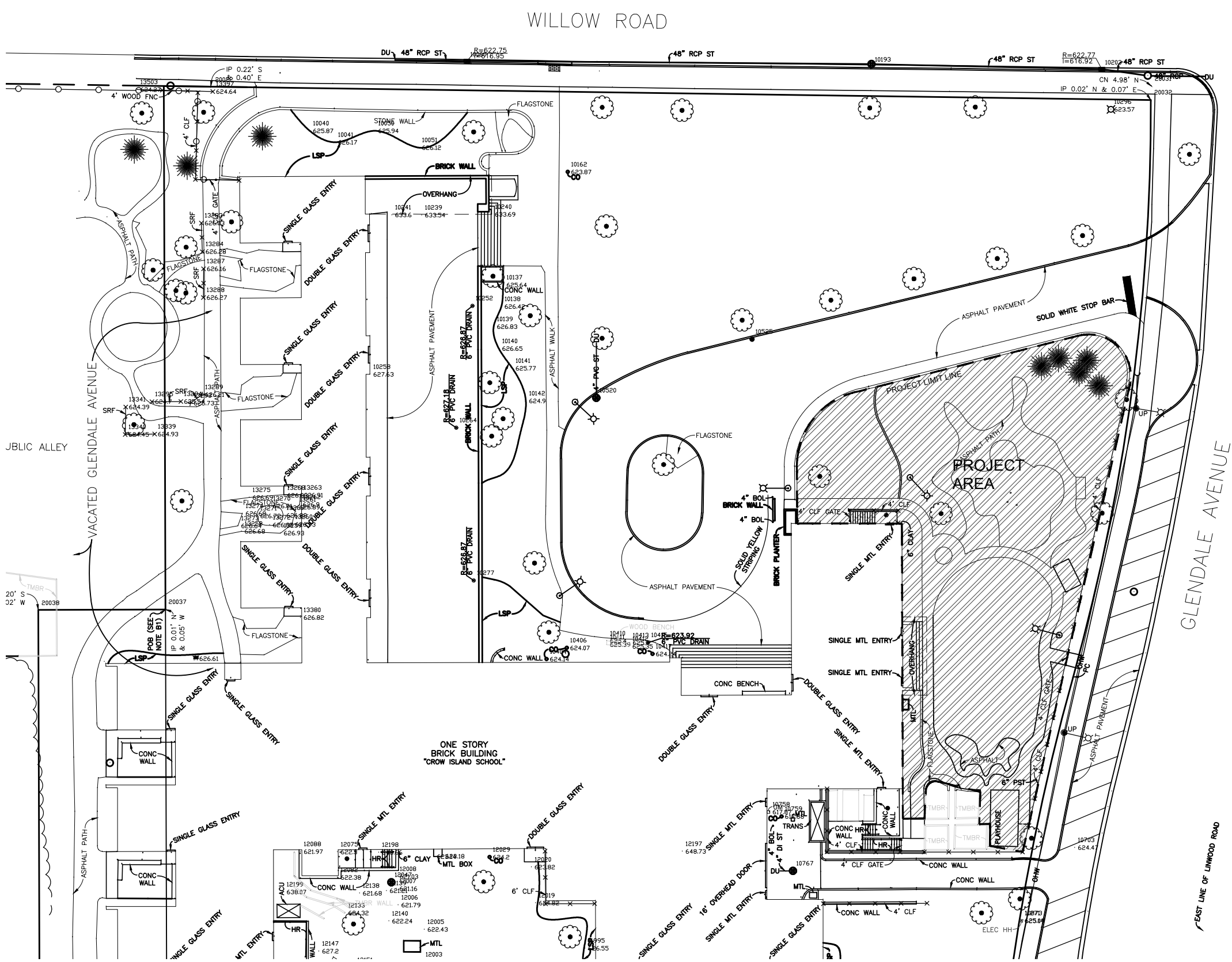
Project narrative
Crow Island School - Glendale Playground Improvements

School District 36 respectfully submits this application for a zoning variance and special use permit to enhance an existing play area on its Crow Island School campus. The District seeks to replace existing play equipment, and play equipment removed in 2018, that had aged past its useful life. As part of this project, the District also proposes to add rubberized, poured-in-place surfacing to the playground area.

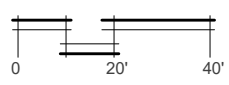
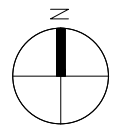
Currently, Crow Island School maintains a play area along Glendale Avenue that will be affected by this enhancement. All proposed new play equipment will be located in this play area and will be of similar appearance, scale and height to the existing equipment. This entirety of the reconfigured play area will have poured-in-place rubberized play surfacing under all equipment in accordance with all safety requirements.

The principal of Crow Island School gathered input from a group of teachers representing all grade levels attending the school. Attention was focused on adding play pieces for the school's youngest children that both physically challenge and spark creative play. The new playground configuration provides a progression of skills within a continuous play space.

The District seeks approval to install this play equipment during the school's summer break with a planned commencement of June or July 2019.



OVERALL SITE PLAN - PROJECT LOCATION
SCALE: 1" = 40'-0"



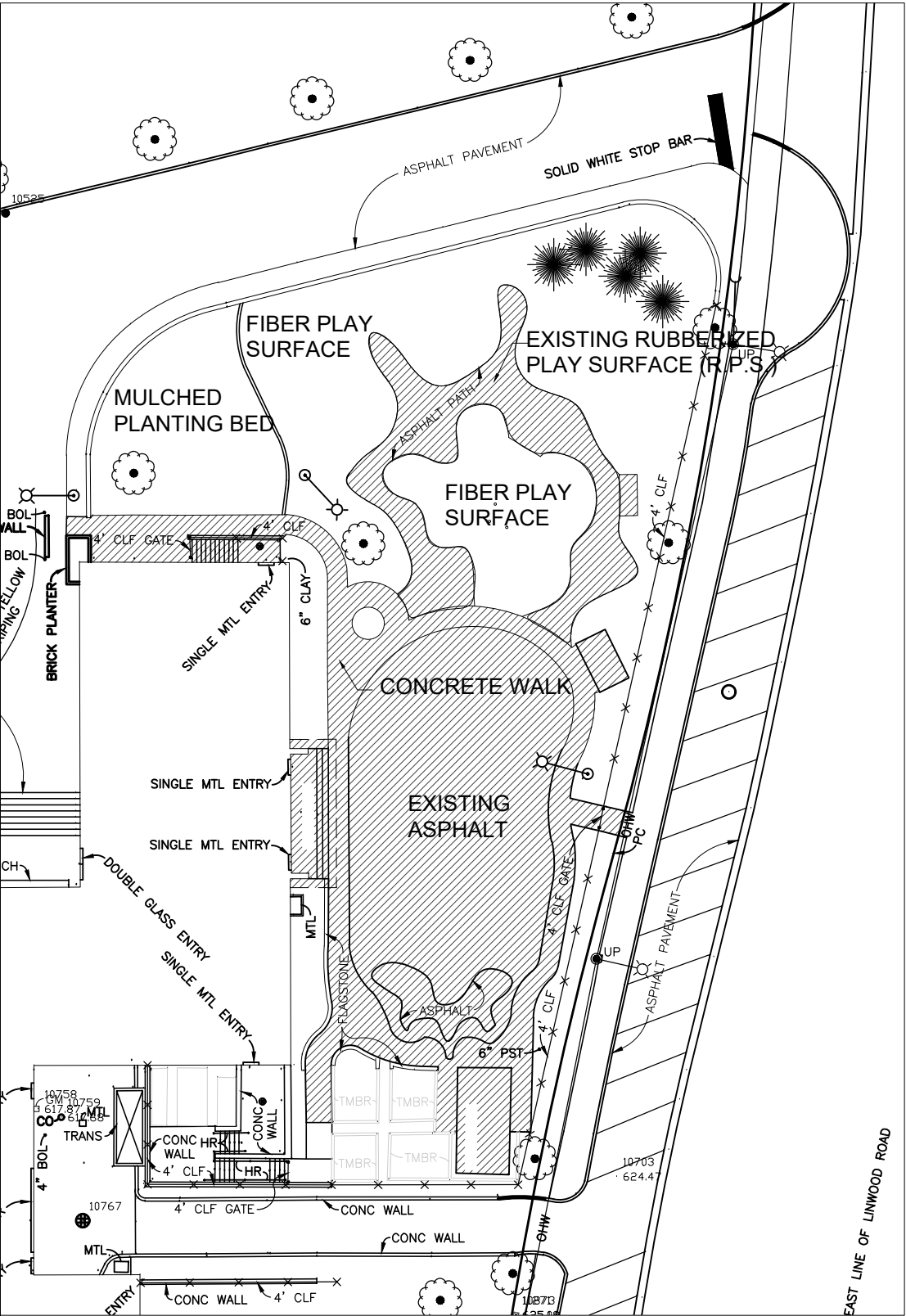
GLENDALÉ PLAY AREA IMPROVEMENTS

SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL

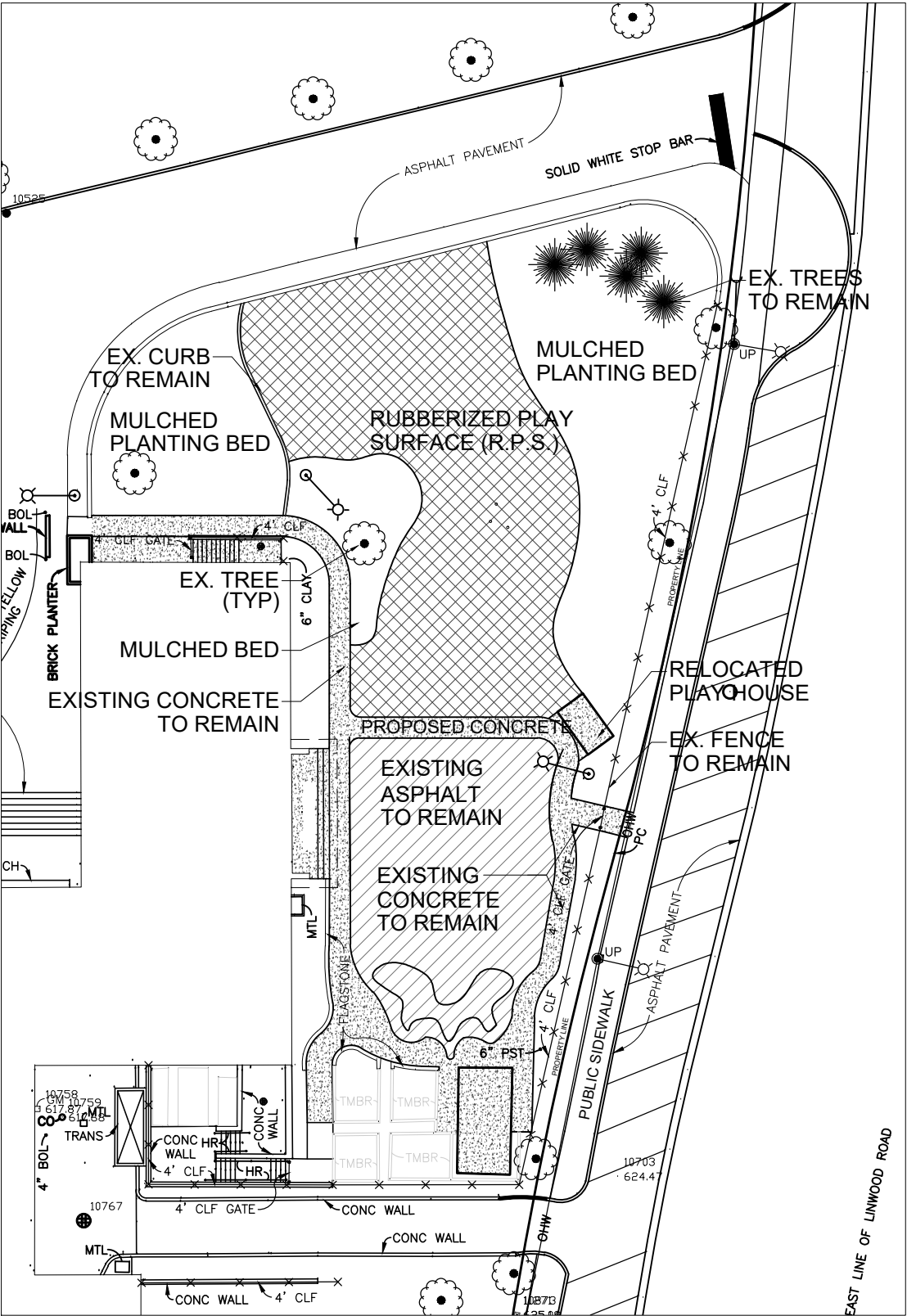
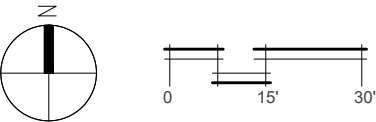
WINNETKA, ILLINOIS

K M TALTY DESIGN
LANDSCAPE ARCHITECTURE

Winnetka, Illinois 60093
847.612.5154 www.kmtaltydesign.com
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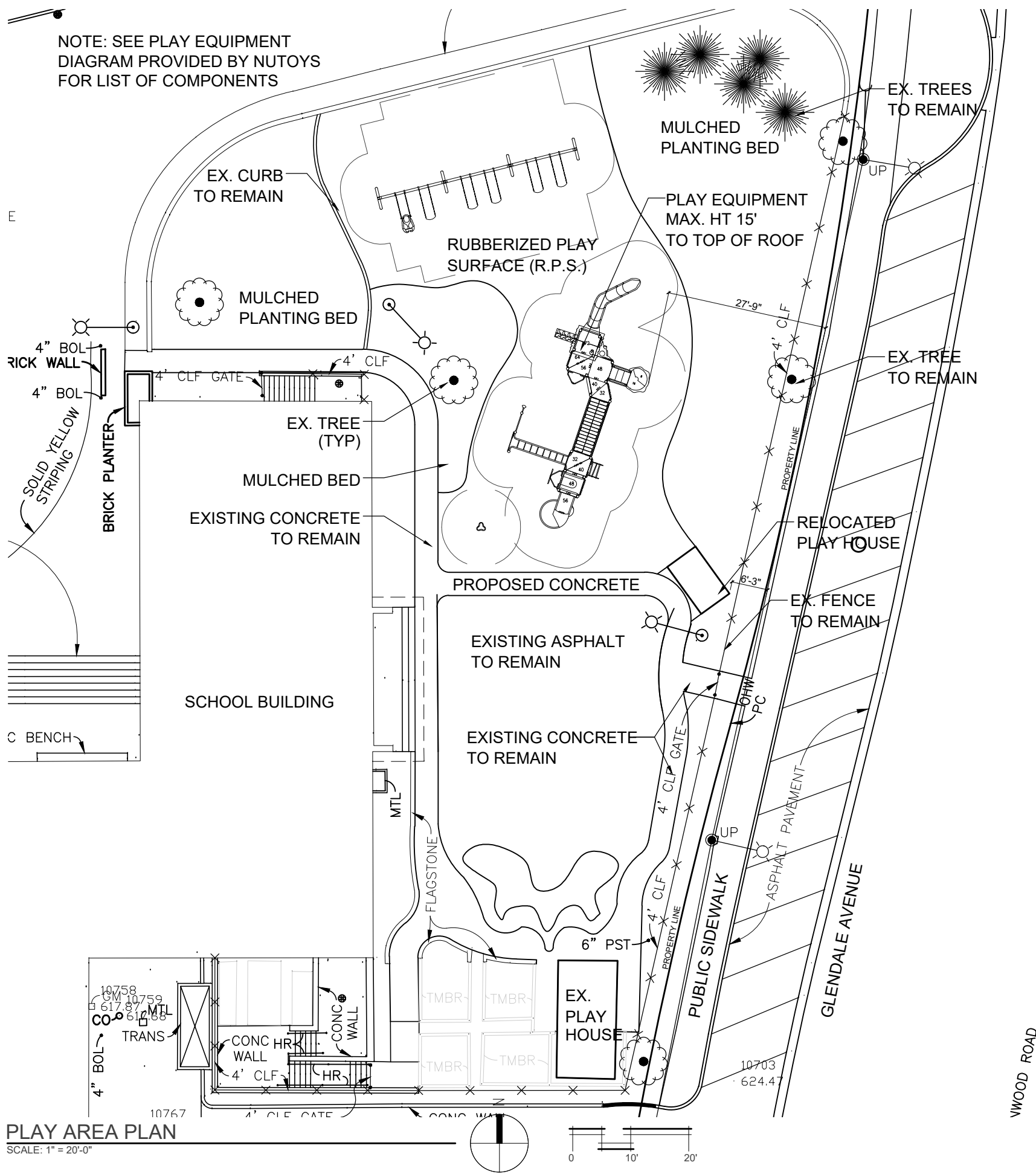


EXISTING IMPERMEABLE SURFACE PLAN
SCALE: 1" = 30'-0"



PROPOSED PLAN
SCALE: 1" = 30'-0"

IMPERMEABLE SURFACE COMPARISON - PROJECT AREA	
TOTAL PROJECT AREA	12,885 SF
EXISTING IMPERMEABLE LOT COVERAGE (PROJECT AREA)	
• BUILDINGS (PLAYHOUSE, SHED)	270 SF
• PAVING (ASPHALT, CONCRETE, R.P.S.)	5,698 SF
TOTAL EXISTING IMPERM. AREA	5,968 SF
RECONFIGURED IMPERMEABLE AREA	
• BUILDINGS (PLAYHOUSE, SHED)	270 SF
• EX. PAVING TO REMAIN	3,360 SF
• PROP. PAVING (CONCRETE, ASPHALT, R.P.S.)	3,893 SF
TOTAL PROP. IMPERMEABLE AREA	7,523 SF
NET INCREASE (IMPERMEABLE AREA)	+1,555 SF
IMPERMEABLE SURFACE - ENTIRE SITE	
EXISTING IMPERMEABLE LOT COVERAGE (VILLAGE PROVIDED)	117,806 SF
ALLOWED IMPERMEABLE LOT COVERAGE (VILLAGE PROVIDED)	119,936 SF
ADDITIONAL IMPERMEABLE AREA ALLOWED	2,130 SF



PLAY AREA PLAN

GLENDALE PLAY AREA IMPROVEMENTS SCHOOL DISTRICT 36 - CROW ISLAND SCHOOL

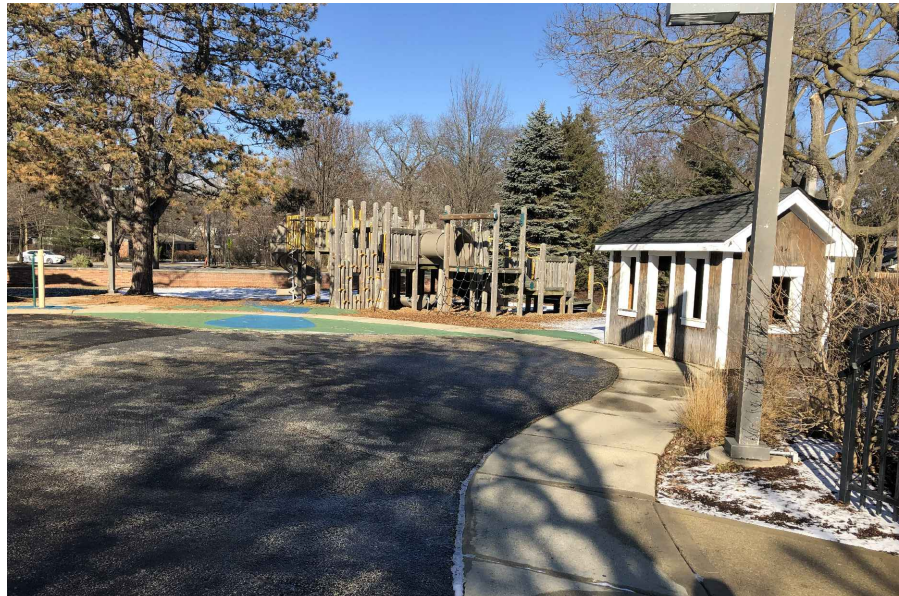
WINNETKA, ILLINOIS

K M TALTY DESIGN
LANDSCAPE ARCHITECTURE

Winnetka, Illinois 60093

847.612.5154 www.kmtaltydesign.com

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PLAY EQUIPMENT TO BE REPLACED
LOOKING NORTH

NOTE: PLAY HOUSE TO BE RELOCATED



VIEW FROM PLAY EQUIPMENT WEST



PLAY EQUIPMENT TO BE REPLACED



VIEW FROM PLAY EQUIPMENT EAST



February 19, 2019

Box 2121
La Grange, IL 60525
708-579-9055
708-579-0109 (fax)
1-800-526-6197

CROW ISLAND SCHOOL
WINNETKA, IL
OPTION 2 REVISED
PLAYBOOSTER

QTY. NO. DESCRIPTION

PlayBooster Component System

1	169322A	Discovery Tree Climb w/Aluminum Post w/Roof DB Only1
1	111812A	Headform Set
1	172665A	Loop Pole w/Recycled Wood-Grain Handholds 48"Dk DB
1	169318B	Wood Plank Wiggle Ladder 40"Deck w/Recycled Wood-Grain Handholds I
1	122570D	Cliff Climber 72"Dk DB
1	145107A	SpaceWalk Climber
1	116249A	Vertical Ladder 32"Dk DB
4	122197A	90* Triangular Tenderdeck
6	121948A	Kick Plate 8"Rise
3	111228A	Square Tenderdeck
1	169321A	Tree Stump Transfer Module 48"Dk (DB Only)
2	111231A	Triangular Tenderdeck
2	121949A	Tri-Deck Kick Plate 8"Rise
3	169319A	Recycled Wood-Grain Lumber Panel
1	130565A	Table Panel DB
1	114649A	Zoo Infill Panel
2	120818A	Playstructure Seat
1	111362A	Talk Tube 40' Tubing Kit PB
1	111363A	Talk Tube At Grade Mounted DB Only
1	141886B	Access/Landing Assembly Rails Barrier Right 32"Dk
1	119430A	Overhead Parallel Bars/Horiz Lad Connected Between Decks
1	130873A	Ring Pull
2	111404F	108"Alum Post DB
5	111404E	116"Alum Post DB
3	111404D	124"Alum Post DB
3	111404C	132"Alum Post DB
1	111404B	140"Alum Post DB
2	111403A	182"Alum Post For Roof DB
1	211190A	Tree House Roof w/Stack and w/Kids Only sign
1	169317B	Firepole w/Recycled Wood-Grain Handholds 56"Dk DB
1	169316A	SlideWinder2 w/Tree Branch Support 72"Dk DB
1	122033D	SpyroSlide 56"w/Hanger Bracket DB1

ALSO:

1	152179A	Saddle Spinner DB 16"Height
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PAGE 2

SWINGS:

1	221292A	5" Arch Swing Frame 8' Beam
2	221293A	5" Arch Swing Frame Addtl Bay 8' Beam
1	177351A	Molded Bucket Seat (5-12 yrs) w/Harness Proguard Chains 8' Beam
6	174018A	Belt Seat Proguard Chains 8' Beam

**Surface America
PlayBound Poured in Place**

Combination 3" thick (1,887 sq ft), and 3 1/2" thick (1,547sq ft) (Thicknesses are subject to a nominal variation) system with top surface in 50% color/ 50% black speckled mix. Includes aromatic binder. Includes freight

3,434 sq ft

Poured-in-Place

Notes:

- * 3" thick poured-in-place system meets 6'-7" critical fall height.
- * 3 1/2" thick poured-in-place system meets 8' critical fall height.
- * Thicknesses quoted to meet industry standards for ASTM testing of 1000 HIC/ 200 Gmax.
- * The above surfacing price includes shipping and installation but does not include any base construction or preparation.
- * Surface America poured-in-place system is IPEMA certified.
- * Standard wages included.
- * Quote does not include security that is needed to protect the surfacing during curing time. Purchaser shall be responsible for security, as needed, to prevent vandalism and/or damage of any type to the surface during installation process, curing time, and after the installation is completed.
- * With Certain EPDM rubber colors, Surface America recommends aliphatic (non-yellowing) binder be considered, however this is an additional charge. Adding aliphatic binder will carry a 10-year warranty.
- * Surface America recommends the following colors be used as accent colors only: Teal, Yellow, Purple and Primary Red. If one of the listed colors is selected for more than 25% of the top surface, additional charges may need to be added.
- * Price valid 120 days from day quote is provided.

Crow Island School

Winnetka, IL

February 19, 2019

WNN19CRO2-3-1



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Crow Island School

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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.

- c. **Open Space Types.** There are a variety of active and passive open space types from which to select to create an optimal and appropriate open space amenity. Open space types include:

1. Active Open Space: (See Figures 89a-89h)

- Small park/playground
- Fountain garden
- Corner pocket park or plaza
- Mid-block walkways
- Entries or forecourts
- Courtyards
- Enhanced public parkway/pedestrian zone
- Bike path



*Typical pocket park/playground
Figure 89a*



*A fountain element can be used as a focal point or
community landmark
Figure 89b*



Figure 89c



*A simple corner pocket park or plaza can help screen
vehicular areas
Figure 89d*

ATTACHMENT C

ORDINANCE NO. M-22-2003

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK, COUNTY, ILLINOIS FOR THE CROW ISLAND SCHOOL (1112 Willow Road)

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is the beneficial owner of the following described real estate (the "Subject Property"), which is commonly known as Crow Island Elementary School, 1112 Willow Road, Winnetka, Illinois:

That part of vacated Glendale Avenue and of the east 13.0 feet of Lot 37 to 47, inclusive, in Block 1 in Vernamo, being a subdivision of the northwest quarter of the southwest quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, and the east quarter of northeast quarter of the southeast quarter of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, described as follows: beginning at a point in the east line of said northwest quarter of the southwest quarter of said Section 20, 222.33 ft. south of the northeast corner thereof, thence south along said east line, 250.0 ft., thence west at right angles to said east line 46.0 ft., thence north parallel to the east line of said northwest quarter of the southwest quarter of said Section 20, 250.0 ft., thence east 46.0 ft., to the place of beginning, in Cook County, Illinois.

Also, Lots 48 to 70, both inclusive, and the east 17.0 ft. of vacated Glendale Avenue, lying west of and adjoining Lots 61 to 70, both inclusive, in Alles' Sunset Subdivision of the northeast quarter of the southwest quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

WHEREAS, the Subject Property is located in the R-2 Single-Family Residential District provided in Chapter 17.24 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and,

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 is a body corporate and politic of the State of Illinois and operates a public school known as the Crow Island Elementary School, which is improved with the Crow Island School building and accessory structures; and

WHEREAS, the accessory structures at the Crow Island Elementary School include several playground areas; and

WHEREAS, public schools are permitted as special uses in the R-2 Single-Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 17.56 of the Winnetka Zoning Ordinance; and

WHEREAS, the Board of Education of Winnetka Elementary School District No. 36 ("applicant") has filed an application for a special use permit pursuant to Sections 17.24.010(B)2.b and Section 17.56.010 of the Winnetka Zoning Ordinance, to allow the site plan for the Subject Property to be revised as part of the upgrading of the playground areas on the Subject Property, including the kindergarten playground area at the northeast corner of the school property along the Glendale Avenue property line (the "Kindergarten Playground"); and

WHEREAS, the applicant has also filed an application for a variation from the corner setback requirements of Section 17.30.050 of the Winnetka Zoning Ordinance to permit the play equipment to observe a corner setback of 6.42 feet from the Glendale Avenue property line, whereas a corner setback of 50 feet is required, resulting in a variation of 43.58 feet (87.16%); and

WHEREAS, the current proposal is the third in a series of applications for improvements to the several playgrounds at Crow Island School; and

WHEREAS, special use permits and variations were granted for the first grade playground and the second to fourth grade playground, pursuant to ordinances M-11-2002; and

WHEREAS, on February 27, 2002, pursuant to due notice thereof, the Plan Commission considered the proposed improvements to the Crow Island School playgrounds and the eight members then present voted unanimously to find the proposed playground renovations, including the renovations to the Kindergarten Playground, consistent with the Winnetka Comprehensive Plan; and

WHEREAS, pursuant to due notice thereof, on April 17, 2003, the Design Review Board considered the proposed improvements and issued favorable comment for the proposed renovation of the Kindergarten Playground and its equipment; and

WHEREAS, pursuant to due notice thereof, the Zoning Board of Appeals held a public hearing on May 12, 2003, to consider the special use permit and variation request for the Kindergarten Playground renovation and, by the unanimous vote of the five members

then present, has recommended that the requested variation and special use permit be granted; and

WHEREAS, the proposed replacement of the equipment in the Kindergarten Playground will benefit the public health, safety, comfort, morals and general welfare of the Village, by improving the safety, accessibility and appearance of the playground by installing new playground equipment, providing safe use zones, reducing impermeable surface and improving the storm drainage on the Subject Property, all in accordance with applicable requirements of the Americans with Disabilities Act, playground safety standards and the Village Code; and

WHEREAS, the proposed special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values in the immediate vicinity, as the Kindergarten Playground is a firmly established component of the school and playground use of the Subject Property, which has been in place for over 50 years, the Kindergarten Playground renovation will neither increase the intensity of the existing use nor alter its nature, and the renovations will improve both the functionality and appearance of the playground; and

WHEREAS, the proposed special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted under applicable zoning regulations, as the Kindergarten Playground is an established use in its existing location on the Subject Property, the use of the Subject Property will not be changed, and the Kindergarten Playground area is not in close proximity to any single-family residences; and

WHEREAS, adequate measures have been taken to provide ingress and egress in a manner that minimizes pedestrian and vehicular traffic congestion, in that points of access to the Subject Property and parking will not be changed, and there will be no changes to vehicular access; and

WHEREAS, adequate parking and access roads serve the Subject Property; and

WHEREAS, adequate utilities, drainage and other facilities necessary to the operation of the special use exist or will be provided; and

WHEREAS, the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes;

WHEREAS, the plight of the applicant is unique in that the play equipment is a necessary accessory to the principal use of the Subject Property in meeting the statutory obligations of the applicant to provide educational and recreational facilities; and

WHEREAS, the strict application of the corner setback requirements create practical difficulties and particular hardships for the applicant because the equipment cannot be placed in a conforming location due to the limited amount of space available in the Kindergarten Playground and the playground's proximity to the school building and paved access drives; and

WHEREAS, the variation, if granted, will not alter the essential character of the locality, in that the school and its playgrounds are established uses in the neighborhood, and the proposed improvements will replace or upgrade play equipment currently located in the Kindergarten Playground, which is an established use in its existing location; and

WHEREAS, the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the applicable zoning regulations, as the sole purpose of the property is to provide educational and recreational facilities as required by law; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, as the new equipment will be in the same area as the existing equipment, the tallest component will be five feet high and the storage shed will be 11 feet high at its peak; and

WHEREAS, the hazard from fire and other damages to the property will not be increased, because the equipment will remain in an open site, and the new equipment and playground surface will meet safety standards; and

WHEREAS, there is no evidence that the taxable value of land and buildings throughout the Village will diminish; and

WHEREAS, the proposed renovation of the Kindergarten Playground equipment will not increase congestion in the public streets because the Kindergarten Playground is an existing accessory to the Crow Island School, which is also an existing use; and

WHEREAS, the proposed Kindergarten Playground equipment will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because the upgraded Kindergarten Playground will be in full compliance with current safety standards and guidelines, and will meet accessibility requirements of the Americans with Disabilities Act.

NOW, THEREFORE, the Council of the Village of Winnetka do ordain:

SECTION 1: That the Village Council hereby adopts by reference the foregoing recitals as its findings as if those recitals were fully set forth herein.

SECTION 2: That, pursuant to Sections 17.24.010(B)2b and 17.56.010 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, a special use permit is hereby granted with respect to the Subject Property, which is located in the R-2 Single-Family Residential Zoning District and is commonly known as the Crow Island Elementary School, to permit the renovation of the Subject Property by installing new playground equipment in the playground located at the northeast corner of the Subject Property along the Glendale property line of the Subject Property, said work to be done in accordance with the March 2003 Lakota Group plans, that accompanied the application for special use permit.

SECTION 3: That a variation is hereby granted to the Subject Property, which is located in the R-2 Single-Family Residential District provided in Chapter 17.24 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, and which is commonly known as the Crow Island Elementary School from the corner setback provisions permitted by Section 17.30.050 of the Winnetka Zoning Ordinance, to allow a corner setback of 6.42 feet from the Glendale Avenue property line, whereas a 50.0-foot setback is required, resulting in a variation of 43.58 feet (87.16%), said variation being for the purpose of permitting the replacement of playground equipment and renovation of the existing Kindergarten Playground located at the northeast corner of the Subject Property along the Glendale Avenue property line of the Subject Property, said work to be done in accordance with the March 2003 Lakota Group plans that accompanied the application for variation.

SECTION 4: That the special use and variations hereby granted are subject to the following conditions:

A. That the applicants obtain final design review approval of the plans for the Kindergarten Playground area, in accordance with procedures established by the Village Code; and

B. That the applicants begin the proposed construction and implementation of the Kindergarten Playground improvements within twelve (12) months after the effective date of this ordinance.

SECTION 5: That, pursuant to Section 17.56.010(G) of the Zoning Ordinance, all stipulations, conditions and restrictions set forth in this Ordinance as part of the terms under which the special use is granted, may be modified or revised from time to time by the Village Council following public notice and hearing, using the same procedures set forth in the Zoning Ordinance for processing the original special use application.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

ADOPTED this 3rd day of June, 2003, pursuant to the following roll call vote:

AYES: Trustees Abell, Brower, Greenough, Presser, Webster and Woodbury

NAYS: None

ABSENT: None

Signed:

s/s Michael F. Duhl

Village President

Countersigned:

s/s Douglas G. Williams

Village Clerk

Introduced: Waived

Passed and Approved: June 3, 2003

Posted: June 4, 2003