

**Winnetka Design Review Board/Sign Board of Appeals
Special Meeting Minutes
August 24, 2022**

Members Present:

Kirk Albinson, Chairman
Michael Klaskin
Paul Konstant
Katie Moor
Michael Ritter

Members Absent:

Maggie Meiners
Heather Niehoff

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Albinson called the meeting to order at 7:01 pm and took roll call of the Board Member present.

Public Comments.

No comments were made at this time. Chairman Albinson noted the workshop items on the agenda would be tabled until the September 2022 meeting since Mr. Schoon is not present.

Approval of Minutes.

a. July 21, 2022 Meeting Minutes.

Chairman Albinson asked for if there were any comments or corrections to be made or a motion to approve the July 21, 2022 meeting minutes. A motion was made by Ms. Moor to approve the July 21, 2022 meeting minutes. The motion was seconded by Mr. Klaskin. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Albinson, Klaskin, Konstant, Moor, Ritter

NAYS: None

New Applications.

a. **Case No. 22-17-DR: 896 Green Bay Road - H. Marion Framing Studio: Sign permit, awning permit and Certificate of Appropriateness to allow installation of window signs, awnings, awning signs, and window decals on the storefront of the property located at 896 Green Bay Road.**

Mr. Marx identified the applicant and the services they provide which he stated is moving into 896 Green Bay Road in the C-2 overlay district. He also identified the building, current tenants and proposed space to be occupied by the applicant on the north side of the courtyard. Mr. Marx then described the window decals to be installed on the Green Bay Road side as well as the awning recovering for which he provided a fabric sample to the Board for their review. He then referred to the rendering in Attachment A and further described the green band location and text of the decals noting no awnings are proposed for the interior courtyard. Mr. Marx noted Figure 5 included a photo of Pedego Electric Bikes which previously received approved for orange awnings and that the proposed design would be a continuation of that style and would provide unity. He noted the request is compliant with the side code requirements and asked if there were any questions.

Chairman Albinson asked if the awnings would be similar to those on the other side of the courtyard in terms of size and whether they are open ended. Mr. Marx responded they would be open since the

awnings are only to be recovered. Mr. Konstant questioned the masonry and whether the brick would change and Mr. Marx confirmed it would not. Chairman Albinson stated the existing awnings have covered ends and Mr. Marx responded the applicant can confirm. Ms. Moor asked if window decals would not be proposed other than those on the bottom and Mr. Marx confirmed that is correct.

Chairman Albinson asked for the applicant's presentation. Jan Marion introduced himself to the Board and confirmed the store hours would be included. Mr. Marx confirmed that store hours are to be displayed in a one square foot or less graphic. Chairman Albinson asked if the company name would be included on the door entrance and Mr. Marion responded it is not necessary. He stated the awnings would be redone in the same fashion as the existing frame. Chairman Albinson and Ms. Moor referred to Figure 1. The Board Members discussed whether the awnings should be open or closed. Mr. Marion confirmed lime green is the company's color. Chairman Albinson referred to the Board's general consensus as a result of their discussion in connection with the design guidelines for awnings. He suggested a condition for approval for open awnings be encouraged. Mr. Marion agreed with Chairman Albinson's suggestion which would be left to the awning manufacturer's discretion.

Chairman Albinson then asked for a motion. Mr. Konstant moved to issue a Certificate of Appropriateness and to approve the request with the recommendation for open ended awnings if determined appropriate by the awning manufacturer. Mr. Klaskin seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Albinson, Klaskin, Konstant, Moor, Ritter

NAYS: None

b. Case No. 22-19-DR: 510 Winnetka Avenue - Shabahang Royal Carpet: Sign permit to allow installation of window signs and awning signs on the storefront of the property located at 510 Winnetka Avenue.

Mr. Marx identified the building's location near the Indian Hill business district which is not in the C-2 overlay district and is a relatively new building. He described the proposed window and awning signs which included a sign application for the awnings. Mr. Marx also identified the awning sign's location, font, size and color and referred to a rendering in Attachment A. He also identified the proposed signs' location and text noting the awning and window signs are compliant with sign code requirements and asked if there were any questions. No questions were raised at this time.

Chairman Albinson asked for a motion. A motion was made by Mr. Konstant to approve the request as presented. Mr. Konstant second the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Albinson, Klaskin, Konstant, Moor, Ritter

NAYS: None

c. Case No. 22-18-DR: 1550 Edgewood Lane - Nick Corwin Park: Certificate of Appropriateness to allow replacements of play equipment and sand surface with a wood fiber play surface, as well as hardscaping and landscaping improvements to the existing playground at Nick Corwin Park at 1550 Edgewood Lane.

Mr. Marx stated the Park District submitted the application to make playground improvements and identified the property's location and zoning classification noting the request did not require a special use permit. He stated a variance is being presented to the ZBA with the Village staff determining that the design aspect should be presented to the DRB in terms of the equipment improvements which would improve ADA accessibility. Mr. Marx then described the request's details and referred to Figure Nos. 6

1 and 7 of the proposed equipment renderings. He noted there are two structures to be used for climbing
2 and slides in a green shade for which the height requirements require a zoning variation. Mr. Marx also
3 stated the canvases are to provide shade and the request also included new tree plantings. He then
4 referred to the walkway in Figure 5 containing trees which are to be removed and asked if there were any
5 questions.

6
7 Mr. Konstant asked why trees are being removed and Mr. Marx responded the Village Forester indicated
8 there are some problematic tree species with construction causing damage to the trees' root systems. He
9 also stated the tree removal with the play equipment being kept in the same location was the best
10 alternative. Ms. Moor indicated the walkway trees should not be impeded by the equipment and provided
11 a significant amount of shade.

12
13 Costa Kutulus introduced himself as the Winnetka Director of Parks and Maintenance and stated he would
14 address the concerns raised and their plan to be diligent in terms of tree removal and the playground
15 design. He then referred to the PowerPoint presentation and noted the playground was last renovated in
16 1999. Mr. Kutulus stated they plan to be compliant with ASTM and ADA safety standards which would
17 result in the surface being replaced with a wood fiber material. He then identified the proposed design
18 which would include an adaptive swing to assist with more accessibility among other equipment. He also
19 referred to renderings of the proposed color palette, playground restrictions, equipment and play
20 surfacing material which is used throughout the park system. Mr. Kutulas informed the Board the existing
21 playground equipment would be repurposed to be used in Ghana. He then referred to an illustration of
22 the new treetop elements and the playground equipment elevation heights. Mr. Kutulas then provided a
23 color palette and canopy samples to the Board for their review.

24
25 Mr. Kutulas stated they considered the proposal in terms of design consideration for the Certificate of
26 Appropriateness and the proposed equipment would be similar to the existing equipment and identified
27 the equipment manufacturer. He then described how the proposal met the standards. Mr. Kutulas also
28 referred to an illustration of the proposed equipment and asked if there were any questions. Ms. Moor
29 asked why trees are being removed from the park walkway entrance. Mr. Kutulas responded the Bradford
30 Pear trees outline the walkway which are in decline and would eventually need to be removed and
31 replaced. He described how the evergreen tree root structures would be affected by the equipment and
32 would be removed as part of the project since they were identified as future hazards. Mr. Kutulas then
33 referred to the landscape plan on page nos. 45 and 60. He noted the structures' height did not have a
34 direct correlation affecting the tree root systems and identified the elements affecting the trees' removal.
35 Mr. Kutulas confirmed they would further design the trees to be used on the walkway and that the
36 walkway weather inclement sheltering aspect has not yet been budgeted.

37
38 Chairman Albinson commented he liked the proposed plan. Mr. Kutulas stated they are mindful of the
39 walkway approach and plan to make it more welcoming and open and are not opposed to putting more
40 trees on the walkway. Mr. Konstant referred to mature trees being replaced with smaller trees and
41 suggested more mature trees be used as replacements. Mr. Kutulas stated they can consider larger caliper
42 trees as replacements.

43
44 Mr. Marx informed the Board they are to make a recommendation to the Village Council in terms of the
45 proposal's aesthetics. Mr. Kutulas added the sandpit was initially proposed to contain a concrete curb and
46 they plan to install a natural stone seat wall. Mr. Ritter stated his concern related to the lime green color
47 compared to the existing brown color as well as the high canopies which may not provide enough shade.
48 He also commented he did not think they are attractive. Mr. Konstant agreed with Mr. Ritter's comments.

1 Mr. Kutulas explained the rationale behind the lime green color selection and stated they have the ability
2 to change the color with construction to begin in the spring. Mr. Klaskin commented he liked the lime
3 green color and that the plan is great as presented.
4

5 Chairman Albinson asked if there were any comments or a motion to approve the request with the
6 recommendation that the Park District consider additional landscaping to enhance the area and provide
7 additional shade options. Mr. Klaskin moved to approve the request as stated by Chairman Albinson. The
8 motion was seconded by Mr. Konstant. A vote was taken and the motion unanimously passed, 5 to 0:

9 AYES: Albinson, Klaskin, Konstant, Moor, Ritter

10 NAYS: None
11

12 **Workshop Sessions.**

13 a. Discussion of Awnings and Awning Sign Code Requirements and Design Guidelines.

14 b. Discussion of Residential Design Guidelines for Single-Family Homes.

15 Chairman Albinson confirmed these agenda items would be continued to the September 2022 meeting.
16

17 **Other Business.**

18 a. September 15, 2022 Meeting – Quorum check.

19 The Board Members discussed their availability.
20

21 b. Comprehensive Plan Update.

22 Mr. Marx stated there is no Comprehensive Plan update to be provided at this time.
23

24 **Adjournment:**

25 A motion to adjourn was made by Mr. Ritter and seconded by Mr. Konstant. A vote was taken and the
26 motion unanimously passed, 5 to 0:

27 AYES: Albinson, Klaskin, Konstant, Moor, Ritter

28 NAYS: None

29 The meeting was adjourned at 7:54
30

31 p.m.
32

33 Respectfully submitted,
34

35 Antionette Johnson

36 Recording Secretary