



DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS REGULAR MEETING
THURSDAY, DECEMBER 16, 2021 - 7:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD
AGENDA ITEMS

1. Call to Order.
2. Approval of Minutes – November 18, 2021, Meeting Minutes.
3. **Case No. 21-31: 546 Lincoln Avenue – Delos Strength:** Sign Permit to allow installation of a wall sign on the street façade of the building at 546 Lincoln Avenue.
4. **Case No. 21-30: 813 Oak Street – 501 Local Restaurant:** Certificate of Appropriateness to allow replacement of a rooftop air conditioning unit and alterations to the exterior street façade of the building at 813 Oak Street.
5. Other Business.
 - a. January 20, 2022, Meeting - Quorum check.
6. Public Comment.
7. Adjournment.

Note: Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

NOTICE

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041). **Also, in accordance with the CDC guidance, the Village is requiring everyone to wear a face covering upon entering any Village facility, including the Village Hall. If you are unable to safely wear a face covering due to a medical condition or disability, please contact the Village ADA Coordinator by 3:00 p.m. the date of the meeting to request reasonable accommodations.**

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
November 18, 2021**

Members Present:

Kirk Albinson, Chairman
Michael Klaskin
Maggie Meiners
Katie Moor
Heather Niehoff
Michael Ritter

Members Absent:

Paul Konstant

Village Staff:

Ann Klaassen, Senior Planner
Chris Marx, Associate Planner

Call to Order:

Chairman Albinson called the meeting to order at 7:04 p.m.

Approval of Minutes.

- a. October 21, 2021 Special Meeting
- b. October 21, 2021 Regular Meeting

Chairman Albinson asked for comments or a motion to approve the October 21, 2021 regular and special meeting minutes. A motion was made by Mr. Ritter to approve the October 21, 2021 regular and special meeting minutes. The motion was seconded by Ms. Meiners. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Albinson, Klaskin, Meiners, Moor, Niehoff, Ritter
NAYS: None

Case No. 21-26: 566 Chestnut Street – La Taquiza: Certificate of Appropriateness for a hardscape area adjacent to business and sign permit and sign code variation request to allow four existing signs on the storefront at 566 Chestnut Street.

Mr. Marx identified the property's location and signage installed by the applicant which needed to be brought into compliance. He described the existing signage and its location on both frontages. Mr. Marx then described the sign code variation being requested to allow the signage to occupy 17% of the window area. He referred to the applicant's response to the sign code criteria who can speak to the reasoning behind the request. Mr. Marx also referred to the Certificate of Appropriateness requested and page 6 of the agenda report showing the area's current condition and the improvements made to that area. He then asked if there were any questions.

Chairman Albinson asked for a definition of an incidental sign which Mr. Marx described for the Board.

Chairman Albinson asked for the applicant's presentation. Marlene Benitez, co-owner of La Taquiza, introduced herself to the Board and referred to the amount of foot traffic stating the signage would help business. She also referred to the QR codes they would like to use and questioned whether they would count as a percentage of the requirement.

Chairman Albinson asked if there were any comments from the audience. No comments were made at this time. He then called the matter in for discussion.

Chairman Albinson explained the sign application process to the newer Board Members. Ms. Benitez informed the Board she was not aware of the need to apply for window signs which was not required in their other locations. She described the existing patio as an eyesore and that she decided to install bricks as the best solution. Ms. Benitez added it may be used as a seating area. Chairman Albinson stated it is preferable for applicants to apply for signage permits before installation and referred to the signs for both windows and amounts which are not in compliance. He then stated if QR codes are to be included, for the hours of operation signage to be in compliance.

Mr. Klaskin asked if the QR codes would be included on all of the signage and Ms. Benitez identified where they would be used which would be for specials. Chairman Albinson recommended that the applicant work with the Village staff in that regard. Mr. Marx explained the text code amendment relating to signage to the Board. Chairman Albinson then asked for a motion.

A motion was made by Mr. Ritter to issue a Certificate of Appropriateness with the condition that the applicant work with Village staff in connection with revisions to Sign No. 4 and to ensure that QR code decals involve reducing the hours of operation of the business sign to be a compliant incidental sign. The motion was seconded by Mr. Klaskin. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Albinson, Klaskin, Meiners, Moor, Niehoff, Ritter

NAYS: None

Case No. 21-27: 723 Elm Street – Hoffmann Real Estate: Awning permit to allow installation of awnings on the street façade of the building at 723 Elm Street.

Mr. Marx stated the proposal is for Hoffmann Commercial Real Estate's recently acquired building for awnings and provided a material sample to the Board for their review. Chairman Albinson asked if the awnings would be similar to their other businesses. Jenn Epstein, Hoffmann Commercial Real Estate, confirmed that is correct and indicated they would be similar to awnings at the 501-507 Chestnut Street building in a different color. She identified the awning's locations and informed the Board a residential tenant was in favor of awnings being installed on the building and that they have received no negative comments.

Chairman Albinson asked if there were any comments or questions from the Board or the audience. No comments were made at this time. He then asked for a motion.

A motion was made by Mr. Ritter to approve the request as presented. The motion was seconded by Ms. Meiners. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Albinson, Klaskin, Meiners, Moor, Niehoff, Ritter

NAYS: None

Case No. 21-28: 874 Green Bay Road – Kameo Vintage: Sign permit to allow installation of window signs for the new business, Kameo Vintage, located at 874 Green Bay Road.

Mr. Marx identified the applicant's business to be operated which would like to install window signs. He referred to Figure Nos. 1 and 2 containing four windows which constituted one general window opening. Mr. Marx then described the proposed signage, QR codes and their location. He also referred to page 10 containing images of the proposed signs which are code compliant asked if there were any questions.

1 Ms. Meiners questioned the approved location for signage. Mr. Marx explained how the sign code
2 would be applied for this application. He then stated the recommendation of the Design Guidelines is
3 for window signage to be located on the window's lower half.

4
5 Melissa Carter, the business owner, introduced herself to the Board and stated the proposed space
6 would measure 300 square feet and the importance of QR codes. She then referred to the second floor
7 space with the first floor space used to attract customers to the second floor space. Ms. Carter indicated
8 the sign is very important to her business and would eliminate confusion with the neighboring space and
9 in terms of visibility.

10
11 Chairman Albinson asked if there were any comments from the audience or the Board. Ms. Carter
12 informed the Board 70% of her business is online and explained the rationale for the sign's and QR
13 code's location. Chairman Albinson stated the signage being located lower would affect visibility and
14 described the situation and location as unique. Mr. Marx referred to Attachment B which provided a
15 visual illustration of the sign's placement. Chairman Albinson asked if there were any comments or a
16 motion.

17
18 A motion was made by Mr. Klaskin to approve the window signs as presented. The motion was
19 seconded by Ms. Moor. A vote was taken and the motion unanimously passed, 6 to 0:

20 AYES: Albinson, Klaskin, Meiners, Moor, Niehoff, Ritter

21 NAYS: None

22
23 **Case No. 21-29: 88 Green Bay Road 7-Eleven: Certificate of Appropriateness to allow the installation**
24 **of a new mansard roof for the building at 88 Green Bay Road.**

25 Mr. Marx identified the property's location and request for the roof's replacement in a similar form. He
26 referred to the sample materials and proposed color to match the 7-Eleven branding and asked if there
27 were any questions.

28
29 Chairman Albinson referred to the previously approved signage and asked if it was part of the
30 application. Mr. Marx responded it is not. Chairman Albinson questioned the time limit for installation
31 and Mr. Marx responded he would confirm since it had been two years since the prior approval.

32
33 Chairman Albinson asked for the applicant's presentation. Dan Burns, Hoffmann Commercial Real
34 Estate, described the issues in connection with the existing roof. He described the style and spacing for
35 the roof material elements. Chairman Albinson asked if there were any comments from the audience.
36 Ms. Epstein informed the Board that 7-Eleven updated their signage and referred to the current
37 monument sign.

38
39 Chairman Albinson asked if there were any comments or a motion. A motion was made by Ms. Moor to
40 approve the request as presented. The motion was seconded by Mr. Ritter. A vote was taken and the
41 motion unanimously passed, 6 to 0:

42 AYES: Albinson, Klaskin, Meiners, Moor, Niehoff, Ritter

43 NAYS: None

44
45 **Case No. 21-17: 455 Linden Street – New Multi-Family Residential Building (Continued from the**
46 **September 29, 2021 special meeting and the October 21, 2021 meeting): Certificate of**
47 **Appropriateness to allow construction of a new four-unit multi-family residential building at 455**
48 **Linden Street.**

1 Chairman Albinson first asked if there were any questions. No questions were raised at this time.
2 Chairman Albinson then asked for the applicant's presentation.

3
4 Matt Holmes, attorney for the applicant, and Chris Talsma, the architect, introduced themselves to the
5 Board. Mr. Talsma began by stating they took into consideration the Board's previous comments and
6 noted the roof's orientation was changed to benefit the north neighbor. He also informed the Board the
7 red brick was eliminated and provided samples for the Board to review. Mr. Talsma also referred to the
8 proposed SDL windows to be used and the elimination of some of the windows on the rear elevation as
9 well as the air conditioning compressors relocation on the roof. He described the roof view's visibility in
10 connection with the south elevation view and stated they have responded to all of the Board's concerns
11 and asked if there were any questions.

12
13 Chairman Albinson noted for the record the comments received which are included in the agenda
14 packet and asked if there were any comments from the audience. A member of the public asked to see
15 the siding sample. Mr. Ritter questioned the material for the cantilever portion which Mr. Talsma
16 described for the Board. Ms. Meiners referred to the previous red brick sample. Mr. Talsma responded it
17 was a real glazed red brick. Ms. Meiners commented the improvements are better and stated she is
18 struggling with the brick component and suggested a charcoal colored brick to blend better with the
19 other materials. Mr. Talsma responded he preferred that alternative. He also identified the planting bed
20 to be installed to provide screening between the north neighbor and their property. Mr. Talsma then
21 explained how the roof visibility issue was addressed and confirmed the roof's pitch for the building and
22 elevator are the same and referred to Sheet A-103 in terms of the roof's pitch.

23
24 Chairman Albinson asked if there were any other comments from the Board or the audience. Kristin
25 Goss asked what the wall height is for the terrace on the north elevation and if there would be screening
26 on that elevation. Mr. Talsma responded that there would be a 2-foot wide planter to help provide a
27 landscape buffer.

28
29 Chairman Albinson then asked for a motion to recommend approval with the recommendation for the
30 brick color. A motion was made by Ms. Meiners to issue a Certificate of Appropriateness for the request
31 as presented with the condition that option nos. 17 or 18 from the sample palette be used in the final
32 design. The motion was seconded by Mr. Klaskin. A vote was taken and the motion unanimously passed,
33 6 to 0:

34 AYES: Albinson, Klaskin, Meiners, Moor, Niehoff, Ritter

35 NAYS: None

36
37 **Other Business.**

38 a. December 16, 2021 Meeting – Quorum check.

39 The Board Member discussed their availability.

40
41 b. Comprehensive Plan Update.

42 Ms. Klaassen provided the Board with an update on the Comprehensive Plan process.

43
44 **Public Comment.**

45 No comments were made at this time.

46
47 **Adjournment:**

1 A motion to adjourn was made by Mr. Ritter and seconded by Ms. Niehoff. A vote was taken and the
2 motion unanimously passed, 6 to 0:

3 AYES: Albinson, Klaskin, Meiners, Moor, Niehoff, Ritter

4 NAYS: None

5
6 The meeting was adjourned at 8:07 p.m.

7
8 Respectfully submitted,

9
10 Antionette Johnson

11 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: DECEMBER 8, 2021
SUBJECT: 546 LINCOLN AVENUE – DELOS STRENGTH – SIGN PERMIT (CASE NO. 21-31-DR)

INTRODUCTION

On December 16, 2021, the Design Review Board (DRB) is scheduled to consider an application submitted by Delos Strength (the “Applicant”) as a tenant of commercial space in the building located at 546 Lincoln Avenue (the “Subject Property”), to allow installation of a wall sign on the street frontage of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Lincoln Avenue between Pine and Elm Streets in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District; however, the Applicant’s space is located towards the back of the building, more than 50 feet from the front property line, and therefore is not in the Commercial Overlay District. The Subject Property contains a two-story building with a limestone façade, mansard roof, and traditional architectural elements with commercial space on the first and second floors. Tenants of the building include the Applicant’s business in addition to *Bake Homemade Pizza*, *Strong Nail City*, and *Balloons and Paper*. The Applicant’s space was previously occupied by the *Fitness Together* fitness studio. Figure 1 below identifies the Subject Property. Figure 2 at the end of this report shows the entire building and corresponding signage between the other business tenants.



Figure 1 – Subject Property – Store frontage of business along Lincoln Avenue

PREVIOUS APPROVALS

The DRB approved a pin-mounted wall sign for the previous business, *Fitness Together*, in October of 2006. The sign can be seen above in Figure 1.

CURRENT REQUEST

The Applicant is seeking approval of a wall sign that would provide identification and promotion for a new fitness and therapy business. The wall sign would be approximately 3.5 square feet and centered above the main building entrance on the sign band reading “DELOS STRENGTH” in narrow and modern black acrylic pin-mounted letters. The sign would be placed to the left of the *Stretch Xperience* sign while the existing wall sign from the previous business would be removed. The Applicant has provided an elevation rendering and illustration of the sign that are available in the application materials included in Attachment A.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes standards for wall signs and window signs in the commercial districts. Wall signs may not exceed 70 square feet in area and may only contain the name of the business with a logo or trademark. The proposed wall sign would be 3.5 square feet and only contain the business name. Along with the existing wall sign for *Stretch Xperience*, the combined coverage of both wall signs would comprise less than the maximum of 15% of the doorway street exposure as required by Sign Code. A staff analysis of sign area with calculations is included as Attachment B.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide guidance on the design and appropriate placement of wall signs. The Guidelines state that signs should harmonize with the building and reflect the character of the building style. 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. Additionally, wall signs should be located a minimum of 8 feet above grade, but no more than 15 feet above grade. The Design Guidelines also suggest that pin mounted letters be made of metal and not exceed 14 inches or 75% of the height of the sign band on the store frontage. The proposed wall sign would be made of black acrylic letters measuring 8.5 inches in height, located along the sign band, which is less than 15 feet above grade. An excerpt of the Design Guidelines pertaining to signs is included as Attachment C.

SUMMARY

The Applicant requests that the DRB find the proposed wall sign as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed sign as appropriate, the Applicant would first need to receive the approved Sign Permit from the Community Development Department prior to installation.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Staff Sign Code Analysis
Attachment C: Design Guidelines Excerpt



Figure 2 – Subject Property – Main building of applicant and other businesses along Lincoln Avenue

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business Delos Strength		Primary contact name Mimi Bosika		Phone No. 
Street Address 546 Lincoln Ave				
City Winnetka	State IL	Zip Code 60093	Email mimi@strengthsociety.org	

Sign Company

Name of Sign Company Fastsigns of Skokie		Primary contact name Kim Hackl		Phone No. 8474233456
Street Address 3437 Dempster St				
City Skokie	State IL	Zip Code 60076	Email kim.hackl@fastsigns.com	

Property Owner

Name of Company HCRE		Primary contact name Dan Burns		Phone No. 
Street Address: 825 Green Bay Rd				
City Wilmette	State il	Zip Code 60091	Email dburns@ospreycapitalllc.com	

Sign type(s):
(check all that apply)

☐ window graphics
 ☒ wall-mounted sign
 ☐ ground-mounted sign
 ☐ projecting sign
 ☐ other _____

Additional description of sign type and materials NON-illuminated acrylic dimensional lettering

OFFICE USE ONLY: PERMIT FEE (\$60/\$195 per sign) _____

CONDITIONS OF APPROVAL: _____



FASTSIGNS | SKOKIE

3437 Dempster
Call or Text: (847)423-3456

LANDLORD INFORMATION

Dan Burns

Name (Please Print)



dburns@ospreycapitalllc.com

Phone & E-mail

60.00 in

8.45 in **DELOS STRENGTH**

MATERIAL: Acrylic

PAINT: Black

(Semi- Gloss/ Powder Coated)

INSTALLATION: Pin-Mounted

ATTACHMENT B



Area of Wall: 12.5 feet x 14.42 feet = 180.25 square feet

Area of Existing Wall Sign (Stretch Xperience): 0.67 feet x 6.42 feet = 4.3 square feet

Area of Proposed Wall Sign: 0.7 feet x 5 feet = 3.5 square feet

Combined Area of Proposed and Existing Wall Signs: 3.5 square feet + 4.3 square feet = 7.8 square feet

Maximum Permitted Sign Area Coverage of Wall: **27.04 square feet (15%)**

Proposed Sign Area Coverage of Wall: **7.8 square feet (4.33%)**

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: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: DECEMBER 10, 2021
SUBJECT: 813 OAK STREET – 501 LOCAL – CERTIFICATE OF APPROPRIATENESS
(CASE NO. 21-30-DR)

INTRODUCTION

On December 16, 2021, the Design Review Board (DRB) is scheduled to consider an application submitted by 501 Local, LLC (the “Applicant”) as the lessee of the building located at 813 Oak Street (the “Subject Property”), for approval of a Certificate of Appropriateness to allow exterior alterations to the front façade of the building and replacement of the rooftop air conditioning unit (A/C unit) on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the north side of Oak Street between Chestnut Street and Green Bay Road in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is not located in the Commercial Overlay District. The Subject Property contains a one-story commercial building with a vacant space that was previously occupied by *Spynergy* and will be used to accommodate the expansion of an existing food-and-beverage establishment. Figures 1 through 3 at the end of this report identify the Subject Property.

CURRENT REQUEST

The Applicant is seeking approval of a Certificate of Appropriateness to make alterations to the building’s exterior façade while replacing the rooftop A/C unit with a new unit and visual screening. The proposed façade changes would be for the incorporation of new restaurant space from the operators of neighboring restaurant *501 Local*. The new business would mostly preserve the building’s masonry exterior and fenestration while adding some new windows, lighting, and a doorway. The changes would include the following alterations:

1. The recessed front entrance vestibule would be enclosed with a new wood door with a black steel handle that shows a simple and light-colored oak appearance. A black tile cladding would accent the edge of the doorway.
2. The existing windows would be replaced with a set of black aluminum accordion windows that could open during warm weather seasons. The windows would have mostly large panes with some minor divisions towards the top for more contemporary looking glazing. The size of the existing window opening would remain unchanged except for a black steel support beam that would be inserted in the middle.
3. Two stone planters would bookend the window opening on each side at the ground level.

4. Three modern-looking vertical light fixtures made of brushed black aluminum sconces would be added along the middle of the façade wall and between the windows and doorway.
5. The brick tuckpointing and masonry coping would receive repairs and upkeep to maintain its current appearance.
6. A new rooftop A/C unit would be installed in replacement of the existing unit, in the same location. The unit would be screened with an Ash Grey colored steel screening wall, approximately 5.67 feet in height, to shield the unit from public visibility.
7. The existing awnings would remain; however, the signage on the valance above the door will be removed.

The Applicant has not yet applied for any signage associated with the new business. The Applicant has provided visuals, elevation renderings, and design specifications of the proposed alterations that are available in the application materials included in Attachment A.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

The proposed alterations are intended to refit the building’s façade for a new use while maintaining its general appearance. The proposed A/C unit and screening would allow the building’s HVAC system to be maintained while shielding the mechanical equipment from the public view.

DESIGN GUIDELINES ANALYSIS

The Design Guidelines provide guidance on windows, doors, exterior lighting, and outdoor mechanical equipment for commercial buildings.

1. The Guidelines state that storefront facades should have generous spreads of windows that are made with wood or metal frames and in a color that is sympathetic to the overall building character. The proposed accordion window sets have modern looking windows with dark colored metal frames that match the building’s awnings and proposed doorway tile accents. The windows mostly subscribe to the Guidelines’ recommendations.
2. The Guidelines state that doorways should be evident and prominent along the public right-of-way while being recessed and shielding patrons from the weather elements. They also state that

entry doors should be a weather resistant wood with a color, hardware finish, and character that is consistent with the rest of the building façade. The proposed door would maintain the entrance point although it would be eliminating the recessed vestibule. The door materials would largely match the masonry façade and modern windows. The black doorway tiling would mostly match the material colors of the awnings, proposed window frames, and proposed light fixtures.

3. The Guidelines state that exterior lighting should be contextual with the building and adjacent building designs while highlighting architectural details on the façade. They also state that lighting should be incandescent, low voltage, and shielded from direct visibility. The proposed light fixture would be metallically modern in appearance while directing lighting only vertically against the building wall.
4. The Guidelines give broad and general encouragement of businesses using planters and vegetation for aesthetics. The proposed stone planters would match the existing limestone sill on the front of the building.
5. The Guidelines state that the façade material should be a traditional-looking modular brick, natural limestone, or cast stone. The brick façade of the existing building would be maintained.
6. The Guidelines state that mechanical equipment should not be visible from pedestrian view. They also state that rooftop equipment should be located in the center of the roof or the corner, away from the street elevation so as to be least visible from the street. For screening, the Guidelines state that the screening materials should be “sympathetic to those of the primary façade.” The proposed unit would be set in the same location as the existing unit with little visibility from the street. Any visibility from the public areas or nearby buildings would be shielded by the proposed screening installation.

The proposed building alterations are designed to preserve the brick aesthetic of the building while creating a contemporary and modern building facade. They are also intended to allow for upgrades to the building’s HVAC while maintaining its preferable aesthetics. Excerpts of the Design Guidelines that are pertinent to the Applicant’s proposal are included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed alterations as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the exterior alterations to the building as well as the replacement and screening of the A/C unit as appropriate, the Applicant would first need to receive an approved building permit from the Community Development Department prior to any construction. Any new signage or awnings on the Subject Property would also require a Sign Permit application submission for consideration at a future DRB meeting.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt



Figure 1 – Subject Property – South building façade along Oak Street



Figure 2 – Subject Property – Southwest corner of building along street façade of Oak Street



Figure 3 – Subject Property and Neighboring Properties – Northeast Corner of Oak Street and Chestnut Street

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 813 Oak St., Winnetka IL 60093Name of Business(es): 501 Local

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) Renovation of existing fitness studio into additional restaurant seating.

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): The project is an interior renovation of an existing fitness studio. We propose to replace the existing storefront with a folding operable door system. We also propose to replace the existing glass storefront door with a new solid wood door.

I/We hereby certify that as Lessee (Lessee/Owner) of the property located at 813 Oak St. Winnetka IL 60093 (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

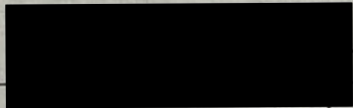
SIGNED

PRINTED NAME(S)

ADDRESS

PHONE NO.

EMAIL


MARK SALMON
501 CHESTNUT
224-255-6480
MARK.SALMON@501LOCAL.COM

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM Deconstruct ArchitectureCONTACT NAME Goran SimicADDRESS 3447 W. Parker Ave.Chicago, IL 60647PHONE NO. 773-808-9910EMAIL goran@decon-arch.com



501 LOCAL RENOVATION

813 OAK ST
WINNETKA, ILLINOIS 60093

COMMISSION NO: 21007

SHEET SIZE: 11X17
DATE: 11.18.2021

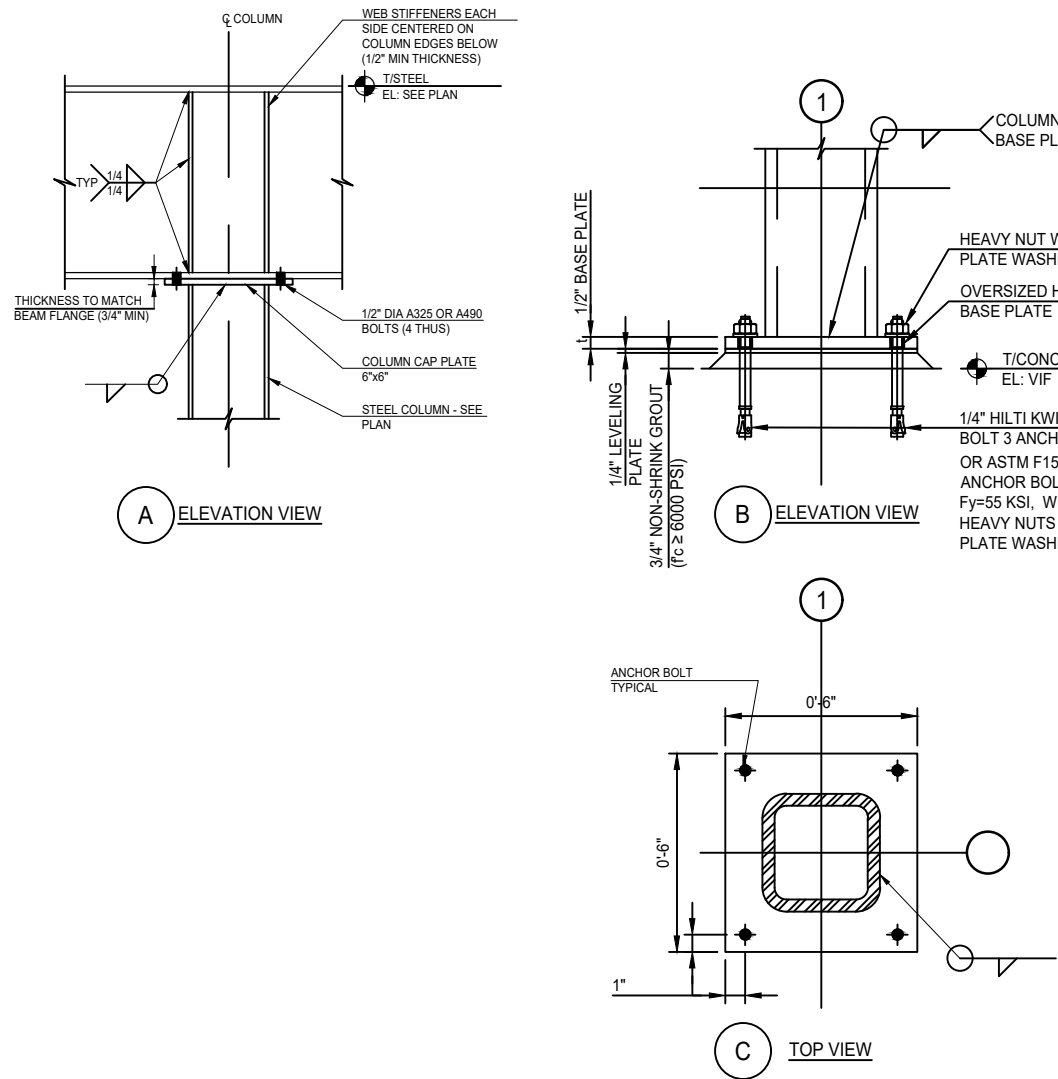
PROFESSIONAL SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

DECONSTRUCT ARCHITECTURE, LLC
SHALL RETAIN ALL COPYRIGHTS,
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DESIGN CONTENT. REPRODUCTION,
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THIRD PARTY SHALL NOT OCCUR
WITHOUT OBTAINING EXPRESSED
WRITTEN PERMISSION AND CONSENT
OF DECONSTRUCT ARCHITECTURE, LLC

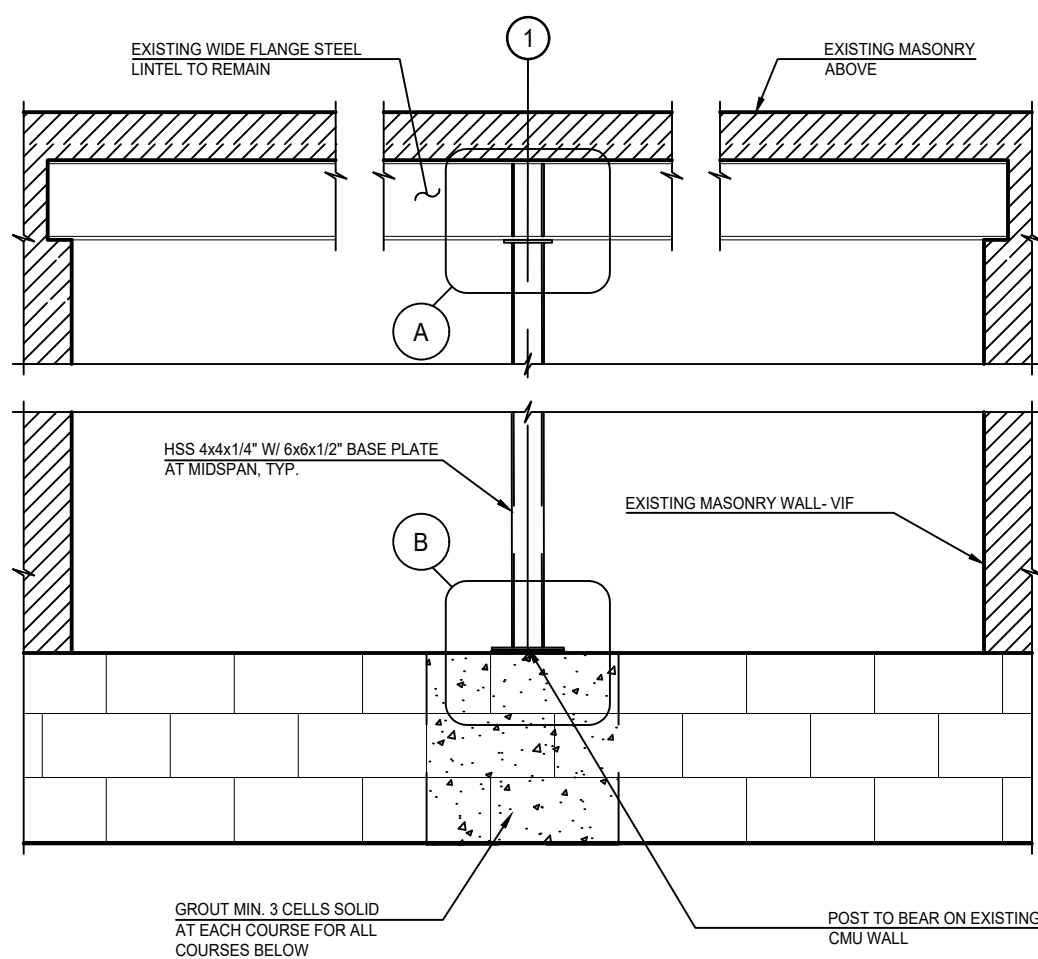


3437 WEST PARKER AVENUE
CHICAGO, ILLINOIS 60647
PHONE: 618-263-7673
WWW.DCONSTRUCTARCHITECTURE.COM



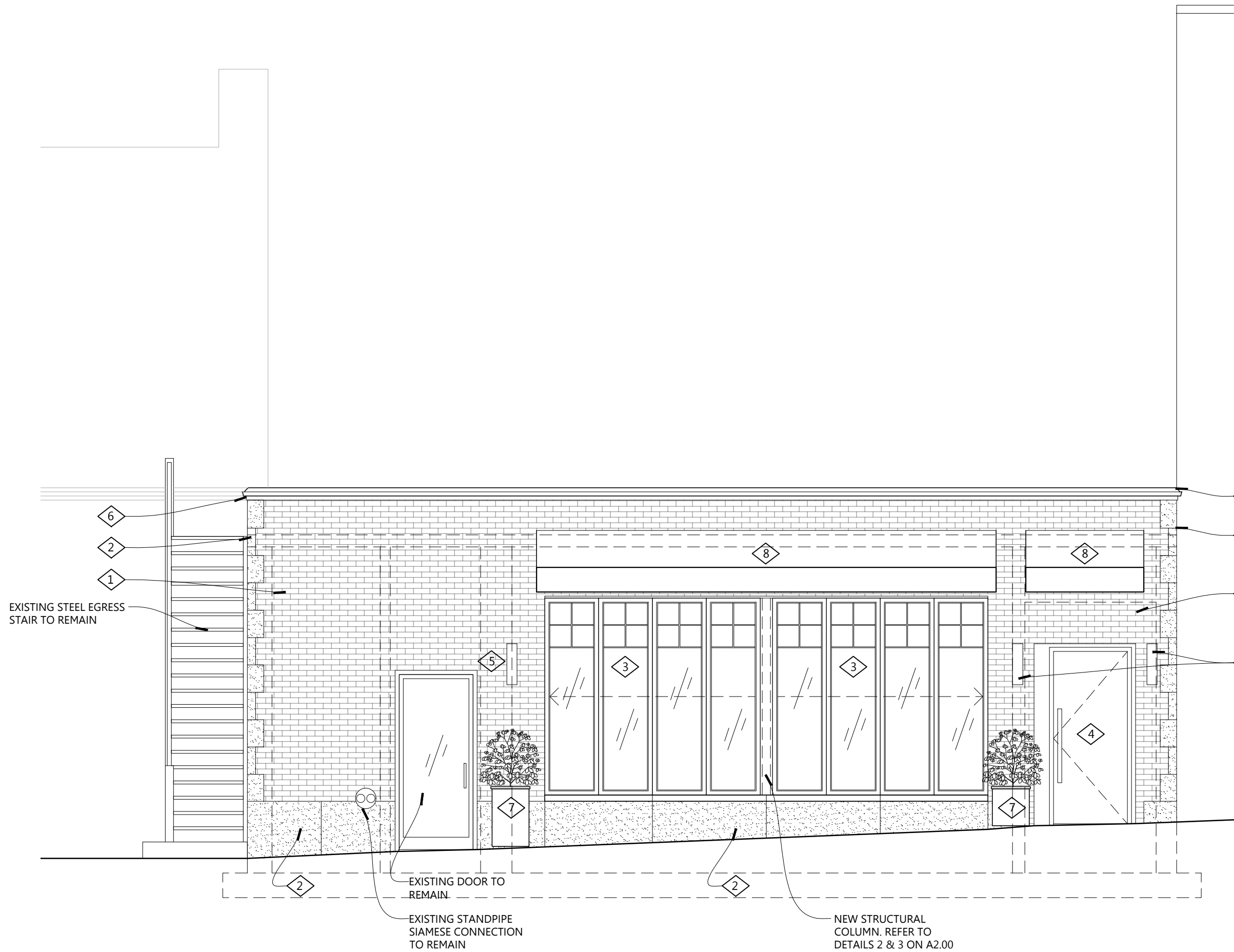
3 H.S.S. COLUMN DETAILS

SCALE: N.T.S.



2 H.S.S. COLUMN ELEVATION

SCALE: N.T.S.



1 PROPOSED SOUTH BUILDING ELEVATION

0'-0" 5'-0" 10'-0" 20'-0" SCALE: 1/4" = 1'-0"

- ELEVATION GENERAL NOTES:**
1. ALL PRE-FINISHED METAL FLASHING COLOR TO MATCH ADJACENT SURFACES.
 2. ALL BUILDING ENVELOPE (WALL & ROOF) PENETRATIONS SUCH AS PLUMBING STACKS, DRYER VENTS, ETC., TO BE PROPERLY FLASHED.

EXTERIOR MATERIALS:

- 1 EXISTING BRICK
CLEAN AND TUCK POINT AS REQUIRED
- 2 EXISTING STONE ACCENT
CLEAN AND GROUT AS REQUIRED
- 3 WINDOW UNIT
REFER TO SCHEDULE FOR DETAILS
- 4 DOOR UNIT
REFER TO SCHEDULE FOR DETAILS
- 5 LIGHT FIXTURE
REFER TO ELECTRICAL PLANS AND RCP FOR DETAILS
- 6 STONE COPING
REPAIR AND REPLACE AS REQUIRED
- 7 PLANTER:
MATERIAL: CAST STONE
COLOR* PER INTERIOR DESIGNER
- 8 AWNING AND SIGNAGE
PER LANDLORD AND VILLAGE OF WINNETKA APPROVAL

501 LOCAL EXPANSION

813 OAK STREET
WINNETKA, ILLINOIS 60093
COMMISSION NO: 211007
SHEET SIZE: 24X36

PROFESSIONAL SEAL

INCORPORATED ARCHITECT
GORAN SIMIC
001-024970
STATE OF ILLINOIS

EXPIRES: 11/30/2022
ILLINOIS PROFESSIONAL DESIGN FIRM
184.008025-0001
EXPIRES: 04/30/2023

DECONSTRUCT ARCHITECTURE, LLC SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THE PLANS AND DESIGN CONTENT. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESSED WRITTEN PERMISSION AND CONSENT OF DECONSTRUCT ARCHITECTURE, LLC

DRAWN BY: GORAN SIMIC
REVIEWED BY: JORDAN WANKEL

07/27/2021	ISSUED FOR OWNER REVIEW	
09/20/2021	ISSUED FOR OWNER REVIEW	
09/24/2021	ISSUED FOR PERMIT	
11/15/2021	ISSUED FOR PERMIT CORRECTIONS	
00/00/0000	ISSUE	
00/00/0000	ISSUE	
00/00/0000	ISSUE	
00/00/0000	ISSUE	
00/00/0000	ISSUE	
00/00/0000	ISSUE	
00/00/0000	ISSUE	

A2.00

EXTERIOR ELEVATIONS AND SECTIONS

CHESTNUT STREET

← TWO-WAY TRAFFIC →

PL 146.00'

PL 146.00'

REFER TO MECHANICAL
PLANS FOR ALL ROOF TOP
EQUIPMENT DETAILS AND
SPECIFICATIONS - TYPICAL

ELECTRICAL EQUIPMENT -
REFER TO ELECTRICAL PLANS
FOR REQUIRED CLEARANCES

GREASE

TRASH AREA
TO REMAIN

PL 88.25'

EXISTING MASONRY
WALL TO REMAIN

EXISTING SIDEWALK

DASHED LINE INDICATES
AREA OF WORK: 2,072 SQFT

EXISTING ROOF AND
INSULATION TO REMAIN.
CONTRACTOR TO INSPECT
AND REPAIR AS REQUIRED

EXISTING WOOD EGRESS
PATH TO REMAIN (TYP.)

EXISTING STEEL STAIR
TO TO REMAIN

NEW RTU ON
EXISTING ROOF CURB.

NEW CUSTOM MECHANICAL
EQUIPMENT SCREENING

RTU - 1,400
LBS

8'-1"

11'-4 1/2"

8'-0"

EXIT @
GRADE

EXISTING PARAPET AND PARAPET
CAP TO REMAIN - REPAIR OR
REPLACE AS REQUIRED (TYP.)

OAK STREET

← TWO-WAY TRAFFIC →

PROPOSED

SITE PLAN



SCALE: 1/8" = 1'-0"
DATE: 11-13-2016 Page 9

0'-0" 5'-0" 10'-0" 20'-0" 40'-0"



3437 West Parker Avenue, Chicago Illinois 60647

**VILLAGE OF WINNEKTA CERTIFICATE OF APPROPRIATNESS
EXISTING BUILDING PHOTOGRAPHS**

**501 EXPANSION - 813 OAK ST.
WINNETKA, IL, 60093**

Oak street facade:





Front Entry door:



Existing Roof top Unit





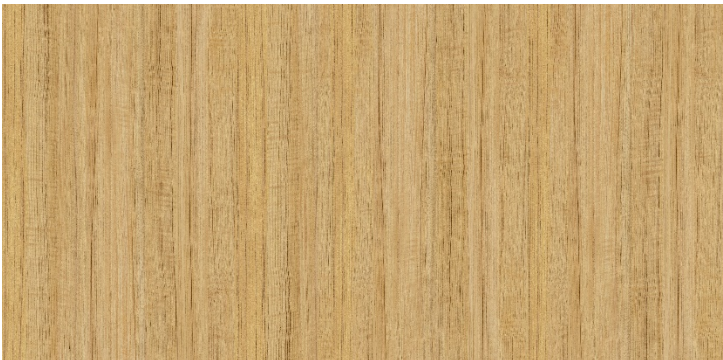
3437 West Parker Avenue, Chicago Illinois 60647

VILLAGE OF WINNEKTA CERTIFICATE OF APPROPRIATNESS MATERIAL SAMPLE BOARD

**501 EXPANSION - 813 OAK ST.
WINNETKA, IL, 60093**

Regarding the proposed front elevation improvements, below are the requested color chips and material designations:

Front Door (tag '01" in plan): White oak wood

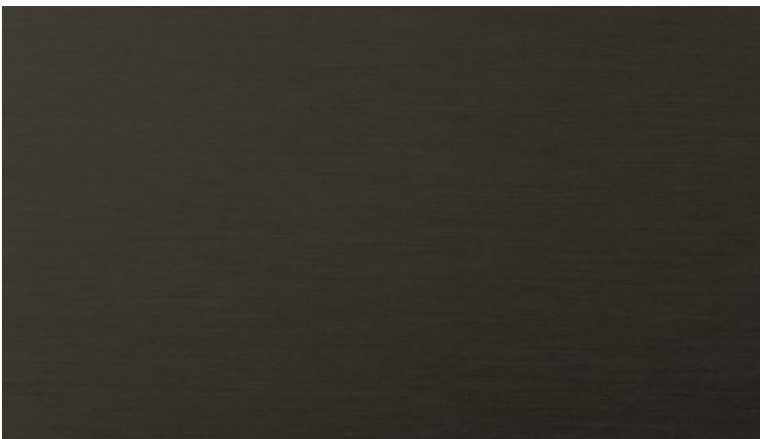




Exterior wall (tag W1 in plan): Black tile:



Operable folding window (tag 01 in plan): Anodized bronze aluminum



Icon LED Outdoor Wall Sconce

By dweLED

LUMENS[®]
LIGHT AND LIVING

Call Us 877.445.4486

Icon LED Outdoor Wall Sconce
By dweLED

Product Options

Finish: Bronze , Brushed Aluminum , Black

Size: 14-Inch , 20-Inch

Details

- Construction, Aluminum hardware with glass diffuser
- Weather-resistant powder coat finish
- Shielded light source for low-glare illumination
- Driver concealed within the fixture
- Material: Aluminum
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Dimmer Range: 100 - 10%
- ADA compliant
- ETL Listed Wet
- Warranty: 5 Year Functional, 2 Year Finish
- Made In China

Dimensions

14-Inch Option Fixture: Width 5", Height 14", Depth 3"

14-Inch Option Supply Cord: Weight 4.14Lbs

14-Inch Option Wall Plate: Length 4.5", Width 5.5", Depth 0.5"

20-Inch Option Fixture: Width 5", Height 20", Depth 3"

20-Inch Option Supply Cord: Weight 5.13Lbs

20-Inch Option Wall Plate: Length 4.5", Width 5.5", Depth 0.5"

Lighting

- 14-Inch Option: 10.9 Watt (845 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 54000 hours
- 20-Inch Option: 11.1 Watt (847 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 54000 hours

Additional Details

Product URL:

<https://www.lumens.com/icon-led-outdoor-wall-sconce-by-dweled-DWEP154761.html>

Rating: ETL Listed Wet

Product ID: DWEP154761

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Notes:

Created July 6th, 2021

ENHANCED LIFESTYLE

WHETHER FOLDING OR SLIDING, **LaCANTINA DOORS** CREATE A HEALTHIER MORE COMFORTABLE ENVIRONMENT WITH NATURAL LIGHT AND OPEN AIR, COMPLETELY TRANSFORMING SPACE FROM THE INSIDE OUT. OPEN UP A LIVING ROOM OR KITCHEN TO CONNECT TO THE OUTDOORS AND ENTERTAIN.

PERFECT MATCH

OUR SIGNATURE DOOR PANELS ARE UTILIZED THROUGHOUT OUR FOLDING, MULTI SLIDE AND SWING DOOR PRODUCT RANGE, CREATING A **COMPLETE** AND **PERFECTLY MATCHING** PACKAGE FOR ALL OPENINGS.

VISUALLY APPEALING DESIGNS

MINIMAL, CLEAN DESIGNS ALLOW FOR PANELS TO STACK IN ALIGNMENT WHEN OPEN. OUR NARROW STILES AND LOW PROFILE RAILS CREATE SYMMETRY AND ALLOW MORE GLASS FOR NATURAL LIGHT. OUR PRODUCTS PROVIDE THE PREFERRED AESTHETIC AMONG ARCHITECTS AND DESIGNERS OR ANYONE WITH AN APPRECIATION FOR DETAIL.

COMPREHENSIVE RANGE

AS A SINGLE SOURCE MANUFACTURER WE OFFER THE MOST DIVERSE RANGE OF OPEN SPACE PRODUCTS FOR ANY ARCHITECTURAL STYLE IN ANY ENVIRONMENT. WITH A WIDE SELECTION OF MATERIAL OPTIONS AND PERFORMANCE LEVELS WE CAN MEET THE NEEDS OF ANY COMMERCIAL OR RESIDENTIAL PROJECT, LARGE AND SMALL.

INNOVATION

OUR EXPERIENCE SPECIALIZING IN THE DEVELOPMENT AND REFINEMENT OF PRODUCTS THAT **OPEN LARGE SPACES** HAS GIVEN US AN INTIMATE UNDERSTANDING OF HOW TO CREATE THE MOST INNOVATIVE DOOR SYSTEMS IN THE WORLD. FROM DOOR AND WINDOW COMBINATIONS, ZERO POST CORNERS, INTEGRATED SCREENING SOLUTIONS AND HURRICANE RATINGS, OUR FORWARD THINKING AND CREATIVE NATURE ALLOWS US TO OFFER THE MOST UNIQUE, FUNCTIONAL AND HIGH PERFORMANCE OPTIONS OF ANY FOLDING AND SLIDING DOOR.

QUALITY & VALUE

OUR MANUFACTURING FACILITY DEDICATED TO MAKING LARGE DOOR SYSTEMS ALLOWS US TO PROVIDE HIGH QUALITY PRODUCTS. ADVANCED LEAN MANUFACTURING PRACTICES AND QUALITY ASSURANCE PROGRAMS ENSURE THE BEST QUALITY AND CONSISTENCY, WHILE EXTENSIVE AIR, WATER, STRUCTURAL AND THERMAL TESTING CERTIFIES WE OFFER THE PROTECTION A HOME NEEDS.

MOST IMPORTANT IN OUR DESIGN PHILOSOPHY IS TO INCORPORATE THE ESSENTIAL ELEMENTS AND FEATURES IN OUR PRODUCTS THAT MATTER TO THE END USER. AS A RESULT, WE PRODUCE THE BEST QUALITY DOORS SYSTEMS OFFERING THE BEST VALUE.

SUPPORT & WARRANTY

OUR KNOWLEDGEABLE AND EXPERIENCED STAFF OFFERS GUIDANCE IN CHOOSING THE CORRECT PRODUCT AND ARE ALWAYS READILY AVAILABLE FOR TECHNICAL SUPPORT. WITH AN ESTABLISHED BASE OF DEALERS AND CERTIFIED INSTALLERS ACROSS THE US AND BEYOND, ASSISTANCE IS AVAILABLE AT ANY TIME WHEREVER IT IS NEEDED. ALL **LaCANTINA** PRODUCTS ARE BACKED BY OUR INDUSTRY LEADING 10 YEAR WARRANTY.

DOOR & WINDOW APPLICATIONS	LaCANTINA OFFERS A DYNAMIC AND LIFESTYLE CHANGING SOLUTION THAT TRANSFORMS RESIDENTIAL AND COMMERCIAL SPACES IN ANY ENVIRONMENT OR CLIMATE. FROM CONTEMPORARY TO TRADITIONAL, URBAN TO RURAL, FROM THE COASTLINE TO THE MOUNTAINS, LaCANTINA DOORS WILL ENHANCE ANY ARCHITECTURAL STYLE.
RESIDENTIAL	LaCANTINA SYSTEMS CREATE AN INDOOR OUTDOOR LIVING EXPERIENCE IN ANY HOME, ANYWHERE, PROVIDING AN ENVIRONMENT OF OPEN SPACES.
RESTAURANTS & RETAIL STOREFRONTS	LaCANTINA DOORS PROVIDE A UNIQUE OPPORTUNITY FOR BUSINESS OWNERS TO ATTRACT CUSTOMERS AND MAXIMIZE COSTLY COMMERCIAL SPACE. WHETHER CREATING AN ALFRESCO DINING EXPERIENCE OR CAPTURING A SHOPPER'S ATTENTION, LaCANTINA DOORS ARE A DRAMATIC DESIGN ELEMENT.
RESORT & HOSPITALITY	A LaCANTINA SYSTEM OFFERS ENDLESS POSSIBILITIES FOR RESORT AND HOSPITALITY PROPERTIES BY OPENING GUEST ROOMS, SUITES & VILLAS, OUTDOOR CABANAS AND EVEN HIGH RISE BALCONIES TO OUTDOOR RECREATION AREAS, POOL VIEWS AND SPECTACULAR SUNSETS FOR AN ENHANCED GUEST EXPERIENCE.
EDUCATION & LIBRARIES	A LaCANTINA SYSTEM MAKES BETTER USE OF INTERIOR SPACES OR CAN CREATE LARGE OPEN SPACES FOR SCHOOLS, LIBRARIES, CAMPUSES AND MUSEUMS. TRANSFORMING ONE LARGE OPEN ROOM TO MULTIPLE CLASS ROOMS OFFERS A FLEXIBLE MULTI-PURPOSE INTERIOR SOLUTION.
INTERIOR DIVIDERS	A LaCANTINA SYSTEM IS IDEAL FOR COMMERCIAL OR RESIDENTIAL INTERIOR APPLICATIONS. OUR FLUSH GUIDE TRACK ALLOWS FOR A SMOOTH TRANSITION BETWEEN ROOMS, OFFICES, CONFERENCE ROOMS AND MEETING ROOMS.

MATERIAL TYPES	LaCANTINA OFFERS THE WIDEST RANGE OF MATERIAL OPTIONS ACROSS OUR FOLDING, SLIDING AND SWING SYSTEMS.
ALUMINUM	THE ALUMINUM SYSTEM'S CLEAN DESIGN FEATURES A 2 3/4" NARROW STILE AND RAIL PROFILE, ALLOWING FOR MORE GLASS AND LIGHT. THE ALUMINUM SYSTEM IS PERFECT FOR RESIDENTIAL AND COMMERCIAL PROJECTS IN MODERATE CLIMATES OR AS AN INTERIOR SPACE DIVIDER.
ALUMINUM THERMALLY CONTROLLED	THE ALUMINUM THERMALLY CONTROLLED SYSTEM IS THE RESULT OF AN EXTENSIVE DESIGN PROCESS FOCUSED ON ENERGY EFFICIENCY, STRUCTURAL INTEGRITY AND VERSATILITY. THE ALUMINUM THERMALLY CONTROLLED SYSTEM FEATURES A NARROW 2 15/16" STILE AND RAIL PROFILE WITH THERMAL BREAKS THROUGHOUT FOR IMPROVED PERFORMANCE. OUR PROPRIETARY CORE AND FASCIA DESIGN ALLOWS SPLIT FINISH COLOR OPTIONS FOR THE INTERIOR AND EXTERIOR PROVIDING MAXIMUM DESIGN FLEXIBILITY.
CONTEMPORARY CLAD	THE CONTEMPORARY CLAD BOASTS STYLE WITHOUT COMPROMISING PERFORMANCE. FEATURING A LOW MAINTENANCE ALUMINUM EXTERIOR WITH MULTIPLE PROFILE DESIGNS AND THE NATURAL WARMTH OF A WOOD INTERIOR, THE CONTEMPORARY CLAD COMPLEMENTS ANY ARCHITECTURAL STYLE AND WINDOW PACKAGE. PERFECTLY PROPORTIONED, THE CONTEMPORARY CLAD PROVIDES A BEAUTIFUL AESTHETIC AND INCREASED THERMAL PERFORMANCE RESULTING IN OUR MOST ENERGY EFFICIENT SYSTEM.
ALUMINUM WOOD	THE ALUMINUM WOOD SYSTEM IS OUR UNIQUE DESIGN INNOVATION BASED ON THE SAME STYLING AS A TRADITIONAL WOOD CLAD DOOR. BUILT WITH THE HIGHEST QUALITY COMPONENTS AND LATEST ENGINEERING, THE ALUMINUM WOOD SYSTEM IS ENGINEERED FOR LARGE OPENINGS REQUIRING OVERSIZED DOOR PANELS.
WOOD	LaCANTINA'S ORIGINAL SYSTEM IS A TIMELESS CLASSIC FEATURING THE NATURAL BEAUTY AND ORGANIC AESTHETIC OF WOOD. AVAILABLE IN A WIDE RANGE OF STANDARD AND CUSTOM WOOD SPECIES, READY TO SEAL, STAIN OR PAINT.
VINYL	THE VINYL FOLDING SYSTEM BRINGS HIGH QUALITY CONTEMPORARY STYLING TO THE VINYL DOOR MARKET. DESIGNED TO APPEAL TO THE NEEDS OF A BROADER MARKET, THE VINYL SYSTEM PERFORMS WELL IN ALL ENVIRONMENTS, MATCHES POPULAR VINYL WINDOW PACKAGES AND IS THE IDEAL SOLUTION FOR HOME RENOVATIONS AND NEW CONSTRUCTION.



FOLDING SYSTEMS



FOLDING

THE **LaCANTINA FOLDING** SYSTEM IS WHAT WE ARE RENOWNED TO HAVE PERFECTED. AS A PIONEER IN **FOLDING DOOR SYSTEMS** **LaCANTINA** SETS THE STANDARD FOR STYLE, FUNCTION AND PERFORMANCE. USING THE HIGHEST QUALITY ROLLING HARDWARE AND ROBUST PANEL AND FRAME DESIGNS, OUR SYSTEMS PROVIDE SMOOTH AND EFFORTLESS OPERATION UNMATCHED BY OTHER LARGE OPENING DOOR SYSTEMS. WITH THE ABILITY TO SPAN ANY SIZE OPENING, MULTIPLE CONFIGURATIONS AND OPTIONS TO MEET THE DEMANDS OF ANY PROJECT, A **LaCANTINA FOLDING** SYSTEM IS THE PERFECT CHOICE.

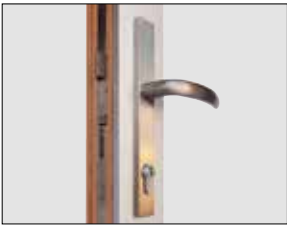
LaCANTINA FOLDING DOOR SYSTEMS ARE AVAILABLE IN ALUMINUM, ALUMINUM THERMALLY CONTROLLED, ALUMINUM WOOD, CONTEMPORARY CLAD, WOOD, VINYL AND IMPACT RATED.

FEATURES

- CLEAN CONTEMPORARY DESIGNS THAT MAXIMIZE GLASS AND LIGHT
- TOP HUNG FOR EASE OF OPERATION AND LONGER LIFESPAN
- HIGH QUALITY EXTRUDED ALUMINUM AND ENGINEERED WOOD FOR STRENGTH & PERFORMANCE
- SILL OPTIONS THAT SUIT WEATHER EXPOSURE OR FLUSH FLOOR TRANSITIONS FROM INSIDE TO OUTSIDE
- STAINLESS, BRONZE AND BLACK HARDWARE PACKAGES
- CONCEALED MULTI-POINT LOCKING SYSTEM FOR EASE OF OPERATION AND SECURITY
- HIGH WEIGHT RATED PRECISION ROLLING HARDWARE
- UNLIMITED CONFIGURATIONS UP TO 65' WIDE
- INSWING OR OUTSWING FLEXIBILITY
- UNIQUE DESIGN APPLICATIONS SUCH AS ZERO POST CORNERS AND COMBINATION DOOR AND WINDOW SYSTEMS
- IMPACT RATED SYSTEM PROVIDES ULTIMATE PERFORMANCE IN HIGH VELOCITY HURRICANE ZONE (HVHZ) AND WIND-BORNE DEBRIS AREAS
- SIMULATED DIVIDED LITE OPTIONS
- RANGE OF COMMERCIAL OPTIONS INCLUDING PANIC HARDWARE, ADA THRESHOLDS AND 10" BOTTOM RAILS
- DAILY USE DOOR OPTION FOR EASY ACCESS
- WIDE RANGE OF GLAZING OPTIONS FOR IMPROVED THERMAL PERFORMANCE, SAFETY, PROTECTION AND PRIVACY
- INTEGRATED SCREEN SYSTEMS FOR YEAR ROUND COMFORT AND PROTECTION AGAINST THE ELEMENTS

LaCANTINA FOLDING SYSTEMS UTILIZE ARCHITECTURAL GRADE MATERIALS AND PRECISION BEARINGS OFFERING LONG LASTING DURABILITY AND EFFORTLESS OPERATION. **LaCANTINA** HANDLE HARDWARE IS OFFERED IN A RANGE OF STYLES AND FINISHES WITH THE ABILITY TO MATCH CUSTOM HARDWARE TO EXISTING PACKAGES.

HARDWARE

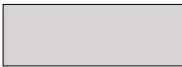


MULTI-POINT HANDLE



FOLDING DOOR LEVER

HARDWARE FINISH OPTIONS



STAINLESS

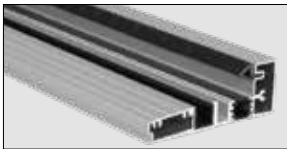


BRONZE

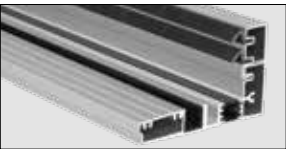


BLACK

SILL CONSIDERATIONS



WEATHER RESISTANT SILL



WEATHER RESISTANT
RAISED SILL



FLUSH GUIDE SILL



RAMP SILL

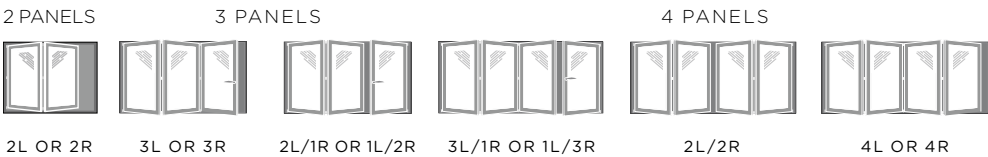
WE SPECIALIZE IN CUSTOM MADE SYSTEMS WHICH ARE AVAILABLE UP TO 65’ WIDE AND 10’ TALL WITH A MAXIMUM PANEL WIDTH OF 39”. FOR SHORTER LEAD TIMES AND ADDITIONAL SAVINGS, OUR FOLDING SYSTEMS ARE ALSO AVAILABLE IN MOST POPULAR SIZES AND OPENINGS.

LaCANTINA’S POPULAR STANDARD SIZES ARE 7’ AND 8’ TALL AND 9’, 12’, 15’ AND 18’ WIDE.

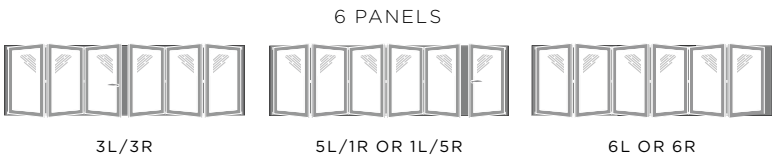
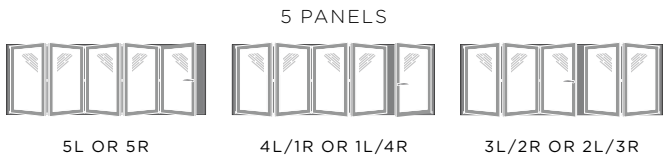
SIZING

CONFIGURATIONS

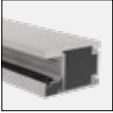
LaCANTINA’S FOLDING SYSTEMS OFFER A RANGE OF CONFIGURATIONS UP TO 20 PANELS, 10 IN EACH DIRECTION, INCLUDING A 90° ZERO POST SYSTEM. BELOW ARE A SAMPLE OF POPULAR CONFIGURATION OPTIONS.



FOLDING OPTIONS



LaCANTINA FOLDING SYSTEMS MATERIAL COMPARISON

						
MATERIAL	ALUMINUM	ALUMINUM THERMALLY CONTROLLED	ALUMINUM WOOD	CONTEMPORARY CLAD	WOOD	VINYL
STYLE	CONTEMPORARY	CONTEMPORARY	TRADITIONAL	CONTEMPORARY TO TRADITIONAL	TRADITIONAL TO CONTEMPORARY	CONTEMPORARY TO TRADITIONAL
PRICING	LOWER COST \$	UPGRADE \$ FOR PERFORMANCE & FEATURES	UPGRADE \$ FOR PERFORMANCE & FEATURES	UPGRADE \$ FOR PERFORMANCE & FEATURES	VALUE \$	LOWER COST \$
PANEL CONSTRUCTION	ALUMINUM	ALUMINUM WITH THERMALLY EFFICIENT CORE	ALUMINUM WITH SOLID WOOD ON THE INTERIOR	ENGINEERED WOOD CORE WITH EXTERIOR ALUMINUM	ENGINEERED WOOD CORE	VINYL
U-VALUE LOW-E 366 ARGON*	.48	.37	.38	.31	.30	.34
U-VALUE .32 OR LESS GLAZING OPTION	NO	YES	YES	YES	YES	YES
ENERGY EFFICIENCY	GOOD	BETTER	BETTER	BEST	BEST	BEST
PANEL THICKNESS	1 3/4"	2 1/4"	2 1/4"	2 1/4"	1 3/4"	1 3/4"
STOCK FINISHES	CLEAR ANODIZED BRONZE ANODIZED WHITE PAINT	CLEAR ANODIZED BRONZE ANODIZED WHITE PAINT (SPLIT FINISH FOR INTERIOR & EXTERIOR AVAILABLE)	WHITE PAINT BRONZE PAINT SHADOW BLACK PAINT	CLEAR ANODIZED BRONZE ANODIZED WHITE PAINT BRONZE PAINT SHADOW BLACK PAINT	N/A	WHITE VINYL TAN VINYL
STILE & RAIL PROFILE	2 3/4"	2 15/16"	3 5/8"	2 15/16"	3 5/8"	2 15/16"
ADDITIONAL BOTTOM RAIL OPTIONS	10" ADA	-	-	7 1/2", 10" ADA	7 1/2", 10" ADA	-
SIMULATED DIVIDING LITES (SDLs)	1" CONTEMPORARY	1" CONTEMPORARY	1" CONTEMPORARY OR TRADITIONAL	1" CONTEMPORARY OR TRADITIONAL	1" TRADITIONAL	-
IN-STOCK WOOD	-	-	VG FIR OR SAPELE MAHOGANY	VG FIR OR SAPELE MAHOGANY	VG FIR OR SAPELE MAHOGANY	-
FOLDING PANEL LOCKING	CONCEALED MULTI-POINT	CONCEALED MULTI-POINT	CONCEALED MULTI-POINT	CONCEALED MULTI-POINT	SURFACE MOUNTED LOCKING	CONCEALED MULTI-POINT

* PERFORMANCE RESULTS BASED ON OUTSWING WEATHER RESISTANT SILL

LaCANTINA DOORS ARE DESIGNED TO SEAMLESSLY INTEGRATE WITH OUR **SCREENING SYSTEMS**. DESIGNED SPECIFICALLY FOR LARGE OPENINGS, OUR SCREENS PROVIDE PROTECTION FROM INSECTS AND OUTSIDE DEBRIS WITHOUT COMPROMISING THE INDOOR OUTDOOR EXPERIENCE.

WHEN NOT IN USE, OUR **SCREEN** AND **BLIND** SYSTEMS SLIDE NEATLY BEHIND THE DOOR OPENING SO THAT VIEWS THROUGH OPEN DOORS AND FIXED PANELS ARE UNOBSTRUCTED. OUR SCREENING SOLUTIONS CAN BE APPLIED TO OUR FOLDING, MULTI SLIDE AND SWING DOORS TO FURTHER ENHANCE OUR **MATCHING PRODUCT LINE**.

SCREENING SYSTEMS

OUR **PLEATED SCREEN** OFFERS A SIMPLE YET AFFORDABLE SOLUTION TO FILTER UNWANTED OUTSIDE ELEMENTS. ITS DURABLE MESH WITHSTANDS HIGH WINDS AND IS EASILY ADJUSTED. OUR **NON-PLEATED SCREEN** PROVIDES GREATER TRANSPARENCY AND OFFERS A RANGE OF INSECT MESH AND BLIND OPTIONS. THE BLIND OPERATES LIKE THE SCREEN AND OFFERS COMPLETE PRIVACY AND IMPROVED ENERGY EFFICIENCY BY DEFLECTING HARMFUL UV RAYS. HAVING AN INSECT SCREEN HORIZONTALLY OPERATE FROM ONE SIDE AND A BLIND PULL OUT FROM THE OPPOSITE SIDE, THE **NON-PLEATED SCREEN** PROVIDES OPTIMAL FLEXIBILITY.

OUR INNOVATIVE **WINDOW** SYSTEMS ENHANCE ANY RESIDENTIAL OR COMMERCIAL PROJECT. **WINDOW** SYSTEMS CAN BE DESIGNED AND BUILT FROM ANY OF OUR PRODUCT SERIES AND PROVIDE OPEN VIEWS AND INCREASED CIRCULATION; PERFECT FOR ANY LIVING AREA IN THE HOME.

WINDOW SYSTEMS

OUR **SERVERY WINDOW** IS A GREAT SOLUTION TO COMPLETELY OPEN UP A KITCHEN, CONNECT TO OUTSIDE BARBECUE AND LIVING AREAS AND CREATE AN IDEAL SETTING FOR ENTERTAINING. THIS INNOVATIVE APPLICATION REQUIRES NO BOTTOM TRACK ALLOWING FOR A CONTINUOUS COUNTERTOP FROM INTERIOR TO EXTERIOR. THE SERVERY PROVIDES A LARGE PASS THROUGH OPENING AND IS PERFECT FOR AN OUTDOOR BAR AND SEATING, ELIMINATING IMPRACTICAL WINDOW SOLUTIONS SUCH AS CASEMENTS AND OTHER WINDOW COMBINATIONS THAT LIMIT USE AND CLOSE OFF SPACE.

SERVERY WINDOW

THE **COMBINATION** OF A **FOLDING OR SLIDING DOOR & WINDOW SYSTEM** ALLOWS OUR WINDOWS TO BE CONNECTED WITH OUR DOORS WITHOUT THE NEED FOR A SUPPORTING WALL OR POST. A MULTIPLE PANEL DOOR & WINDOW SYSTEM CAN COMPLETELY TRANSFORM AND OPEN A KITCHEN'S INDOOR AND OUTDOOR SPACE, A PERFECT APPLICATION FOR AN OUTDOOR ENTERTAINMENT AREA. AVAILABLE ACROSS OUR ENTIRE PRODUCT LINE.

COMBINATION DOOR & WINDOW

BY **COMBINING TWO DOOR SYSTEMS**, A 90° **ZERO POST CORNER SYSTEM** OPENS THE WHOLE CORNER OF LIVING ROOM AREAS. THIS UNIQUE APPLICATION PROVIDES UNINTERRUPTED VIEWS WITHOUT THE NEED FOR A SUPPORTING WALL OR POST AND CAN BE COMBINED WITH OUR PLEATED SCREEN.

ZERO POST CORNERS

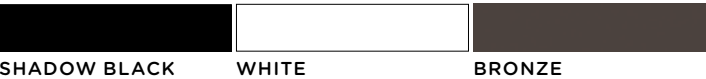
GLASS

ALL **LaCANTINA DOORS** FEATURE CARDINAL GLASS, THE LEADING GLASS COMPANY IN THE U.S. SELECT FROM A WIDE RANGE OF GLASS TYPES TO MATCH WINDOW PACKAGES OR MEET ENERGY CODE REQUIREMENTS. DUAL GLAZED LOW E GLASS COMES STANDARD ACROSS OUR ENTIRE PRODUCT LINE. SIMULATED DIVIDED LITES ARE ALSO AVAILABLE. AVAILABLE FOR ALUMINUM, ALUMINUM THERMALLY CONTROLLED AND CONTEMPORARY CLAD SYSTEMS.



AVAILABLE FOR ALUMINUM WOOD AND CONTEMPORARY CLAD SYSTEMS.

IN-STOCK COLORS*



AVAILABLE FOR VINYL SYSTEMS.



OPTIONAL COLORS ARE AVAILABLE IN A WIDE RANGE OF THE MOST POPULAR COLORS IN THE MARKETPLACE TODAY.

OPTIONAL COLORS*



IN-STOCK WOOD



AVAILABLE FOR ALUMINUM WOOD, CONTEMPORARY CLAD AND WOOD SYSTEMS.

OPTIONAL WOOD



CUSTOM OPTIONS*

CUSTOM COLORS ARE AVAILABLE TO MATCH VIRTUALLY ANY FINISH. A 2-COAT 70% KYNAR PAINT IS STANDARD. POWDERCOAT AND WOOD GRAIN FINISHES ARE ALSO AVAILABLE.

*ACTUAL COLORS MAY VARY. SAMPLES AVAILABLE UPON REQUEST. **HIGHER SETUP COSTS FOR PREMIUM OPTIONAL COLORS MAY APPLY.



Custom Mechanical Equipment

Quoted to: MGS Hospitality LLC

Job: 813 Oak ST

Location: Winnetka, IL

<u>Weight Ea.</u>		<u>Quantity</u>	<u>Sides</u>
505 lbs.	48TCRE12	1	3
SCREENING PRICE DELIVERED:			\$ 7,351
(OPTIONAL) PRICE FOR INSTALLATION:			\$ 7,127
TOTAL:			<u>\$ 14,478</u>

- Notes:**
- Color - TBD - Standard Colors
 - Panel Type - Vertical PBR
 - Hoisting is required to lift screening from truck to roof upon arrival, and to remove shipping crate material. Hoisting equipment is to be provided by others.
 - Dumpster for disposal of shipping material, provided by others.
 - Clearance is 36 & 42 inches from base unit dimensions excluding any hoods, etc.
 - If additional clearance is required on any side we must be notified.
 - 50% payment with purchase order, 50% upon shipment
 - Payments made by credit card will have a 3% processing fee.
 - **THIS PROPOSAL VALID FOR 30 DAYS FROM**

11/23/2021

Signature

Date

By signing this quote, you accept the price and the terms and conditions outlined in "The Terms and Conditions of Sale" attached.



CUSTOM MECHANICAL EQUIPMENT **ROOFTOP SCREENING**

(580) 762-4114

cmemultizone.com

facebook.com/cmemultizone



CME

**CUSTOM MECHANICAL
EQUIPMENT**

DEEP-TONE PREMIUM COLORS
ADDITIONAL COST WILL APPLY.



REGAL BLUE



BRITE RED



HARTFORD GREEN



BRANDYWINE

* Colors are representative of colors offered and are not intended for matching purposes. Before placing an order, please request an actual color sample from McElroy Metal.

**STANDARD
COLORS**



REGAL WHITE



BONE WHITE



SURREY BEIGE



ALMOND



BUCKSKIN



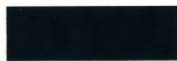
ASH GRAY



SLATE GRAY



CHARCOAL



MATTE BLACK



MEDIUM BRONZE



DARK BRONZE



PATINA GREEN



EVERGREEN



MANSARD BROWN



COLONIAL RED



ROMAN BLUE



PATRICIAN BRONZE



TERRA COTTA

METALLIC COLORS
ADDITIONAL COST WILL APPLY.



PREWEATHERED GALVALUME



LEADCOAT



SILVER METALLIC



COPPER PENNY METALLIC



TEXAS SILVER METALLIC



CHAMPAGNE METALLIC

ROOFTOP SCREENING



Architectural Colors

We use a few different vendors for screening panel and color options, all standard quotes include a PBR panel and any standard color, premium colors (* on color charts) and metallic colors are an additional charge. Please contact your CME representative or call 580-762-4114 with any questions about color and panel options.



2101 HALL BLVD PONCA CITY, OK 74601
CMEMULTIZONE.COM



Polar White



Light Stone



Saddle Tan



Desert Sand



Ivory



Ash Gray



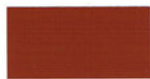
Charcoal Gray



Burnished Slate



Cocoa Brown



Rural Red



Crimson Red



Berry



Hawaiian Blue



Gallery Blue*



Colony Green*



Evergreen



Fern Green



Black



Copper Metallic*



Galvalume

*** Premium Colors**

- Only available in 26 gauge.

All colors available with 40 year finish warranty.

Color samples shown may vary from actual coil color. Final color selection should be made from actual color chips available upon request.



PBR Panel



Agri-Rib Panel

ROOFTOP SCREENING



We use a few different vendors for screening panel and color options, all standard quotes include a PBR panel and any standard color, premium colors (* on color charts) and metallic colors are an additional charge. Please contact your CME representative or call 580-762-4114 with any questions about color and panel options.



CUSTOM MECHANICAL EQUIPMENT SCREENING ENGINEERING MANUAL



P 580-762-4114

F 580-762-4117

2101 HALL BLVD

PONCA CITY, OK 74601

WWW.CMEMULTIZONE.COM

3/25/2021



SCREENING STRUCTURE:

- Exterior: Screening shall be constructed of high ribbed, color fast, 26 gauge steel siding and trim. Coatings shall be siliconized polyester or Polyvinylidene Fluoride. Which minimizes chalking and fading by resisting the detrimental effects of the sun's UV rays, rain, humidity and weathering. Superior abrasion resistance allows our product to endure the physical abuse of installation without cracking or marring.
- Structure: Welded light weight aluminum construction design custom made to fit each cabinet's access points with removable doors. Small units are fully assembled in the factory to allow for a fast and easy one piece installation. Large units are manufactured in sections for ease of install.
- Mounting: Screening structure is supported by roof top unit at each of the four corners. Intermediate support is provided on all sides of screening spanning greater than 108".
- Free air Clearance: Free air space at the bottom of each screen is determined by subtracting 3" from the overall curb height.
- Color: Standard colors are included in the quotes, and premium colors can be ordered for an additional cost.
- Installation: Factory installation of screening is available for an additional cost.





CME

**CUSTOM MECHANICAL
EQUIPMENT**

DEEP-TONE PREMIUM COLORS
ADDITIONAL COST WILL APPLY.



REGAL BLUE



BRITE RED



HARTFORD GREEN



BRANDYWINE

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**STANDARD
COLORS**



REGAL WHITE



BONE WHITE



SURREY BEIGE



SANDSTONE



ALMOND



BUCKSKIN



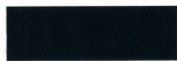
ASH GRAY



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MEDIUM BRONZE



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TERRA COTTA

METALLIC COLORS
ADDITIONAL COST WILL APPLY.



PREWEATHERED GALVALUME



LEADCOAT



SILVER METALLIC



COPPER PENNY METALLIC



TEXAS SILVER METALLIC



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ROOFTOP SCREENING



Architectural Colors

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2101 HALL BLVD PONCA CITY, OK 74601
CMEMULTIZONE.COM



Polar White



Light Stone



Saddle Tan



Desert Sand



Ivory



Ash Gray



Charcoal Gray



Burnished Slate



Cocoa Brown



Rural Red



Crimson Red



Berry



Hawaiian Blue



Gallery Blue*



Colony Green*



Evergreen



Fern Green



Black



Copper Metallic*



Galvalume

* Premium Colors

• Only available in 26 gauge.

All colors available with 40 year finish warranty.

Color samples shown may vary from actual coil color. Final color selection should be made from actual color chips available upon request.



PBR Panel

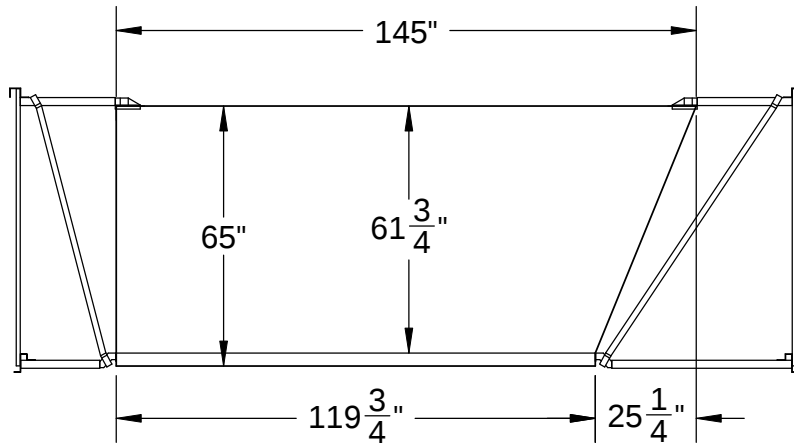
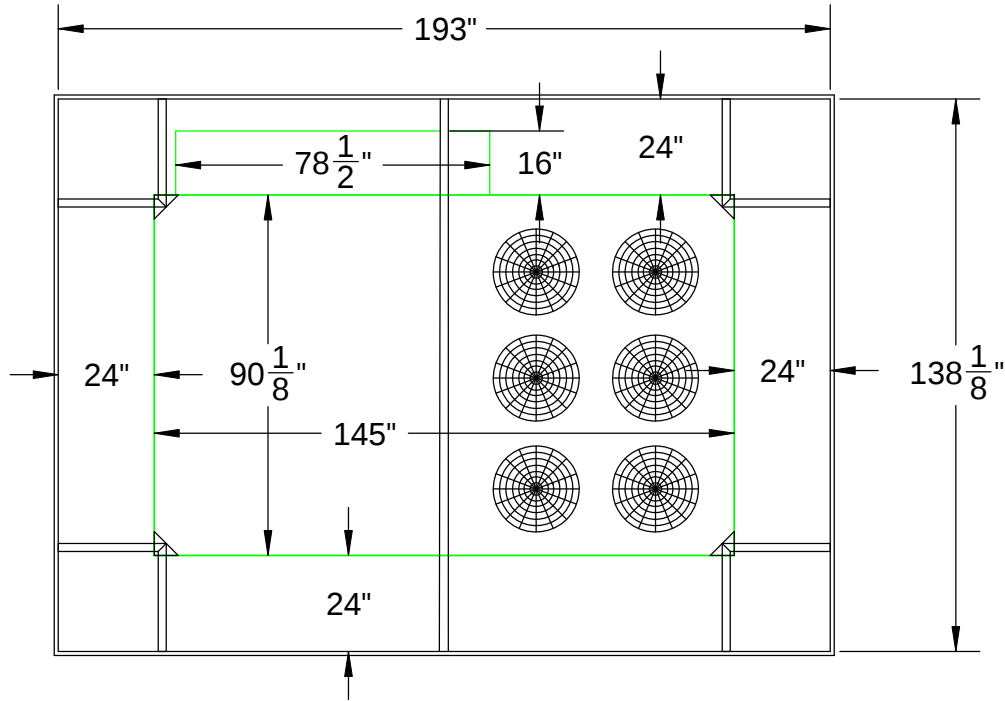


Agri-Rib Panel

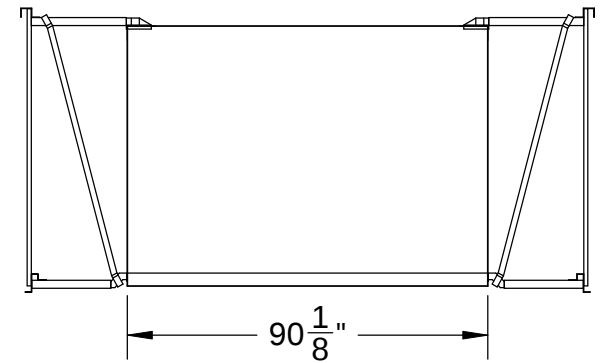
ROOFTOP SCREENING



We use a few different vendors for screening panel and color options, all standard quotes include a PBR panel and any standard color, other panel and color options are available for an upcharge. Please contact your CME representative or call 580-762-4114 with any questions about color and panel options.



TOTAL SCREEN WEIGHT: 900LBS



COLOR: TO BE DETERMINED
MBCI Sig. 200 Series

CUSTOM MECHANICAL EQUIPMENT

2101 HALL BLVD.
PONCA CITY, OK 74601
PHONE: (580) 762-4114
FAX: (580) 762-4117

PROPRIETARY AND CONFIDENTIAL

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DESCRIPTION						
	NAME	DATE				
DRAWN	SML	6/20/14	LGH-242, 300, 360 SCREENING			
CHECKED	SML	6/20/14				
SHOP						
DIMENSIONS ARE IN INCHES						
				DRAWING NO. 2021XX-01		REV. 1
				SCALE: 1:48	WEIGHT: 900LBS	SHEET 1 OF 3

center. The facades of prominent civic buildings are to be articulated so as to distinguish them from their context. Emphasis of the vertical rhythms and structural bays should be minimized to provide a larger building mass to establish the hierarchy of the building. Vertical rhythms should reinforce the importance of the structure with 1 to 10 foot projections restricted to larger building masses that span 40-60 feet. The large-scale change in mass will establish hierarchy within the building facade. (See figure 27) Educational, recreational and public works facilities located near or adjacent to a residential district, should provide a contextual design sensitive to the neighborhood.

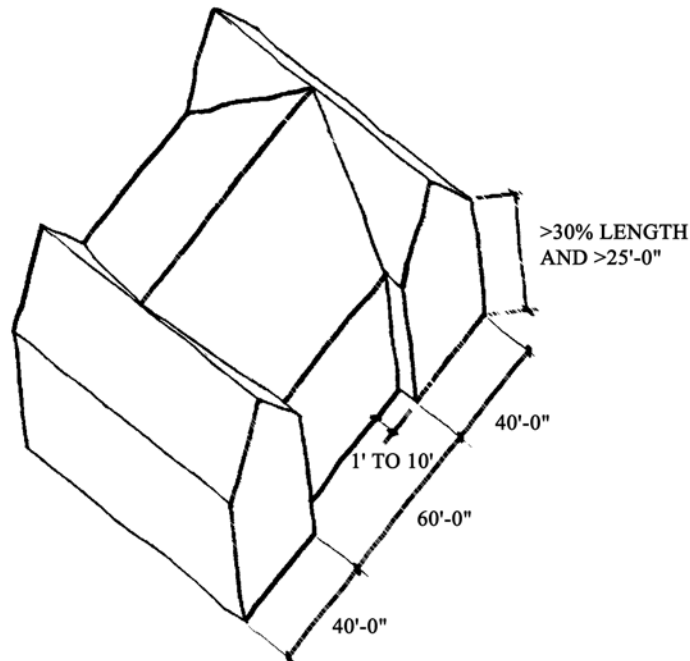


Figure 27

- c. **Facade Articulation:** Articulation is achieved through the combination of materials, introduction of detailing and changes in plane of the facade.

Commercial, Mixed Use and Multiple-Family Residential: Facade elements should be recessed and/or projected to provide a variety of changes of plane, interest in light and shadow and to establish a hierarchy with the architectural elements. Building facades are to be proportioned to respect human scale and the existing prevalent scale of the Village's architecture. No building facade that faces a street or pedestrian open space should have a blank uninterrupted length of wall greater than 20 feet. In addition, the proportion of the fenestration should comply with Section VI.d.

Commercial and Mixed Use: Ground floor /storefronts that face public streets, adjacent development or pedestrian open space should be subdivided using fenestration along no less than 60% of the facade.

Institutional: Civic and religious institutional buildings tend to be larger and the facade articulation should be restrained so that the massing is emphasized. Vertical rhythm should be created by the articulation of stacked windows and doors.

- d. Fenestration:** The pattern of wall penetrations is created by window and door openings.

Primary facades are defined as facades facing a street or pedestrian open space.

Secondary facades are defined as facades facing pedestrian parking areas or alleys.

Windows should be recessed back from the overall plane of the building facade at the window head and sill to create additional articulation and shadow.

Strip windows are not allowed.

Commercial and Mixed Use: In order to provide a desired proportion of fenestration the following guidelines should be met:

Primary facade: At least 60% of the first floor facade is to be windows/storefront or entrances. (See figure 28) At least 25% but no more than 40% of the upper floors are to be windows or doors. (See figures 29 & 30) Note: Percentage is based on the total facade square footage, which is calculated from the top of the first or ground floor to the top of second floor.



Figure 28



Figure 29



Figure 30

Secondary facades: At least 25% of the first floor facade is to be windows/storefront or entries. At least 25% of the upper floors are to be windows or doors. Note: Percentage is based on the total facade square footage, which is calculated from the top of the second floor to the underside of roof eave.

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

Mixed Use and Multiple-Family Residential: Bay windows are allowed on upper stories of mixed-use buildings if the upper floors are designated residential and on upper stories of multiple-family residential buildings. Bay windows are to project a maximum of 12". (See figure 35)



Figure 35

c. Building Lighting

Commercial, Mixed Use, Institutional, Multiple-Family Residential:

1. Exterior Uses and Types: Exterior building lighting should be carefully designed. Incandescent and low voltage lighting may be allowed. Fixtures should be contextual with the building and adjacent building design. Building lighting should focus on providing light on building signs and enhancing architectural details on the facade. All lighting shall be located and shielded from direct visibility from any dwelling or public street per the Winnetka Village Code. Wall lanterns and architectural highlighting should be considered. Sodium and fluorescent lighting is not allowed. (See figures 36 & 37)
2. Sign Illumination: Signs located within 100 feet of the boundary of any residential zoning district may not be illuminated, per the Village Code.
3. Interior: Fluorescent lighting with exposed fluorescent lamps is discouraged in street-level interiors where visible from the public way.

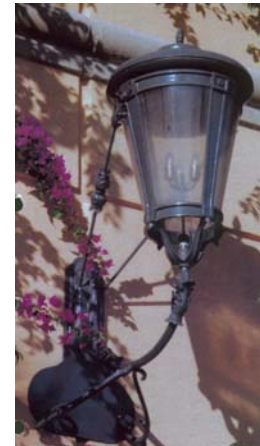


Figure 36



Figure 37

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. **Location**

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

2. Screening

For at-grade equipment screening, see Sections IX.a (p.26), X.c.9 (p. 33), and XI.d.5 (p.57).

Mechanical equipment located at grade should be screened from view with a fence or wall that is constructed of the same materials as the adjacent building. Rooftop equipment that cannot be located out of view should be screened by walls constructed of materials sympathetic to those of the primary facade.

VIII. Materials

Building materials throughout the districts consist primarily of masonry and stucco. The existing buildings currently have a good palette of colors, textures and material mixes from which new materials should be selected. The masonry palette consists of wirecut, smooth and textured modular brick and rough-face and dressed limestone veneer. Rough-faced limestone should be limited to accent or base pieces only. The brick color palette should be restricted to those present in the district but can vary in color from reds to yellows and have varying levels of iron spotting. Pink or orange brick is not allowed.

English Tudor buildings obtain some of their character from the mix of materials used in the upper floors. Creative use of material combinations is encouraged to break up the massing. The number of facade colors should be minimized to maintain unified districts – white and cream stucco with reds and browns, emphasizing earth tones and eliminating saturated colors.

Commercial and Mixed Use: Acceptable materials include modular brick, rough-faced or dressed limestone and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Institutional: Institutional buildings are encouraged to have monochromatic material selection such as modular brick, or rough-faced or dressed stone. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split-face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher on secondary facades only and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Multiple-Family Residential: Acceptable material for multiple-family structures includes modular brick, limited areas of dressed limestone, and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades on upper floors only. Aluminum or vinyl siding, metals, rough/ random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of

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

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



*Various styles of Movable Planters
Figure 60*

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

c. Special Pedestrian Zone/Streetscape Conditions

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



*Appropriate outdoor sidewalk
caféspace/alley enhancement
Figure 61*