



DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS SPECIAL MEETING
THURSDAY, OCTOBER 21, 2021 - 6:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order.
2. Winnetka Futures 2040 Plan Discussion.
3. Public Comment.
4. Adjournment.

DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS REGULAR MEETING
THURSDAY, OCTOBER 21, 2021 - 7:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order.
2. Approval of Minutes – September 29, 2021.
3. **Case No. 21-17: 455 Linden Street – New Multi-Family Residential Building (Continued from the September 29, 2021, special meeting):** Certificate of Appropriateness to allow construction of a new four-unit multi-family residential building at 455 Linden Street.
4. **Case No. 21-32-SU: 470 Maple Street – Christ Church Winnetka:** Certificate of Appropriateness to allow construction of a one-story vestibule addition to the existing church building at 470 Maple Street.
5. **Case No. 21-25: 550 Lincoln Avenue – Balloons and Paper:** Sign Permit to allow installation of a window sign and wall sign for the new business, Balloons and Paper, located at 550 Lincoln Avenue.
6. Other Business.
 - a. November 18, 2021, Meeting - Quorum check.
 - b. Comprehensive Plan Update.
7. Public Comment.
8. 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 all 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.**



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
DATE: OCTOBER 14, 2021
SUBJECT: COMPREHENSIVE PLAN DISCUSSION

At the October 21, 2020, Design Review Board special meeting starting at 6:00 p.m., the comprehensive plan consultant team, headed by The Lakota Group, will hold a discussion session with the Board regarding design review issues in the community. Since the consultant met with the Board in February 2020, the work on the Comprehensive Plan had been placed on hold from March 20, 2020, to September 2021. Now that we have restarted work on the Comprehensive Plan, the consultant would like to touch base with the Board to learn if the Board has any new thoughts regarding design review issues in the community.

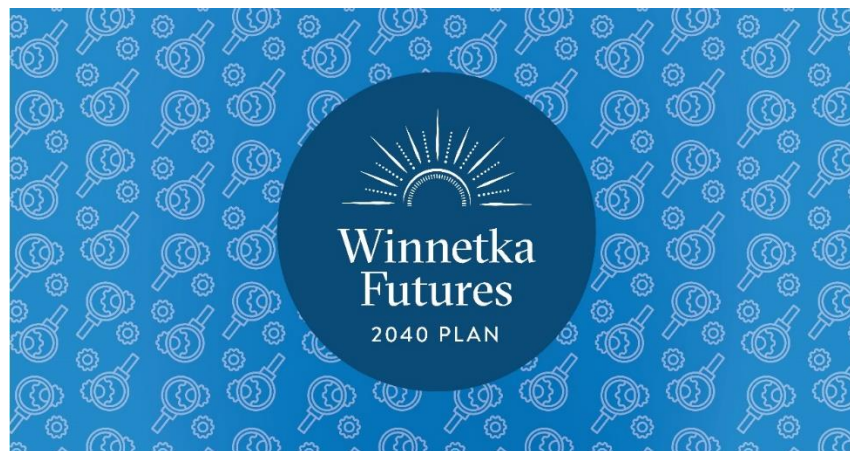
Attached is the agenda from the consultant for this part of your meeting. Also attached are materials from the DRB's previous discussions regarding design review and the Comprehensive Plan.

If you have more questions regarding the comprehensive plan and the process of developing the plan, please visit the project website at www.winnetkafutures.org.

ATTACHMENTS

Attachment A: Agenda Discussion Outline for October 21, 2021, Design Review Board Meeting

Attachment B: Materials from DRB's Previous Comprehensive Plan Discussion



WINNETKA COMPREHENSIVE PLAN

AGENDA: Design Review Board Meeting

DATE: October 21, 2021
TIME: 6:00 pm
LOCATION: Winnetka Village Hall, Council Chambers

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

ITEMS TO BE DISCUSSED:

1. Introductions
2. Project Summary and Review
3. Review of Previous DRB Comprehensive Plan Meetings from August and October 2019 and February 2020 and discussion of what has changed.
4. Review of Previous Policy Questions in light of last 18 months:

Questions from August 2019:

- What would you describe as Winnetka's strengths from an urban design perspective that makes it an attractive place to live, work, or operate a business?
- What would you describe as Winnetka's weaknesses from an urban design perspective that may hold it back from being a better place to live, work or operate a business?
- What urban design trends are occurring in the region, state, nation or the world that are potential opportunities for Winnetka to take advantage of to enhance the community as a place to live, work, or operate a business?
- What urban design trends are occurring in the region, state, nation, or the world that are potential threats to Winnetka as a place to live, work, or operate a business?
- If today you were to describe the urban design and community character "essence" of Winnetka to someone who knows nothing about Winnetka, how would you describe it?
- How would you like to be able to describe the urban design and community character "essence" of Winnetka? Or how differently would like to describe that "essence"?
- What is your vision of what Winnetka would be like in 15 or 20 years?

Questions from February 2020:

- What are the most common issues you encounter when reviewing certificates of appropriateness?
- Which Village regulations do you find to be most burdensome?
- Notes from your 10/24/2019 meeting indicate you'd like leaders to be more willing to think outside the box/be more open to new design trends. What are examples of trends/architectural styles you think are appropriate in the Village's commercial districts that you'd like to see more of?
- Any ideas for how to change leaders' or residents' design expectations or preferences?
- Could any of the current "guidelines" function more effectively as "standards," thereby allowing more things to be reviewed and approved administratively?
- What areas of the community have you seen change for the better or worse over the years?
- Is the design review process producing the desired results?
- Does the process provide a general level of certainty and predictability for property owners, business owners, and the general public?
- To what extent have green building standards, energy conservation and efficient design been encouraged?

5. Next Steps



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
DATE: AUGUST 15, 2019
SUBJECT: COMPREHENSIVE PLAN - DISCUSS IDEAS TO INCORPORATE INTO THE PLAN

At the August 22, 2019, Design Review Board meeting, the Board is scheduled to discuss ideas to incorporate into a new comprehensive plan. The Board was originally scheduled to begin discussing ideas at its July 18 meeting, but given the late hour the Board deferred its discussion to August 22. Attached is a copy of staff report that was provided the Board for the July meeting. During the August meeting, staff will facilitate a discussion with the Board to begin identifying urban design and community character ideas and concepts that Board members would like to see addressed in the new comprehensive plan.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
DATE: JULY 19, 2019
SUBJECT: COMPREHENSIVE PLAN – DISCUSS IDEAS TO INCORPORATE INTO THE PLAN

PREPARATION OF COMPREHENSIVE PLAN

The Village will soon begin the process of preparing and adopting a new comprehensive plan for the Village. With the assistance of staff and a consultant, the Plan Commission will lead the efforts preparing a draft comprehensive plan for the Village Council's consideration and approval. The plan would establish a vision for the future of the community and provide a roadmap as to how to achieve that vision over the next 15 to 20 years.

The success of a comprehensive planning process is dependent on community engagement, thus an important part of the process will involve seeking input from residents, property owners, business owners, community organizations as well as from other Village boards and commissions and other local government bodies.

Staff is currently working with the Plan Commission and the Village Council members on the preparation of a request for proposals for comprehensive plan consulting services. The goal would be to select a consultant this fall and to begin the process of preparing a plan shortly thereafter.

DISCUSSIN IDEAS TO INCORPORATE INTO THE COMPREHENSIVE PLAN

In preparing to work with a consultant to draft a comprehensive plan for the Village, the Village President has requested that Village board and commission members start to discuss ideas that they would like to see addressed/incorporated in the comprehensive plan.

As you think about ideas of what the Village may want to include in a comprehensive plan from **a built environment design** perspective, it is helpful to outline the components of a Comprehensive Plan. *A comprehensive plan is a **guiding document** that the Village government, residents, employers, developers and other stakeholders use to ensure that Winnetka evolves in line with our **collective vision** for the Village. The plan identifies **goals, objectives and actions** to implement that collective vision.*

A comprehensive plan would include major elements that may stand-alone, be combined, or become incorporated under concepts or themes that run throughout the plan. These elements could include:

- **Land Use** – existing and future land use, buildings, development, parking, and zoning.
- **Natural Resources** – parks, open space, environmental sustainability and sensitivities, and infrastructure.
- **Transportation** – roads, public transportation (rail and bus), and bicycle, and pedestrian connectivity.

- **Housing and Neighborhoods** – housing trends, preservation, and diversity.
- **Urban Design and Community Character** – architecture, community identity, place-making, and wayfinding.
- **Economic Health & Vitality** – commercial development, fiscal health and impacts.
- **Education and Community Institutions** – Public and private elementary and secondary schools, the public library, park district, the Community House, and other local social, educational, and community institutions.
- **Public Services, Facilities, and Infrastructure** – Public safety, public and private utilities (including a Village-owned electric power plant), and wired and wireless communication technologies.
- **Community Involvement and Governance** – improving ways community members can be involved in governance.
- **Subarea Plans** – detailed plans regarding land use, circulation, development alternatives, and plans for the Village’s three business districts as well as Green Bay Road Corridor. (Discussed further below)
- **Plan Implementation** – a matrix detailing when and how goals under the various elements will be achieve.

Though Design Review Board may have thoughts regarding all of these areas, the Commission may be most interested in the area of **Urban Design and Community Character**.

In preparation for the July 18 DRB meeting, staff suggests that you give some thought to the following questions and keep in mind the elements identified above as well as your experiences with items that have appeared before the Board. **As you think of each of these questions, think of them from an urban design and community character perspective as well as in terms of how we may want to adjust/amend the tools the Design Review Board uses (e.g. Design Guidelines, sign regulations, the design review process, etc.) to encourage an attractive built environment.**

1. What would you describe as Winnetka’s strengths from an urban design perspective that makes it an attractive place to live, work, or operate a business?
2. What would you describe as Winnetka’s weaknesses from an urban design perspective that may hold it back from being a better place to live, work or operate a business?
3. What urban design trends are occurring in the region, state, nation or the world that are potential opportunities for Winnetka to take advantage of to enhance the community as a place to live, work, or operate a business?
4. What urban design trends are occurring in the region, state, nation, or the world that are potential threats to Winnetka as a place to live, work, or operate a business?
5. If today you were to describe the urban design and community character “essence” of Winnetka to someone who knows nothing about Winnetka, how would you describe it?
6. How would you like to be able to describe the urban design and community character “essence” of Winnetka? Or how differently would like to describe that “essence”?
7. What is your vision of what Winnetka would be like in 15 or 20 years?

Winnetka Design Review Board/Sign Board of Appeals Minutes - Excerpts
Rescheduled Regular Meeting
August 22, 2019

Members Present:

Kirk Albinson, Chairman
Brooke Kelly
Michael Klaskin
Paul Konstant
Brad McLane
Maggie Meiners

Members Absent:

Michael Ritter

Village Staff:

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

Comprehensive Plan Workshop Session: The Design Review Board will hold a workshop session to discuss ideas for inclusion in a new comprehensive plan.

Mr. Schoon stated at last month's meeting, the Board decided to continue this matter to a special meeting. He stated the idea is to walk them through identifying some big picture issues that the community should think about as they work on developing a new Comprehensive Plan. Mr. Schoon stated he could take the Board through a SWOT analysis to use as the general framework to gather the Board's ideas with regard to the Village's strengths, weaknesses, opportunities and threats. He also stated the Board can comment on other topics relating to urban design. Mr. Schoon noted President Rintz asked the Village staff to ask each Board to provide their comments in areas where they do most of their work.

Mr. Schoon then stated in terms of the Board's work, in connection with the design guidelines, there are sign regulations, design review and the sign variation processes the Board deals with. He also stated the Board reviews all projects other than single family residences. He noted they have design guidelines which are used in the commercial core area and general guidelines which apply outside of those areas. Mr. Schoon then stated in terms of sign regulations, if someone wants a variation, they would have to come before the Board. He stated people ask for variations and maybe it should be allowed up front so there would be no need for a variation. Mr. Schoon also stated with regard to process, there may be things seen by the Board which they do not really need to see and are issues the Village staff can handle and there are some things which may need Village Council approval. He stated they are asking for the Board's ideas with regard to how the process is handled, how information is presented from the applicant, how to inform the public, etc.

Mr. Schoon stated with regard to strengths, he asked the Board if they had to describe to someone who is not familiar with Winnetka, what is the essence of Winnetka and what are those things you would use to describe the community from an urban design standpoint. Ms. Kelly identified it as quaint. Ms. Meiners responded charm. Mr. Konstant responded eclectic architecture and green space. Mr. McLane referred to the Tudor theme in the commercial districts. Ms. Meiners identified trees in the residential and commercial districts which add a lot to the streetscape. Chairman Albinson referred to friendliness from a human scale perspective and the feeling of being safe. Mr. Konstant stated the lake is an asset which eliminates traffic from the east. Ms. Kelly referred to the old world traditional aspect

1 which attracts families. Mr. McLane identified transit assets such as Metra, Pace and bicycling. Ms. Kelly
2 referred to the three train stations and commented lowering the tracks was huge. Ms. Meiners referred
3 to proximity to the city. Chairman Albinson stated the commercial districts have a residential feel to
4 them. Ms. Meiners and Ms. Kelly referred to the small town feeling. Chairman Albinson stated the
5 commercial districts were master-planned a long time ago and commented although it feels intuitive,
6 there was a lot of thought with the original planning process. Mr. McLane identified ease of walking and
7 biking. Ms. Meiners referred to the neighborhood schools and three distinct school districts. Ms. Kelly
8 identified the school system. Chairman Albinson stated it is pedestrian friendly and there are no strip
9 malls. Ms. Meiners noted there is one strip mall where the Grand is located. Mr. Konstant identified
10 good green space. Ms. Kelly referred to the great Park District. Mr. Konstant identified beaches. Ms.
11 Meiners referred to the caucus. Ms. Kelly identified the Community House and other community
12 services. Chairman Albinson stated it is high quality and desirable from a community characteristic
13 standpoint. He also stated it is an affluent area where people desire to live. Ms. Meiners stated that
14 relates to buildings as well which are high quality.

15
16 Mr. Schoon then referred to urban design and how it relates to how the community is set up. He noted
17 the community is a grid community versus father west where it is non-grid and hierarchical road
18 systems with cul-de-sacs. Mr. Schoon stated the Village's geographic area is not very large and is
19 compact.

20
21 Chairman Albinson stated in the suburbs, there is a newness where you feel you spend a lot of money to
22 make it try to feel old. Ms. Meiners stated scale is also an art to that and they have an old
23 world European feel in the Village. She referred to the use of Tudor and described that is an advantage
24 of Winnetka having its old world charm and scale. Chairman Albinson then stated those suburban
25 communities try to look old or mimic the old world approach. Mr. McLane referred to the multi-use
26 commercial districts as well as the diverse houses of worship imbedded in neighborhoods.

27
28 Mr. Schoon asked for the Board's comments relating to weakness from an urban design and community
29 character perspective. Ms. Kelly identified telephone poles with wires which are out in the open and
30 falling down, which she described as unorganized. Mr. Klaskin referred to the three segmented business
31 districts which he stated cannot be fixed and is a challenge. Mr. McLane stated they can create a
32 stronger brand. Mr. Klaskin stated you can identify what you want, where and when. He also referred to
33 Hubbard Woods which has the overlay district. Mr. Klaskin stated storefronts are vacant where
34 otherwise businesses could go in them and fill in dark windows. He referred to the proposal years ago to
35 do away it and there was push back. Mr. Klaskin then stated the overlay district for the most part are
36 local tenants and for a national tenant, if a space conforms, they may entertain it. Ms. Meiners stated
37 one weakness is the tax code with empty storefronts, and they should let people do pop ups. She then
38 stated the owners would not lose anything by keeping a huge empty space and she is not sure what they
39 can do to petition it. Ms. Meiners informed the Board she tried to do a pop-up or use space for a private
40 project but the owner said he/she would not get the tax break. She added the tax code encourages
41 landlords to keep spaces empty.

42
43 Mr. Klaskin referred to retail leasing in mixed use buildings in Hubbard Woods and the Elm Street district
44 where the tenant bore a portion of taxes or all of it. Chairman Albinson stated Mr. Klaskin and Ms.
45 Meiners are saying they have antiquated or inflexible land use.

46
47 Mr. Schoon noted the idea of the overlay district is to encourage retail on the street where some uses
48 are allowed by right with others being allowed by special use approval which may discourage some

1 applicants. He referred to the Plan Commission meeting where an interior design firm wanted to move
2 from the second floor to the first floor and there was a lot discussion on having a non-retail use go into
3 that street level space. Mr. Schoon noted it is an allowed use but the applicant had to demonstrate it
4 would fit in with other retail uses.

5
6 Ms. Meiners suggested they look back at what the original codes were when the master plan was done
7 and to update it to reflect economic viability. Chairman Albinson indicated it may not be current with
8 how land use is changing. Mr. McLane questioned what is Wilmette doing that they are not and what is
9 the Village missing. Ms. Meiners so much is antiquated with the zoning regulations and the process
10 which she commented takes so long and referred to the prior applicant. In response to a questions, Mr.
11 Schoon noted their zoning regulations are not that much different than Wilmette. For instance, he noted
12 they require certain uses, such medical offices, go through the special use process on the first floor. Mr.
13 Schoon also noted they just went through a process with the Plan Commission and Village Council and
14 compared the Village's commercial core zoning regulations with eight other communities. He noted the
15 Village Council decided to make a few changes. Ms. Kelly suggested rents may be too high. Mr. Schoon
16 agreed they have high rent compared to that in other communities.

17
18 Chairman Albinson referred to the perception it is too expensive. Ms. Kelly identified better
19 relationships with owners. She added some owners do not care if stores are empty since they are taking
20 a loss. Mr. Schoon informed the Board they are in regular communications with property owners, some
21 of who are motivated and some who are not. Ms. Kelly asked how can they encourage them to do
22 something since [empty storefronts] are seen as a detriment to the whole Village. Mr. Klaskin stated
23 they should streamline the zoning process and levy fines against those who let properties fall into
24 disrepair. Mr. Schoon stated they have had regular conversations with them. Mr. Klaskin then identified
25 one property falling into disrepair. Chairman Albinson referred to the overarching theme they do not
26 have the right economic situation to fill empty storefronts. He also stated the streetscape feels
27 inconsistent and stated while Glencoe is tight downtown, it has clean, consistent brick pavers and is
28 maintained. Chairman Albinson described the Village commercial districts as hodge podge, tired and old
29 and that the streetscape is old.

30
31 Ms. Meiners referred to the difficulty to renovate older homes, the permitting process and variations.
32 She also suggested there be a limit to the number of variations requested on a project. Chairman
33 Albinson indicated that may not be a weakness. Ms. Meiners although they have strict codes, they are
34 not followed. Mr. Klaskin stated developers will always push the envelope and if the process is easier,
35 the more competitive they will get. He stated it would then boil down to what they would like to see.

36
37 Chairman Albinson referred to One Winnetka where they have an overly burdensome regulatory and
38 approval process which he described as a weakness. Mr. Klaskin indicated taxes are staggering. He then
39 stated the One Winnetka mistakes were not solely on the developer's side and described the process as
40 way too long. Mr. Klaskin agreed while they pushed for a few things, there was so much white noise
41 such as sunlight and blocking greenspace. He referred to it being the 12th year of being an economic
42 black hole. Mr. McLane then referred to the Village owned post office site. Chairman Albinson stated
43 success breeds success and developers are turned off by a lack of progress. He agreed it is a stagnant,
44 overly burdensome process.

45
46 Mr. Klaskin stated one problem did not obviate another and referred to the objective of having two nice
47 developments work in cohesion. Chairman Albinson referred to complacent interest in the
48 developmental process. He also referred to President Rintz's encouragement to think outside the box.

1 Mr. Konstant stated they have nothing like Writer's Theater to bring people to town although the
2 restaurants are encouraging. He stated they need something to bring people to town. Mr. Klaskin stated
3 he hoped One Winnetka would help bring people to town.

4
5 Ms. Kelly agreed with the idea of having a theater for music, acting, etc. Mr. Konstant commented the
6 farmer's market is a huge deal and brings families to town. Ms. Meiners referred to the lake and the fact
7 they only get people from three directions. She suggested if they elevate what is here, they can get
8 people from the city and other communities. Mr. Klaskin described New Trier as an anchor for
9 Winnetka. Chairman Albinson referred to the Village as appearing to be anti-development.

10
11 Mr. Schoon asked the Board Members what is happening in the world such as urban design trends that
12 could be opportunities for Winnetka. Ms. Kelly responded workspace where people live and work.
13 Chairman Albinson identified flexible development and agreed that retail has changed. He referred to
14 live-work is a home based businesses. Chairman Albinson also identified flexible zoning. The Board
15 Members also identified carbon neutral/renewable energy design/sustainable development.

16
17 Ms. Meiners referred to a smaller footprint and smaller homes. Chairman Albinson referred to creating
18 out of the box with regard to how design works. He identified the old model with first floor being retail
19 and apartments above as an old model and suggested being flexible with design trends. Ms. Meiners
20 stated they can get designers who can take old world charm and expand it.

21
22 Ms. Kelly suggested having more diversified live-work spaces and more diversified living such as rentals
23 and condos. Chairman Albinson stated the whole idea is downtown being commercial districts
24 with small apartments above and questioned whether commercial districts be hard and fast commercial
25 districts. Mr. McLane stated he sees it differently and bringing people in to live downtown is a big focus.
26 He suggested they focus on the increasing population and downtown living.

27
28 Ms. Meiners stated people want public event space and the Community House is not designed for that.
29 She stated they need space for weddings, art shows, etc. and she would like a space for people to
30 gather. Ms. Meiners referred to the Grand as a gathering space. She added while the Village Green is
31 great, there is not gathering there. Chairman Albinson agreed with a public social space. Ms. Meiners
32 referred to a walk-in mall or plaza. Ms. Kelly referred to expanding into the post office space was part of
33 the plan 10 years ago and nothing happened.

34
35 Mr. Schoon asked the Board what did they perceive regional, state, national and global trends that are a
36 threat. Ms. Meiners responded suburban blight such as the post office and One Winnetka. Mr. Klaskin
37 stated the post office is inactive and the Village has to take the initiative to do something with it.
38 Chairman Albinson identified a threat as a lack of development lead to more disrepair and if buildings
39 are not developed or maintained, they fall in disrepair. Mr. Schoon informed the Board they need to
40 identify threats from the outside, such as in the world, state or county which may impact them.
41 Chairman Albinson responded the changing retail landscape is the most significant impact on downtown
42 and referred to Amazon. Ms. Kelly indicated taxes. Mr. Klaskin identified real estate tax, sales tax, etc.
43 Mr. McLane commented Glencoe and Wilmette are more vibrant and questioned what are they doing.
44 Ms. Meiners stated they have a lot of local investors. Mr. Klaskin stated the downtown train station in
45 Wilmette is vibrant and noted Winnetka has its own issues. Mr. McLane stated they could consider
46 Glencoe and Wilmette as having the answers to what is wrong in Winnetka.

1 Ms. Meiners stated Glencoe is tiny and a lot of businesses are locally owned. She also stated there is a
2 lot of internal financial commitment from its residents and she added they also have Writer's Theater
3 and only three restaurants and two streets. She then referred to people working together in the
4 community and out of the community and how to get Writer's Theater patrons to come to Winnetka.
5 Ms. Meiners stated as an opportunity, there could be collaboration on a larger scale.

6
7 Chairman Albinson identified taxes and the economic concerns of the State of Illinois. He described
8 North Shore as the first place people to look to live when working in Chicago which is attracting
9 the workforce. Chairman Albinson then stated people consider the state's economic situation before
10 moving to Illinois. Mr. Klaskin stated Oak Brook is struggling and Chicago is poaching and attracting
11 suburban businesses. Ms. Meiners stated environmental threats would be storm water and the lake
12 shore.

13
14 Mr. Schoon then stated for the next meeting, staff will summarize the responses. Also at the next
15 meeting, staff will asking the Board, what do they need to think about adjusting with the tools they use
16 in order to address the issues they have identified this evening. For instance, does the Village need to
17 review the design guidelines as an example.

18
19 Chairman Albinson asked if there were any other comments. No additional comments were made at this
20 time.

21
22 Chairman Albinson then asked for an update regarding One Winnetka. Mr. Schoon responded the
23 Village Council approved a resolution to rescind all approvals. If the current owner or someone else
24 wants to redevelop the site, they will need to go through the Village's new planned development
25 process. He informed the Board they are in court in terms of property maintenance issues and it may be
26 some time before it is sorted out. In response to a Board member's question, Mr. Schoon indicated the
27 future reuse of the property is up to the property owner, as the Village does not control the
28 property. Chairman Albinson stated they are basically back to zero essentially. Mr. Konstant indicated it
29 may be foreclosed.

30
31 Chairman Albinson asked if there were any other comments. No additional comments were made at this
32 time.

33
34 **Adjournment:**

35 The meeting was adjourned at 8:24 p.m.

36
37 Respectfully submitted,

38
39 Antionette Johnson
40 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
DATE: OCTOBER 11, 2019
SUBJECT: COMPREHENSIVE PLAN - DISCUSS IDEAS TO INCORPORATE INTO THE PLAN

At the October 17, 2019, Design Review Board meeting, the Board is scheduled to further discuss ideas to incorporate into a new comprehensive plan. The Board was scheduled continue its discussion at its September meeting, but given only four Board members were going to be present the Board deferred its discussion to the October meeting. Attached is a copy of staff report that was provided the Board for the September meeting.

The October 17 meeting was canceled and rescheduled to October 24.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
DATE: SEPTEMBER 12, 2019
SUBJECT: COMPREHENSIVE PLAN – CONTINUED DISCUSSION OF IDEAS TO INCORPORATE INTO THE COMPREHENSIVE PLAN

At the September 19, 2019 Design Review Board meeting, the Board is scheduled to continue its discussion of ideas that it would like to see addressed in the new comprehensive plan. At the August 22 meeting, the Board began the process of identifying ideas to incorporate into the plan. The Board went through the process of identifying the community's strengths, weaknesses, opportunities and threats as they relate to the community as a place to live, work, or operate a business. Attachment A contains a list of the items Board members identified.

The following is staff's attempt to synthesize and summarize Board member's ideas. We organized the ideas into two categories (1) community characteristics and features that **should be maintained and/or enhanced** and (2) community characteristics and features that **should be improved**:

Based upon the ideas shared, the following are **community characteristics and features that should be maintained and/or enhanced**:

- A. The high quality, neighborhood-focused public and private primary schools and excellent secondary school.
- B. A safe place for families to raise children.
- C. A mature and established, high quality community that is desirable.
- D. The community's location along Lake Michigan, its human-scale physical layout, its eclectic architecture, and its tree canopy provides a traditional yet unique neighborhood/residential feel.
- E. The high quality Park District beaches, parks, recreational facilities, and green space throughout the Village.
- F. Congestion free streets that allows for a very walkable and bikeable community.
- G. The ease of accessing the City of Chicago including Metra train service and its three train stops in the community.
- H. The Village's pedestrian-scale multi-use commercial districts, which contain a prevalence of Tudor-influenced building designs, provide a quaint and charming old world experience.
- I. The integration of diverse houses of worships embedded in the community's neighborhoods.
- J. The Community House, other service agencies, and other community activities, such as the Farmers Market, that provide a sense of community in the Village.
- K. The caucus political system which provides a framework to identify and encourage residents to serve in elected positions.

Based upon the ideas shared, the following are **community characteristics and features that should be improved**:

- A. All levels of government must address how to lessen the high tax burden on residents.
- B. Address the threat of the changing retail landscape on the vitality of the Village's commercial districts by addressing burdensome commercial zoning regulations, identifying and creating public event and gathering spaces (e.g. extension of Moffat Mall), renovating the tired commercial district streetscapes, facilitating the redevelopment of the Post Office site, advocating for property tax code changes to encourage the occupancy of vacant commercial spaces, and identifying the right economic mix of businesses to fill our store fronts,
- C. Encourage the creation of flexible zoning that allows live/work spaces and co-working spaces to provide individuals working from home options to conduct business within the community.
- D. Provide the opportunities for a variety of housing options by encouraging the development of residential units in commercial core areas, and by preserving and encouraging smaller homes for entry level family housing.
- E. Address environmental threats to the community such as flooding and lake shore erosion.
- F. Explore amendments to zoning regulations and other regulatory requirements to make it easier to renovate older homes without requiring variations.
- G. Encourage community leaders to be less complacent, more willing to think out of the box, and more open to flexible design trends and ideas in order to encourage revitalization of the Village's commercial districts.
- H. Improve the appearance of the Village by burying the unattractive overhead electric and telephone lines.
- I. Encourage regional collaboration to address regional, state, and national trends impacting the economic vitality of the community (e.g. economic trends, stability of state government, City of Chicago's aggressive efforts to attract businesses).

At the September 19 meeting, we would like the Board to review this summary and to provide comments/edits/additions to it.

We would also like to have a discussion with Board members regarding what changes we may need to make to the following zoning, design, and sign tools that the Design Review Board has at its disposal to use to maintain and enhance the desirable community characteristics or to improve those community characteristics that need improvement:

- Design Guidelines
- Sign Regulations
- Design Review Process & Sign Variation Process
- Zoning Regulations & Processes

Once the Board has had a chance to review and comment on the above tools, we then want to talk with the Board about your ideas for **a vision statement**. A vision statement is typically developed to be used as a guide when developing the goals, objectives and action steps for inclusion in the Comprehensive Plan. In a sentence or two, how would we describe the community we want Winnetka to be in twenty years?

The current Comprehensive Plan states the following as the vision for the community in 2020:

“...a village in a natural setting committed to its tradition of residential neighborhoods, citizen involvement, local shops, and educational excellence...”

Does this vision statement still capture our vision for the future? Does the vision statement need to be refined? Or do we want to create a totally different vision for our future? In preparing the vision statement the Board should be thinking about what captures the essence of the future Winnetka.

ATTACHMENTS

Attachment A: August 22, 2019, Design Review Board Discussion – List of Ideas to Include in Comprehensive Plan



STRENGTHS – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

–WINNETKA'S STRENGTHS FROM URBAN DESIGN PERSPECTIVE?

- Quaint
- Charm
- Eclectic architecture
- Tudor commercial districts
- Large trees in commercial and residential districts
- Friendly from the human scale
- Feel safe/safe for families with children
- Easy to walk/bike throughout community, pedestrian friendly
- School system strength/neighborhood schools
- Desirable community/high quality of life
- Mature and established
- Multi-use commercial districts
- Diverse houses of worships embedded in neighborhoods
- Lake eliminates traffic from east
- Old world feel
- Transit access/three train stations/lowered trains
- Proximity of city
- Commercial districts have residential scale/small town feel
- Commercial districts feel organic, even though planned
- Good green space/parks
- Park Districts
- Beaches
- Caucus
- Community House & Other community services
- Farmers market
- New Trier High School



WEAKNESSES – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

– WINNETKA'S WEAKNESS FROM AN URBAN DESIGN PERSPECTIVE?

- Ugly electric and telephone wires/poles
- Three segmented business districts
- Tax code encourages landlords to keep spaces empty
- Burdensome commercial zoning regulations
- Don't have the right economics to fill our store fronts
- Haven't been willing to think out of the box
- Lacking a major attraction/theater
- Streetscape feels tired through out the community.
- Difficult to renovate older homes – need for variations and difficult to get permit
- Projects that request a lot of variations.
- Overly burdensome regulatory process
- Taxes are staggering
- Lacking redevelopment of post office site.
- Complacent/appearing anti-development
- Extension of Moffat Mall needed



OPPORTUNITIES – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

WHAT REGIONAL, STATE, NATIONAL, WORLD URBAN DESIGN TRENDS ARE POTENTIAL OPPORTUNITIES FOR WINNETKA?

- Live/work spaces (flexible zoning)
- Carbon neutral/renewable energy design/sustainable development
- People looking for smaller homes
- Flexible design trends/ideas
- Diversified residential types
- People looking to live in commercial core areas
- People look for public event/gathering spaces
- Regional collaboration



THREATS – AS A PLACE TO LIVE, WORK, & RUN A BUSINESS

WHAT REGIONAL, STATE, NATIONAL, WORLD URBAN DESIGN TRENDS ARE THREATS TO WINNETKA?

- Suburban blight
- Changing retail landscape
- High Taxes – all types of taxes at all levels of government
- Stability of the State of Illinois government
- City of Chicago poaching suburban businesses back to the city
- Environmental threats (lake shore, stormwater)

Winnetka Design Review Board/Sign Board of Appeals Minutes - Excerpts
October 24, 2019

Members Present:

Kirk Albinson, Chairman
Michael Klaskin
Maggie Meiners
Michael Ritter

Members Absent:

Brooke Kelly
Paul Konstant
Brad McLane

Village Staff:

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

Comprehensive Plan Workshop Session: The Design Review Board will continue to discuss ideas for inclusion in a new Comprehensive Plan.

Mr. Schoon stated the Board went through an exercise with a SWOT analysis which included identifying the Village's strengths, weaknesses, opportunities and threats. He stated since then, the Village staff has put together a summary of the comments into two categories which identified the things they want to maintain and enhance and things they would like to improve. Mr. Schoon stated the Comprehensive Plan will be looking at a number of issues and the Board is to focus on urban design and the community character aspect. He then stated comments were made by the Board on other issues too.

Mr. Schoon stated last time, they talked about strengths, weaknesses, opportunities and threats and in the packet of materials, it included a summary of those items and the actual list of items. He then stated they combined them in to categories which range from high quality schools, a safe place for families, a mature and established high quality community that is desirable, the community's location, human scale physical layout, eclectic architecture and the tree canopy providing a traditional yet unique neighborhood/residential feel. Mr. Schoon identified other positive items such as the Village being very walkable and bike-able, the ease of getting to the city and in particular, the three train stops, the commercial districts have a nice pedestrian scale, the integrity of houses of worship, the Community House and other service agencies and the caucus political system which provides a framework for residents to become involved. He confirmed those are the things the Board felt they should maintain or improve.

Mr. Schoon stated one issue noted for improvement is for all levels of government to address how to lessen the high tax burden on applicants as well as to address the threat of the changing retail landscape on the vitality of the commercial districts by addressing burdensome commercial zoning regulations, identifying and creating public event and gathering spaces, to work on renovating the tired looking streetscapes, facilitating redevelopment opportunities and advocating for property tax code changes to encourage the occupancy of vacant commercial space. He stated they also talked about flexible zoning such as live/work spaces and co-working spaces given the trend of working from home, to provide opportunities for a variety of housing options by encouraging development of residential units in commercial core areas and preserving and encouraging smaller homes for entry level family housing. Mr. Schoon stated they discussed the need to address environmental threats to the community, to make it easier to renovate older homes, encourage community leaders to be more proactive and more open to flexible design trends, encourage the revitalization of commercial districts, improve the appearance of the Village by burying overhead electrical and telephone lines to make the community more attractive and encourage regional collaboration to address regional, state and national trends impacting the economic vitality of the community.

1 Mr. Schoon then stated the Board's charge in terms of urban design and community character, the tools the Board
2 is involved with are design guidelines and the process, as well as sign regulations and the authority to grant
3 variations of most of the standards. He stated other items that impact design are zoning, building codes and other
4 regulations.

5
6 Mr. Schoon stated the Board spends talking about the design guidelines and signs, not in terms of specifics, but in
7 terms of what they should be in terms of articulation, fenestration and more in the general context. He asked if
8 there was any general theme or if the Board is happy with the design guidelines, if there are things they should be
9 open to considering, things where they should narrow the focus such as the Tudor influence which is the charm of
10 districts and if there should be other styles more directed in terms of what the design style should be. He then
11 stated some communities have a color pallet for instance to stay in the theme of a design style. Mr. Schoon also
12 stated they talk about signs in addition to the guidelines and the process in terms of what currently occurred, the
13 Board has the authority to approve nearly all designs ranging from a sign to a new building without it going to the
14 Village Council except for planned development, those in the C-2 district and those involving a special use. He then
15 asked what authority could be given to the Village staff to review some of these items. Mr. Schoon also referred to
16 setting up specific guidelines and asked if there are things reviewed by the Board where they feel they could
17 establish parameters that the Village staff can approve requests without them coming before the Board. He then
18 stated in the commercial districts and for other projects, the Board reviews things in the community such
19 as schools, churches, Park District facilities and multi-family housing which is not in the commercial district. Mr.
20 Schoon noted they are still gathering ideas from the Board for later discussion.

21
22 Chairman Albinson asked if there is any data on how much area the C-1 district covers and specifically, if there is
23 any general information. He stated it is the purview of the Board which looks at areas identified by Mr. Schoon.
24 Chairman Albinson also asked what is the amount of the Village the Board has purview over. He indicated if they
25 are to only think about the area of the Board's focus, it may be only a small portion of the overall Village. Mr.
26 Schoon stated with regard to the zoning map, he identified the commercial districts as the dark lines which include
27 commercial districts and some multi-family with red being multi-family which is in the Board's purview. He then
28 stated outside of those areas in dark blue and red, he identified those as the multi-family districts as well as others
29 on the map. Mr. Schoon indicated those areas are still fairly small and there are other areas which are hard to
30 point out including institutional uses located in a residential district. He also identified New Trier, Skokie School
31 and Washburn and stated it is still a relatively small area.

32
33 Ms. Meiners stated given the areas such as churches and schools, what makes Winnetka unique is Tudor and they
34 also have Crow Island, Skokie School and Washburn which are very different. She stated her concern is about
35 design is the scale and quality and you can see the difference between a poorly built building and others. Ms.
36 Meiners also stated requiring someone to follow the Tudor idea may result in fake looking materials and it should
37 be more about how it looks and does it fit in.

38
39 Mr. Ritter stated they do not have the mechanism to cause them to use cedar for the roof for example and
40 although they cannot force it, he commented it would be attractive. Mr. Klaskin stated the description of what
41 the Board is to do is purely aesthetic. He stated they have made other decisions historically that have encouraged
42 additional expense like matching awnings. Mr. Klaskin then referred to it not being to scale and the \$125,000
43 expense. He also stated the Board has said it would have to look a certain way which means it would cost more
44 money. Chairman Albinson referred to the Community House lower chimney and the prominent chimney on
45 Lincoln. Ms. Meiners commented the One Winnetka windows were initially cheap looking and stated there has to
46 be some accountability for aesthetics. She then stated while no one likes spending money, they cannot have empty
47 and cheap looking storefronts. Mr. Klaskin stated the Board has to step over the line and to have to know when
48 not to. He then stated the Board has done a good job in the past and referred to the One Winnetka windows. Ms.
49 Meiners stated it has to be on a case by case basis. Mr. Klaskin also stated there should be the same people at the
50 meetings every time for consistency. Chairman Albinson stated he agreed 100% that it has to be clear and they are
51 not saying it has be more expensive, but for it to look good and have quality. Ms. Meiners added they have a hard
52 enough time to bring businesses here and with strict guidelines they do not need to change, scale and taste is
53 subjective. She reiterated it has to have quality and look good.

Chairman Albinson stated although Mr. McLane is not here, he mentioned certain applications that could be Village staff reviewed and approved. He stated his concern related to conforming with the most stringent design guidelines and still look off and not be quality. Chairman Albinson indicated those are subjective things to describe and fulfills the purpose of the Board. He reiterated his concern is when they to try to define what things would not meet the Board's approval. Mr. Klaskin agreed with Chairman Albinson's comments that there are times when it all should come to the Board. He also stated the Village Staff did not have time to add to more to their schedule.

Chairman Albinson referred to tonight where there was a good example of a nail salon which is a great new business. He referred to Ms. Meiners' concern about things not matching and commented that is important for the Board to be a part. Chairman Albinson also referred to the business south of Lincoln and Oak and the small storefront of the Evanston architect. He commented it was ugly and conforming from the start and the Board pushed them to come back to replace windows and shutters which resulted in it looking nice.

Mr. Klaskin stated as much as they can, they have to have the decision makers come in on petitions as opposed to sending representatives from sign and awning vendors and to have someone here who can make decisions. He stated from an efficiency standpoint, they should get the owner or decision maker here. Mr. Ritter stated there were a few instances where a situation cannot be resolved in one meeting. He then stated while they cannot make them show up but in applications, it should be suggested in order to expedite the process and the decision maker should show up so if there are questions, they can be resolved right then.

Mr. Klaskin referred to Jen Epstein of Hoffman Real Estate who had to come back several times after consulting with Mr. Hoffman. Chairman Albinson agreed the Board cannot force them but they should encourage them and it is for their benefit. He then stated with regard to comments, the general feeling is while they like Tudor, they do not know if it is important for the Board that it is not consistent across the board. Chairman Albinson stated the design guidelines are focused on that one type of style and they have many different styles in the Village and the design guidelines point them out. He suggested they say loosely keeping with the aesthetics of the community and encouraged the Board to think through the design guidelines to get to a point to get to a more philosophical approach. Chairman Albinson then referred to the word "authentic" and indicated it is important to think through when they are looking at projects and encouraged the Board in the process to focus not on a particular style but truly on design.

Mr. Ritter agreed quality is very important. He stated it is also important with regard to some cohesiveness in buildings which was the hugest problem initially with One Winnetka. Mr. Ritter stated it would have been a high quality building initially and Ms. Meiners raised a good point and stated they should not bring in new architectural styles to go with what is here. He then referred to Lincoln Park row houses where brick, terra cotta and limestone looked good since it is the right scale. Mr. Ritter described the One Winnetka eave which had Tudor to fit in with the rest being the worse part.

Mr. Klaskin stated if they if had five developers, they would have been able to be more assertive on that property. He commented the Tudor looked like Disneyland. Mr. Klaskin then referred to them being at the mercy of David Trandel who planned to pump \$50 million into the Village where no one else wanted to do. Mr. Ritter stated it took a long time to approve and the applicant was resistant to approaching different architectural styles.

Chairman Albinson stated the project started with French provision or Beaux-art and as the process went on, the scale was causing angst, not the style. He then stated they warmed up to the style and referred to the diversity in style which he likes. Chairman Albinson then stated another community is doing an extremely modern building in a traditional neighborhood in Oak Park he described as gorgeous. He noted they did not have a design review committee though and went straight to the Village Council. Chairman Albinson stated it is a very expensive building and they are doing things to pay homage to the community. He added if they presented design guidelines in that community, that project would not have turned out as nice.

1 Ms. Meiners referred to Writer's Theater and stated there is no other building downtown like that. She then stated
2 the bigger issue is if there were five bids for One Winnetka, they could have had more discretion over what it looks
3 like versus having one bid. Ms. Meiners stated comments are being made that Highland Park and Highwood
4 are booming. Chairman Albinson stated that is outside of the Board's purview. Mr. Klaskin stated there are high
5 taxes in Lake County and described Winnetka as the apex in terms of taxes.
6

7 Mr. Schoon stated with regard to process, everything is going to all of the bodies and then on to the Village
8 Council. He referred to a six unit condo on Green Bay Road and stated there are zoning issues associated with
9 these projects. Mr. Schoon noted the One Winnetka project wanted height and step back variations and on Green
10 Bay Road, they are asking for height, FAR and setback relief which are zoning considerations impacting the design.
11 He questioned where should design review be in that process.
12

13 Chairman Albinson stated if they do not show up early, one does not follow the other. He stated for massing and
14 architecture, there is quirky thinking about what it would look like. Chairman Albinson stated his concern is for
15 the DRB coming in to the project later after the train has left the station and it is too late for them to consider
16 aesthetics and other meaningful input on the application. He suggested it is important for the Board to be part of
17 the early process. Mr. Schoon asked Chairman Albinson if he meant before planned development. Chairman
18 Albinson responded the Board represents the community to do the best job and maintain expectations. He stated
19 his role is to support people who want to do work in the community and to get it right and not penalize them.
20 Chairman Albinson stated if a request went to other boards before this Board and if they did not like it, it is too
21 late. He indicated an applicant can risk getting a thumbs down from the Board and then go to the Village Council.
22

23 Ms. Meiners agreed requests should come to the Board first. Chairman Albinson stated they have discussed in
24 the past a preliminary presentation initially which is not binding. He stated soliciting meaningful feedback would
25 help influence the process. Mr. Ritter agreed it would be better to do that than first spend money on architects.
26 Chairman Albinson then stated for One Winnetka, they were six figures in and committed to the design. Mr.
27 Klaskin referred to the developer's relationship with Lucien LaGrange. He also commented the applicant should get
28 the right architect for the project from the beginning. Chairman Albinson stated they cannot control that but if
29 things were to come to the Board earlier, that would be better. He then referred to the Park District project in
30 Hubbard Woods and people were visibly upset that they put a lot of money into it and the Board shooting it
31 down. Mr. Ritter stated if that suggestion had been in place for One Winnetka, such as what would not
32 be appropriate for the site, they could have considered a different architectural style or made it on a smaller scale.
33 He also stated they would have had a heads up in terms of opposition in the community.
34

35 Chairman Albinson commented personally, as much as he loved the traditional and historical look of the Village, he
36 is not in favor of emphasizing that as design paradigm going forward. He then stated if they are trying to come up
37 with ideas, they should give applicants the opportunity to come to the Board early on to get feedback and the
38 second step should be if it is a planned development application, to require early review by the Board. Ms. Meiners
39 agreed but stated it should be mandatory and not suggested. Chairman Albinson then stated if it is not planned
40 development, to make it an early review at the applicant's discretion to have a preliminary review.
41

42 Mr. Klaskin stated they have to be careful to not overreach. Ms. Meiners stated they can say the scale of a project
43 may get a lot of pushback. Mr. Klaskin referred to New Trier Partners' project on the same site 10 years ago which
44 was much more in concert in terms of its design and there was push back on a number of levels. He stated that
45 project had a smaller scale but there were complaints about the height. Mr. Klaskin stated people will complain
46 anyway and it is the Board's job to facilitate whether what the applicant is doing is right. He commented New Trier
47 Partners went through hell and had a terrible time economically. Mr. Klaskin stated times are much better now
48 and they have to be careful about how they administer suggestions and recommendations. Mr. Ritter stated none
49 of it would be binding.
50

51 Ms. Meiners stated they all agree they want to facilitate and do what is best. She stated in terms of efficiency and
52 money for a developer, everyone knows there will be an issue with something and that should not bother the
53 Board as much. Mr. Klaskin stated they want to be looked at as a welcoming environment as opposed to being

1 overly bureaucratic. He stated it is a good idea in principle. Ms. Meiners stated there is inefficiency with all the
2 different boards and committees and suggested a quarterly meeting for those making decisions on larger projects.
3 Mr. Ritter assumed there is a similar process in North Shore communities. Mr. Schoon informed the Board there
4 are not the same types of boards in other communities and it varies from community to community. He then
5 stated with regard to the condo project on Green Bay Road, they will bring it to the Board first which would
6 represent a little different flavor as opposed to the Board's review coming later. Mr. Schoon also stated the public
7 would not really attend this Board's meeting but would be made aware. Chairman Albinson commented that is a
8 great idea and that One Winnetka could have benefited by coming to the Board before it got technical.

9
10 Mr. Schoon stated the Board would recall they now have a concept plan review before the Village Council before a
11 formal application is submitted which is posted on the Village's website for the Board to look at.

12
13 Chairman Albinson stated in terms of guidelines, in connection with aesthetics, quality and things which cannot be
14 put on paper, he referred to ways for the Board to reinforce that as the Board's mission. He stated he appreciated
15 the work they have done in the past on the Board and although there are differing opinions, they help strengthen
16 the final solution. Chairman Albinson also stated the Board Members have a good understanding of what the
17 Village wants.

18
19 Ms. Meiners suggested they remove eclectic from the guidelines. Mr. Schoon referred to the shade store which
20 wanted to cover their façade with metal. He asked what is authentic design and if the materials have to be
21 consistent. Chairman Albinson responded that is the tough part and he would say being true to itself and its place.
22 He commented the Tudor aspect of One Winnetka was not true to the design.

23
24 Mr. Klaskin stated a metal façade was not presented to the Board but they wanted an awning. Chairman Albinson
25 stated if there is an application for a metal building, without knowing what it looks like or how it would be put
26 together, he would say no but if it is well thought out and had architectural significance, the Board would strongly
27 encourage something which is keeping with being aesthetically pleasing but is true to its own self and form. Ms.
28 Meiners stated on the flip side, if an applicant wanted a building of all Nantucket shingles, she questioned
29 whether that is authentically Winnetka. She then stated authentic design should be true to the initial vision and as
30 other the boards and neighbors review it, they can decide what is right for Winnetka. Mr. Schoon noted
31 the Comprehensive Plan did not get into what the details should be but they can say for an applicant to review the
32 design guidelines and say to allow a broader array or style which is authentic and cohesive in design with the rest
33 of the area. Mr. Ritter stated they do not want it to be too broad and anything proposed has to be approved.

34
35 Chairman Albinson stated if they focus on things that are important like scale, being contextual, setbacks and in
36 working in tandem adjacent properties, etc., he agreed with Mr. Schoon's comment in terms of reviewing the
37 design guidelines. Mr. Schoon stated for residential development, there is eclectic design in the community and
38 the repeated designs of one or two builders were not well received designs. He stated they are hearing some
39 modern structures make the community and referred to old historic homes, beautiful ranch homes and two story
40 homes with different designs, as long as it has quality design which is what they looking for. Chairman Albinson
41 agreed and referred to a neighborhood with different home styles which work together. Mr. Klaskin stated the
42 public does not get to weigh in on residential design. Chairman Albinson and Ms. Meiners agreed and added all
43 different styles can work together.

44
45 Mr. Schoon then stated with regard to signs, in terms of regulations and process, he questioned should they be
46 more flexible for example. He noted sign regulations only allow variations of certain things in the sign code and
47 described Fred's Garage as an example of a sign request for signage to be painted on the wall which was
48 prohibited. Mr. Schoon asked would the Board be open to consider variations for something which is not allowed
49 or to revise regulations to allow them. He then referred to internally illuminated signs and their past interpretation
50 and stated those signs are well received and are acceptable. Mr. Schoon also referred to roof signs which are
51 largely prohibited in other communities.

1 Chairman Albinson stated in connection with sign regulations, there could be a technical description of what is
2 allowable without the request having to come to the Board. He stated there is a lot of work and time for the Board
3 to be involved and if a request fits within a narrow, acceptable definition, that should be fine and for anything
4 outside of those parameters, coming before the Board is helpful. He then referred to the applicant with numerous
5 signs all the over building. Mr. Klaskin stated for the Board's work when it comes to signs, he commented they
6 have done good work and came up with good suggestions. Ms. Meiners stated for public buildings and park
7 signage, her concern is having them all match as opposed to storefronts. Chairman Albinson agreed it would be
8 nice to update the sign regulations to keep up with the times to take advantage of new technology. Ms. Meiners
9 agreed and referred to halo lighting.

10
11 Mr. Schoon then stated with regard to the shade store halo sign, it was a design for a sign on the side of the
12 lettering where about 10% of the letter face was the light. He indicated it was similar to a halo sign. Mr. Schoon
13 stated the decision was made that it needed to be a true halo sign. He also stated when they were shown
14 examples, it was an attractive sign but the dilemma is when is it internally illuminated and when is it not. Mr.
15 Schoon stated the residential neighborhoods would be dealing with light issues if it is bright and intense.

16
17 Chairman Albinson confirmed updating the sign regulations to be current. He then suggested if there is a way to
18 define a very narrow definition of signage in the window in terms of what is acceptable that would not require
19 Board review instead of an applicant waiting to come before the Board. Mr. Ritter agreed and stated it should be
20 for awnings as well. Mr. Klaskin agreed with awning approval but commented signs are trickier and they are doing
21 a good job with signs now. He also stated the Board can shape the sign design guidelines to allow certain things to
22 be used as a template for others going forward. Ms. Meiners referred to chain stores and they have to consider
23 that and not mess with their branding. Mr. Klaskin referred to the 7 Eleven sign which turned out fine.

24
25 Chairman Albinson asked Mr. Schoon if he thought the regulations should be updated. Mr. Schoon responded that
26 would be a legal issue and relates to communities across the country. He asked if there were any other questions.

27
28 Chairman Albinson stated for things that are not the Board's responsibility, as they think through the commercial
29 districts, they talked about retail not being what it was 100 years ago. He stated it is not the Board's responsibility
30 in terms of flexible uses and asked if that is that something other committees evaluate. Mr. Schoon responded if
31 there is a design-related issue relating to a storefront and non-retail uses in the overlay district. He stated they
32 would want uses which are compatible with retailers, which generate traffic or have visual interest. Mr. Schoon
33 then stated they do not want to see a window with its blinds down and they want to be able to look into a
34 business. He also stated they do not want long blank walls, and for windows, for them to have a display and where
35 you can see activity occurring. Mr. Schoon indicated it was a struggle with the ZBA as to how allow other uses to go
36 into a space and how should their business front interact with the street. He referred to the Robbins architect and
37 interior design in Hubbard Woods which had big windows and displays. Mr. Schoon then stated down the street on
38 Green Bay Road, he identified Kaeler which is an interior design firm in a small storefront which ended up doing a
39 display that closes off the space from the street of interior design items. He noted Jeanne Balsam is on the east
40 side of the street and she had three different windows. Mr. Schoon questioned what should someone experience
41 in a retail environment as you walk down the street. He noted the issues with Kaeler were the display and closing it
42 off and whether that would be good. He also questioned should you be able to see in the space and Neapolitan
43 was pointed out as not being able to see in the space but it was found to be attractive.

44
45 Mr. Schoon then referred to whether they would get the uses they want or for a use which would need blinds
46 for certain times of the day, what does that do to the storefront. Ms. Meiners stated when stores are full, they can
47 step back from regulating and referred to the Laundry Mall which is empty. She then stated they should leave
48 renters alone and if it something becomes an issue, to look at the regulations later. Ms. Meiners stated they should
49 not be in the position of telling those who are doing business here they do not like neon signs. Mr. Klaskin agreed
50 100% and stated they should relax or do away with the overlay district which he commented is hurting Hubbard
51 Woods horrifically when there are uses which can go in there which bring traffic and energy. He stated in Hubbard
52 Woods, the first 50 feet of frontage had to have a retail use or component. Chairman Albinson agreed as well.

1 Mr. Schoon stated for clarification, the Board is saying a non-retail use can go in without a retail component but
2 would have to go through the special use process. Mr. Klaskin described it as another layer of
3 bureaucracy. Chairman Albinson stated over the next 20 years, retail is changing and people are not looking for a
4 15 foot wide storefront to display items. He referred to Amsterdam and the environment with home and retail
5 shopping which evolved over 100 years. Chairman Albinson then stated if they want to be aggressive in how a use
6 operated in commercial districts, they should remove all of the layers of requirements to encourage what the
7 future needs will be. Mr. Ritter commented Gary Frank's space is very attractive day and night. Mr. Schoon asked
8 what if a business's blinds are down all day. Chairman Albinson responded who is the Board to tell them how to
9 run their business. Mr. Klaskin added if blinds are down, they would go out of business.

10
11 Chairman Albinson stated being as flexible as possible in terms of the future would be better. Mr. Schoon stated
12 on the PC, there is a discussion every time a non-retail use goes in. He stated one issue is window interaction on
13 the street and not having retail sales from a pedestrian walking to go in and buy something. Mr. Schoon stated
14 some PC members had concerns and the Village Council Members were concerned when they allow non-retail
15 uses, one of the overlay district standards is that it has to have signage, a display window or be similar in nature to
16 a retail use. He stated if the whole street front became offices with little activity inside, it would not create a
17 visually interesting downtown. Mr. Schoon indicated that could happen with no regulations. He also stated if
18 they wait long enough and landlords have more reasonable rents, he referred to the opportunity for retail use to
19 go there in the future.

20
21 Mr. Schoon then stated the design issue which comes up is for the window storefront display issue, they want the
22 Board's thoughts on that. He stated as they go through the Comprehensive Plan process and participate in public
23 activities, for them to share their thoughts on the overlay district and the need to be more open in terms of uses
24 and to prepare them for the concerns to be expressed and the Board should be prepared to respond to that. Mr.
25 Klaskin stated he agreed with Ms. Meiners in terms of controlling how to run a business. Ms. Meiners stated in
26 terms of zoning, she questioned how many nails salons and dentists should be allowed and stated those people
27 eat somewhere. She stated they should ease up on restaurant regulations and there are many Winnetka-owned
28 businesses which have done very well and are subsidized.

29
30 Mr. Schoon then stated they are scheduled for November 5, 2019 for the Village Council to present the preferred
31 consultant and contract and work on a plan to start after that. He then stated President Rintz asked the Board to
32 start thinking about the issues so when they start the process, to keep the Board informed along the way and
33 there would be events and activities for them to participate in. Mr. Schoon also referred to what the Board wanted
34 to present during the process.

35
36 Chairman Albinson confirmed the next meeting date is November 21, 2019 and they should monitor the quorum
37 issue. He also referred to the attempts to find more Board Members.

38
39 **Adjournment:**

40 The meeting was adjourned at 8:48 p.m.

41
42 Respectfully submitted,

43
44 Antionette Johnson
45 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
DATE: FEBRUARY 13, 2020
SUBJECT: COMPREHENSIVE PLAN DISCUSSION

At the February 20, 2020, Design Review Board meeting, the comprehensive plan consultant team, headed by The Lakota Group, will hold a discussion session with the Board regarding design issues in the community. Attached is a sheet of questions that the consultant will guide you through at the meeting. We are providing it to you now so you can start thinking about the questions. Staff has shared the Board's ideas from the recent SWOT analysis with the consultant team.

Attached is a flyer providing an overview of the comprehensive plan process. If you have more questions regarding the comprehensive plan and the process of developing the plan, please visit the project website at www.winnetkafutures.org.

ATTACHMENTS

Attachment A: Design Review Board Focus Group Questions
Attachment B: Comprehensive Plan Project Overview



WINNETKA COMPREHENSIVE PLAN

Design Review Board

Focus Group Discussion

QUESTIONS:

- What are the most common issues you encounter when reviewing certificates of appropriateness?
 - Which Village regulations do you find to be most burdensome?
- Notes from your 10/24/2019 meeting indicate you'd like leaders to be more willing to think outside the box/be more open to new design trends. What are examples of trends/architectural styles you think are appropriate in the Village's commercial districts that you'd like to see more of?
 - Any ideas for how to change leaders' or residents' design expectations/preferences?
- Could any of the current "guidelines" function more effectively as "standards," thereby allowing more things to be reviewed and approved administratively?
- What areas of the community have you seen change for the better or worse over the years?
- Is the design review process producing the desired results?
- Does the process provide a general level of certainty and predictability for property owners, business owners, and the general public?
- To what extent have green building standards, energy conservation and efficient design been encouraged?



Winnetka Futures

2040 PLAN

ABOUT THE PLAN

The Village of Winnetka is engaged in the creation of the Winnetka Futures 2040 Plan. The Plan will explore how Winnetka can better understand and address changing times, such as a radically changed retail environment; transportation mobility innovations; an aging population; evolving housing preferences; changing work and commuting habits; and an increased focus on environmental issues and sustainability. As a plural, “Winnetka Futures” communicates the many alternative possibilities available to Winnetka by the year 2040 and will inform high-level conversations about the future of the Village. How can we envision a future that meets the goals and aspirations of Winnetkans, regardless of their stage of life? That is what The Winnetka Futures 2040 Plan seeks to discover.

GET INVOLVED

Public input in the planning process is critical, as a successful plan must reflect the unique values and aspirations of the Winnetka community. On behalf of the Village, The Lakota Group will hear from community members through several public open houses, pop-up events, and online surveys. Additionally, the team will engage residents and business owners in thoughtful conversations about the future of the Village. Stakeholder interviews and focus groups will be held in February 2020, and the first Community Open House is planned for March 2020. To stay up to date on project updates and upcoming events, sign up to receive emails via the project website—www.WinnetkaFutures.org. Any thoughts or ideas for The Winnetka Futures 2040 Plan can be sent to the planning team via the contact section of the website.

TIMELINE

PHASE 1:



ANALYZE

NOVEMBER 2019 - JUNE 2020

The first phase establishes a dynamic community planning process and creates an information base to understand the existing conditions in Winnetka.

PHASE 2:



VISIONING

JUNE - OCTOBER 2020

During this phase, the vision and goals of the plan are outlined, and concepts and recommendations for future land use and development are crafted.

PHASE 3:



PLAN MAKING

OCTOBER 2020 - APRIL 2021

In this phase, The Winnetka Futures 2040 Plan will be drafted, refined and adopted with feedback from Village staff, residents, Plan Commission, and the Village Council.

VISIT WWW.WINNETKAFUTURES.ORG TO LEARN MORE

Comp Plan A Page 30

THE
LAKOTA
GROUP.



KEY THEMES

VITAL COMMERCIAL AREAS

VARIETY OF HOUSING

HEALTHY & ENGAGING LIFESTYLES

SUSTAINABILITY AND CLIMATE ACTION

CULTURE AND COMMUNITY CHARACTER

EDUCATIONAL EXCELLENCE

PARKS AND OPEN SPACE

STORMWATER AND INFRASTRUCTURE

TECHNOLOGY

OPERATIONAL EFFICIENCIES

COMMUNITY INVOLVEMENT

REGIONAL COORDINATION

**WINNETKA DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
February 20, 2020**

Members Present:

Kirk Albinson, Chairman
Michael Ritter
Brad McLane
Maggie Meiners
Michael Klaskin

Members Absent:

Paul Konstant
Brooke Kelly

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner
LoriAnne Weaver, Administrative Assistant

Call to Order & Roll Call:

Chairman Albinson called the meeting to order at 6:02 p.m.

Comprehensive Plan Study Session

a. Introductions

– David Schoon welcomed everyone. He introduced The Lakota Group and its president, Scott Freres, as the consultants hired to assist the Village with the preparation of the *Winnetka Futures 2040* comprehensive plan. The Lakota Group will assist with the preparation and community involvement of the comprehensive plan.

b. Project Overview Presentation

-Mr. Freres introduced himself and his team members. Mr. Freres emphasized that it would be an interactive process and they hope to facilitate strong conversations with the stakeholders of the Village. He explained that a comprehensive plan helps to set policy direction to move forward into the future. He said the DRB has the ability to shape the ideas and plans coming into the village. He said that as residents, the DRB board members need to think about how things are working for them and what isn't working. Mr. Freres said the plan will involve all kinds of engagement, talking with people at all levels.

Rachel Smith, of The Lakota Group, spoke next and asked the group what are the most common issues they encounter as members of the DRB.

Brad McLane mentioned that if a request is conforming, the DRB shouldn't see them; the request should be approved administratively by staff.

Kirk Albinson said signs and awnings are the most prevalent things the DRB reviews. He agreed with the proper guidelines that awnings and signs could be approved administratively, but architectural changes should still be reviewed and approved by the DRB.

1 Maggie Meiners suggested that the DRB see the proposed development projects earlier in
2 the review process, before it has been seen by the other boards.

3 Ms. Smith mentioned that currently the DRB is operating under the 2003 design guidelines.
4 Mr. Albinson stated the design guidelines need to be updated and asked if updating them
5 would be part of the comp plan process. Mr. Schoon said that identifying the need to
6 review them and the issues that need reviewed would be part of the process, but not the
7 actual update of the design guidelines.

8 Mr. Freres said this is the opportunity to be different and express individuality; create
9 policy that establishes a benchmark.

10 Mr. Albinson stated that Winnetka should reinforce high quality rather than a certain style,
11 such as Tudor. We need themes...genuine, high quality, authentic.

12 Michael Klaskin stated that even when the DRB is in favor of something (i.e. One
13 Winnetka), it is challenging when the community pushes back. He said guidelines are
14 guidelines, not hard and fast rules.

15 Ms. Meiners said the value of design and scale needs to be recognized. She mentioned a
16 restaurant that followed all the guidelines and was still able to look unique.

17 Mr. Klaskin asked what other communities were included in the comp plan study. Mr.
18 Freres stated that Winnetka was benchmarked against 10 other similar communities,
19 including such as the following cities: Scarsdale, NY; Shaker Heights, OH; Grosse Pointe
20 Shores, MI; Hinsdale, IL and Bethesda, MD.

21 Mr. Klaskin asked what other communities are doing. Mr. Freres replied that other
22 communities are taking big risks, changing code, reinventing themselves. He said that
23 Winnetka needs a game plan; he said people want to invest but need to know what is
24 expected of them.

25 Mr. Klaskin said he would be hesitant to mess around with the charm of the Winnetka
26 community.

27 Michael Ritter said that change for change sake isn't good.

28 Mr. Freres asked the group what is Winnetka's brand. Mr. Ritter said he loves modern
29 buildings, but not necessarily in 1920's charming Winnetka. Mr. Klaskin commented that
30 the first one is a shock, but then people get used to it.

31 Mr. Albinson said the goal is to be a desirable place to be. He said the traditional retailer is
32 not coming back to the commercial districts; do we want to fight it or open it up to well-
33 done change. He said they need to protect what they value, but keep it open for the
34 future. They must be forward-thinking.

35 Ms. Meiners said it would be helpful to include generational data, as younger people will
36 benefit from the 2040 plan. She said it is important to have age-related ideas. Ms. Smith
37 replied that the interviews presented a broad age range of people.

1 Mr. Freres said a lot of seniors are rethinking their paradigm. He said they want to stay in
2 their homes, but the taxes are killing them. The seniors are buying or renting units in
3 multi-family buildings.

4 Mr. Albinson stated the focus of the DRB is keeping the little commercial districts energized
5 from a younger standpoint. Mr. Klaskin said they should do away with the commercial
6 overlay district.

7 Mr. Freres said that property owners are their own worst enemy; it is cheaper to keep it
8 empty. Mr. Klaskin responded that owners would prefer to have tenants in their buildings.

9 Mr. Albinson asked how flexibility is built into policy. He said Winnetka has very limited
10 types of housing and people are looking for inclusive communities.

11 Mr. Freres asked if Winnetka wants to be defined by one thing. He asked should the
12 commercial districts be reinvented with mixed uses that are desirable to the community.
13 He said the land use policies may need to be revised to allow more people and density.

14 Ms. Meiners asked if the post office site would be part of the 2040 plan. Mr. Freres said
15 that they were looking at 24 different sites and spaces in the community; they are trying to
16 spread out the growth evenly so it has a negligible impact on the community. Ms. Meiners
17 said that smaller scale projects would be more desirable.

18 Mr. McLane said they need to think big; the community's future is at stake.

19 Mr. Albinson recapped that, from the DRB, there is a need for core principles like quality
20 and authenticity; don't force it to fit into a box, take care of the fundamentals. Bring your
21 best to Winnetka. We should hope to get bruises through this process, because it means
22 we have pushed the envelope.

23 Ms. Smith summarized... don't be prescriptive in style, but identify in broad terms what we
24 want and what would be approved.

25 Mr. Klaskin said the pressure is on them to get the first project done and people will push
26 back.

27
28 **Public Comment**

29 Chairman Albinson asked for public comment and stated there is none at this time.
30

31 **Adjournment**

32 This portion of the meeting was adjourned at 7:00pm; the regular DRB meeting commenced.

**Winnetka Design Review Board/Sign Board of Appeals Special Meeting Minutes
September 29, 2021**

Members Present:

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

Members Absent:

Maggie Meiners

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Call to Order:

Chairman Albinson called the meeting to order at 7:02 p.m.

Approval of Minutes - August 19, 2021.

Chairman Albinson asked for a motion to approve the August 19, 2021 meeting minutes. A motion was made by Mr. Ritter and seconded by Mr. Konstant to approve the August 19, 2021 meeting minutes. A vote was taken and the motion unanimously passed:

AYES: Albinson, Klaskin, Konstant, Moor, Ritter

NAYS: None

Case No. 21-30: 490 Hibbard Road – Winnetka Park District: Certificate of Appropriateness to allow construction of two additional platform tennis courts and additions to the existing paddle hut at 490 Hibbard Road.

Colin Cross, Winnetka Platform Tennis Club President, provided the Board with the background surrounding the tennis courts and paddle hut additions. He stated they are over capacity and described the growth they have experienced. Mr. Cross then described the proposed additions and the need for the courts.

Costa Kutulus, Winnetka Park District Director of Parks and Maintenance, described the proposed paddle hut additions and expansion and its use in terms of the Park District's programming. He referred to illustrations and renderings identifying the courts and facilities expansion. Mr. Kutulas also stated the materials to be used would match the existing materials and those in the previous expansion. He described the decking to be changed and asked if there were any questions relating to the design concept or layout.

Mr. Klaskin questioned the V-shape and east facing wall and Mr. Kutulas described how they arrived at that presentation. Mr. Cross informed the Board the project would be done in two different phases which would be paid for with fundraising and referred to the special use permit amendment. Chairman Albinson asked if there were any other questions. No additional questions were raised at this time.

The Board Members agreed the request is straightforward. Chairman Albinson then asked if there were any public comments. No comments were made at this time. Chairman Albinson then asked for a motion.

Mr. Ritter moved recommend approval of a Certificate of Appropriateness to approve the application as presented. Mr. Klaskin seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Klaskin, Konstant, Moor, Ritter

NAYS: None

Case No. 21-24: 768 Oak Street – Winnetka Public Library: Certificate of Appropriateness to allow exterior changes and landscaping to the parking lot and outer courtyard area at 768 Oak Street.

Joe Pizzuto, President of Landworks Limited, stated the request is for the west garden landscape area to allow room for programming. Monica Dombrowski from the Winnetka Public Library stated as a result of public feedback, they decided to take the library's programming into the garden space and described the proposed uses. She referred to the garden's configuration and stated the renovations would allow the area to also be safe for children. Ms. Dombroski informed the Board the memorial bench would be reinstalled near the area of the broken retaining wall. Mr. Pizzuto identified the proposed landscaping materials to be used in the project noting the oak trees would be retained. Ms. Dombroski then asked if there were any questions.

Chairman Albinson also asked if there were any questions. Katherine O'Connor stated she lives across the street and questioned the area where the plow broke the retaining wall. Ms. Dombroski described the manner and area in which the plows would operate. Chairman Albinson asked if there were any comments or a motion to approve the request.

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

AYES: Albinson, Klaskin, Konstant, Moor, Ritter

NAYS: None

Case No. 21-17: 455 Linden Street - New Multi-Family Residential Building (Continued from the July 15, 2021 meeting): Certificate of Appropriateness to allow the construction of a new four-unit multi-family residential building at 455 Linden Street.

Matt Holmes introduced himself as the attorney for the applicant. Ayman Khalil, the owner/applicant, stated there is an existing two-unit single family home and their plans are to turn it into a four-unit building. He then described how the units would be laid out as well as underground parking, the proposed materials and design. Mr. Holmes then asked if there were any questions.

Chairman Albinson asked for additional information with regard to the building's materials. Chris Talsma, the architect for the project, described their plans in further detail in terms of the building's appearance and their consideration of the ordinance. He also described the features they planned to use to break up the elevation. He stated the result would be an honest building with integrity which would hold up for a long time.

Chairman Albinson then asked if there were any questions from the Board. Mr. Konstant asked if there were fireplaces in the main room. Mr. Talsma responded the fireplaces in the units would be unvented. Mr. Konstant then referred to the use of cedar which he commented seemed contrary. Mr. Talsma explained the reasoning for its use and that he is open to alternatives. Mr. Konstant then stated he is concerned with the scale, parking and the building next door. Mr. Talsma stated color samples are available. Chairman Albinson questioned the use of stone. Mr. Talsma stated the stone would be used around the planting beds and to anchor the chimney. He referred the Board to Sheet A-301 of the planting bed. Chairman Albinson questioned the louver and Mr. Talsma indicated it is a decorative feature. He then stated there would be non-functioning louvers in the attic space too, but those may be eliminated because he has had to make changes to comply with zoning. He added the cedar would require maintenance and

1 would be pre-stained. Mr. Ritter questioned the building height and Ms. Klaassen confirmed the height is
2 within the restrictions.

3
4 Chairman Albinson then asked for public comments. Michael O'Connell, a Linden Place Condominium
5 Board Member, stated they put together a list of their objections to the design which he read into the
6 record. Katherine O'Connor of the Linden Place Condominiums stated her concerns related to the 10
7 underground parking spaces actually resulting in seven spaces for four units which would not be adequate.
8 Chairman Albinson asked if there were any other comments. He then read Member Meiners' comments
9 into the record.

10
11 Chairman Albinson then called the matter in for discussion. Mr. Ritter agreed with Ms. Meiners' comments
12 and those made by the condominium group. He then stated while the height is within the limits, it would
13 loom over the building next door. Mr. Ritter then stated the architectural style, color, etc. is not
14 compatible with the neighborhood. Several Board Members agreed with Mr. Ritter's comments and
15 concluded they would not support the request.

16
17 Chairman Albinson stated while he is not concerned with the massing, the townhomes to the north have
18 flat roofs and the property to the east is a 1½ story structure and relative to other buildings in the Village,
19 it would not be out of place. He then referred to the land use planning map for the area and noted the
20 parcel is one of the last single-family parcels on the block and is already serving as a multi-family building.
21 Chairman Albinson then referred to the proposed unique architectural design and different roof pitches
22 and suggested simple design changes can be done which would still allow the applicant to have creative
23 freedom. He concluded he is also not in support of the request. Mr. Konstant referred to the relief at the
24 entryway which he estimated to be only four feet. The elevation is deceptive as it makes the relief appear
25 to be greater. The design would have a bulky appearance. Mr. Talsma asked the Board Members for
26 additional guidance. Chairman Albinson outlined the features such as the asymmetrical roof slope and the
27 transitional contemporary design not being fully developed as well as the massing at the entry. He then
28 encouraged further exploration by the applicant. Mr. Schoon stated the Board can allow a continuance
29 with the Board providing its recommendation to the Village Council at a future meeting. Mr. Talsma asked
30 for a continuance to address the Board's concerns.

31
32 Chairman Albinson asked the Board members to confirm they are available if they were to continue the
33 request to the October 21, 2021, meeting date. The Board Members confirmed their availability. The
34 item was continued to October 21, 2021.

35
36 **Public Comment.**

37 No comments were made at this time.

38
39 **Other Business.**

40 a. **October 21, 2021 – Quorum check.**

41 The Board Members previously confirmed their availability.

42
43 i. **Includes discussion with the Comprehensive Plan consultant, The Lakota Group**

44 Mr. Schoon informed the Board the consultants would attend the October 21, 2021, meeting to continue
45 the Comprehensive Plan discussions. Ms. Klaassen informed the Board that there would be an application
46 from Christ Church for a small vestibule addition that would also be on the October meeting agenda and
47 there may be additional items. Mr. Schoon asked the Board Members for their preference of starting the
48 meeting at 6pm to meet with the consultants first. The Board Members confirmed they would prefer to

1 start at 6pm. Mr. Schoon also informed the Board there would be a community workshop on October 20,
2 2021 and asked the Board Members to attend.

3 Ms. Moor referred to the four unit building application and asked how they guide the applicant toward a
4 result they would want to have in the Village without impinging on the applicant's design freedom.
5 Chairman Albinson responded the Board has not been pressed for those types of decisions and referred
6 to the One Winnetka project. Mr. Klaskin then referred to Hubbard Woods park project which came back
7 before the Board several times. Chairman Albinson reiterated the Board is a recommending body and
8 provides the Village Council with guidance and which has final jurisdiction. Mr. Ritter described the
9 process as an inexact science. Mr. Schoon noted applicants are given guidance before meeting with the
10 Board.

11
12 Chairman Albinson stated at the suggestion of President Rintz, the Board is to consider adding new single
13 family construction to their responsibilities and that guidelines were drafted to be reviewed by the Board
14 with a joint meeting with the Village Council. Mr. Klaskin commented the Board should stay away from
15 establishing guidelines for single family homes. Mr. Ritter agreed with Mr. Klaskin's comments and
16 questioned the use of a lot of restrictive covenants on properties. The Board Members further discussed
17 their views. Chairman Albinson stated he would follow up with President Rintz.

18
19 **Adjournment:**

20 A motion to adjourn was made by Mr. Klaskin and seconded by Mr. Konstant. A vote was taken and the
21 motion unanimously passed:

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

23 NAYS: None

24
25 The meeting was adjourned at 8:17 p.m.

26
27 Respectfully submitted,

28
29 Antionette Johnson
30 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: OCTOBER 14, 2021
SUBJECT: 455 LINDEN STREET - NEW MULTI-FAMILY RESIDENTIAL BUILDING -
CERTIFICATE OF APPROPRIATENESS (AMENDED CASE NO. 21-17-DR)

INTRODUCTION

On October 21, 2021, the Design Review Board (DRB) is scheduled to continue a public hearing on an amended application submitted by Nadeya Khalil (the "Applicant"), as the manager of Linden Winnetka, LLC, the owner of the property located at 455 Linden Street (the "Subject Property"). The Applicant proposes construction of a new four-unit multi-family residential building with below grade structure parking on the Subject Property and requests approval of a Certificate of Appropriateness.

As of the date of this memo, staff has received two written comments from the public regarding this application. One comment was included in the September 23, 2021, staff report and is therefore included in Attachment B1. The second comment was received subsequent to the distribution of the September report and provided to the DRB via email prior to the September meeting, and is also included in this report as Attachment C1. Staff has not received any additional public correspondence since the September 29 meeting.

SEPTEMBER 29 DESIGN REVIEW BOARD MEETING

On September 29, 2021, the DRB held its first review of design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new four-unit multi-family building on the Subject Property. The staff report for the September 29 meeting can be found in Attachment B1.

After hearing from the Applicant, the DRB heard comments from two members of the public. One nearby resident read the letter provided in Attachment C1, which outlined concerns regarding the project, including: (a) the project being too bulky compared to the rest of the neighborhood; (b) the raised beds above the underground parking being out of character and contributing to the bulk of the building; and (c) the design of the project and materials being inconsistent with the neighborhood and the Village's Design Guidelines. Another nearby resident voiced concern that there would not be adequate parking provided on site and therefore parking would carry over onto adjacent streets, which are already heavily parked.

After hearing from the public, the Board discussed the proposed building. The Board members expressed concern regarding the design of the roof, specifically the differing slopes, and the overall building design fitting into the character of the neighborhood and the Village as a whole. Five of the Board members expressed concern regarding the bulk and massing of the building and one member was

not concerned with the massing and felt the scale of the building is appropriate for its surroundings. The Board also expressed an interest with the Applicant increasing the amount of articulation on the front of the building to reduce the appearance of bulk on the front elevation. Some Board members commented that the current design is lacking the traditional qualities in buildings throughout the Village. A copy of the draft September 29 minutes is included in the October 21 agenda packet for the DRB's approval.

After hearing the comments of the DRB, the Applicant requested a continuance until the October meeting. The DRB granted the continuance to provide the Applicant an opportunity to consider making changes to the proposed building.

AMENDED PROPOSED PLAN

In response to the comments at the September 29 DRB meeting, the Applicant has provided the attached revised plans (Attachment A1). The primary changes to the plans include: (a) elimination of the asymmetrical roof design; (b) elimination of the louver features on the front elevation; (c) exterior finishes and colors; (d) additional building line articulation on the front elevation facing Cherry Street; (e) elimination of the raised planter beds; and (f) the rooftop AC condensers have been moved toward the north building wall. The Applicant is now proposing lawn above the underground parking along the front elevation and a terrace above the underground parking on the north side of the building. The overall size of the building has been reduced by approximately 81 square feet.

At the October 21 meeting, the Applicant will review the revised plans and explain the design decisions in response to the Board's comments.

The images on the following pages compare some of the plans considered at the September 29 DRB meeting with the current amended plan (Figures 1 through 6B).



Figure 1 –South Building Elevation – Cherry Street (September 29 Meeting)



Figure 1B – Amended South Building Elevation – Cherry Street



Figure 2 –West Building Elevation along Linden Street (September 29 Meeting)



Figure 2B – Amended West Building Elevation along Linden Street

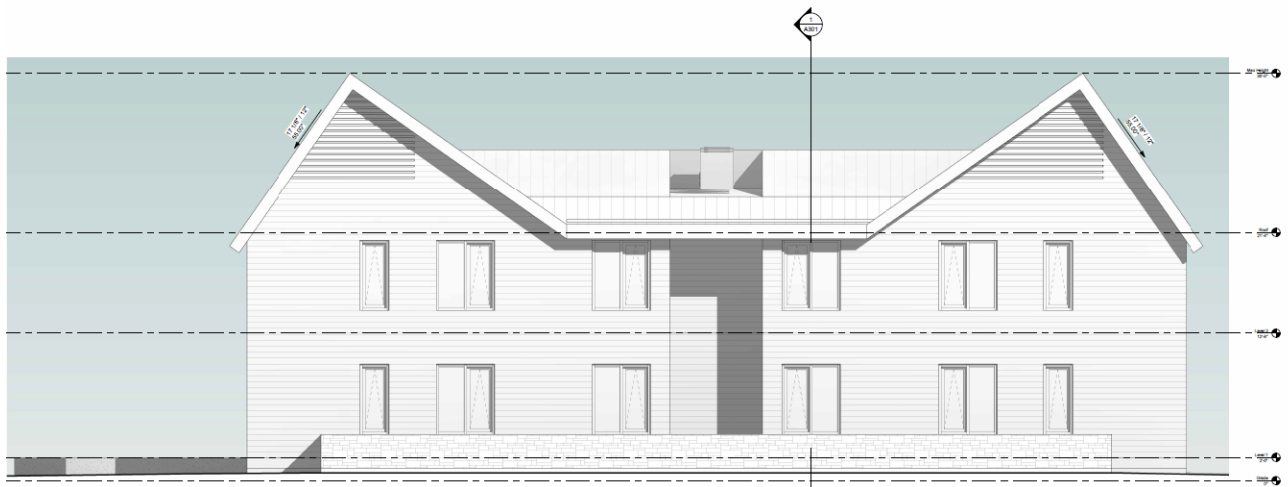


Figure 3 – North Building Elevation (September 29 Meeting)

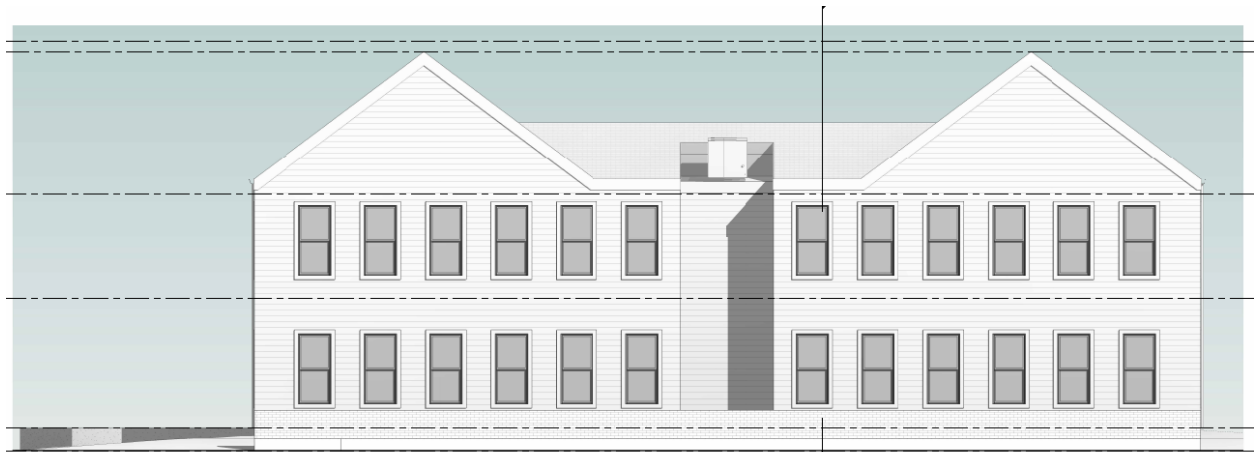


Figure 3B – Amended North Building Elevation

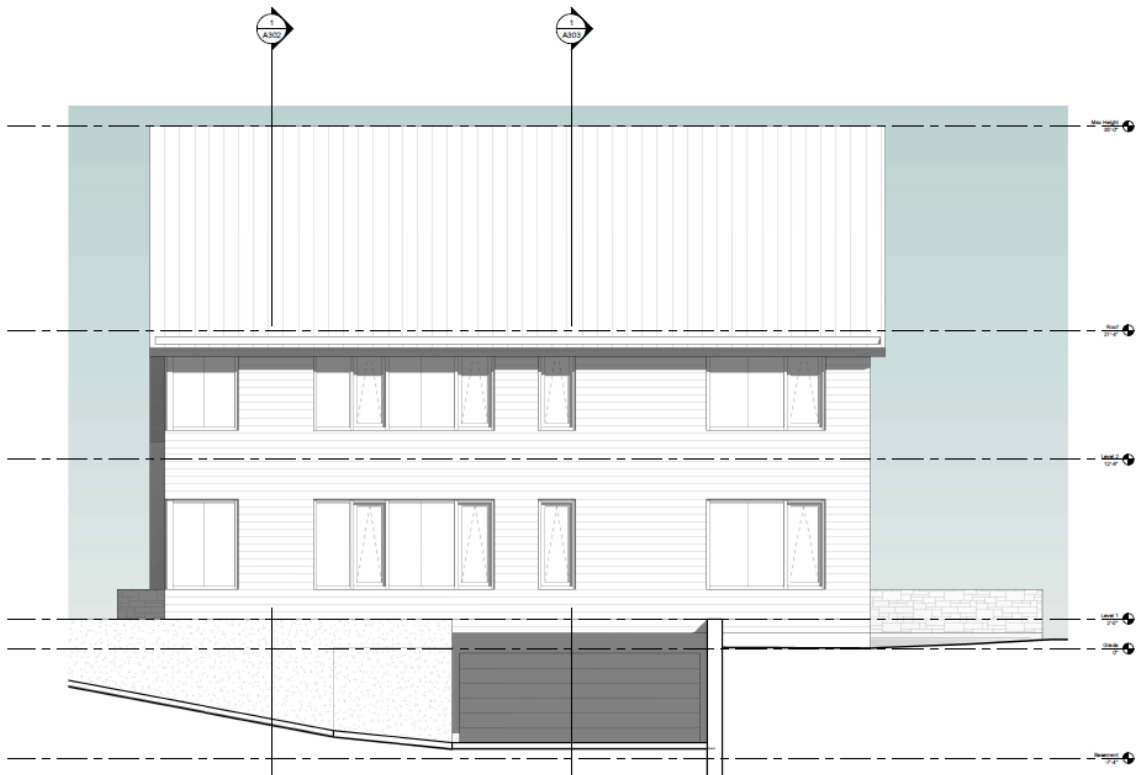


Figure 4 – East Building Elevation (September 29 Meeting)



Figure 4B – Amended East Building Elevation



Figure 5 – Rendered View from Southeast (September 29 Meeting)



Figure 5B – Amended Rendered View from Southeast



Figure 6 – Site Plan/Landscape Plan (September 29 meeting)



Figure 6B – Amended Site Plan/Landscape Plan

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 (Note: Please refer to the early section "Property Description" in which the project consistency with the Comprehensive Plan is summarized).
- (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 Board will need to determine if the proposed multi-family building and its associated hardscape and landscape designs comply with the above standards.

An excerpt of the Village Design Guidelines is included in Attachment B1, highlighting standards which apply to multi-family residential buildings. It should be noted that these guidelines for multi-family residential buildings were generally designed for the Village's three core business districts – Elm Street, Hubbard Woods, and Indian Hill. However, the Board may find all or some of them applicable to the proposed project.

RECOMMENDATION

At the October 21, 2021, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed multi-family residential building, as well as the associated hardscape and landscape designs.

After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

- 1) Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board.
- 2) Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed multi-family residential building, as well as the associated hardscape and landscape designs.

If the Board wishes to adopt a motion recommending approval or denial, a Board member may want to make a motion such as the following:

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, hardscape and landscape for the proposed four-unit multi-family building on the Subject Property**, subject to the following conditions:*

A. *[If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]*

The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
- (2) 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) 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.*

ATTACHMENTS

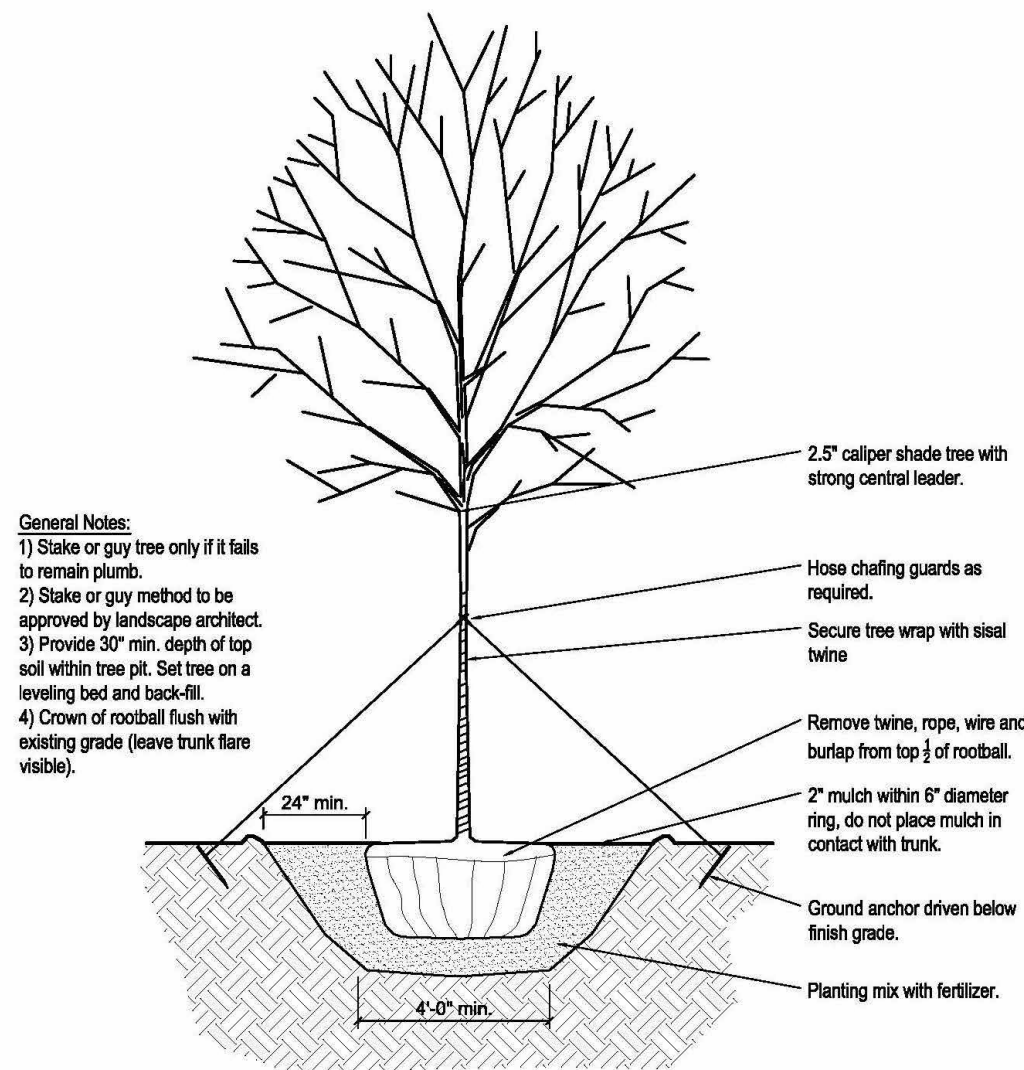
Attachment A1: Revised Plans

Attachment B1: September 23, 2021, DRB Staff Report and Attachments

Attachment C1: Public Correspondence Not Included in September 23 Report

3 Driveway Detail

1/8" = 1'-0"



2 Tree Planting Detail

1/4" = 1'-0"

1 Site

1" = 10'-0"

LANDSCAPE NOTES

1. All plant material shall be high-quality nursery-grown stock. Substandard "B-Grade" or "Park Grade" plants are not acceptable.
2. All plant material shall be installed free of disease and in a manner that ensures the availability of sufficient soil and water to sustain healthy growth.
3. All plant material shall be planted with a minimum of 6" of organic soil and mulched to a depth of 3".
4. All plant material shall be planted in a manner which is not intrusive to utilities or pavement.
5. All shrub beds and landscape islands shall have 3" shredded hardwood mulch.
6. Plants shall be disease free and without broken twigs or branches.
7. Shrub beds shall have spaded edges.
8. All plant material shall be guaranteed for one full growing season after installation.
9. Planting specifications, other than those mentioned above shall conform with the American Standards for Nursery Stock, published by The American Association of Nurserymen.
10. Only 12" low rise growth within all 12x12' site triangles, typical.

GROWING MEDIUM

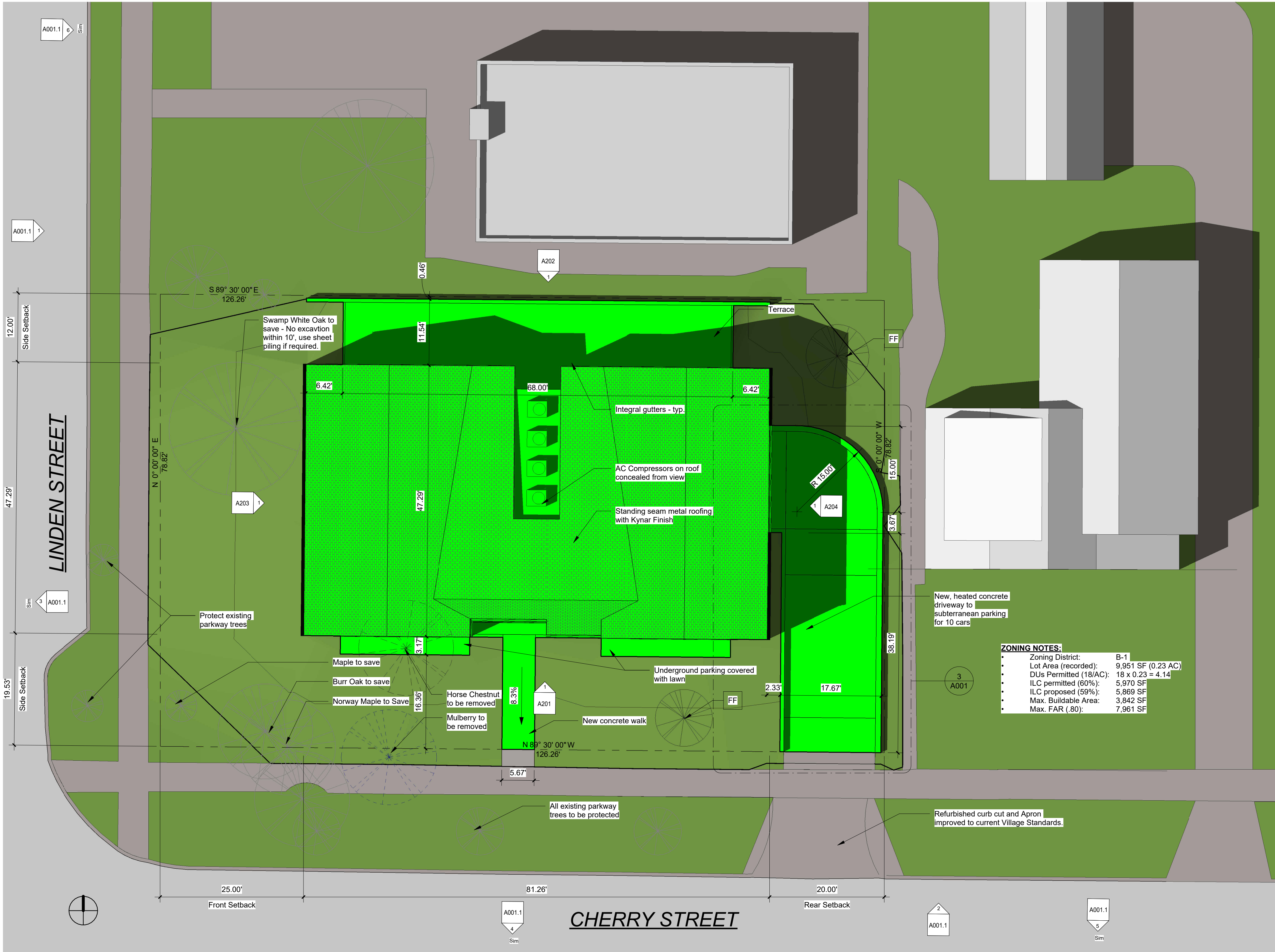
1. Three (3) foot minimum depth.
2. Three-Six (3'-6") minimum inside clear width; greater than Five (5) feet is desirable.
3. Soil Composition: 45-77% Silt, 0-25% Clay, 25-33% Sand.
4. Soil Acidity: pH 6.0 to 7.0. Amend soil as required to achieve this pH range.
5. Soil Organic Content: Three (3) to Five (5) percent.
6. Parkway planters to be as long and as continuous as possible.
7. Minimum Five (5) feet from the inside edge of the planter or tree pit to the last tree in any series or group of trees.
8. Curb and low railings to be installed around parkway planters throughout the "Greater Downtown", in commercial use areas, and in other heavy pedestrian traffic areas.
9. Percolation testing to be done prior to installation of any plantings.
10. Soil testing of existing soils to be done prior to installation of any plantings.
11. Mechanical subsurface drainage required in areas with poor percolation and drainage rates.
12. Groundcover and low shrub planting required instead of grass, bark or gravel mulch, or other non-livable materials.
13. "Structural Soil" (E.G. "Cornell" Mix, etc.) at a depth of Two foot Six (2'-6") inches and/or root paths required below sidewalk slabs between parkway planter and other planting areas or green spaces.
14. When sidewalks are replaced, "Structural Soil" or root paths are required below sidewalk slabs to permit root growth beyond small pit or cut-out sidewalk.
15. Root paths may be used to connect trees planted in parkways (the distance from the back of the curb to the edge of the right-of-way) to adjacent greenspace.

MAINTENANCE

1. All required landscaping on private property to be maintained throughout the life of the project; obligation assumed by subsequent owners.
2. All required landscaping within public right-of-way to be replaced, if needed, for a minimum of Five (5) years by the original applicant and any subsequent owners. Responsibility for replacement will be assumed after Five (5) years by the City of Chicago.
3. Rainfall to be supplemented with water for a total rate of One (1) inch per week during the growing seasons for the first Three (3) years.
4. Post public notice of landscape installation and maintenance requirements, in order to alert neighbors and concerned citizens to a project's landscape requirements.
5. All required landscaping to be replaced throughout the life of the project, as requires; obligation assumed by subsequent owners.

PLANT LIST

DECIDUOUS & ORNAMENTAL TREES - Single & Multi. Stem						
Tag	Botanical Name	Common Name	Size	Root	Total	
FF	Fagus sylvatica 'Frans Fontaine'	Beech 'Frans Fontaine'	18"	B&B	-	
AB	Amelanchier canadensis 'Autumn Brilliance'	Serviceberry 'Autumn Brilliance'	8"	B&B	-	
EA	Ulmus carpinifolia 'Accolade'	Elm 'Accolade'	3" caliper	B&B	-	
RB	Cercis canadensis	Redbud	9"	B&B	-	
SM	Acer saccharinum	Silver Maple	30"	B&B	-	
HL	Gleditsia triacanthos var. inermis 'Street Keeper'	Honey Locust 'Street Keeper'	3" caliper	B&B	-	
SHRUBS						
Tag	Botanical Name	Common Name	Size	Root	Total	
BW	Buxus 'Green Velvet'	Boxwood 'Green Velvet' hedge	18"	C	-	
LG	Liriope	Liriope groundcover	12"	C	-	
GV	Buxus 'Green Velvet'	Boxwood 'Green Velvet' hedge	18"	C	-	
HY	Hydrangea arborescens 'Incrediball'	Hydrangea 'Incrediball'	5 gallon	C	-	
YE	Taxus media 'Everlow'	Yew 'Everlow'	24"	C	-	
GL	Rhus aromatica 'Grow Low'	Sumac 'Grow Low'	5 gallon	C	-	
MK	Syringa patula 'Miss Kim'	Lilac 'Miss Kim'	36"	C	-	
B&B = Balled and Burlapped C = Containerized						
Plant Notes:						
1. Landscape contractor shall verify final plant selections and count with owner prior to ordering and installation.						
2. Landscape contractor shall submit detailed planting plan for owner review & approval prior to work.						
3. Landscape contractor shall submit irrigation plan for owner review & approval prior to work.						



Sheet List	
Number	Name
A001.1	Site Plan
A001.1	DRB Graphics
A001.2	Renderings
A001.3	Materials
A001.4	Materials
A002	Area Plans
A100	Basement Plan
A101	First Floor Plan
A102	Second Floor Plan
A103	Roof Plan
A201	South Elevation
A202	North Elevation
A203	West Elevation
A204	East Elevation
A301	Building Section
A302	Building Section
A303	Building Section

Area Schedule (for FAR)	
Name	Area
Level 1	
Elevator	79 SF
Lobby	80 SF
Stair	142 SF
Unit 1	1695 SF
Unit 2	1703 SF
Level 2	
Elevator	79 SF
Lobby	81 SF
Stair	145 SF
Unit 3	1694 SF
Unit 4	1699 SF
Roof	
Attic	424 SF
	424 SF
	7821 SF

1/09/01/2021	Issued for DRB
1/09/01/2021	Description
ISSUE DATES	

FILORAMO TAL SMA ARCHITECTURE

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Print Date: 10/11/2021 4:50:53 PM

Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

Site Plan

A001



6 465-477 Linden
Not to Scale



5 760 Cherry
Not to Scale



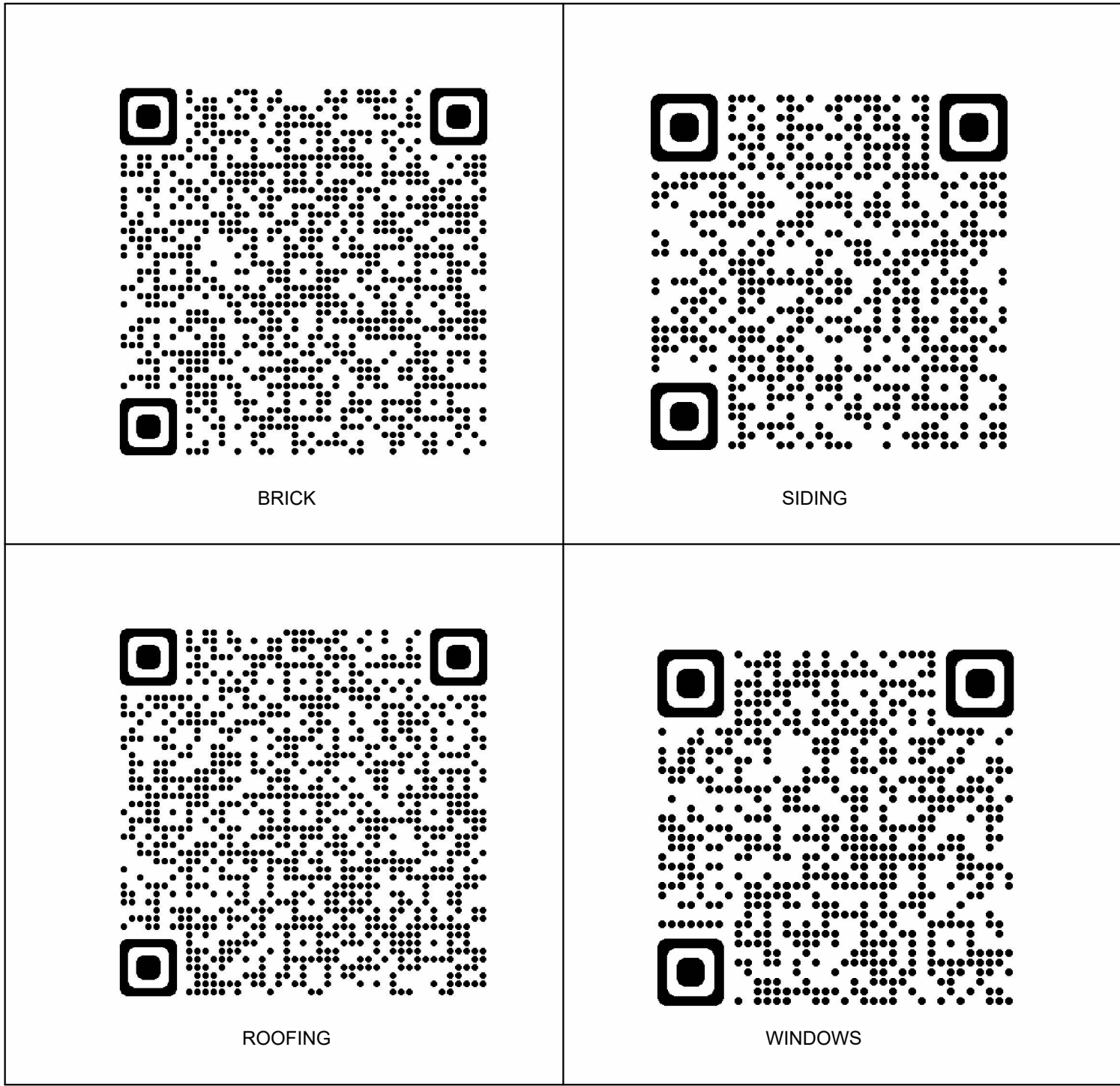
4 770 Cherry
Not to Scale



3 458 Linden
Not to Scale



2 Cherry Street
1 : 70



1 Linden Street
1 : 70

455 Linden Design Approach:

The proposed structure at the Northeast corner of Cherry and Linden is a combination of modern and traditional ideas about architecture as well as being a thoughtful neighbor. 9 parking spaces are required for the allowed 4 dwelling units on this 10,000 SF parcel. All proposed parking is hidden from view with the garage entirely below grade. Parts of the garage extend into the required setbacks and have been topped with raised planting beds which provide a gentle transition between the landscape and the building.

The material palette includes a composition of durable and natural materials that will and have endured for decades or more; pre-stained cedar siding, limestone cladding, and metal roofs have been employed on the farmhouse for centuries.

This particular building combines these time tested materials with modern ideas about how they are utilized and includes, simple, low-maintenance details with some clever combinations that will create a few unique experiences in Winnetka.

10/01/2021 Issued for DRB

#	Date	Description
ISSUE DATES		

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Issue Date

Print Date: 10/11/2021 4:51:06 PM

Project Name:

Cherry / Linden Homes

455 Linden Street, Winnetka

Owner:

DRB Graphics

A001.1



3 Rendered view from Southwest
12" = 1'-0"

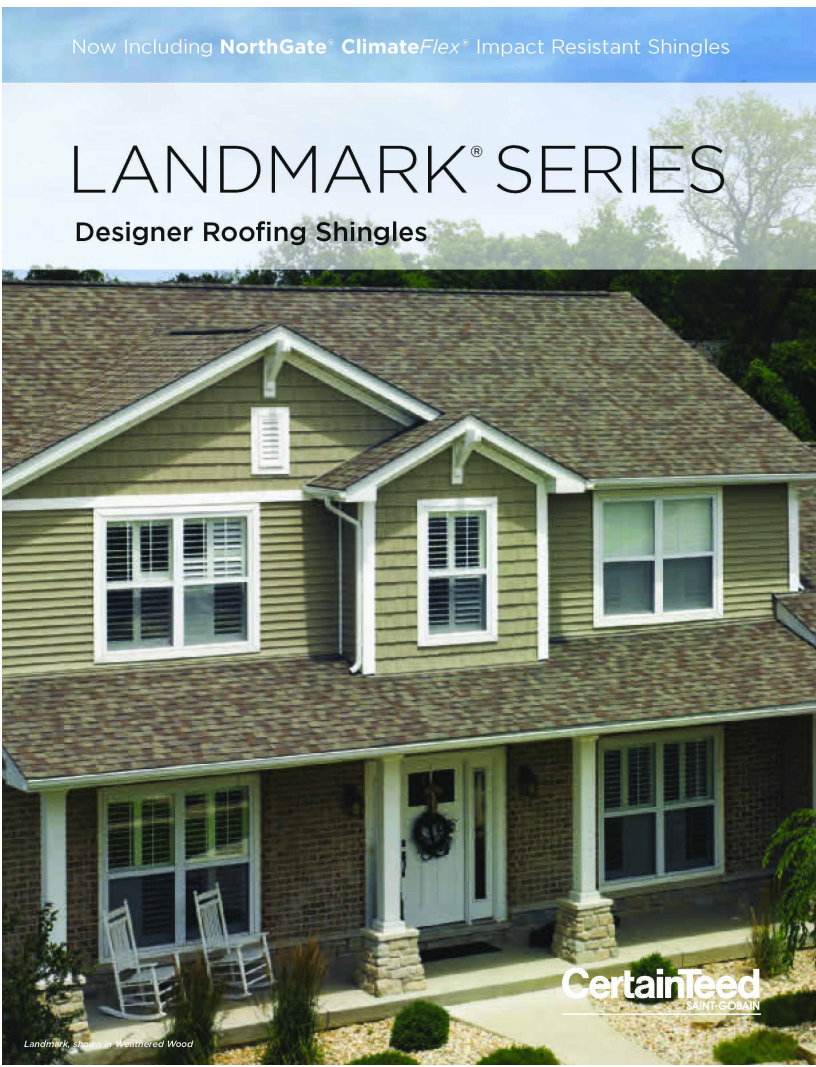


2 Rendered view from Southeast
12" = 1'-0"

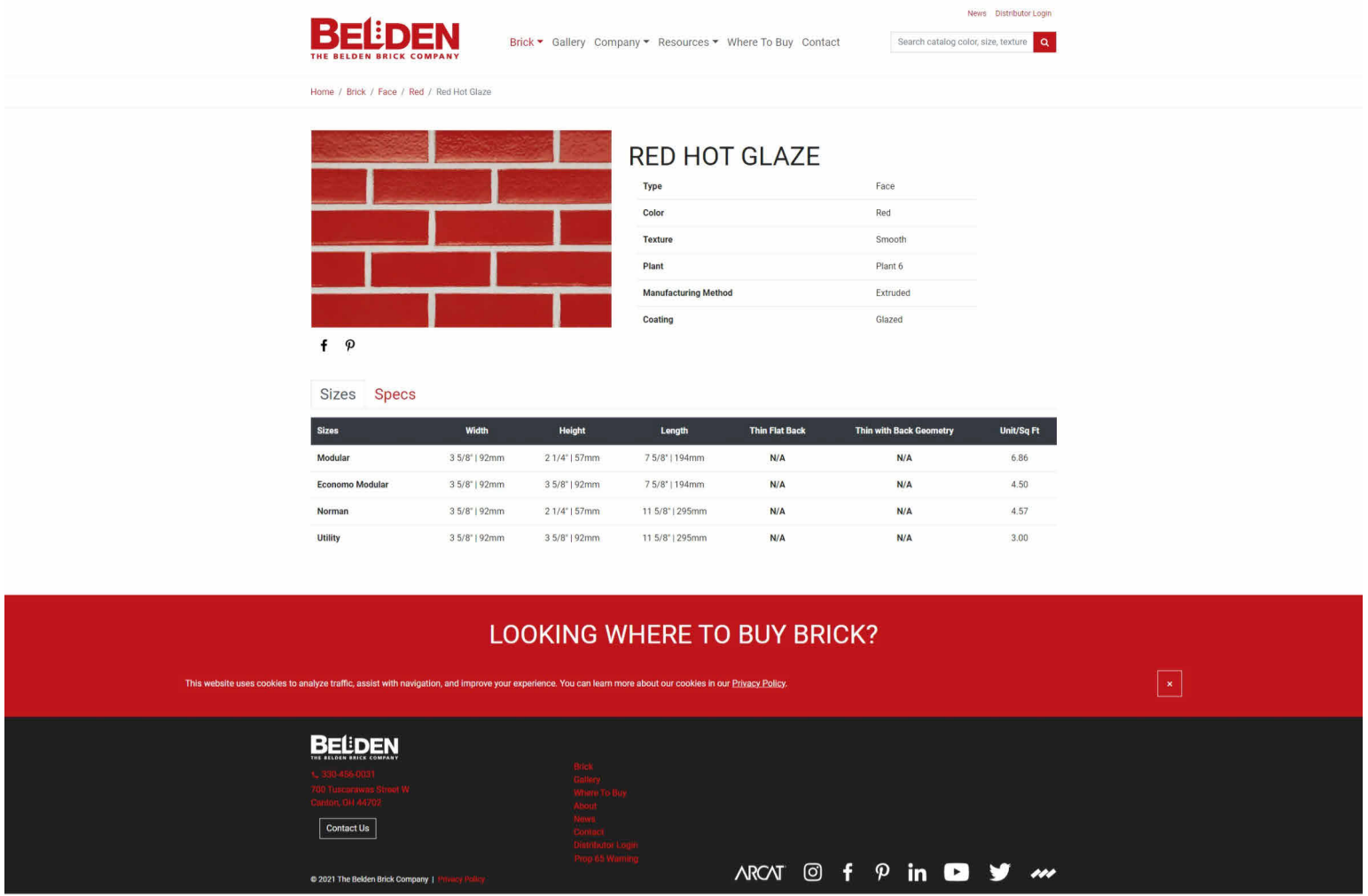


1 Rendered view from South
12" = 1'-0"

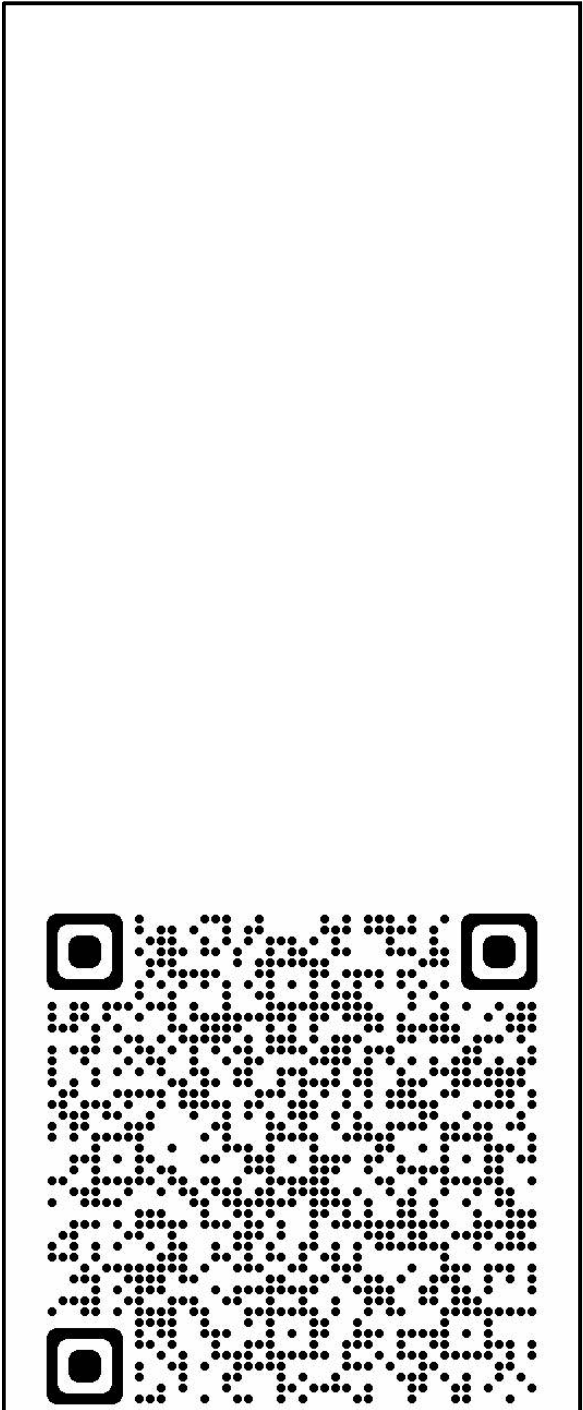
[illegible]



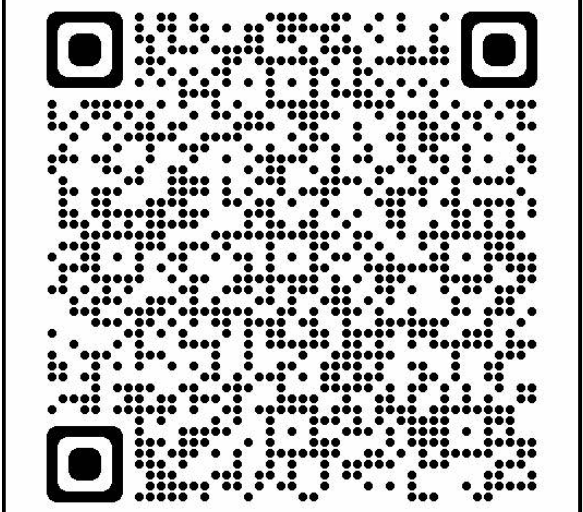
1 Roof Materials
Not to Scale



2 Brick
Not to Scale



BRICK



ROOFING

1	09/01/2021	Issued for DRB
#	Date	Description
ISSUE DATES		

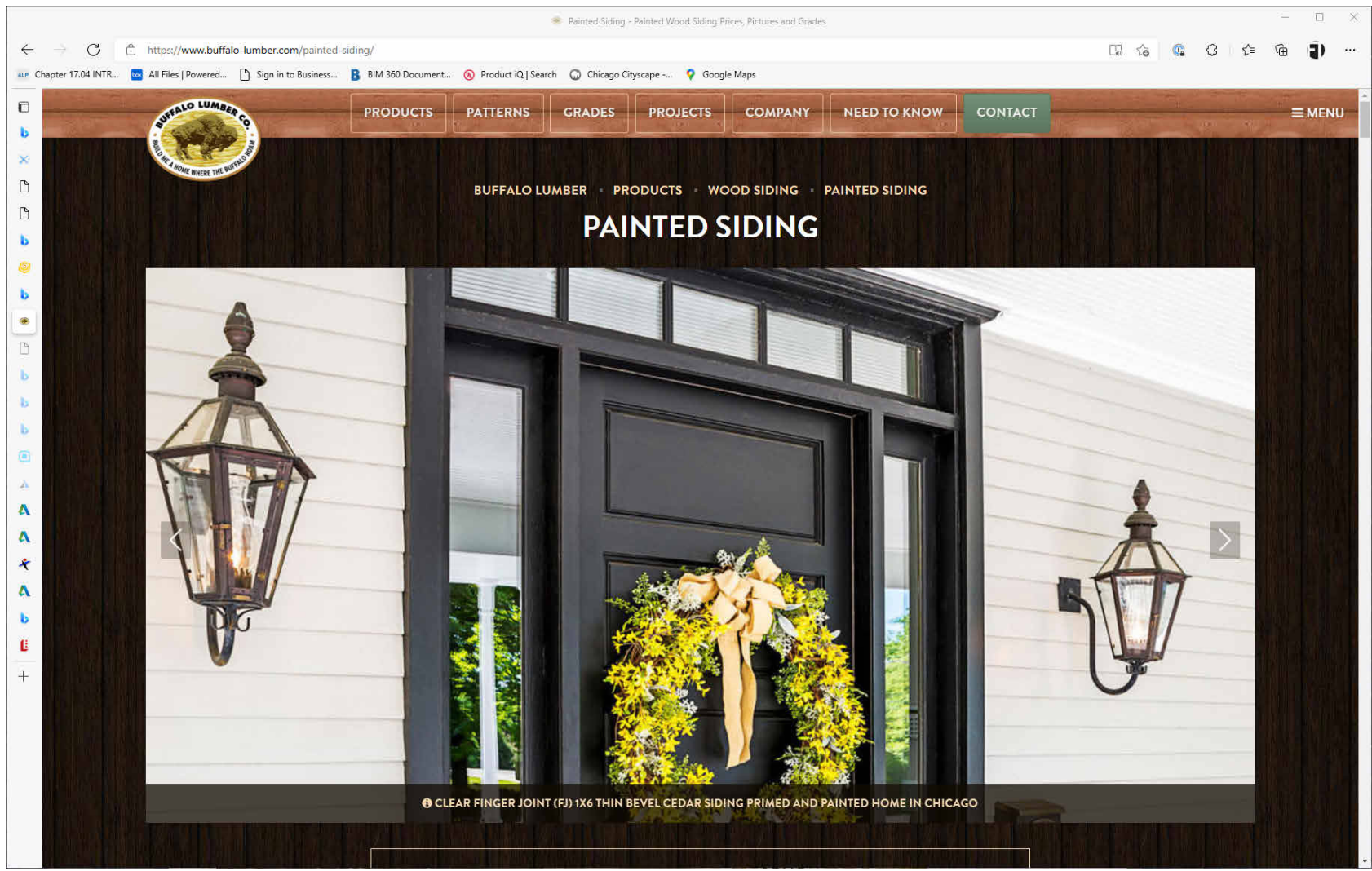
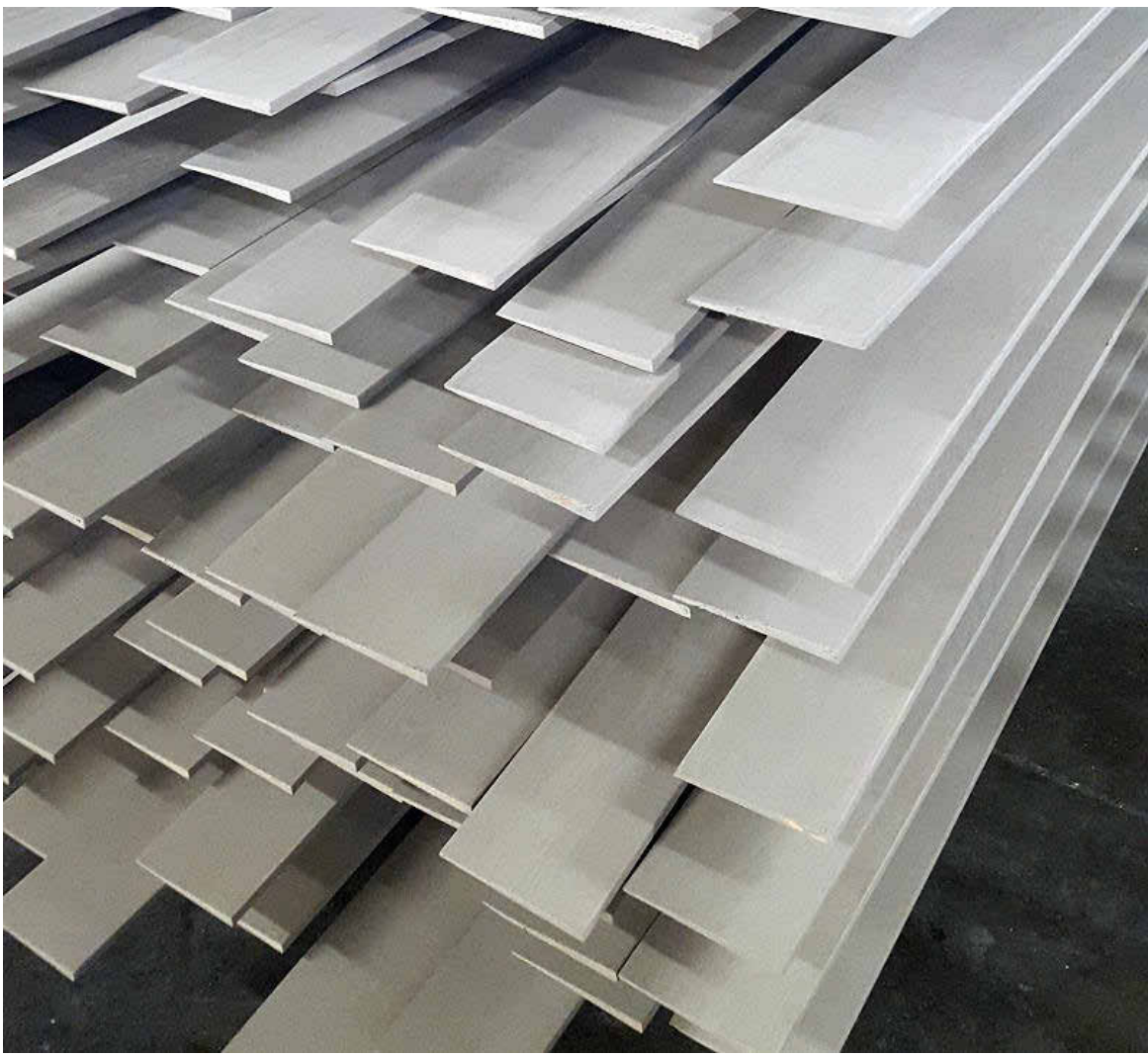
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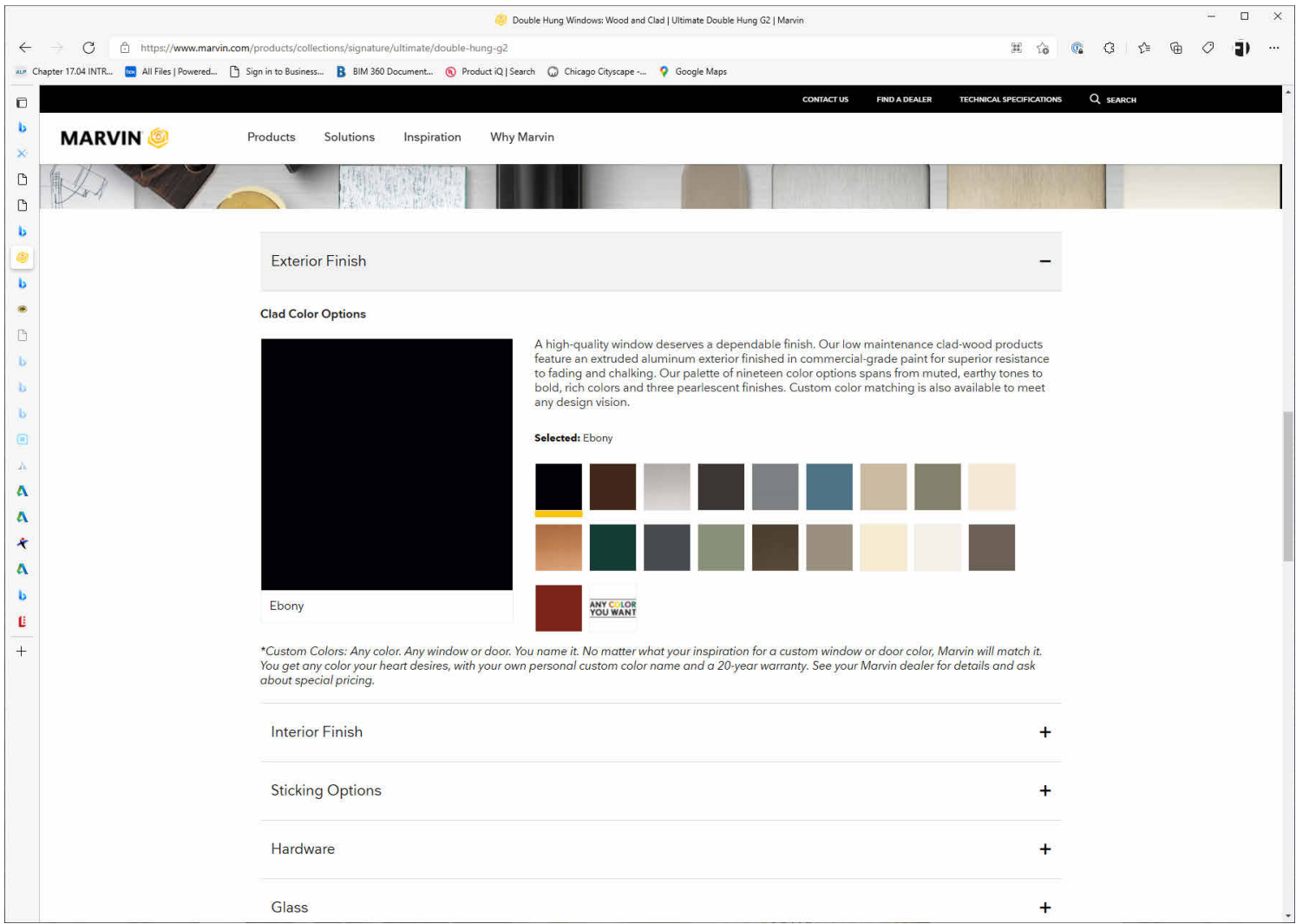
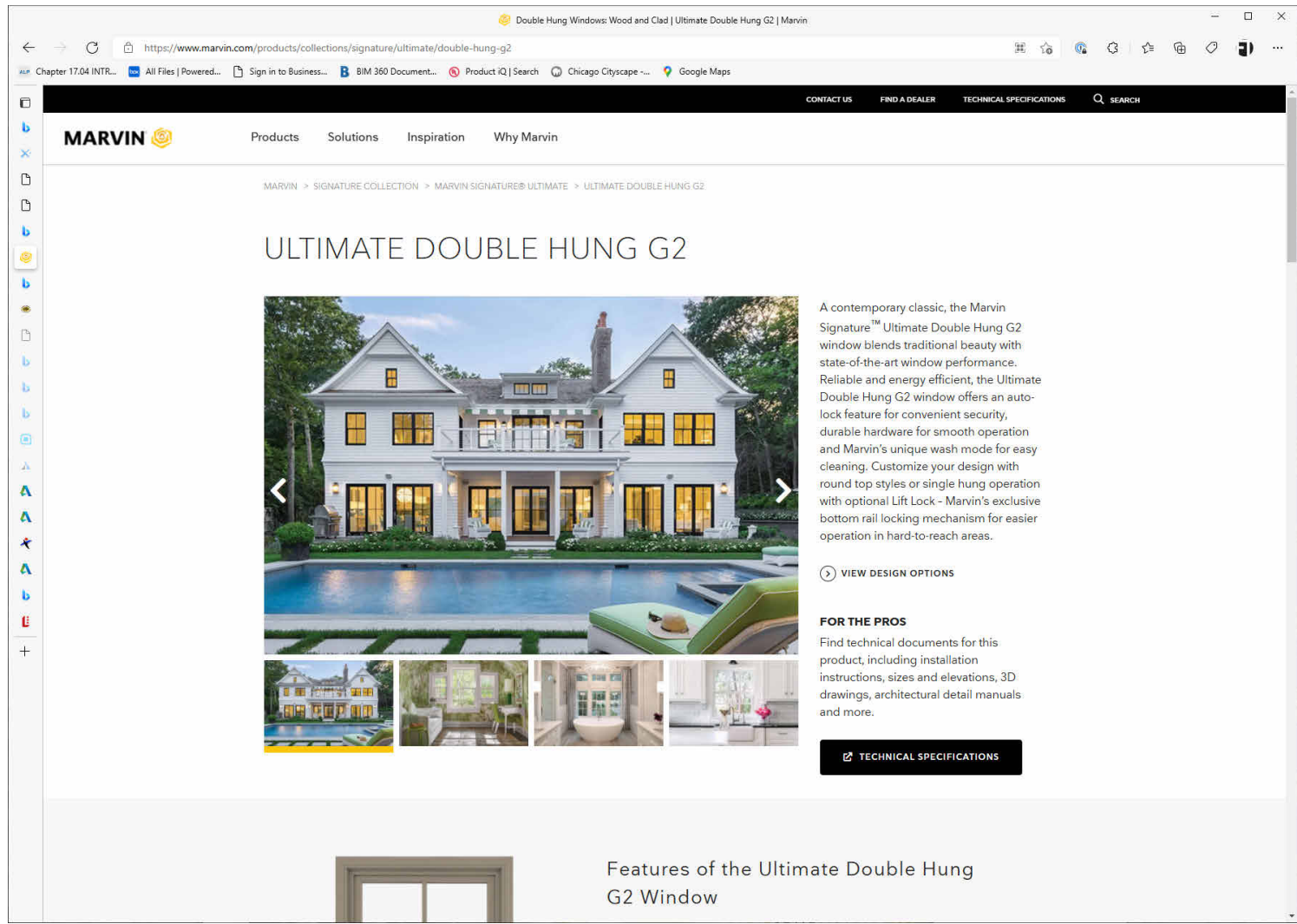
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Issue Date

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Project Name:
Cherry / Linden Homes
455 Linden Street, Winnetka
Owner:
Materials
A001.3



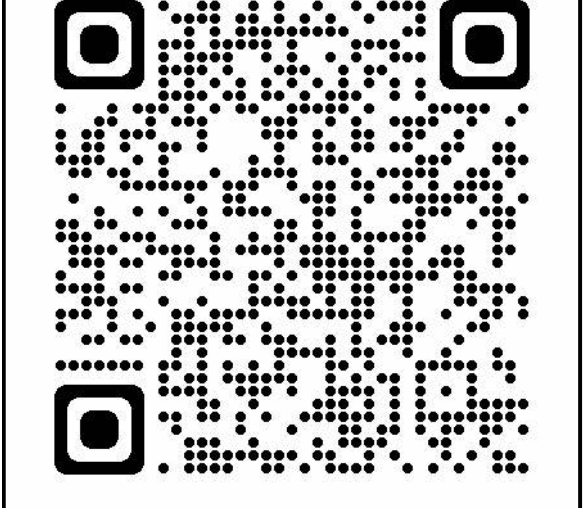
2 Wood Siding
Not to Scale



1 Windows
Not to Scale



SIDING



WINDOWS

Date	Description
10/01/2021	Issued for DRB

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Project Name:

Cherry / Linden Homes

455 Linden Street, Winnetka

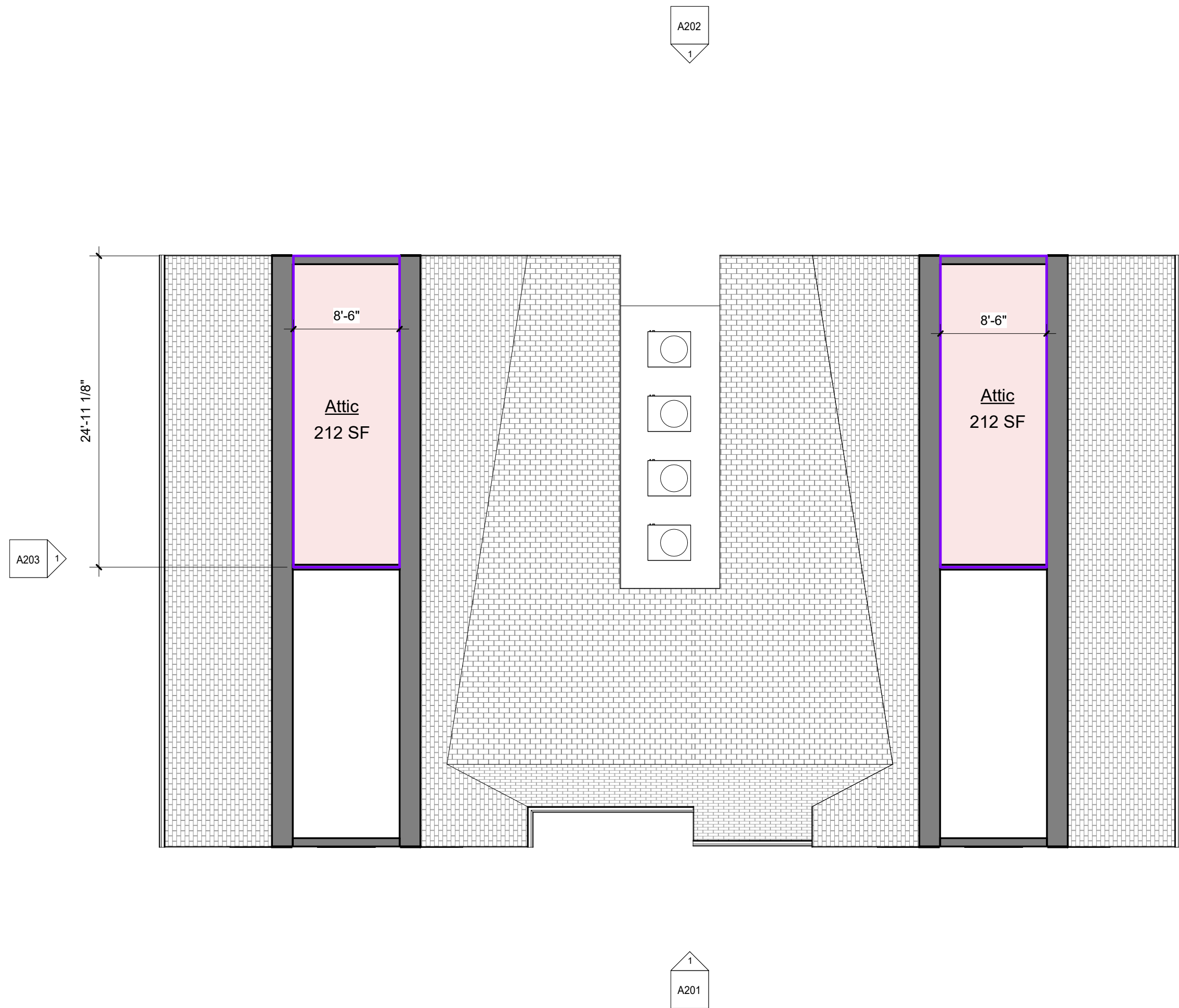
Owner:

Materials

A001.4

Oct. DRB Agenda Packet - 455 Linden - Page 15

4 Roof
1/8" = 1'-0"



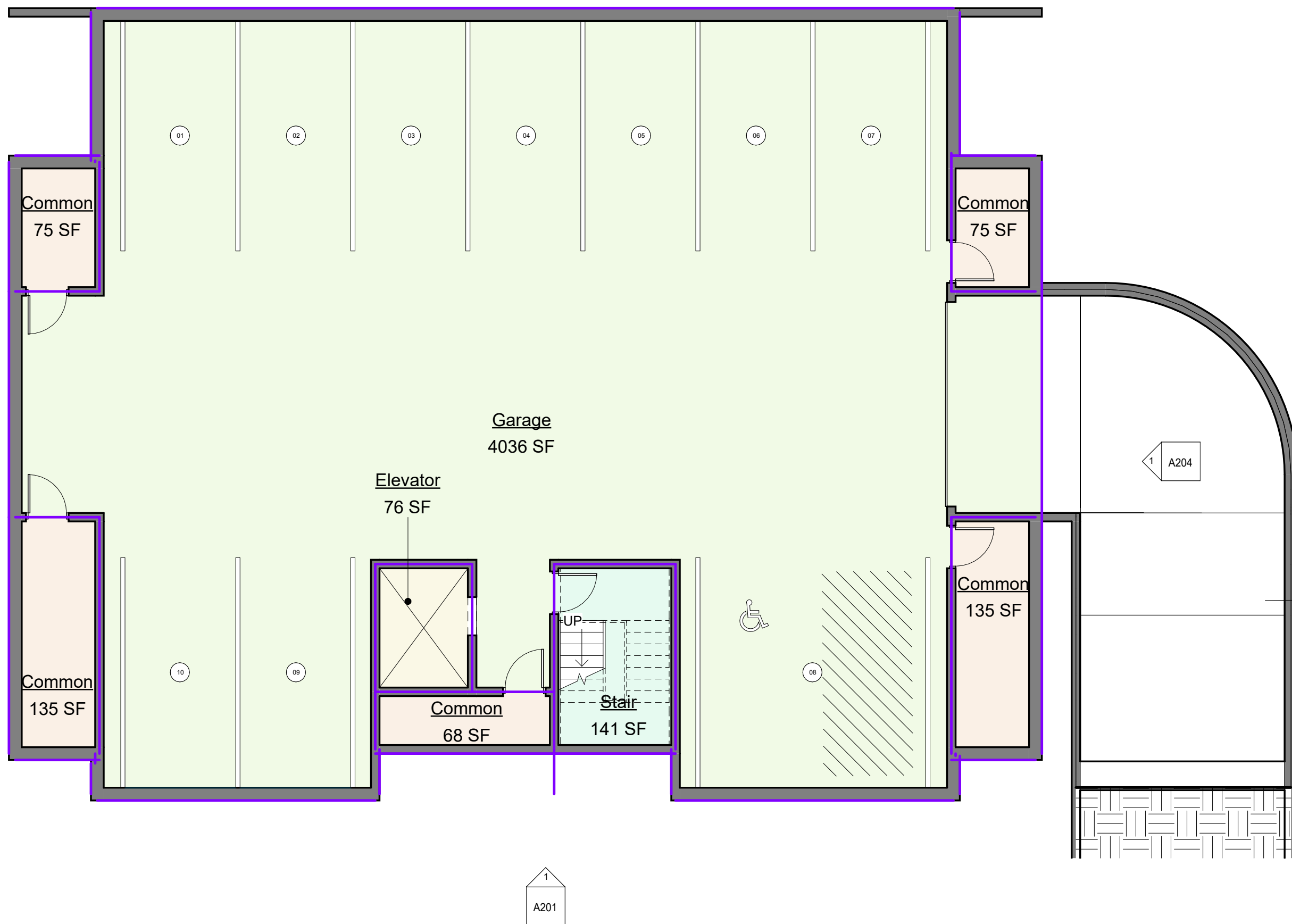
3 Level 2
1/8" = 1'-0"



2 Level 1
1/8" = 1'-0"



1 Basement
1/8" = 1'-0"



Area Schedule (Gross Building)	
Name	Area
Basement	
Common	487 SF
Elevator	76 SF
Garage	4036 SF
Stair	141 SF
	4740 SF
Level 1	
Elevator	79 SF
Lobby	80 SF
Stair	142 SF
Unit 1	1695 SF
Unit 2	1703 SF
	3699 SF
Level 2	
Elevator	79 SF
Lobby	81 SF
Stair	145 SF
Unit 3	1694 SF
Unit 4	1699 SF
	3699 SF
	12138 SF

EGRESS NOTE:

PER 2015 IBC
1006.3.2
Single Exits are permissible for floors up to
3rd story with fewer than 4 Dwelling Units

09/01/2021	Issued for DRB
Date	Description

SUE DATES

ISSUE DATES

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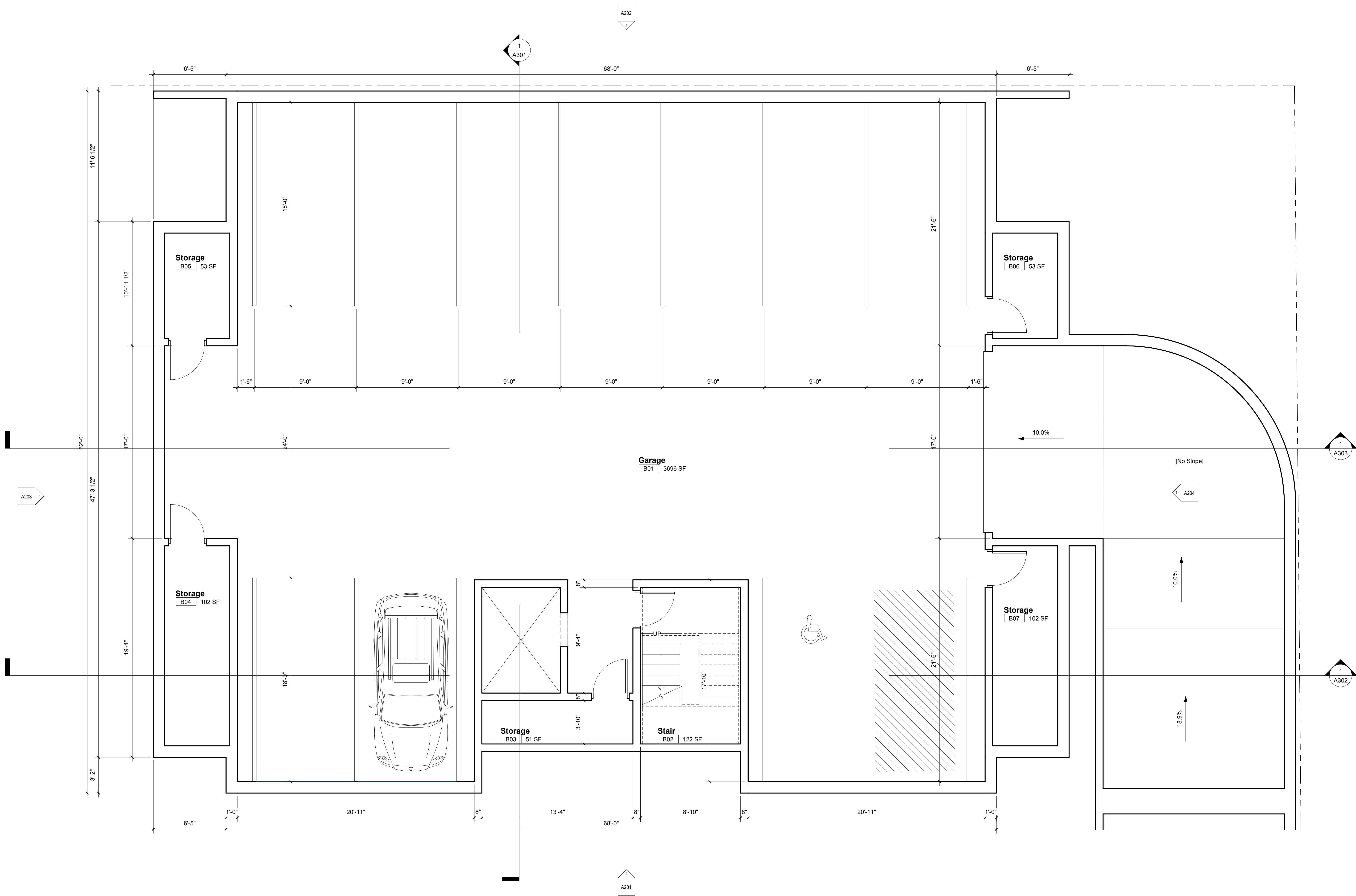
Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

Area Plans

A002



#	Date	Description
1	09/01/2021	Issued for DRB
ISSUE DATES		

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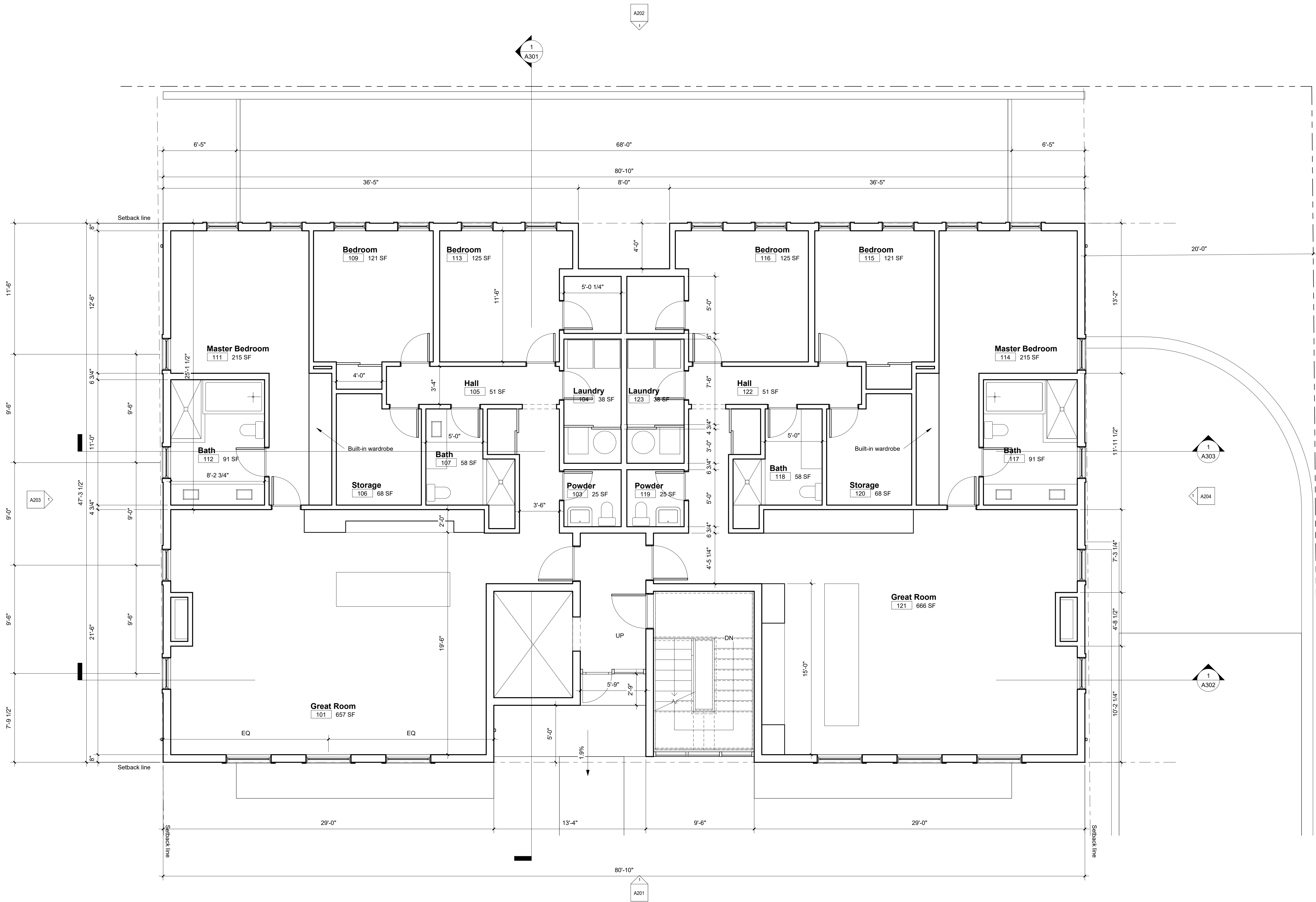
Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

Basement Plan

A100



1 Level 1
1/4" = 1'-0"

1	09/01/2021	Issued for DRB
#	Date	Description
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Issue Date

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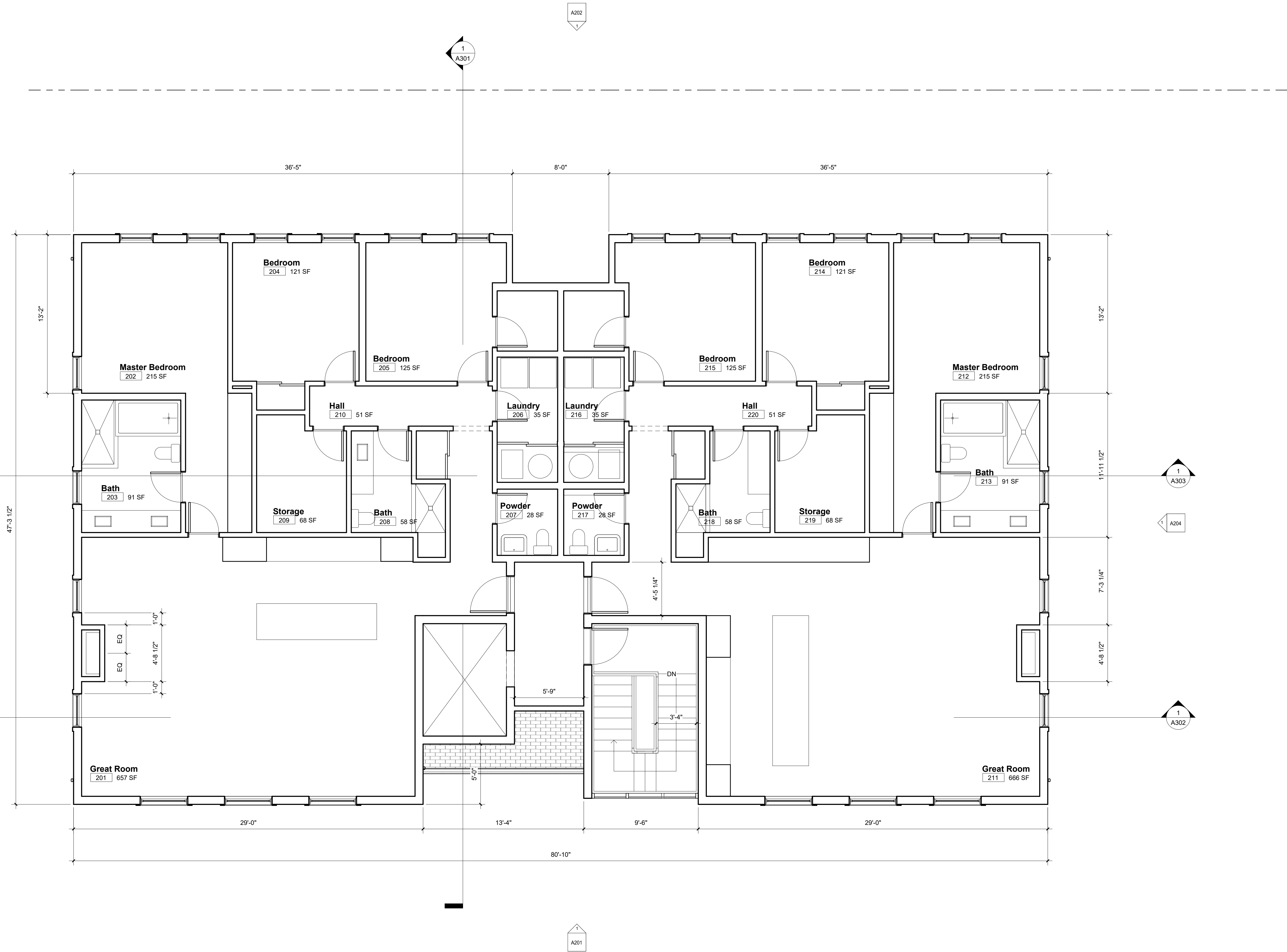
Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

First Floor Plan

A101



1 Level 2
1/4" = 1'-0"

1	09/01/2021	Issued for DRB
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ISSUE DATES		

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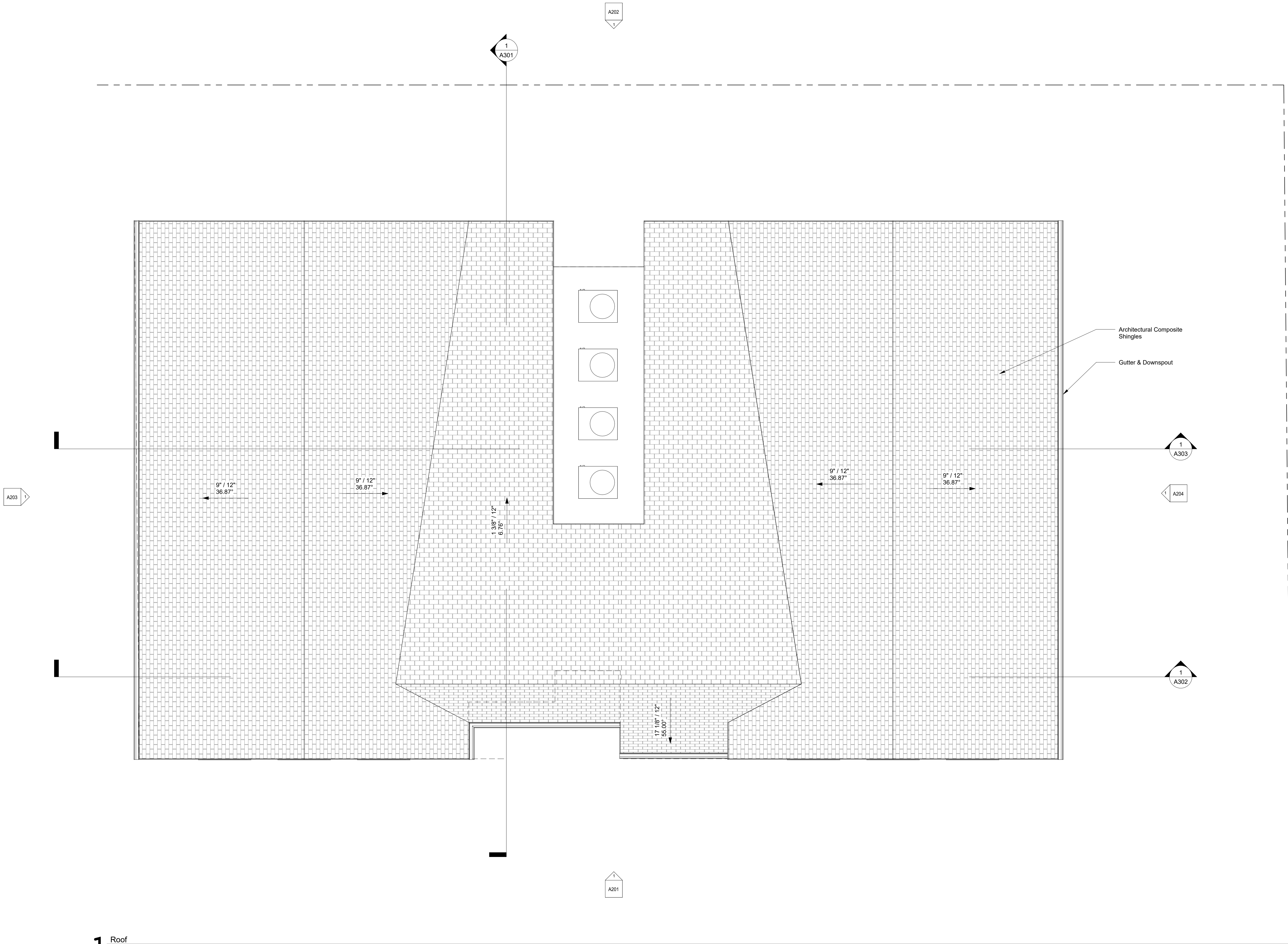
Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

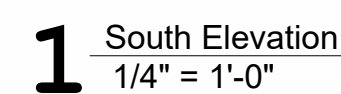
Second Floor Plan

A102



1 Roof
1/4" = 1'-0"

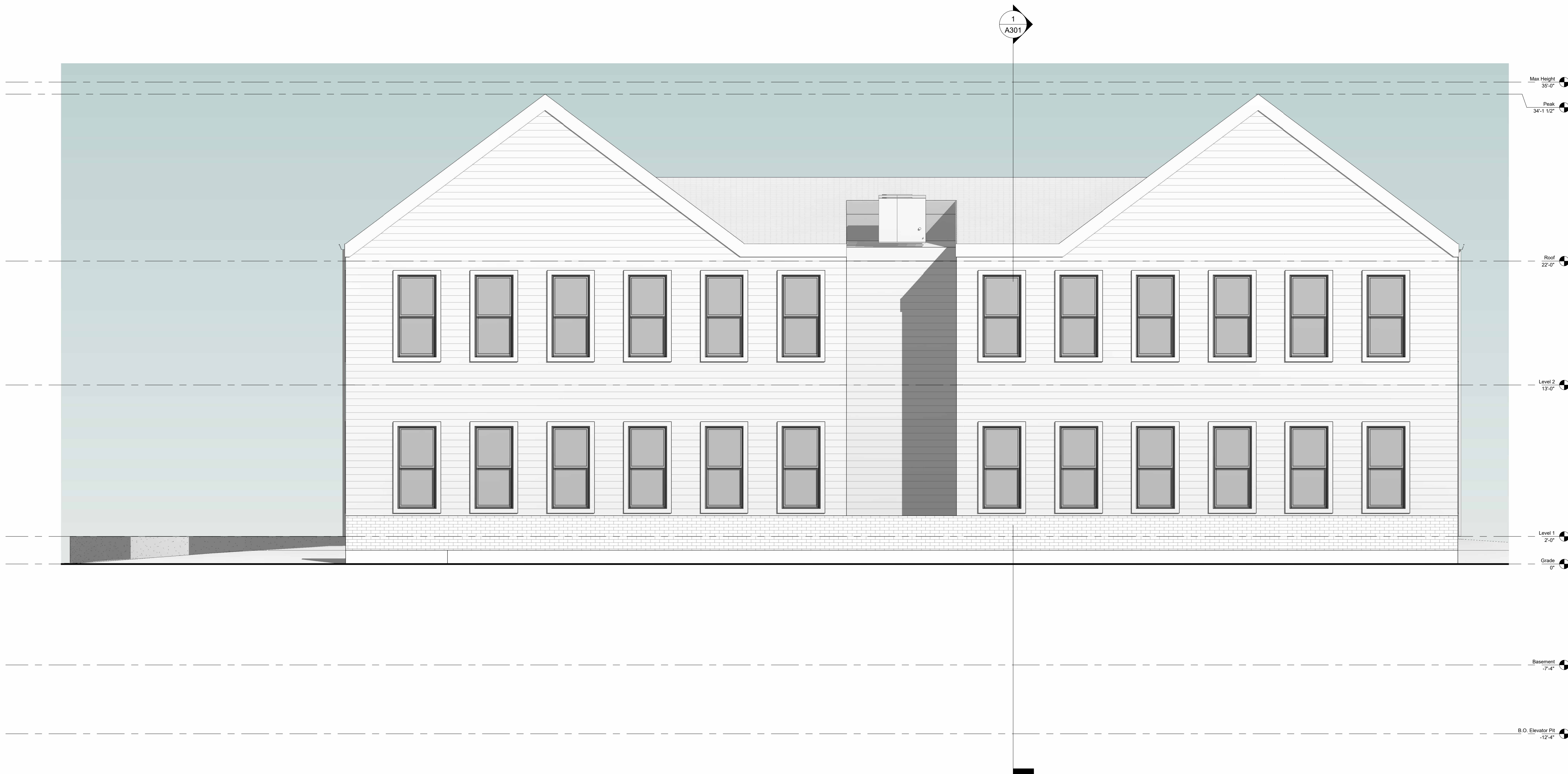
1 09/01/2021 Issued for DRB	
#	Date Description
ISSUE DATES	
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ARCHITECTURE	
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	Issue Date
Print Date: 10/11/2021 4:51:20 PM	
Project Name:	
Cherry / Linden Homes	
455 Linden Street, Winnetka	
Owner:	
Roof Plan	
A103	



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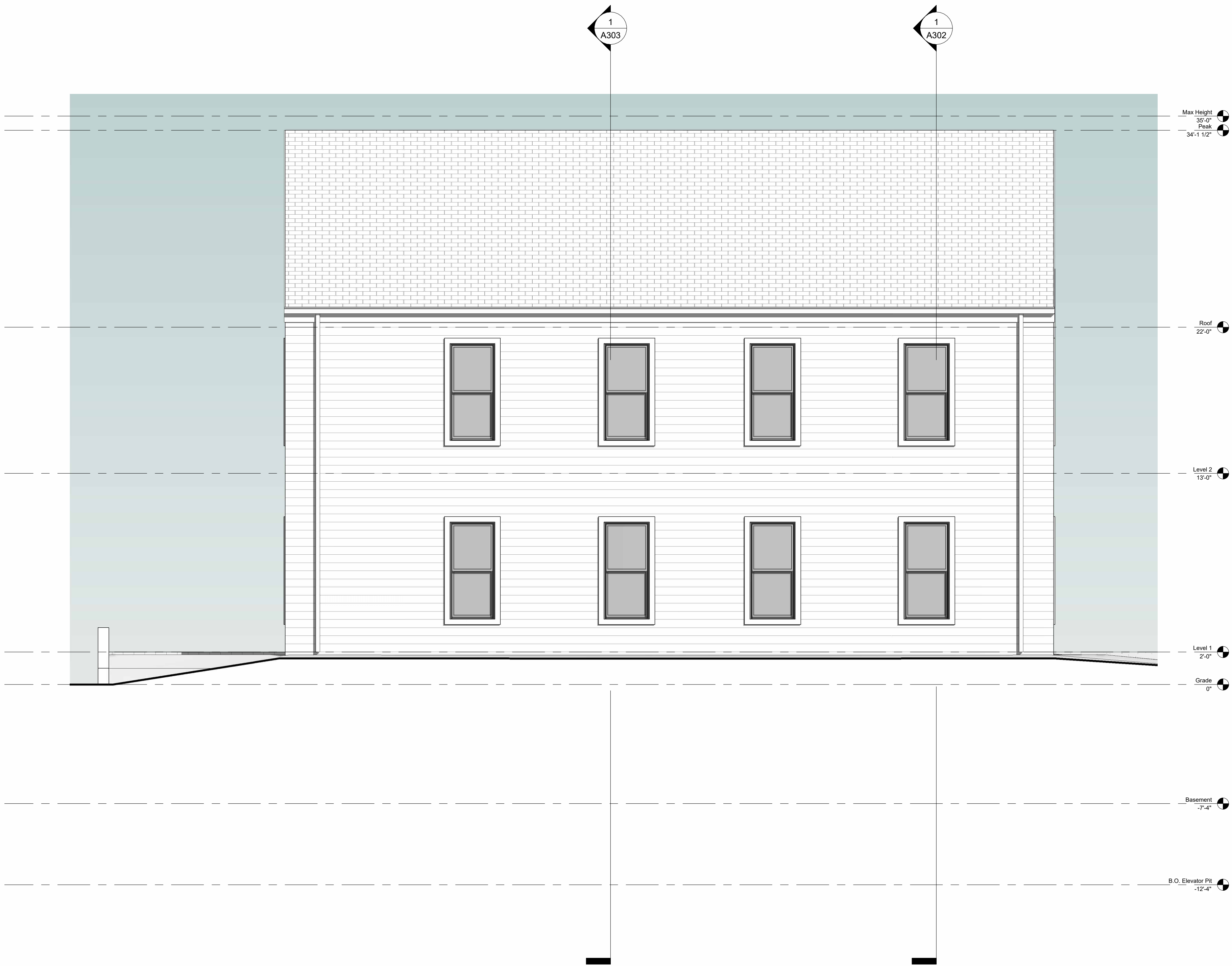
A201



1 North Elevation
1/4" = 1'-0"

1/09/01/2021 Issued for DRB	
#	Date Description
ISSUE DATES	
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	Issue Date
Print Date: 10/11/2021 4:51:48 PM	
Project Name:	
Cherry / Linden Homes	
455 Linden Street, Winnetka	
Owner:	
North Elevation	
A202	

1 West Elevation
1/4" = 1'-0"



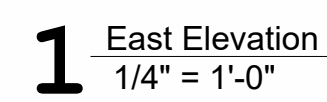
1	09/01/2021	Issued for DRB
#	Date	Description
ISSUE DATES		

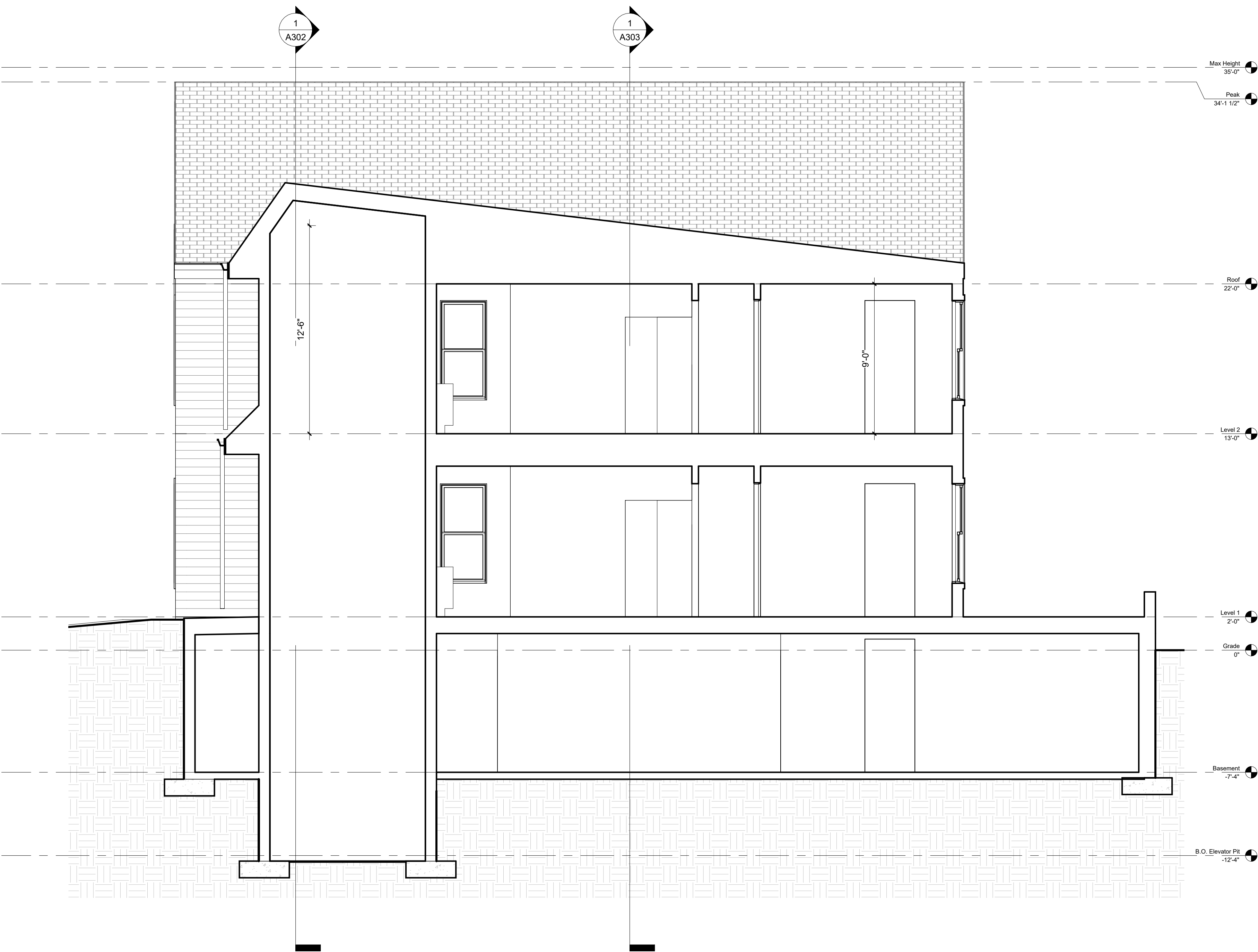
FILORAMO TAL SMA ARCHITECTURE

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Issue Date	

Print Date: 10/11/2021 4:52:00 PM
Project Name:
Cherry / Linden Homes
455 Linden Street, Winnetka
Owner:

A204



1 Lateral Building Section (N/S)
1/4" = 1'-0"

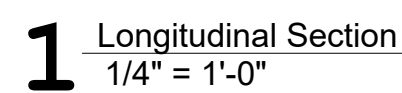
1	09/01/2021	Issued for DRB
#	Date	Description
ISSUE DATES		

FILORAMO TAL SMA
ARCHITECTURE

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		Issue Date

Print Date: 10/11/2021 4:52:12 PM
Project Name:
Cherry / Linden Homes 455 Linden Street, Winnetka
Owner:

Oct. DRB Agenda Packet - 455 Linden - Page 26



1 Longitudinal Section
1/4" = 1'-0"

#	Date	Description
ISSUE DATES		

FILORAMO TALSMAN
ARCHITECTURE

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Issue Date	

Print Date: 10/11/2021 4:52:14 PM
Project Name:
Cherry / Linden Homes
455 Linden Street, Winnetka
Owner:

Building Section
A303



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: SEPTEMBER 23, 2021
**SUBJECT: 455 LINDEN STREET - NEW MULTI-FAMILY RESIDENTIAL BUILDING -
CERTIFICATE OF APPROPRIATENESS (CASE NO. 21-17-DR)**

INTRODUCTION

On September 29, 2021, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by Nadeya Khalil (the "Applicant"), as the manager of Linden Winnetka, LLC, the owner of the property located at 455 Linden Street (the "Subject Property"). The Applicant proposes construction of a new four-unit multi-family residential building with below grade structure parking on the Subject Property and requests approval of a Certificate of Appropriateness. This case was originally scheduled for the July 15, 2021, DRB meeting; however, prior to the meeting, the Applicant requested a continuance until the August 19, 2021, DRB meeting. The item was not ready for the August meeting. The Applicant is now ready to present its request to the DRB.

A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Village Code. As of the date of this memo, the Village has received one written comment from the public regarding this application, which is included in Attachment D.

PROPERTY DESCRIPTION

The Subject Property, which consists of approximately 0.23 acres (9,952 square feet), is located on the northeast corner of the intersection of Linden and Cherry Streets. Because the lot area is less than 10,000 square feet, redevelopment of the Subject Property does not require approval of a planned development nor may the Applicant request planned development approval. The Subject Property contains an existing two-story multi-family residential building containing two units and a detached garage. Figures 1 through 3 on the following pages identify the Subject Property.

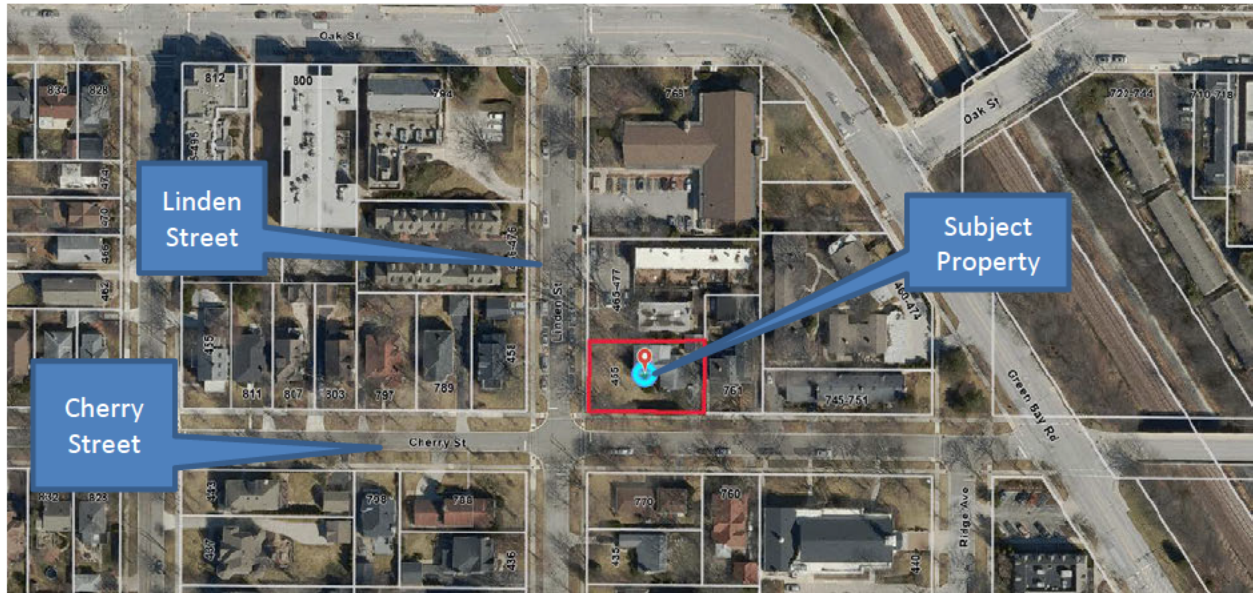


Figure 1 – Aerial Map



Figure 2 – Subject Property – Looking Northwest



Figure 3 – Subject Property – South Elevation (Cherry Street)

The Land Use Map of the 2020 Comprehensive Plan designates the Subject Property as appropriate for “Single Family Residential” uses. The Subject Property is located in a transitional area with condos, townhouses, and single-family residential uses in the immediate vicinity. The Land Use Plan Map designates the property to the north as appropriate for “Townhouse Residential” and the properties to the east, west and south as appropriate for “Single Family Residential” (see Figure 4).

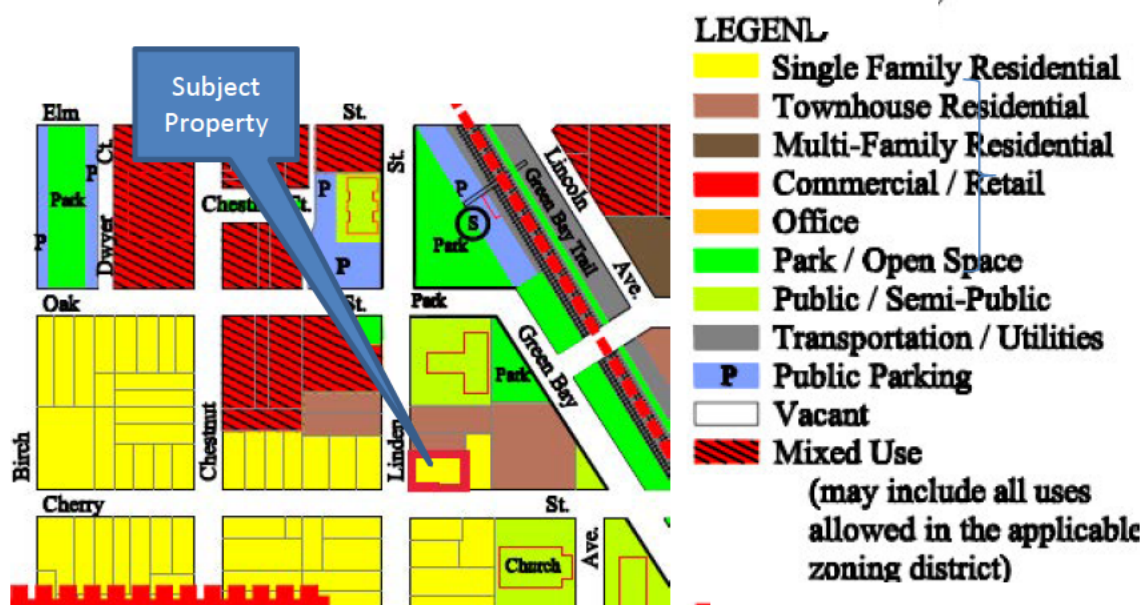


Figure 4 – Comprehensive Plan Land Use Map

The Subject Property is zoned B-1 Multi-Family Residential, and it is bordered by B-1 Multi-Family Residential to the north, east, and west, and R-5 Single Family Residence to south (see Figure 5).

Even though the existing use, as well as the proposed use, of the Subject Property as multi-family residential is not consistent with the Comprehensive Plan Land Use Map, the use of the property complies with the property's multi-family residential zoning classification. The purpose of the designation for single family uses in the Comprehensive Plan is that if someone would like to use the property for something other than what is allowed under the property's current zoning, the preferred land use is single-family residential use. Along Linden Street to the north there is a multi-family development and the Winnetka-Northfield Public Library. To the east of the Subject Property, along Cherry Street, are multi-family structures. Across both Linden and Cherry Streets, are single-family residential homes (see Attachment B for photographs). The B-1 District allows multi-family structures at a density no greater than 18 units per acres, which for the Subject Property would be four units.

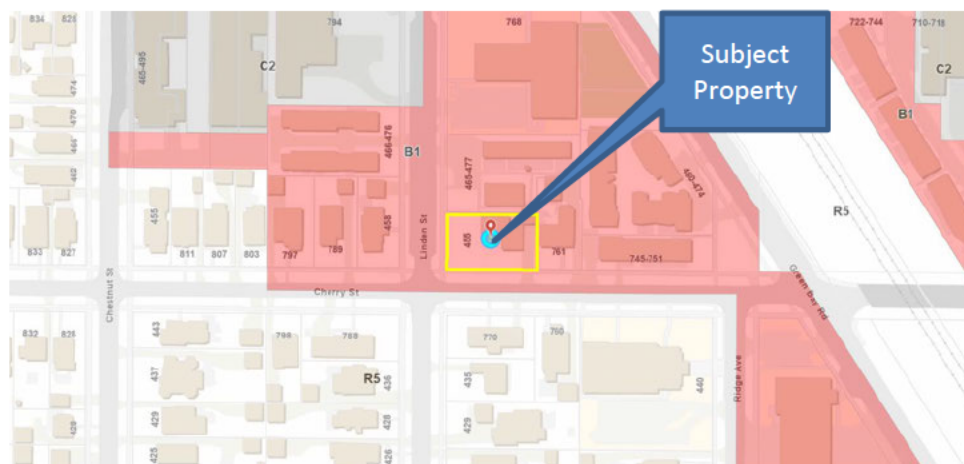




Figure 6 – Site Plan/Landscape Plan



Figure 7 – South Building Elevation – Cherry Street



Figure 8 – West Building Elevation – Linden Street



Figure 9 – Rendered view from Southeast

The Applicant describes the proposed architectural design as a combination of modern and traditional styles, while being mindful of the neighborhood. Portions of the below grade parking garage would extend beyond the first and second floors above and would be topped with raised planting beds to provide a transition between the building and surrounding landscape. As described in the design approach provided by the Applicant, the exterior materials would include pre-stained cedar siding, limestone cladding, and a metal roof. The air conditioning compressors would be located in the approximate center of the roof, concealed from view. The proposed driveway and front walk would be concrete. A proposed plant list is provided on Sheet A001 of the attached application materials, which are included in this report as Attachment A. The plans do not identify the location of refuse and recycling containers or exterior lighting. The Applicant has provided cut sheets for the proposed exterior materials, which are also included in Attachment A.

The Village stormwater regulations require that the development provide detention for the maximum allowed impermeable lot coverage, which in this case is 60% of the lot area. The Applicant is currently working with a civil engineer to develop an on-site detention system. Once civil engineering plans are submitted by the Applicant, the Village Engineer will review the proposed stormwater detention system for compliance with the Village stormwater regulations.

ZONING RELIEF

Although zoning relief is not the purview of the DRB, it should be noted that based on a preliminary zoning review of the plans received to date for the certificate of appropriateness, at least three variations would appear to be required to allow the proposed development on the Subject Property: (1) roofed lot coverage; (2) corner yard setback (Cherry Street); and (3) side yard setback (north).

Roofed Lot Coverage. The lot area allows a maximum roofed lot coverage of 3,980.72 square feet. As proposed, the building consists of approximately 4,824 square feet, requiring a variation of 843.28 square feet (21.18%). Approximately 1,000 square feet of the below grade garage that extends beyond the floors above is included in the roofed lot coverage.

Corner Yard Setback (Cherry Street). A corner yard setback of 19.53 feet is required from Cherry Street. The proposed development would provide a setback of 16.36 feet, which requires a variation of 3.17 feet (16.23%). The proposed setback is measured to the below grade garage. The above grade portion of the building would be setback 19.53 feet.

Side Yard Setback. A side yard setback of 12 feet is required from the north property line. As currently proposed, the building, as measured to the below grade garage, would provide a setback of 0.46 feet, requiring a variation of 11.54 feet (96.17%). The above grade portion of the building would be setback 12 feet.

The Applicant is in the process of preparing to submit a variation application for zoning relief. Once an application is received and the plans are reviewed by staff to make a final determination on the zoning relief necessary, a public hearing will be scheduled for the Zoning Board of Appeals (ZBA) to consider the requested zoning relief. A mailed notice of the ZBA meeting will be sent to property owners within 250 feet of the Subject Property.

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 (Note: Please refer to the early section "Property Description" in which the project consistency with the Comprehensive Plan is summarized).
- (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 Board will need to determine if the proposed multi-family building and its associated hardscape and landscape designs comply with the above standards.

An excerpt of the Village Design Guidelines is included as Attachment C, highlighting standards which apply to multi-family residential buildings. It should be noted that these guidelines for multi-family residential buildings were generally designed for the Village's three core business districts – Elm Street, Hubbard Woods, and Indian Hill. However, the Board may find all or some of them applicable to the proposed project.

RECOMMENDATION

At the September 29, 2021, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed multi-family residential building, as well as the associated hardscape and landscape designs.

After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

- 1) Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board.
- 2) Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed multi-family residential building, as well as the associated hardscape and landscape designs.

If the Board wishes to adopt a motion recommending approval or denial, a Board member may want to make a motion such as the following:

Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, hardscape and landscape for the proposed four-unit multi-family building on the Subject Property**, subject to the following conditions:

- A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***

The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
- (2) 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) 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.*

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Photographs of Area Properties

Attachment C: Excerpts of Village Design Guidelines

Attachment D: Public Comments

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 455 Linden

Name of Business(es): _____

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) New Building

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Erect new, 2-story, 4 dwelling unit building with 9 subterranean parking spaces.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 455 Linden (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

Nadeya Khalil

Chicago, IL

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM Filoramo Talsma, LLC

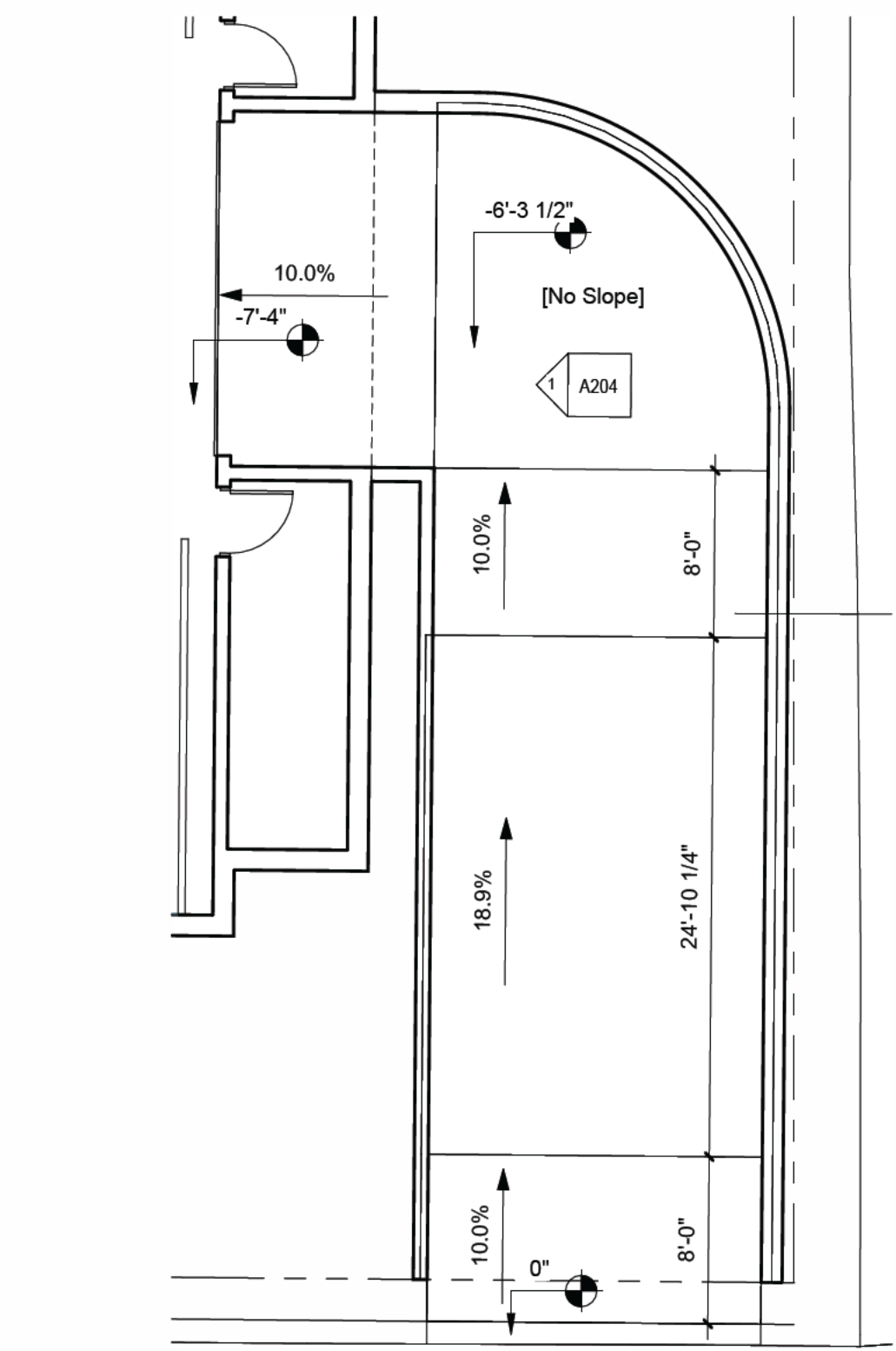
CONTACT NAME Chris Talsma

ADDRESS 1765 N Elston Ave.

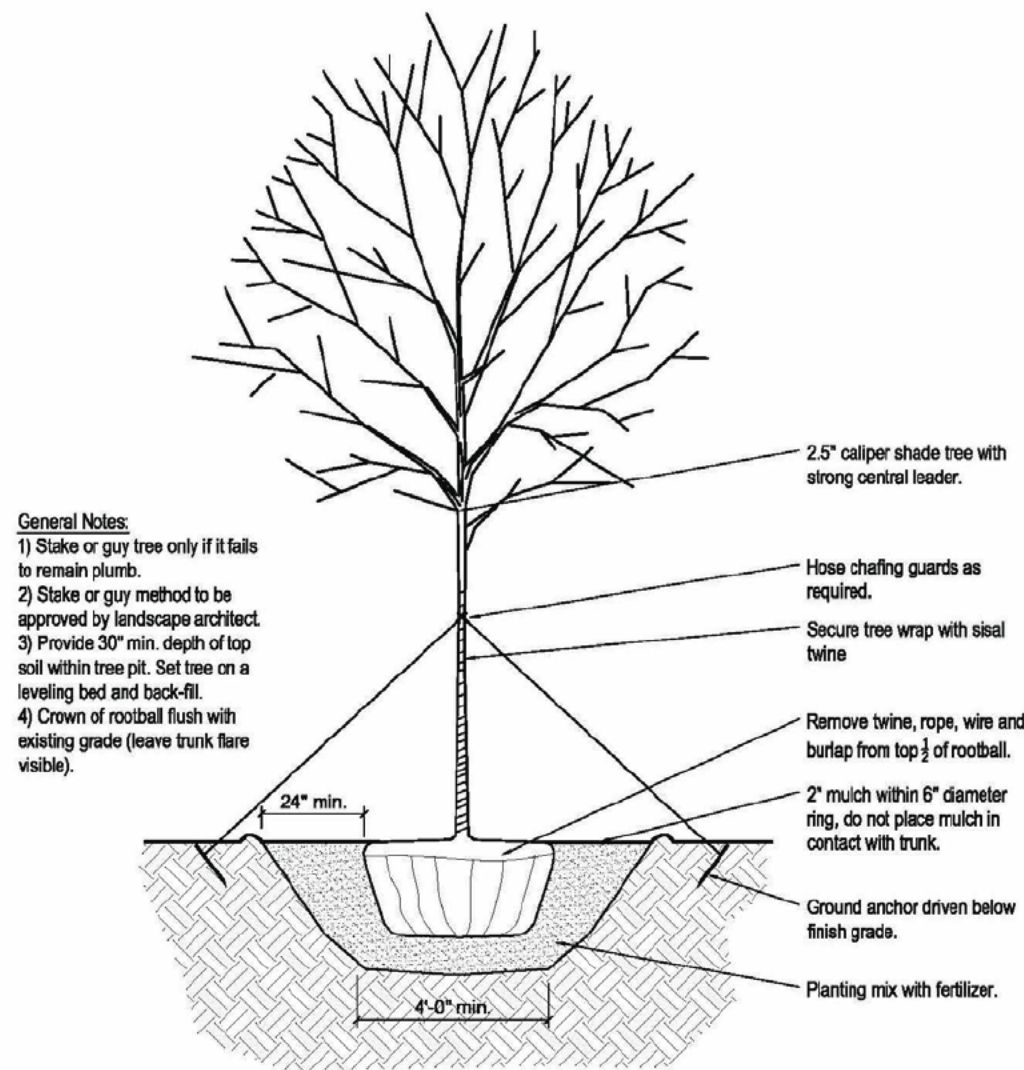
Chicago, IL 60642

PHONE NO. 312-635-1920

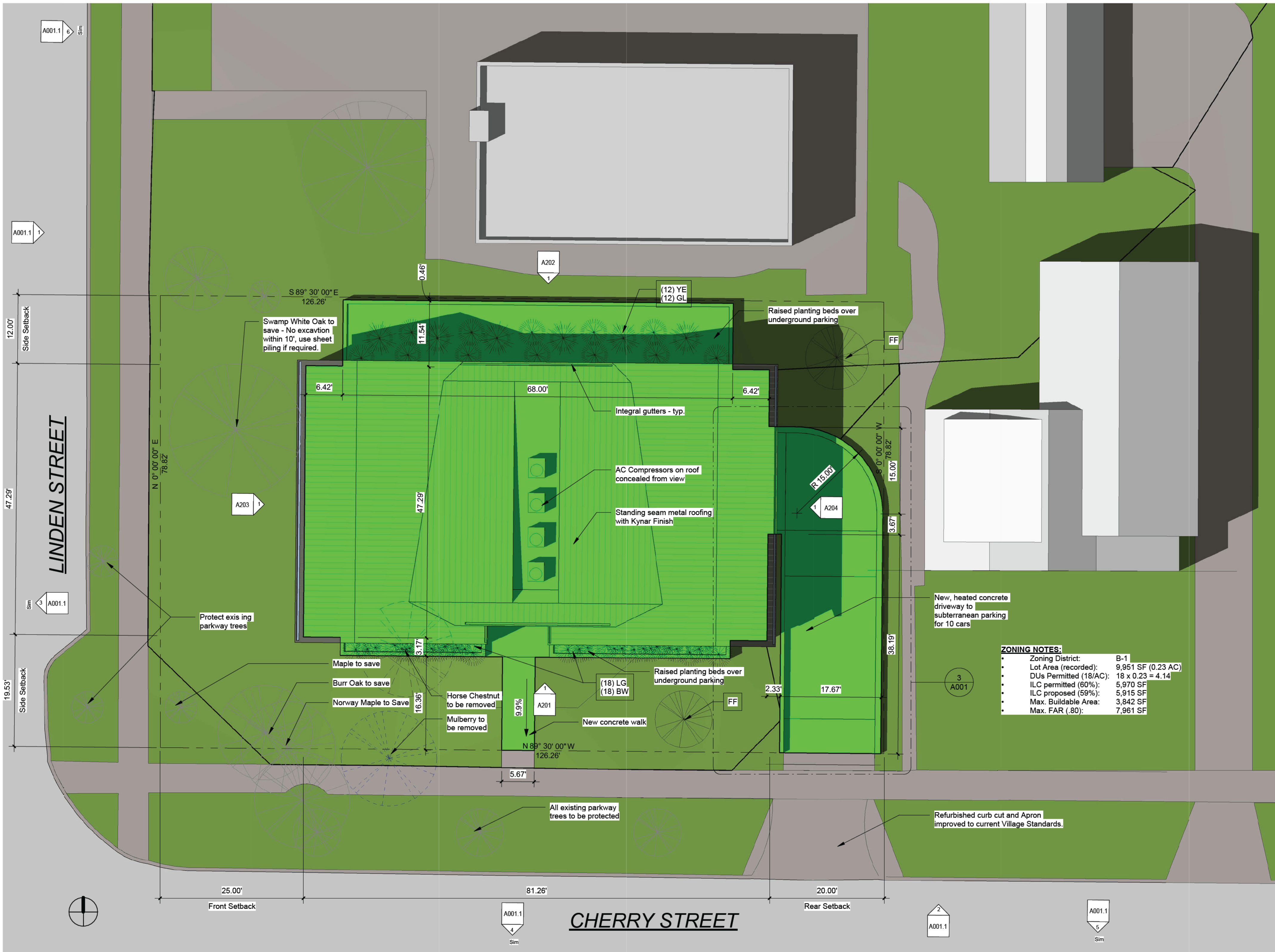
EMAIL info@ftarc.com



3 Driveway Detail
1/8" = 1'-0"



2 Tree Planting Detail
1/4" = 1'-0"



1 Site
1" = 10'-0"

LANDSCAPE NOTES

1. All plant material shall be high-quality nursery-grown stock. Substandard "B-Grade" or "Park Grade" plants are not acceptable.
2. All plant material shall be installed free of disease and in a manner that ensures the availability of sufficient soil and water to sustain healthy growth.
3. All plant material shall be planted with a minimum of 6" of organic soil and mulched to a depth of 3".
4. All plant material shall be planted in a manner which is not intrusive to utilities or pavement.
5. All shrub beds and landscape islands shall have 3" shredded hardwood mulch.
6. Plants shall be disease free and without broken twigs or branches.
7. Shrub beds shall have spaded edges.
8. All plant material shall be guaranteed for one full growing season after installation.
9. Planting specifications, other than those mentioned above shall conform with the American Standards for Nursery Stock, published by The American Association of Nurserymen.
10. Only 12" low rise growth within all 12x12' site triangles, typical.

GROWING MEDIUM

1. Three (3) foot minimum depth.
2. Three-Six (3'-6") minimum inside clear width; greater than Five (5) feet is desirable.
3. Soil Composition: 45-77% Sil, 0-25% Clay, 25-33% Sand.
4. Soil Acidity: pH 6.0 to 7.0. Amend soil as required to achieve this pH range.
5. Soil Organic Content: Three (3) to Five (5) percent.
6. Parkway planters to be as long and as continuous as possible.
7. Minimum Five (5) feet from the inside edge of the planter or tree pit to the last tree in any series or group of trees.
8. Curb and low railings to be installed around parkway planters throughout the "Greater Downtown", in commercial use areas, and in other heavy pedestrian traffic areas.
9. Percolation testing to be done prior to installation of any plantings.
10. Soil testing of existing soils to be done prior to installation of any plantings.
11. Mechanical subsurface drainage required in areas with poor percolation and drainage rates.
12. Groundcover and low shrub planting required instead of grass, bark or gravel mulch, or other non-live materials.
13. "Structural Soil" (E.G. "Cornell" Mix, etc.) at a depth of Two foot Six (2'-6") inches and/or root paths required below sidewalk slabs between parkway planter and other planting areas or green spaces.
14. When sidewalks are replaced, "Structural Soil" or root paths are required below sidewalk slabs to permit root growth beyond small pit or cut-out sidewalk.
15. Root paths may be used to connect trees planted in parkways (the distance from the back of the curb to the edge of the right-of-way) to adjacent greenspace.

MAINTENANCE

1. All required landscaping on private property to be maintained throughout the life of the project, obligation assumed by subsequent owners.
2. All required landscaping within public right-of-way to be replaced, if needed, for a minimum of Five (5) years by the original applicant and any subsequent owners. Responsibility for replacement will be assumed after Five (5) years by the City of Chicago.
3. Rainfall to be supplemented with water for a total rate of One (1) inch per week during the growing seasons for the first Three (3) years.
4. Post public notice of landscape installation and maintenance requirements, in order to alert neighbors and concerned citizens to a project's landscape requirements.
5. All required landscaping to be replaced throughout the life of the project, as requires, obligation assumed by subsequent owners.

PLANT LIST

DECIDUOUS & ORNAMENTAL TREES - Single & Multi. Stem						
Tag	Botanical Name	Common Name	Size	Root	Total	
FF	Fagus sylvatica 'Frans Fontaine'	Beech 'Frans Fontaine'	18"	B&B	-	
AB	Amelanchier canadensis 'Autumn Brilliance'	Servicberry 'Autumn Brilliance'	8"	B&B	-	
EA	Ulmus carpinifolia 'Accolade'	Elm 'Accolade'	3" caliper	B&B	-	
RB	Cercis canadensis	Redbud	9"	B&B	-	
SM	Acer saccharinum	Silver Maple	30"	B&B	-	
HL	Gleditsia triacanthos var. inermis 'Street Keeper'	Honey Locust 'Street Keeper'	3" caliper	B&B	-	
SHRUBS						
Tag	Botanical Name	Common Name	Size	Root	Total	
BW	Buxus 'Green Velvet'	Boxwood 'Green Velvet' hedge	18"	C	-	
LG	Liriodie	Liriodie groundcover	9"	C	-	
GV	Buxus 'Green Velvet'	Boxwood 'Green Velvet' hedge	18"	C	-	
HY	Hydrangea arborescens 'Incrediball'	Hydrangea 'Incrediball'	5 gallon	C	-	
YE	Taxus media 'Everlow'	Yew 'Everlow'	24"	C	-	
GL	Rhus aromatica 'Grow Low'	Sumac 'Grow Low'	5 gallon	C	-	
MK	Syringa patula 'Miss Kim'	Lilac 'Miss Kim'	36"	C	-	
B&B = Balled and Burlapped C = Containerized						

- Plant Notes:
1. Landscape contractor shall verify final plant selections and count with owner prior to ordering and installation.
 2. Landscape contractor shall submit detailed planting plan for owner review & approval prior to work.
 3. Landscape contractor shall submit irrigation plan for owner review & approval prior to work.

Sheet List	
Number	Name
A001.1	Site Plan
A001.1	DRB Graphics
A001.2	Renderings
A001.3	Materials
A001.4	Materials
A002	Area Plans
A100	Basement Plan
A101	First Floor Plan
A102	Second Floor Plan
A103	Roof Plan
A201	South Elevation
A202	North Elevation
A203	West Elevation
A204	East Elevation
A301	Building Section
A302	Building Section
A303	Building Section

Area Schedule (for FAR)	
Name	Area
Level 1	
Covered Exterior	16 SF
Elevator	78 SF
Lobby	85 SF
Stair	148 SF
Unit 1	1709 SF
Unit 2	1697 SF
	3734 SF
Level 2	
Elevator	77 SF
Lobby	105 SF
Stair	147 SF
Unit 3	1708 SF
Unit 4	1697 SF
	3736 SF
Roof	
Attic	486 SF
	486 SF
	7956 SF

1/09/12/2021	Issued for DRB
Date	Description
ISSUE DATES	

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Project Name:

Cherry / Linden Homes

455 Linden Street, Winnetka

Owner:

Site Plan

A001

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Oct. DRB Agenda Packet - 455 Linden - Page 38



6 465-477 Linden
Not to Scale



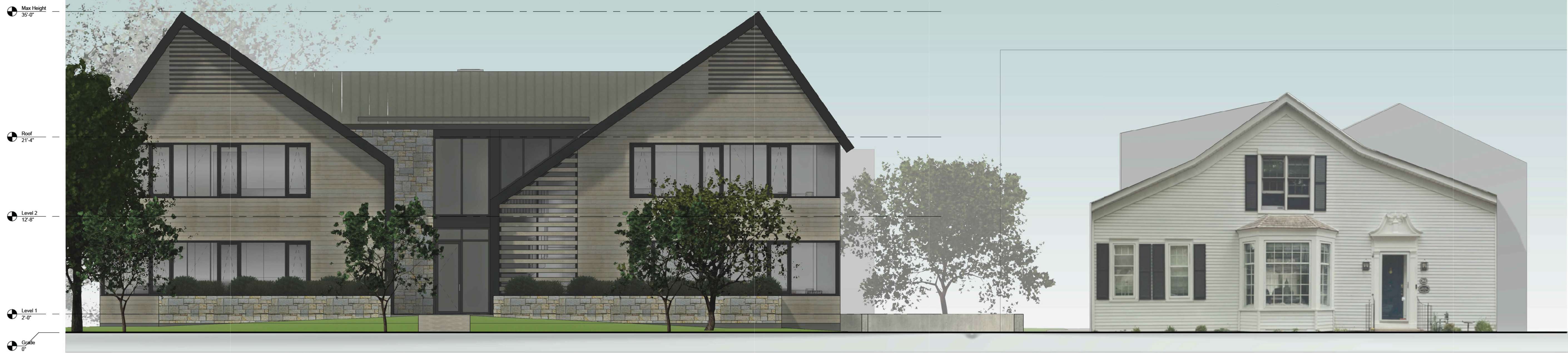
5 760 Cherry
Not to Scale



4 770 Cherry
Not to Scale



3 458 Linden
Not to Scale



2 Cherry Street
1 : 70



STONE CLADDING



SIDING



ROOFING



WINDOWS



1 Linden Street
1 : 70

455 Linden Design Approach:

The proposed structure at the Northeast corner of Cherry and Linden is a combination of modern and traditional ideas about architecture as well as being a thoughtful neighbor. 9 parking spaces are required for the allowed 4 dwelling units on this 10,000 SF parcel. All proposed parking is hidden from view with the garage entirely below grade. Parts of the garage extend into the required setbacks and have been topped with raised planting beds which provide a gentle transition between the landscape and the building.

The material palette includes a composition of durable and natural materials that will and have endured for decades or more; pre-stained cedar siding, limestone cladding, and metal roofs have been employed on the farmhouse for centuries.

This particular building combines these time tested materials with modern ideas about how they are utilized and includes, simple, low-maintenance details with some clever combinations that will create a few unique experiences in Winnetka.

#	Date	Description
1	10/01/2021	Issued for DRB

ISSUE DATES

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Issue Date

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Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

DRB Graphics

A001.1



2 Rendered view from Southeast
12" = 1'-0"



3 Rendered view from Southwest
12" = 1'-0"



1 Rendered view from South
12" = 1'-0"

1/09/01/2021		Issued for DRB	
#	Date	Description	
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Project Name:			
Cherry / Linden Homes			
455 Linden Street, Winnetka			
Owner:			
Renderings			
A001.2			

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3. Coolam
4. Coolum

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SIZES

Apollo



Newport



Corners



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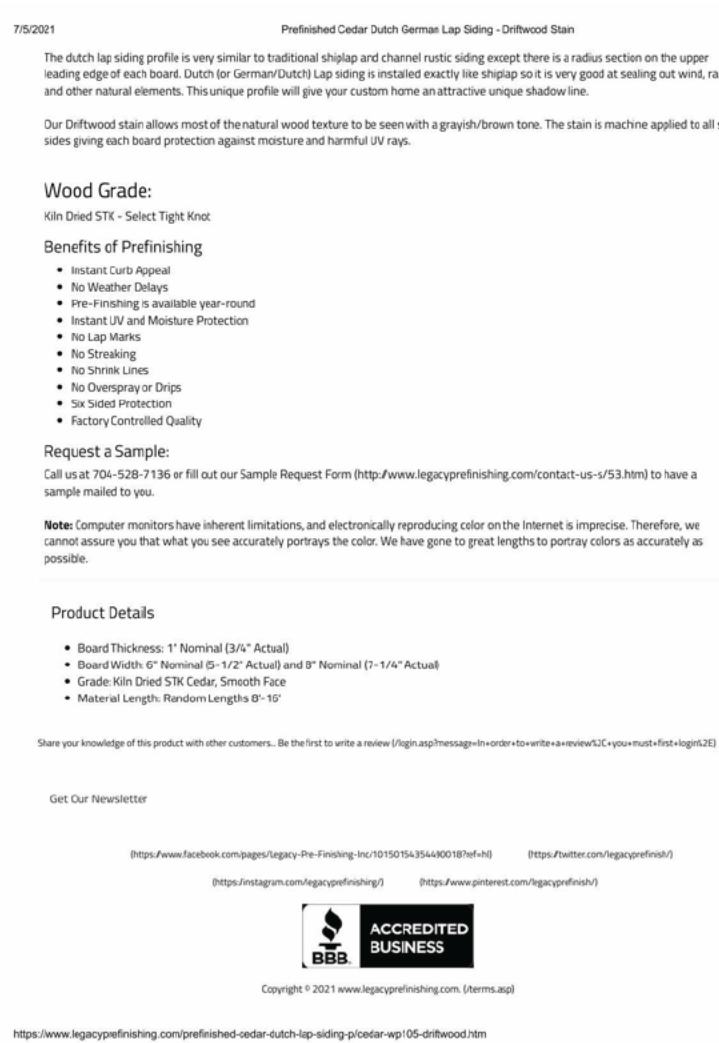
Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner

Materials

A001.3



1	09/01/2021	Issued for DRB
#	Date	Description
ISSUE DATES		

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Project Name:	
Cherry / Linden Homes	
455 Linden Street, Winnetka	

Owner:

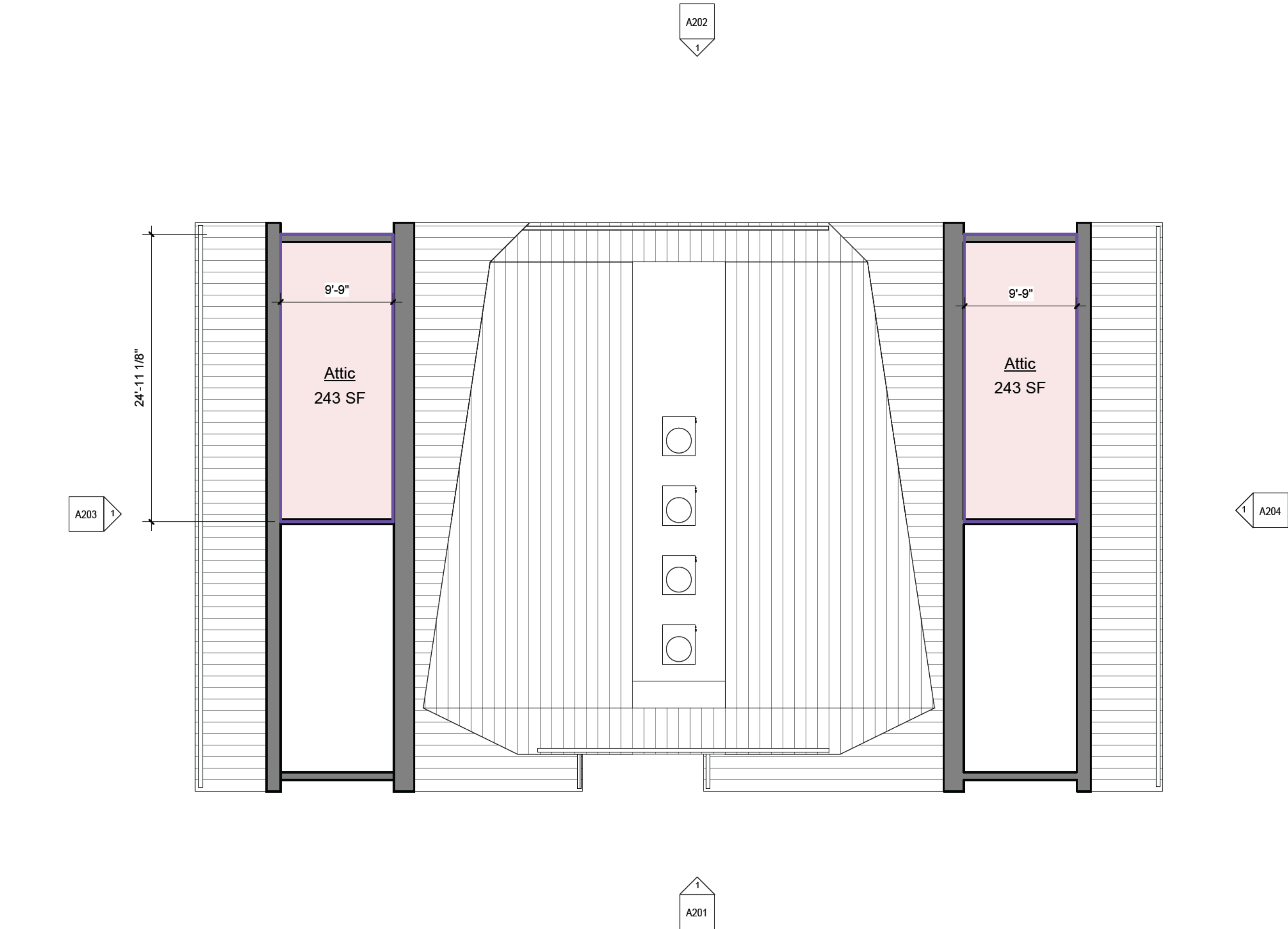
Materials

A001.4

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A001.4

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4 Roof
1/8" = 1'-0"



3 Level 2
1/8" = 1'-0"



2 Level 1
1/8" = 1'-0"



1 Basement
1/8" = 1'-0"

Area Schedule (Gross Building)	
Name	Area
Basement	
Common	545 SF
Elevator	76 SF
Garage	4033 SF
Stair	170 SF
	4824 SF
Level 1	
Covered Exterior	16 SF
Elevator	78 SF
Lobby	85 SF
Stair	148 SF
Unit 1	1709 SF
Unit 2	1697 SF
	3734 SF
Level 2	
Elevator	77 SF
Lobby	105 SF
Stair	147 SF
Unit 3	1708 SF
Unit 4	1697 SF
	3736 SF
	12293 SF

EGRESS NOTE:

PER 2015 IBC
1008.3.2
Single Exits are permissible for floors up to
3rd story with fewer than 4 Dwelling Units

09/01/2021	Issued for DRB
Date	Description
SUE DATES	

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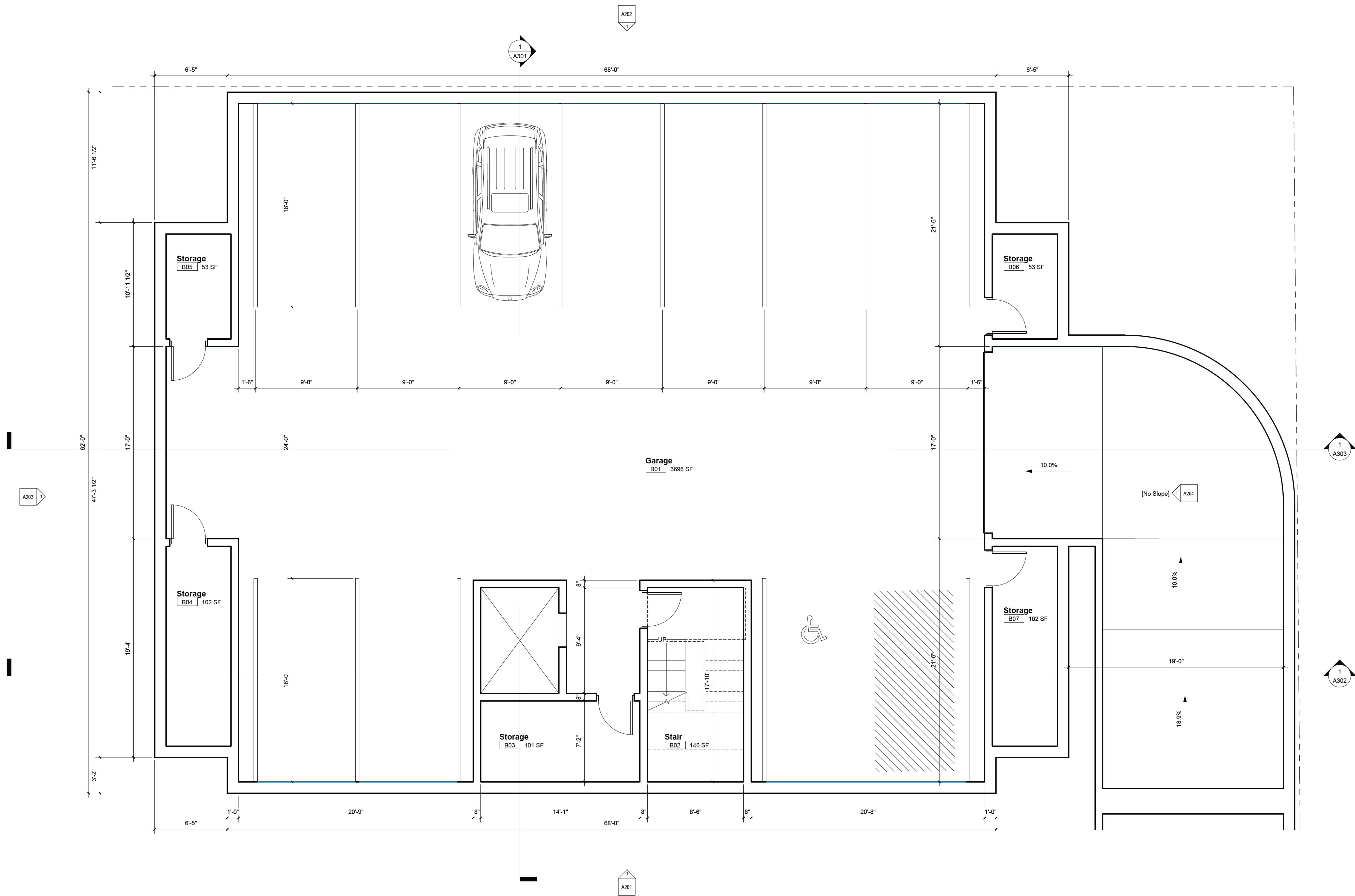
Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

Area Plans

A002



Date	Description
10/01/2021	Issued for DRB
ISSUE DATES	

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Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

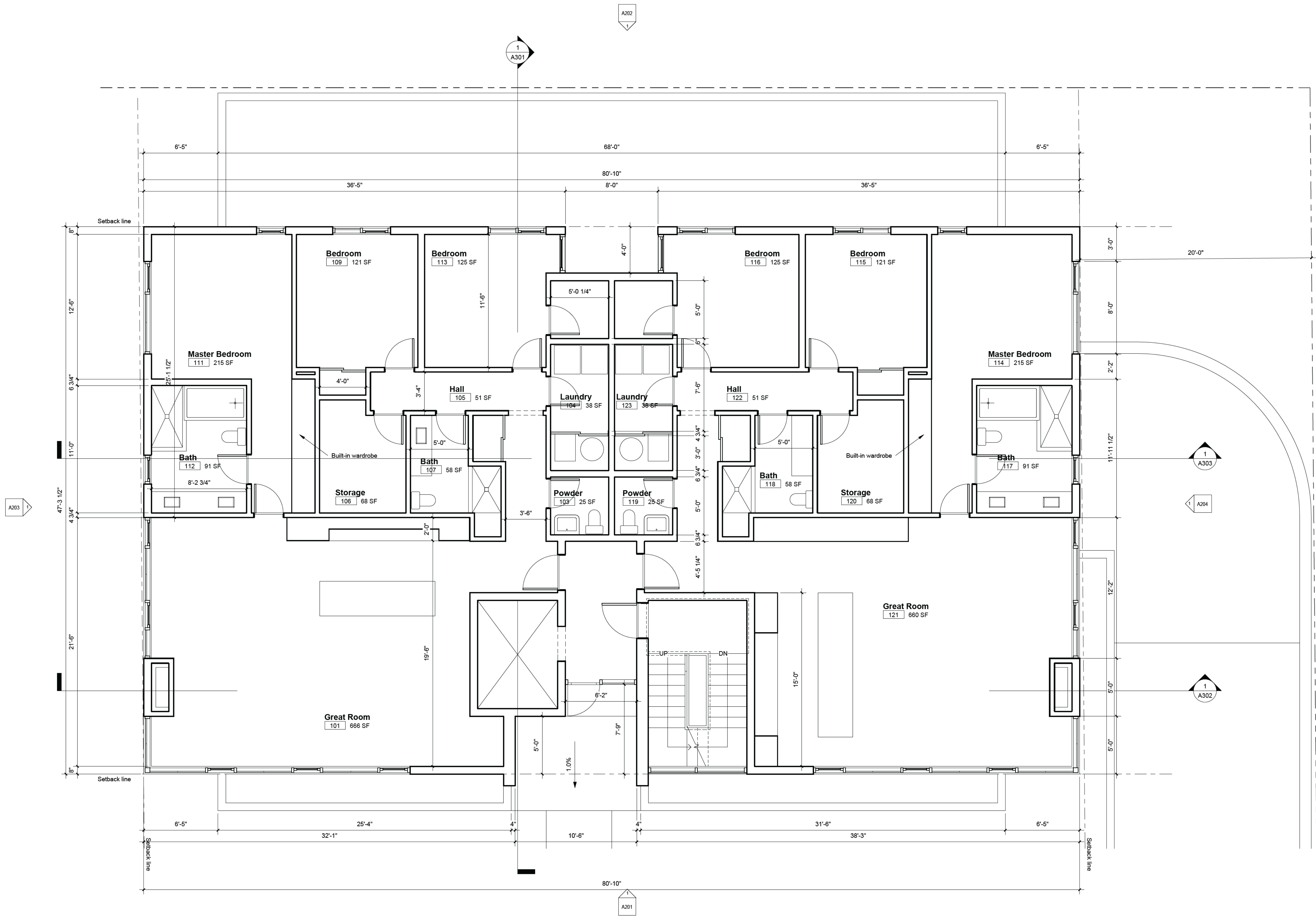
Owner:

Basement Plan

A100

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1 Basement
1/4" = 1'-0"



1 Level 1
1/4" = 1'-0"

#	Date	Description
1	09/01/2021	Issued for DRB
ISSUE DATES		

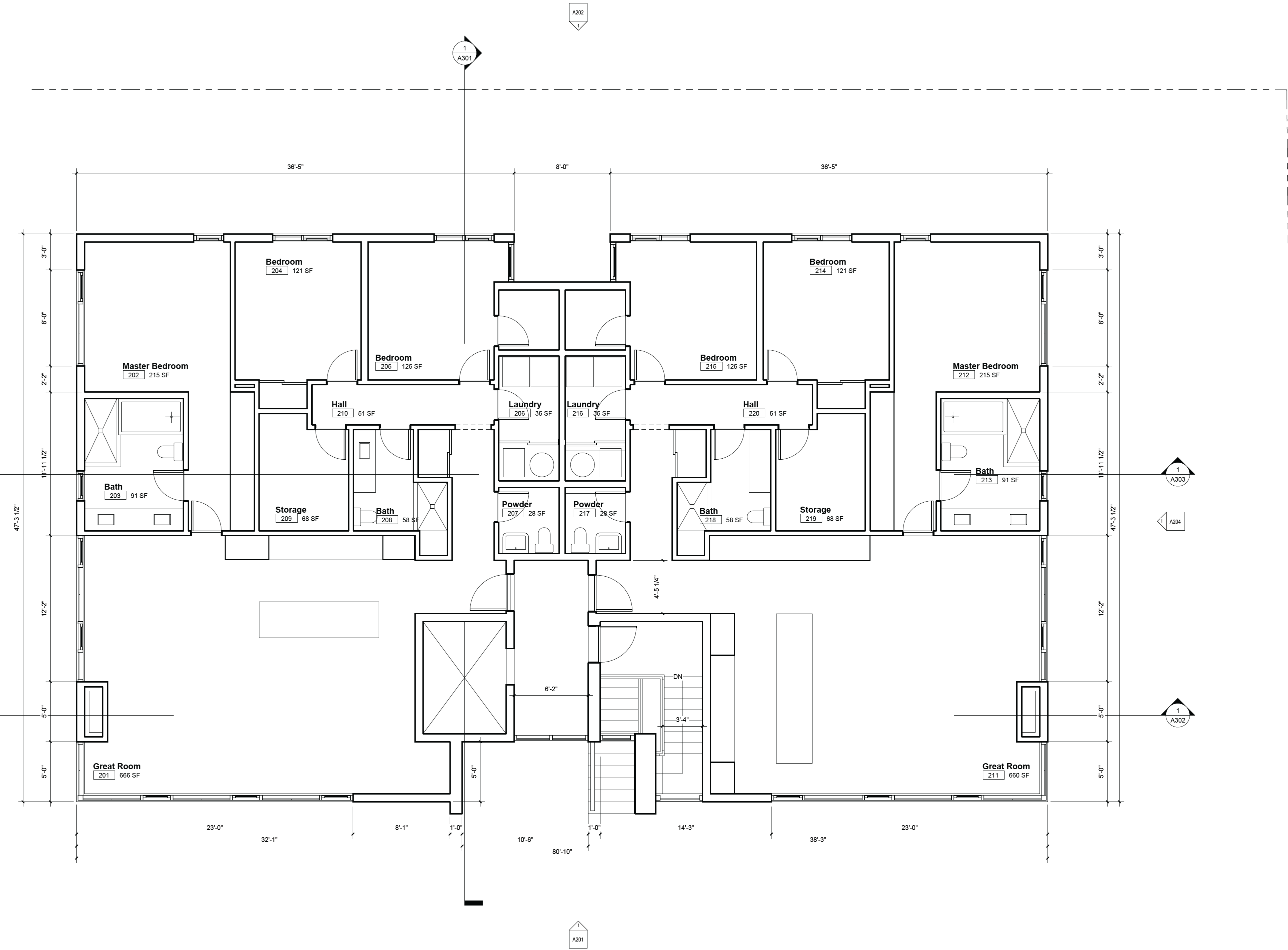
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Print Date:	Issue Date:
9/1/2021 11:18:59 AM	
Project Name:	
Cherry / Linden Homes	
455 Linden Street, Winnetka	
Owner:	

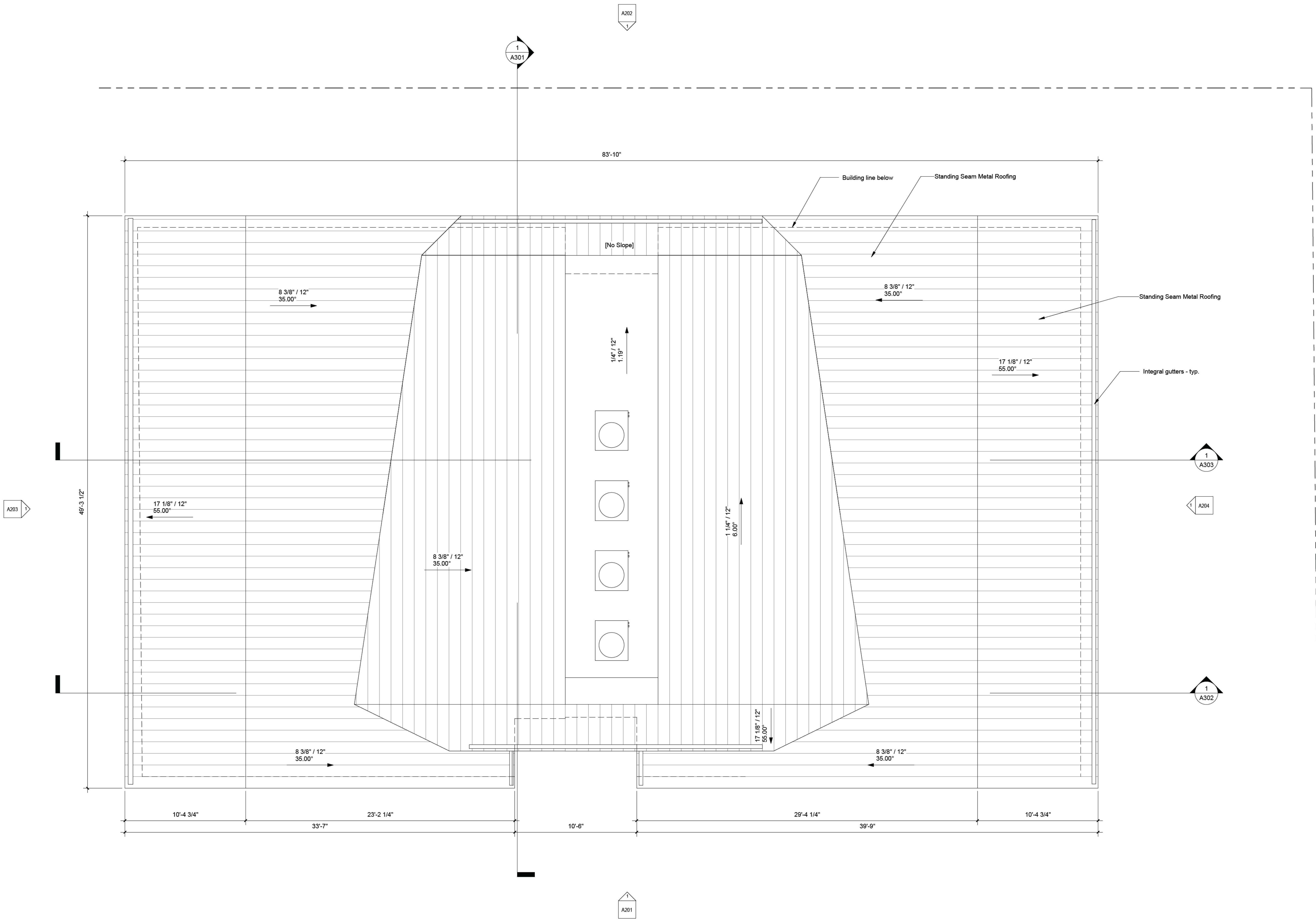
First Floor Plan

A101



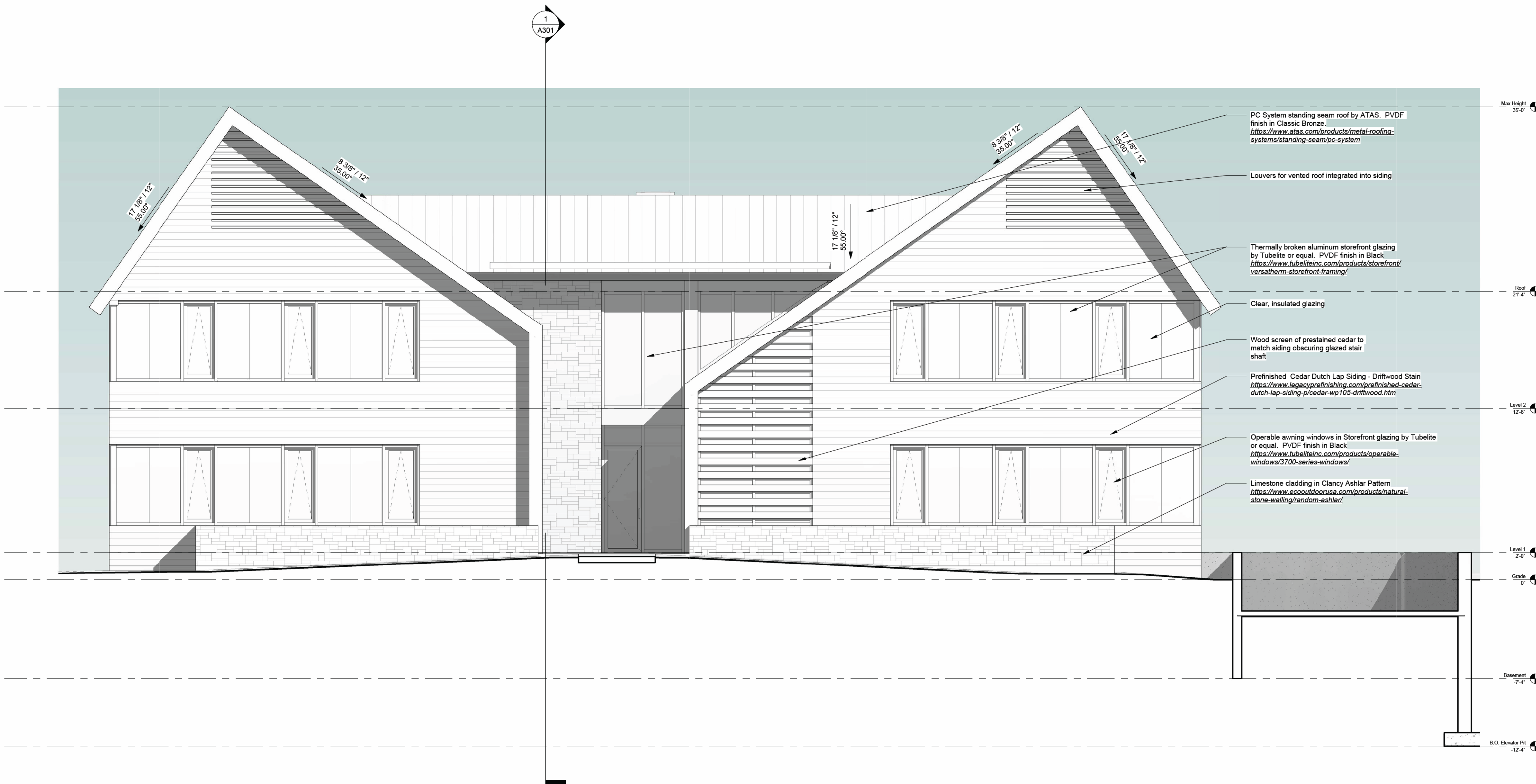
1 Level 2
1/4" = 1'-0"

1/09/01/2021 Issued for DRB	
#	Date Description
ISSUE DATES	
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Project Name:	
Cherry / Linden Homes	
455 Linden Street, Winnetka	
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Second Floor Plan	
A102	



1 Roof
1/4" = 1'-0"

1 09/01/2021 Issued for DRB	
#	Date
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Print Date: 9/1/2021 11:19:01 AM	
Project Name:	
Cherry / Linden Homes	
455 Linden Street, Winnetka	
Owner:	
Roof Plan	
A103	



1 South Elevation
1/4" = 1'-0"

#	Date	Description
1	10/01/2021	Issued for DRB

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Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

South Elevation



1 North Elevation
1/4" = 1'-0"

10/01/2021 Issued for DRB

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Cherry / Linden Homes

455 Linden Street, Winnetka

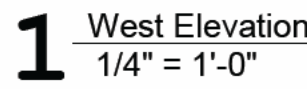
Owner:

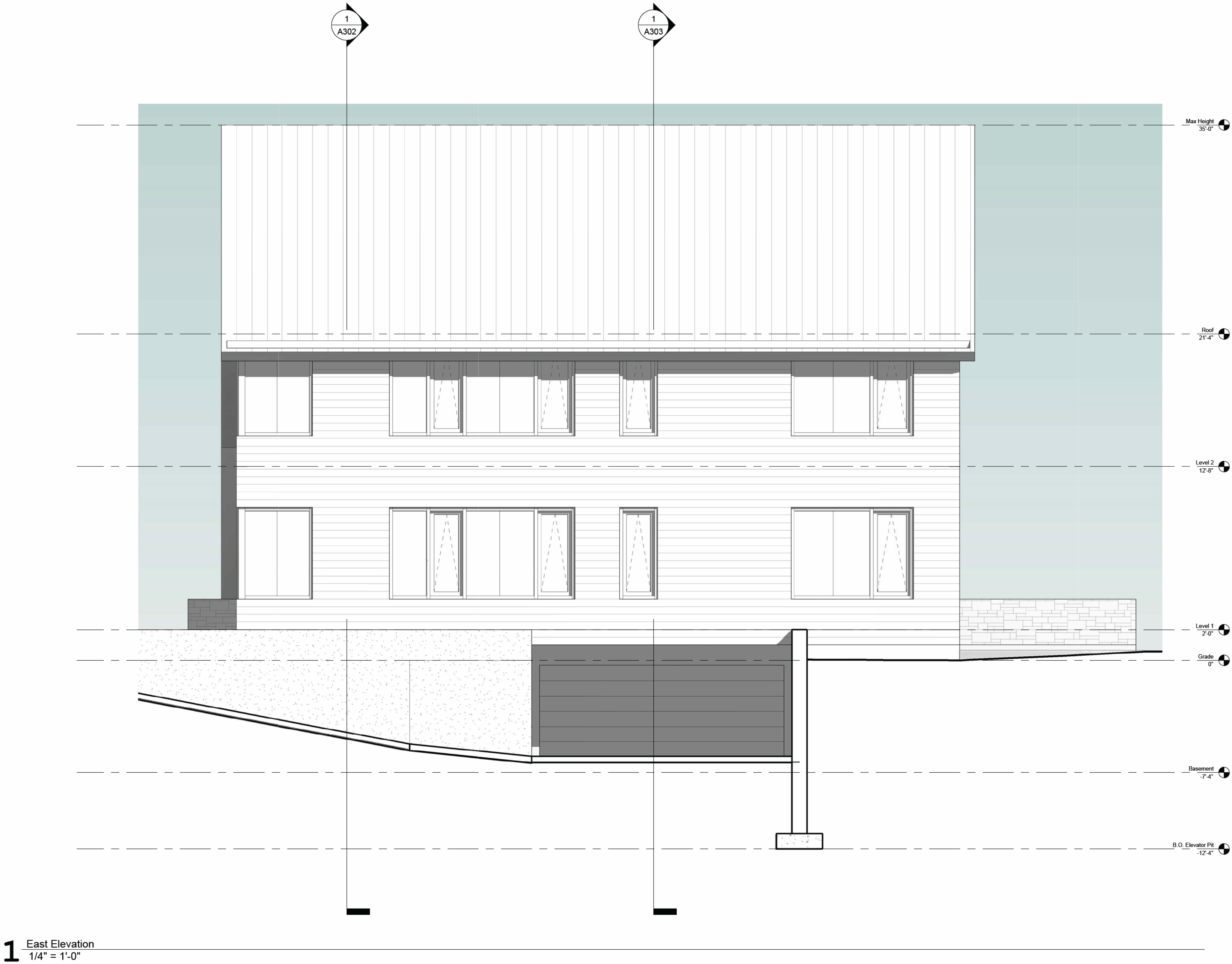
North Elevation

A202

DRB Agenda Packet - 455 Linden - Page 22

Oct. DRB Agenda Packet - 455 Linden - Page 49





1 East Elevation
1/4" = 1'-0"

#	Date	Description
ISSUE DATES		

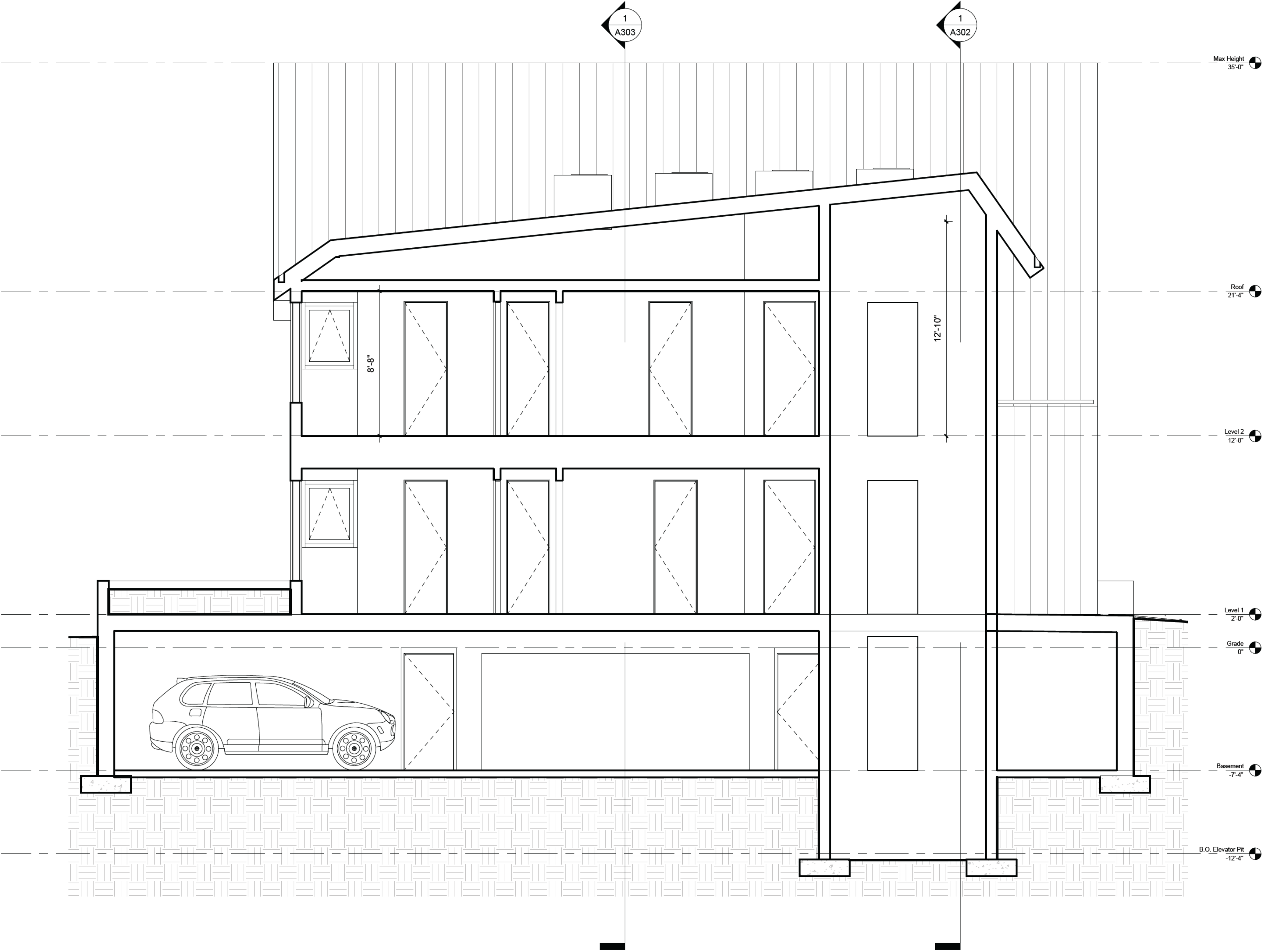
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Issue Date

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Project Name:
Cherry / Linden Homes
455 Linden Street, Winnetka
Owner:

East Elevation
A204



1 Lateral Building Section (N/S)
1/4" = 1'-0"

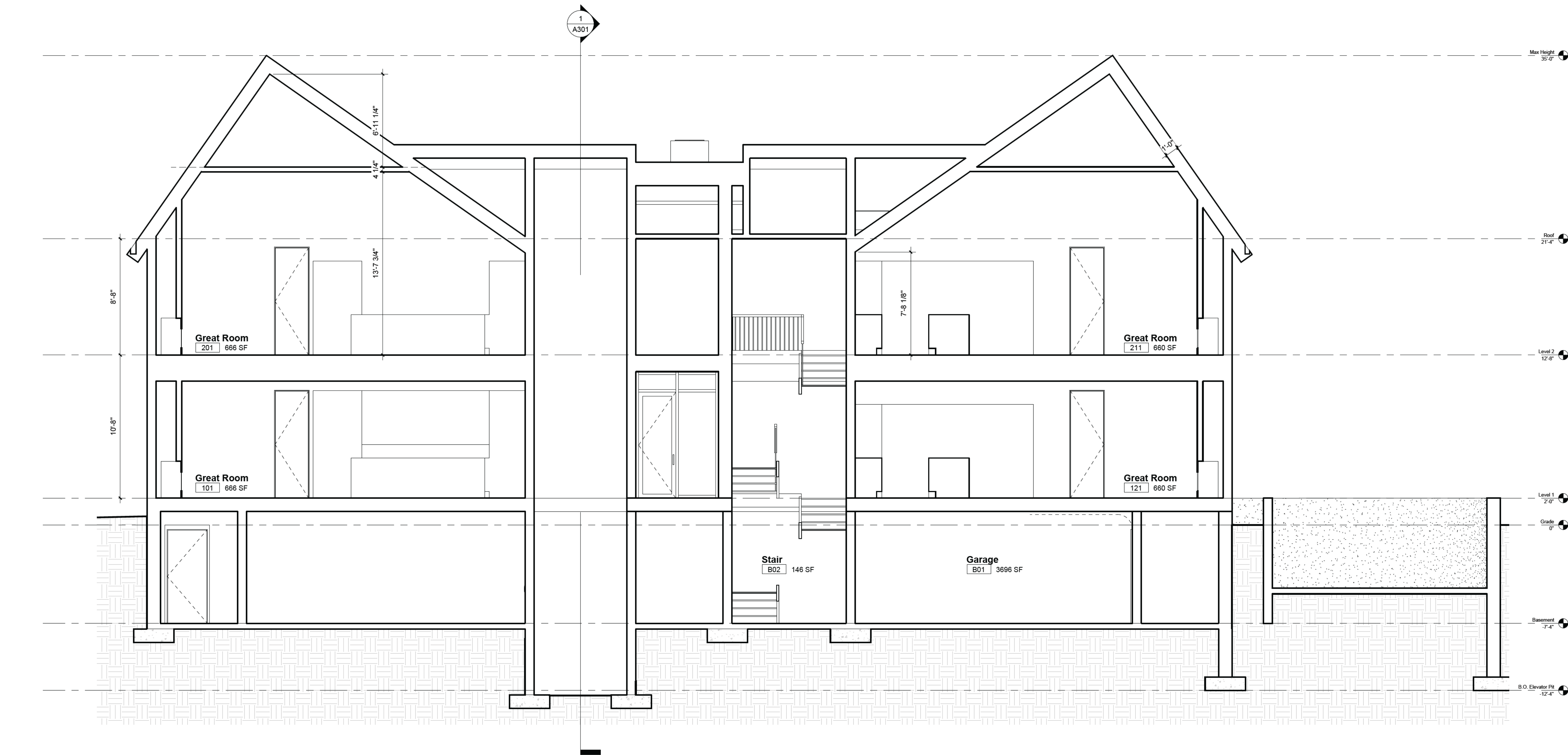
#	Date	Description
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Project Name:
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455 Linden Street, Winnetka
Owner:



1 Longitudinal Section
1/4" = 1'-0"

#	Date	Description
ISSUE DATES		

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Issue Date

Print Date: 9/1/2021 11:19:57 AM

Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

Building Section

A302



1 Longitudinal Section
1/4" = 1'-0"

#	Date	Description
ISSUE DATES		

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Issue Date

Print Date: 9/1/2021 11:19:57 AM
Project Name:
Cherry / Linden Homes
455 Linden Street, Winnetka
Owner:

Building Section
A303

Attachment B – Photographs of Area Properties



761 Cherry Street (multi-family residence to east)



465-477 Linden Street (multi-family buildings to north)



458 Linden Street (single family home to west)



770 Cherry Street (single family home to south)



788 Cherry Street (single family home to southwest)



745-751 Cherry Street (townhomes to east)



466-476 Linden Street (townhomes to northwest)

The Village of

Winnetka

Design Guidelines



Village of Winnetka, Illinois

Design Guidelines

Building and Architecture

I. Contextual Design

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

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

II. Uses

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

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

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

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

Design Guidelines

Multiple-family buildings are structures limited to residential use only including condominiums, townhomes and apartment buildings.

III. Historic Buildings & Building Elements

Although the Village of Winnetka developed from a plat recorded by Charles E. Peck in the 1850's, many of the commercial structures in the main shopping districts were built during the 1920's. Future project designs should reinforce the established character, massing and scale. New developments and alterations are encouraged to incorporate historic building elements and forms from adjacent structures in order to maintain a cohesive district. (See figures 9, 10, 11, 12, 13)



Figure 9



Figure 10



Figure 11



Figure 12



Figure 13

Village of Winnetka, Illinois

IV. Style(s)

In Winnetka, a variety of architectural styles has flourished, the most common of these are:

- a. **English Tudor.** The most prominent Winnetka architectural style is characterized by a mixture of materials, medieval detailing, human scale and proportion. A typical commercial building has a heavy masonry base with the upper floors articulated by timber and stucco bays and punched windows. Most of the Tudor buildings range from 1-½ to 2 -½ stories in height. The top story is usually concealed under a steeply pitched roof interrupted by cross gables and dormers. (See figures 14 & 15)
- b. **Georgian.** Several prominent institutional buildings reflect the Georgian style, which is characterized by a symmetrical facade, hipped roof with gabled entry, classical detailing and the use of quoins to articulate the corners. Georgian buildings are generally constructed of brick with limestone detailing. The fenestration pattern on Georgian buildings is typically small stacked punched openings with double-hung, divided-light windows. (See figure 16)
- c. **Art Deco.** Art Deco is a style of decoration consisting largely of low-relief geometrical designs of straight lines, zigzags, chevrons and stylized floral motifs. The style is a conscious expression of modernity and the machine age. Exterior architectural materials vary from smooth faced concrete and stone to metal, terra cotta and glass. Predominant Midwest Art Deco buildings, as exemplified in Winnetka, are built of dressed limestone and are generally horizontal, most often single story commercial structures with low-relief stylized designs at the sign band. (See figure 17)



Figure 14 English Tudor



Figure 15 English Tudor



Figure 16 Georgian

d. **Dutch Colonial.** Dutch Colonial shares some common elements with English Tudor most notably the roofline. Most colonial buildings range from 1 ½ to 2 stories and have a steeply pitch roof with a gable or dormer interrupting the roofline. Dutch Colonial buildings are usually constructed of brick with simple abstract detailing. (See figure 18)

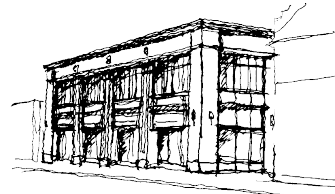


Figure 17 Art Deco

e. **Contemporary.** Contemporary architectural styles include buildings that were built within the past forty years and vary greatly in design, materials and detailing. They range in height from 2-½ to 4 stories. Many have not reflected Winnetka's character in terms of scale or design. The more recent contemporary buildings incorporate historic elements into facade articulation. (See figure 19)



Figure 18 Dutch Colonial

V. Building Mass

Massing of a building should acknowledge the size of adjacent structures. Any changes in massing should relate to the primary and secondary building facades, the structural bay rhythms and the hierarchy of the use of the building. Massing of additions should respect the existing building volumes and contribute to the identity and hierarchy of the original building.



Figure 19 Contemporary

a. **Setbacks:** Setbacks are defined as the relationship of the facade to the property line. Upper level setbacks on the primary and secondary street fronts are not allowed except as indicated below.

Commercial and Mixed Use: A continuous "streetwall" along primary commercial thoroughfares should be provided and building facades should be located to create this uniform setback. While commercial zoning standards provide for front setbacks of up to 3 feet, new developments should align with adjacent buildings along the property line. In the Indian Hill Business District, restricted sidewalk widths may warrant a setback of 1 to 3 feet, to be evaluated on a case by case basis. Setbacks should be provided where appropriate to enhance landscaped areas and/or widen restricted sidewalks to provide appropriate widths. The main facade should be orientated to the primary commercial thoroughfare.

Upper level setbacks, which create continuous open terraces, are not allowed on the primary facades. Small setbacks (such as 10'-0" maximum), no greater than one bay width (maximum 20'-0") with a continuous roof eave line, will be considered on upper floors only. The ratio of upper level setbacks must be considered with regard to the building's proportions and scale. No continuous upper level setbacks or corner setbacks will be considered.

Roof gables should be in the same plane as the primary building facade except for the 6"-12" projections allowed under Section VI.c, Articulation. Roof eaves should meet and project beyond the primary facade to create horizontal rhythm. (See figure 20) Buildings located on corner sites should hold the property line or "streetwall" at the intersections of both thoroughfares. Slightly rounded or angled building corners at intersections are acceptable to enhance the pedestrian flow and visibility.

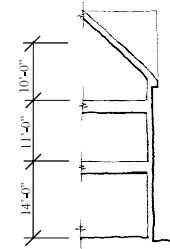


Figure 20

Institutional: Institutional buildings are located throughout the village in various zoning districts and are most often freestanding structures. They frequently function as a transitional element between zoning districts. If an institutional building is located within a commercial district, the mass of the building is encouraged to break from the "streetwall", creating open public space, establishing the hierarchy of the building within its context and creating both a focal point and a visual relief within the commercial district. Additions to existing institutional structures should respect the established setbacks of the original building and should be sensitive to the context of the surrounding zoning area, particularly residential neighborhoods.

Multiple-family Residential: Multiple-family residential buildings are generally located along Green Bay Road, creating a transition between a commercial thoroughfare and single-family residential zones. The B-1 and B-2 multiple-family residential zoning districts call for a 25'-0" front yard setback whereas multiple-family buildings within the C-1 and C-2 zones require a 1'-0" to 3'-0" setback. New multiple-family developments occurring at the edge of the C-1 and C-2 districts should have a front yard setback of 1'-0" to 6'-0" to create a transition between the commercial and residential districts. The primary facade should be located on the main thoroughfare for all zoning districts.

b. **Height:** Existing building heights in the commercial districts vary between single-story commercial buildings to 3-story mixed-use and institutional structures.

Commercial and Mixed Use: The existing building heights are consistent at 2-3 stories within the heart of the commercial district. Buildings of this height are appropriately located within dense pedestrian districts and along Green Bay Road whereas buildings of 1 and 2 stories function well as transitions to single-family residential areas. Single-story buildings are appropriately located along the automobile-oriented south end of Green Bay Road at Indian Hill. Based on existing building heights, new buildings or building additions should have transitional elements or bays such that the new building height will not vary more than ½ story lower than the immediate adjacent buildings while complying with the requirements of the zoning ordinance. (See figure 21) The current zoning restricts all building heights to 2 ½ stories within the B and C zoning districts.

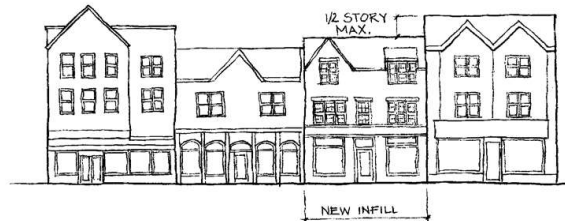


Figure 21

Institutional: The height of institutional buildings will vary depending on the use and location of the structure. Institutional buildings located within the commercial zoning districts (C-1 and C-2) are typically more monumental in scale and massing, and the minimum height to the eave line or parapet should not be less than 30% of the length of the primary facade or 25 feet, whichever is greater. The maximum height must conform to the existing zoning requirements. The height of institutional buildings located in the multiple-family (B-1 and B-2) or single family (R-1 through R-5) zones should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions to existing facilities should respect the existing heights and not differ from the established eave line by more than ½ story. Additions and alterations should be sensitive to the context of the surrounding zoning area.

Multiple-family Residential: Many of the older multiple-family residential buildings are built to the outdated zoning standard height of four stories, whereas the height of recent and new multiple-family developments is limited to 35 feet and 2 ½ stories.

- c. **Roof Forms:** Roof forms contribute to the massing, scale and proportions of all buildings. Manipulation of the form can help distinguish between residential, commercial and institutional structures. Sloped roof systems, while containing the commercial ½ story defined by the zoning ordinance, should have eave lines that extend to the perimeter of the building eliminating upper story setbacks at the primary elevation. The continuous length of any roof on a primary facade should be limited to

20'0", without a break in plane using dormers, gables or hip roofs. These should be designed in conjunction with the Vertical Rhythm, Section VIIb.

Commercial and Mixed Use, Multiple-family Residential: The predominant roof form within the districts is a pitched shingle roof with cross gables, projecting eave line and brackets reflecting the structural bay rhythm of the building. Variations of the gable and roof pitch contribute to the general breakdown of the building mass and contribute to the steady streetwall rhythm. No roof pitch is to be greater than 60 degrees (21:12) or less than 35 degrees (8:12). (See figures 22 & 23)

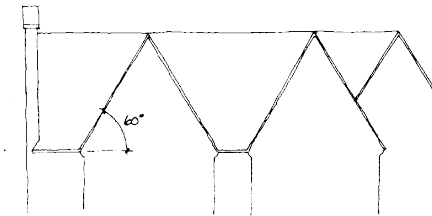


Figure 22

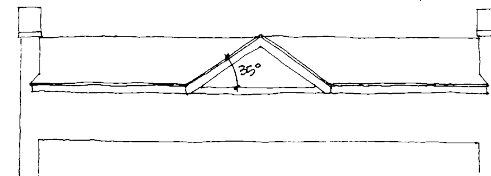


Figure 23

Institutional: The roofs of the institutional buildings should have shallower sloped roofs than the commercial structures and be composed of basic gable, hipped or flat roofs. The pitch of sloped roof systems should range between 25 degrees (6:12) and 45 degrees (12:12). Contextual sloped and gabled roofs are preferred. Flat roof systems must be concealed from view by a decorative parapet. The roof structures should not break up the mass of the structure, but emphasize overall volume through a uniform ridge, eave or parapet line. A cross or open gable can be introduced to provide hierarchy to the facade and identify the entry or wings. Additions to institutional structures should respect the existing roof form and slope, however, the height of the ridge, eave and parapet line can vary per the height restrictions outlined in Section V.b. (See figures 24 & 25)



Figure 24

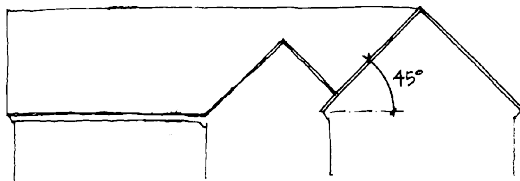


Figure 25

VI. Proportion/Scale

Winnetka's original 1920's comprehensive plan was designed before the prevalence of the automobile and therefore was pedestrian oriented. Although the automobile dominates life in the 21st century, it is the intent of the Village to retain a positive pedestrian experience within the Village commercial centers. The character of the Village requires that a pedestrian balance be retained and encouraged. Unless noted otherwise, any alteration to the commercial districts must be designed to fulfill this goal.

- a. **Horizontal Rhythm:** The breakdown of the building facade into horizontal bands provides human scale and proportion to the facade. The relationship of horizontal banding among buildings can unify the street elevation.

Commercial and Mixed Use: The commercial district must convey the hierarchy of the pedestrian experience through the development of horizontal rhythms. The height of the street level elevations (floor to floor) should be 20% greater than the upper floor to floor dimensions. A building base, middle and top should be strongly articulated through materials, details and changes in the plane of the wall. The retail storefront facade should be differentiated from the facade of the upper stories. (See figure 26) The street and storefront facade should be horizontal, contiguous and harmonious with the adjacent and facing structures. Storefront systems, awnings, and entrance doors should be selected to be harmonious and similar to the adjacent buildings' scale and proportion.



Figure 26

Institutional: Institutional structures such as civic buildings and churches convey hierarchy through larger massing, scale and proportion. The base of the building should be articulated separately from the upper floors to give the building weight and an appearance of solidity, reliability and endurance. The height of the first floor should be a minimum 20% greater than the height of the upper floors. To add to the formality of an institutional structure, an elevated first floor should be considered while complying with Federal and State ADA requirements (refer to Section VII.f). Additions to existing structures should respect the existing horizontal rhythms in order to maintain and enhance the original scale and proportion of the structure.

- b. **Vertical Rhythms:** The breakdown of the building facades into vertical bays creates a sense of progression and scale to the streetwall as well as individual buildings. Vertical rhythms break down the length of a building while unifying the floors from grade to eave. Fenestration patterns will emphasize the vertical rhythms, see Section VI.d.

Commercial, Mixed Use, Multi Family Residential: Facades are to be articulated to express a vertical rhythm that is directly related to the structural columns and bays. Structural bays should not exceed 20 feet in width.

Structural elements and bays should be architecturally articulated on the facade to add interest, scale, proportion and detail. Structural bays should be recessed and/or projected approximately 6"– 12" to provide a variety of changes of plane, interest in light and shadow and to establish a hierarchy with the architectural elements. Some variation of facade materials from bay to bay is encouraged. No building facade that faces a street or pedestrian open space may have a blank uninterrupted length greater than 20 feet.

Institutional: The scale and proportion of institutional buildings should be appropriate to the function and use of the building. The scale of prominent civic buildings such as a village hall or central library would differ from a recreation

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.

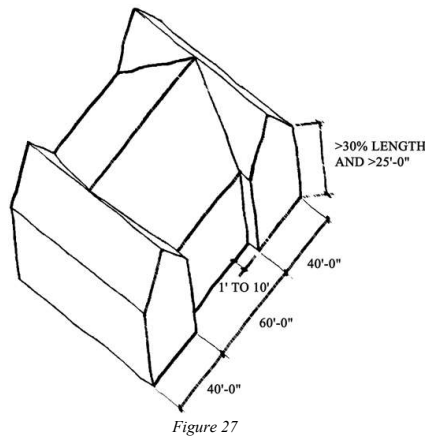


Figure 27

- 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: Since most institutional buildings are freestanding and larger in scale, the fenestration pattern does not vary much between the primary and secondary facades. To provide a desired proportion of fenestration and to promote an appearance of solidity:

Ground floor facade: Windows or doors should interrupt 25% but not more the 50% of the wall area. Uninterrupted wall area should not extend for more than 20 feet without the introduction of blind niches or windows. 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. (See figure 31)



Figure 31

Upper floor facades: At least 20% but not more the 50% of the upper floor's wall area should be interrupted by windows. Uninterrupted wall area should not extend for more than 20 feet. Note: Percentage is based on the total facade square footage, which is calculated from the top of second floor to the underside of roof eave. (See figure 31)

Multiple-family Residential: In order to provide a desired proportion of fenestration the following guidelines should be met:

Ground and upper floor facades: At least 35% but no more the 60% of the facade should be windows or doors.

- e. **Hierarchy:** The prioritization of certain building masses, components or elements over others.

Commercial and Mixed Use: The hierarchy of public over private spaces should be conveyed by the facade. Public or retail spaces should be open and inviting through the introduction of storefronts with doors integral to the system. Private or office/residential spaces should have a separate entrance articulated independently from the storefront. (See figure 32)

Village of Winnetka, Illinois

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



Figure 34

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)

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

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

e. Awnings and Banners

Awning scale and proportions are to be appropriate for the building on which they are mounted as well as the adjacent structures. It is highly recommended that awnings be uniform in size, shape (except for arched openings, see "Forms" below) and color in order to unify multiple storefronts within a single building. The length of the awning is to be restricted to the length of the storefront opening; awnings must not continue over masonry piers. The vertical and horizontal dimension should be proportional to the overall projection of the awning. (See figure 42)



Figure 42

Awning projection is preferred at 36 inches, but awnings will be considered which range from a minimum of 24 inches to a maximum of 36 inches. Projection depth should match the existing adjacent awnings provided they comply with the acceptable minimum and maximum projection. Awnings should be placed at a minimum height of 8 feet above the sidewalk. If awnings are lit it should be from an outside source; no backlit awnings are allowed.

Forms: Awning forms are to conform to the general shape of the opening. Arched openings are to receive ½-round domed awnings, whereas rectangular openings are to receive rectangular, gently sloping; planar forms with closed ends. Valances may be fixed or loose.

Mounting: Awnings may be fixed or retractable. Retractable awnings must be kept either in the fully projected position or the fully closed position. Fixed awnings are to have concealed rigid metal frames. Retractable awnings should have a canopy cover and automatic retractable rollers mounted to the building. Underpanels are not desired. Frames should be painted to match or compliment the color of the awning cover material or its underside.

Materials: The awning material should be taut, not relaxed. Awning materials may include matte finish painted army duck, vinyl-coated cotton, acrylic-coated polyester, and vinyl-coated polyester or cotton and solution-dyed acrylic. All materials should receive silkscreen, painted, cutout lettering, heat color-transfer, pressure sensitive vinyl films or sewn appliqué signs. Awning signs and logos are limited to a height of six inches, and may be placed on the valance only.

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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

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

Village of Winnetka, Illinois

the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Limestone (Limited to partial first floor only. Limestone is to be integrated with brick for multiple-family residential) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade stucco with wood trim (See figure 45)
Wood siding (Multi family Residential only)



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Modular common brick
Dressed limestone (Limited to first floor only) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade Stucco with wood trim (See figure 45)
EIFS (upper floors only, troweled texture to resemble stucco) (See figure 46)

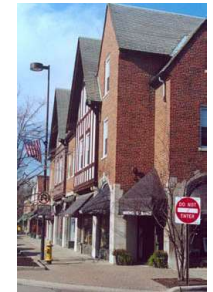


Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional

Clay Tiles (See figure 47)
Cement Tiles and Shingles
Ceramic Tiles that simulate natural materials.



Figure 45

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

Village of Winnetka, Illinois

Garage doors should be designed to replicate stile and rail paneled doors if they are in view of the public or pedestrian way. The doors can be constructed of wood. Overhead rolling doors are allowed.

IX. Service, Secondary Facades and Parking Structures

- a. **Service Areas:** Service areas allow for loading zones and dumpster placement. Commercial, Mixed Use, Institutional, and Multiple-Family Residential; Service areas are to be located off secondary streets or alleys out of public view. If a service area is visible from the public view, the service area is to be treated with screening approximately 6'-8' tall to match adjacent building elevations.
- b. **Secondary Facade(s):** Fenestration of secondary facades should comply with Section VI.d. When a secondary public entrance is located off a parking area or alley, the alley is to be treated as an extension of the public walkway, and the building entrance is to be articulated to differentiate it from private or semi-private entrances.
- c. **Parking Structures:** As new developments occur within the business districts, multiple-family residential and institutional areas, parking structures may be incorporated into their designs in order to meet parking needs. Parking structures should be located remotely from primary streets and should not be visible from the public way. All parking structures should provide a safe and pleasant pedestrian entrance and exit from the structure. Parking structures servicing the commercial districts should integrate into the surrounding architectural fabric. Structures serving residential buildings should relate to the architectural fabric.

Parking structures at a commercial development should be incorporated into the design of the development so that they blend into the building's architecture, scale, and surrounding streetscape context. Integrated parking structures should provide a seamless and non-evident appearance of parking. Their scale and mass should be compatible with the standards set forth in these design guidelines. Building materials, details, and articulation should be consistent with that of the overall development and surrounding context when visible from the public way.

Adequate vehicular and pedestrian access into the structure, ADA compatibility, safety, lighting, and ventilation issues must be addressed.

Please see Vehicular Zone Landscape in Section XI.d for information on parking structure landscape requirements.

1. Massing: The parking structure should comply with the general commercial and mixed-use building massing guidelines (Section V) with the following exceptions. The parking structure should contribute to the continuous "streetwall" along the primary thoroughfares and respect the adjacent setbacks of existing buildings. Heights of the parking structure are delineated in this guideline under Parking Lot Standards. Freestanding residential parking structures should be adequately screened from view.

2. Proportions and Rhythms: Parking structures are to conform to the general commercial and mixed-use proportions and scale guidelines as outlined in Section VI.

The horizontal and vertical rhythms of the structure should enforce the rhythms established by the immediately adjacent and facing structures in order to unify the streetwall. Structures abutting a primary or secondary way should maintain a screen wall with a maximum of 20% openings and a maximum frontage at grade of 30 feet. Parking structures with street frontage that exceeds 30 feet should incorporate sales tax generating uses at the ground level so that the streetwall continues to offer the pedestrian shopping experience. The storefront at the sales tax generating use should comply with the General Commercial and Mixed-Use Guidelines. Off the primary and secondary streets, the parking structure expansion is limited by the current zoning ordinance. Parking structures serving residential units should also contain a screen wall and conform to the general **multiple-family design guidelines**. Freestanding parking structures should not exceed 14 feet in height above adjacent average grade or top of curb to the upper parking deck.

3. Articulation: The pedestrian entrance should be clearly articulated independent of the adjacent screen wall. The first floor screen wall should display the proportions and rhythms as indicated above while incorporating appropriate articulation. Shallow blind niches and recesses as well as expressed columns are encouraged to break down the screen wall and provide scale. Integral way-finding signs, street furniture, trash receptacles, newspaper corrals, drinking fountains and public art are encouraged as design elements at the screen wall.

4. Materials: The parking structure must be clad in the materials palette identified in Section VIII. Monochromatic or limited material combination is encouraged to downplay the hierarchy of the structure. Exposed concrete facades are not permitted, although cast stone accent and cladding materials units are acceptable. Parking structures serving residential units must apply creative material selection per the general **multiple-family design guidelines**. Material selection may be limited to less expensive material when not visible from the public way.

Public Spaces/Streetscapes

GENERAL GUIDELINES

X. Pedestrian Zones and Pedestrian Circulation

As part of Winnetka's Business Districts, **Multiple Family Residential** and Institutional areas, the pedestrian-friendly character of the streetscape lends to the charm and ambience of these districts. Elements that are characteristic of a pedestrian-oriented street include narrow rights-of-way, numerous storefronts with display windows and a high volume of pedestrian traffic. Care should be taken to maintain and enhance these elements within Winnetka.

Attention should be paid to all existing streetscape/pedestrian zones and to ensure that those created, altered and amended by future developments continue to enhance Winnetka's pedestrian-friendly character. Special consideration must be given to enhancing and providing safe, efficient movement for these districts' users.

While the streetscape/pedestrian zone character differs in each district based on spatial and roadway limitations, these general guidelines should apply consistently to Winnetka's Business Districts, **Multiple-Family Residential** and Institutional areas.

a. Minimum Sidewalk Width Standards.

Where possible, the paved pedestrian zone must be next to retail store frontages and away from street edges or curb lines. This may not be possible in some multiple family/institutional areas where a landscaped parkway area separates the building from the sidewalk. A minimum 6 foot wide unobstructed pedestrian clear zone must be maintained in all districts. (See Figures 50 and 52)



Figure 50

When landscape elements are incorporated into pedestrian zones a paved 18-inch wide carriage walk must be provided between the back of curb and raised landscaping.

b. Minimum Sidewalk Material Standard.

The Village's sidewalk materials and pattern palette should be kept to a minimum of materials/designs. Decorative paver treatments should be used as described in the Streetscape Design Family of Elements.

c. Streetscape Elements.

An overall unified streetscape design that addresses pedestrian and vehicular zones should be established for the Village Business Districts, **Multiple Family Residential** and Institutional areas. Areas using streetscape elements, especially the Village's Business Districts, may have minor style variations in order to underscore that District's unique character.

Overall, a common streetscape theme, even with minor style variations, will promote a cohesive Village identity easily recognizable between the Business Districts, **Multiple Family Residential** and Institutional areas within the Village. This theme is expressed in the selected streetscape family, or palette, which is used in public, semi-public and private streetscape and open space areas.

The Village's streetscape elements (Table 1) should be placed in high traffic areas and grouped to provide the greatest public benefit (See Elements below). They should be coordinated and consistent along the street for a minimum of one block. All elements should be high quality.

Streetscape design for all development sites should be coordinated with the overall streetscape design of the districts or adjacent streets to reinforce a coordinated physical

character for the area. (See Appendix D: Action Items) For example, lighting for a new development's pedestrian plaza should be similar to the Village streetlights installed on adjacent district streets. Model names, colors, and suggested manufacturers for streetscape elements are listed in Appendix A.

Table 1. Family of Streetscape Elements (See Appendix A for manufacturer information)

- | | |
|-------------------------------|--|
| • Benches/Seating | • Decorative Fencing |
| • Waste Receptacles | • Newspaper Corrals/Screening |
| • Decorative Paving/Sidewalks | • Public Art |
| • Decorative Street Lights | • Public Signs/Community Wayfinding |
| • Bicycle Racks | • Decorative Water Features/Drinking Fountains |
| • Bollards | |
| • Trash/Equipment Screening | |

1. Benches/Seating: New developments should find ways to include pedestrian seating into the overall site design and open space.

2. Benches: Benches should be placed in the parkway in unobtrusive locations and considered in private open spaces. They should be placed in higher intensity pedestrian traffic areas and/or to provide convenient seating opportunities. Benches with backs should be a 6-foot standard length and should conform to the Village Streetscape Elements Palette. (See Figure 51a) Benches should be incorporated into new multiple family and institutional use areas.



Standard Metal Bench



Standard Wood Bench
Figure 51a

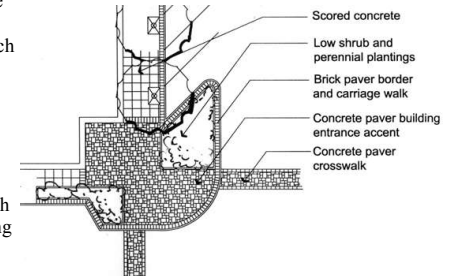
3. Waste Receptacles: Waste receptacles should typically be placed on each corner and possibly mid-block in high-pedestrian traffic areas within the business districts. Institutional uses should consider waste receptacles at discreet locations. Publicly accessible open spaces should provide the same model of waste receptacles. (See Figure 51b)



Standard Metal Trash Receptacle
Figure 51b

4. Decorative Paving: Decorative brick pavers should be used along sidewalks, at corners, and/or in plazas to enhance the attractiveness of an area and to define pedestrian activity areas. Pavers should also be set into streets/driveways to define pedestrian crosswalks or special pedestrian zones. Such treatments are intended to reduce traffic speeds, connect pedestrian walkways, and enhance a site's attractiveness and physical character. Where decorative pavers are not used, concrete walks and plazas should include tinted coloration, designed scoring, and finishes to improve the appearance of such areas.

In new developments in the Business Districts, decorative brick pavers should be placed as a banding in combination with the concrete sidewalk. The Village encourages the use of brick pavers in high impact streetscape spaces such as building entries, plazas, corner pocket bump-outs and pocket parks.



Typical paver treatment for parkways, cross-walk, and building entrances

Patterns of sidewalk materials and pavers should be consistent with the surrounding character or should establish a character if none exists. In the Hubbard Woods and Indian Hill Districts, a combination of tumbled concrete pavers or clay pavers should be used (See Figure 51c). In the Elm Street Business District, the existing paver pattern should be continued utilizing

concrete Hollandstone pavers or an approved equal. Color of pavers shall match the existing pavers as close as possible. (See Figure 51d)



New Paver combination for all areas other than East/West Elm Street Business District

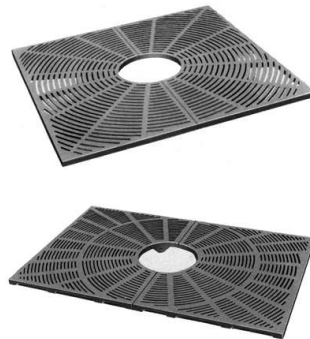


*All sidewalks/pedestrian areas shall be handicap accessible
Figure 51c*



*Typical concrete brick paver treatment in East/West Street Business District
Figure 51d*

5. Tree Grates: Tree grates should be used in parkway/pedestrian zones within the business districts where space limitations occur. (See Figure 51e and Pedestrian Zone Landscape Page 39)



*Standard (5' x 5') and Alternate (4' x 6') Tree Grate Sizes
Figure 51e*

6. Decorative Street Lights: A selected Village lighting fixture should be consistent among each Village Business District, **Multiple Family Residential** and Institutional areas, and **along the Green Bay Road Corridor**. The fixture selected for these areas (See Appendix D and Figure 51f), shall also be used on major arterial streets within the Village to achieve a consistent Village-wide appearance. New development should provide street lighting that conforms to a Village street lighting plan on public rights of way or parkways that border the property.



*Standard Decorative Pedestrian Street Light and Pole Combination
Figure 51f*

Lighting in the districts should be spaced equally at an appropriate distance to achieve desired light illumination levels set by a qualified lighting engineer. The current Village light fixture with the "Evanston" luminaire and decorative cast metal pole combination should be used. Mounting heights will vary in districts depending on final spacing and desired illuminant levels.. Pole mounting heights should generally be 12-14' tall. A color-corrected high-pressure sodium cut off horizontal luminaire system is specified. Sodium vapor and halogen lights are prohibited.

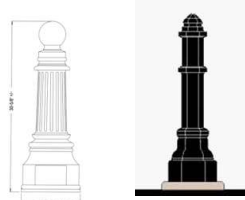
Lighting should enhance pedestrian areas with minimal glare onto adjacent properties/residential areas. Lighting should extend from the street into public, semi-public, and select private open space, vehicular use areas and publicly accessible alleys.

7. Bicycle Racks: Bicycle racks should be located in high bicycle traffic areas along pedestrian and vehicular zones. Racks should be sited so as to not impede on the pedestrian free zone or seating/gathering areas. Surface and structural parking lots should allocate spaces for bicycle parking. Publicly accessible open spaces should provide bicycle racks using the same or coordinating model style. (See Figure 51g)



Typical Bike Rack Figure 51g

8. Bollards: Decorative metal non-lit bollards should be incorporated at key locations to create a separation for safety between pedestrians and streets or driveways. (See Figure 51h)



Bollard design shall substantially conform with base of standard decorative street light Figure 51h

9. Trash/Equipment Screening: For all new developments and loading areas, dumpsters and outdoor utility equipment should be consolidated as much as possible and thoroughly screened with year round solid screening. (See Figures 77a&b for more information).

10. Decorative Fencing: Decorative metal and/or wood fencing should be used where appropriate to enhance and define open spaces, landscaped areas and building entrances. (See Figure 51i) Such fencing should not be more than four feet in height. Solid fencing should be avoided unless used for screening of service areas. Chain link fences are prohibited. Decorative metal fencing, using the Village standard, is encouraged along all public street frontages to obscure the view of surface parking areas.



Standard decorative metal fencing Figure 51i

11. Newspaper Corrals: Decorative newspaper corrals should be installed only at Metra stations to consolidate newspaper boxes and eliminate clutter. (See Figure 51j)



Example of a newspaper corral screen Figure 51j

12. Public Art: Public art can create a framework to organize open spaces, integrate building and landscape design or highlight a functional element such as a fountain. Where appropriate to new or existing developments in the Business Districts, Multiple Family Residential or Institutional areas, public art should be provided to enhance the Village's character and convey historical or social significance. (See Figure 51k)



13. Public Signs/Community Wayfinding. Consistent, well-designed and clearly interpreted community wayfinding signs should be installed throughout the business districts, multiple family, or institutional areas as needed. (See Village Signage)



Examples of Public Art/Sculptures Figure 51k

14. Decorative Water Features/Drinking Fountains. Drinking fountains should be considered for high pedestrian traffic areas or open spaces. The design should coordinate with the overall streetscape design theme and family of elements. (See Figure 51l) Decorative fountains that are proportionate to and appropriate with their surroundings are encouraged in open spaces. If used, fountain design should carefully consider maintenance and safety.



Standard drinking fountain Figure 51l

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

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

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

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

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

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

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

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

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

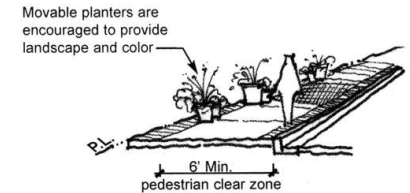
Typical Parkway Widths (see Figure 52):

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

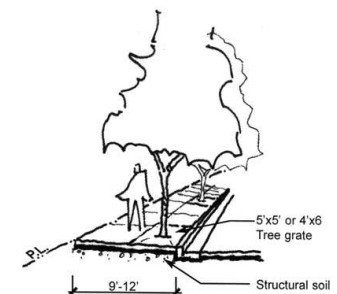
9 feet – 12 feet. Where parkways are greater than nine feet wide in commercial or **multiple family districts**, street trees should be planted within tree grates that are flush with the sidewalk or planted in a raised curb planter. The six-foot clear pedestrian zone should not be obstructed by streetscape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

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

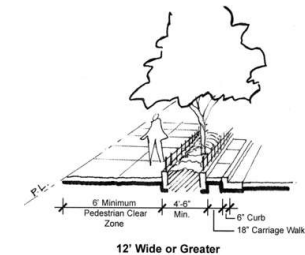
Greater than 12 feet. All pedestrian zones greater than 12 feet in width should contain street tree plantings in designed raised concrete curb planters. Where appropriate, seating areas and sidewalk cafes are encouraged. However, these improvements should not overwhelm the sidewalk nor impede on the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



6'-9' Wide



9'-12' Wide



12' Wide or Greater

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

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

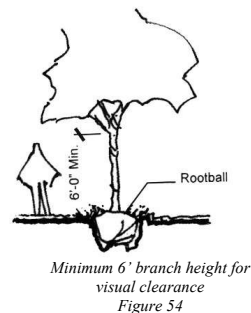
4. Street Tree Planting Standards. Street tree plantings in all new developments should be designed to meet the minimum standards as established by the Institute of Traffic Engineers (ITE) guidelines in order to ensure safe, efficient use of the pedestrian areas. These minimum standards are intended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

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

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

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

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



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

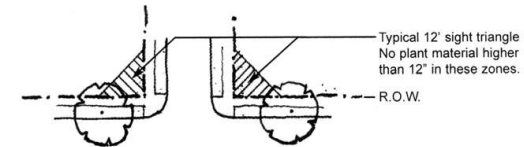
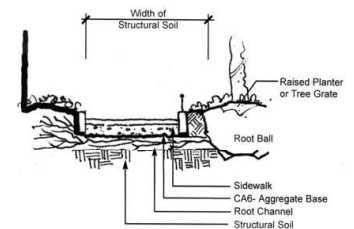


Figure 55

6. Structural Soil and Planting Soil

Depth. In instances when the parkway width is 4-5 feet, the use of structural soils and root channels should be considered in adjacent paved walks to link green areas. (See Figure 56) Structural soil at a depth of 2 1/2 feet should be used under all sidewalks where landscape plantings/street trees are located as well as between planter or grates to permit root growth in the parkway.



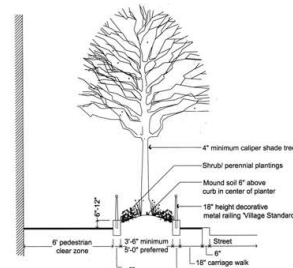
Structural Soils Detail
Figure 56

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

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

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

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



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



Typical Raised Planter/Railing Treatments
Figure 58



Typical Raised Planter/Railing Treatments
Figure 59

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



Various styles of Movable Planters
Figure 60

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

c. Special Pedestrian Zone/Streetscape Conditions

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



Appropriate outdoor sidewalk
caféspace /alley enhancement
Figure 61

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

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

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

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

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



Typical paved crosswalk
Figure 62a



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



Figure 63a

Village of Winnetka, Illinois

Road Corridor, a coordinated Village sign system should be developed. (See Appendix D)

The Village should consider new designs for attractive bus shelters that maintain the Village character. (See Figures 63a and 63b) All new bus shelters should incorporate Village sign elements.



Examples of decorative "character"
bus shelters
Figure 63b

XI. Vehicular Zone

- a. **Streets.** Vehicular zones include streets and roads; alleys, driveways and curb cuts, and parking and service areas. These guidelines place particular emphasis on parking and service areas. (See Figures 64a and 64b)



Typical paved crosswalk for visual
enhancement and safety
Figure 64a



Unattractive streetscape with expansive cross-section
Figure 64b

- b. **ADA Compliance.** All new vehicular use/parking areas shall be ADA compliant. The required number of handicap parking stalls at 16' wide x 19' deep shall be appropriately designed, marked and located closest to the main entry and/or handicap accessible entries to all new developments.

All sidewalks from the parking areas to the building should have the appropriate depressed curb, sidewalk width, slope and handrails as necessary to provide uninterrupted, barrier-free access.

c. **Parking and Service Areas.** In all Business, **Multi-family Residential**, and Institutional areas, parking is both an essential component and a scarce commodity, which is absolutely necessary to the vitality of the business districts. Currently parking occurs in the following locations:

- Private off-street surface parking
- Public off-street surface parking
- Public multi-level parking structure
- On-street parking

The primary locations for service and loading areas exist along alley and rear business entries.

For current and future developments, every effort must be made to save, enhance and/or expand both public and private parking areas. All new developments should meet the standards established by Village ordinance and should strive to meet the conditions listed in Table 2.

Table 2. Parking & Loading Area Conditions to be considered

- ☐ Location, Orientation and Access of Parking areas
- ☐ Location, Orientation and Access of Loading / Service areas
- ☐ Off-Street Parking Lot Standards
- ☐ On-Street Parking Standards
- ☐ Parking Lot Signs
- ☐ Vehicular Zone Landscape
- ☐ Off-street Parking Perimeter Screening
- ☐ Off-street Parking Internal Landscape Standards
- ☐ On-street Public Parking Landscaping
- ☐ Service / Loading Area Screening
- ☐ Lighting

1. Location/Orientation and Access for Parking Areas:

New parking should be located behind, within or underneath structures and buildings. (See Figures 65a and 65b) Off-street surface parking lots in front of new buildings and along street frontages are prohibited. Access to all parking and loading areas must be provided off secondary streets or existing alleys/service drives. Access to underground parking facilities should also be provided from an alley or service drive.

If appropriate and feasible, on street parking within the district should be provided within the public rights-of-way in front of new buildings.

Curb cuts and vehicular entrances should be minimized throughout the business districts. Building owners are encouraged to share access points to their parking lots. Each curb cut location should be safe, efficient and approved by the Village Engineer.

Access should be provided from mid-block alleys and secondary streets. Access should not be from main district streets unless deemed appropriate by the Village Engineer. These larger entrances should be defined with adequately designed and coordinated signs, landscaping or architectural elements that complement the design of the development and add visual interest to the street. (See Figure 65c and 65d)



*New surface parking opportunity located behind the building
Figure 65a*

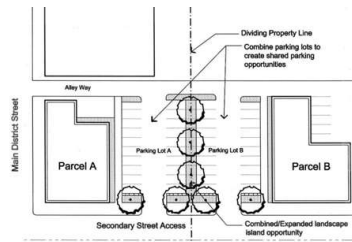


*Defined and articulated alley gateway in character with business district, leads to service and parking in rear
Figure 65b*

Shared parking should be provided, where possible, between adjacent land uses and businesses, especially on blocks that have varied parking needs. (See Figure 66) For example, a business with daytime employee and shopper parking may allow evening use of the same lot by apartment dwellers, shoppers or restaurant patrons. Shared parking should be considered if a public/semi-public parking structure is anticipated as part of future development in the districts.



Clear and visible, coordinated public signage element
Figure 65d



The Village Standard for parking stalls is 9'x18' as established by ITE (Institute of Traffic Engineers). A 9'x19' stall is encouraged for all new parking areas.



Mid-block alleyway with landscaping and signage enhancements
Figure 65c

2. Location/Orientation and Access for Loading Areas: All service areas should be located at the rear or side yard of new developments within the business districts. Access should be provided via mid-block alleys/driveways or from secondary streets.

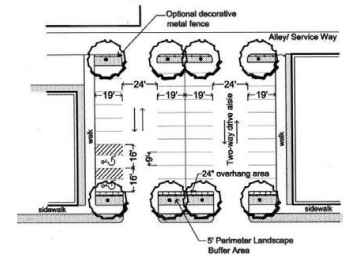
Exterior mechanical systems, loading/service, and trash storage areas should also be located out of sight from public roads. To the extent possible, these elements should be contained within the new building.

If these elements are located outside the building envelope, all efforts should be made to visually screen and buffer them with permanent year-round screening from street and sidewalk views (See section XI.d.5 for more information on screening).

Service areas/trash storage areas should be clustered together between businesses wherever possible.

3. Off-Street Public Parking Lot

Standards: In all districts off-street parking lots shall be designed in accordance with Village code and appropriate traffic engineering design standards. Minimum parking ratios should be provided with each new use/development per Village Code. Parking stalls shall be designed at minimum 9 feet x 19 feet stall dimensions. A 24-foot wide two-way drive aisle dimension shall be utilized in full bay parking lot configuration. (See Figure 67)



The Village Standard for parking stalls is 9'x18' as established by ITE (Institute of Traffic Engineers). A 9'x19' stall is encouraged for all new parking areas

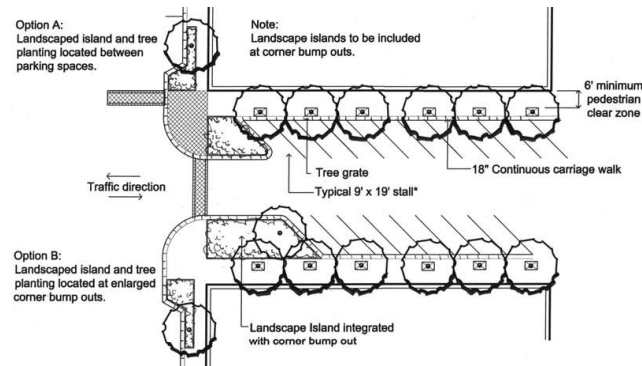
Figure 67

Other parking lot configurations (i.e. diagonal parking, one-way circulation, etc.) may be developed.

In order to avoid large expanses of pavement, which increase "urban heat" and are visually unappealing, landscaping should be provided within the parking lots. (See Off-street Parking Internal Landscape Standards, Page 68)

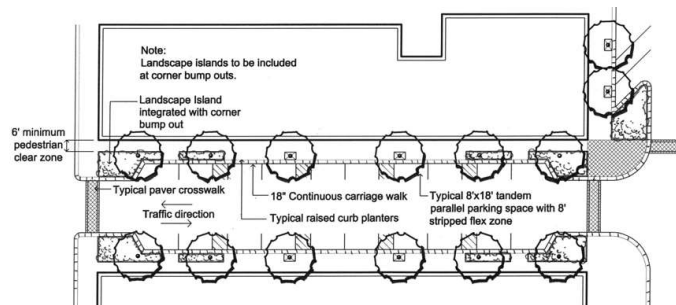
4. On-Street Public Parking Standards: The continued use of on-street parking is encouraged within the Business Districts, **Multiple Family Residential** and Institutional areas. Safety and driver visibility, along with appropriate traffic engineering design standards, as established by the Institute of Traffic Engineers (ITE) should be considered when using parallel or angled parking. (See Figures 68a and 68b) The Village acceptable minimum size stall widths and lengths should be followed:

- Parallel stall 8 feet wide x 18 feet long tandem space with 8 feet stripped flex zone
- Diagonal stall 9 feet wide x 18 feet long
- Perpendicular Stall 9 feet wide x 18 feet long



The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

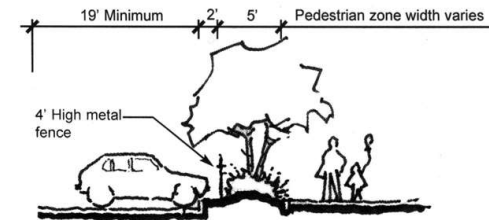
On-Street Diagonal Parking Standards
Figure 68a



On-Street Parallel Parking Standards
Figure 68b

The Village encourages the design of all new developments within the Business District, **Multiple Family Residential** and Institutional areas to incorporate 9 feet wide by 19 feet long stall sizes for all off-street parking areas.

Furthermore, ample vehicular overhang space or carriage walk areas should also be provided at a minimum width of 18 inches to back of curb for both on-street and off-street parking. (See Figure 69) This carriage walk area is in addition to the stall dimensions specified above.



Parking Cross-section with Streetscape
Figure 69

Where possible expanses of on-street parking should be softened by landscape islands or bump outs at the corners. (See On-street Public Parking Landscaping, Page 56, and Special Pedestrian Zone/Streetscape Conditions, Pages 40-42.)

5. Parking Lot Signs: All parking areas within the Village, both public and private, should contain appropriate and adequate directional and regulatory signs in an uncluttered, clear and concise manner and as deemed permissible by Village code. (See Figure 65d)

Village-owned surface, deck, and on-street parking should be consistent with the Village's signs and wayfinding system. Clear low-maintenance signs should be developed as shown in Figure 65d indicating direction and restrictions related to public parking areas.

Individual businesses should identify their property address and establishment name with a clear, concise sign program located adjacent to the service/loading areas.

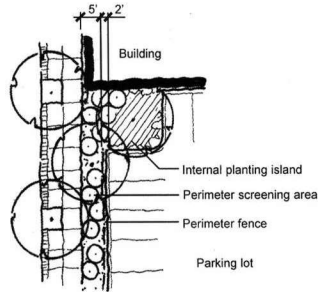
Lighting for all signs shall be at the discretion of the design review board. Alley service areas should be lit to minimize impact on residential apartments above storefront, yet provide a safe, secure environment.

See Village Signage Section, Page 62, for additional standards.

- d. **Vehicular Zone Landscape.** Vehicular parking areas require landscaping to minimize their visual and physical impacts upon the surrounding streetscape. The following are guidelines for off-street parking perimeter screening, off-street parking internal planting, on street parking planting, and parking structure landscaping. Irrigation and appropriate under-drainage are recommended for all landscaped areas.

1. Off-street Parking Perimeter Screening: A perimeter landscape area should be provided along all off-street parking areas on sides adjacent to public street/pedestrian zones and adjacent to transitional commercial or residential uses. (See Figures 70a and

70b) The goal of the buffer zone is to lessen the visual impact of parked cars and parking areas on the area streetscape and surrounding uses.



Parking lot/Vehicular Use Area Perimeter Screening Treatment
Figure 70a



Typical surface parking lot with ample perimeter landscape screening
Figure 70b

The minimum width of this landscape area should be 5 feet. An additional 24 inches of width is required where vehicular overhangs occur. The 24-inch wide overhang area should be of hardy plant material, solid permanent mulch or decorative paving. (See Figure 69)

Deciduous shade trees should be planted one per every 40 linear feet of frontage along the street. A continuous hedge planting should help block pedestrians' view into the parking lot. Clumps of ornamental trees may also be planted in lieu of or in coordination with shade trees for visual interest and screening. Perennials, grasses and groundcover under plantings should be incorporated to add additional seasonal color and appeal.

- **Shade Trees.** One shade tree at a 4-inch caliper minimum should be planted per 40 linear feet of the required perimeter screen area.
- **Shrubs/Hedges.** Continuous evergreen or deciduous hedges/shrubs should be installed at a 30-inch minimum height and maintained at a continuous 42 to 48-inch height.
- **Ornamental Trees.** Ornamental trees should be single or multi-stemmed at 8 to 10 feet in height or 2½ to 3 inch caliper, spaced in natural or formally designed groupings relative to the overall site plan.
- **Perennials/Ornamental Grasses/Groundcovers.** Perennials, ornamental grasses and groundcovers should be planted in front of shrubs and trees along the public street frontage or in the overhang area. Perennials/grasses should be installed in 1-gallon pots. Groundcovers should be planted from quart containers.

All landscape perimeter buffer areas should be fully irrigated and drained. Decorative metal fencing measuring (4) four feet in height is also encouraged along public rights-of-way or street frontages when feasible to provide both a physical and visual barrier into the parking lot. In tight areas where the desired landscape buffer zone minimum widths cannot be feasibly met through careful site design, coordinated Village decorative metal fencing (See Figure 71a) or a solid masonry screen wall may be substituted at a height of no more than 4 feet. (See Figure 71b)

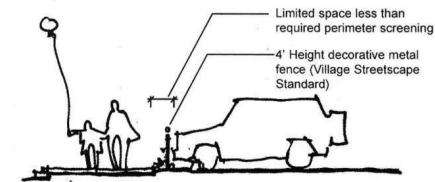
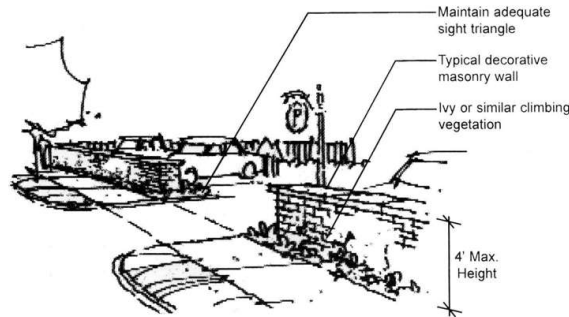


Figure 71a



Typical perimeter screening treatments for vehicular use areas with space constraints
Figure 71b

Where parking areas abut residential properties, a 6-8 foot solid screen fence or wall should be constructed. Appropriate materials include cedar, masonry (brick, stone, stucco) or evergreen plant material. The screen element should complement adjacent buildings and reflect the surrounding character.

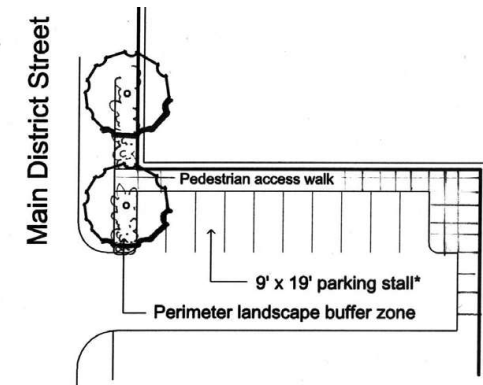
2. Off-Street Parking Internal Landscape Standards: In order to reduce the visual impact of surface parking on the streetscape, internal parking lot landscape guidelines should be employed. Landscape within the parking areas enhances the district character by:

- increasing “green space to pavement” ratio
- reducing storm water runoff
- creating shade and reducing the “heat island” effect
- softening the appearance for adjacent uses
- integrating the continuous streetscape character

Recognizing that some current and future parking lots may only contain nine or fewer parking spaces, these guidelines address the need for internal landscape plantings for paved vehicular use or parking areas larger than 3,000 square feet or approximately 10 parking spaces. These internal standards should be integrated and applied in addition to the perimeter parking lot landscape buffer zones.

For vehicular use/parking areas:

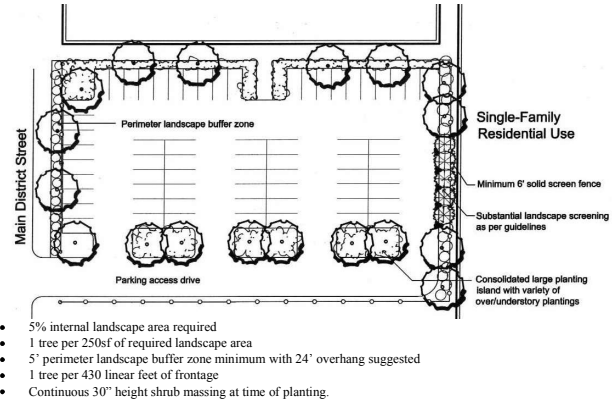
- 3,000 SF or less = no internal landscaping necessary (See Figure 72)
 - 3,000 SF to 30,000 SF = 5% landscaped area of total parking area (See Figure 73)
 - 30,000 SF or more = 7.5% landscaped area of total parking area (See Figures 74a and 74b)
- SF = square feet



- No internal landscape required
- 5' perimeter landscape buffer zone minimum with 24\"/>

The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Parking lot or vehicular use area 3,000 sf or less
Figure 72



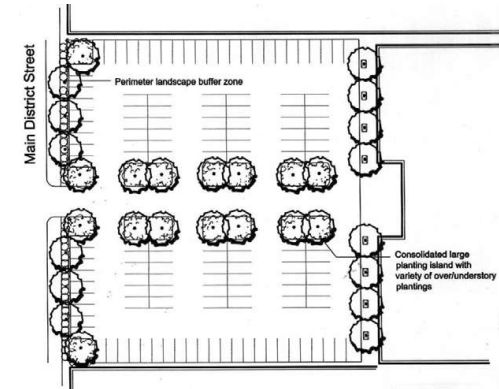
The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Parking lot or vehicular use area 3,000sf to 30,000sf
Figure 73

All landscape areas in the parking lot, excluding perimeter screening, are included in the parking lot internal planting guidelines. This may include planting islands, corner pocket parks or additional perimeter screening areas.

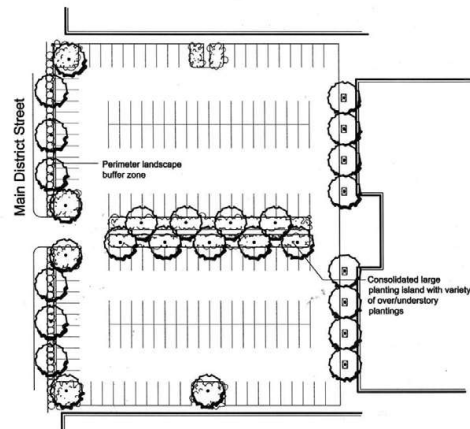
One shade tree should be provided for every 250 square feet of the required internal landscape area. The deciduous canopy (shade) tree with a spreading branching structure established at 6 feet in height at time of planting should have a minimum caliper of 4 inches. The acceptable species list is found in the Village Plant Palette in Appendix B.

Landscape planting islands should be a minimum eight feet wide back of curb to back of curb, mimicking a typical parking space's parallel and diagonal dimensions. These islands should be included at a rate of 1 island per 10 parking spaces. These islands can be set singularly but are encouraged to be grouped together in larger, more manageable planting pods at corners or corner bump-outs. (See Figure 74b.) These larger landscape islands provide a better growing opportunity for plantings, separate the parking lot into smaller "cells" and allow for better snow management techniques. (See Figure 75)



The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Option A - Parking lot or vehicular use area 30,000sf or greater
Figure 74a



- 7.5% internal landscape area required;
- 1 tree per 250sf of require landscape area
- 5' perimeter landscape buffer zone minimum with 24" overhand suggested
- 1 tree per 450 linear feet of frontage
- Continuous 30" height shrub massing at time of planting.

The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Option B – Parking lot or vehicular use area 30,000sf or greater
Figure 74b



Utilize larger, expanded planted islands in surface parking areas to create cells or parking pods
Figure 75

All islands should have mounded topsoil to a center height of 6-12 inches above top of curb height. New planting soil volumes in the island should be a minimum 250 cubic feet per tree.

Low shrub massing and groundcover plantings are encouraged under tree plantings in islands. (See Appendix B) Turf grasses and gravel mulches are discouraged.

Irrigation and appropriate under-drainage are recommended for all large planting islands. Exterior electrical outlet box stubs should be provided for any maintenance needs or seasonal lighting displays.

Landscape maintenance is the sole responsibility of the property owner. The owner must maintain all required landscape in good condition. Damaged or dead materials should be replaced promptly. This obligation is to be assumed by subsequent property owners. Maintenance should include but is not limited to weeding, mowing, trimming, pruning, edging, cultivation, seeding, fertilizing, watering and pest control.

3. On-Street Public Parking Landscaping: Where possible, expanses of on-street parking should be softened by landscape islands or bump-outs (see Page 59 for more information on corner bump-outs) (See Figures 68a and 68b)

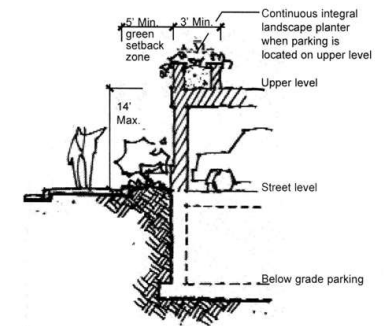
A raised curb planter no more than 6 inches in height should be provided around the landscaped island to protect the plantings in the island. Additional decorative metal fencing elements should be considered where feasible.

4. Parking Structure Landscaping:

A minimum five-foot landscape setback should be placed at the base of the parking structures, adjacent to the pedestrian areas in the public way. (See Figure 76) This setback should be planted with columnar canopy trees, ornamental trees, evergreens, shrubs, perennials and groundcovers.

Vines should be planted and staked at the base of the structure and encouraged to grow up the structure's walls.

Integral planters should be incorporated with cascading plant material. Planters are encouraged to be located along any openings within the parking structure that face a public right-of-way. Continuous and integral landscape planter is encouraged for upper level parking areas.



Parking Structure Landscaping
Figure 76

5. Service/Loading Area Screening: All service/loading areas should be screened from public view. Architecturally treated screen walls constructed of the same materials as the building or an opaque wooden fence are appropriate designs. Creative use of lattice screen walls and vine plantings are also an appropriate substitute. (See Figures 77a and 77b)

All trash storage/mechanical equipment screen enclosures should be secured and accessible through a locked gate(s).

The height of the screen wall should block views of said elements from pedestrians. In general, the height should be 6 to 8 feet.

- e. **Lighting in Vehicular Use/Parking Areas.** Appropriate pedestrian-scaled street lighting should be provided in all public and private surface parking and service areas. (See Figure 78)



Typical masonry wall and landscape screening of service area
Figure 77a



Solid year-round decorative wood fence/stone screening of utilities
Figure 77b



Decorative street light in vehicular use areas
Figure 78

While the amount of light (photometrics) should be determined by the size of the lot and the selected fixture, the following general standards shall be considered:

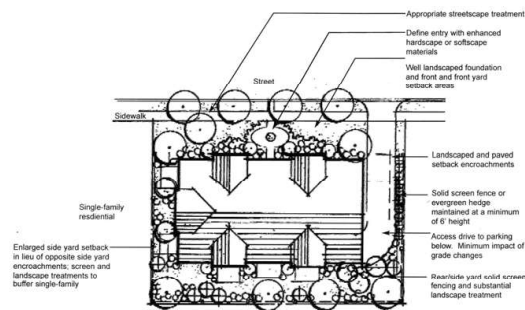
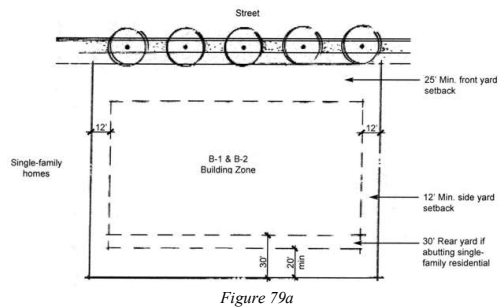
- Light fixture and pole should coordinate with building architectural style and with established Village standards.
 - Color of all light fixtures and poles should be consistent with Village business district standards and the development's architectural style.
 - The light pole and fixture height should be pedestrian scaled and should not exceed 15 feet, or the height established by the Village.
 - Photometric design of any Village light fixture (luminaries) used in public rights-of-way, off street parking and loading areas or private open space should minimize glare onto adjacent properties or residential units above stores. The luminaire should be of a "cut-off" or shielded nature, reflecting light away from adjacent properties, reducing glare, and directing the desired light levels to the parking/loading area.
 - No light spillage should occur at parking or loading area property lines.
 - A source should be developed for low illumination, low wattage street lighting that is deemed appropriate by the Village.
 - Lighting type must be consistent with other district lamps (color corrected, high-pressure sodium, metal halide to be selected).
- f. **Special Conditions.** Vehicular use areas such as parking and service areas may encounter and raise special conditions or concerns that should be treated on an individual basis by the design review board. Such issues may include but are not limited to:
- noise abatement
 - safety/security
 - maintenance
 - special adjacent land use

Each of these issues as they pertain to any new or existing developments in the Business Districts, Multiple Family Residential and Institutional areas should address the above or other special concerns as part of the development review process.

XII. Multiple Family Residential Use Areas

As discussed in the Village Comprehensive Plan, *Winnetka 2020*, “the purpose of **multiple-family zoning districts** is to buffer single-family neighborhoods from commercial areas and the traffic noise of Green Bay Road and the railroad. In theory, multiple-family development should provide a “transition” that is compatible with adjacent single-family use.”

a. Multiple family on Green Bay Road (B-1 & B-2 Zoning): The existing character of larger green, heavily landscaped setbacks is desired by the Village for all new Multiple Family Residential development in the Green Bay Road Corridor (B-1 & B-2 zoning). These enhanced landscape setbacks contribute to the Corridor’s existing landscape character and provide appropriate buffering and transition to adjacent single-family, institutional and open space uses. (See Figures 79a and 79b)



Multiple Family B-1 and B-2 Zone and Institutional Site Landscaping
Figure 79b

b. Multiple family Residential in Business Districts (B-2, C-1, & C-2 Zoning): As a freestanding element multiple family residential may take the form of an individual use (townhomes, duplexes or condominiums) or as a shared mixed-use (condominiums or apartments) with first floor commercial and residential units above.

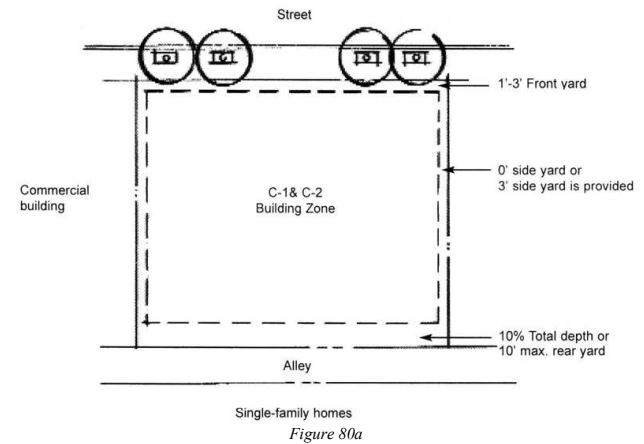


Figure 80a

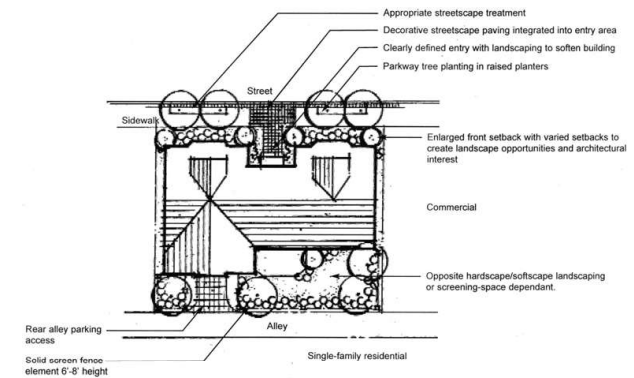


Figure 80b

When planned as an individual use in a business district or other areas of the community, significant front and side yard landscaped setbacks are encouraged to ensure compatibility and appropriate screening/transition from neighboring uses. (See Figures 80a and 80b)

While zoning setbacks in the C-1 and C-2 districts encourage compatibility of new multiple family and mixed-use within the existing commercial business district fabric, additional front, side and rear yard setbacks should be enlarged and addressed appropriate to adjacent zoning districts. If a new multiple family development in the district occurs on a transitional parcel (adjacent to a single-family, open space or institutional use) additional rear and side yard setbacks and appropriate landscaping are encouraged.

The guidelines are intended to ensure that new multiple family development is sympathetic and compatible to its surroundings.

Refer to the following guidelines pertaining to landscaping, parking lot landscaping, and streetscaping:

- Open Space Guidelines (See Page 61 below)
- Public Street Frontage (Streetscape) Guidelines (See Page 26)
- Parking Lot Landscaping Guidelines (See Pages 46-56)

XIII. Institutional Use Areas

Institutional Use Areas include the following:

- Streetscape/Pedestrian Zones
- Vehicular Use Area Standards
- Open Space
- Village Plant Palette
- Village Signs

The Village encourages the use of expanded/enlarged and enhanced setbacks where appropriate. The Village may require additional heavily landscaped yard setbacks, where new institutional development is adjacent to single-family residential, commercial or open space land uses.

The creation of additional public or semi-public open space is strongly encouraged in each plan submittal. The Village desires to increase and enhance its community open spaces and link them where possible in a unified open space plan.

- a. Site Landscaping.** For yard setbacks, building perimeter and foundation landscaping, the following elements should be considered (See Figure 79b for general example):

Village of Winnetka, Illinois

- Preserve, protect and enhance to the greatest extent possible any mature vegetation on the site.
- Ensure coordinated, creative, and well-designed landscaping.
- Use similar or like planted material palette as established in the guidelines (See Appendix B).
- Provide for a variety of plant materials with seasonal interest.
- Provide adequate year-round screening in site and rear side yard setbacks when adjacent to single-family or transitional land uses. Use plant materials, especially evergreen, to provide a continuous 6-foot high year round screening from adjacent residential uses.
- Where limited space exists, a solid masonry screen wall or decorative cedar wood fence element may be employed at a size of no greater than 6 feet high.

XIV. Village Signage

A well-coordinated sign system within a community is one of the most effective ways of creating lasting identity and providing wayfinding clarity. The Village of Winnetka can benefit from a coordinated sign program at important locations within each business district along the Green Bay Road Corridor and at other major Village entries. (See Appendix D: Action Items) A sign family hierarchy that provides function without excessive design detail, should be established for the following elements:

- Village Gateway
- Business District Identity
- Roadway/Corridor Identity
- Roadway Directional
- Street Sign
- Site Directional
- Informational
- Regulatory
- Building/Business Identity

- a. Village Gateway Signs.** Signs that enhance the Village's image and identity at its jurisdictional or approximate edges should be located at both the northern and southern Village boundaries along the Green Bay Road Corridor and to the west along Willow and Tower Roads adjacent to the Forest Preserve. The Village gateway signs should reflect the Village's architectural character and be made of quality materials such as masonry, stone, wood, and/or metal.

These sign areas should incorporate both landscaping and possibly lighting elements and should set the tone for the remaining public signs in terms of color, materials, scale, and architectural style. (See Figure 81a) The Village's "tree" logo should be incorporated into any gateway sign elements. (See Figure 81b)



Example of a village gateway sign element with landscaping
Figure 81a



The Village's "tree" logo should be incorporated into gateway sign elements
Figure 81b

- b. Business District Ground Mounted Identity Signs.** Signs that identify the Hubbard Woods, East/West Elm Street, and Indian Hill Business Districts, as special places should be located at their entry points along Green Bay Road. Smaller in size and scale to the Village Gateway signs, these elements should be small monument signs constructed of similar style and materials as the gateways. Again, special landscaping and lighting may be incorporated. (See Figures 82a and 82b)



Figure 82a



Figure 82b

Examples of simple, elegant community gateway elements

Village of Winnetka, Illinois

- c. Roadway Corridor Identity Signs.** Special identity signs placed along the Green Bay Road Corridor and along each business districts' major streets should be considered to enhance the unified identity for each of the business districts. These signs/ plaques/ banners could include colors, logos, or images linked to the design of the Village Gateway and Business District Identity signs. If determined to be feasible and desirable by the Village, such roadway signs may need to conform to specific IDOT Road Construction Standards. (See Figures 83a, 83b, and 83c)



Figure 83a

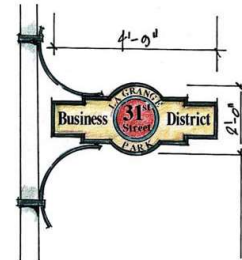


Figure 83b



Figure 83c

Examples of coordinated roadway corridor identification sign.

- d. Roadway Directional Signs.** Specially designed signs should be placed along major streets to direct motorists, bicyclists, and pedestrians to key Village destinations, such as the Village Hall/Town Square, Metra Stations, and Hubbard Woods Park. (See Figure 84)



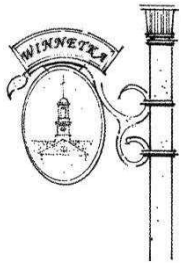
Coordinated public parking/wayfinding signage
Figure 84

- e. **Street Identity Signs.** New street signs could be designed with colors, logos, or images that contribute to a distinct identity for the business districts and/or Green Bay Road Corridor. (See Figure 85)



*Custom business district street identity signage
Figure 85*

- f. **Business District Directional Signs.** A limited number of strategically placed Business District directional signs should be installed along area arterial streets directing motorists and visitors to each business district. Directional signs in the business districts could be coordinated with street signs regarding color, logos, and images. (See Figures 86a and 86b)



*Examples of business district
directional signage
Figure 86a*



Figure 86b

- g. **Regulatory Signs.** Regulatory signs along streets and parking areas that address stop locations, speed limits, parking restrictions, and other requirements could be incorporated into a coordinated sign program by using posts or frames that are separate and distinct from the street lights and utility poles that they are currently attached to. A simple sign plan would help readability and significantly reduce the current sign clutter. (See Figure 87)
- h. **Informational Signs.** Information signs or district kiosks should be considered within each business district to guide pedestrians to buildings, points of interest, and parking lots. Scaled for both pedestrian and vehicular use, informational kiosks could offer district maps, event listings/locations and historical information. (See Figure 88)

Key locations for such signs may include the Metra Stations, Moffat Mall, the library, public safety building and essential district retail anchors and institutions. These signs could be installed along pedestrian walkways and corner bump-outs.



*Example of informational sign/kiosk
Figure 88*

XV. OPEN SPACE

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

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

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

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

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

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

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

Village of Winnetka, Illinois

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

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

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



Typical pocket park/playground
Figure 89a



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



Figure 89c



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

Design Guidelines



Landscaped pedestrian mid-block walkways can activate otherwise unattractive areas
Figure 89e



Enhanced and articulate front yard setback in commercial, institutional or multiple-family residential areas
Figure 89 f



Prominent architectural articulation and streetscape elements at key building frontages help activate a streetscape
Figure 89g



Enhanced public parkway/pedestrian zone
Figure 89h

2. Passive Open Space: (See Figures 90a – 90d)

- Sculpture or art pockets
- Perennial gardens
- Enhanced or enlarged landscape transition buffer zones
- Passive garden areas
- Entries or forecourts
- Courtyards
- Corner gateway architecture treatments
- Enlarged front, side or rear yard landscape buffers



*Example of Art Pocket
Figure 90a*



*Enhanced or enlarged landscape transition buffer zone adjacent to vehicular use areas or single family residential.
Figure 90b*



*Enhanced private open space in yard setback
Figure 90c*



*Enhanced landscaping/streetscape setback from new development
Figure 90d*

- d. Components.** Regardless of the size of the open space or its active/passive character, a creative plan can integrate a variety of well-designed components from architectural and streetscape/pedestrian zone elements similar to those design standards set forth earlier in these guidelines. Both public and private open space design should incorporate architectural and streetscape/pedestrian zone elements.

- e. **Location-Oriented Open Space Guidelines.** Certain locations within Winnetka's Business District, **Multiple family Residential**, and Institutional areas have unique open space considerations either because of pending redevelopment or recommendations made in the 2020 Comprehensive Plan. These areas include, but are not limited to:

1. Indian Hill Business District: As the southern gateway to the Village, existing and new developments in this District should establish the Village's natural character with significant amounts of open space to soften the District's current vehicular character. The planting palette should provide a variety/scale of plant materials and seasonal interest along with appropriate and creative use of evergreen plantings. Village gateway sign elements should be incorporated adjacent to the Winnetka Avenue Green Bay Road intersection.

A major active open space to be considered in this district is a connected pedestrian walkway and landscape enhancements along the Metra Railroad ROW. Additional landscape and open space enhancements should be implemented at all corners of the Winnetka Avenue and Green Bay Road intersection.

2. Hubbard Woods Business District: As the northern gateway to the Village, existing and new developments in this District should establish the Village's natural character with significant amounts of open space where Village gateway signs and improved landscaping should be implemented at the Village's northern gateway on Green Bay Road. Landscape screening and enhancements should occur along adjacent uses at the Tower Road/Green Bay Road intersection.

3. Green Bay Road Corridor: Green Bay Road should appear as visually appealing as other "Winnetka Business District Streets". The Village, in its review of open space elements, will pay particular attention to landscaping along the Green Bay Road Corridor and at its intersections with key Village streets. Village signs, enhanced landscaping and pedestrian/bicycle access should be important components to any Green Bay Road open space design.

If appropriate, the Village should coordinate with future IDOT Green Bay Road improvements to implement median planters along Green Bay Road north and south of Winnetka Avenue and Elm Street. The plant palette should include mature shade trees and a variety of under story plantings. The planter design should reflect and complement historical architecture, be maintenance efficient and provide safe travel and sight lines.

4. Elm Street Business District: When redeveloped, the District's Post Office site should provide for a major public/semi-public open space element visually and symbolically linked to the Moffatt Mall/Village Hall axis as described in the 1921 Village Center Plan.

Coordinated landscape and road enhancements should occur at Chestnut and Spruce Streets and along the parking lot frontage extending from Pine Street to Spruce Street

Village of Winnetka, Illinois

on the west side of Green Bay Road. Enhanced landscaping, parking lot perimeter screening, and signs should be installed to reduce the starkness of this Green Bay Road Corridor section. Small gateway park elements should be considered for the essential entry corners into the District at Winnetka Avenue.

5. Metra Stations: The appearance and function of the Village's three train stations and the railroad right-of-way should be improved along the entire corridor with particular attention at the three Business Districts. The railroad embankments should implement significant amounts of landscaping with emphasis on seasonal interest and evergreens from the Village Plant Palette. (See Appendix B)

XVI. Submission Requirements

Maintaining the character of the Village is of prime importance to the Design Review Board (DRB) and the Village residents. Therefore it is required that each submission to the DRB demonstrate sensitivity to context by providing the necessary street elevation(s) and cross sections along with current photos of the adjacent buildings within a 50 foot distance on each side of the proposed building and the elevations of the existing buildings located across the street. Additional submission requirements are indicated on the application for design review.

In order to retain the Village character, it is required that the dominant architectural forms, materials and style be incorporated into the proposed building/development. Please refer to the corresponding section for additional information.

Submissions should also include a detailed landscape plan and streetscape plan in accordance with these guidelines.

As with multiple family residential developments, a detailed site and landscape plan should be submitted to the Village for review. Critical to the plan is the need to enhance and articulate the architecture of the building and the site's landscaping.

The Village will review proposed open space elements by reviewing a detailed site plan/landscape plan. This plan must be submitted to the Village for review for all new developments in the Commercial Business Districts, Multiple Family Residential and Institutional areas.

Each plan must provide the required site landscaped parkway pedestrian zone, open space feature and vehicular use area landscape treatments.

The plan must provide for reasonable understanding, a statement describing the proposed open space element(s) and its public/private benefits. The Design Review Board (DRB) shall at its discretion review the open space element for its general compliance with the goals established in these guidelines and make a recommendation of its appropriateness.

Design Guidelines

ATTACHMENT D

From: [Gallagher, Maureen](#)
To: [Planning](#)
Subject: Fwd: Re Case no 21-17-DR /455 Linden
Date: Friday, July 9, 2021 10:21:49 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Approved letter (edited) below thank you !!

Sent from my iPhone

Begin forwarded message:

From: "Gallagher, Maureen" <maureen.gallagher@cbexchange.com>
Date: July 8, 2021 at 4:09:23 PM CDT
To: "planning@winnetka.org" <planning@winnetka.org>
Subject: Re Case no 21-17-DR /455 Linden

Hello !

I am owner of SF at corner of Linden & Cherry
directly across from proposed 4 unit multi family. (770 Cherry St .)
I received your letter and wanted to comment.
I am a Real Estate Broker with Coldwell Banker .
My major concerns re Design and Density .
The proposed design is not attractive and
does not fit well with the neighborhood .
There is no brick at all and does not match
or blend in with other townhomes in the
neighborhood . (Ie Brick townhomes across
from library , brick townhomes beside the library
or the brick townhomes just east of subject property at Cherry & Green Bay .)

My concerns :

- 1) adverse effect on property value of my home
at 770 Cherry St . (and other homes in the neighborhood) .
- 2) Design is not aesthetically pleasing in its current state . Too much siding ,
looks too commercial Ie like a large shed or warehouse

The asymmetric design of roofline is one of
the major detracting features . I showed the
Design to 3 family members who do not reside
in my household and they all agreed it did not
fit in with architecture in the neighborhood and
they did not like the design at all.

I think a more traditional design akin to the

Townhomes across from library would be a better and more appropriate design for the Neighborhood & for Winnetka .

3) Density for this corner . It's a busy corner with traffic & parking is always tight on Cherry St

in front of my house . Between the Library and Church there is already high density

and could be very crowded at the stop sign, especially on Cherry & Linden but also on Cherry & Green Bay , leading to congestion

and possible car accidents.

Also with underground garage proposed it is likely lengthy construction and if there are any issues or construction delays could become an eyesore and remain 1/2 finished for quite a long period of time, creating a danger as well (Ie gaping hole in the ground or 1/2 finished garage and potential danger for children .)

There are just too many other townhomes in this quadrant (3 others) and this one doesn't match or fit in with any of them . The others are all brick & attractive & charming .

With all due respect ; the proposed design lacks character & charm in my opinion

.

Also the other 3 corners feature single family homes and this corner should arguably be Single Family . (even though it is supposed to be a 2 unit multi family at present it looks like a single family).

I think it is important to keep the continuity of architecture & design in the Community .

Conclusion: this is Not an Appropriate property for this location . Single family much preferred .

Or townhome with more traditional brick elements and design .

Thanks so much for hearing my comments ,

Maureen Gallagher
770 Cherry St
Winnetka , IL
60093

***Also what is estimated construction timeline
duration of project & how much do they plan
on selling units for and how many cars will be parking in the garage . The
entrance appears

directly across the street from my driveway and
as it is ,it is often difficult to pull out of my drive
with traffic at the four way stop at Cherry &
Linden . My neighbor to East in the same boat .
Adding 8-20 cars coming in and out of a garage
so close to the four way stop could really be
a challenge in my opinion .

Sent from my iPhone

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

ATTACHMENT C1

Margaret K. Carton
476 Linden Street
Winnetka, Illinois 60093



Design Review Board
Village of Winnetka
Winnetka, Illinois 60093

To Whom it May Concern:

I am writing in regard to the proposed multi-family residential building and landscape at 455 Linden in Winnetka.

As a neighbor and Winnetka resident, I have reviewed the proposal and have several comments.

1. The A001 site map graphically depicts the relationship between the proposed building and adjacent structures. In all instances, the proposed building extends beyond the established setbacks of its neighbors. The result is a bulky structure which seems inconsistent and incompatible with the established residential nature and character of the neighborhood. Further, It appears to loom over Cherry Street.
2. The elevation of the proposed building depicted on sheet A001.1 shows it dwarfing the adjacent structures. The raised beds exacerbate the problem. The project seems overbuilt on the site and lacks a respect for the site.
3. The 2' raised beds, necessary to accommodate the underground parking, are at odds with the residential character of the neighborhood and contribute to the bulky massing of the proposed project.
4. Although not directly the purview of the DRB, the variances necessary for the completion of this project - namely the raised beds - contribute to the visual and actual overbuilding of the site. While I understand that the site is zoned B1 to accommodate a multi-family project, I would suggest that the construction of four three bedroom + den apartments with underground parking is inappropriate on a corner lot of approximately 9,952 square feet. The requisite raised beds, screening the underground parking, are still building components. Zoning regulations and constraints are codified for many reasons - one being to maintain the character of a neighborhood or area.
5. While I understand that taste is relative, I would argue that the design of the project and materials, specifically the use of a standing seam metal roof and raised beds are inconsistent with the neighborhood and village design guidelines.

Sincerely,

Margaret Carton
Registered Architect



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: OCTOBER 14, 2021
SUBJECT: 470 MAPLE STREET - CHRIST CHURCH WINNETKA - CERTIFICATE OF APPROPRIATENESS (CASE NO. 21-32-SU)

INTRODUCTION

On October 21, 2021, the Design Review Board is scheduled to hold a public hearing on an application submitted by Myefski Architects (the "Applicant") on behalf of Christ Church Winnetka, as the owner of the property located at 470 Maple Street (the "Subject Property"). The Applicant is proposing construction of a one-story vestibule addition to the existing church on the Subject Property and requests approval of a Certificate of Appropriateness.

A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Village Code. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment C of this report.

The Applicant has also submitted an application requesting approval of an amendment to an existing Special Use Permit that allowed a preschool as an additional special use in the Christ Church chapel-parish house building located in the R-4 Single-Family Residential Zoning District, as well as a variation application to allow the proposed addition to exceed the maximum permitted gross floor area. The Zoning Board of Appeals considered the special use permit and variation request on October 11, 2021, and voted unanimously to recommend approval of the proposed improvements. The Plan Commission is scheduled to consider the special use permit on October 27, 2021.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.29 acres in size, is located on the southwest corner of the intersection of Oak and Maple Streets and contains the Christ Church chapel-parish house (see Figure 1). Christ Church Winnetka also owns the parcel immediately west of the Subject Property, 700 Oak Street, and utilizes the parking lot on that parcel for the preschool and other uses on the Subject Property.

The Comprehensive Plan designates the Subject Property as appropriate for "Public / Semi-Public" uses. The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north, east, and west, R-5 Single Family Residential to the east and south, and B-1 Multifamily Residential to the west (see Figure 2).

In addition to single-family residential uses, the R-4 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-4 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

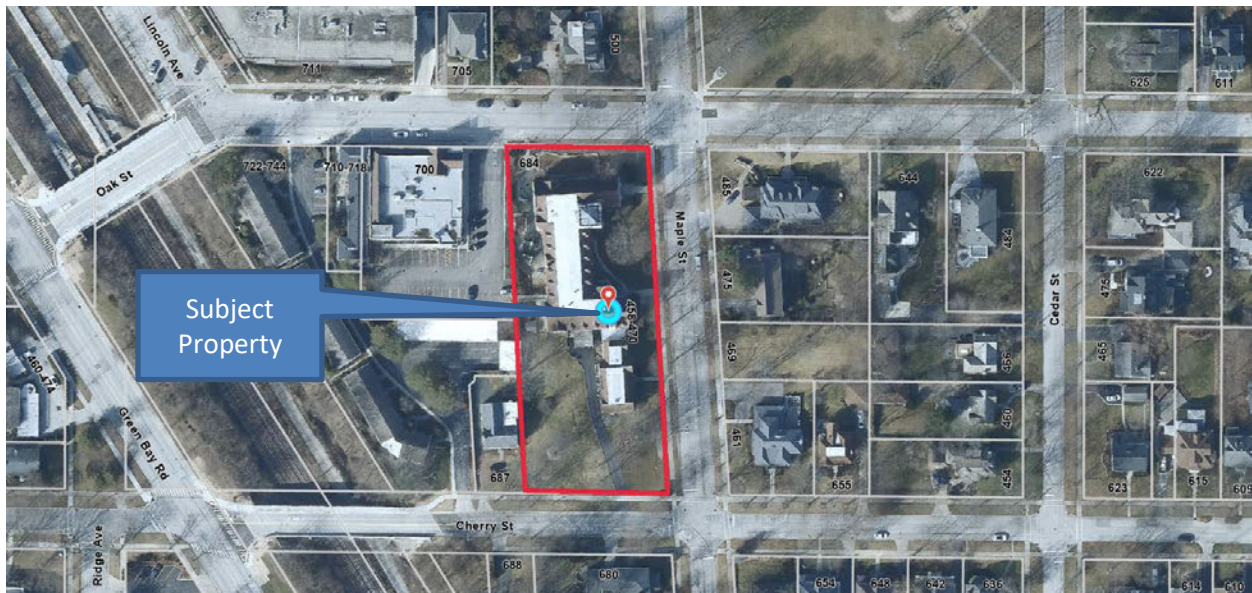


Figure 1 – Aerial Map

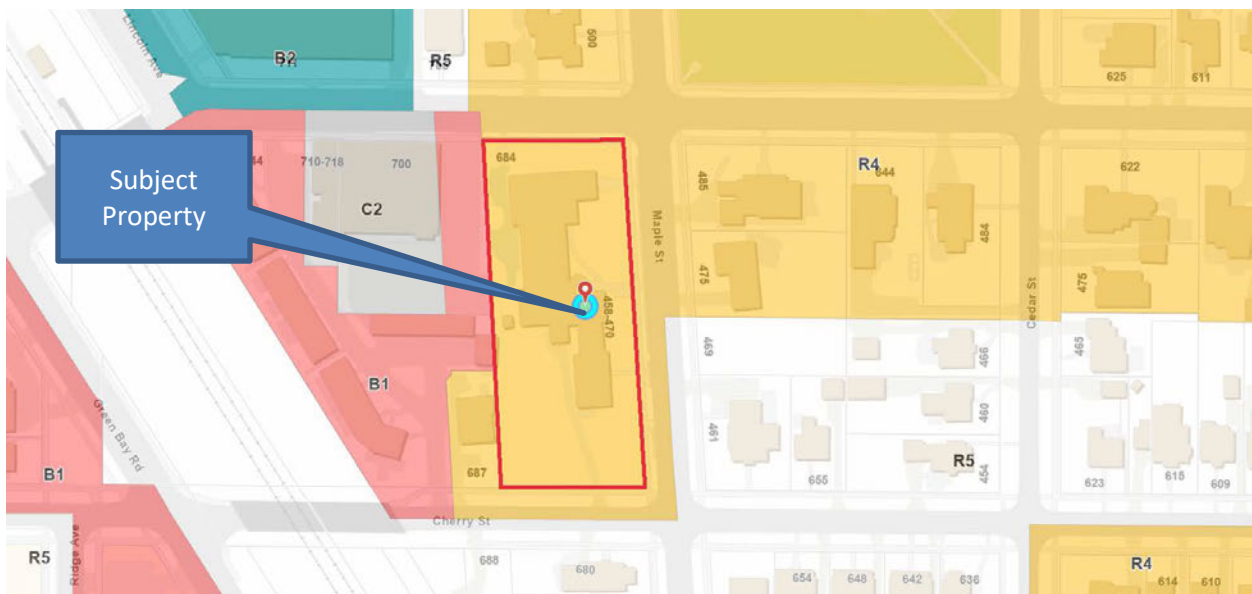


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The Christ Church chapel-parish house was constructed in 1930. Since that time, there have been various building permits issued for interior remodeling and site improvements. The Christ Church chapel-parish house has various meeting rooms, a great hall, stage, offices, classrooms, and is the home of Willow Wood Preschool. There is one previous zoning case on file for the Subject Property:

1. Ordinance M-507-97 was adopted in November 1997 by the Village Council, granting a Special Use Permit to allow a pre-school as an additional special use in the Christ Church chapel-parish

house and variations to allow construction of a storage shed and playground improvements. The approved variations were for (a) GFA; (b) roofed lot coverage; (c) front yard setback from Oak Street; and (d) side yard setback. Ordinance M-507-97 is included in this report as Attachment B.

Figure 3 below and Figure 4 on the following page are current photos of the site where the improvements are proposed.



Figure 3 – East Elevation of Christ Church Chapel-Parish House



Figure 4 – East Elevation of Christ Church Chapel-Parish House

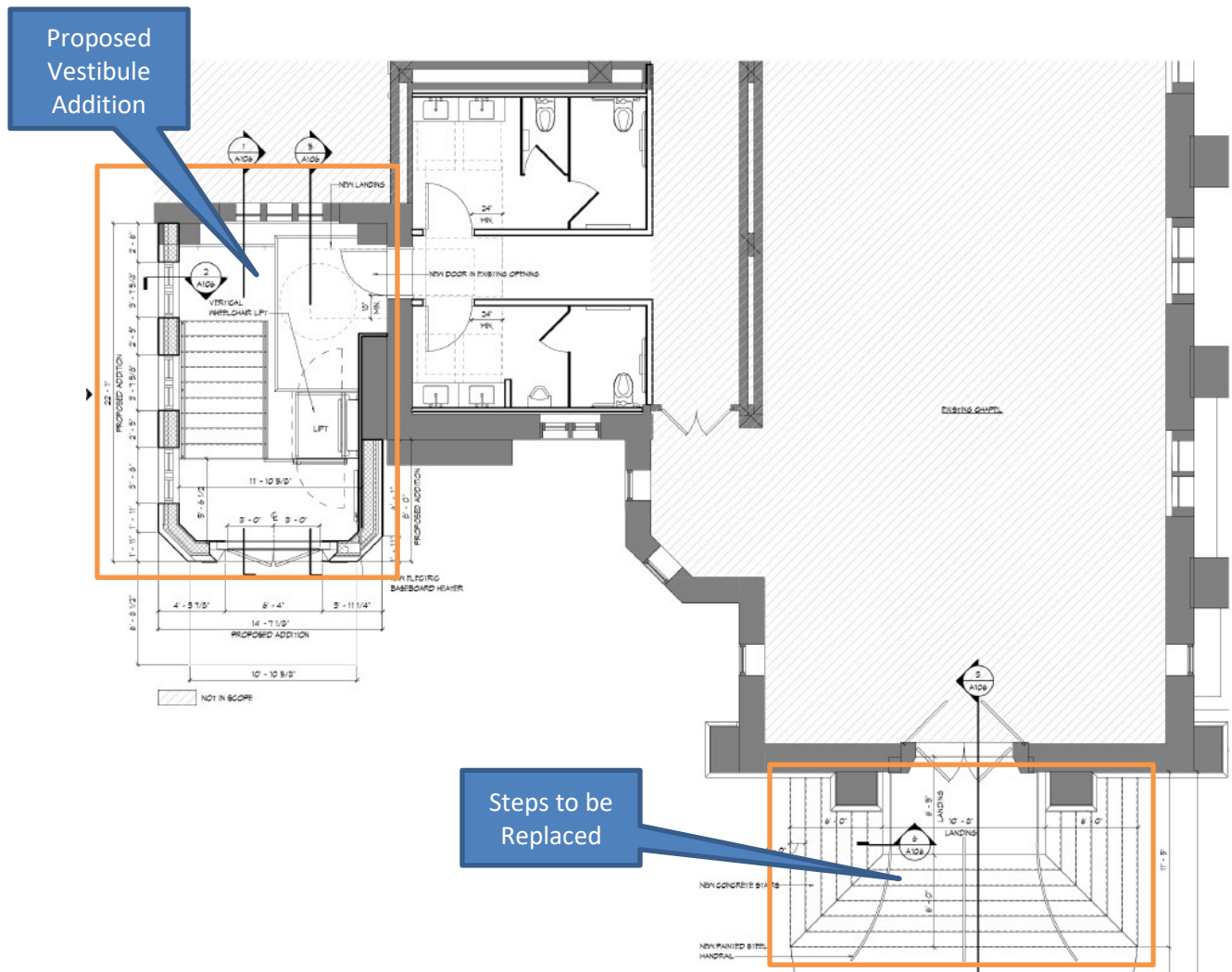
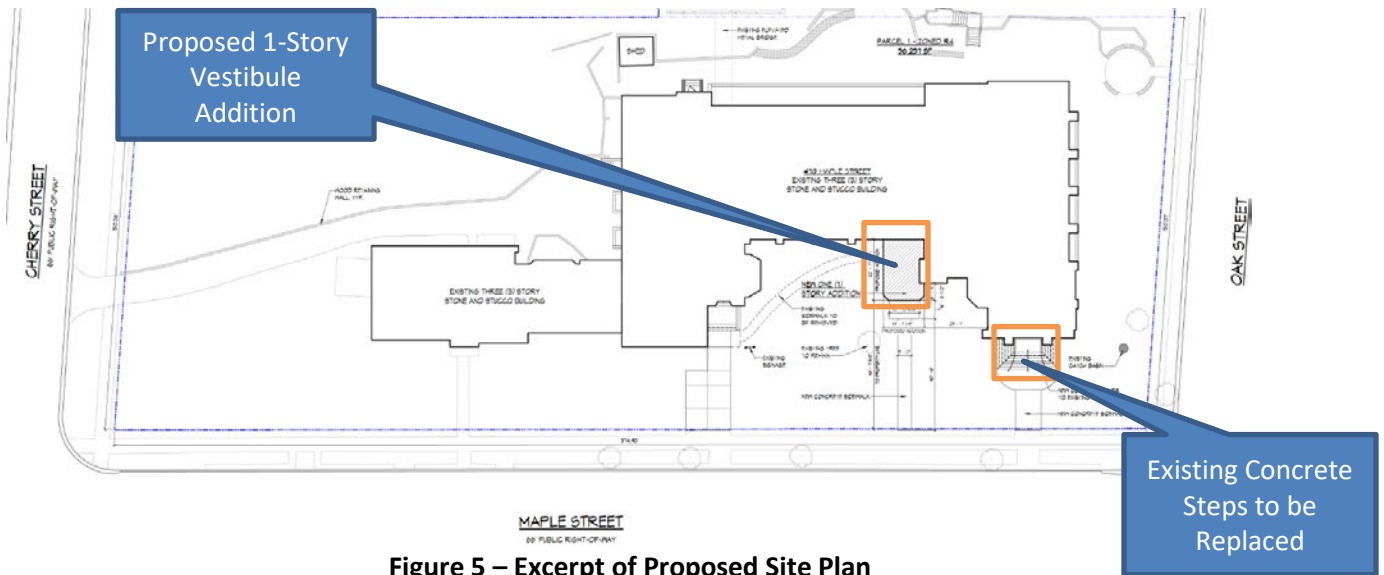
PROPOSED PLAN

The proposed exterior improvements include construction of a one-story vestibule addition on the east side of the existing church and replacement of the existing concrete steps on the east side of the Chapel. The proposed addition would measure approximately 14 feet by 22 feet (311 square feet). As described by the Applicant in the attached project description provided in Attachment A of this report, the purpose of the proposed vestibule addition is to provide an accessible entrance to both the Chapel and the Great Hall level. The addition would have an internal staircase and a platform lift to access the Great Hall level.

The exterior of the addition would be constructed of a stone masonry veneer and detailing to match the stone on the existing church. In the attached project explanation, the Applicant states the design intent is to seamlessly integrate the addition into the existing structure as though the addition was part of the original building and to not only match the size and color of the stone exterior, but also incorporate the limestone detailing around the windows and the pointed Gothic arch at the entrance.

Additionally, the height and massing of the proposed addition was designed to match the existing bay on the opposite end of the front courtyard. Lastly, the landscaping around the addition will be restored to match the existing landscaping on the site, with a new concrete sidewalk being added from the addition to the existing public sidewalk along Maple Street.

Excerpts of the proposed site plan, floor plan, building elevations, and perspective views of the proposed addition are provided on the next pages as Figures 5 through 9. The complete set of plans are provided in the application materials, which are included in this report as Attachment A.



ZONING RELIEF

Although not part of the DRB's consideration, it should be noted that one variation is being requested to allow the proposed addition to exceed the maximum permitted gross floor area (GFA). The existing improvements on the Subject Property are already nonconforming with respect to the permitted GFA. The proposed addition represents an increase of 311 square feet of GFA.

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 (Note: Please refer to the early section "Property Description" in which the project consistency with the Comprehensive Plan is summarized).
- (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 Board will need to determine if the proposed vestibule addition to the existing Christ Church chapel-parish house and associated hardscape design, comply with the above standards.

RECOMMENDATION

At the October 21, 2021, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed addition to the existing Christ Church chapel-parish house, as well as the associated hardscape design.

After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

- 1) Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board.
- 2) Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed addition to the existing Christ Church chapel-parish house and the associated hardscape design.

If the Board wishes to adopt a motion recommending approval or denial, a Board member will want to make a motion such as the following:

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed vestibule addition and associated hardscape design for the Winnetka Christ Church chapel-parish house**, subject to the following conditions:*

A. *[If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]*

The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
- (2) 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) 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.*

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Ordinance M-507-97, adopted November 18, 1997

Attachment C: Public Correspondence

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 470 Maple Street, Winnetka, IL 60093Name of Business(es): Christ Church Winnetka

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) _____

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Please refer to the attached detailed project description and summary.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 470 Maple Street, Winnetka, IL (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)

Christopher Powell

ADDRESS

470 Maple Street, Winnetka, IL 60093

PHONE NO.

EMAIL

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	<u>Myefski Architects</u>
CONTACT NAME	<u>John Myefski</u>
ADDRESS	<u>400 N. Michigan Avenue</u> <u>Suite 400, Chicago IL 60611</u>
PHONE NO.	<u>312.763.2400</u>
EMAIL	<u>jmyefski@myefski.com</u>

PROJECT DESCRIPTION:

Scope of work includes the following:

- Construction of a new approximately 311 sf, one-story vestibule addition to an existing church. The purpose of the vestibule addition is to provide an accessible entrance to both the Chapel, which is located approximately 36" above grade, and the Great Hall level, located approximately 69" below grade. The vestibule addition will have an internal staircase and a platform lift that will access a Great Hall level. The lift will extend to access the Chapel Level. The addition is to be constructed of stone masonry veneer on a cast-in-place concrete foundation with spread footings. The stone masonry material and detailing will match the stone on the existing structure.
- Renovation of two interior bathrooms on the East and West sides of the building that serve the Chapel and the Great Hall.
- Replace existing concrete steps at the Chapel with new code-compliant steps
- Replace existing analog fire alarm system with new addressable fire alarm to serve the newly renovated areas and addition. The new panel will also connect to existing smoke detectors. The replacement panel will be sized to accommodate future devices.
- The Zoning Variation is also seeking to add floor area to the building which is already over the allowable FAR. The allowable FAR for the property (Parcel 1, Zoned R4) is 14,754.11 sf. The existing Building is approximately 40,650 sf. The proposed addition is approximately 311 sf (0.775% more area). We believe that the small amount of additional FAR does not significantly increase the overall mass of the building, but adds a valuable accessible entrance to the building, and as such, are requesting its approval. The allowable building lot coverage for the parcel is compliant.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Design Guidelines

Building and Architecture

1. Contextual Design

As the proposed addition onto the existing Church is small in scale relative to the size of the overall building, the design team decided it would be best to match the existing Architecture, style and detailing of the existing building rather than introduce a new design element. The intent is to seamlessly integrate the addition into the structure as though the addition were part of the original building. The intent is to match not only the size and color of the stone exterior, but also incorporate the limestone detailing around the windows, the pointed Gothic arch at the entry door and operable windows on the front façade. **Use**

The addition supports the existing use of the existing building, providing a much-needed accessible entrance to both the Chapel and Great Hall levels within the existing building. The use is consistent with the existing function of the building and provides improved accessibility for the occupants.

2. Architectural Style

The original Church dates back to the early 1900's and was built in the Gothic style of architecture with pointed arches, steeply pitched roofs, stone buttresses and Tiffany-stained glass windows. The proposed addition works within the existing historical context of the original structure by incorporating the same materials and detailing that is found in the existing building.

3. Building Mass

The height and mass of the addition is set to align with the existing bay on the opposite (South) end of the front courtyard, which provides a balanced elevation on the main façade of the Church. As the addition is not the ceremonial entrance into the Chapel, its scale and mass are also secondary to the main entry into the church. Matching the mass of the existing bay reinforces the existing identity and hierarchy of the original building. The addition's setback, height and roof form mimic the existing bay to reinforce the hierarchy as well.



4. Proportion and Scale

The addition follows the existing horizontal rhythm of the existing façade, aligning precisely with the existing windows and dormer above on the main elevation of the building. Matching the height of the existing bay reinforces the existing vertical rhythm, scale and hierarchy of façade elements. Stone detailing around the new door and windows match the existing articulation on the facade further unifies the addition with the existing building.

5. Materials

The building materials for the proposed addition were selected to match the existing materials as close as possible. Buff colored stone cladding matches in color, scale and pattern to the existing stone. Limestone surrounds and sills at the windows and doors likewise match in color, texture, scale and overall appearance with the existing.

Punched windows on the side elevation of the addition are aluminum clad to match the existing windows on the building. The new entry door is anodized black aluminum with full tempered glass lites to provide a durable entry way that will hold up to frequent use and allow visibility and light into the addition for a welcoming entry experience. The dark color is consistent with the darker color of the existing wood doors at the Chapel entry.

6. Landscaping and Paving

Landscaping around the addition is to be restored after construction of the addition to match. Existing trees within the courtyard will be protected during construction of the new addition. A new concrete walkway will be provided from the addition to the existing sidewalk, consistent with the existing walkways and sidewalks around the existing building.

CHRIST CHURCH, 470 MAPLE STREET, WINNETKA, IL 60093
EXTERIOR PRODUCTS AND MATERIALS

Stone Veneer

Manufacturer: Halquist Stone

Color, Buff Fond Du Lac Ledge, size and pattern to match existing

Limestone

Used at window Sills, Coping and Door Surround

Indiana Limestone

Operable Windows

Manufacturer: Pella, Architect Series, Aluminum Clad Wood Casement Windows

Color: Almond color to match existing

Low E Insulating Glass with Grilles Between Glass to match existing

Entry Door

Manufacturer: Kawneer

AA425 Thermally Broken Aluminum door with Low E Insulating Glass

Includes 10" bottom rail and ADA compliant threshold/sill

Color: Anodized Black door and hardware

Roof Membrane

Manufacturer: Firestone

UltraPly 60 Mil white membrane

Exterior Light, Wall Sconce

York Gothic Style Matt Black Wall Lantern

CHRIST CHURCH, WINNETKA

470 MAPLE STREET, WINNETKA, IL 60093

OWNER

CHRIST CHURCH WINNETKA

470 MAPLE STREET
WINNETKA, IL 60093
T: 847.446.2850

ARCHITECT

MYEFSKI ARCHITECTS, INC.

400 NORTH MICHIGAN AVE., SUITE 400
CHICAGO, IL 60611
T: 312.763.2400
F: 312.763.2402

PROJECT DESCRIPTION

SCOPE OF WORK INCLUDES THE FOLLOWING

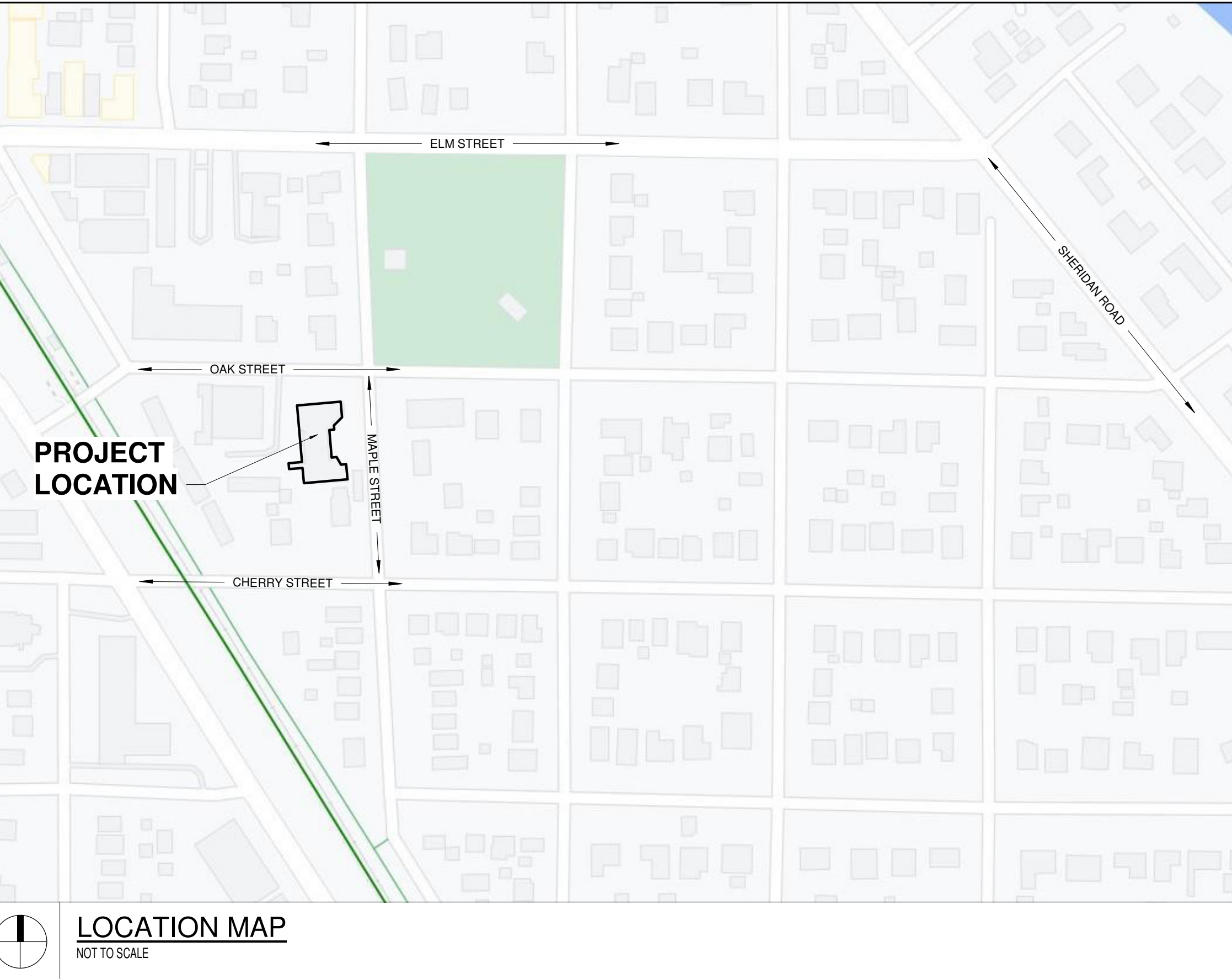
- CONSTRUCTION OF A NEW APPROXIMATELY 290 SF, ONE-STORY VESTIBULE ADDITION TO AN EXISTING CHURCH THE PURPOSE OF THE VESTIBULE ADDITION IS TO PROVIDE AN ACCESSIBLE ENTRANCE TO BOTH THE CHAPEL, WHICH IS LOCATED APPROXIMATELY 36" ABOVE GRADE, AND THE GREAT HALL LEVEL, LOCATED APPROXIMATELY 69" BELOW GRADE. THE VESTIBULE ADDITION WILL HAVE AN INTERNAL STAIRCASE AND A PLATFORM LIFT THAT WILL ACCESS A GREAT HALL LEVEL. THE LIFT WILL EXTEND TO ACCESS THE CHAPEL LEVEL. THE ADDITION IS TO BE CONSTRUCTED OF STONE MASONRY VENEER ON A CAST-IN-PLACE CONCRETE FOUNDATION WITH SPREAD FOOTINGS. THE STONE MASONRY MATERIAL AND DETAILING WILL MATCH THE STONE ON THE EXISTING STRUCTURE.
- RENOVATION OF TWO INTERIOR BATHROOMS ON THE EAST AND WEST SIDES OF THE BUILDING THAT SERVE THE CHAPEL AND THE GREAT HALL.
- REPLACE EXISTING CONCRETE STEPS AT THE CHAPEL WITH NEW CODE-COMPLIANT STEPS.
- REPLACE EXISTING ANALOG FIRE ALARM SYSTEM WITH NEW ADDRESSABLE FIRE ALARM TO SERVE THE NEWLY RENOVATED AREAS AND ADDITION. THE NEW PANEL WILL ALSO CONNECT TO EXISTING SMOKE DETECTORS. THE REPLACEMENT PANEL WILL BE SIZED TO ACCOMMODATE FUTURE DEVICES.

APPLICABLE CODES

2015 LIFE SAFETY CODE (NFPA 101)
2014 NATIONAL ELECTRIC CODE, WITH LOCAL AMENDMENTS
2015 INTERNATIONAL BUILDING CODE (IBC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL FIRE CODE (IFC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE (IFGC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE
2014 ILLINOIS PLUMBING CODE (IPC), WITH LOCAL AMENDMENTS
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), WITH AMENDMENTS
2018 ILLINOIS ACCESSIBILITY CODE (IAC)



LEGEND		ABBREVIATIONS INDEX		DRAWING LIST	
TAGS		TAGS		TEXT	DESCRIPTION
ROOM		MATERIAL/FINISH TAG		TEXT	DESCRIPTION
####	ROOM NAME ROOM NUMBER	ROOF TYPE TAG		TEXT	DESCRIPTION
10000	REVISION NUMBER	FLOOR TYPE TAG		TEXT	DESCRIPTION
XXX	ELEVATION MARK (SECTION / ELEVATION DWGS)	MAGNETIC NORTH (BOLD LINE)		TEXT	DESCRIPTION
X-X'	ELEVATION MARK (FLOOR PLANS)	SITE PLAN		TEXT	DESCRIPTION
X-X'	CEILING HEIGHT (AFF)	EXISTING GRADE CONTOUR		TEXT	DESCRIPTION
1	EXTERIOR ELEVATION TAG:	PROPOSED GRADE CONTOUR		TEXT	DESCRIPTION
A101	DRAWING NUMBER	EXISTING SPOT ELEVATION		TEXT	DESCRIPTION
100	SHEET NUMBER	PROPOSED SPOT ELEVATION		TEXT	DESCRIPTION
SHT	INTERIOR ELEVATION TAG:	OVERHEAD OR HIDDEN CONSTRUCTION		TEXT	DESCRIPTION
1	DRAWING NUMBER	BATT INSULATION OR SOUND ATTENUATION BLANKET		TEXT	DESCRIPTION
A-000	SHEET NUMBER	RIGID INSULATION		TEXT	DESCRIPTION
1	SECTION TAG:	STONE		TEXT	DESCRIPTION
A101	DRAWING NUMBER	BRICK		TEXT	DESCRIPTION
100	SHEET NUMBER	CONCRETE BLOCK		TEXT	DESCRIPTION
1	COLUMN LINE DESIGNATION	CONCRETE		TEXT	DESCRIPTION
100	DOOR TAG	EARTH - UNDISTURBED		TEXT	DESCRIPTION
?	KEY NOTE TAG	EARTH - COMPACTED BACKFILL		TEXT	DESCRIPTION
X-1	WALL TYPE TAG	GRAVEL		TEXT	DESCRIPTION
10	WINDOW OR STOREFRONT TAG	GYPSUM BOARD		TEXT	DESCRIPTION
11	EQUIPMENT TAG	STEEL		TEXT	DESCRIPTION
11	SIGNAGE TAG	WOOD - DIMENSIONAL LUMBER		TEXT	DESCRIPTION
100	STEP DOWN HEIGHT			TEXT	DESCRIPTION
?	FLOOR MATERIAL TRANSITION			TEXT	DESCRIPTION



APPROVALS



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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

MYEFSKI ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM

License No. 184-005772

Exp. Date: 04-30-2023

I hereby certify that these drawings were prepared under my direction and to the best of my knowledge and belief conform to the Building Codes and Ordinances of Winnetka

JOHN W. MYEFSKI

IL License No. 001-015486

Exp. Date: 11-30-2022

THIS STAMP CERTIFIES ARCHITECTURAL DRAWINGS ONLY

CHRIST CHURCH, WINNETKA

470 MAPLE STREET,
WINNETKA, IL 60093

DRAWN BY AP

CHECKED BY MK

PROJECT ARCH JM

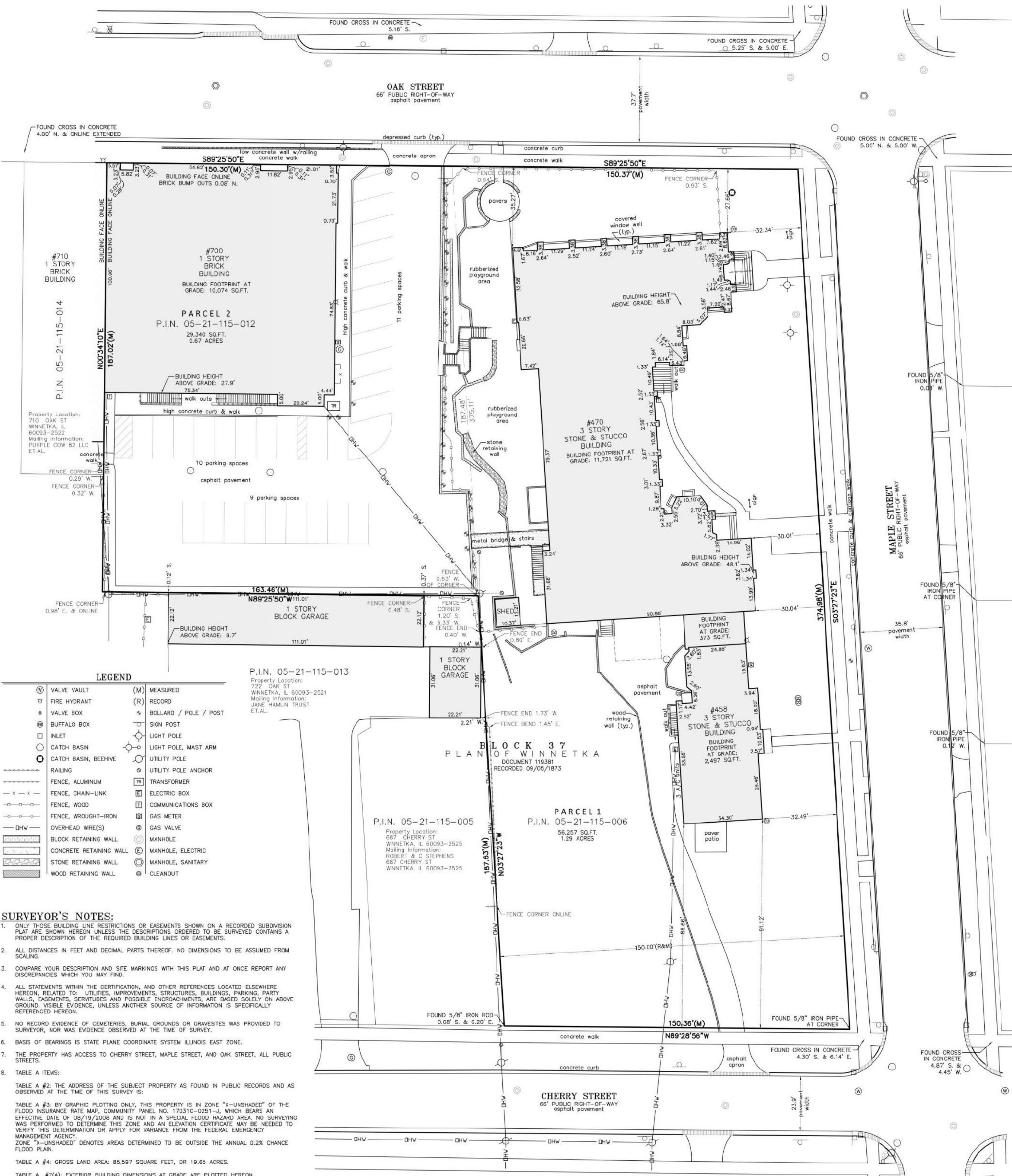
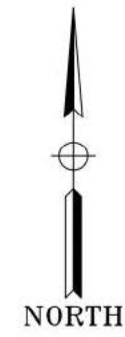
NO DATE DESCRIPTION

08.26.2021 VILLAGE STAFF REVIEW

NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.

PARCEL 1:
THAT PART OF BLOCK 37 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21,
TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF MAPLE AVENUE
AND 150 FEET WESTERLY THEREOF, MEASURED AT RIGHT ANGLES THERETO.

PARCEL 2:
NO LEGAL DESCRIPTION PROVIDED AT TIME OF SURVEY, PARCEL DETERMINED BY ADJOINING PROPERTY DESCRIPTIONS.



	VALVE VAULT		MEASURED
	FIRE HYDRANT		RECORD
	VALVE BOX		BOLLARD / POLE / POST
	INLET		SIGN POST
	CATCH BASIN		LIGHT POLE
	CATH BASIN, BEEHIVE		LIGHT POLE, MAST ARM
	FENCE, ALUMINUM		UTILITY POLE
	FENCE, CHAIN-LINK		TRANSFORMER
	FENCE, WOOD		ELECTRIC BOX
	FENCE, WROUGHT-IRON		COMMUNICATIONS BOX
	OVERHEAD WIRE(S)		GAS METER
	BLOCK RETAINING WALL		GAS VALVE
	CONCRETE RETAINING WALL		MANHOLE
	STONE RETAINING WALL		MANHOLE, ELECTRIC
	WOOD RETAINING WALL		MANHOLE, SANITARY

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION MAP OR PLAT OF SURVEY SHALL BE CONSIDERED. THE SURVEYOR SHALL NOT BE REQUIRED TO PROVIDE A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM THE ADJACENT PROPERTY.

COMPARE YOUR DESCRIPTION AND SET MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, SHALL BE HELD TO APPLY TO HERETOFORE, STRUCTURES, BUILDINGS, FENCES, PART WALLS, EASEMENTS, SERVICES AND POSITIVE DISCREPANCIES ARE BASED SOLELY ON ABOVE RECORDED MAPS AND PLATS OF SURVEY. NO OTHER INFORMATION OR INFORMATION FROM ANY OTHER SOURCE SHALL BE USED IN THE PREPARATION OF THIS CERTIFICATION.

NO RECORD EVIDENCE OF EASEMENTS, BURIAL GROUNDS OR GRAVEYARDS HAS PROVIDED TO SURVEYOR, NOR WAS EVIDENCE OBSERVED AT THE TIME OF SURVEY.

BASES OF BEARINGS IS STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE.

THE PROPERTY HAS ACCESS TO HERBERT STREET, MAPLE STREET, AND OAK STREET, ALL PUBLIC STREETS.

TABLE A ITEMS:

[illegible]

STATE OF ILLINOIS
COUNTY OF COOK
CERTIFIED TO: S.S.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 9, 11(a), 13, 14, 16, 18, and 19 of Table A thereof.

The fieldwork was completed on 08/09/2021.

Date of Plat: 08/16/2021

BY: ILLINOIS PROFESSIONAL LAND SURVEYOR #368
 LICENSE EXPIRES: NOVEMBER 30, 2022

PROJECT NUMBER
21403

ALTA/NSPS LAND TITLE SURVEY
CHRIST CHURCH
470 MAPLE STREET
WINNETKA, ILLINOIS

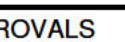
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CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@bigconsulting.net
PREPARED FOR: MYERSKI ARCHITECTS, INC. SCALE: 1" = 20'

PREPARED FOR: MTEFSKI ARCHITECTS, INC.		SCALE: 1" = 20'	
FIELD CREW: D.J.	FIELD WORK: 08/09/2021	DRAFTED BY: J.H.	CHECKED BY:

EIRM NO. 184-001330



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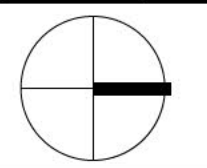
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
CHRIST CHURCH, WINNETKA
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CONTACT: MICHAEL KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

470 MAPLE STREET,
WINNETKA, IL 60093

DRAWN BY		-
CHECKED BY		-
PROJECT ARCH		-
NO	DATE	DESCRIPTION
	08.26.2021	VILLAGE STAFF REVIEW

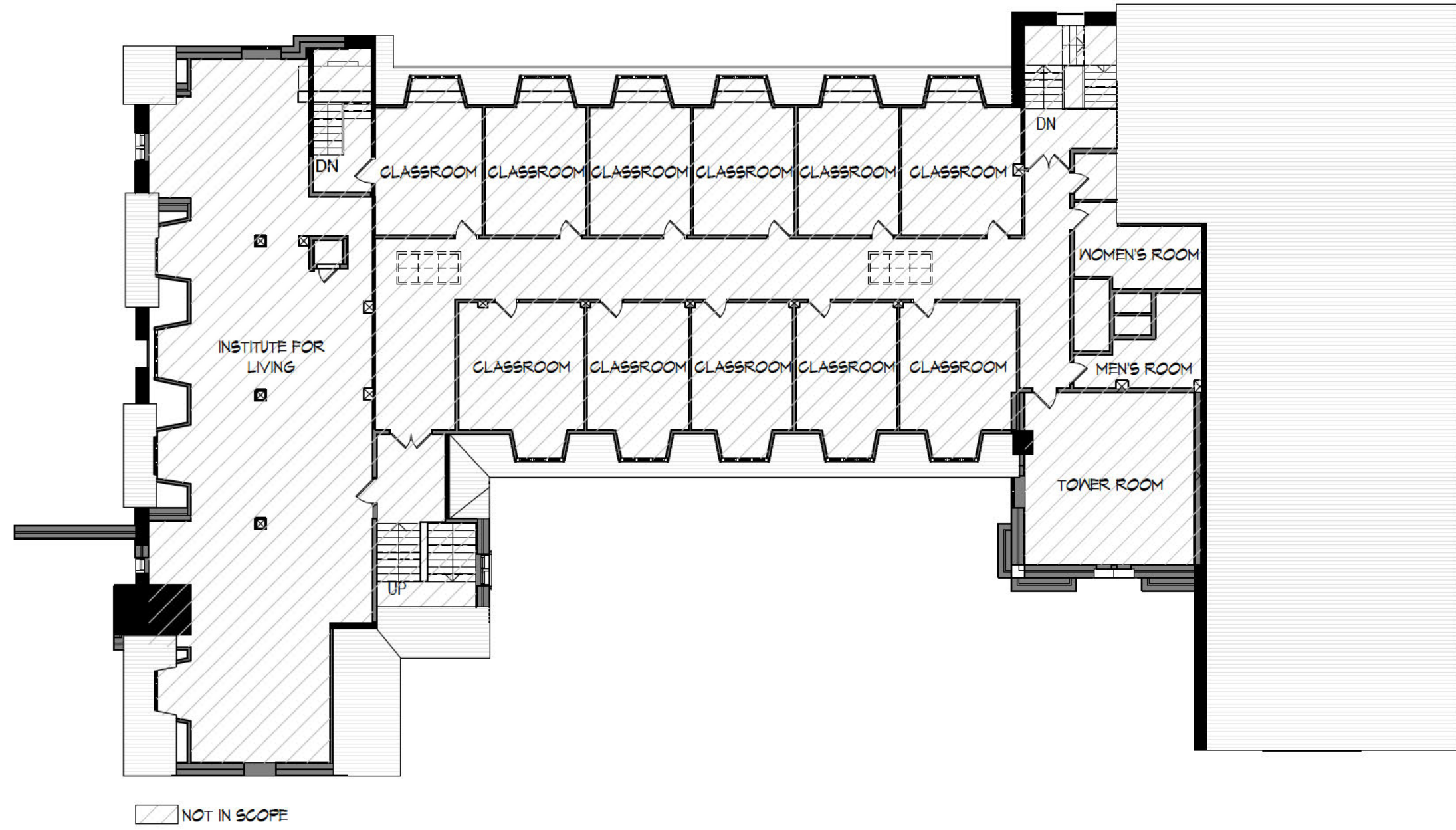


JOB NO 21004
DATE 08.26.2021

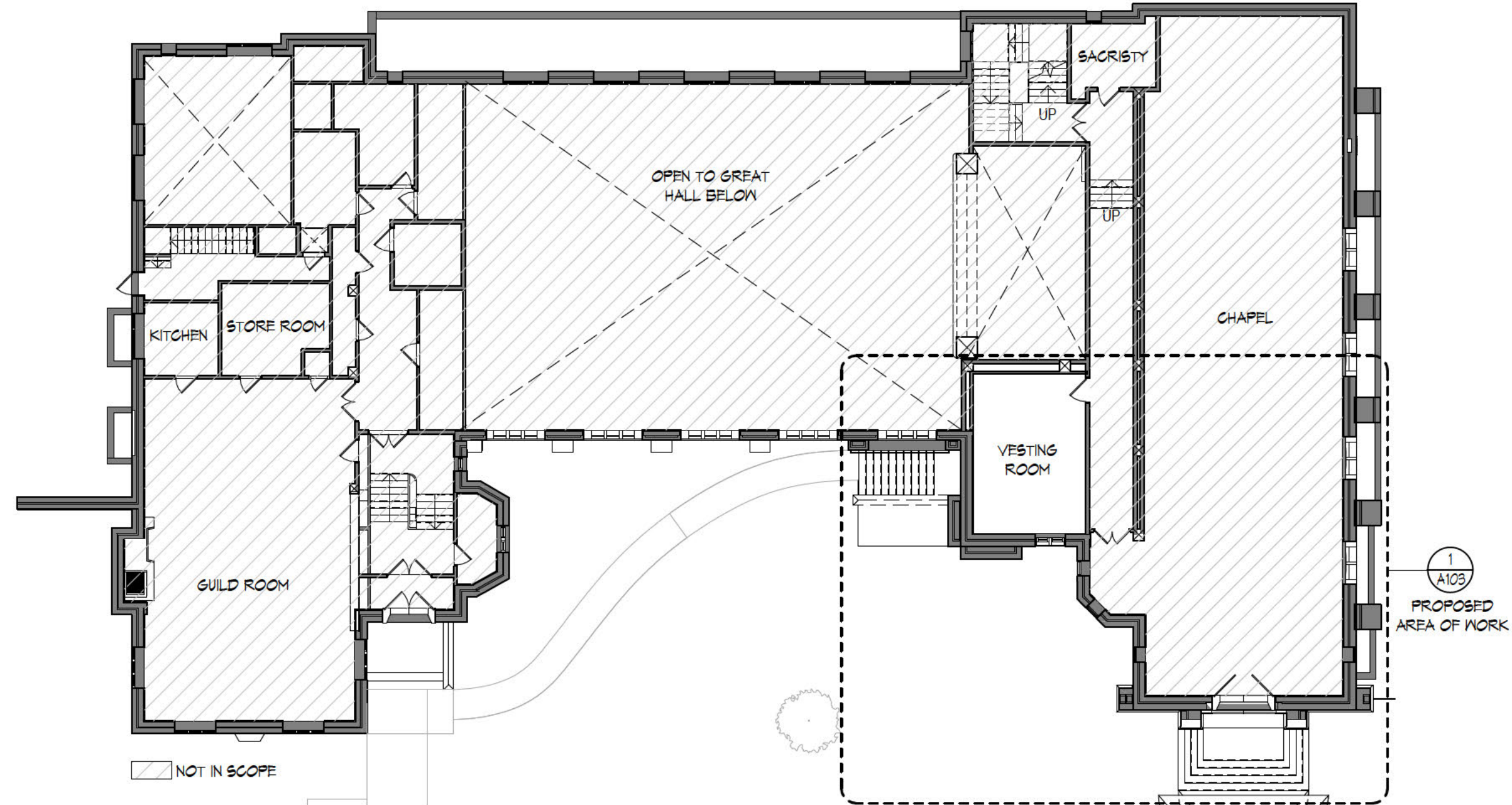
PLAT OF SURVEY (FOR
REFERENCE ONLY)

A100

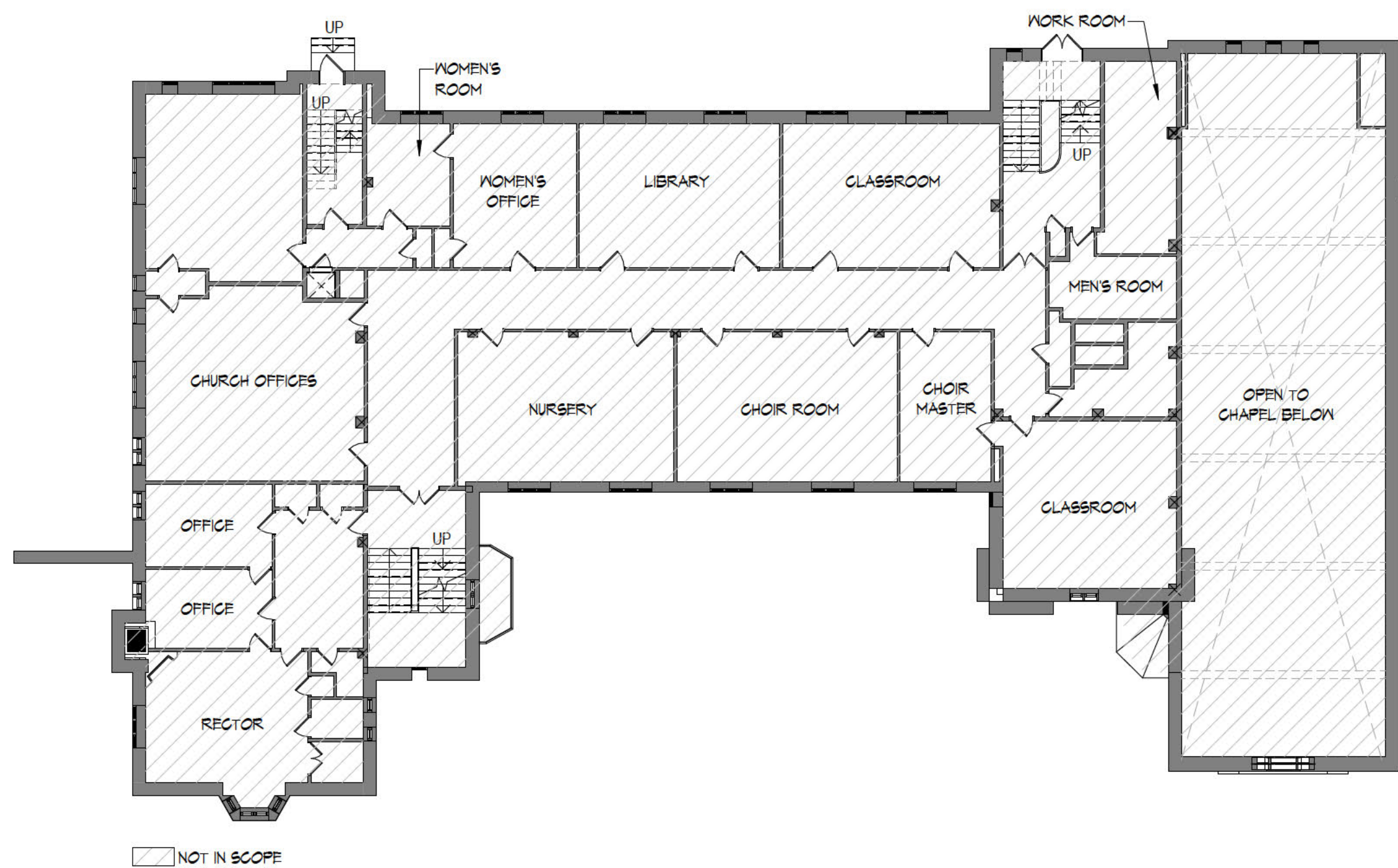
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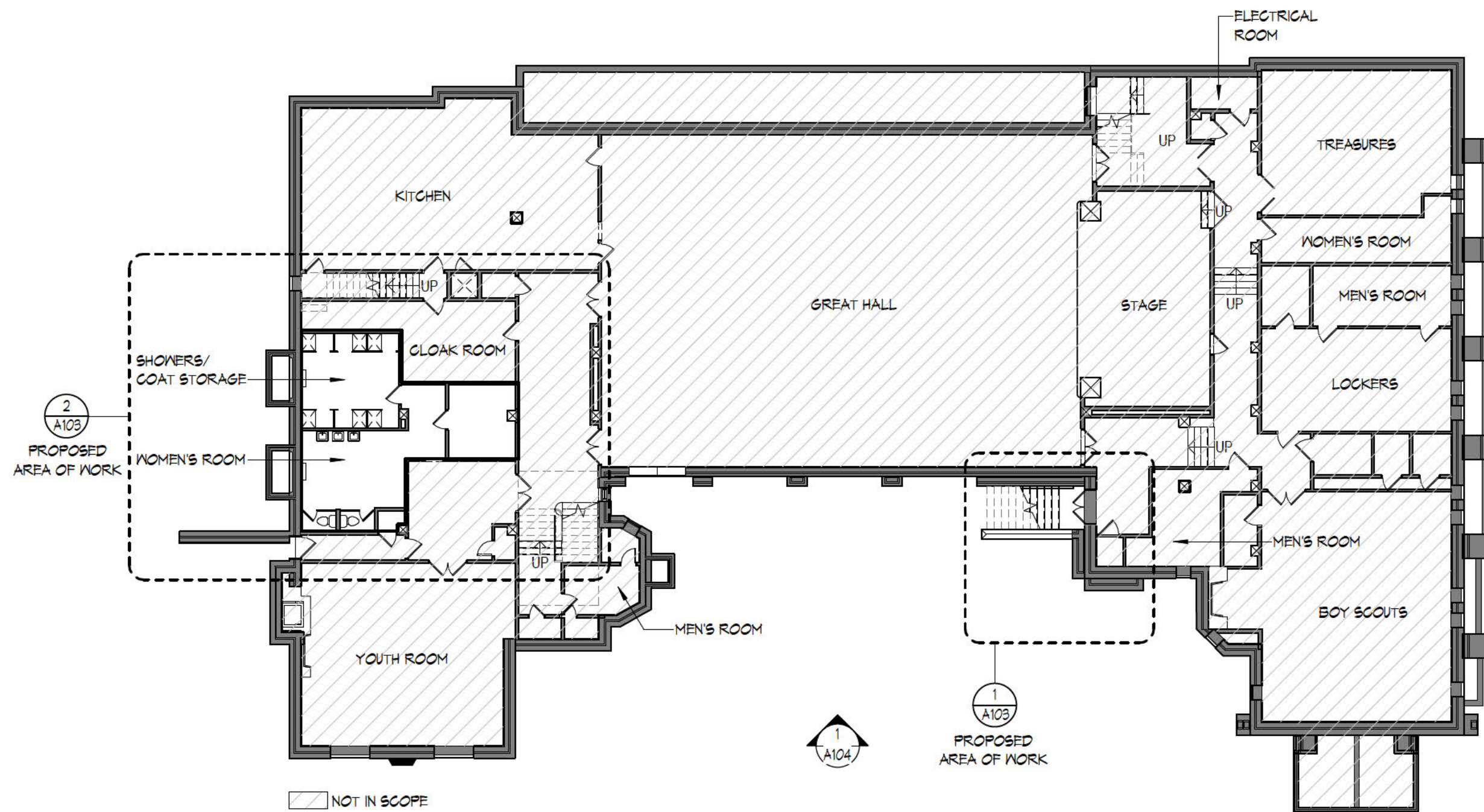
4 EXISTING THIRD FLOOR PLAN - NO CHANGE
SCALE: 1/16" = 1'-0"



2 EXISTING GROUND (CHAPEL LEVEL) FLOOR PLAN
SCALE: 1/16" = 1'-0"



3 EXISTING SECOND FLOOR PLAN - NO CHANGE
SCALE: 1/16" = 1'-0"



1 EXISTING GREAT HALL LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

PARTITION LEGEND		GENERAL DEMOLITION NOTES	
SYMBOL	DESCRIPTION	1. THE INTENT OF THE DEMOLITION PLAN IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. 2. GENERAL CONTRACTOR IS TO MAINTAIN A SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEATHING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY TAPING OF JOINTS AND GAPS TO PREVENT DUST MIGRATION. 3. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS. 4. CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS & OTHER ADJACENT OCCUPIED OR USED FACILITIES. COMPLY WITH LOCAL JURISDICTION REQUIREMENTS FOR RECYCLING. 5. DISPOSE OFF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. REVIEW BUILDING OWNER REQUIREMENTS & COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS. 6. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. 7. SCHEDULE ALL SERVICE SHUT-DOWN(S) WITH THE OWNER AND BUILDING MANAGEMENT. NOTIFY OWNER A MINIMUM OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT-DOWN(S). 8. UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTICLES & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, INCLUDING BUT NOT LIMITED TO ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK. 9. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION. 10. SCHEDULE ALL SERVICE SHUT-DOWN(S) WITH THE OWNER AND BUILDING MANAGEMENT. NOTIFY OWNER A MINIMUM OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT-DOWN(S). 11. UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTICLES & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, INCLUDING BUT NOT LIMITED TO ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK. 12. REMOVE ENTIRE WALL ASSEMBLY INDICATED TO BE DEMOLISHED, INCLUDING CONCEALED ELEMENTS WITHIN PARTITION. 13. DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR ITS ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE. 14. MAINTAIN MEANS OF EGRESS, AND KEEP FULLY SEPARATED FROM CONSTRUCTION AREA AT ALL TIMES. 15. PROTECT FROM DAMAGE ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN. 16. DO NOT REMOVE ANY EQUIPMENT, CONDUITS AND FIXTURES PROVIDING WATER, PLUMBING, ELECTRICAL, HEATING, VENTILATION, AIR CONDITIONING, LIGHTING AND SEWER SERVICE TO THE PREMISES UNLESS SPECIFICALLY NOTED. 17. GENERAL CONTRACTOR TO PROVIDE SHORING AND BRACING OF EXISTING STRUCTURE AS REQUIRED BY DEMOLITION WORK. 18. GENERAL CONTRACTOR TO SECURE AND PROTECT OPENINGS MADE IN FLOORS, WALLS AND CEILINGS OF EXISTING STRUCTURE TO ENSURE LIFE SAFETY, BUILDING SECURITY, AND TO PREVENT AIR AND WATER INFILTRATION.	
	EXISTING WALL AND DOOR TO REMAIN		
	EXISTING WALL AND DOOR TO BE DEMOLISHED		
	NEW WALL CONSTRUCTION AND DOOR		
	PARTITION TAG; SEE SHEET A--- FOR DETAILS		
	REINFORCED CONCRETE		

APPROVALS



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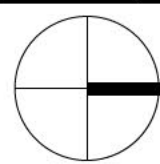
DRAWN BY: AP

CHECKED BY: MK

PROJECT ARCH: JM

NO DATE DESCRIPTION

08.26.2021 VILLAGE STAFF REVIEW



JOB NO:

21004

DATE:

08.26.2021

EXISTING FLOOR PLANS

A102



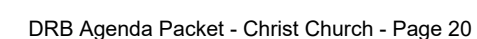
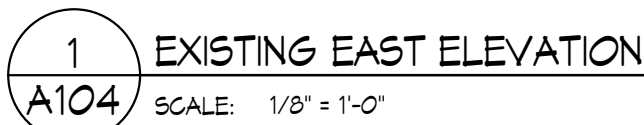
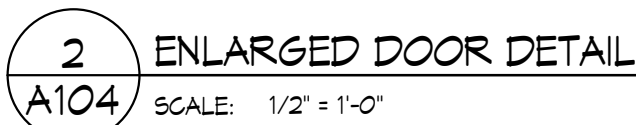
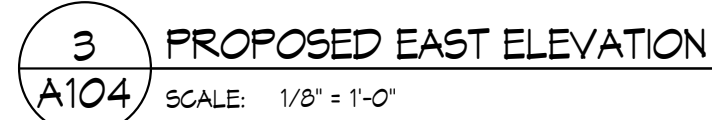
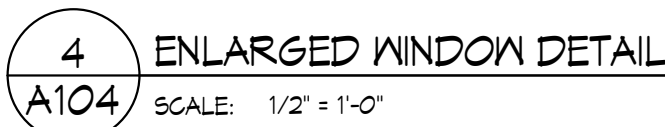
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	JOB NO 21004
	DATE 08.26.2021

PROPOSED FLOOR PLANS

A103





3 NEW ACCESSIBLE ENTRY - PERSPECTIVE
A105 SCALE: 12" = 1'-0"



2 NEW STAIR AT CHAPEL - PERSPECTIVE
A105 SCALE: 12" = 1'-0"



1 PERSPECTIVE VIEW FROM MAPLE STREET
A105 SCALE: 12" = 1'-0"

APPROVALS



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PERSPECTIVE RENDERINGS

A105

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3 NEW CHAPEL STAIR SECTION
A106 SCALE: 1/4" = 1'-0"

5 PROPOSED ADDITION SECTION LOOKING NORTH - 2
A106 SCALE: 1/4" = 1'-0"

6 HANDRAIL DETAIL
A106 SCALE: 3" = 1'-0"

4 CONCRETE STAIR TREAD AND RISER DETAIL
A106 SCALE: 1 1/2" = 1'-0"

2 TYPICAL EXTERIOR WALL SECTION
A106 SCALE: 1/2" = 1'-0"

1 PROPOSED ADDITION SECTION LOOKING NORTH - 1
A106 SCALE: 1/4" = 1'-0"

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A106

HALQUIST
STONE

Rocking America Since 1929

MADE FROM NATURE, NOT MOLDS.

SALES 262.246.9000 | FAX 262.246.5735

halquiststone.com | info@halquiststone.com

BUFF FOND DU LAC LEDGE





Rocking America Since 1929

HALQUIST
S T O N E

DRB Agenda Packet - Christ Church - Page 24

ROCKING AMERICA SINCE 1929

In 1929 Swedish immigrant John Halquist purchased a 2-acre curbing quarry just outside of Sussex Wisconsin. By the end of World War II, John grew the small quarry, with the help of his son Albin, into what is now one of the largest building stone companies in the United States.

Halquist soon realized that Lannon Stone, quarried in the area since the 1850s, had a good reputation for yielding high quality lime, curbing, paving, foundation and building stone. This reputation allowed the company to enjoy the postwar building boom, and Lannon Stone became the predominately used material for houses and churches in Milwaukee, Chicago and the Northern Midwest. Over the years Halquist Stone became the innovators in the industry with many firsts. We were the first to use diamond saws and stone splitters, first in tumbling stone and making thinstone. Halquist was also the first to locally market stone from around the country and one of the first producers to recycle its waste into agricultural lime and crushed stone. This laid the foundation or what is now a successful aggregate business.

In the late 1990s we added additional capacity with our Chilton and Fond du Lac quarries and in 2014 we purchased our Fond du Lac Silver quarry. This enabled us to provide unique colors and textures to our product line that was not commonly found in natural stone. Today we have the industry's most advanced fabricating equipment, including state-of-the-art 3, 4 and 5-axis CNC machines.

Whether it's in our showrooms, quarries or our national distribution channels you'll find the highest quality building and landscaping stone known to mankind. Because natural stone may be the most versatile product available in building and landscaping, we pay special attention to the details of your plan to ensure that the right stone is specified before the order is placed. Whether you are a homeowner, builder or architect, we encourage you to talk to us very early in the project to discuss the preferred stone for the application you have designed. The team of experts at Halquist can assist you with recommendations that add quality and character throughout the entire project.

The spirit of innovation and customer service still remains today as it did in 1929. At every level of our organization we understand that customer service is job #1. That's why as a homeowner, landscaper, architect, mason, or a quality home builder you can rest assure that we will do everything in our power to gain your trust as your **#1 source** for all your stone needs.



ALBIN AND RON HALQUIST | CIRCA 1949



CUSTOM BLEND

EPIC SYSTEMS | VERONA, WISCONSIN

DRB Agenda Packet - Christ Church - Page 26

THE NATURAL FACES OF STONE

Halquist Stone's veneer collection is designed to compliment a wide variety of architectural styles. Whether you're creating a sleek, modern stone accent wall in a bathroom to a more traditional fireplace in the living room, we have some of the most desired colors and textures to choose from.

Most of Halquist Stone's veneer collection comes from the famous Niagara Dolomite, with layers typically ranging from 1" thick to 24" thick. How we use those layers - for size, texture and color - give the unique look that have been used for centuries. The surface colors of all Niagara Dolomites derive from natural iron oxides, which leave colors that blend with local soils to leave a unique look on each stone. Chemical iron oxides are the typical base material for coloring concrete, but with our stone being over 390 million years old, you have a look and durability that no manufacturer can reproduce.

SPLITFACE.

Stone that has been broken by a hydraulic splitter to a specific size.

SEAMFACE.

A vertical crack in the quarry that is exposed to the elements, often showing coloration. This coloration is the edge of the stone.

WEATHEREDGE.

This is a natural alteration by either chemical or mechanical processes due to the action of atmospheric conditions, surface waters, soil and other ground waters, along with temperature changes. The stone features more of a grooved or textured face.

BEDFACE.

The natural top or bottom of a layered stone = a flagstone face. It's also called natural cleft.

ROCKFACE.

Done by hand with a chipping tool, rock face stone is chipped around the perimeter to produce a bold, convex projection along its face. This finish creates a more massive appearance than split face.



SPLITFACE



SEAMFACE



WEATHEREDGE



BEDFACE



ROCKFACE

GROUT TECHNIQUES

Throughout this entire brochure our stone color profiles are shown without grout joints as we focus more on the beauty and color of the stone. We do this because grout - and sometimes the lack of it - has an amazing impact on the look of the final product. All square footage of our product is based on a 3/4 inch average joint.

There are three factors that are very important in stone masonry:

- 1] Selecting the right stone for the project
- 2] Selecting a good mason
- 3] Selecting an appropriate grout technique

Three common grout techniques that masons can do are:

RAKED JOINT.

Also known as a standard joint is achieved by laying each stone roughly one finger width apart from each other, then grouting between each stone. Once the mortar is semi-dry, it's "raked" with a variety of masonry tools to ultimately achieve a consistent depth. This allows the edge of each stone to be seen.

FLUSH OR BRUSHED JOINT.

A flush joint is when a trowel is held flat against the stone or brick and moved along the surface, so as to cut away the excess mortar. The resulting joint is flush with the stone.

OVERGROUT JOINT.

When you compare this in the photographs to the right you'll notice how different the stone looks. The way the grout is applied tends to give the stone a rustic and aged appearance. The joints are widening, dry irregular and overlaps the face of the stone.

COLORED GROUT.

Different colors of grout can also change the impact of the stone. All the stone panels to the right are shown with standard gray mortar. Mortar colors are almost unlimited.

You may wish to have your mason make a mock-up of the grout techniques you wish to use prior to beginning the actual installation and that you understand how the stone will look on a larger scale.



RAKED JOINT



FLUSH JOINT



OVERGROUT JOINT

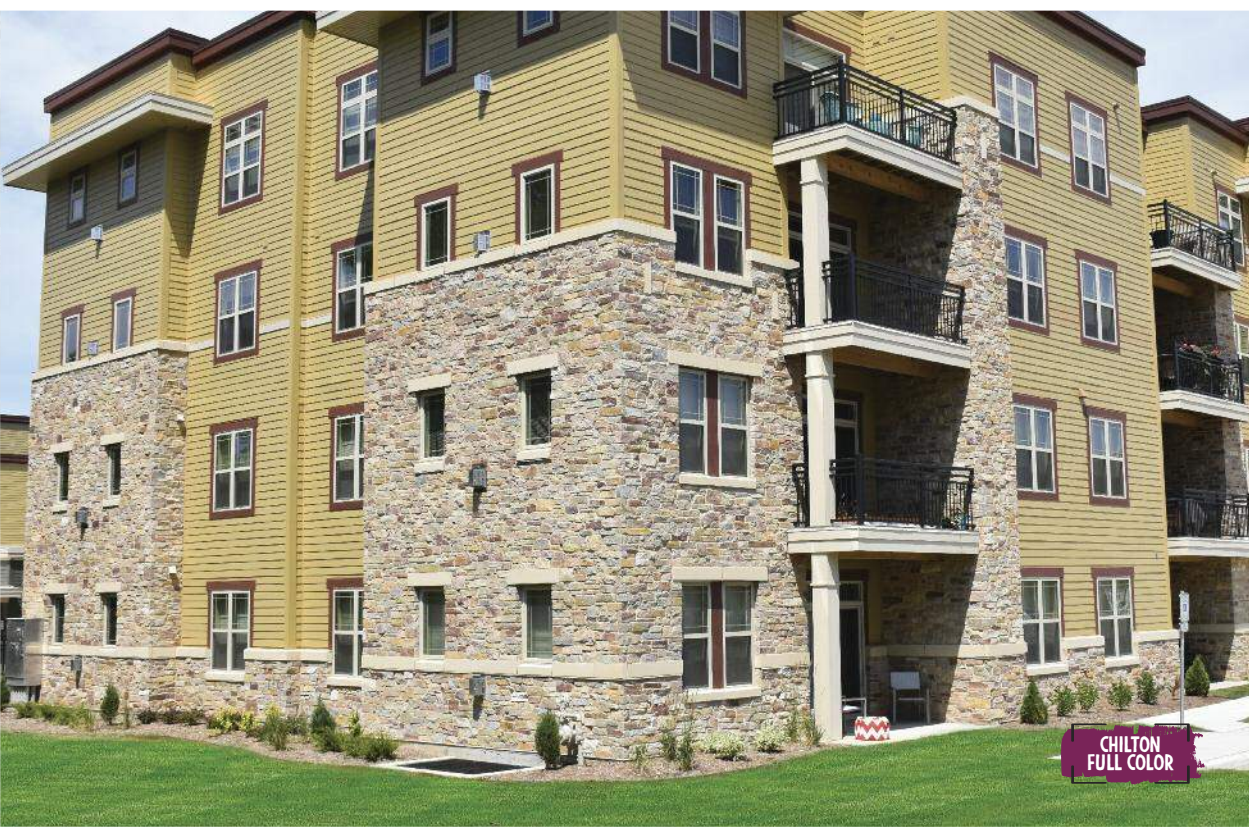
NOTE: ALL STONE SWATCHES IN THIS CATALOG ARE SHOWN WITH NO JOINT DUE TO SIZE LIMITATION WITH THE PANELS. PLEASE CONSULT WITH YOUR ARCHITECT AND DESIGNER FOR BEST GROUT FOR EACH BLEND



LEDGESTONE COLLECTION

Using Halquist natural stone presents an authentic image to others and cultivates a deeper form of integrity. Nature makes no excuses, puts on no disguises, hides absolutely nothing, and never settles for less than the real thing. And only natural stone can make these claims. The Ledge Collection from Halquist is one of our most popular ashlar shaped profiles for this exact reason.

The ageless beauty of natural stone is exemplified with the Ledge Collection. This collection offers blends of weathered, seamface and snapped edge stone which will determine size, texture and color. Depending on how it is installed, you can vary the final look of your project.





CHARCOAL
LEDGE



CHILTON RED



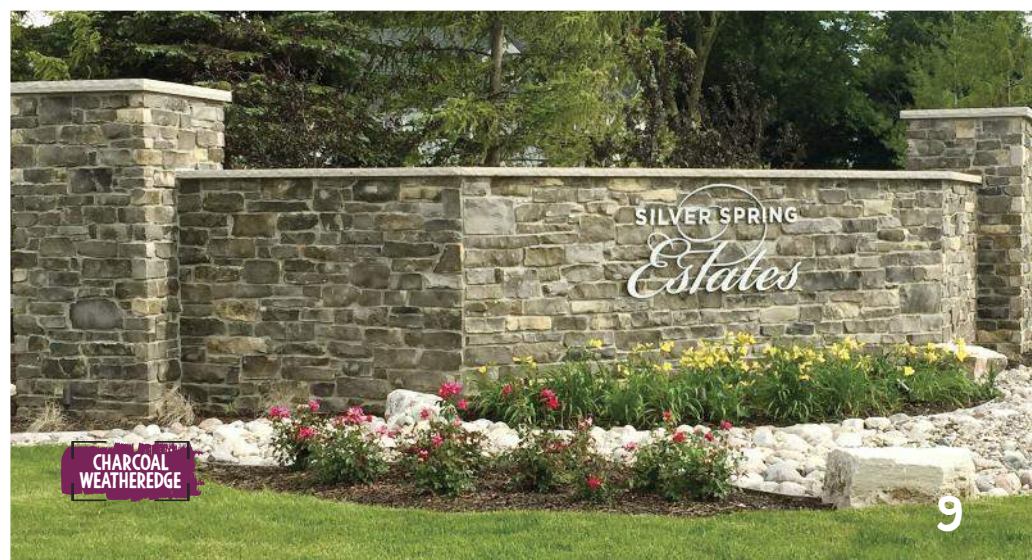
MAPLE RIDGE



SYCAMORE



SANDHILL
RUSTIC



CHARCOAL
WEATHEREDGE

FOREST



ASHEVILLE | LEDGE



AUBURN LEDGE | LEDGE



BASSWOOD BUFF | LEDGE



BASSWOOD GREY | LEDGE



BEAVER CREEK LEDGE | LEDGE



BLACK FOREST | LEDGE



BROOKFIELD BUFF | LEDGE



BROOKFIELD FULL COLOR | LEDGE



BROOKFIELD GREY | LEDGE



CASCADE | LEDGE



CHARCOAL LEDGE | LEDGE



CHARCOAL WEATHEREDGE | LEDGE



CHILTON BROWN | LEDGE



CHILTON COBBLEFIELD | LEDGE



CHILTON FULL COLOR | LEDGE



CHILTON LEDGE | LEDGE



CHILTON RED | LEDGE



FOND DU LAC COBBLEFIELD | LEDGE



FOND DU LAC LEDGE | LEDGE



FOND DU LAC RUSTIC | LEDGE



FOREST | LEDGE



MAPLE RIDGE | LEDGE



MAYVILLE | LEDGE



SANDHILL CREME | LEDGE



SANDHILL RUSTIC | LEDGE



SILVER COBBLEFIELD | LEDGE



SILVERLEDGE | LEDGE



SYCAMORE | LEDGE



TAMARACK | LEDGE



TUMBLED BROOKFIELD | LEDGE



TUMBLED CHILTON COBBLEFIELD | LEDGE



TUMBLED CHILTON LEDGE | LEDGE



TUMBLED SILVERLEDGE | LEDGE



WINNEBAGO | LEDGE

LOOKING FOR EVEN MORE IDEAS?

Whether you're at home or on the go, visit us at halquiststone.com for the latest videos, downloadable information and an ever changing photo gallery.

Scan this QR Code with your phone or tablet for all your resources on stone!





With your ideas, a clean slab of rock and his chisel, a Halquist craftsman can create nearly anything you desire.

To find out more about the near endless possibilities of hand rockfaced stone, ask a Halquist sales representative today.

BUILT WITH VALUES.

From investing in state-of-the-art equipment and following the same values of quality that our founder, John Halquist, instilled into the frame work of our company 90 years ago, we continue to lead the building and landscaping stone industry with quality and unparalleled customer service.

With the land that covers our nine quarries, Halquist Stone provides some of the most unique colors and textures made from the best stuff on Earth. Through their keen eye to detail, our craftsmen work hard to create a product that's more than just stone that covers a building, but a lasting architectural masterpiece. Halquist has some of the most advanced technology in the industry, including state-of-the-art 3, 4 and 5-axis CNC machines.

The spirit of innovation and customer service at Halquist Stone still remains as it did in 1929. At every level of our organization we understand that customer service is job #1. That's why as a homeowner, landscaper, architect or a quality home builder you can rest assure that we will do everything in our power to gain your trust as your #1 source for all your natural stone needs.

ITS ALL ABOUT THE DETAILS!

The dedication to providing our customers with the best stuff made on Earth is what transcends the ordinary into a body of work that inspires the soul.

The staff at Halquist Stone are dedicated to helping you bring your ideas to life. We invite you to visit our 8,000 square foot designer showroom along with over 4-acres of outdoor displays. After you've had an opportunity to look over the many options that are available to you, we can help you take the next step in designing the home or commercial project of your dreams. With nine quarries and fabrication facilities throughout Wisconsin and our Arizona operations, you won't find a better selection of colors and textures delivered to you in a timely fashion.



SUSTAINABILITY RECOGNIZED.



Halquist Stone is proud to be awarded Certifications for quarrying and fabrication operations under ANSI-NSC 173 Sustainable Production of Natural Dimension stone standards. We are **the only Midwest Limestone producer certified, and only the eighth company in the USA** to be awarded. This certification is the ONLY certification for stone companies, and is nationally recognized by the United States Green Building Council. Architects, masons, and owners can rest assured that Halquist Stone products have been produced to the highest standards of social, economic and environmental responsibility in the stone industry.

In its truest form, sustainability is a three-prong strategy involving environmental, social and economic requirements and that is how green building programs have been created. Construction materials must have an environmentally preferable profile over their life cycle, from raw material extraction through the use phase and finally at the end of its application. The methods used to construct the building must be environmentally considerate. USGB LEED® is based on upholding these canons, and using sustainable stone can give one LEED® credit - regardless of building location.

NOTES: All of Halquist Stone's owned quarry sites have been certified under ANSI/NSC 373. Halquist also uses leased quarry sites that operate under the same procedures as our company owned sites. Halquist also purchases raw material from certified as well as non-certified sites. Please consult with your sales consultant which blends are considered certified under ANSI/NSC 373.



PROUD MEMBERS OF THESE FINE ORGANIZATIONS



BECAUSE NATURAL STONE IS MADE FROM NATURE, VARIATIONS SHOULD AND CAN BE EXPECTED. EVEN THOUGH COLORS IN THIS BROCHURE ARE AS CLOSE TO THE ACTUAL BLEND AS POSSIBLE, PHOTOGRAPHIC AND PRINTING TECHNIQUES - AND ACTUAL VIEWING CONDITIONS - CAN ALTER PERCEPTION OF COLOR.

800.255.8811 | halquiststone.com

ONLINE RESOURCES



HALQUIST STONE



INDIANA  [®]
LIMESTONE

Product Guide

VOLUME THREE



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Indiana Limestone Company

Built On Excellence and Innovation

Indiana Limestone Company is unmatched as the only fully integrated supplier of Indiana limestone. From raw block, slab material, and standard building products, we are a leading supplier of the nation's building stone. Since our founding in 1926, we continue to be the largest limestone quarrier and fabricator in the United States. At Indiana Limestone Company, our strength is in our reliability as we consistently provide high quality products and services to meet your needs.

An Extensive Inventory of Remarkable Natural Stone

Over 85 years ago, a group of visionaries representing 24 limestone companies, or 90% of this area's stone industry, combined virtually an entire industry into one entity:

Indiana Limestone Company. Today, our company carries on that tradition. Located in the heart of one of the world's richest limestone deposits, we own more than 4,500 acres that contain over 300 years of reserves.

Our extensive inventory offers the widest range of colors, grades, and products all readily available for quick delivery around the world.

We combine modern technology with traditional craftsmanship to make the architect's vision a reality. The size of our operation has allowed us to pursue both large and small construction and restoration projects, including some of the most prestigious works of American architecture – the Empire State Building, Pentagon, Yankee Stadium, 15 Central Park West, and National Cathedral – along with 36 of the 50 state capitol buildings.

Quality Customer Service

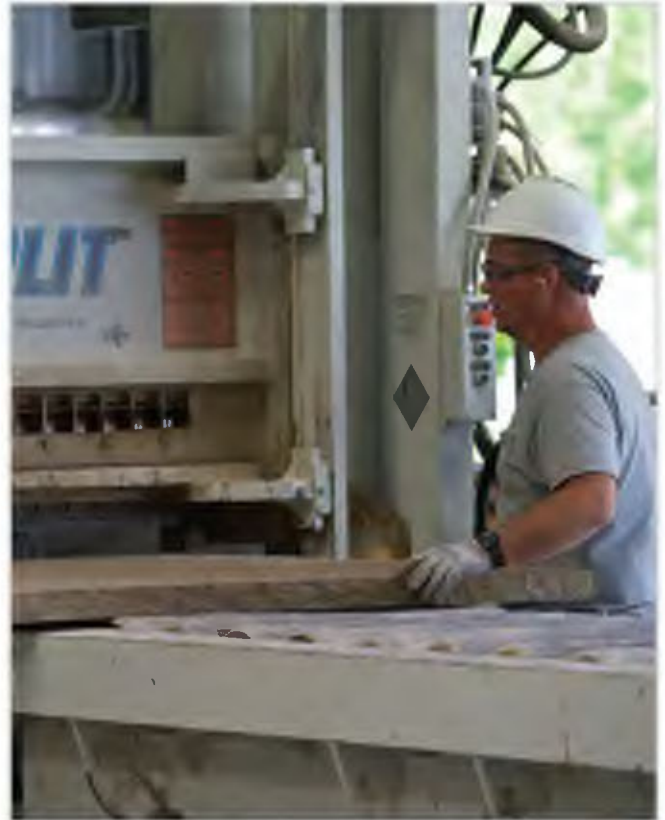
We take pride in the customer focused service we deliver. Our foundation is built upon the skill and dedication of the people at Indiana Limestone Company, as we bring the highest quality natural resource to you. Contact us today for samples and information on how to specify Indiana limestone for your next project. Choose Indiana Limestone – a remarkable raw material that will endure for generations.



From Quarry Operations to Building Products

The strength of the Indiana Limestone Company is consistently providing reliable and innovative building solutions. Investments in technology have allowed us to continually be the largest limestone quarrier in the United States with the highest quality stone reserves. Focusing on efficiency, quality and, above all, safety every step of the way, we extract more than 6 million cubic feet of limestone each year. These technological investments and owning the raw material supply have lead to faster production to better meet your project and stocking needs.

Indiana Limestone Company's vision and mission has evolved from a quarrier to a vertically integrated high-end building products company. Our two signature product lines are the Urban Hardscapes and Estate Veneer Series. Our veneers, Vanderbilt Classic®, Berkshire™, and Rockford Estate Blend®, offer timeless accents and durability to residential, institutional, and commercial projects. Our Urban Hardscapes products, which include pavers, wall caps, pier caps, pool coping, garden wall, and steppers, offer an expansive product line for dealers.



YOUR VISION **DESERVES LIMESTONE**



Since 1926, we've seen numerous trends in the building products industry and have helped thousands reach their vision. At Indiana Limestone we want to continually provide you the knowledge and resources that give you inspiration and help bring your vision to life. We believe your vision deserves limestone. See the benefits of Indiana Limestone for yourself and get inspired for your next project.

Natural Beauty

A one-of-a-kind building material, natural stone's breadth of color and texture offers a unique and unmatched aesthetic.

Consistency

Indiana Limestone offers an unmatched consistency, which is unique amongst natural stone products. Lesser materials have come and gone, while Indiana limestone has been in use for more than 160 years.

Complementary

Natural products add value to everything from brick to granite to wood in both traditional and contemporary environments.

Versatility

Limestone offers nearly unlimited application opportunities. For example, limestone pier caps can be used as base caps for columns. Limestone sills can pitch two ends to form a mantel or act as a hearthstone for an outdoor living space. The only limit is your imagination.

Durability

Outdoor hardscapes need to weather the elements. Landscapes built with limestone decades ago are still in use today, including the grounds of the Biltmore House in Asheville, North Carolina, and Longwood Gardens in Philadelphia, Pennsylvania.

Your Vision Deserves Limestone

Low Life-Cycle Costs

Indiana Limestone is low-maintenance, requiring only the occasional re-pointing of stone joints and cleaning, if desired.

High SRI Ratings

Test results show limestone has high ratings for solar reflectance index (SRI), which measures the ability of a constructed surface to reflect solar heat. This means sustainable residential landscape design with limestone can increase environmental health as a low-impact material.

Reflective materials help reduce air temperatures in cities that deal with the urban heat island effect.

Recyclable

Indiana Limestone can be taken from one project and reused on another, as elements in another building, landscape stones, in perimeter walls, or even as site fill.

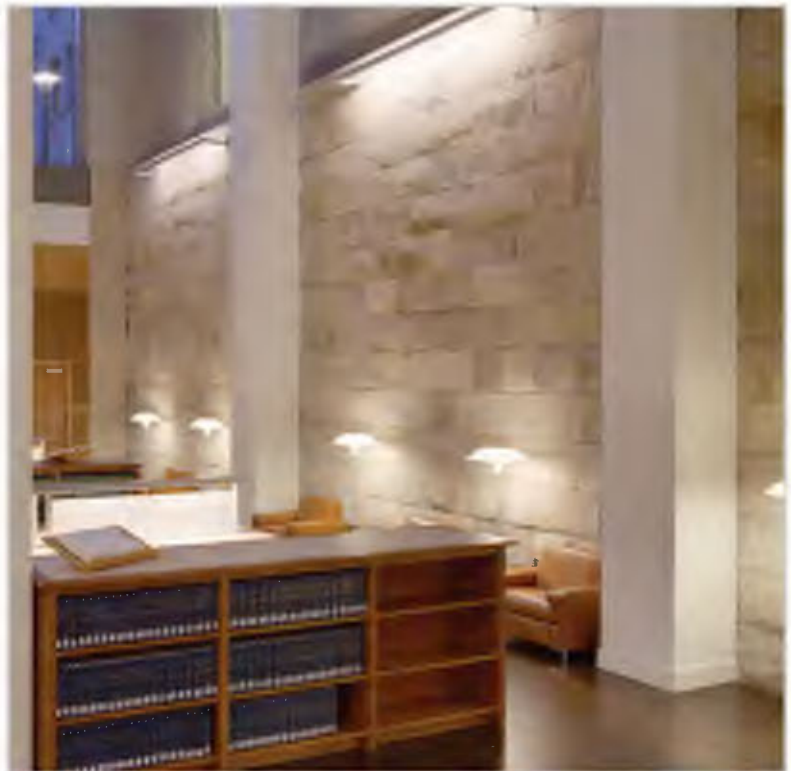
Cost-Effective

Standard products are less expensive than full-custom products at a fraction of the lead-time. They also help to standardize installation requirements and more accurately predict labor estimates.

The beauty of limestone is that it offers unmatched versatility and durability to fit perfectly into the dream space your clients want.



Gas Company Loft in Los Angeles, California built in 1924.



UC Berkeley Law School in Berkeley, California. Photo ©Tim Griffith



SPECIFICATION & TECHNICAL INFORMATION

Indiana Limestone is a desirable choice for masons, installers, and contractors for residential, commercial, and institutional projects. If you need an installation detail, please contact your Regional Sales Manager IndianaLimestoneCompany.com.

Indiana Limestone

Specification and Technical Information

Properties of Indiana Limestone

Most building designs that incorporate Indiana Limestone consider these properties:

Ultimate compressive strength of dry specimens

Value: 4,000 psi min.* Test STD: ASTM C170

Modulus of rupture of dry specimens

Value: 700 psi min.** Test STD: ASTM C99

Absorption

Value: 7.5 % max. Test STD: ASTM C97

**Most Indiana Limestone products indicate min. values in excess of 4,000 psi, but this value is listed as an engineering reference.*

***Wind load and other bending forces are typically calculated at 1,000 psi for modulus of rupture.*

NOTE: All Indiana Limestone meets or exceeds the strength requirements set forth in ASTM C568 for Type II Dimension Limestone.

Abrasion Resistance

When used in flooring, paving, or steps, the abrasion resistance should be specified.

Value Range: (Abrasive Hardness)

6 min. to 17 max.† Test STD: ASTM C241

†Stone preparation and installation details are important in assuring hardness of 8 for heavy traffic areas. Specify abrasive hardness of 6 for light traffic areas such as patios, plazas, and wide sidewalks.

Dampproofing

■ Where limestone is to be used at or below grade, dampproofing must be applied.

■ Dampproofing the face of backup or structural concrete is helpful, but is not a substitute for back painting the stone.

■ In cases where limestone is to be covered by soil or paving at grade and where the stones will present an evaporation surface above grade, the dampproofing must be carried up the partially exposed face at least to grade level.

■ Indiana Limestone Company recommends a cementitious based waterproof coating.

Delivery, Storage, and Handling

■ Product will be supplied adequately packaged on pallets or timbers to keep finished stone clear of the ground.

■ Storage area should be a well-drained space, graveled or chipped for protection against mud splatters.

■ When using pry bars to move stone into place, use padding to protect the edges of the stone.

■ Product should be unloaded and handled carefully to prevent breakage.

■ Product should be handled carefully to avoid chips and scratches.

Protection of Unfinished Work

■ To avoid possible unsightly stains caused from dirt or other construction materials residue, the limestone should be covered with protective material during construction. This material should be left intact until the finishing of any surrounding work.

■ During construction, limestone should be carefully protected to prevent rain, snow, or seepage from entering space between keystones and backing.

Cleaning

■ After mortar has set, the limestone should be brushed down with a stiff fiber brush, then carefully rinsed with clear water to remove any accumulation of stain or matter foreign to the limestone.

Finished Goods Packaging



Vanderbilt Classic® Thin Veneer Flats



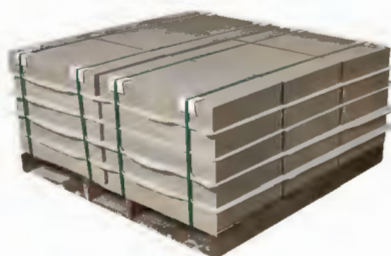
Berkshire™ Packaging



Vanderbilt Classic® Thin Veneer Corner Pieces



Rockford Estate Blend® Packaging



Vanderbilt Classic® Packaging



Thin Veneer Small Pallet



Sill Stock



Thin Veneer Large Pallet



Pier Caps Packaging



Garden Steppers Packaging



Wall Caps Packaging



Pavers Packaging

Custom Fabrication

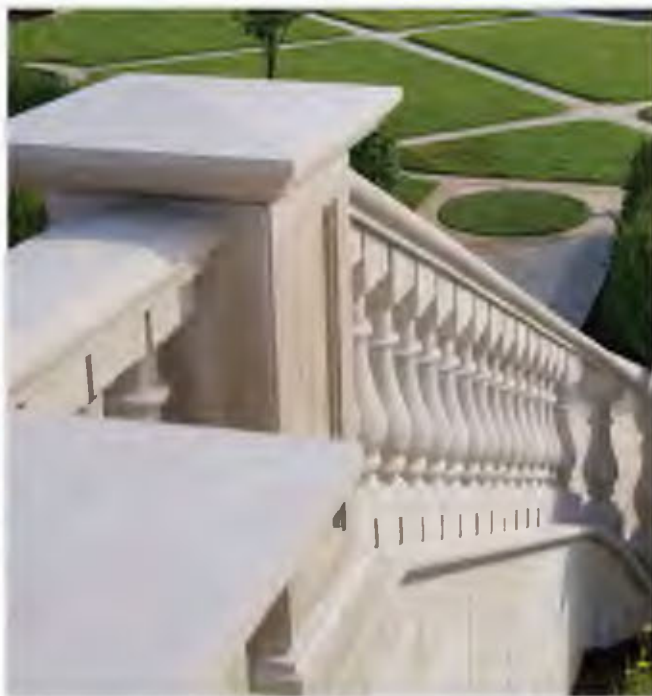
Our comprehensive portfolio of finished goods can meet your complete project requirements in many cases. When it does not, we can refer you to a custom fabrication partner or help your preferred stone fabricator understand how easy it is to work with Indiana Limestone. Contact our sales staff for a project review and consultation.



Custom residential fabrication.



Commercial needs met with Indiana Limestone.



Custom pier caps and wall caps.

INDIANA [®] LIMESTONE

123 South College Ave. | Bloomington, IN 47404

P 800.457.4026

F 812.287.7522

www.IndianaLimestoneCompany.com

Pro Window & Door Guide





Why You Can Trust Pella

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1 for innovation by homeowners¹

Rated #1 for highest quality by homeowners¹

The best Limited Lifetime Warranty for wood windows and patio doors²

¹ Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.
² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

We Are Dedicated to Window & Door Details

Pella ProEdge Solutions is an extension of your team, helping projects go more quickly and smoothly while reducing callbacks. With dedicated product expertise; anytime, anywhere communication; and service after the sale, you can complete jobs faster, get paid sooner and take on more jobs for your business.



Your Local Go-To Window and Door Experts

The expertise of your local Pella representatives coupled with personalized on- and off-site support, helps cut time and hassle from every project. And with access to local Pella showrooms, your homeowners can work directly with a Pella sales rep to decide which products will work best for their home.

Anytime, Anywhere Communication

Pella ProEdge Solutions provides builders and contractors with anytime, anywhere communication. With Pella ProConnect, you can contact your rep, track orders and see which accessories are being held. And when you need a quote or have a question, our project management team will respond within 24 hours. To create a new account, simply open your favorite web browser on your preferred device and visit proconnect.pella.com or use the QR code. Mobile users can add a tile icon to their home screen for easy access.



Service After the Sale

We hold off screens and hardware until the end of a project, ensuring they don't get damaged on-site. Our reps provide on-site training and support, and local service reps will take care of any callbacks or warranty claims directly with homeowners. And on the final walk-through, we will install accessories and ensure the details are covered.

Pella® Architect Series® Traditional

Wood & Aluminum-Clad Wood

Distinguished craftsmanship

Crafted with classic aesthetics to make a design statement and add architectural interest to your project, inside and out.

Nearly endless possibilities

Extensive size offerings, grille patterns, finishes, wood types and glass options allow you to meet your project's design specifications.

The best limited lifetime warranty¹

Pella Architect Series products are backed by the best limited lifetime warranty in the industry for wood windows and patio doors.

Pella Architect Series
Traditional



Enduring designs.

Custom-crafted. From unique sizes to one-of-a-kind grille patterns and custom glass options, we'll make your design vision a reality.

Low-maintenance exteriors. Our EnduraClad finish on aluminum-clad exteriors provides exceptional protection and long-lasting color retention.

Stunning hardware designs. Our portfolio includes the Antiek Fold-Away Crank and the Spoon-Style lock for windows and three Baldwin collections available for patio doors. Choose from our Classic, Modern, Rustic or Essential collections.

Achieve your design vision.

Fine-furniture details. Add drama and interest to a classic look with intricate details like matching sash and grille profiles. And with an array of classic and on-trend colors, your traditional-style products will look beautiful.

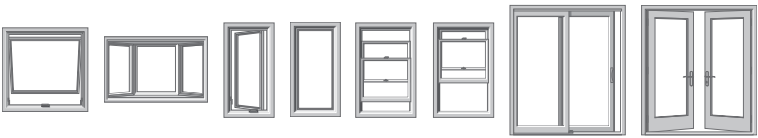
Integrated security sensors. Optional built-in security sensors integrate technology into your windows and doors. The free Pella Insynctive App alerts homeowners when their windows and doors are opened or closed and locked or unlocked.

Tailor-made solutions. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

The classic window styles you love with fine-furniture detailing and exceptional energy efficiency are backed by the best limited lifetime warranty for wood windows and patio doors in the industry.¹ Every window or door is one-of-a-kind, just like the wood it is crafted from.

Designed to last, Pella Architect Series - Traditional wood windows and patio doors offer optional Integral Light Technology® grilles to create the look of individual panes. Detailed hardware designs and finishes add personality to already beautiful wood windows and patio doors. Upgrade to impact-resistant glass to help protect against extreme weather, noise and intruders. For added peace of mind and convenience, use built-in security sensors with Pella Insynctive® technology.²

Available in these window and patio door styles:



Special shapes also available.

¹ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 866-319-0397.

² Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

Colors & Finishes

Wood Types

C T

Choose the wood species that best complements your project’s interior.

Pine

Douglas Fir¹

Mahogany¹

White Oak

Red Oak

Cherry

Maple

Custom solutions:

Prefinished Pine Interior Colors

C T

Our pine products are available in your choice of four paint colors or eleven stains. Unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White

Artisan Greige¹

Natural Stain

Wheat Stain¹

Golden Oak Stain

Early American Stain

Provincial Stain

Dark Mahogany Stain

Red Mahogany Stain

Espresso Stain

Skyline Gray Stain¹

Charcoal Stain

Black Stain

Aluminum- Clad Exterior Colors

C T

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.² Custom colors are also available.

Black

White

Brown

Fossil

Iron Ore

Portobello

Putty

Almond

Classic White

Brick Red

Hartford Green

Glass

InsulShield® Low-E Glass³

Advanced Low-E insulating dual-pane glass with argon or triple-pane glass with argon or krypton

C T

AdvancedComfort Low-E insulating dual-pane glass with argon

C T

NaturalSun Low-E insulating dual-pane glass with argon or triple-pane glass with argon or krypton

C T

SunDefense™ Low-E insulating dual-pane glass with argon or triple-pane glass with argon or krypton

C T

Additional Glass Options

Laminated (non-impact-resistant)^{5,6}, tinted^{5,5} or obscure^{3,5} glass also available on select products

C T

STC (Sound Transmission Class)-improved dual-pane sound glass^{4,6}

C T

Impact-resistant glass^{4,5}

T

¹ Availability may be limited. Please contact your local Pella expert for details.

² The highest exterior coating standard for painted aluminum exteriors is the AAMA 2605 standard. EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

³ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

⁴ Available on select products only. See your local Pella sales representative for availability.

⁵ Availability may be limited. Please contact your local Pella expert for details.

⁶ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁷ Sound control glass consists of dissimilar glass thickness (3mm/5mm).

Grilles

Grille Types

C T

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.

Ogee Integral Light Technology® 7/8", 1-1/4" or 2"¹

T

Square Integral Light Technology® 5/8", 7/8", 1-1/4" or 2"¹

C

Roomside Removable Grilles 3/4", 1-1/4" or 2"^{1,2}

T

Aluminum Grilles-Between-the-Glass 3/4"

C T

Grilles-Between-the-Glass Interior Colors:³

Black

White

Brown

Fossil

Ivory

Harvest

Cordovan

Grille Patterns

C T

In addition to the patterns shown here, custom grille patterns are available.

12-Lite Prairie

T

14-Lite Prairie

T

Victorian

T

New England

T

Traditional

C T

9-Lite Prairie

C T

Top Row

C T

Cross

C T

Custom

C T

Diamond

T

Simulated French

T

Screens⁴

Rolscreen®

C T

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on Pella Architect Series – Traditional casement windows and sliding patio doors and on Pella Architect Series – Contemporary sliding patio doors.

Flat

C T

InView™ screens are clearer than conventional screens. Vivid View® screens offer the sharpest view, letting in 29% more light and 21% more airflow than conventional fiberglass screens.⁵

InView™

Vivid View®

Wood-Wrapped

C T

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look.

Added Peace of Mind

Integrated Security Sensors

C T

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁶ For more information, go to connectpella.com.

¹ Color-matched to your product's interior and exterior color.

² Availability may be limited. Please contact your local Pella expert for details.

³ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁴ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

⁵ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

⁶ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

22

23

Window Hardware

Classic Collection

T

Get a timeless look with authentic styles in classic finishes.



Fold-Away Crank
Antiek

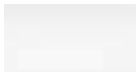


Spoon-Style Lock

Finishes:



Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Bright Brass



Antique Brass

Modern Collection

C

Achieve the ultimate contemporary look with exclusive hardware designed by Pella.

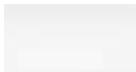


Fold-Away Crank
Saldo

Finishes:



Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



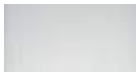
Satin Nickel



Bright Brass



Polished Chrome



Polished Nickel

Rustic Collection

T

Create a distinct and charming look with distressed finishes.

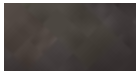


Fold-Away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

T

Select from popular designs and finishes to suit every style.



Fold-Away Crank

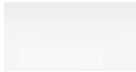


Cam-Action Lock

Finishes:



Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Bright Brass

C Pella® Architect Series® - Contemporary
T Pella Architect Series - Traditional

Patio Door Hardware

Classic Collection

C T

BALDWIN

Choose timeless pieces for a look that will never go out of style.



Hinged Patio Door Handle
Virago



Sliding Patio Door Handle
Ambrose

Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Bright Brass



Antique Brass

Modern Collection

C T

BALDWIN

Achieve the ultimate contemporary look with sleek finishes.



Hinged Patio Door Handle
Spiere



Sliding Patio Door Handle
Plazo

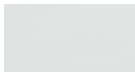
Finishes:



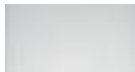
Matte Black



Satin Nickel



Polished Chrome



Polished Nickel

Rustic Collection

C T

BALDWIN

Stand out with bold looks and create an utterly unique aesthetic.

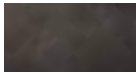


Hinged Patio Door Handles
Rustiek



Sliding Patio Door Handle
Notus

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

C T

Elevate your style and transform your home with elegant selections.



Hinged Patio Door Handle

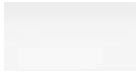


Sliding Patio Door Handle

Finishes:



Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Bright Brass

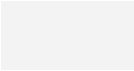
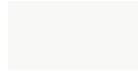
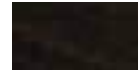
Compare Window & Patio Door Lines

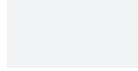
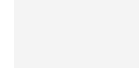
Review our lines and discover your best fit.

For more information on Pella's window and patio door offering, see your local Pella sales representative or visit pella.com/professionals.

Product Line								
	Pella® Reserve™				Architect Series®			
	Traditional		Contemporary		Traditional		Contemporary	
	Material	Wood & Clad/Wood		Clad/Wood		Wood & Clad/Wood		Clad/Wood
Price	\$\$\$\$ - \$\$\$\$\$		\$\$\$\$ - \$\$\$\$\$		\$\$\$ - \$\$\$\$		\$\$\$ - \$\$\$\$	
Description	Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.		Simple and sophisticated designs with expansive glass, sleek, minimal profiles and through-stile construction embody the tenets of pure contemporary style.		Classically styled wood windows and patio doors combine modern functionality with fine-furniture detailing. Stylish hardware completes the look you and your customer envisioned.		Enjoy smart styling and clean sightlines with sleek frames and expansive glass. Pair minimalist wood windows and patio doors with stylish modern hardware to complement a home.	
Available Styles	Window Styles		Window Styles		Window Styles		Window Styles	
	A AT B C CO DH		A AT C CO F PC		A B C DH F SH		A C F	
	F SH PC							
	Patio Door Styles		Patio Door Styles		Patio Door Styles		Patio Door Styles	
	SD HD BF MS		SD HD BF MS		SD HD BF MS		SD HD BF MS	

Window & Door Trim Options

Interior Wood Trim	Dramatically reduce installation time with factory-applied and factory-finished trim. Pella's beautiful trim options provide a vast range of choices that are true to your customer's home architectural style and décor. The trim around Pella® wood, fiberglass or vinyl windows and doors can coordinate with other trim on your project, including baseboards, crown molding and chair rails. Optional accessories to coordinate with trim profiles are available.
Wood Types	Choose the wood species that best complements your project's interior.  Pine  Oak
Prefinished Pine Interior Colors	Trim is available prefinished in your choice four paint colors and eleven stains. Unfinished or primed and ready-to-paint are also available.  White  Bright White  Linen White  Artisan Greige*  Natural Stain  Wheat Stain*  Golden Oak Stain  Early American Stain  Provincial Stain  Dark Mahogany Stain  Red Mahogany Stain  Espresso Stain  Skyline Gray Stain*  Charcoal Stain  Black Stain
Interior Trim Styles	Choose from over 50 styles of prefinished or unfinished wood interior trim to fit your project including these popular styles. Select trim styles available in Oak.  Craftsman  Ranch  Provincial  Colonial  Curved

EnduraClad® Exterior Trim	Add distinctive architectural detail to your project and set off the Pella wood windows and patio doors with style. Our low-maintenance, aluminum-clad exterior trim arrives factory-applied on windows and patio doors to save installation time and costs.
Exterior Finish Colors	Our low-maintenance, aluminum EnduraClad® exterior finish resists chalking and fading. Custom colors are also available.  Black  White  Brown  Fossil  Iron Ore  Portobello  Putty  Almond  Classic White  Brick Red  Hartford Green  Pearl Gray  Soft Linen  Satin Steel  Matte Gray  Wolf Gray  Spice Red  Sage  Frost Blue  Blue Ash
Exterior Trim Styles	EnduraClad exterior aluminum trim is available in five standard profiles. Or choose a custom design.  Monroe  Brickmould  Jefferson  3-1/2" Flat Casing  3-1/2" Brickmould*
Installation Methods	Pella makes installing windows and doors easy. Multiple installation methods and exclusive features save time and help reduce costly callbacks. For complete installation instructions and videos, visit installpella.com.

Give your business the advantage with Pella ProEdge Solutions



We're here to help your projects go smoother and reduce callbacks. This service operates as an extension of your team to help projects run more smoothly while reducing callbacks. With Pella ProEdge Solutions, you can expect:

Your Local Go-To Window and Door Experts

Anytime, Anywhere Communication

Service After the Sale

Pella ProEdge Solutions is here to get your jobs completed faster, get you paid quicker and ultimately get more jobs sooner.

Learn more about Pella ProEdge Solutions at pella.com/proedge.



Pella products are backed by some of the best warranties in the business.

You can be confident in your investment. Pella windows and patio doors are backed by a strong national brand and some of the strongest warranties.

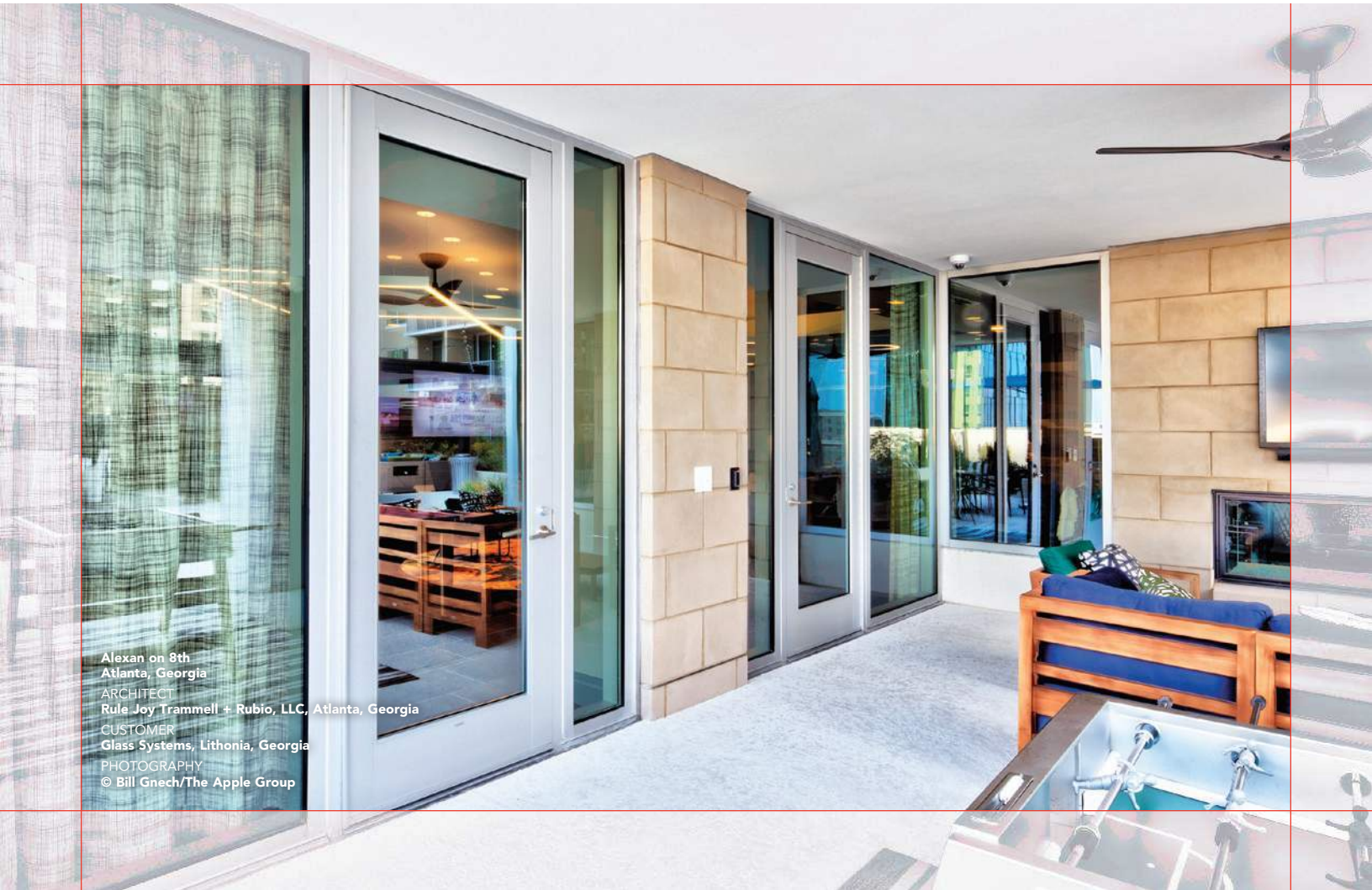
NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.



Connect with Pella:



A New Kind of Thermal Roadblock



Alexan on 8th
Atlanta, Georgia
ARCHITECT
Rule Joy Trammell + Rubio, LLC, Atlanta, Georgia
CUSTOMER
Glass Systems, Lithonia, Georgia
PHOTOGRAPHY
© Bill Gnech/The Apple Group

As architects and building owners look for ways to decrease a building's energy consumption and energy costs, the need for thermally efficient products has increased throughout North America. Kawneer continues to set the standard in thermal performance with its innovative AA™250/425 Thermal Entrances. In conjunction with Kawneer's high-performing frame, the doors offer improved thermal efficiency compared to a standard door. By combining critical elements within the product design, AA™250/425 Thermal Entrances create a superior thermal roadblock. The thermal roadblock formula includes thermal breaks in the door, door frame and threshold that isolate the interior metal components from the exterior metal components; a door rail and stile design with a double air cavity provides an added layer to the thermal barrier; and dual weathering around the perimeter of the door in conjunction with a low-conductance polymer door stop minimizes air infiltration.

The benefits of Kawneer's AA™250/425 Thermal Entrances extend beyond industry-leading thermal performance. The company has introduced design flexibility in hardware options and injected value to support virtually any budget. Advanced thermally broken systems allow building owners to take advantage of tax incentive programs and green building certifications such as Leadership in Energy and Environmental Design (LEED®). And, with its proven performance and welded corner construction, Kawneer's AA™250/425 Thermal Entrances are the ideal choice for any commercial or institutional application.

PERFORMANCE

The door frame jambs and transom bar/door header tout a dual perimeter weather seal featuring Kawneer's Sealair bulb weathering. Also featured is triple-finned, soft pile weather-stripping that minimizes airflow around the perimeter edge of the door. At the bottom of the door, the combination of a thermally broken threshold and dual bottom door sweeps minimizes air infiltration. All of this adds up to a superior thermal roadblock that provides improved comfort and savings in heating and cooling costs.

AA™250/425 Thermal Entrances accommodate 1" insulating glass and insulating laminated glass to improve thermal and sound reduction performance. Laminated glass enhances STC and OITC (sound resistance) performance as well as improves occupant safety. Kawneer's thermal entrance doors have been tested and proven in accordance with North American performance standards for air, structural, sound transmission, condensation and thermal transmittance.

PERFORMANCE LEVELS

Air Infiltration	ASTM E283
Structural – uniform wind load	ASTM E330
Sound Transmission (STC, OITC)	ASTM E90, E1425
Condensation Resistance (CRF, I, CR)	AAMA 1503; CSA A440.2; NFRC 500
Thermal Transmittance – U-Factor	AAMA 1503, 507; NFRC 100

AESTHETICS

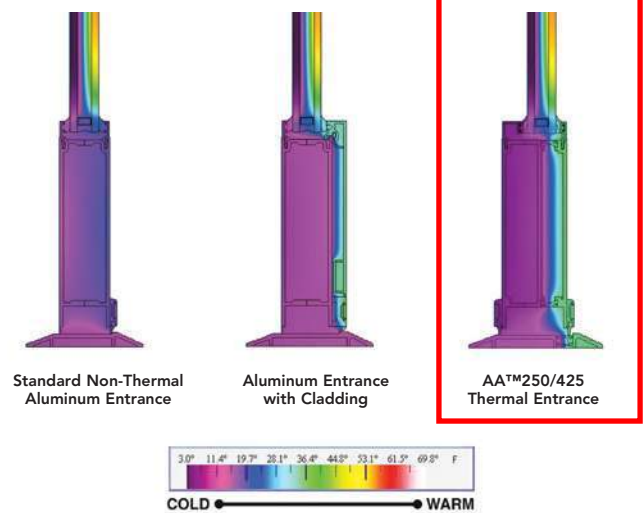
Breaking from tradition, Kawneer's AA™250/425 Thermal Entrances deliver a new aesthetic look with a 2-1/2" narrow stile and a 4-1/4" wide stile, respectively. To meet aesthetic and hardware application requirements, the entrances are also offered with a range of top and bottom rails.

	AA™250	AA™425
Stile widths	2-1/2" (63.5 mm)	4-1/4" (108 mm)
Top rail	2-1/2" (63.5 mm)	4-1/4" (108 mm)
Bottom rail	3-7/8" (98.4 mm)	6-1/2" (165.1 mm)

Horizontal mid-rails are available in 1-3/8" (34.9 mm) and 8-1/4" (209.6 mm) sizes. In addition, a 10" (254 mm) bottom rail option can be specified.

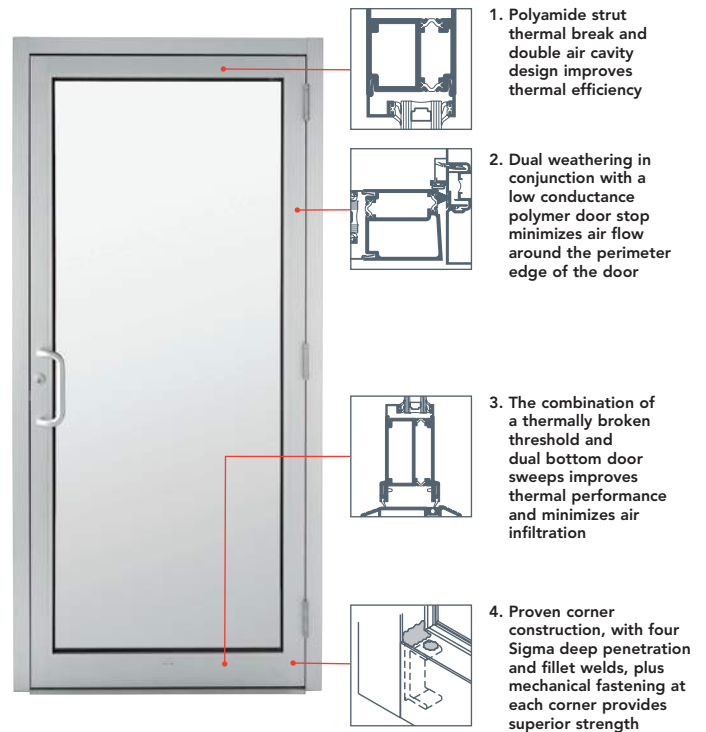
The 2-1/4" (57.2 mm) depth door uses a 14 mm polyamide strut thermal break that accommodates a dual finish as well as various combinations of hinging and locking hardware. These include offset pivots, butt hinges, continuous gear hinges, MS locking, concealed vertical rod exit devices and rim exit devices.

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and color choices. Painted finishes, including fluoropolymer, that meet AAMA 2605 standards and solvent-free powder coatings that meet AAMA 2604 standards are available in a variety of color choices.



TECHNICAL INFORMATION SHEET

UltraPly™ TPO Membrane

Item Description

1 Roll

Item Number

Various



Meets or exceeds ASTM D 6878.

Product Information

Description:

Firestone UltraPly TPO is a flexible Thermoplastic Polyolefin roofing membrane that is produced with polyester weft-inserted reinforcement. UltraPly TPO membrane meets or exceeds all requirements for ASTM D 6878 Specification. This heat weldable TPO membrane is available in 45 mil (1.14 mm) and 60 mil (1.52 mm) thicknesses. This reflective membrane is suitable for a variety of low-slope applications.

Method of Application:

1. Substrates must be clean, dry, smooth, and free of sharp edges, fins, loose or foreign materials, oil, grease, and other materials that may damage the membrane.
2. All rough surfaces that can damage the membrane shall be repaired as specified to offer a smooth substrate.
3. All surface voids greater than 1/4" (6.3 mm) wide shall be properly filled with an acceptable fill material.
4. Firestone UltraPly TPO membrane is installed as continuous roofing or waterproofing layer on the roof. Rolls are overlapped (side laps and end laps) prior to heat welding the seam areas.
5. Install the UltraPly TPO Roofing System in accordance with current Firestone UltraPly TPO specifications, details and workmanship requirements.

Storage:

- Store away from sources of punctures and physical damage.
- Assure that structural decking will support the loads incurred by material when stored on rooftop. The deck load limitations should be specified by the project designer.
- Store away from ignition sources as membrane will burn when exposed to open flame.

Precautions:

- Refer to Safety Data Sheets (SDS) for safety information.
- Exercise caution when lifting, moving, transporting, storing or handling membrane rolls to avoid sources of punctures and possible physical damage.
- Contact your Building Systems Advisor at 1-800-428-4511 for specific recommendations regarding chemical or waste product compatibility with Firestone UltraPly TPO Membrane.

TECHNICAL INFORMATION SHEET

UltraPly™ TPO Membrane

Typical Properties (Meets or exceeds ASTM D 6878 Specification)				
Property	ASTM Standard	Performance Minimum	Typical Performance 45 mil	Typical Performance 60 mil
Overall Thickness	D 751	0.039" (1 mm)	0.045" (1.14 mm) ± 10%	0.060" (1.52 mm) ± 10%
Coating over Scrim	D 7635	0.015" (0.38 mm)	0.017" (0.43 mm)	0.021" (0.53 mm)
Breaking Strength	D 751, Grab Method	220 lbf (979 N)	340 lbf (1,512 N)	390 lbf (1,735 N)
Elongation of Reinforcement Break	D 751, Grab Method	15%	25%	25%
Tearing Strength	D 751	55 lbf (245 N)	120 lbf (534 N)	120 lbf (534 N)
Brittleness Point	D 2137	-40 °F (-40 °C)	Pass	Pass
Ozone Resistance, No Cracks	D 1149	Pass (No Cracks)	Pass	Pass
Properties After Heat Aging (Retained Values) ASTM D 573-5376 h (224 days or 32 weeks) at 240 °F (116 °C)				
Breaking Strength	D 751, Grab Method	90% Minimum	> 90%	> 90%
Elongation at Break	D 751, Grab Method	90% Minimum	> 90%	> 90%
Tearing Strength	D 751	60% Minimum	> 60%	> 60%
Weight of Change		± 1% Maximum	< 1%	< 1%
Linear Dimension Change	D 1204, 6 h at 158 °F (70 °C)	± 1% Maximum	< 1%	< 1%
Water Absorption:	D 471	± 3% Maximum	< 3%	< 3%
Weather Resistance, 176 °F (80 °C) Black Panel, no cracking, crazing when wrapped around a 3" (76.2 mm) mandrel and inspected at 7X magnification	G 155	10,800 kJ/m ² Minimum	> 60,000 kJ/m ²	> 60,000 kJ/m ²
Puncture Resistance	FTM 101C, Method 2031	---	265 (1,180)	300 (1,300)
Dynamic Puncture Resistance MD	D 5635	---	Pass (20 J)	Pass (40 J)
Dynamic Puncture Resistance CD	D 5635	---	Pass (35 J)	Pass (50 J)
Static Puncture Resistance	D 5602	---	Pass (25 kg)	Pass (25 kg)
Air Permeance (Material)	E 2178*	< 0.004 ft ³ /ft ² (0.02 L/(s*m ²))	Pass	Pass
*1. The ASTM 2178 values listed above are for the air permeance of the UltraPly TPO Membrane component only. 2. When system design includes an air barrier, please consult your Firestone Technical Services Advisor for additional roof system securement enhancements. 3. Consult the Designer / Architect, Code Agency or Authority having Jurisdiction (AHJ) for requirements regarding the selection and use of an appropriate air barrier material, and its installation into the building envelope.				

Product Sizes			
Membrane Thickness: 0.045" (1.14 mm) Membrane Weight: 0.23 lb/ft ² (1.1 kg/m ²)		Membrane Thickness: 0.060" (1.52 mm) Membrane Weight: 0.31 lb/ft ² (1.5 kg/m ²)	
Available Sizes	Available Colors	Available Sizes	Available Colors
5' x 100' (1.5 x 30.5 m)	White, Tan, Gray	5' x 100' (1.5 x 30.5 m)	White, Tan, Gray
5' x 200' (1.5 x 61 m)	White	5' x 200' (1.5 x 61 m)	White
6' 2" x 100' (1.9 x 30.5 m)	White, Tan, Gray	6' 2" x 100' (1.9 x 30.5 m)	White, Tan, Gray
8' x 100' (2.4 x 30.5 m)	White, Tan, Gray	8' x 100' (2.4 x 30.5 m)	White, Tan, Gray
8' x 200' (2.4 x 61 m)	White	8' x 200' (2.4 x 61 m)	White
10' x 100' (3.0 x 30.5 m)	White, Tan, Gray	10' x 100' (3.0 x 30.5 m)	White, Tan, Gray
10' x 200' (3.0 x 61 m)	White	10' x 200' (3.0 x 61 m)	White
12' 4" x 100' (3.8 x 30.5 m)	White, Tan, Gray	12' 4" x 100' (3.8 x 30.5 m)	White, Tan, Gray
12' 4" x 200' (3.8 x 61 m)	White	12' 4" x 200' (3.8 x 61 m)	White

TECHNICAL INFORMATION SHEET

UltraPly™ TPO Membrane

Radiative Properties				
Cool Roof Rating Council (CRRC): Initial / 3 year	White	Tan	Light Tan* <i>(HR)</i>	Gray
Solar Reflectance	0.79 / 0.69	0.61 / 0.55	0.73 / 0.63**	0.34 / 0.34
Thermal Emittance	0.85 / 0.83	0.81 / 0.84	0.90 / 0.90**	0.89 / 0.88
Solar Reflectance Index (SRI)	98 / 83	71 / 63	90 / 77**	37 / 36
Rated Product ID	0008	0015	TBD	0032
Licensed Manufacturer ID	0608	0608	TBD	0608
Classification	Production Line	Production Line	Production Line	Production Line
ENERGY STAR®: Initial / 3 yr	White	---	---	---
Solar Reflectance	0.79 / 0.68*			
Thermal Emittance	0.85 / 0.83			
* White membrane sample cleaned prior to age test.				
LEED®	White	---	---	---
Initial Solar Reflectance Index (SRI)	Pass (98)			
3 year Aged Solar Reflectance Index (SRI)	Pass (83)			

*Light Tan data determined by testing conducted by PRI Construction Materials Technologies LLC

**Rapid Ratings Results

LEED® Information:

Post-Consumer Recycled Content: 0%
 Post Industrial Recycled Content: 15%
 Manufacturing Location: Wellford, SC
 Tuscumbia, AL

NOTE: LEED® is a registered trademark of the U.S. Green Building Council



ICC-ES/ESR-2831

Please contact Firestone Technical Services at 1-800-428-4511 for further information.

This sheet is meant to highlight Firestone products and specifications and is subject to change without notice. Firestone takes responsibility for furnishing quality materials which meet published Firestone product specifications. Neither Firestone nor its representatives practice architecture. Firestone offers no opinion on and expressly disclaims any responsibility for the soundness of any structure. Firestone accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Firestone representative is authorized to vary this disclaimer.



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ORDINANCE NO. M-507-97

**AN ORDINANCE GRANTING VARIATIONS AND A
SPECIAL USE PERMIT TO ALLOW A PRE-SCHOOL AT
458-470 MAPLE AVENUE**

WHEREAS, the Christ Church is the owner of the following described real estate:

Of all that part of Block 37 "Winnetka", being a Subdivision of the Northeast $\frac{1}{4}$ Section 20 and North $\frac{1}{2}$ of Fractional Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, lying easterly of a line drawn parallel with the Westerly line of Maple Avenue and 150 feet West thereof, measured at right angles, beginning of the intersection of the South line of Oak Street with a line 150 ft. West of (as measured at right angles) Rerecorded September 9, 1873 in Book of plats 15 page 78 and parallel with the Westerly line of Maple Street; thence West along said South line of Oak Street 150.37 feet to a point 134.32 feet East of the easterly right of way line of the C.N.S. & M.R.R. (as measured along the South line of said Oak Street); thence South along a straight line at right angles to said South line of Oak Street, a distance of 187.02 feet more or less to a line 187.48 ft. South of and parallel with the South line of Oak Street (as measured along the East line of the parcel herein described;) thence East along said line (187.48 ft. South of a parallel with the South line of Oak Street, as measured parallel with the West line of Maple Street) 163.56 feet more or less to a line 150 feet West of (as measured at right angles) and parallel with the westerly line of Maple Street; thence North along said line (150 ft. West of as measured at right angles from the westerly line of Maple Street) 187.48 feet to the point of beginning, all in the Village of Winnetka, Cook County, Illinois.

which is commonly known as 458-470 Maple Avenue (PIN 05-21-115-006) and 700 Oak Street (PIN 05-21-115-012), Winnetka, Illinois, and which is located in the "A-5" (One-Fourth Acre) Single-Family Residential District provided in the Winnetka Zoning Ordinance, chapter 22, Winnetka Village Code; and

WHEREAS, the Subject Property is improved with a chapel and parish house building in the portion of the Subject Property located in the "A-5" (One-Fourth Acre) Single-Family Residential District, commonly known as 458-470 Maple Avenue (PIN 05-21-115-006), and a paved parking

area in the portion of the Subject Property located in the "B-1" Multi-Family Residential District, (commonly known as 700 Oak Street (PIN 05-21-115-012); and

WHEREAS, the chapel-parish house building is configured with various meeting and activity rooms, a great hall, stage, offices and classrooms; and

WHEREAS, church buildings are permitted as special uses in the "A-5" (One-Fourth Acre) Single-Family Zoning District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 22.13 of the Winnetka Zoning Ordinance; and

WHEREAS, the operations of Christ Church on the Subject Property have included conducting Sunday School classes, which are scheduled to be relocated to Christ Church's other Winnetka location, on Sheridan Road, in early 1998; and

WHEREAS, the relocation of the Sunday School classes will leave classroom space on the second floor of the parish house building otherwise unoccupied; and

WHEREAS, Christ Church has submitted applications pursuant to Section 22.13 of the Winnetka Zoning Ordinance seeking to allow a pre-school facility as an additional special use in the parish house building, which is located in the A-5 Residential Zoning District, and to grant a special use permit allowing the parking lot in the B-1 Zoning District to be a primary use to serve the adjoining church property; and

WHEREAS, in conjunction with the applications for the additional use of the Subject Property as a pre-school facility with parking to be provided in the adjoining lot, Christ Church has also filed applications for the following variations from the provisions of Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code: (a) from the intensity of use

of lot (roofed lot coverage) limitations of Section 22.05A(f), to allow the construction of a storage shed with an area of 144 square feet, requiring an increase in the existing non-conforming roofed lot coverage from 15,072 square feet to 15,216 square feet, requiring a variation of 1,060.25 square feet (7.49%) from the maximum allowable roofed lot coverage of 14,155.75 square feet; (b) from the maximum building size (gross floor area) limitations of Section 22.05A(g) of the Winnetka Zoning Ordinance, to allow the storage shed, requiring an increase in the legally existing non-conforming gross floor area by 144 square feet from 46,247 square feet to 46,391 square feet, requiring a variation of 33,367 square feet (256.21%) from the maximum allowable gross floor area of the 13,023.29 square feet; (c) from the front setback requirements of Section 22.05A(h) to allow a sandbox with an area of approximately 125 square feet to be placed at the north end of the play area with a north front setback of 19.285 feet, requiring a variation of 10.72 feet (35.7%) from the minimum front yard requirement of 30 feet; and (d) for a variation from the side yard setback requirements of Section 22.05A(i) to allow the proposed sandbox to be placed on the west side yard with a set-back of 2.17 feet, requiring a variation of 3.83 feet (63.8%) from the minimum required side yard setback of six feet; and,

WHEREAS, on August 21, 1997, the Design and Review Board, in its advisory capacity to the Zoning Board of Appeals and the Village Council, reviewed the plans and made unanimous comment that the proposed improvements are appropriate and that the Board would issue a Certificate of Appropriateness for the design proposed, subject to the height of the safety fence being restricted to the minimum height allowed by the Department of Children and Family Services; and

WHEREAS, on October 6, 1997, the Plan Commission and the Zoning Board of Appeals met in joint session to conduct a public hearing on said applications; and,

WHEREAS, upon consideration of the proposal of Christ Church, the Plan Commission, pursuant to the unanimous vote of the ten members then in attendance, recommended that the Village Council approve the requested special uses; and,

WHEREAS, upon conducting the public hearing, the Zoning Board of Appeals, by the unanimous vote of the six members then in attendance, recommended to the Village Council that the Special Use Permit be approved, subject to the council's approval of the requested zoning variations; and,

WHEREAS, upon conclusion of the hearing, the Zoning Board of Appeals, pursuant to the unanimous vote of the six members then in attendance, recommended that the Council approve all four requested variations; and,

WHEREAS, the parking lot proposed as a special use is consistent with Transportation Policy No. 4 of 1979 Statement of Community Objectives regarding off-street parking; and,

WHEREAS, the preschool proposed as a special use is consistent with Educational and Cultural Facilities Policy No. 8 of the 1979 Statement of Community Objectives regarding maintaining an atmosphere in which cultural, educational and religious organizations may flourish and in which special activities for use may be enhanced; and,

WHEREAS, the preschool and auxiliary parking proposed as a special use are consistent with the land use policies outlined in Chapter II of the Winnetka Comprehensive Plan regarding basic objectives for land use and zoning; and,

WHEREAS, the preschool and auxiliary parking proposed as special uses are consistent with the findings and guidelines of Chapter X of the Winnetka Comprehensive Plan pertaining to future needs for nursery and daycare facilities; and,

WHEREAS, the parking lot proposed as a special use is consistent with the policy outlined in Chapter XVI of the Winnetka Comprehensive Plan, regarding the need to provide additional parking facilities to make it easier to enforce parking regulations and to alleviate parking problems; and,

WHEREAS, the preschool and auxiliary parking lot proposed as special uses will not exacerbate identified weaknesses of the Elm Street District, as outlined in Chapter XIX of the Winnetka Comprehensive Plan; and,

WHEREAS, the establishment, maintenance and operation of the proposed preschool will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare, and will enhance the general welfare by preserving the viability of the existing Christ Church chapel-parish house building and assuring the continued operation of the Willow Wood Preschool, in furtherance of the policy expressed in Chapter X of the Winnetka Comprehensive Plan, which encourages public service organizations such as churches to offer such programs in their facilities; and,

WHEREAS, the proposed preschool and auxiliary parking lot will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, as the chapel-parish house building of Christ Church is well established in the neighborhood and the additional parking

to be provided will primarily be in the form of additional spaces derived from reconfiguring an existing parking lot; and,

WHEREAS, the chapel-parish house building of Christ Church is in an established residential area and provides a transition from the single-family residences in Village Green in the immediate vicinity to the north, east and south, and the commercial zoning district to the west; and,

WHEREAS, there is no evidence in the record that the proposed preschool and auxiliary parking will substantially diminish or impair property values in the immediate vicinity; and,

WHEREAS, adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways, in that pedestrian access points to the Subject Property will not substantially change from their current locations and the Village Engineer has accepted the conclusions of the applicants' traffic study that there will be no significant parking or traffic impacts; and,

WHEREAS, adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the preschool and parking lot exist due to the presence of the existing facility, and to the extent they do not, they are provided for in the applicant's proposal and will meet applicable Village Code requirements; and,

WHEREAS, the proposed preschool and parking lot, when developed on the Subject Property in accordance with the terms and conditions of this ordinance, will conform to the applicable regulations of the Zoning Ordinance and the Winnetka Village Code; and,

WHEREAS, there are practical difficulties and particular hardships in carrying out the strict letter of the Winnetka Zoning Ordinance as it applies to the Subject Property in that: (1) the Subject

Property is bounded by Oak, Maple and Cherry Streets, as a result of which it has three front yards, one side yard on the west of the Subject Property and no rear yard for the placement of play equipment for the proposed preschool; and (2) the topography of the Subject Property is irregular and sloped on the south and west sides which further operates as a practical limitation for the placement of the play equipment; and

WHEREAS, unless the requested relief is granted, the property in question cannot yield a reasonable return, in that: (1) Christ Church has not been successful in obtaining other tenants for any of the uses permitted on the Subject property under the existing zoning; (2) tearing down the building and subdividing the Subject Property into single family residential lots is disproportionately expensive in relation to the value of the resulting lots; and (3) tearing down the building would result in the loss of a significant visual landmark; and,

WHEREAS, the plight of the Church is due to unique circumstances, because of the practical difficulties and particular hardships described above, and because of the Subject Property's proximity to the C-2 general retail zoning district, in which daycare centers are permitted uses, the only space between the Subject Property and the C-2 zoning district being a driveway that is zoned B-1; and

WHEREAS, the variations, if granted, will not alter the essential character of the locality, in that: (1) the chapel-parish house building is an established and recognized visual fixture in the immediate area, and its appearance will not be altered by the requested variations; (2) the additional floor area that will be added by the proposed shed is *de minimis*; (3) most of the proposed play area

will be out of view to the west of the building and the most visible portion will be a fenced grassy area which is compatible with the Subject Property and land use in the immediate vicinity; and

WHEREAS, an adequate supply of light and air to adjacent property will not be impaired, because the proposed storage shed and play equipment have a low profile in relation to the church-parish house building; and

WHEREAS, the hazard from fire and other damages to the property will not be increased; and

WHEREAS, the taxable value of land and buildings throughout the Village will not diminish as a result of the proposed variations, while the variations will allow the Willow Wood School to remain in the Village and to continue providing a service to residents, thereby maintaining the appeal of the Village as a desirable place for families to live; and

WHEREAS, there is no evidence that congestion in the public streets will increase, because the area streets are not operating at traffic capacity and any increase of traffic from the Church will be a relatively insignificant portion of the total; and

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

SECTION 1: That the Village Council hereby adopts the foregoing preambles to this ordinance as its findings.

SECTION 2: That, subject to the terms and conditions set forth in this ordinance, the following variations from the provisions of Section 22.05A of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code are hereby granted to Christ Church for that portion of the Subject Property commonly known as 458-470 Maple Avenue (PIN 05-21-115-006): (a) a variation

from the intensity of use of lot (roofed lot coverage) limitations of Section 22.05A(f), to allow the construction of a storage shed with an area of 144 square feet, requiring an increase in the existing non-conforming roofed lot coverage from 15,072 square feet to 15,216 square feet, requiring a variation of 1,060.25 square feet (7.49%) from the maximum allowable roofed lot coverage of 14,155.75 square feet; (b) a variation from the maximum building size (gross floor area) limitations of Section 22.05A(g) of the Winnetka Zoning Ordinance, to allow the storage shed, requiring an increase in the legally existing non-conforming gross floor area by 144 square feet from 46,247 square feet to 46,391 square feet, requiring a variation of 33,367 square feet (256.21%) from the maximum allowable gross floor area of the 13,023.29 square feet; (c) a variation from the front setback requirements of Section 22.05A(h) to allow a sandbox with an area of approximately 125 square feet to be placed at the north end of the play area with a north front setback of 19.285 feet, requiring a variation of 10.72 feet (35.7%) from the minimum front yard requirement of 30 feet; and (d) for a variation from the side yard setback requirements of Section 22.05A(i) to allow the proposed sandbox to be placed on the west side yard with a set-back of 2.17 feet, requiring a variation of 3.83 feet (63.8%) from the minimum required side yard setback of six feet.

SECTION 3: That, subject to the terms and conditions set forth in this ordinance, a special use permit is hereby granted under Sections 22.05A(b) and 22.13 of the Winnetka Zoning Ordinance to allow a pre-school as an additional special use in the Christ Church chapel-parish house building located on that portion of the Subject Property which is commonly known as 454-470 Maple Street (PIN 05-21-115-006) and is located in the A-5 (One-Fourth Acre) Single Family Residential Zoning District; and that a special use permit is hereby granted under Sections 22.13 and 22.08(b) of the

Winnetka Zoning Ordinance to that portion of the Subject Property which is commonly known as 700 Oak Street (PIN 05-21-115-012) and is located in the B-1 Multi-Family Residential Zoning District, to allow the applicant's parking lot at 700 Oak Street to be a primary use to serve the adjoining church property at 454-470 Maple Street.

SECTION 4: That the variations and special use permits hereby granted are conditioned upon the improvements to the Subject Property being made in accordance with the plans submitted with the application for said variations and special uses.

SECTION 5: That the variations and special use permits hereby granted are further conditioned upon the commencement of the proposed work described in the applications for said variations and special uses, within twelve (12) months after the effective date of this ordinance.

SECTION 6: In the event that any provision of this ordinance conflicts with any other ordinance of the Village, the provisions of this ordinance shall prevail.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

Passed and approved this 18th day of November, 1997.

AYES: Trustees Lanphier, Lien, Dering, Duhl, and Hilton

NAYS: None

ABSENT: Trustee Meuer

Signed:

Louise A. Holland
Village President

Countersigned:

D. Williams
Village Clerk

Introduced November 4, 1997

Posted November 5, 1997

Passed and Approved November 18, 1997

Posted November 19, 1997

F:\RMC\JWINN\OrdMM-507-97cc Pre-School.wpd

ATTACHMENT C

From: [REDACTED]
To: [Planning](#)
Subject: Case NO. 21-32-SU
Date: Saturday, September 25, 2021 1:18:00 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear ZBA,

My wife and I live across the street and we have no objection to the application.
Thank you for your work on behalf of our community.

Peter and Hilary Tyor
711 Oak Street, APT 308



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: OCTOBER 14, 2021
SUBJECT: 550 LINCOLN AVENUE – BALLOONS AND PAPER – SIGN PERMIT (CASE NO. 21-25-DR)

INTRODUCTION

On October 21, 2021, the Design Review Board (DRB) is scheduled to consider an application submitted by Balloons and Paper (the “Applicant”) as a tenant of commercial space in the building located at 550 Lincoln Avenue (the “Subject Property”), to allow installation of a wall sign and window 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 Street and Elm Street in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located 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. The tenants of the building include the Applicant’s business in addition to *Bake Homemade Pizza*, *Fitness Together*, *Strong Nail City*, and *Stretch Xperience*. The Applicant’s space was previously operated by a clothing boutique, *Oui Madame!*. Figure 1 below identifies the Subject Property.



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 *Oui, Madame* in August of 2010. The sign can be seen above in Figure 1.

CURRENT REQUEST

The Applicant is seeking approval of a wall sign and window sign that would provide identification and promotion for a new party supplies business. The wall sign would be approximately 3.02 square feet and centered above the storefront on the sign band reading “Balloons and Paper” in a vibrant and rounded font in black acrylic pin-mounted letters. The existing wall sign from the previous business would be removed. The window sign would be a circular seal in green and pink measuring 3.6 square feet that would read “Balloons and Paper”, “B&P”, and “www.balloonsandpaper.com” in varying font sizes of black and pink lettering. The sign would be very similar to the existing temporary signage that can be seen in Figure 1. The Applicant has provided elevation renderings and illustrations of the signs 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 3.02 square feet and only contain the business name. For window signs, the graphic is limited to 10% of the window area, which the proposed sign complies with. The proposed window and wall signs would have a combined street exposure of 3.16%, which is compliant with the sign code requirement that limits the total area of signs to no more than 15% of the street exposure of the storefront. 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 and window 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 acrylic and be located along the sign band and measure 8 inches in height.

For window signs, the guidelines recommend that decals be placed in the lower section of the storefront window area and occupy no more than 10% of the glass area of a single pane. They also suggest that sign lettering be limited to 6 inches in height and should harmonize with the building while reflecting the character of the building style. The proposed window sign would be in the center of the window with coverage of 6.13% and contain varying font sizes of minimal height for its text. 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 and window sign as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed signs 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

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

RECEIVED
OCT - 1 2021

Tenant/Lessee

Name of Business BALLOONS & PAPER		Primary contact name LILIA GARRA		Phone No.
Street Address 550 LINCOLN				
City WINNETKA	State IL	Zip Code 60093	Email [REDACTED]	

Sign Company

Name of Sign Company FAST SIGNS OF SKOKIE		Primary contact name Kim Hackl		Phone No. 847-423-3456
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 JENN EPSTEIN		Phone No. 847-512-3191
Street Address: 825 GREEN BAY				
City WILMETTE	State IL	Zip Code 60091	Email jepstein@hoffmanncre.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

(1) PRINTED VINYL LOGO ON WINDOW

(1) 9" TALL X .25" THICK ACRYLIC LETTERING MOUNTED TO
BLDG FACADESBC 2021-1091 \$55 REVIEW
FEE

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

CONDITIONS OF APPROVAL: _____



8.00 in

54.09 in

Balloons and Paper

MATERIAL: Acrylic

PAINT: Black
(Semi- Gloss/ Powder Coated)

INSTALLATION: Pin-Mounted

550 Lincoln Ave Winnetka, IL 60093

FASTSIGNS | **SKOKIE**

3437 Dempster
DRB - 550 Lincoln Ave, Skokie, IL 60077
Call or Text: (847) 423-3456



$$58.63 \text{ sq/ft} \times 10\% = 5.86 \text{ sq/ft}$$

$$25.67 \text{ in} \times 25.66 \text{ in} = 4.57 \text{ sq/ft}$$

FASTSIGNS | **SKOKIE**

DRB - 550 Lincoln - Page 3
 3456
 Call or Text: (847)423-3456

Attachment B – Staff Analysis of Sign Area



Area of Window: 9.88 feet x 5.94 feet = 58.69 square feet

Area of Window Sign: $(1.07 \text{ feet})^2 \times \pi = 3.6$ square feet

Maximum Permitted Sign Area Coverage of Window: **5.87 square feet (10%)**

Proposed Sign Area Coverage of Window: **3.6 square feet (6.13%)**

Area of Wall: 12.5 feet x 16.75 feet = 209.38 square feet

Area of Wall Sign: 4.51 feet x 0.67 feet = 3.02 square feet

Combined Area of Wall Sign and Window Sign: 6.62 square feet

Maximum Permitted Sign Area Coverage of Wall: **31.4 square feet (15%)**

Proposed Sign Area Coverage of Wall: **6.62 square feet (3.16%)**

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