



DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS SPECIAL MEETING
WEDNESDAY, SEPTEMBER 29, 2021 - 7:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Approval of Minutes – August 19, 2021.
3. **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.
4. **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.
5. **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.
6. Other Business.
 - a. October 21, 2021, Meeting - Quorum check.
 - i. Includes discussion with the Comprehensive Plan consultant, The Lakota Group
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.**

1 **Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes**
2 **August 19, 2021**
3

4 **Members Present:**

Michael Klaskin, Acting Chairman
Paul Konstant
Maggie Meiners
Michael Ritter

9 **Members Absent:**

Kirk Albinson
Brooke Kelly

12 **Village Staff:**

Christopher Marx, Associate Planner

14 **Call to Order:**

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

17 **Approval of Minutes – July 15, 2021.**

Chairman Klaskin asked for a motion to approve the July 15, 2021 meeting minutes. A motion was made and seconded to approve the July 15, 2021 meeting minutes. A vote was taken and the motion unanimously passed:

AYES: Klaskin, Konstant, Meiners, Ritter

NAYS: None

23 **Case No. 21-17-DR: 455 Linden Street – New Multi-Family Residential Building (Continued from the July 15, 2021**
24 **meeting): Certificate of Appropriateness to allow the construction of a new four-unit multi-family residential**
25 **building at 455 Linden Street. This item is not ready for this meeting. Notices will be sent when the item is ready**
26 **for consideration by the Design Review Board at a future meeting.**

Chairman Klaskin stated this matter is tabled to a future meeting.

29 **Case No. 21-21-DR: 540 Lincoln Avenue – Little Honeycomb: Sign permit to allow installation of a wall sign and**
30 **three awnings on the storefront at 540 Lincoln Avenue.**

Mr. Marx stated the applicant would like to change the signage and identified the property's zoning classification. He then described the sign's shape and location above the doorway and on three awnings. Mr. Marx noted the signs are code compliant as well as compliant with the design guidelines. He also described the lettering, size and location and asked if there were any questions. Ms. Meiners asked if the current signs would be removed. Mr. Marx confirmed the temporary signs would be removed.

Mr. Konstant moved to approve the request as submitted. Mr. Ritter seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Klaskin, Konstant, Meiners, Ritter

NAYS: None

42 **Case No. 21-22-DR: 548 Lincoln Avenue – Strong Nail City: Sign permit to allow the installation of a wall sign and**
43 **a window sign on the storefront at 548 Lincoln Avenue.**

Mr. Marx stated the ownership of the salon is changing and identified the property's location and zoning classification. He stated the applicant proposed a wall sign along the main entrance and described the lettering and font as well as a description of the window sign. Mr. Marx noted the signs are compliant with the sign code except for the fact the window signs would be located in the center of the window whereas the design guidelines call for the sign to be located in the window's lower half. He then asked if there were any questions.

Chairman Klaskin referred to the issue of the sign being visible in the lower half of the window. Mr. Marx noted this is not the first permit the Board approved with the window graphic in the lower half and indicated it may have been Pedego. Ms. Meiners stated they have seen other instances where applicants want the sign in the lower half

1 of the window and commented it looked tacky. The Board Members discussed the amount of signage at the
2 location. Chairman Klaskin stated it would have been helpful to have the applicant present.
3

4 Ms. Meiners moved to approve the signage at the top and on the door and suggested the window sign be
5 eliminated. Mr. Marx noted the door signage was not part of the application and there would be an incidental sign
6 measuring 1 square foot and the application is for the wall and window signage. Mr. Konstant stated similar
7 signage has been allowed and suggested an alternate location above the black band portion of the window.
8

9 Chairman Klaskin stated the motion can include the provision that the sign be lowered to fit in the lower half of the
10 window above the black band. Mr. Marx confirmed the Board has allowed conditional motions in the past. The
11 Board Members discussed the appropriate location for the signage. Mr. Marx confirmed the motion is to state the
12 graphic window sign should be placed in the lower half of the transparent portion of the window.
13

14 Chairman Klaskin then asked for a motion. Mr. Konstant moved to approve the sign in the stone lentil above the
15 glass and in the transparent part of the lower half of the glass. Mr. Ritter seconded the motion. A vote was taken
16 and the motion unanimously passed:

17 AYES: Klaskin, Konstant, Meiners, Ritter

18 NAYS: None
19

20 **Other Business:**

21 a. September 23, 2021 – Quorum check.

22 The Board Members discussed their availability.
23

24 **Public Comment.**

25 No comments were made at this time.
26

27 **Adjournment:**

28 A motion to adjourn was made by Mr. Ritter and seconded by Mr. Konstant. A vote was taken and the motion
29 unanimously passed:

30 AYES: Klaskin, Konstant, Meiners, Ritter

31 NAYS: None
32

33 The meeting was adjourned at 7:20 p.m.
34

35 Respectfully submitted,
36

37 Antionette Johnson
38 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: SEPTEMBER 23, 2021
SUBJECT: 490 HIBBARD ROAD - WINNETKA PARK DISTRICT / WINNETKA
PLATFORM TENNIS CLUB - CERTIFICATE OF APPROPRIATENESS (CASE
NO. 21-30-SU)

INTRODUCTION

On September 29, 2021, the Design Review Board is scheduled to hold a public hearing on an application submitted by the Winnetka Platform Tennis Club (the "Applicant") and the Winnetka Park District, as the owner of the property located at 490 Hibbard Road (the "Subject Property"). The Applicant is proposing construction of two additional platform tennis courts and additions to the existing paddle hut 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 not received any written comment from the public regarding this application.

The Applicant has also submitted an application requesting approval of an amendment to an existing Special Use Permit allowing the platform tennis courts in the R-2 Single-Family Residential Zoning District. The Zoning Board of Appeals considered the special use permit request on September 13, 2021, and voted 4-0, with one recusal, to recommend approval of the proposed improvements. The Plan Commission also considered the special use permit request on September 22, 2021 and voted unanimously to recommend approval of the proposed improvements. Although not part of the DRB's consideration, staff would note that the proposed improvements comply with all other zoning regulations.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which is 162.91 acres in size, is located on the west side of Hibbard Road, between Cherry and Pine Streets and contains the Winnetka Park District Campus (see Figure 1). The location of the six (6) existing platform tennis courts and paddle tennis hut are located immediately west of the tennis courts (see Figure 2).

The Comprehensive Plan designates the Subject Property as appropriate for "Park/Open Space" uses. The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the north and south, and R-4 Single Family Residential as well as R-5 Single Family Residential to the east.

In addition to single-family residential uses, the Zoning Ordinance allows nonessential public uses, as determined by the Village Council, to be permitted as special uses in all districts within the Village, subject to complying with the special use standards.



Figure 1 – Aerial Map



Figure 2 – Up-Close Aerial Map

PROPERTY HISTORY AND PREVIOUS APPROVALS

The Winnetka Park District has been operating on the Subject Property for many years. The facilities and activities offered over the years have expanded several times and site improvements have been made. After receiving favorable recommendations from the DRB, Plan Commission and Zoning Board of Appeals, in 2004 and 2007, the two following cases related to the existing platform tennis courts and paddle hut were approved by the Village Council:

1. Ordinance M-15-2004 was adopted in April 2004 by the Village Council, granting an amendment to an existing Special Use Permit to allow construction of what is now the existing paddle tennis

hut; and

2. Ordinance M-12-2007 was adopted in August 2007 by the Village Council, granting an amendment to an existing Special Use Permit to allow construction of two additional platform tennis courts. Ordinances M-15-2004 and M-12-2007 are included in this report as Attachment B.

Figures 3 through 5 on the following pages are current photos of the site where the improvements are proposed.



Figure 3 – South Elevation of Existing Platform Tennis Courts and Paddle Hut



Figure 4 – West Elevation of Existing Platform Tennis Courts and Paddle Hut



Figure 5 – Existing Paddle Hut (looking northeast)

PROPOSED PLAN

The proposed improvements include two additional platform tennis courts, expansion of the decking around the paddle hut. The two new courts would be located immediately west of the existing paddle hut. There are also two additions proposed for the paddle hut. In the written explanation provided by the Applicant and included in Attachment A, the proposed additions to the paddle hut would match the architectural design of the existing hut and would utilize the same building materials and color palette as the existing structure.

The proposed platform tennis courts would be lit during the evening hours, in the same fashion as the existing courts. The lights are far removed from the residential neighbors east of Hibbard Road as the platform tennis facilities are located west of the 12 tennis courts.

Since the project is dependent on fundraising, the Applicant is proposing to construct the improvements in two phases. The first phase would be construction of the two additional platform courts (Phase 1); phase two would include expansion of the decking around the paddle hut as well as the additions to the hut (Phase 2). The Applicant would like to start construction of Phase 1 in the spring and hopes that Phase 2 will occur within the next 2-5 years.

In order to accommodate the proposed improvements, the existing practice green, along with eight (8) trees would be removed. The trees to be removed range in size from 6 to 24 inches. The Village Forester has reviewed the proposed plan and has noted that 42 inches of replacement plantings will be required.

Excerpts of the proposed site plan, building elevations, and architectural renderings of the proposed courts and building addition are provided below and on the next pages as Figures 6 through 11. The complete set of plans are provided in the application materials, which are included in this report as Attachment A.

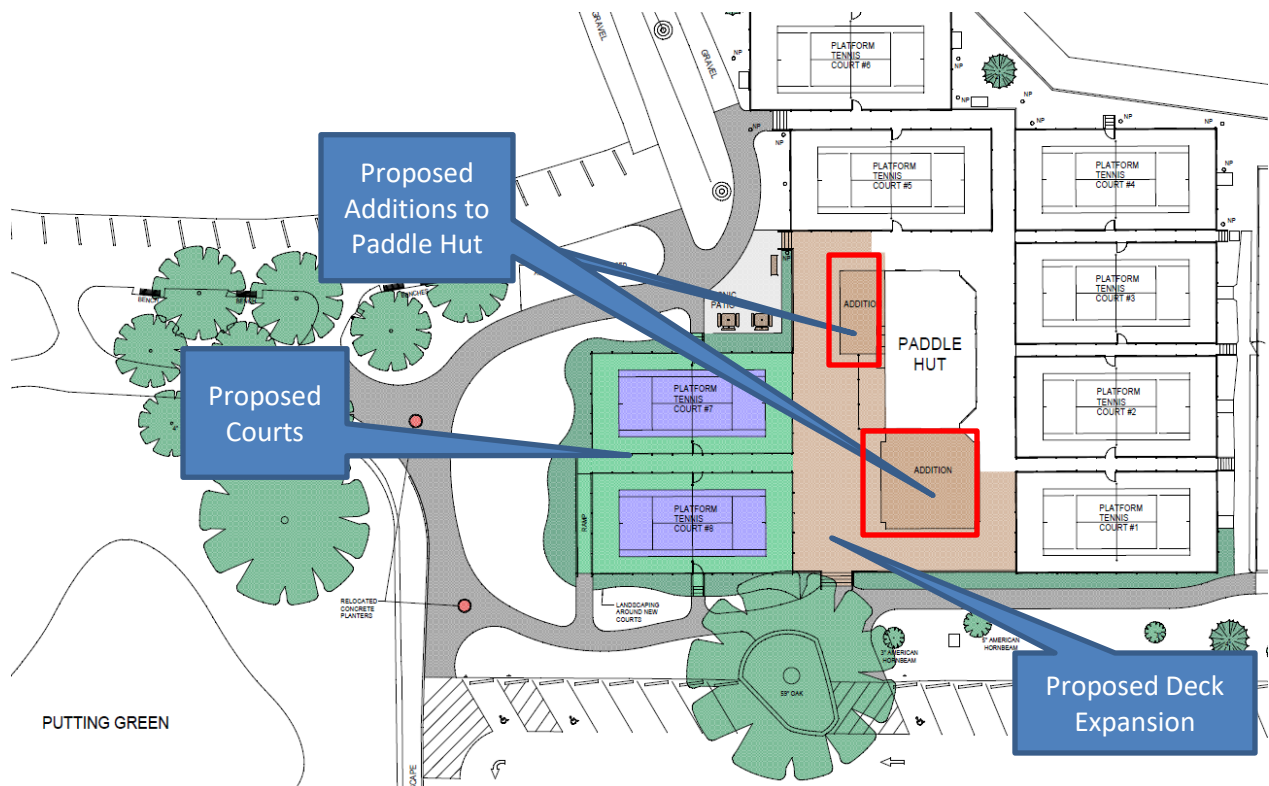


Figure 6 – Excerpt of Proposed Site Plan



Figure 7 – Aerial View 1 of Proposed Improvements



Figure 8 – Aerial View 2 of Proposed Improvements

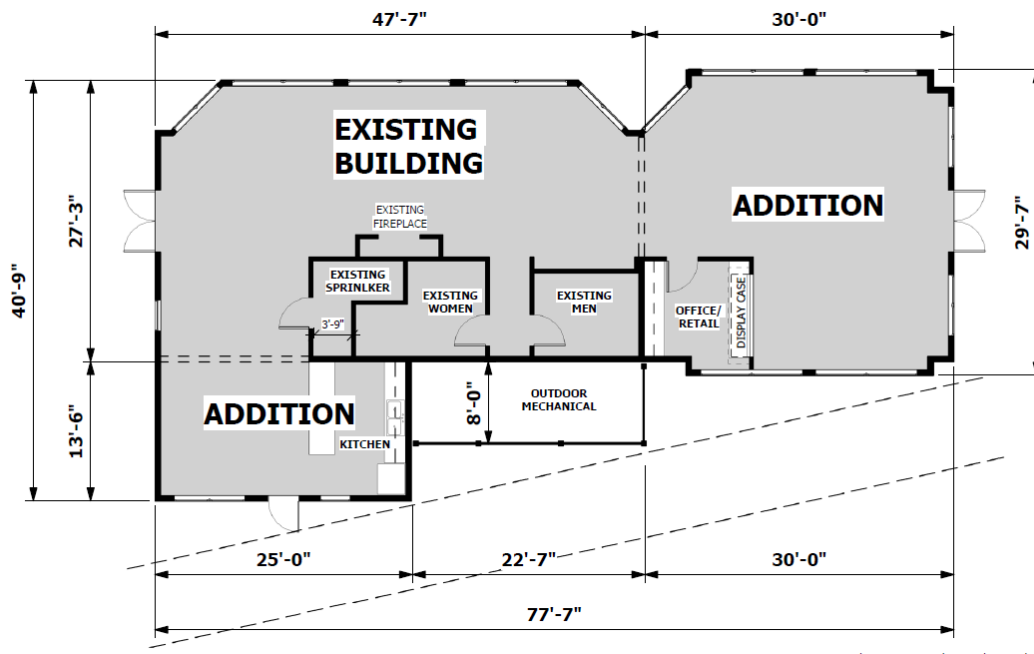


Figure 9 – Proposed Floor Plan of Paddle Hut



Figure 10 – Rendering of Proposed South Elevation of Paddle Hut



Figure 11 – Rendering of Proposed East Elevation of Paddle Hut

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 two additional platform tennis courts and additions to the existing paddle hut, comply with the above standards.

RECOMMENDATION

At the September 29, 2021, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's two additional platform tennis courts and additions to the existing paddle hut.

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 two additional platform tennis courts and proposed additions to the existing paddle hut.

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 two additional platform tennis courts and the additions to the existing paddle hut for the Winnetka Park District and Winnetka Platform Tennis Club**, 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-15-2004, adopted April 20, 2004, and Ordinance M-12-2007, adopted August 7, 2007

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 490 Hibbard Road

COA2021-921

Name of Business(es): Winnetka Platform Tennis Club

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) Install 2 additional platform tennis courts / hut expansion

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): This request includes the installation of 2 additional platform tennis courts and expansion of the existing building (Hut). Please refer to the proposed aerial plan indicating the location of the 2 courts (# 7 & 8) and DDrawings prepared by DDCA Architects for the Building Expansion.

I/We hereby certify that as Lessee (Lessee/Owner) of the property located at 490 Hibbard Rd (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)

Colin P. Cross

ADDRESS

Winnetka

PHONE NO.

EMAIL

FOR OFFICE USE ONLY

COA applied for (date): 08.10.21

COA Case Number: 21-30-SU

COA Issued (date): _____

PRIMARY DESIGN FIRM

DDCA Architects

CONTACT NAME

John Swierk

ADDRESS

3321 S. Route 31

Crystal Lake, IL 60012

PHONE NO.

815-444-8444

EMAIL

jswierk@DDCAarchitects.com

RECEIVED
AUG 10 2021
BY: _____



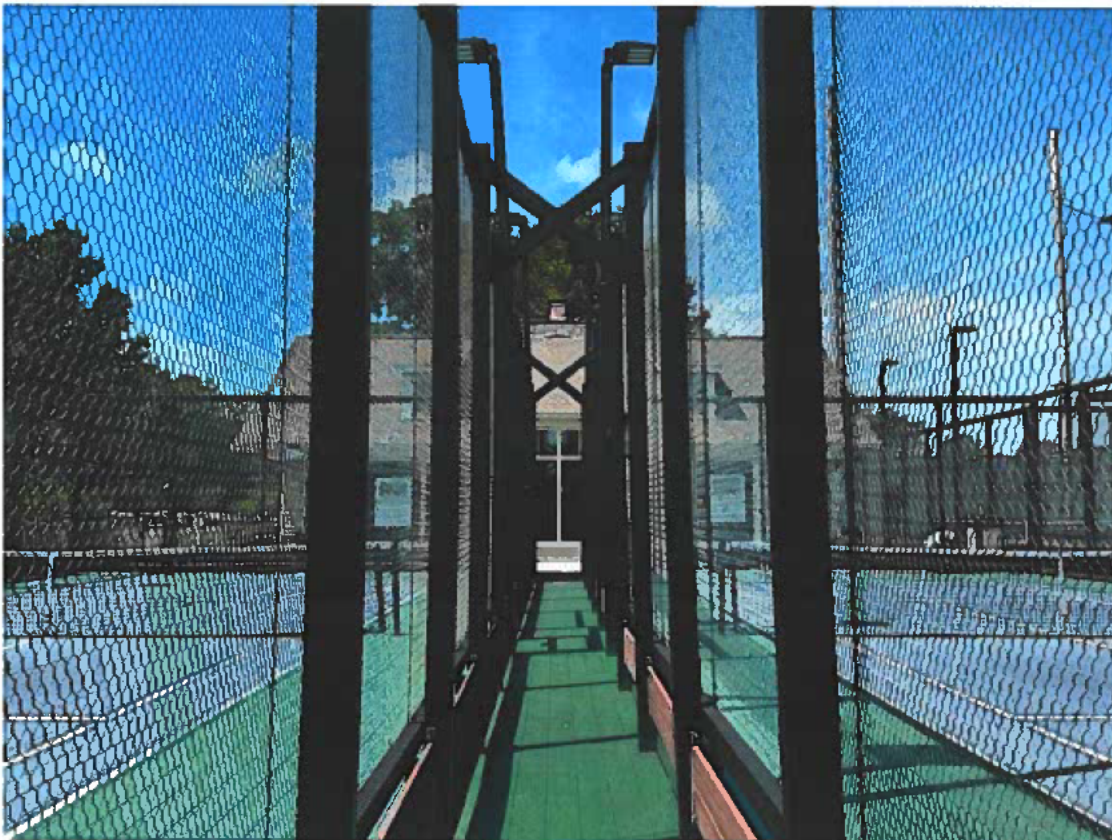
Existing Paddle Court Design Looking East



Existing Paddle Court Design Looking Southeast



Existing Paddle Court Design Looking Southwest



Existing Paddle Court Design Looking West



Paddle Court Expansion Site Looking Southeast



Paddle Court Expansion Site Looking Southwest



Paddle Court Expansion Site Looking Northwest



Paddle Court Expansion Site Looking Northeast

Proposed expansion of Platform Tennis Center located at 490 Hibbard Road

The Winnetka Platform Tennis Club (WPTC/Applicant) and the Winnetka Park District (WPD/Owner) request a Special Use Permit to construct two additional platform tennis courts (courts 7 & 8/Phase 1) and expand the decking and hut (Phase 2).

WPTC will construct and pay for the improvements and then donate them to WPD. This partnership has existed since 1978 when WPTC constructed four platform tennis courts, and continued in 2004 with construction of the existing hut, and 2007 with the addition of courts 5 and 6.

This expansion is necessary to address the growing demand for the sport: the WPTC has grown membership from 274 in 2014 to 382 in 2020 and requires additional courts to address the recent growth and future growth of the sport.

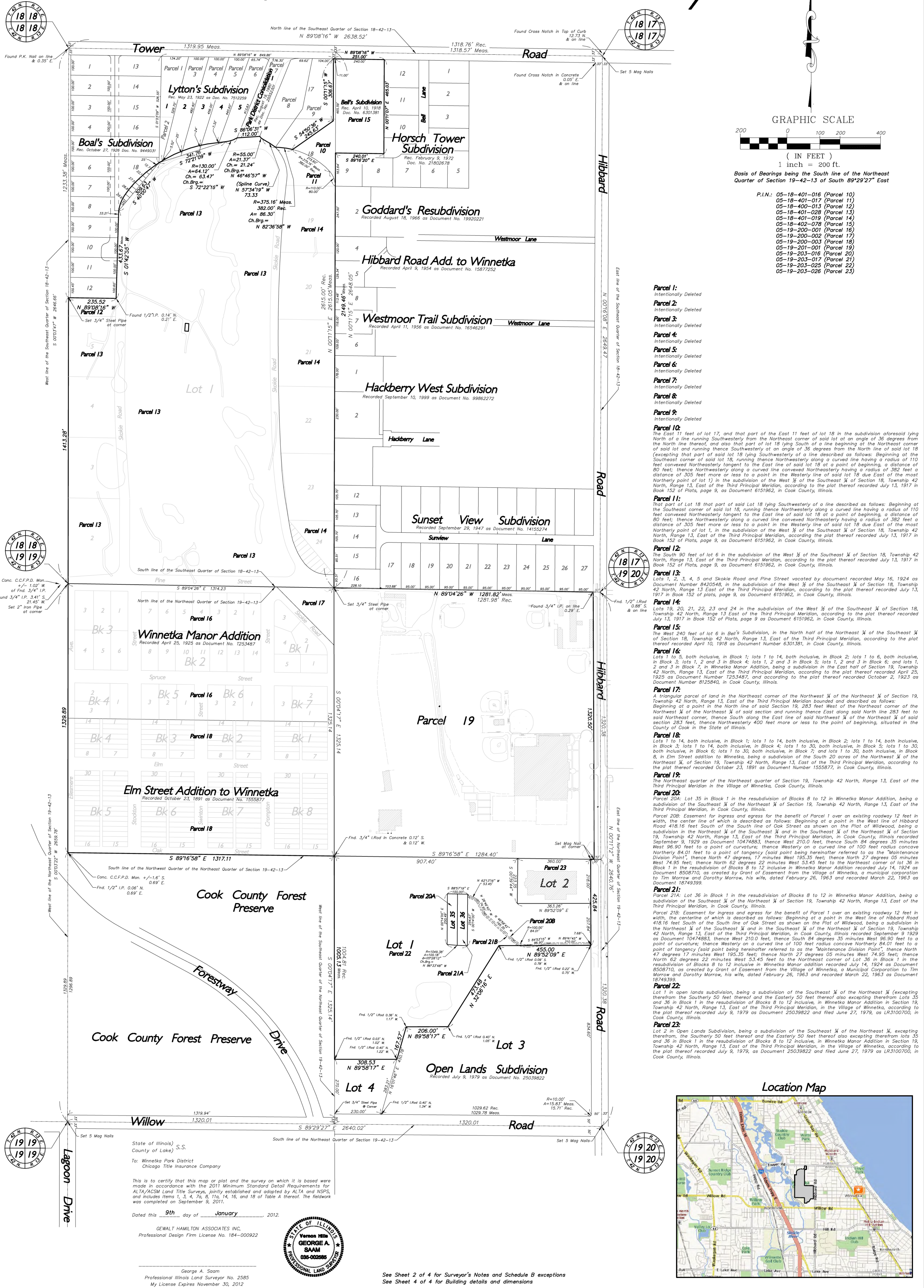
There will be no change in the general hours and use of the facilities. The platform tennis season starts in October and runs through March. The WPD also offers paddle clinics and rents the hut Friday and Saturday evenings. The golf season generally runs from April to October, so there has never been any capacity issues with the shared parking lot, and this expansion will not alter that fact. During the limited play throughout the summer, the hours of operation for the two sports are opposite of one another, once again allowing the parking to be absorbed by the current infrastructure.

The current courts are lit during the evenings court times, as will be the proposed courts. The lighting for these courts consist of six (6) LED lighting fixtures per court, with thirty-six (36) existing fixtures for the current configuration. The two new courts will use the same LED lighting fixtures adding an additional twelve (12) to the complex. The facility is significantly removed from any neighbors, being located in the middle of the Skokie Playfield campus, so the court lights never have been an issue with neighbors and we do not anticipate any issues by adding lights to the proposed courts 7 & 8, which are set west of the hut, further removed from the closest neighbor.

Phase 1 of the plan is proposed to be constructed this fall allowing for some play in the 2021-2022 paddle season.

The hut addition in Phase 2 is dependent upon fundraising by the WPTC which is financially responsible for this project. We are hopeful that Phase 2 will occur within 2-5 years. We will use the proposed Special Use Permit, or, apply for another Special Use Permit depending on the timing of the proposed hut construction. The hut addition in Phase 2 will have the same elevations and appearance as the existing structure and will use the same building materials and color palette as the current structure.

ALTA/ACSM Land Title Survey



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Winnetka Golf Course
540 Hibbard Road
Winnetka, Illinois

GEWALT HAMILTON ASSOCIATES, INC.

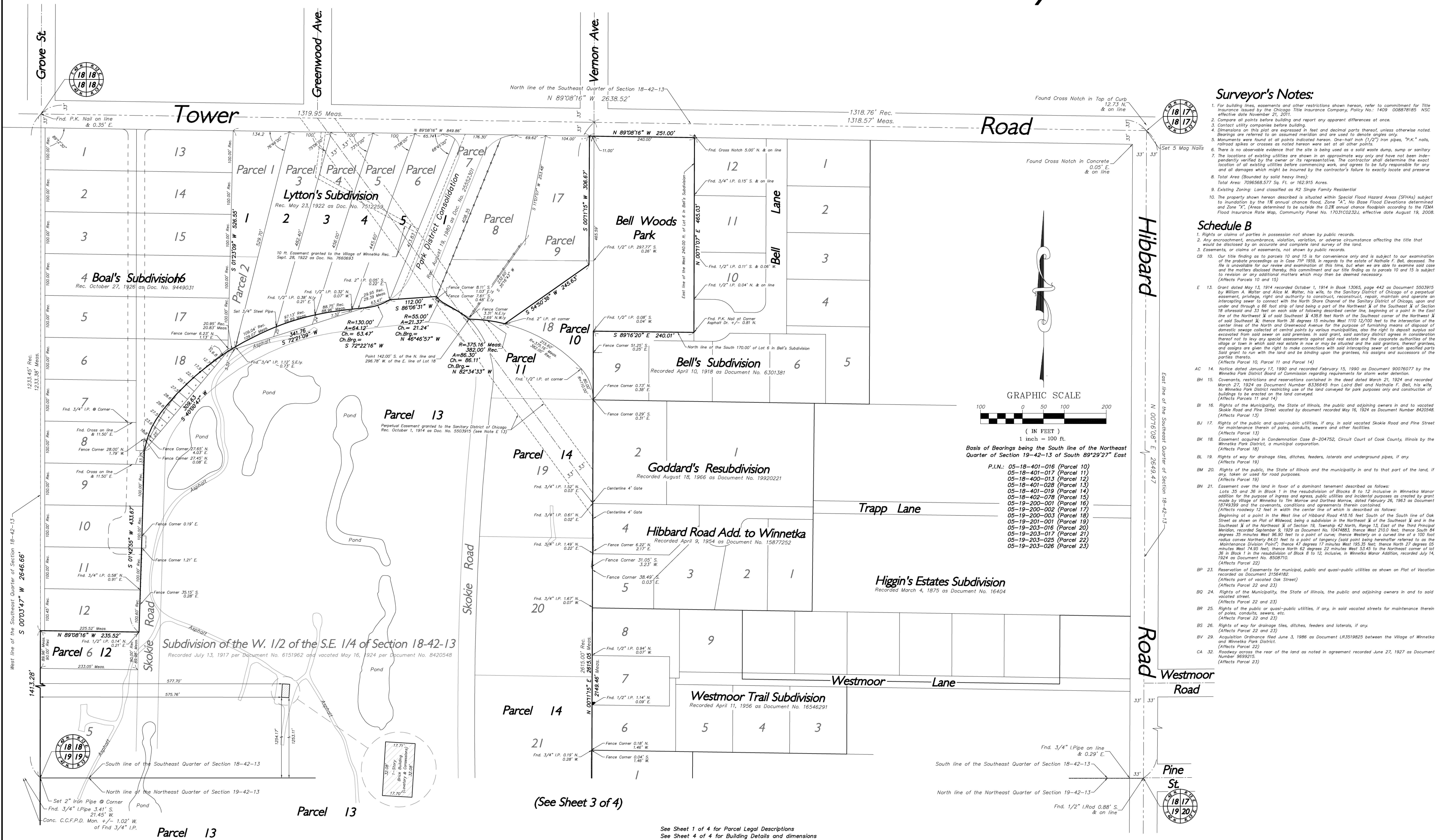
850 Forest Edge Drive ■ Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

NO.	BY	DATE	REVISION
1	G.S.	1/09/12	Revise Sheet 1 & 2 per updated Title Commitment

FILE: 4118-300-Survey Sheet 1.dwg	SHEET NUMBER:
DRAWN BY: G.S.	GHA PROJECT #
DATE: 9/20/11	4118.300
CHECKED BY:	SCALE:
DATE:	1" = 200'

OF 4 SHEETS

ALTA/ACSM Land Title Survey



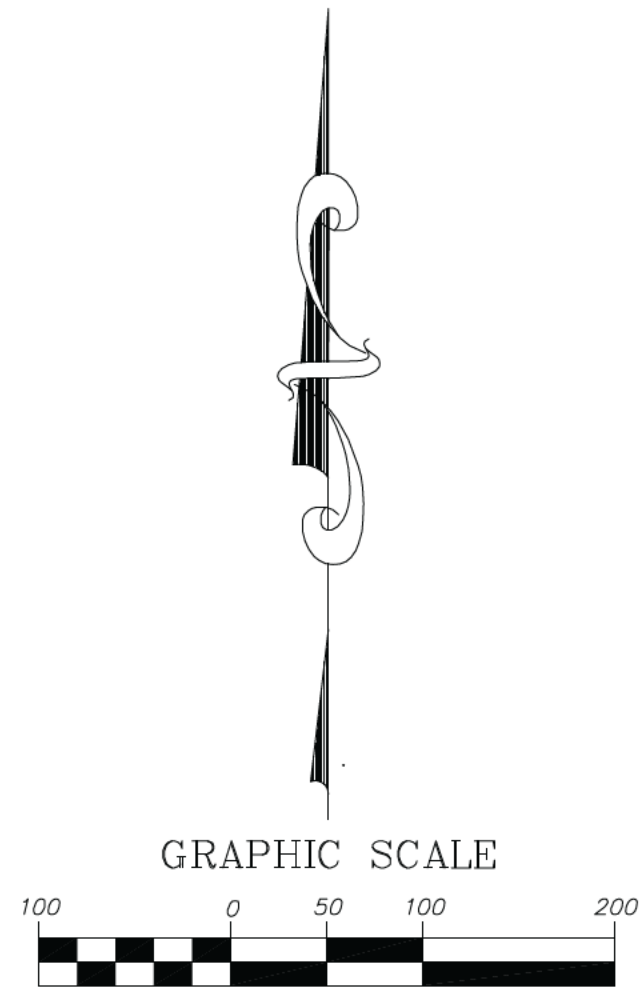
GHA GEWALT HAMILTON ASSOCIATES, INC.
850 Forest Edge Drive ■ Vernon Hills, IL. 60061
Tel 847.478.9700 ■ Fax 847.478.9701

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Winnetka Park District
540 Hibbard Road
Winnetka, Illinois 60093

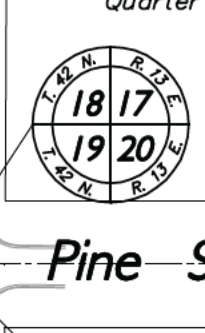
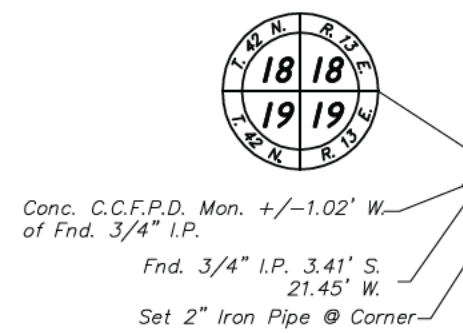
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CHECKED BY:		DATE		OF 4 SHEETS	
1. G.S.	9/01/12	Revise Sheet 1 & 2 per updated Title Commitment			
NO.	DATE	REVISION			

ALTA/ACSM Land Title Survey



Basis of Bearings being the South line of the Northeast Quarter of Section 19-42-13 of South 89°29'27" East

P.I.N.: 05-18-401-016 (Parcel 10)
05-18-401-017 (Parcel 11)
05-18-400-013 (Parcel 12)
05-18-401-028 (Parcel 13)
05-18-401-019 (Parcel 14)
05-18-402-078 (Parcel 15)
05-19-200-001 (Parcel 16)
05-19-200-002 (Parcel 17)
05-19-200-003 (Parcel 18)
05-19-201-001 (Parcel 19)
05-19-203-016 (Parcel 20)
05-19-203-017 (Parcel 21)
05-19-203-025 (Parcel 22)
05-19-203-026 (Parcel 23)



Pine Street

Spruce Street

Elm Street

(See Sheet 4 of 4 for Building Details)

FILE: 4118-300-Survey Sheet 3.dwg	
DRAWN BY: G.S.	GHA PROJECT #
DATE: 9/20/11	4118.300
CHECKED BY:	SCALE
DATE:	1" = 100'

SHEET NUMBER:
3

Page 18
OF 4 SHEETS

(See Sheet 3 of 4)

Parcel 14

Hackberry West Subdivision
Recorded September 10, 1999 as Document No. 99862272

Hackberry Lane

4
Parcel 13

Parcel 13

Subdivision of the W. 1/2 of the S.E. 1/4 of Section 18-42-13
Recorded July 13, 1917 per Document No. 6151962 and vacated May 16, 1924 per Document No. 8420548

Parcel 13

Parcel 14
34

Sunset View Subdivision
Recorded September 29, 1947 as Document No. 1415527.

Sunview

Lane

Parcel 13

Pine  *Street*

Parcel

Winnetka Manor Addition
Recorded April 25, 1925 as Document No. T25348.

Spruce

Street

Parcel 18

Parcel 19

Parcel 19

Parcel 18

RIGHT NOTICE

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Winnetka Park District
540 Hibbard Road
Winnetka, Illinois 60093

(See Sheet 4 of 4)

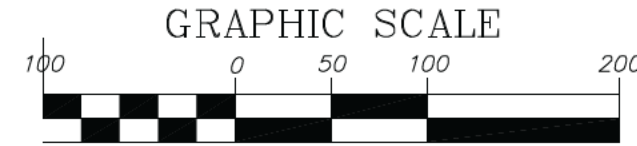
See Sheet 1 of 4 for Parcel Legal Descriptions
See Sheet 2 of 4 for Surveyor's Notes and Schedule B exceptions
See Sheet 4 of 4 for Building Details and dimensions

GHA GEWALT HAMILTON
ASSOCIATES, INC.
850 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847 478 9700 ■ FAX 847 478 9701

ALTA/ACSM Land Title Survey

(See Sheet 3 of 4)

Parcel 19



(IN FEET)
1 inch = 100 ft.

Basis of Bearings being the South line of the Northeast Quarter of Section 19-42-13 of South 89°29'27" East

P.I.N.: 05-18-401-016 (Parcel 10)

05-18-401-017 (Parcel 11)

05-18-400-013 (Parcel 12)

05-18-401-028 (Parcel 13)

05-18-401-019 (Parcel 14)

05-18-402-078 (Parcel 15)

05-19-200-001 (Parcel 16)

05-19-200-002 (Parcel 17)

05-19-200-003 (Parcel 18)

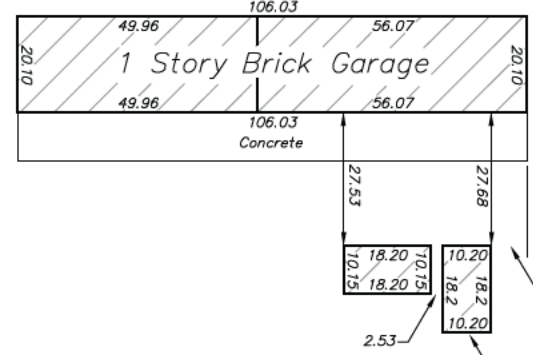
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05-19-203-016 (Parcel 20)

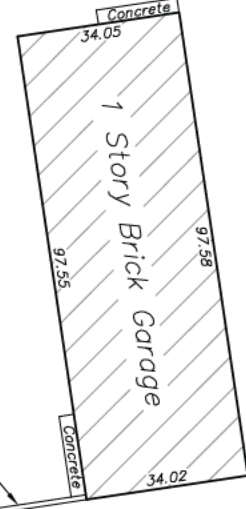
05-19-203-017 (Parcel 21)

05-19-203-025 (Parcel 22)

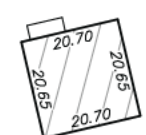
05-19-203-026 (Parcel 23)



Building Detail No. 2



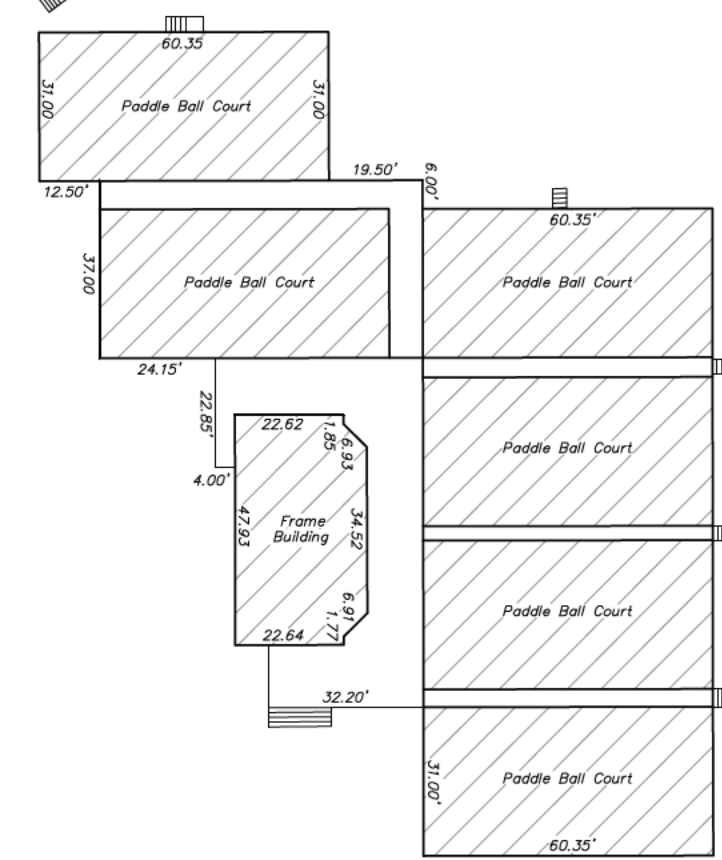
Building Detail No. 5



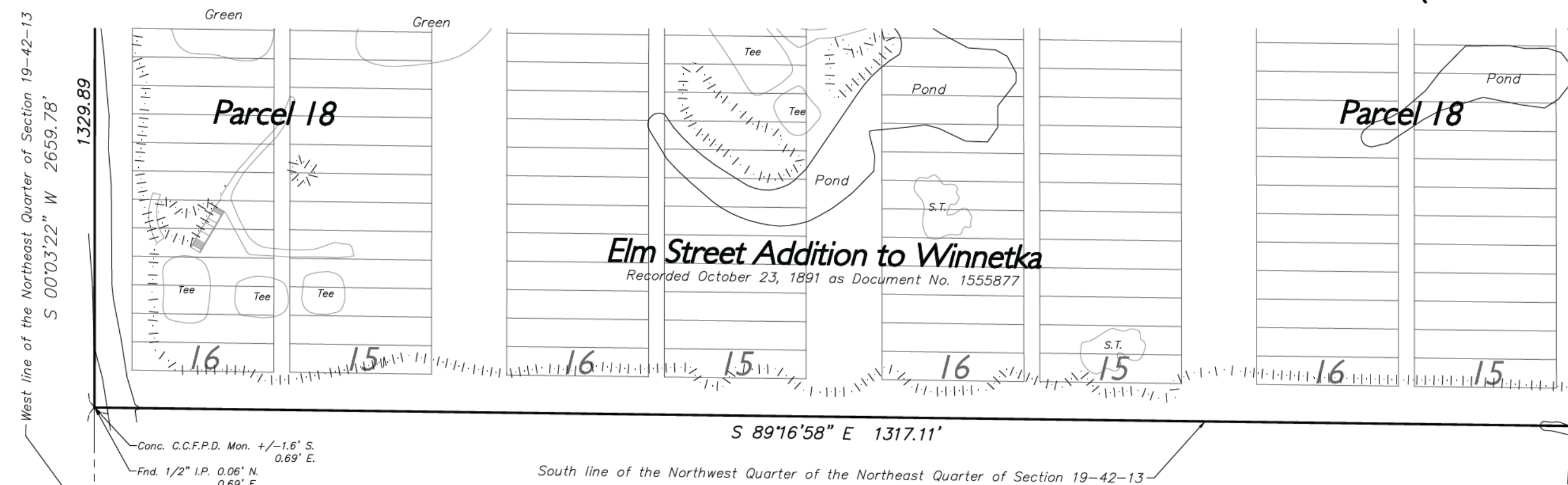
Building Detail No. 10



Building Detail No. 7



Building Detail No. 3



Parcel 18

Parcel 18

Elm Street Addition to Winnetka
Recorded October 23, 1891 as Document No. 1555877

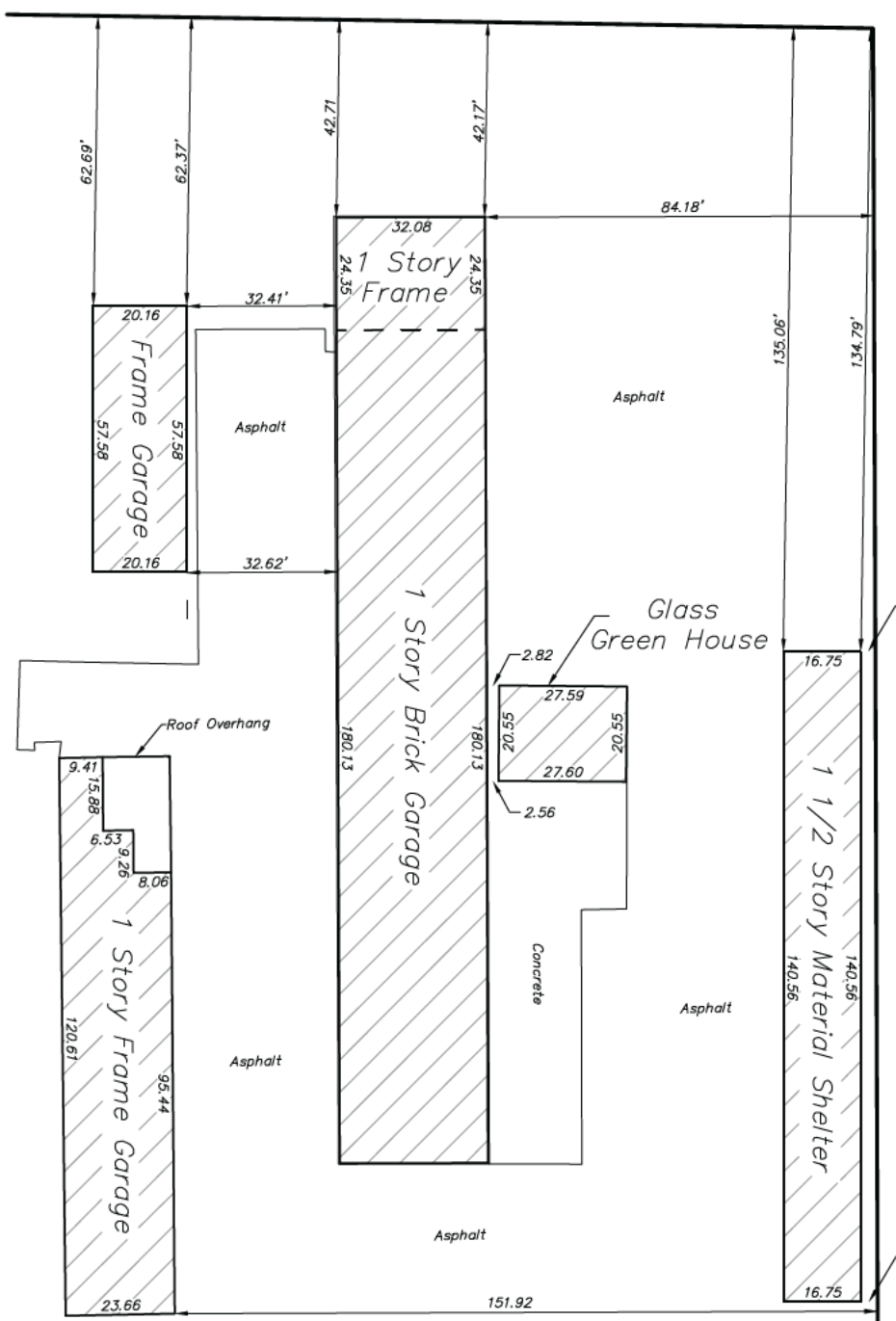
Ice Arena
1 & 2 Story
Brick Building
490 Hibbard Road

Building Detail No. 8

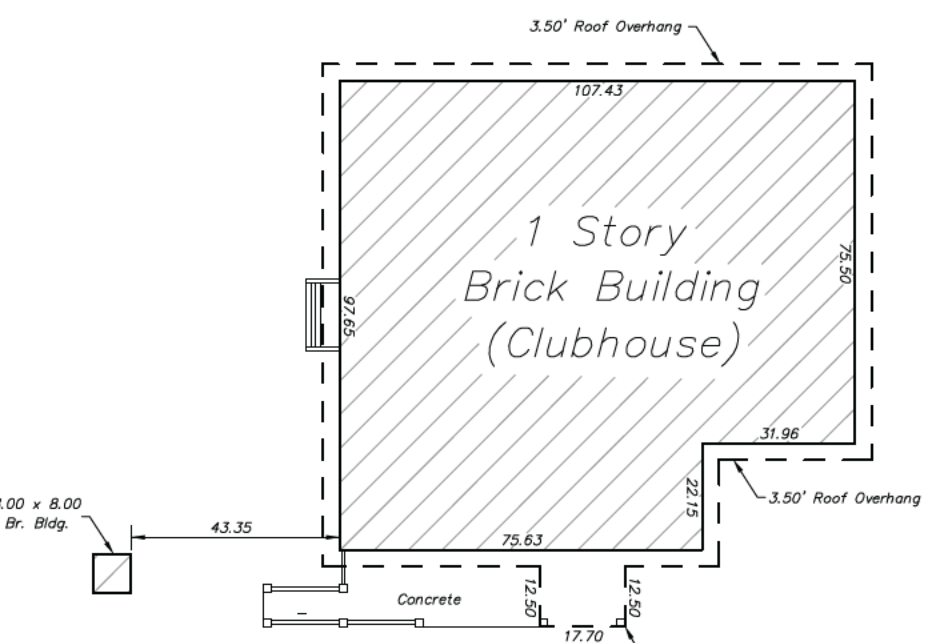
Building Detail No. 9

AC Nielsen Tennis Center
1 & 2 Story
Brick and Metal Building
530 Hibbard Road

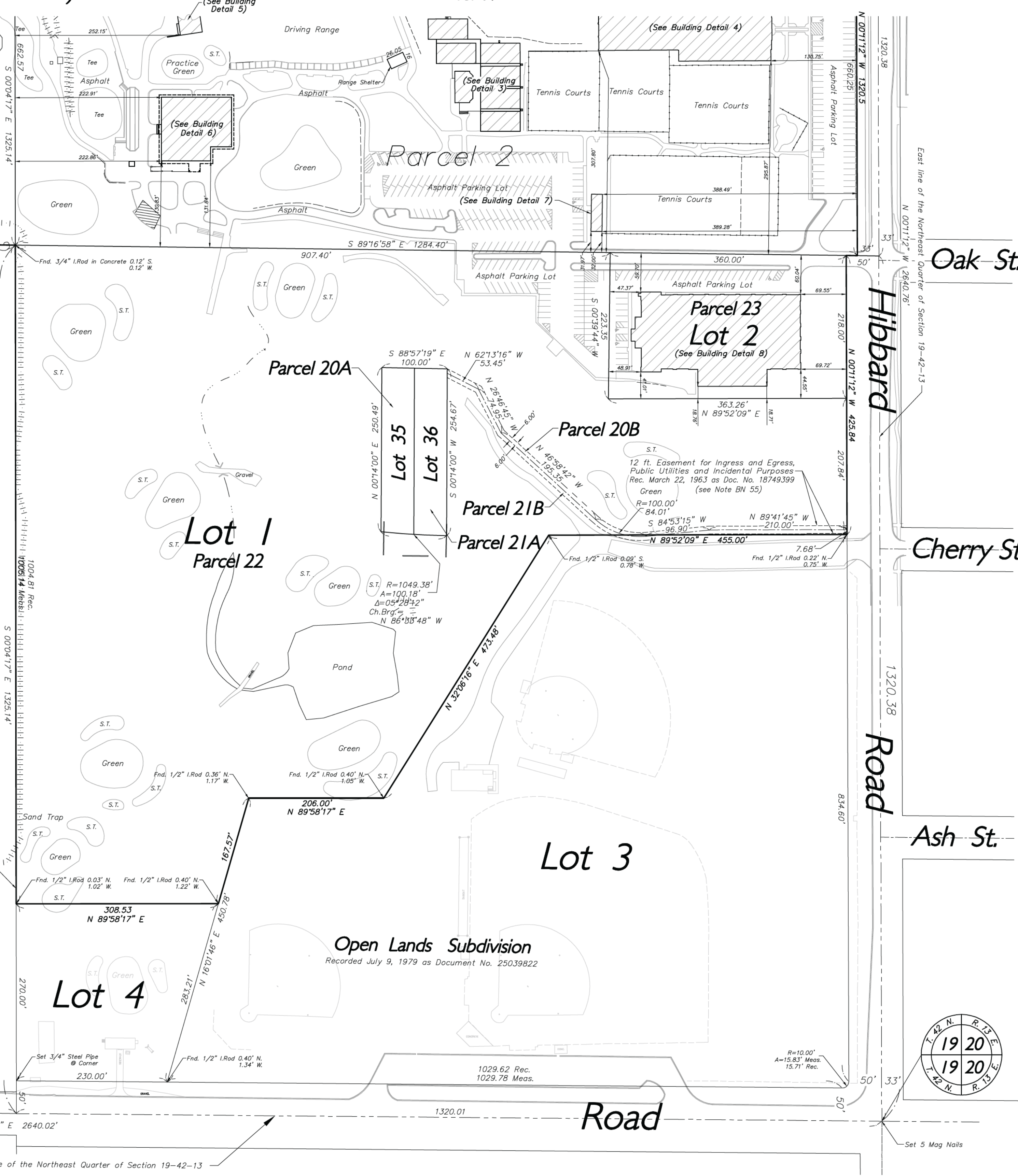
Building Detail No. 4



Building Detail No. 1



Building Detail No. 6



Parcel 2

Parcel 23
Lot 2
(See Building Detail 8)

Parcel 20A

Parcel 20B

Parcel 21B

Parcel 21A

Lot 1
Parcel 22

Lot 3

Lot 4

Open Lands Subdivision
Recorded July 9, 1979 as Document No. 25039822

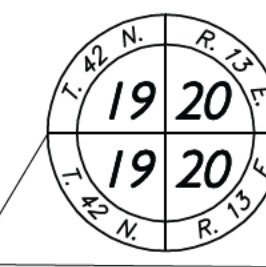
Willow Road

Road

Oak St.

Cherry St.

Ash St.



See Sheet 1 of 1 for Parcel Legal Descriptions
See Sheet 2 of 4 for Surveyor's Notes and Schedule B exceptions

GHA GEWALT HAMILTON ASSOCIATES, INC.

850 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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Winnetka Park District

540 Hibbard Road

Winnetka, Illinois 60093

NO.	BY	DATE	REVISION

FILE: 4118-300-Survey Sheet 4.dwg	SHEET NUMBER:
DRAWN BY: G.S.	GHA PROJECT #
DATE: 9/20/11	4118.300
CHECKED BY: W.C.	1" = 100'
DATE: 9/20/11	OF 4 SHEETS



REVISIONS:

BY:

NOTES:

EACH CONTRACTOR FOR EACH TRADE OR DIVISION SHALL CAREFULLY READ & STUDY PLANS & SPECIFICATIONS FOR ALL TRADES TO BE CERTAIN TO INCLUDE IN IT'S CONTRACT ALL WORK TO BE DONE BY IT. SHALL VISIT SITE TO DETERMINE ALL LOCAL CONDITIONS. SHALL CHECK ALL MEASUREMENTS ON JOB; & SHALL REPORT ALL INTERFERENCES TO OWNER BEFORE WORK IS DONE. APPLICABLE REQUIREMENTS OF PLANS & SPECIFICATIONS FOR ALL TRADES & DIVISIONS APPLY TO ALL CONTRACTS.

TITLE

SKOKIE PLAYFIELD
EXISTING PADDLE TENNIS COURTS SITE PLAN

DRAWN BY:

RICHARD M. SCHRAM

DATE:

AUGUST 3, 2021

SCALE:

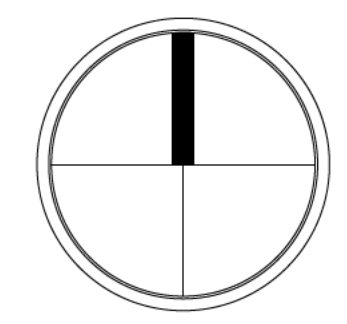
1" = 15'-0"

SHEET:

SP-1



REVISIONS	BY

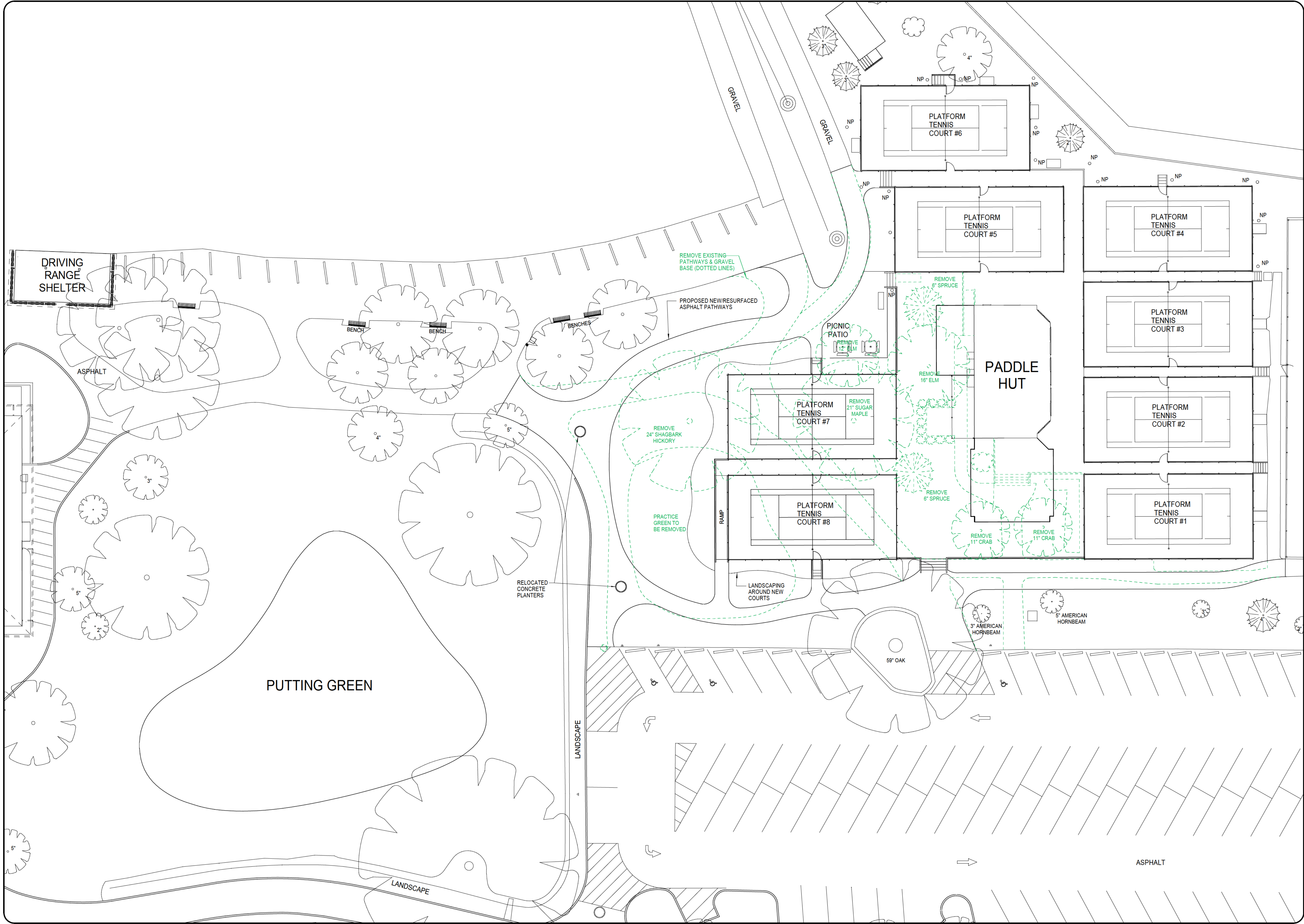


NOTES

SKOKIE PLAYFIELD
PROPOSED PADDLE TENNIS COURTS SITE PLAN
PROPOSED PHASE 1 & 2



DESIGNED BY: RICHARD M. SCHRAM
DATE: AUGUST 3, 2021
SCALE: 1" = 15'-0"
SHEET: SP-1



REVISIONS:

BY:

NOTES:

TITLE

SKOKIE PLAYFIELD
PROPOSED PADDLE TENNIS COURTS SITE PLAN
PROPOSED PHASE 1 & 2
DEMOLITION

1904

DESIGNED BY:

RICHARD M. SCHRAM

DATE:

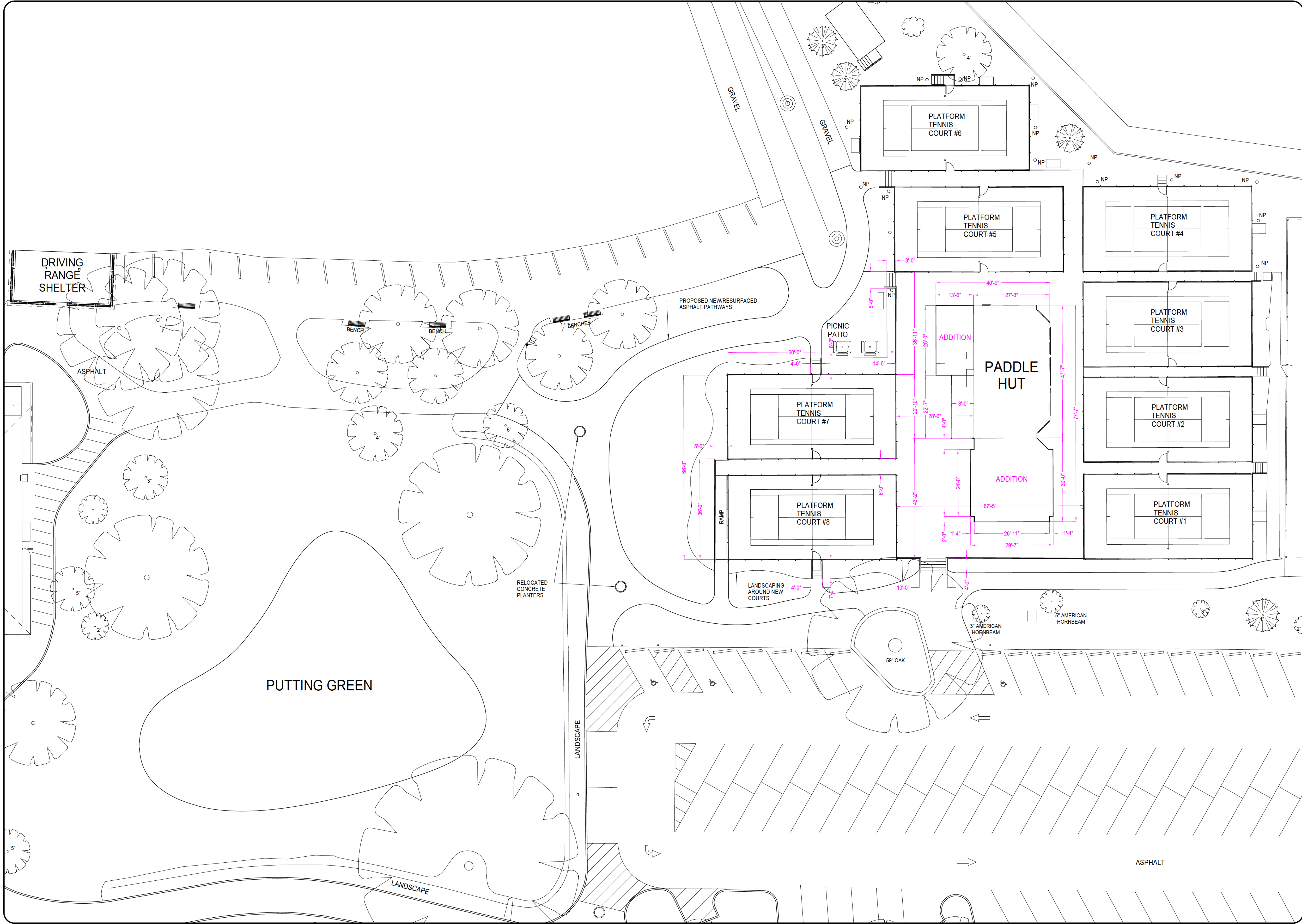
AUGUST 3, 2021

SCALE:

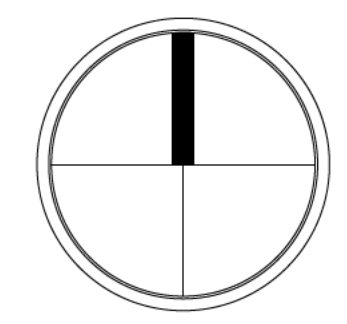
1" = 15'-0"

SHEET:

SP-1



REVISIONS:		BY:



NOTES:

SKOKIE PLAYFIELD

PROPOSED PADDLE TENNIS COURTS SITE PLAN

PROPOSED PHASE 1 & 2

DIMENSIONS



DRAWN BY: RICHARD M. SCHRAM	
DATE: AUGUST 3, 2021	
SCALE: 1" = 15'-0"	
SHEET: SP-1	

REMOVALS

Gravel Removal - 533 sq. ft.
Asphalt Removal - 3,063 sq. ft.
Concrete/Ramp Removal - 479 sq. ft.
Asphalt Removal - 1,699 sq. ft.

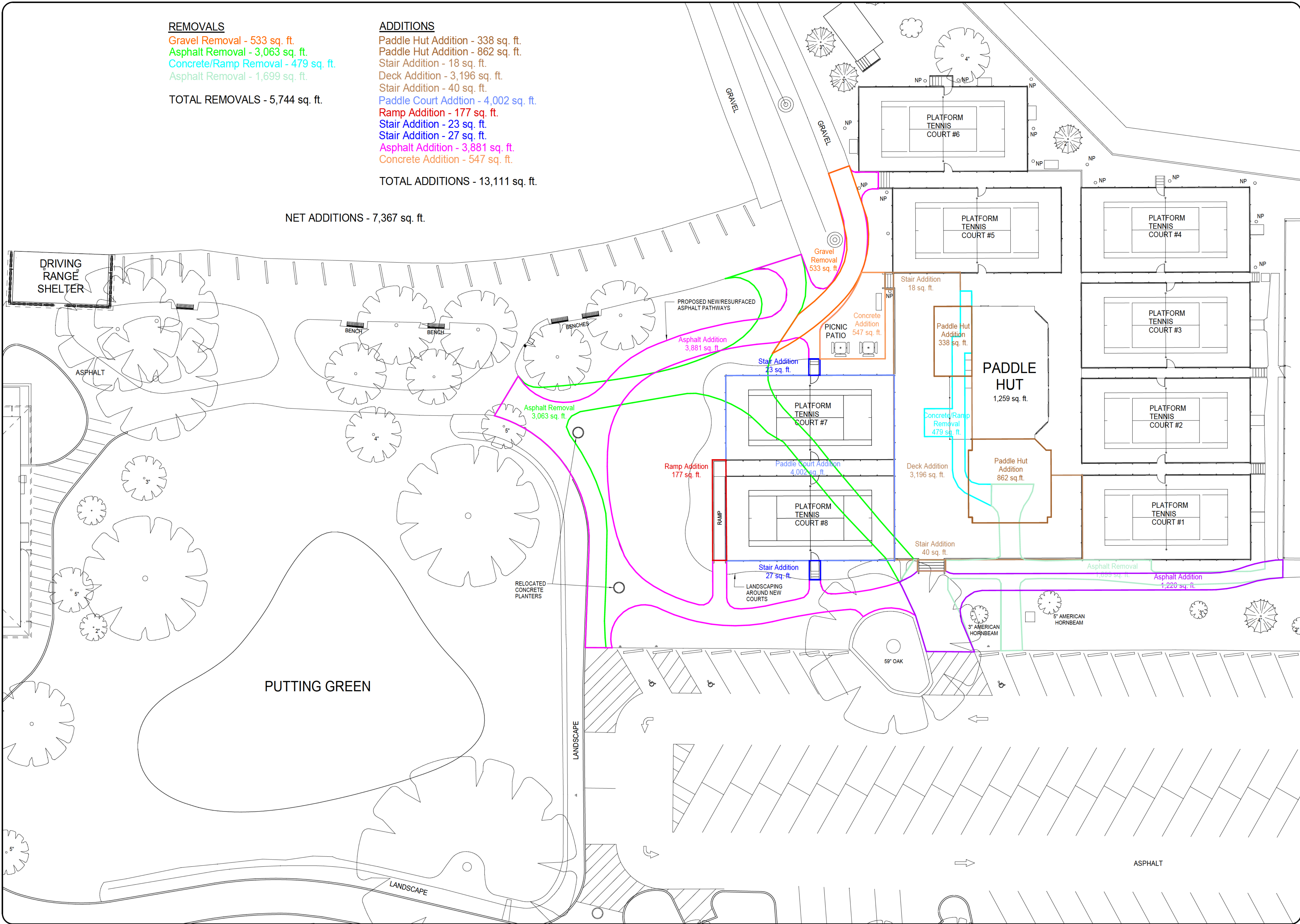
TOTAL REMOVALS - 5,744 sq. ft.

ADDITIONS

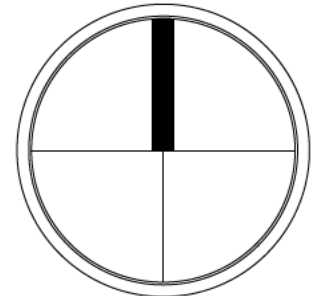
Paddle Hut Addition - 338 sq. ft.
Paddle Hut Addition - 862 sq. ft.
Stair Addition - 18 sq. ft.
Deck Addition - 3,196 sq. ft.
Stair Addition - 40 sq. ft.
Paddle Court Addition - 4,002 sq. ft.
Ramp Addition - 177 sq. ft.
Stair Addition - 23 sq. ft.
Stair Addition - 27 sq. ft.
Asphalt Addition - 3,881 sq. ft.
Concrete Addition - 547 sq. ft.

TOTAL ADDITIONS - 13,111 sq. ft.

NET ADDITIONS - 7,367 sq. ft.



REVISIONS	BY

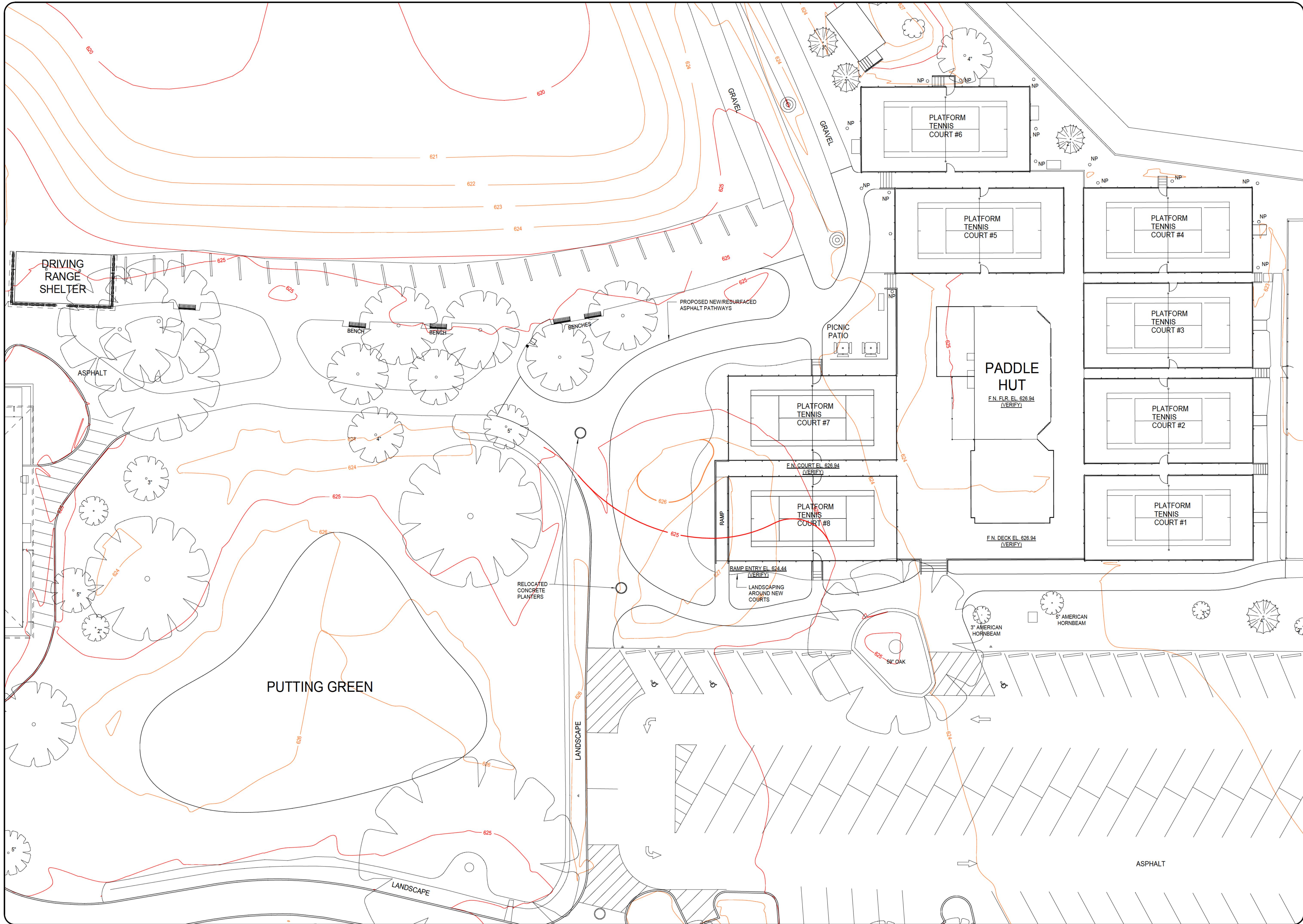


NOTES

SKOKIE PLAYFIELD
PROPOSED PADDLE TENNIS COURTS SITE PLAN
PROPOSED PHASE 1 & 2
SQUARE FOOTAGES



DESIGNED BY: RICHARD M. SCHRAM
DATE: AUGUST 3, 2021
SCALE: 1" = 15'-0"
SHEET: SP-1



REVISIONS

NOTES

SKOKIE PLAYFIELD

PROPOSED PADDLE TENNIS COURTS SITE PLAN

PROPOSED PHASE 1 & 2

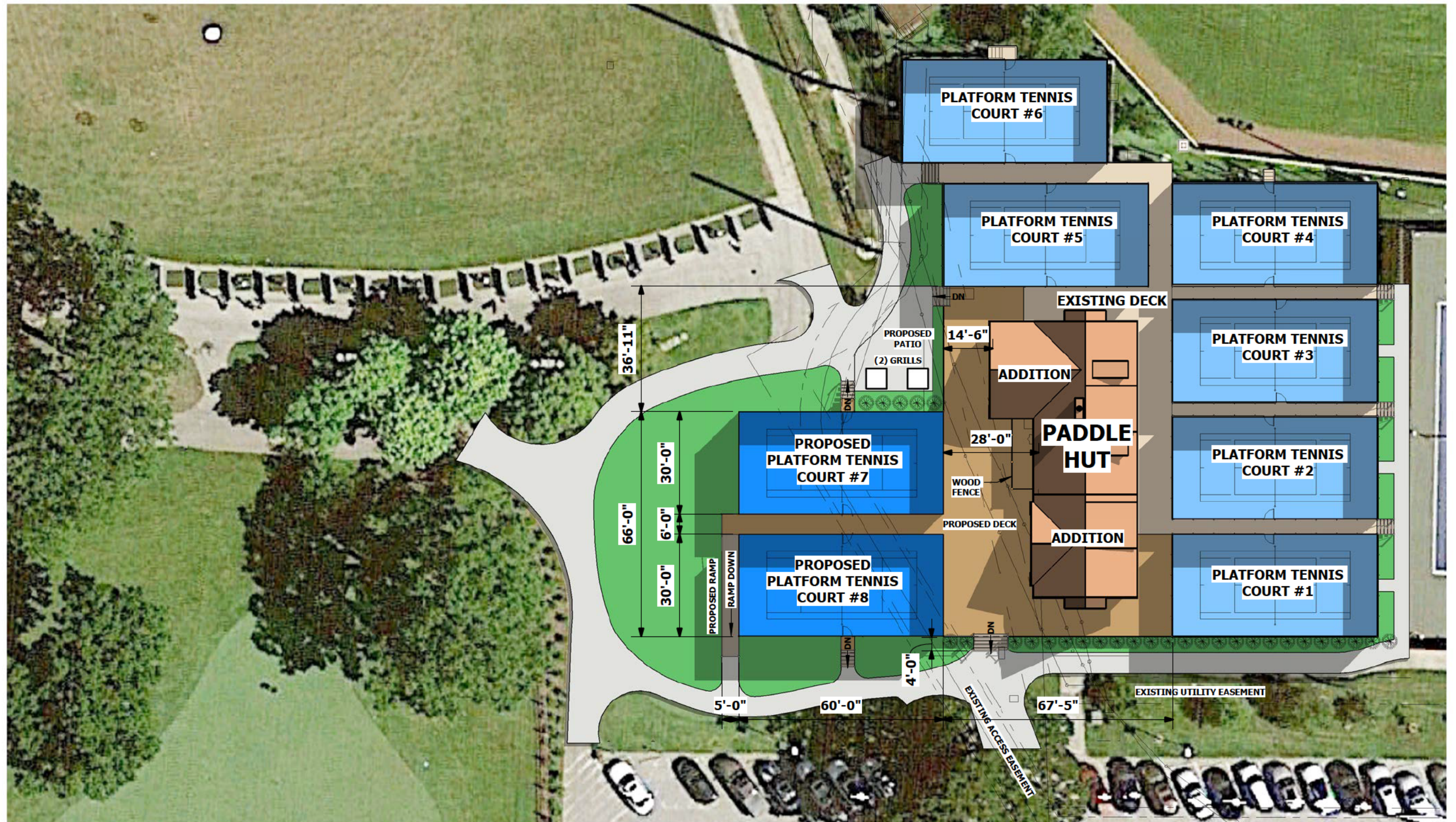
ELEVATIONS

DRAWN BY
RICHARD M. SCHRAM

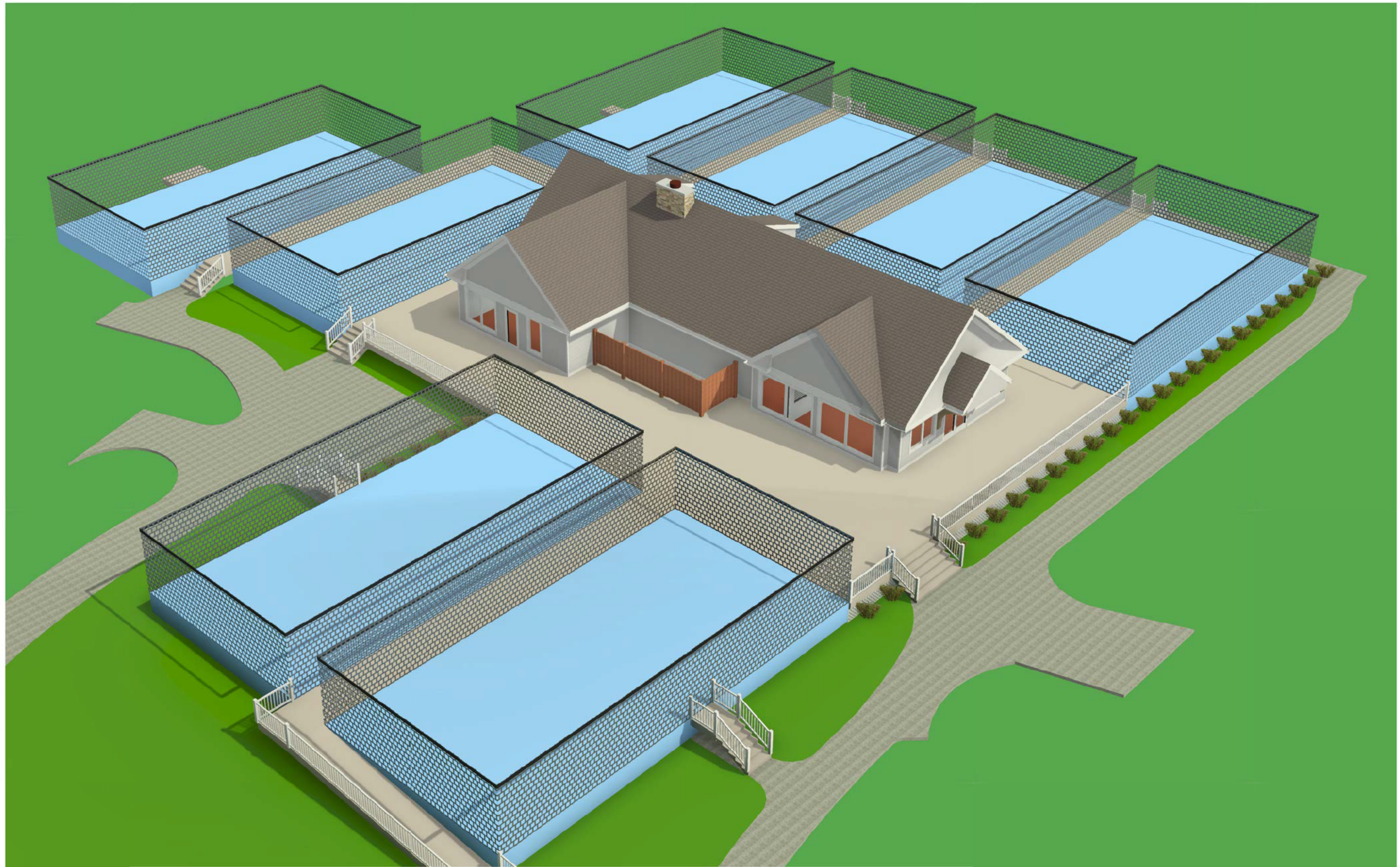
DATE
AUGUST 3, 2021

SCALE
1" = 15'-0"

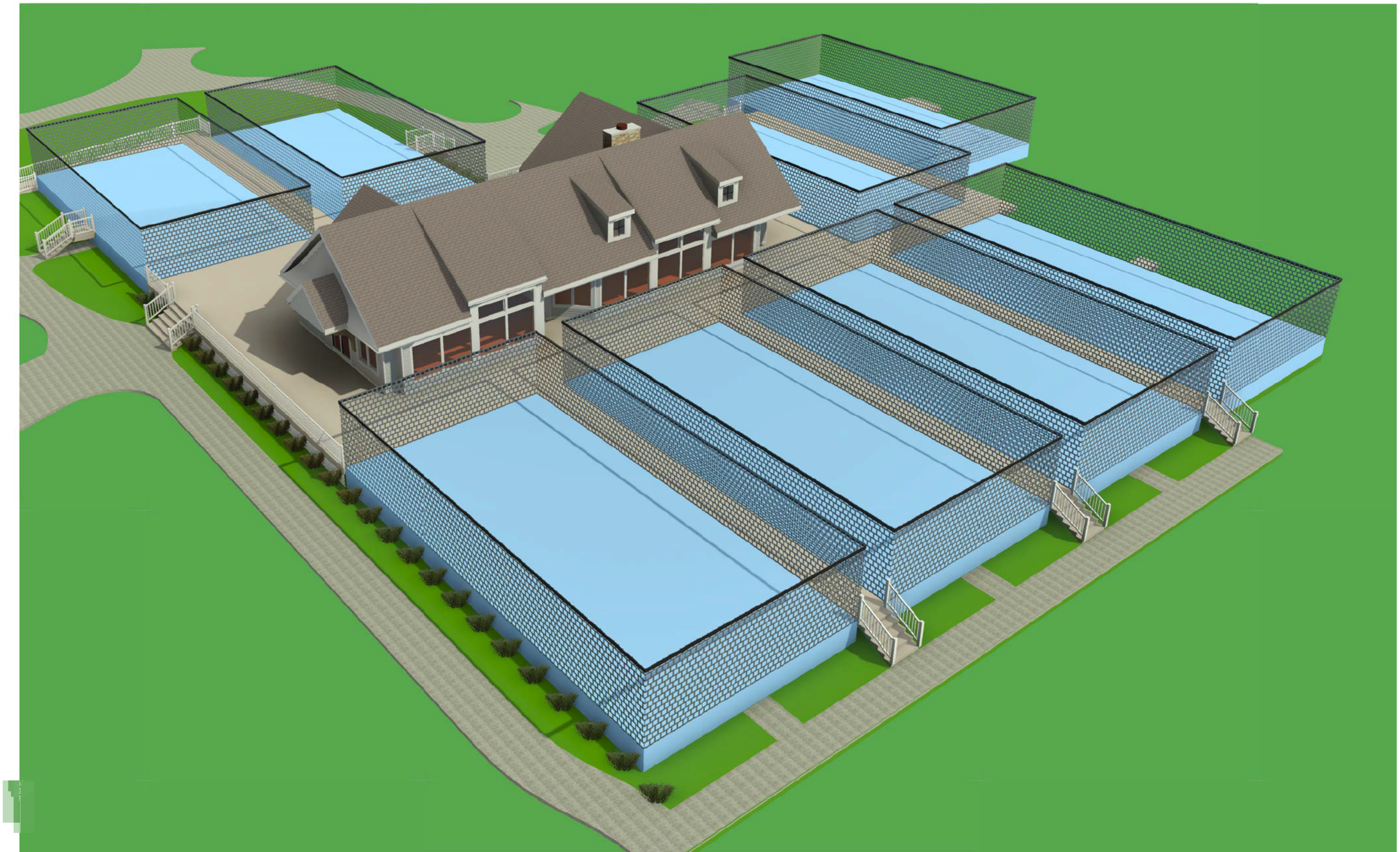
SHEET
SP-1



SITE PLAN.



AERIAL VIEW 1

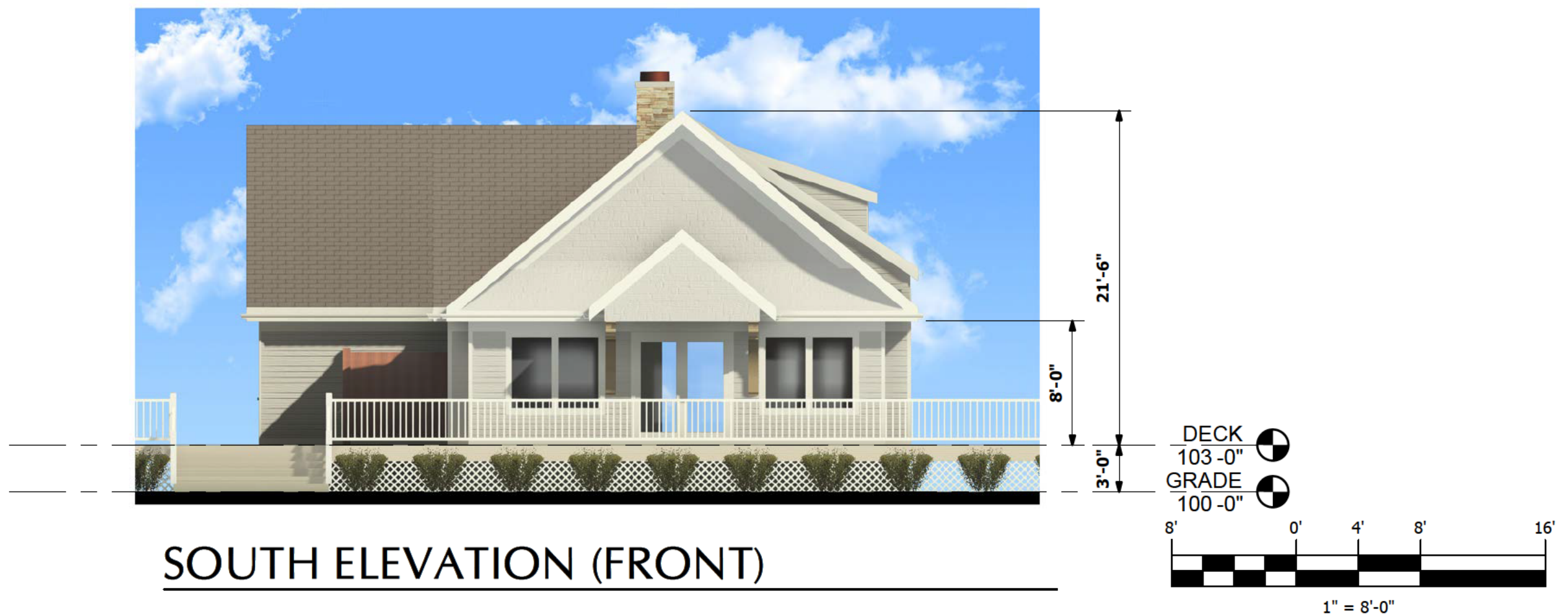


AERIAL VIEW 2



NORTH ELEVATION (REAR)

NOTE:
ALL EXTERIOR MATERIALS
AND COLORS SHALL MATCH
THE EXISTING BUILDING
INCLUDING SIDING, ROOF
COVERING, WINDOW/DOOR
TRIM, BUILDING TRIM,
FASCIA, FRIEZE, SOFFITS,
GUTTERS AND DOWNSPOUTS.



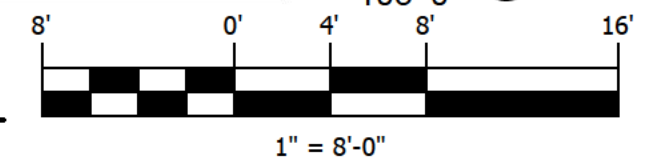
SOUTH ELEVATION (FRONT)

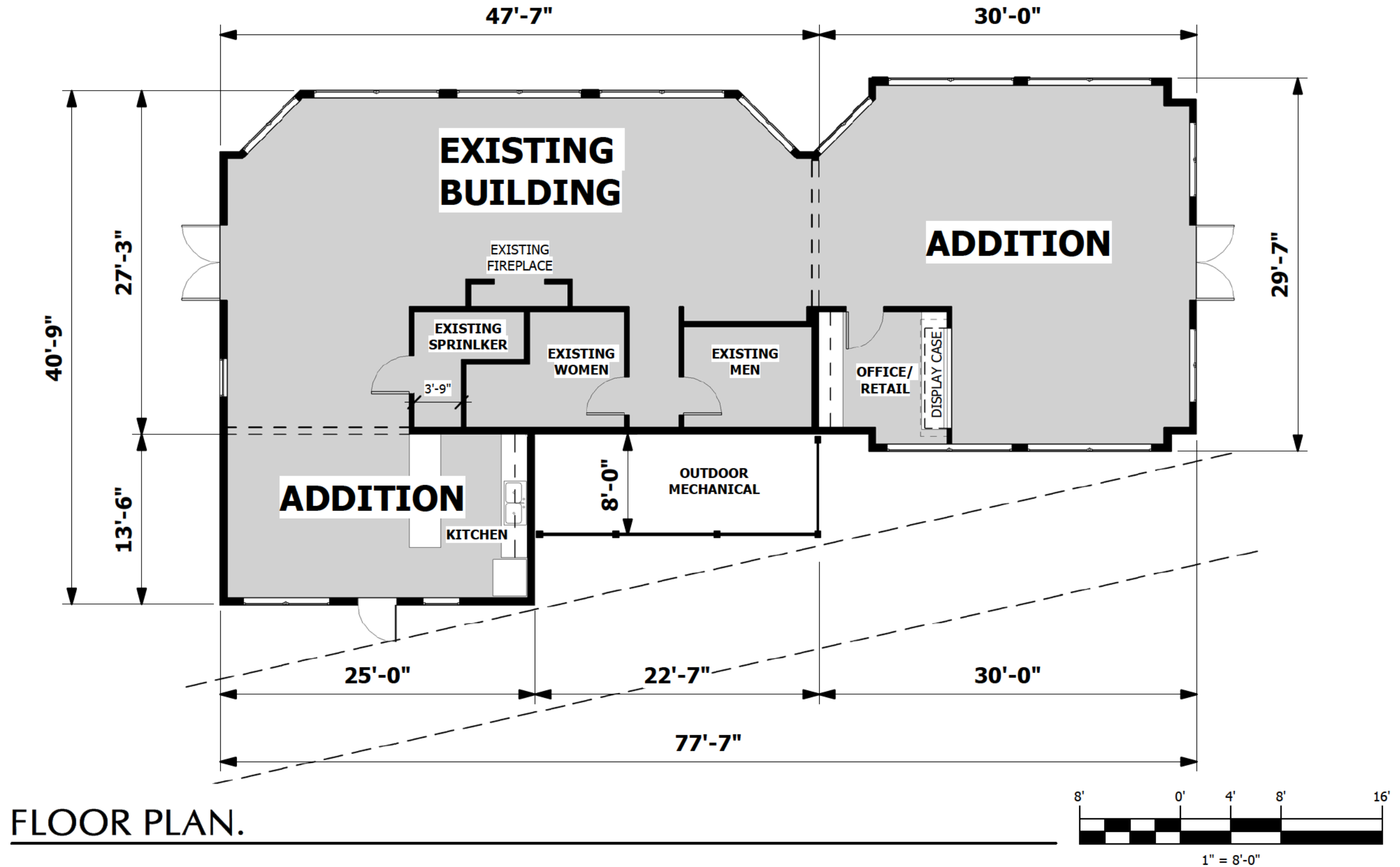


EAST ELEVATION



WEST ELEVATION





AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE CONSTRUCTION OF AN ADMINISTRATION BUILDING FOR THE WINNETKA PARK DISTRICT (490 Hibbard)

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

The South half of the Northeast Quarter of the Northeast Quarter of Section 19, Township 42 North, Range 13, East of the Third Principle Meridian in the Village of Winnetka, Cook County, Illinois

commonly known as 490 Hibbard, Winnetka, Illinois, which is located in the R-2 Single-Family Residential Zoning District provided in Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, Subject Property is a 135-acre parcel that is part of the Skokie Play Fields, and is improved, in part, with a paddle hut located behind the A.C. Nielsen Tennis Center, which is on the west side of Hibbard Road north of Oak Street; and

WHEREAS, pursuant to Section 17.56.010 of the Winnetka Zoning Ordinance, the Winnetka Park District has applied for an amendment to its existing special use permit, to allow the construction of a new paddle tennis hut that will have a larger footprint and will be located just to the west of the existing hut; and

WHEREAS, the proposed new paddle hut will replace the existing 496-square foot paddle tennis hut with a 1,439-square foot building that will include a meeting and viewing room, a kitchen, a fireplace, and men’s and women’s restrooms that comply with the Americans With Disabilities Act; and

WHEREAS, the proposed new facility will also include a 1,550-square foot deck around the building, replacing an existing 680-square foot deck; and

WHEREAS, on March 29, 2004, pursuant to due notice thereof, the Zoning Board of Appeals conducted a public hearing on the requested special use and, by the unanimous vote of the six members of the Board then present, has reported to the Council, recommending that the requested special use be granted; and

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

WHEREAS, on March 18, 2004, on due notice thereof, the Design Review Board considered the proposed building plans and issued favorable comment on the proposed design; and

WHEREAS, on February 25, 2004, pursuant to due notice thereof, the Plan Commission considered the special use application and, by the favorable vote of seven of the nine members then present, with one member opposed and one member abstaining, found that the proposed special use is consistent with the Comprehensive Plan, *Winnetka 2020*; and

WHEREAS, although the Plan Commission made favorable findings, the members expressed some concern about the impact of the expanded building on parking and suggested that further information be gathered regarding parking demands and the adequacy of the existing parking facilities; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the Comprehensive Plan’s goals of preserving or expanding the quantity, quality and distribution of open space and recreational opportunities, and of protecting the Village’s natural features and environmental resources; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the Winnetka Comprehensive Plan’s Village Character and Appearance Objective of encouraging organizations in their efforts to beautify the Village and of using high quality design materials when constructing public improvements; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the Winnetka Comprehensive Plan’s Village Parks, Open Space, Recreation and Environment Objective of supporting the development of recreational facilities to meet the needs of residents of all ages; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to ensure that proposals do not have an adverse impact on the residential character of the surrounding residential neighborhoods; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to cooperate with the Winnetka Park District in achieving the District’s goal of providing Village residents with high quality recreational programs and open space; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to work with the Park District to minimize the impact of existing programs on adjacent neighborhoods; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to coordinate planning for any new facilities and programs to balance recreational needs of the community with the residential character of the surrounding neighborhood; and

WHEREAS, the Village Council accepts the Plan Commission’s finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to ensure that street and parking infrastructure are adequate and that other ancillary effects such as artificial lighting, noise and water run-off are held to acceptable levels, subject to the concerns expressed by the Plan Commission about potential negative impacts on the parking; and

WHEREAS, the proposed paddle hut will not be detrimental to the public health, safety, comfort, morals or general welfare of the Village, in that the proposed tennis hut is necessary to the operation of the Winnetka Park District and the provision of services to Winnetka residents, and the expanded, improved tennis hut will enable the paddle tennis program to continue, while providing ADA-compliant multi-purpose facilities; and

WHEREAS, the proposed paddle hut will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values in the immediate vicinity, as the proposed addition will not alter the existing use of the Subject Property and will be located along the west side of the A. C. Nielsen Tennis Center, set well back from Hibbard Road and from the nearest residential property line; and

WHEREAS, the proposed paddle hut will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted under applicable zoning regulations in that: (a) the size of the hut is small in relation to both the size of the Skokie Play Fields and to the established Park District facilities on the Subject Property; (b) the proposed paddle hut is consistent with the established use of the Subject Property; and (c) the proposed paddle hut is not in close proximity to any residential properties; and

WHEREAS, subject to the terms and conditions set forth in Section 3 of this ordinance, there is adequate parking on the Subject Property for the proposed paddle hut; and

WHEREAS, subject to the terms and conditions set forth in Section 3 of this ordinance, the proposed paddle hut will not alter the amount of parking on or the ingress or egress to the Subject Property, nor will it have a negative impact to vehicular or pedestrian traffic on the surrounding street system, in that the facility will be used from September 15 through April and thus will not coincide with the golf season, which ends at the end of September; and

WHEREAS, adequate utilities, access roads, drainage and other facilities necessary to the existing special use already exist on the Subject Property, and the proposed tennis hut will not require any additions to such facilities, as they will be attached to the A. C. Nielsen Tennis Center; and

WHEREAS, subject to the terms and conditions set forth in Section 3 of this ordinance, the special use will, in all other respects, conform to the applicable regulations of this and other Village ordinances and codes.

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

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

SECTION 2: Pursuant to Section 17.56.010 of the Zoning Ordinance, Title 17 of the Winnetka Village Code, the special use permit for the Subject Property, which is located in the R-2 Single-Family Residential Zoning District provided in said Zoning Ordinance, and is commonly known as 490 Hibbard Road, is hereby amended to permit the Winnetka Park District to replace the existing paddle hut with an enlarged tennis hut that will be located just to the west of the existing hut, near the rear of the A. C. Nielsen Tennis Center building, in accordance with the site plans and elevations submitted with the application for special use permit.

SECTION 3: The amended special use permit granted by this Ordinance is subject to the following terms conditions:

- A. The construction of the paddle hut shall commence within 12 months after the date of the adoption of this Ordinance.
- B. The parking for the enlarged paddle hut shall be re-evaluated by the Village Council in one year to determine whether it is adequate for the additional uses proposed for the paddle hut.
- C. The Park District shall monitor parking related to all uses of the paddle tennis hut through one complete season and shall report its findings to the Village Council. The report shall identify (i) any increases in parking demand resulting from the enlarged and enhanced use of the paddle hut and (ii) any conflicting demands for parking between the enlarged and enhance paddle hut and other activities on the Subject Property.

SECTION 4: Pursuant to Section 17.56.010(G) of the Zoning Ordinance, all stipulations, conditions and restrictions set forth in this Ordinance as part of the terms under which the special use is granted, may be modified or revised from time to time by the Village Council following public notice and hearing, using the same procedures set forth in the Zoning Ordinance or processing the original special use application.

SECTION 5: This Ordinance shall take effect immediately upon passage, approval and posting.

ADOPTED this 20th day of April, 2004, pursuant to the following roll call vote:

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

NAYS: None

ABSENT: Trustee Webster

APPROVED this 20th day of April, 2004.

Signed:

//s//Michael F. Duhl

Village President

Countersigned:

//s//Douglas G. Williams

Village Clerk

Introduced: Waived

Posted: __

Passed and Approved: April 20, 2004

Posted: April 21, 2004

ORDINANCE NO. M-12-2007

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE WINNETKA PARK DISTRICT TO CONSTRUCT TWO ADDITIONAL PLATFORM TENNIS COURTS (490 Hibbard)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that establishing and applying standards for the use and development of lands and buildings within the Village are matters pertaining to the affairs of the Village; and

WHEREAS, the Winnetka Park District is the beneficial owner of the following described real estate (the "Subject Property"), which is commonly known as 490 Hibbard, Winnetka, Illinois:

The South half of the Northeast Quarter of the Northeast Quarter of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian in the Village of Winnetka, Cook County, Illinois; and

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

WHEREAS, the Winnetka Park District is a body corporate and politic of the State of Illinois and operates a tennis complex on the Subject Property, which is a 135-acre parcel that is part of the Skokie Play Fields, and is improved, in part, with a paddle hut and four platform tennis courts that are located north of Oak Street on the west side of Hibbard Road and behind the A.C. Nielsen Tennis Center; and

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

WHEREAS, the Winnetka Park District ("Applicant") has filed an application for an amendment to its existing special use permit pursuant to Section 17.56.010 (I) of the Winnetka Zoning Ordinance, to allow the construction of two additional platform tennis courts to the north and west of the existing four-court complex at Skokie Playfield; and

WHEREAS, the proposed addition to the platform tennis facilities will add a total of 3,996 square feet of lot coverage, consisting of 1,800 square feet for each of the two new courts, 376 square foot for a new elevated pathway and 20 square feet of access steps between the two new courts; and

WHEREAS, the small area to be covered by the proposed new facilities is not immediately in the public view and is located in a part of the Subject Property that has little other use, thereby preserving larger, more visible expanses of open space; and

WHEREAS, on May 17, 2007, on due notice thereof, the Design Review Board considered the design of the proposed improvements and the four members then present issued favorable comment on the design of the additional courts and suggested minor changes to the landscaping plan; and

WHEREAS, on June 11, 2007, on due notice thereof, the Zoning Board of Appeals held a public hearing to consider the amendment to the special use permit for the proposed new platform tennis courts, and by the unanimous vote of the Board's seven members, has recommended that the requested special use permit be granted; and

WHEREAS, no owners of property located within 250 feet of the Subject Property have filed written objections to the special use application; and

WHEREAS, on June 27, 2007, on due notice thereof, the Plan Commission convened to consider the proposed additional facilities, at which time 10 members of the Plan Commission were present; and

WHEREAS, the Applicant's representative member of the Plan Commission recused himself from the consideration of the application, whereupon the remaining nine members considered the requested special use and, by the favorable vote of eight of the nine participating members, found the proposed special use to be consistent with the Comprehensive Plan, *Winnetka 2020*, and have reported to the Council recommending that the special use be granted; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to ensure that commercial, institutional and residential development is appropriate to the character of, and minimizes the adverse impact on, its surrounding neighborhood, in that the additional courts are set away from the street and away from the single family residential properties in the neighborhood, and the design of the new facilities is consistent with the design of the existing platform tennis court facilities; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to use high quality design and materials when constructing public improvements; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to support the development of recreational facilities to meet the needs of residents of all ages, in that the new courts will increase the number of platform tennis courts by 50%; and

WHEREAS, the proposed special use is consistent with the Comprehensive Plan's objective to engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood; and

WHEREAS, the proposed special use is consistent with the objective to foster greater cooperation among all institutions in the joint use of their recreational facilities; and

WHEREAS, the Village Council accepts the Plan Commission's finding that the proposed special use is consistent with the recommendations stated in Section 4.3.6 of the Comprehensive Plan to cooperate with the Winnetka Park District in achieving the

District's goal of providing Village residents with high quality recreational programs and open space, to work with the Park District to minimize the impact of existing programs on adjacent neighborhoods, and to coordinate planning for new facilities and programs to balance recreational needs of the community with the residential character of the surrounding neighborhood; and

WHEREAS, the Council finds that the proposal to construct two new platform tennis courts and related walkway and stairs is consistent, overall, with the Comprehensive Plan, *Winnetka 2020*; and

WHEREAS, the special use will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district, nor will it substantially diminish or impair property values in the immediate vicinity, as the proposed new platform tennis courts will not alter the existing use of the Subject Property and are not in close proximity to any of the single family residential uses in the neighborhood; and

WHEREAS, adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the special use either exist or will be provided, in that the Subject Property is served by all utilities, the new courts have been designed to address current usage needs and the parking and site access will remain the same; and

WHEREAS, the proposed new platform tennis courts will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, in that the Park District is an established presence in the neighborhood, the proposed new tennis courts will alleviate crowded conditions at the platform tennis court facility, and the expanded facilities will not be in close proximity to any of the single family residential uses in the neighborhood; and

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

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

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

SECTION 2: That, pursuant to Sections 17.56.010 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code, a special use permit is hereby granted with respect to the Subject Property, which is located in the R-2 Single-Family Residential Zoning District, to allow the construction of two new platform tennis courts to the north and west of the existing four-court complex at Skokie Playfield.

SECTION 3: That, pursuant to Section 17.56.010 (G) of the Winnetka Zoning Ordinance, all stipulations, conditions and restrictions set forth in this Ordinance as part of the terms under which the special use is granted, may be modified or revised from time to time by the Village Council following public notice and hearing, using the same procedures set forth in the Zoning Ordinance for processing the original special use application.

SECTION 4: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 5: This Ordinance shall take effect immediately upon its passage, approval and posting as provided by law.

PASSED this 7th day of August, 2007, pursuant to the following roll call vote:

AYES: Trustees Behles, Berger, Eilers, Poor, Ritchell, Tucker

NAYS: None

ABSENT: None

APPROVED this 7th day of August, 2007.

Signed:

//s//Edmund C. Woodbury

Village President

Countersigned:

//s//Douglas G. Williams

Village Clerk

Introduced: July 17, 2007

Posted: July 18, 2007

Passed and Approved: August 7, 2007

Posted: August 9, 2007



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 24, 2021
SUBJECT: 768 OAK STREET - WINNETKA PUBLIC LIBRARY - CERTIFICATE OF APPROPRIATENESS (CASE NO. 21-24-DR)

INTRODUCTION

On September 29, 2021, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by the Winnetka Public Library (the "Applicant") as the owner of the building at 768 Oak Street (the "Subject Property") for approval of a Certificate of Appropriateness to allow exterior changes and landscaping to the parking lot and outer courtyard area on the Subject Property.

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 not received any written comment from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is located on the southeast corner of the intersection of Green Bay Road and Linden and Oak Streets and is zoned B-1 Multi-Family Residential. The Subject Property contains the Winnetka Public Library along with the Library parking lot and an outer courtyard. Figure 1 below identifies the location of the Subject Property. Figures 2 through 7 at the end of this report identify the location of the proposed work on the Subject Property.



Figure 1 – Aerial Map

PREVIOUS APPROVALS

On July 21, 2021, a permit was issued to the Library allowing installation of new windows on each elevation of the building. Because replacement windows were shown to replicate original division patterns, profiles and finishes, the window replacements were approved administratively by staff. Work to replace those windows is currently underway.

In addition, the Library sought approval to replace the existing concrete rear entry walkway and resurface the asphalt parking lot located south and west of the Library building. Similar to the window replacement project, the replacement of the entry walkway and parking area was found to be replacing existing site elements, and as such received an administrative approval from staff. The approval was conditional to the handrails and guardrails incorporating the profile and finish of recently completed work on the north main building entrance.

On April 18, 2019, the DRB approved a Certificate of Appropriateness to allow exterior improvements related to the expansion of the entry terrace on the north side of the library and a sign permit to allow installation of the freestanding sign currently on site.

CURRENT REQUEST

The Applicant is seeking approval of a Certificate of Appropriateness to allow landscaping improvements near the parking lot and expand the size of an outer greenspace courtyard. The Library currently uses the tree-canopied lawn courtyard on the building's west side for outdoor programming and activities. As part of their proposed property improvements, the Library would like to expand the size of the courtyard and update its vegetation. The project would involve removing some shrubs, small magnolia trees, and a yew hedge on the north end of the courtyard to allow for an expanded meeting area on the grass. The mature-growth trees would remain in place. For the parking lot entrance, the north bookend island would have the bike rack and masonry wall removed with a concrete pad and limestone memorial bench installed in their place. The bench would be surrounded by some minor flower plantings and arbor vitae. The south island on the other side of the parking lot entrance would have its lilac tree preserved and along with some small plantings.

The proposed alterations are intended to update the parking lot area landscaping while improving the outdoor courtyard for more outdoor programming activities. The alterations would present minimal changes to the built environment of the Subject Property and surrounding area. The Applicant has provided a site plan and landscaping specifications as part of the submitted application materials provided as Attachment A.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

- (1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;
- (2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;
- (3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be

adopted by the Board; and

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

DESIGN GUIDELINES ANALYSIS

The Design Guidelines provide guidance on the appearance of outdoor spaces with institutional buildings such as the Library. The Guidelines call for spaces to be creative and well-designed while preserving mature vegetation and using plantings that are consistent with the Guidelines' planted material palette. The proposed changes would keep the mature plantings while better enabling the size of group activities that can occur outdoors. An excerpt of the Design Guidelines pertaining to the proposed alterations is included as Attachment B.

RECOMMENDATION

At the September 29, 2021, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed exterior changes and landscaping improvements to the existing parking lot and outer courtyard area. 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 approving or a motion denying a certificate of appropriateness for design of the proposed exterior changes and landscaping improvements to the existing parking lot and outer courtyard area.

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

*Move to approve **[deny]** a certificate of appropriateness for the **design of the exterior changes and landscaping improvements for the existing parking lot and outer courtyard area on the Subject Property**, subject to the following conditions:*

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

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

Subject Property Photos – September 2021



Figure 2 – Outer courtyard area along Linden Street, facing southeast



Figure 3 – Outer courtyard area facing north (September 2021)



Figure 4 – Subject Property – Outer courtyard area facing south (September 2021)



Figure 5 – Library parking lot and street entrance from Linden Street, facing east



Figure 6 – Parking lot island with vegetation, bike rack, and masonry wall, facing northeast



Figure 7 – Parking lot island and landscaping vegetation, facing southeast

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 768 Oak St

Name of Business(es): Winnetka-Northfield Public Library District

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) Exterior Landscaping/Plantings

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Remove wall around bike rack area and replace with greenspace, pavers, and bench.
Revise current west garden area with new plantings and added pavers for easier access.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 768 Oak St (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


Monica Dombrowski

768 Oak St

847-386-5270

mdombrowski@winnetkalibrary.org

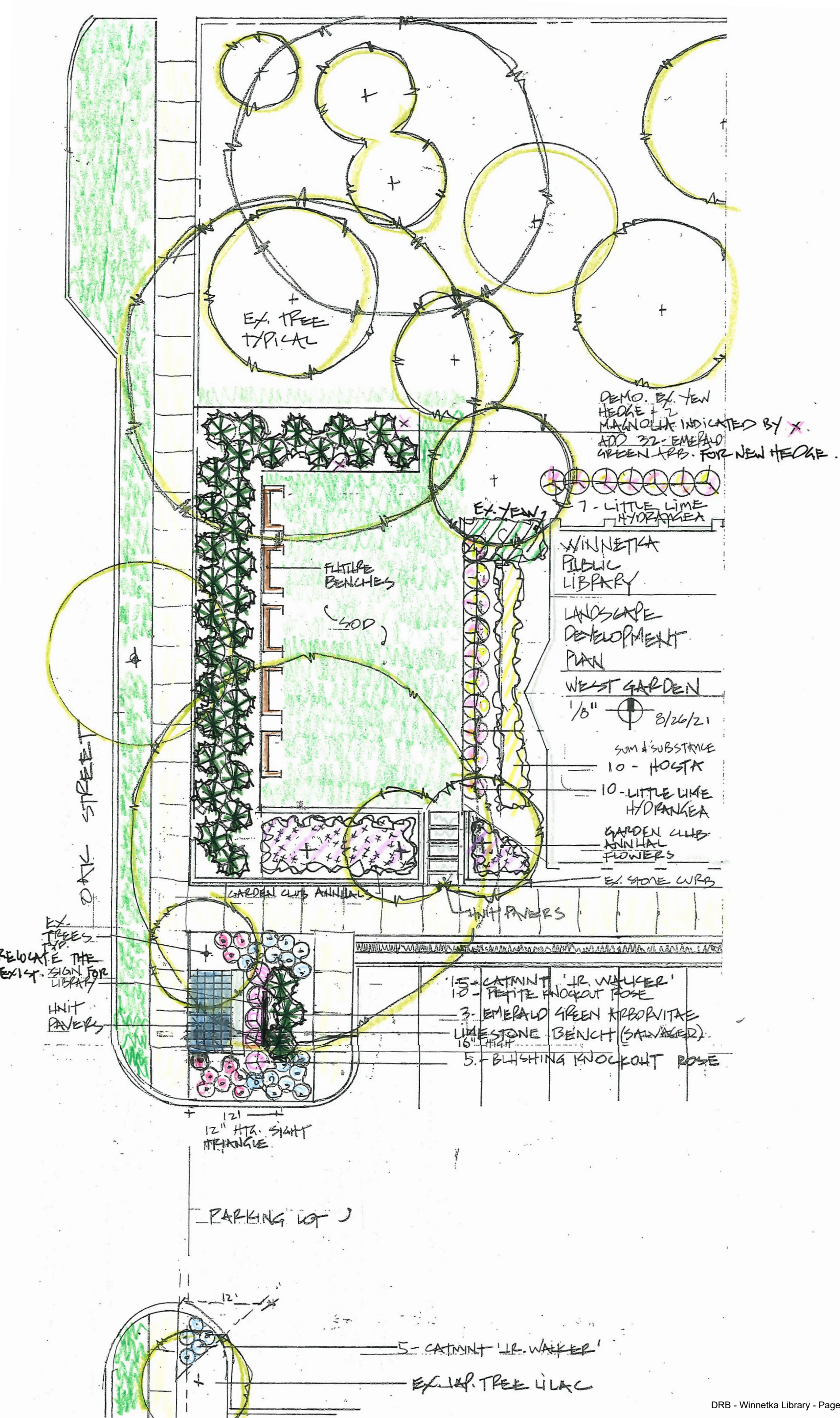
FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	<u>Landworks Limited</u>
CONTACT NAME	<u>Jospeh Pizzuto</u>
ADDRESS	<u>751 N. Bolingbrook Drive #17</u> <u>Bolingbrook, IL 604440</u>
PHONE NO.	<u>630-759-8200</u>
EMAIL	<u>joseph@landworkslimited.com</u>





Landscape Architects
& Contractors

751 North Bolingbrook Drive
Link 17
Bolingbrook, Illinois 60440

tel 630.759.8200
fax 630.679.1358
www.landworkslimited.com

August 26, 2021

Mr. Christopher Marx
Community Development Department
Village of Winnetka

RE: Winnetka Public Library
West Garden and Parking Lot Islands Landscape Plan

I hereby submit a narrative for the accompanying landscape plan dated 8/26/2.

The Winnetka Public Library has seen the need to update the garden west of the Winnetka Public Library.

We are planning on removing two existing Magnolia in poor shape, an overgrown yew hedge and approximately 6 deciduous shrubs to make room for the new planting as depicted on the attached landscape plan.

Ms. Monica Dombrowski, the Director of the Winnetka Library, would like to do more outdoor programming and she requested a landscape design that would provide for a lawn open space which could be utilized for various activities.

This multi -purpose outdoor space will be buffered from Oak Street and Green Bay Road by a new evergreen hedge.

New flowering shrubs and perennials will also be added near the west edge & north edge of the building to provide seasonal interest.

The two parking lot islands at the west end of the parking lot will also be landscaped.

The north parking lot island will have an existing brick wall, concrete foundation and bike rack removed to make way for the new landscaping. A memorial bench, which was salvaged from last year's north entry renovation, will also be installed there along with unit pavers leading from the public sidewalk to the bench.

The plant & material schedule is as follows:

35- Emerald Green Arborvitae	5'
17- Little Lime Hydrangea	3 gallon
10 Hosta Sum & Substance	1 gallon
20- Catmint Jr. Walker	1gallon
10- Petite Knockout Rose	3 gallon
5- Blushing Knockout Rose	3 gallon

Sod- Bluegrass Blend
Shredded Hardwood Mulch-
Triple Processed

90 - Unit Pavers- Umbriano	sq ft
Winter Marvel	

Respectfully submitted,

LANDWORKS, LTD.

Joseph A. Pizzuto, RLA
President

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):

- 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)

XV. OPEN SPACE

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

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

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

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

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

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

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

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

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

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



*Typical pocket park/playground
Figure 89a*



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



Figure 89c



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



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.



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.

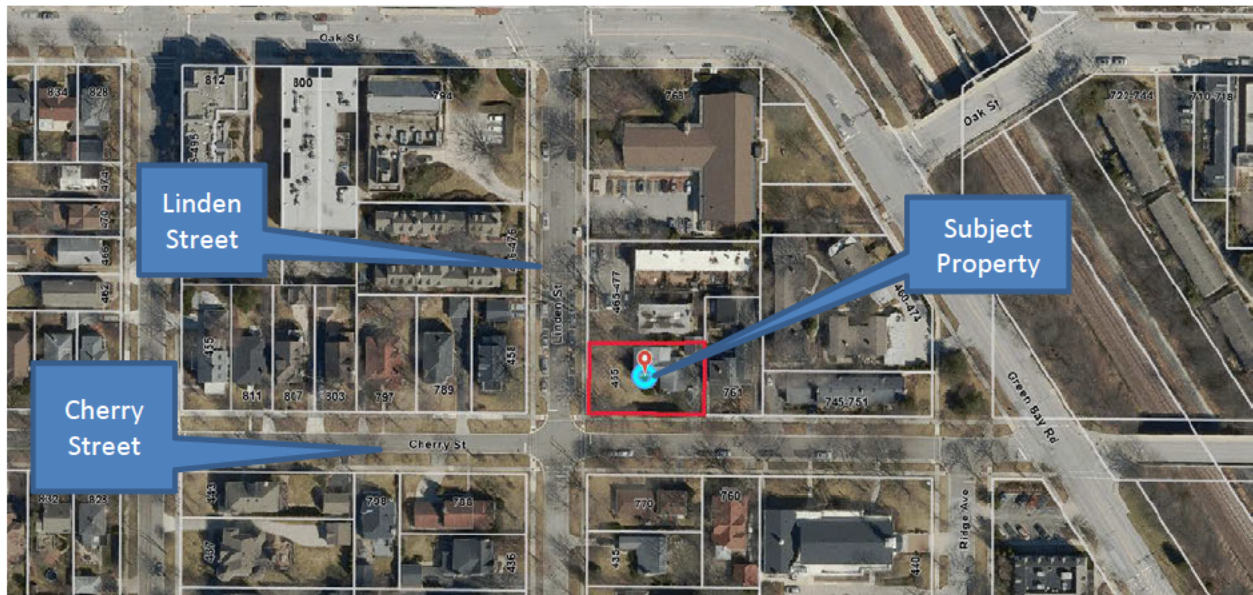


Figure 1 – Aerial Map



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).

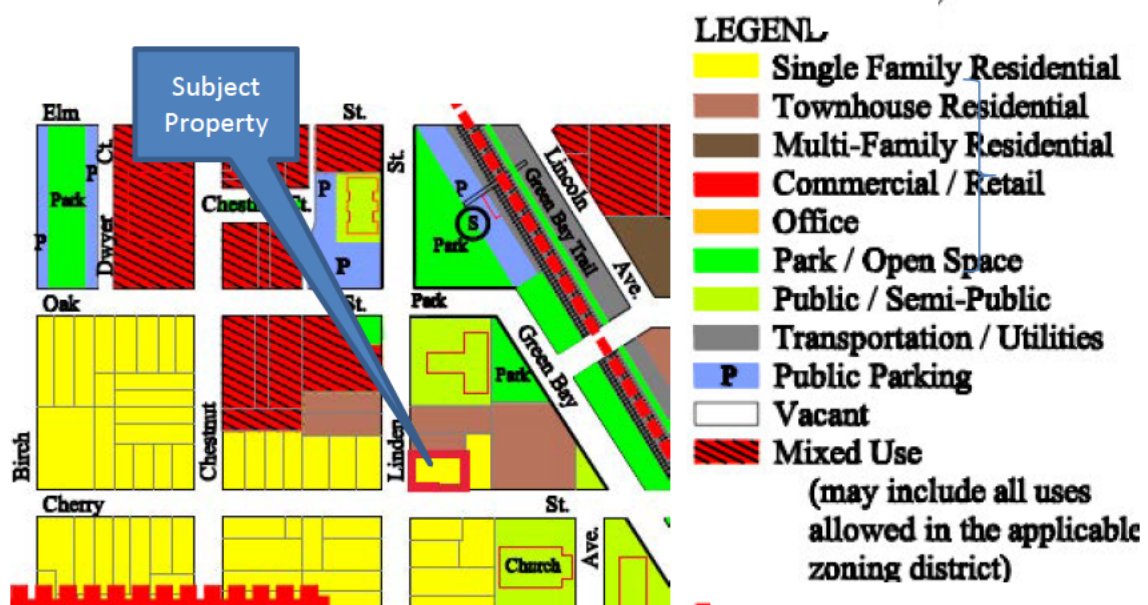


Figure 4 – Comprehensive Plan Land Use Map

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.

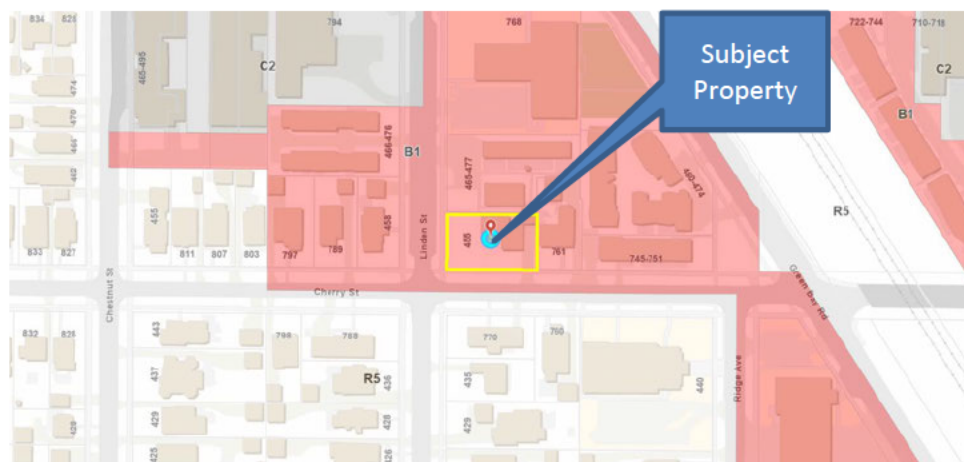


Figure 5 – Zoning Map

PROPOSED PLAN

The proposed development of the Subject Property, referred to as Cherry/Linden Homes, consists of four single-level units; two units measuring approximately 1,709 square feet and two units measuring 1,697 square feet, in two stories with 10 enclosed below grade parking spaces. The vehicular access to the site would be provided by one driveway that runs along the east property line, in the general location of the existing driveway. The two required guest parking spaces would be provided in the below grade parking garage, with additional street parking available on Cherry and Linden Streets.

Excerpts of the proposed site plan/landscape plan and building elevations of the proposed development are provided on the following page as Figures 6 through 9. The complete set of plans are provided in the application materials (Attachment A).

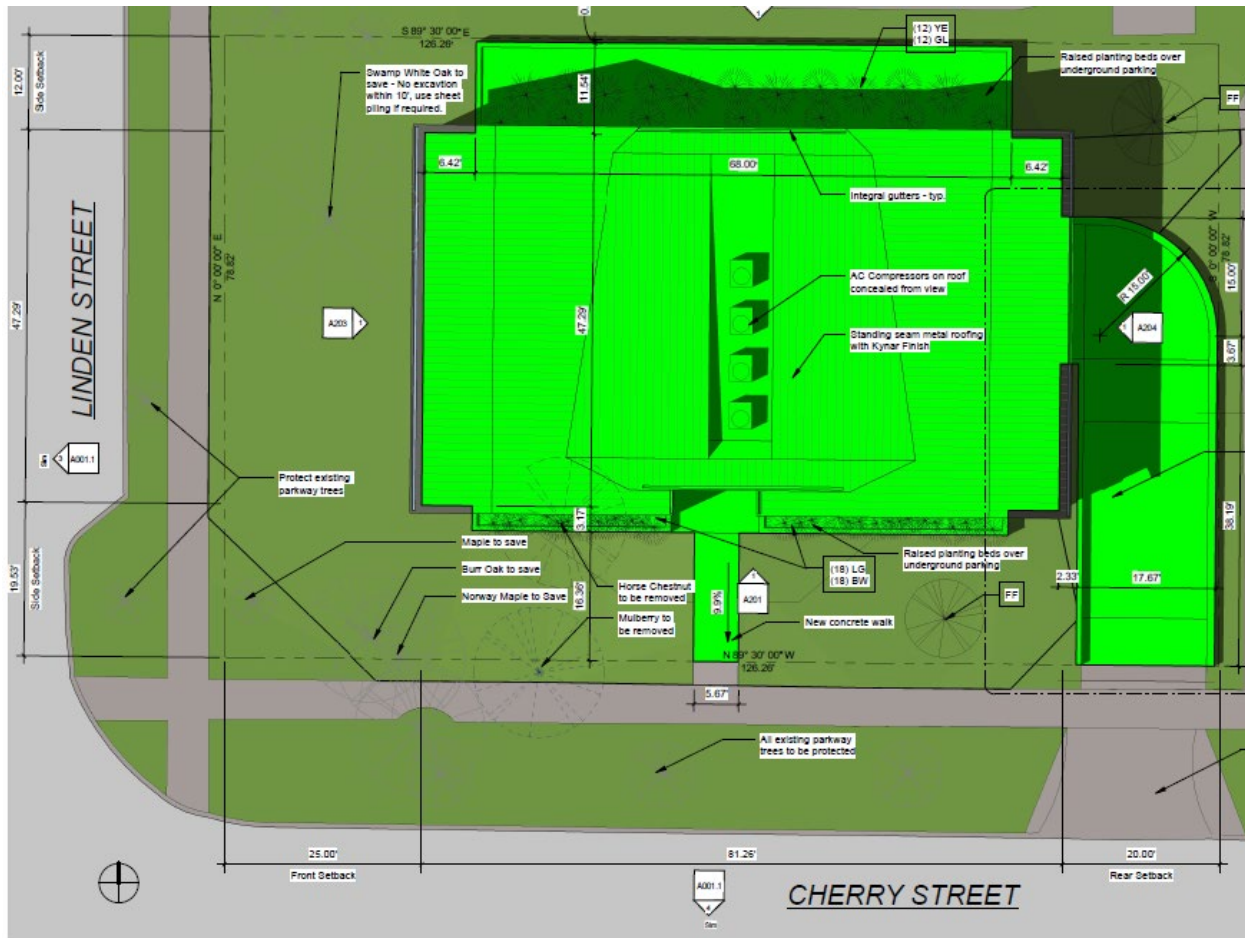


Figure 6 – Site Plan/Landscape Plan



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 Filorama Talsma, LLC

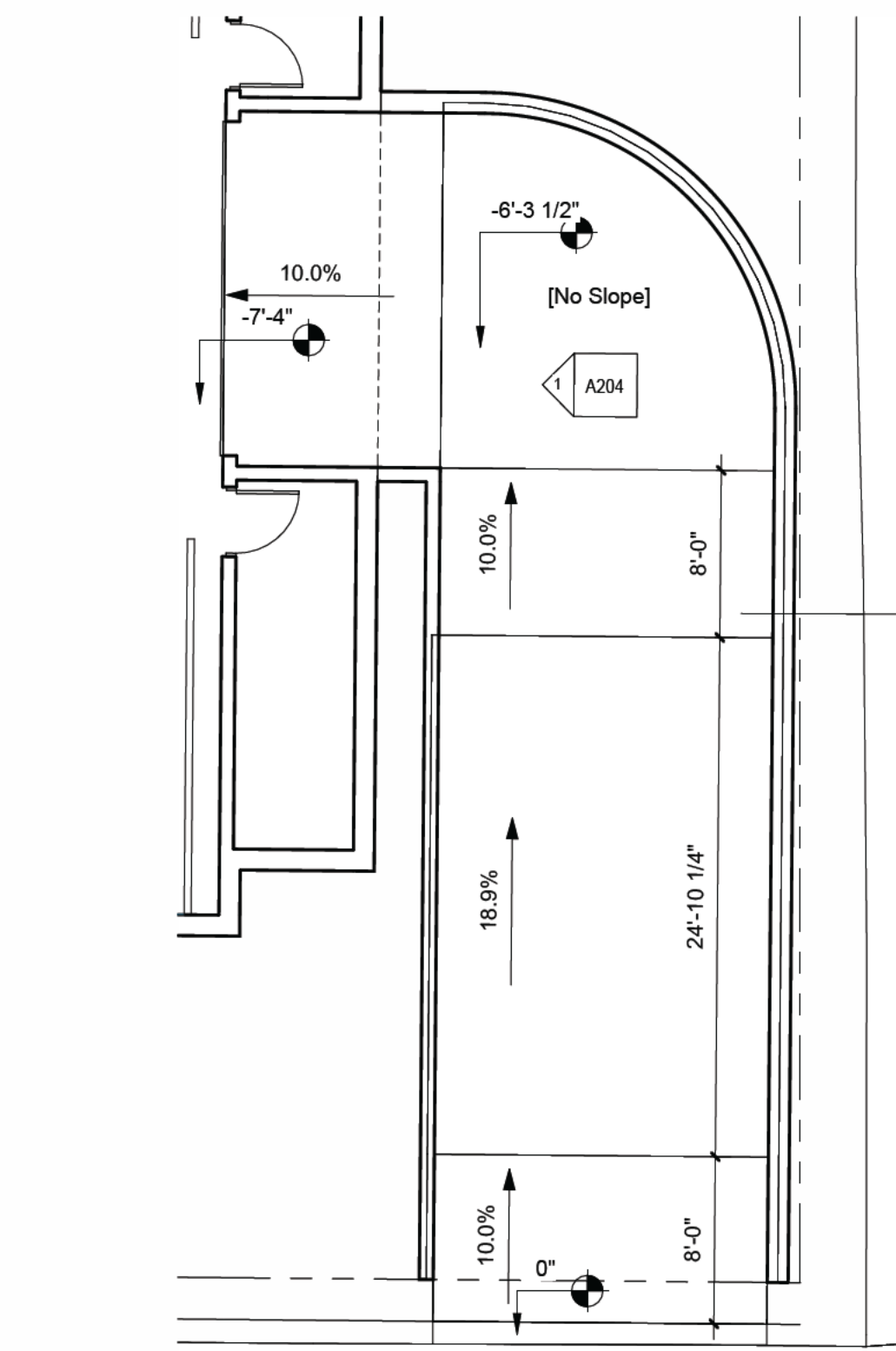
CONTACT NAME Chris Talsma

ADDRESS 1765 N Elston Ave.

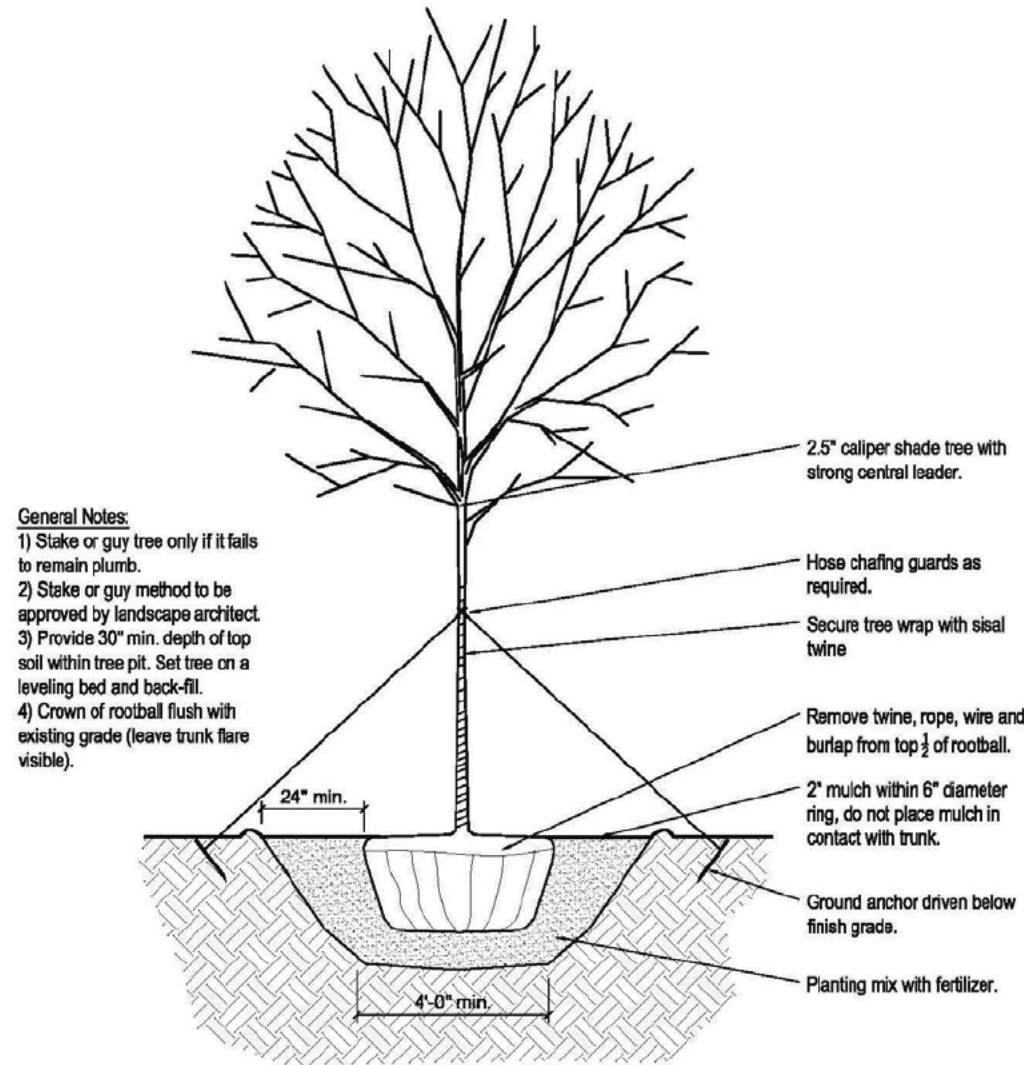
Chicago, IL 60642

PHONE NO. 312-635-1920

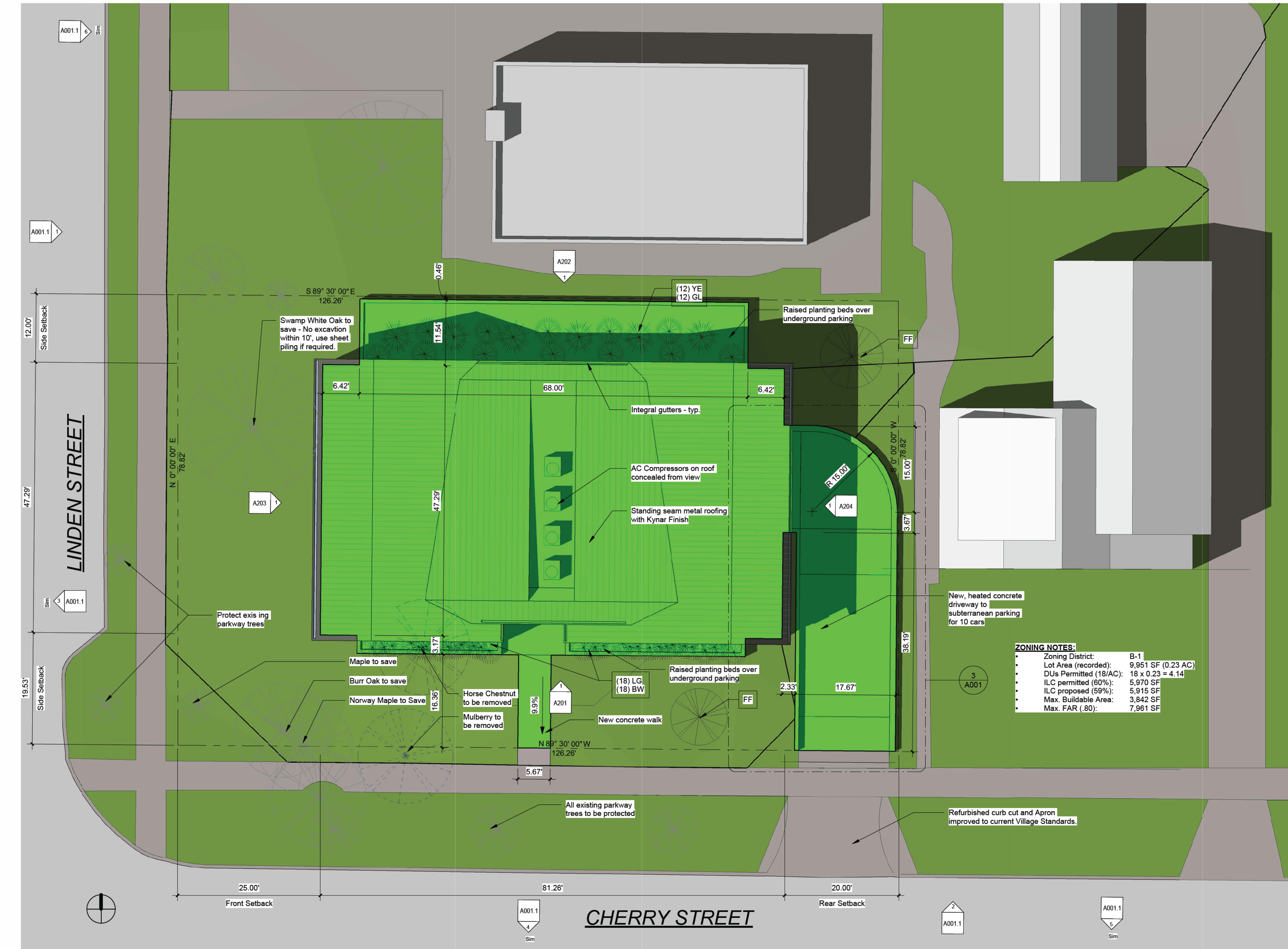
EMAIL info@ftarc.com



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

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Print Date: 9/1/2021 11:18:38 AM

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

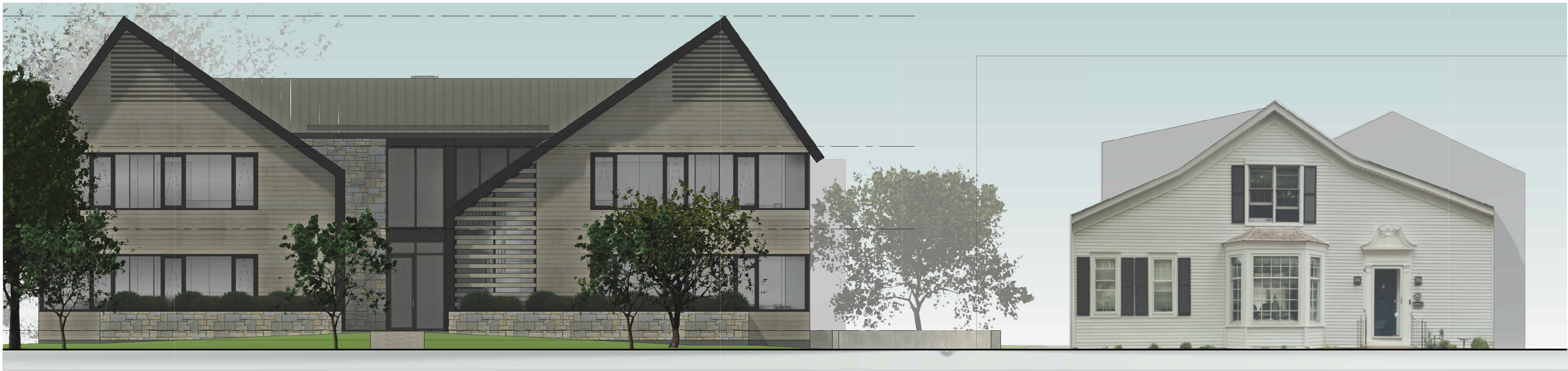
Max Height
36'-0"

Roof
21'-4"

Level 2
12'-6"

Level 1
2'-0"

Grade
0'



2 Cherry Street
1 : 70



STONE CLADDING



SIDING



ROOFING



WINDOWS



Max Height
36'-0"

Roof
21'-4"

Level 2
12'-6"

Level 1
2'-0"

Grade
0'

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.

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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	
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Project Name:	
Cherry / Linden Homes	
455 Linden Street, Winnetka	
Owner:	
Renderings	
A001.2	

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1. Apollo
2. Clancy
3. Coolam
4. Coolum

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SIZES

Apolito

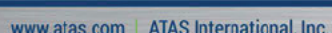
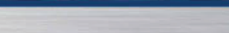
Newport



Corners

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2



1



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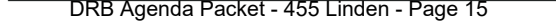
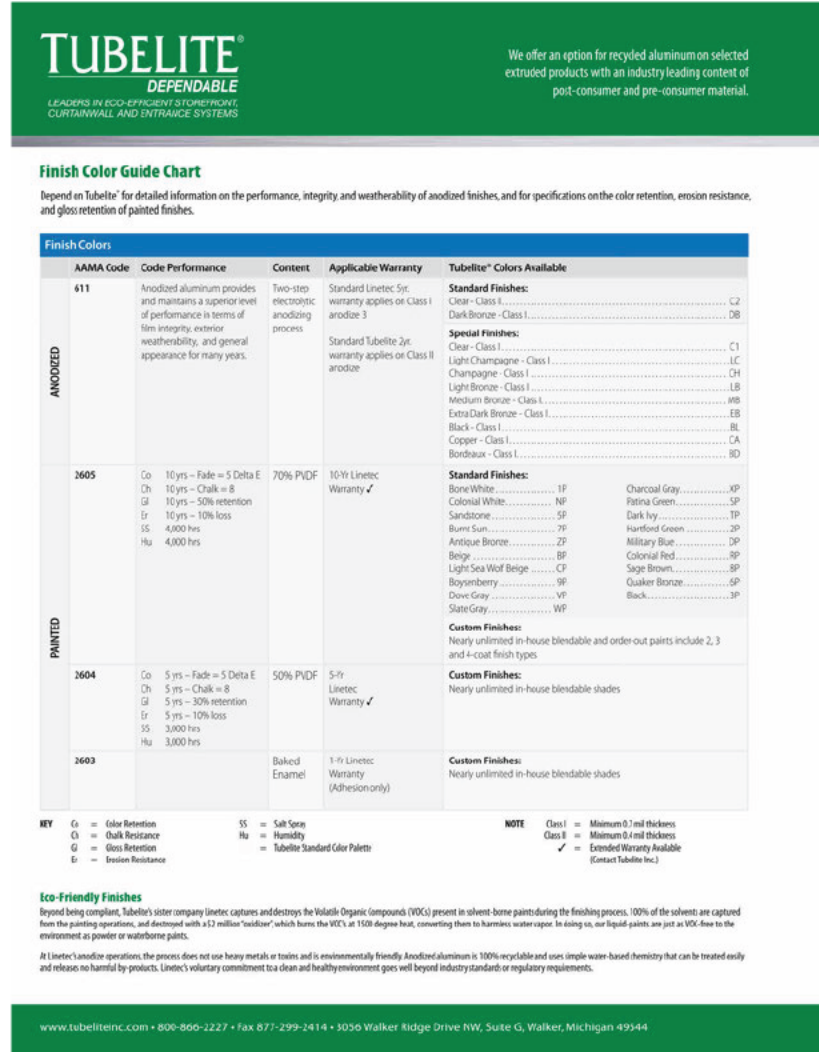
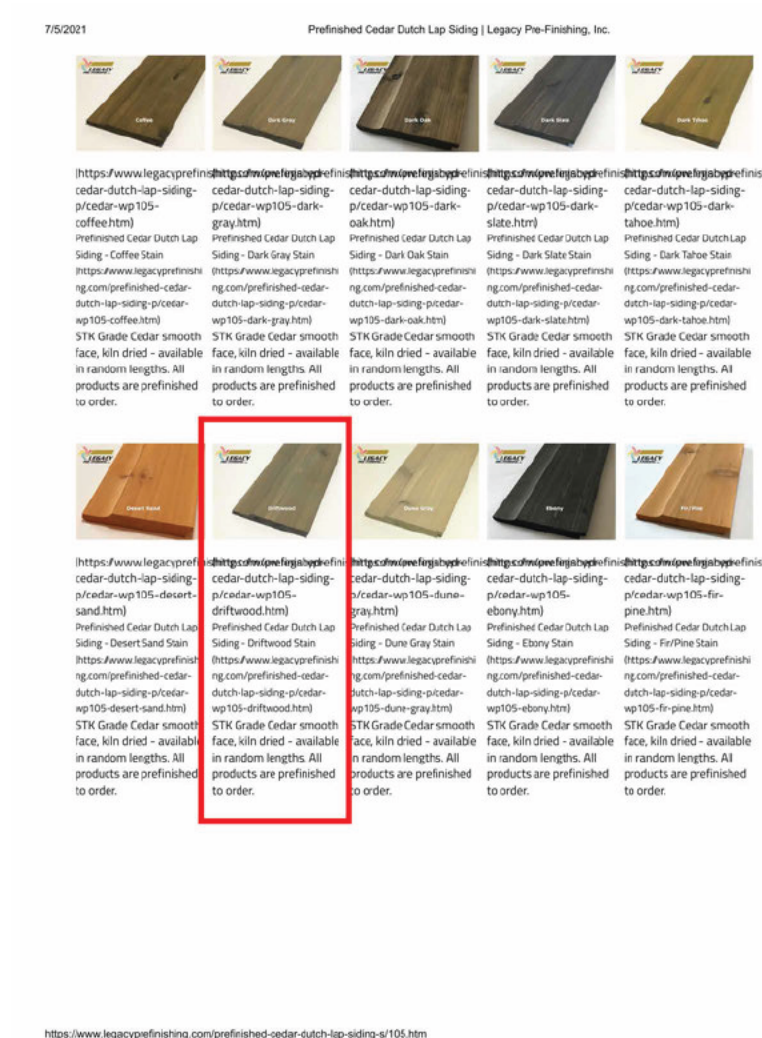
Project Name:

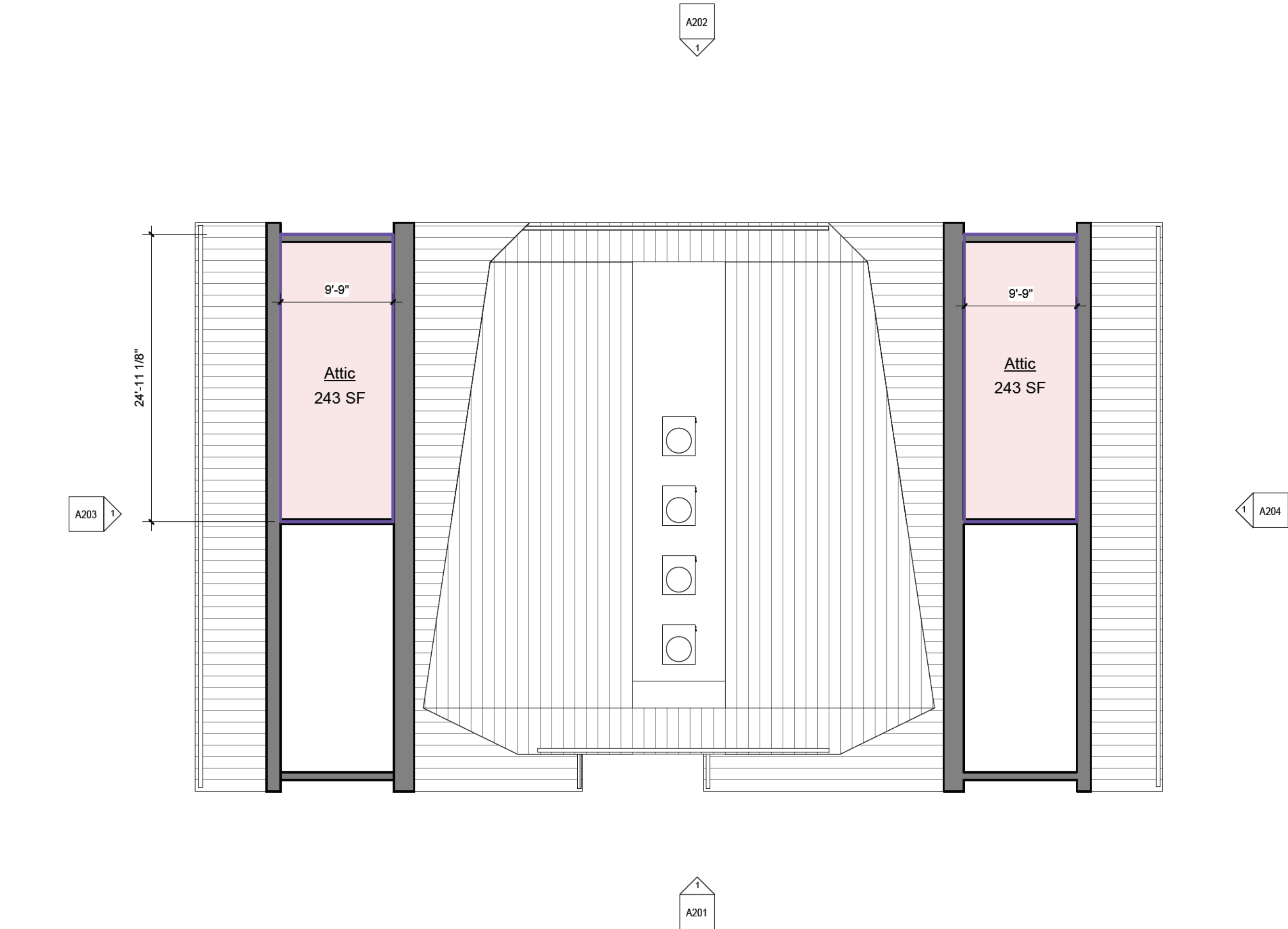
Cherry / Linden Homes
455 Linden Street, Winnetka

Owner

Materials

A001.3





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

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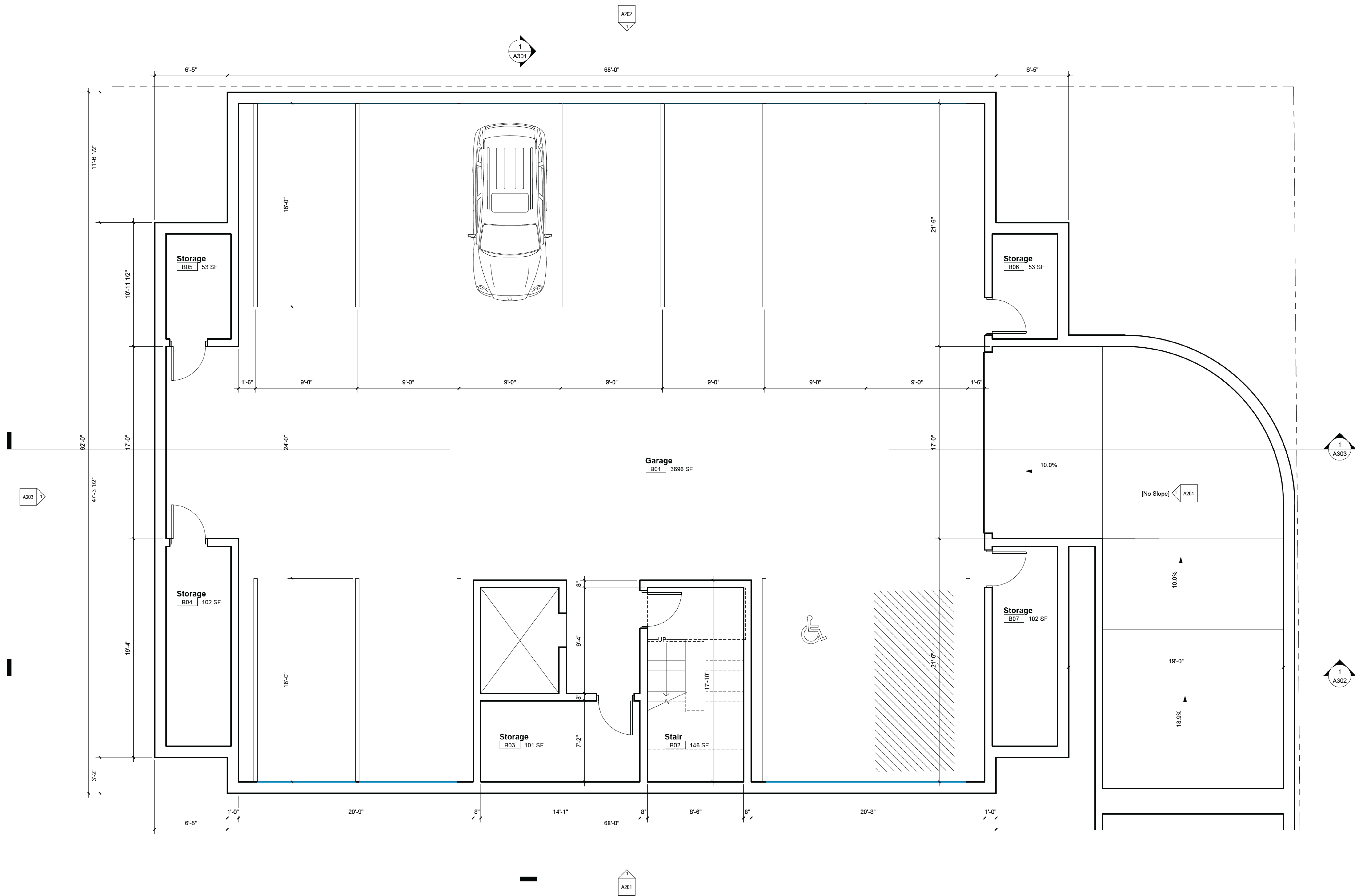
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Project Name:
Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

Area Plans

A002



Date	Description
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Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

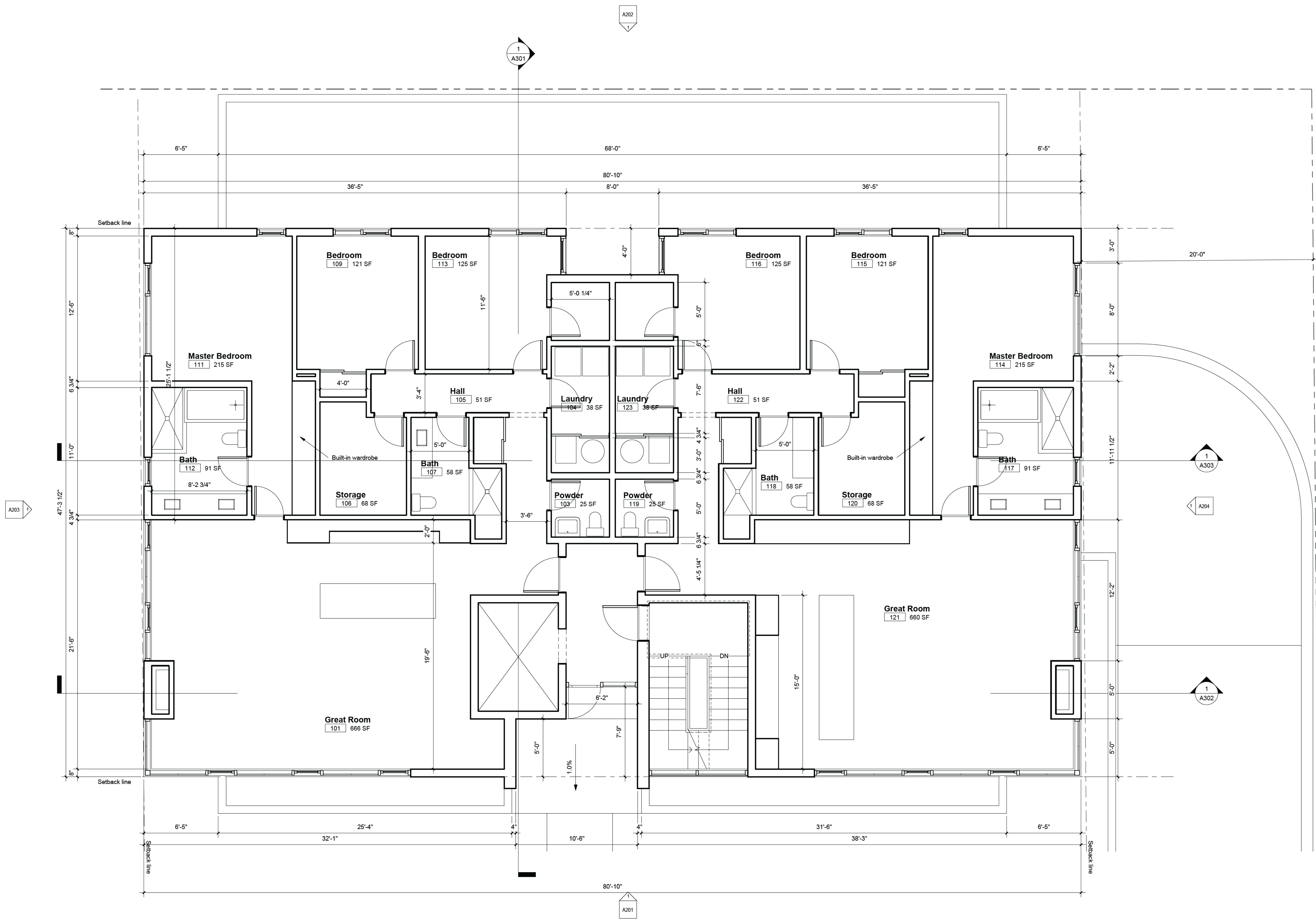
Owner:

Basement Plan

A100

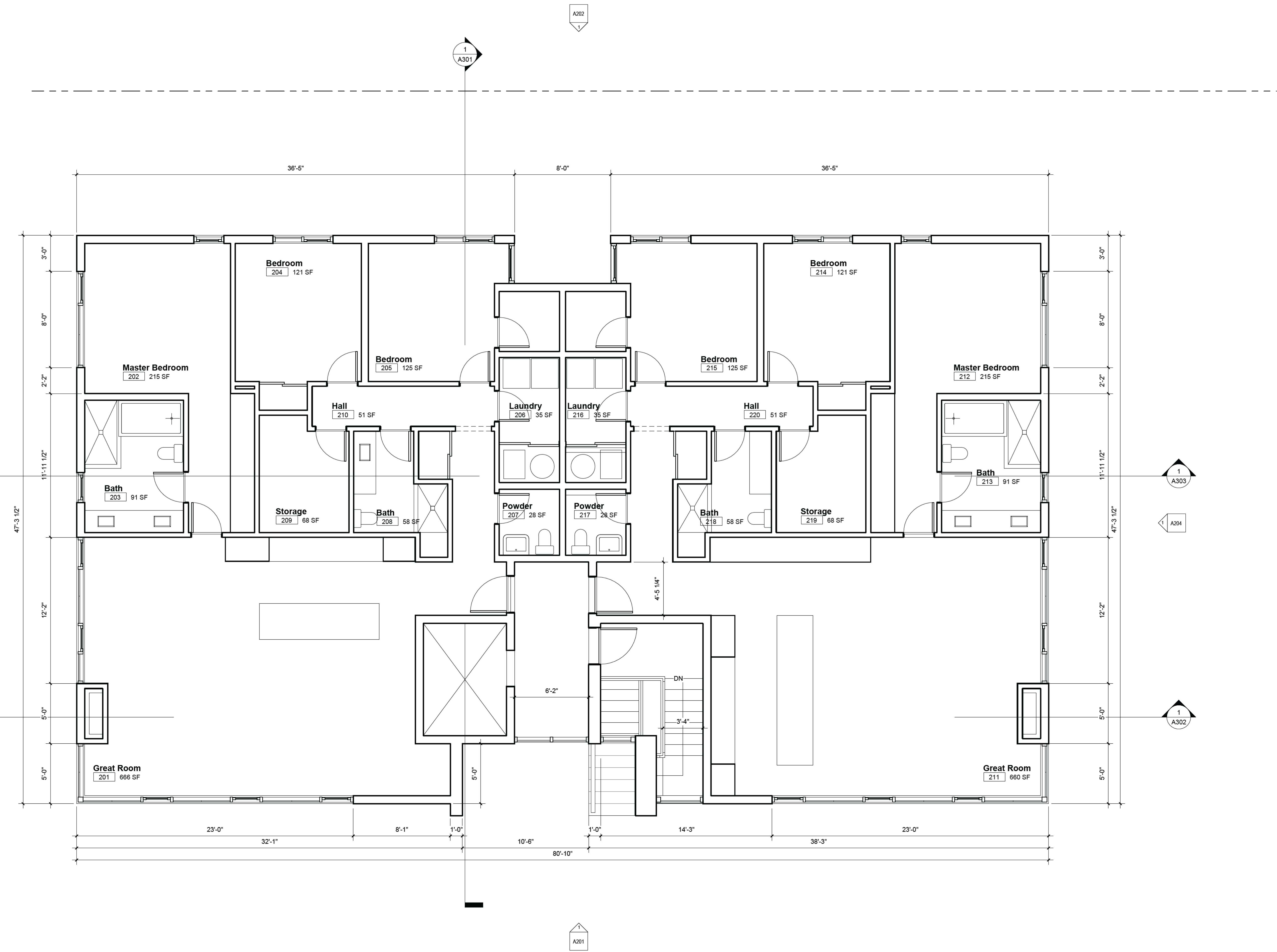
DRB Agenda Packet - 455 Linden - Page 17

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



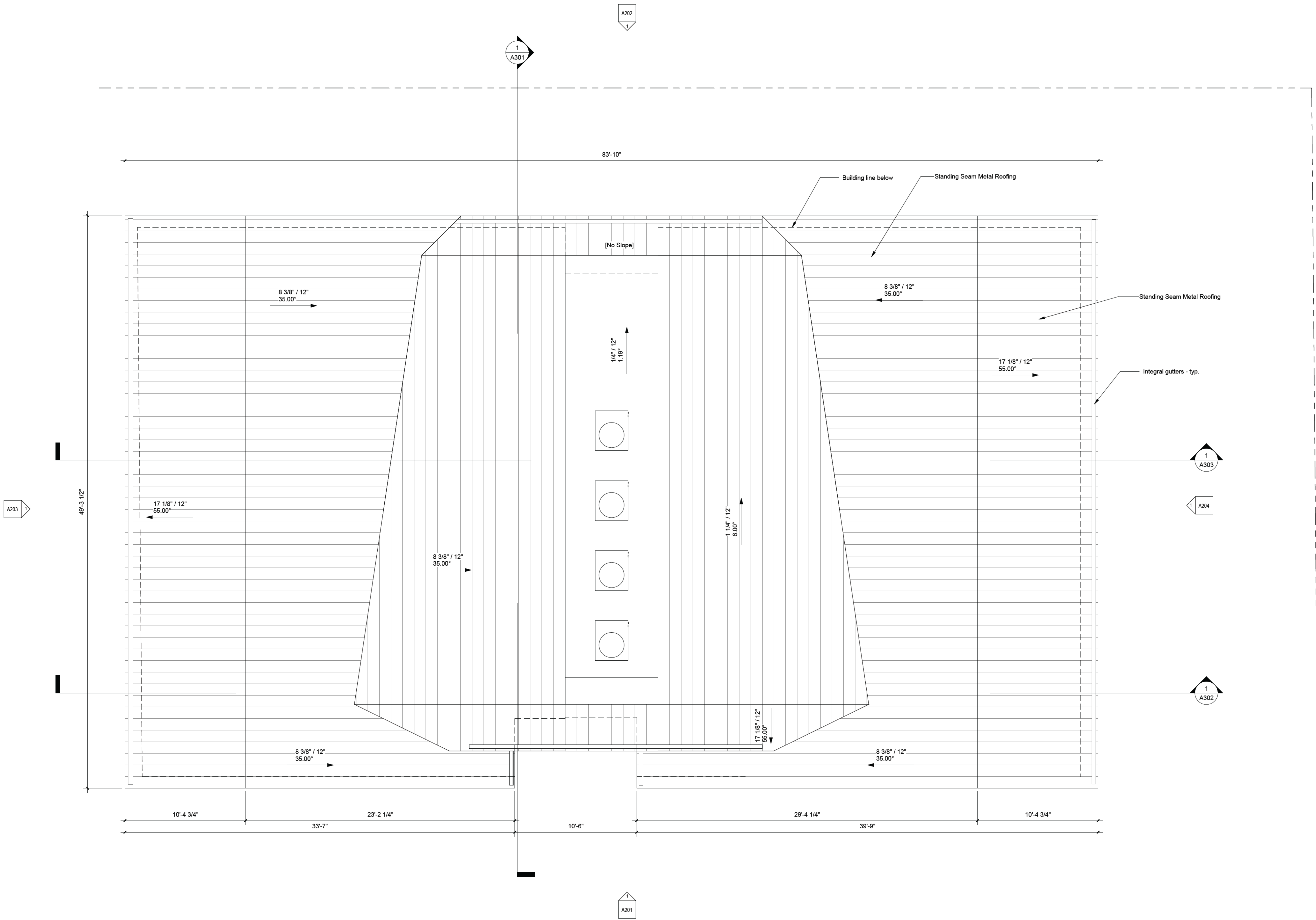
1 Level 1
1/4" = 1'-0"

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	Issue Date
Print 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"

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Project Name:	
Cherry / Linden Homes	
455 Linden Street, Winnetka	
Owner:	
Second Floor Plan	
A102	



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

#	Date	Description
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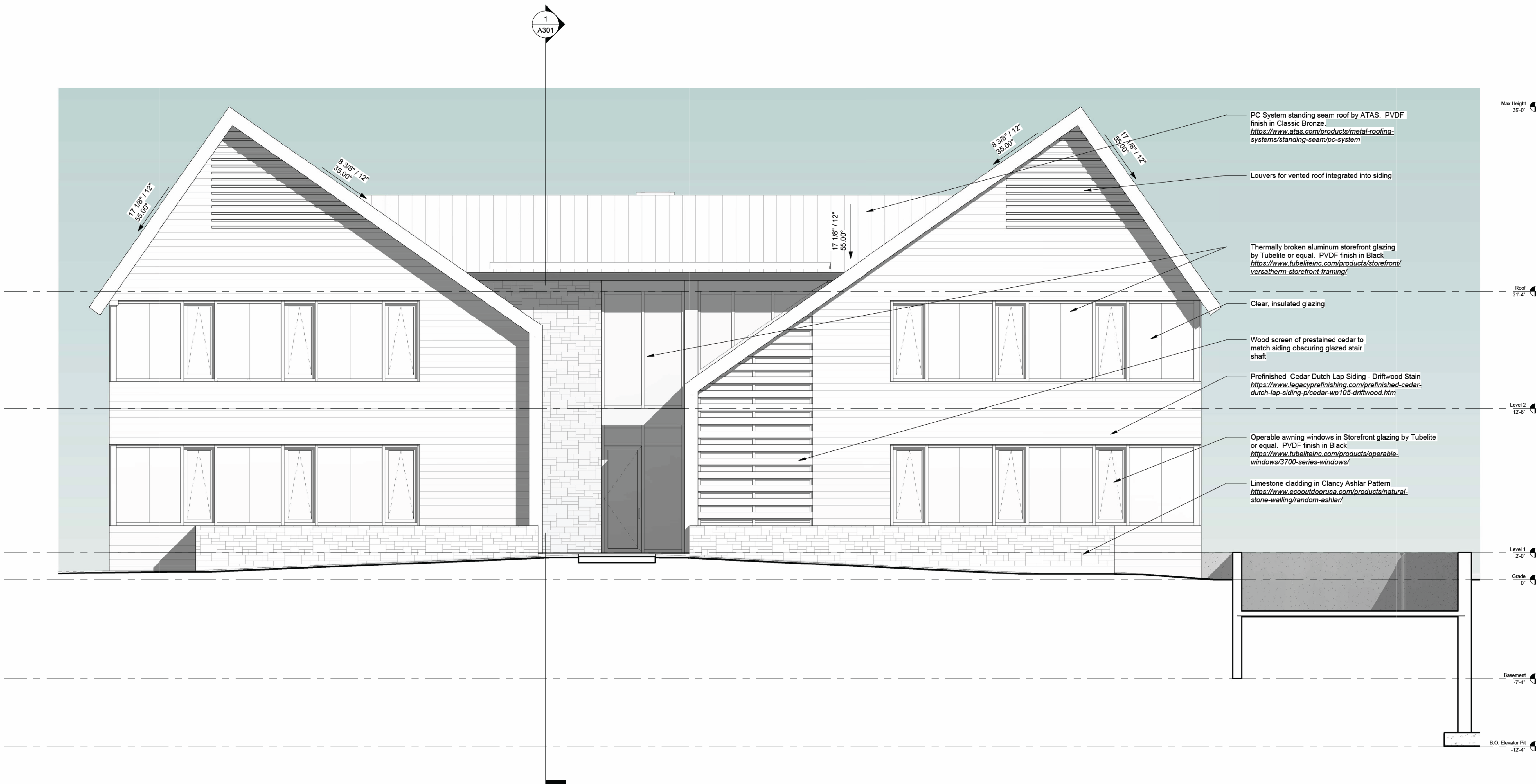
Print Date: 9/1/2021 11:19:01 AM

Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

Roof Plan



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

#	Date	Description
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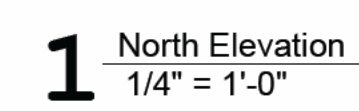
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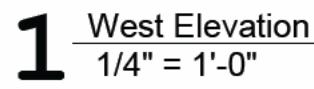
Project Name:

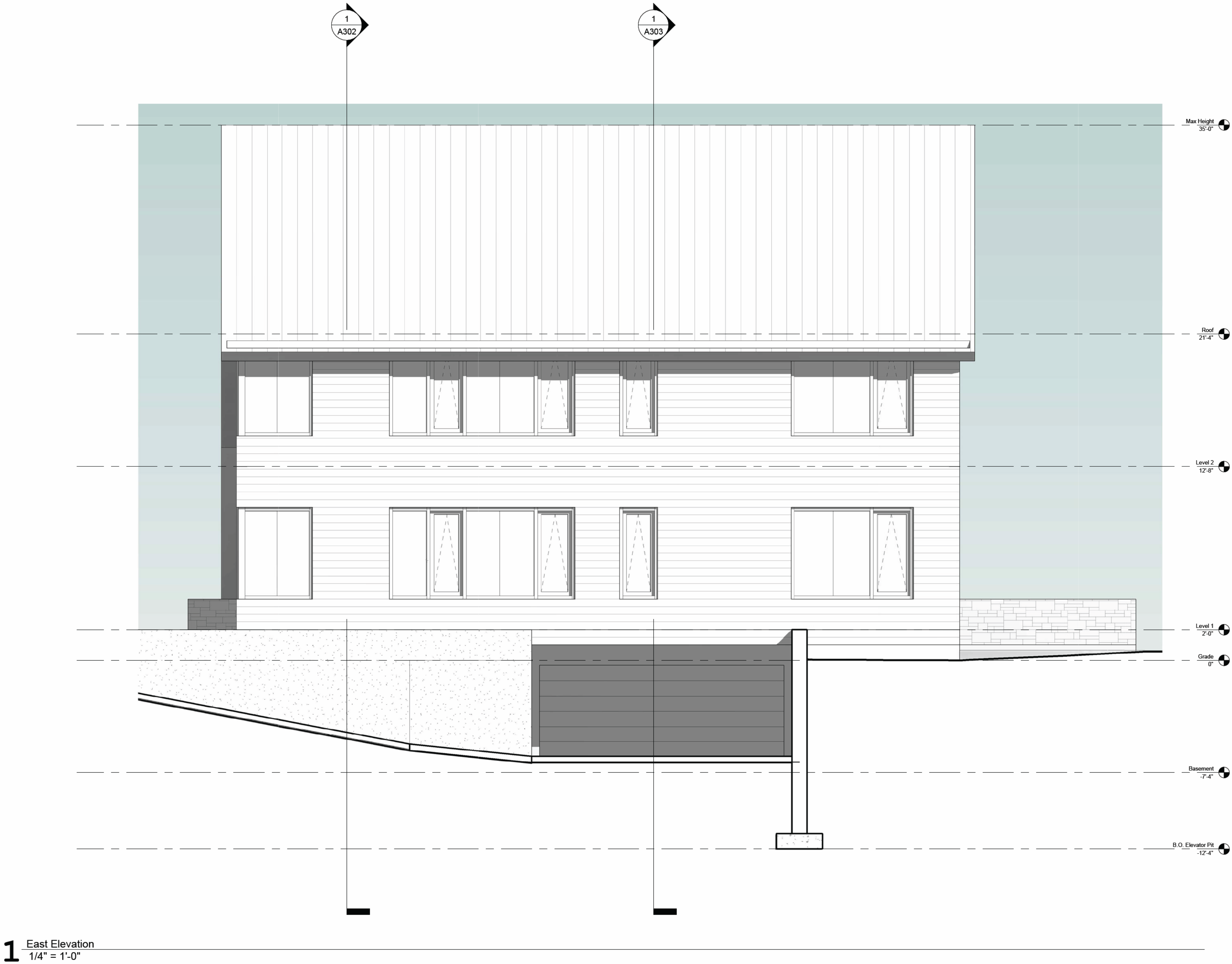
Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

South Elevation



A203



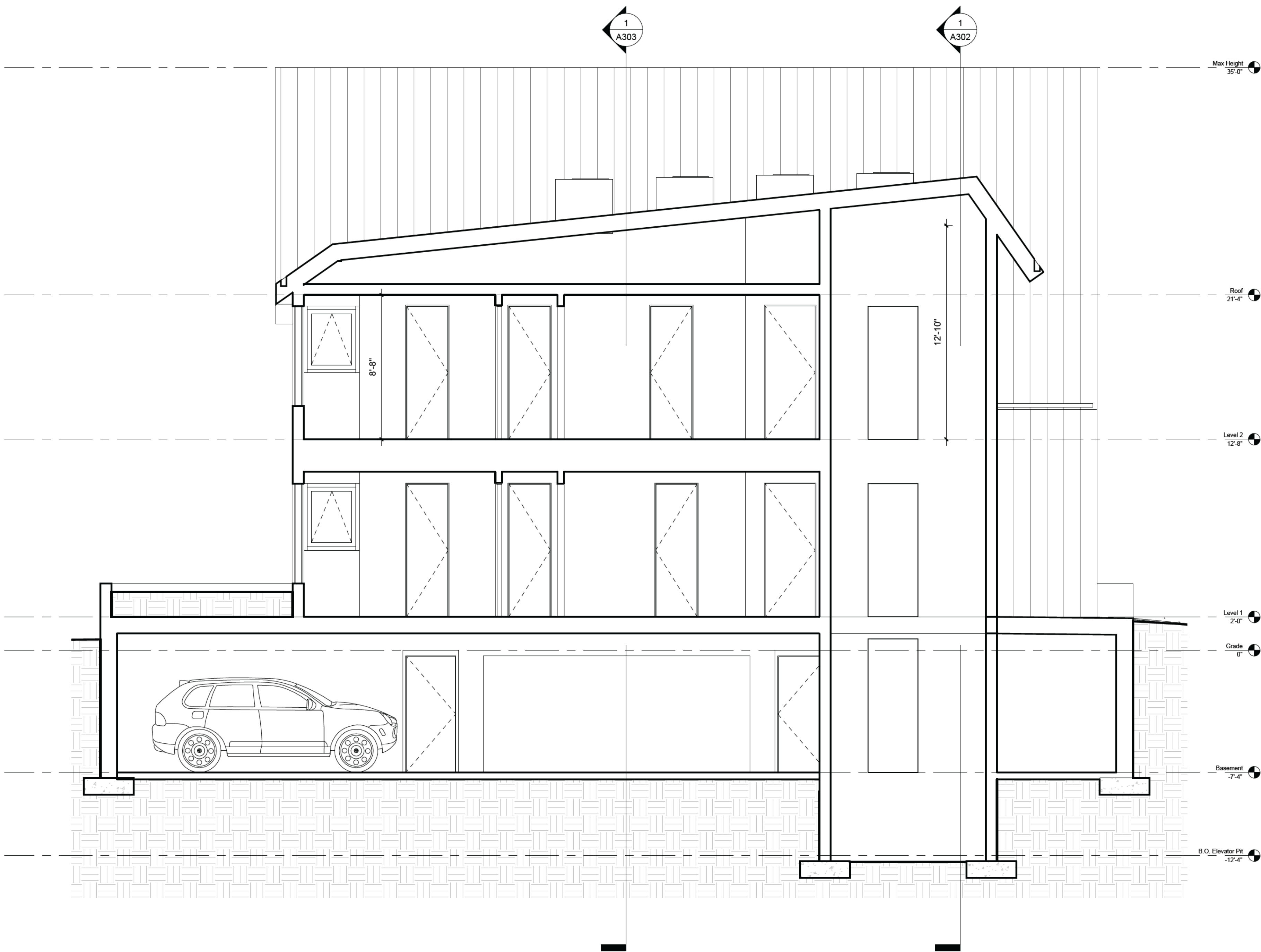
#	Date	Description
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455 Linden Street, Winnetka
Owner:



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

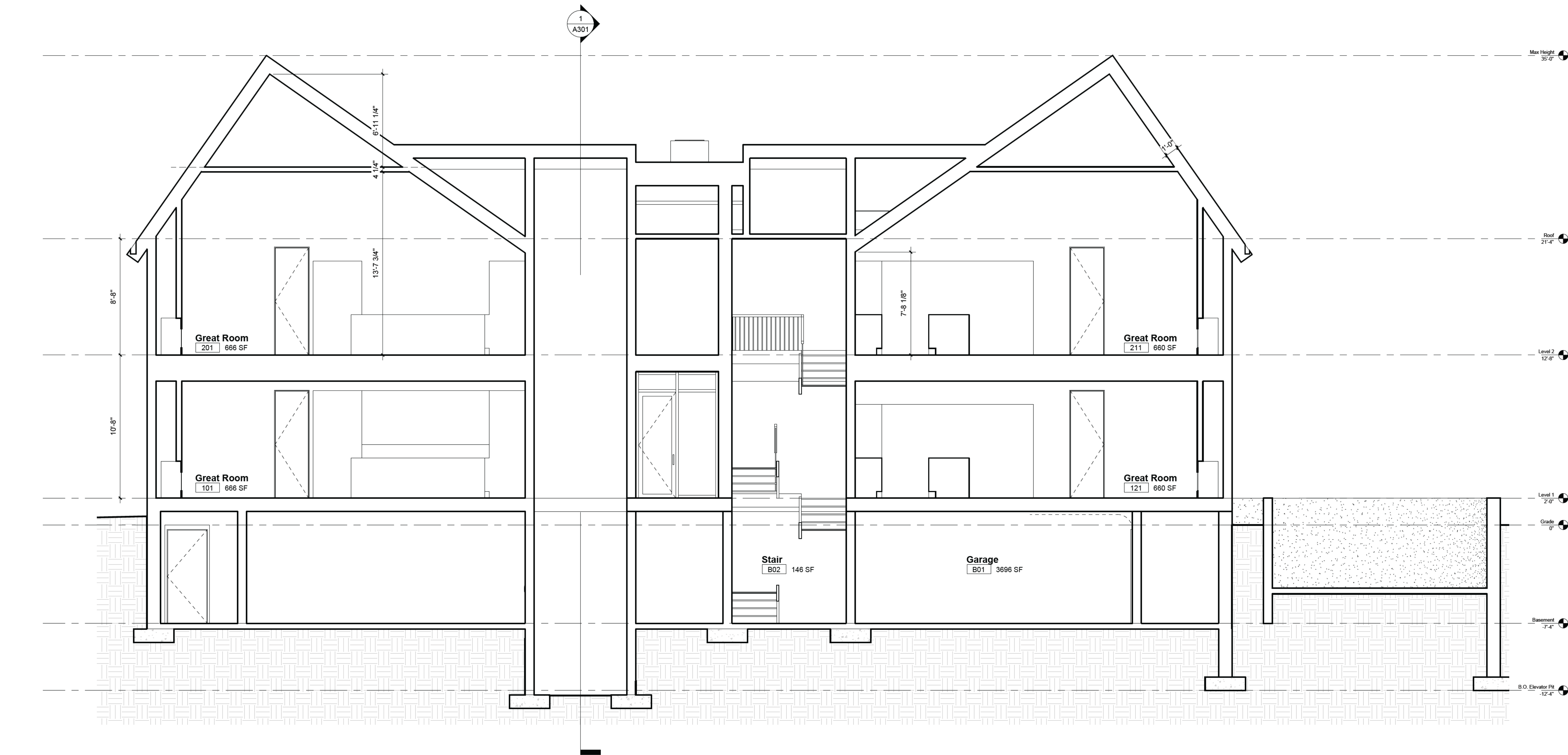
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455 Linden Street, Winnetka
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1 Longitudinal Section
1/4" = 1'-0"

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Project Name:

Cherry / Linden Homes
455 Linden Street, Winnetka

Owner:

Building Section

A302
DRB Agenda Packet - 455 Linden - Page 28



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

#	Date	Description
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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)

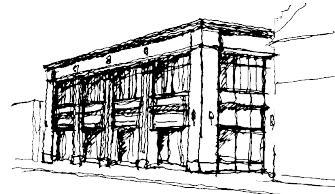


Figure 17 Art Deco

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.

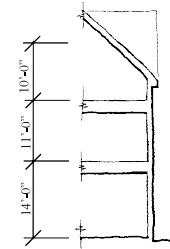


Figure 20

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.

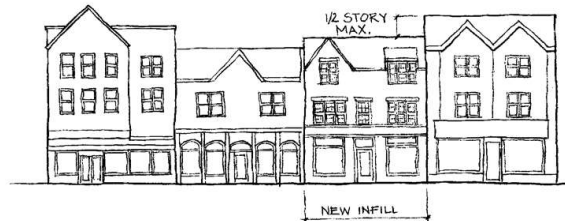


Figure 21

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)

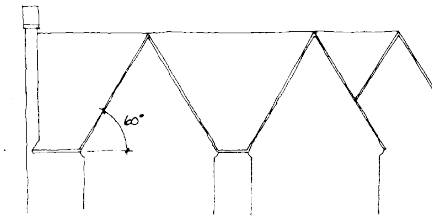


Figure 22

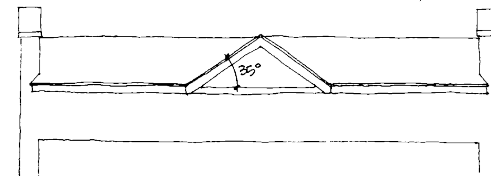


Figure 23

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

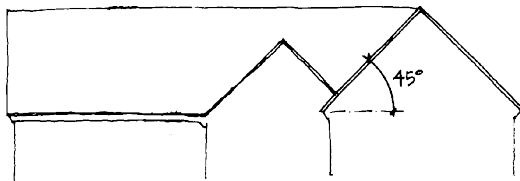


Figure 25

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.

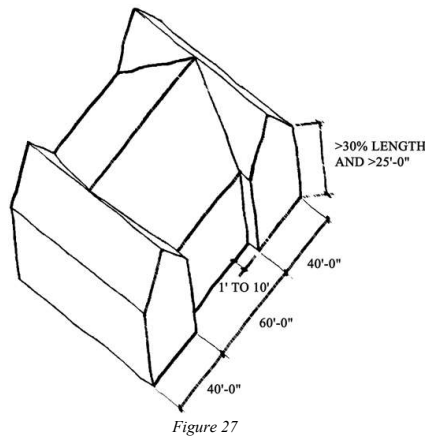


Figure 27

- 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)

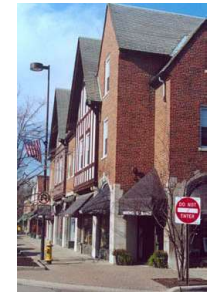


Figure 44

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

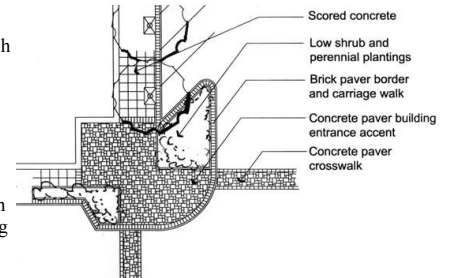
3. Waste Receptacles: Waste receptacles should typically be placed on each corner and possibly mid-block in high-pedestrian traffic areas within the business districts. Institutional uses should consider waste receptacles at discreet locations. Publicly accessible open spaces should provide the same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

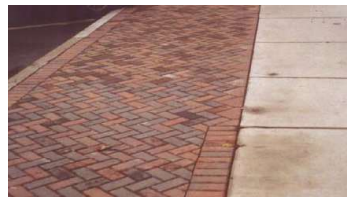
concrete Hollandstone pavers or an approved equal. Color of pavers shall match the existing pavers as close as possible. (See Figure 51d)



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

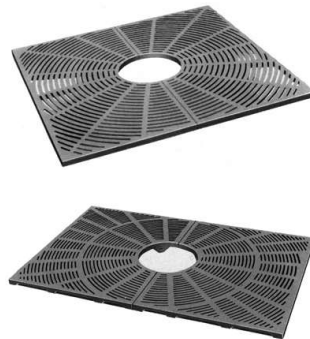


*All sidewalks/pedestrian areas shall be handicap accessible
Figure 51c*



*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.

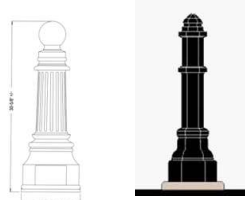
Lighting should enhance pedestrian areas with minimal glare onto adjacent properties/residential areas. Lighting should extend from the street into public, semi-public, and select private open space, vehicular use areas and publicly accessible alleys.

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)

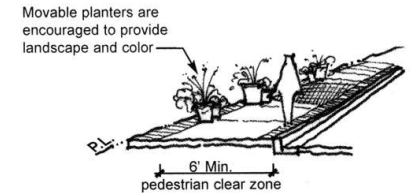
Typical Parkway Widths (see Figure 52):

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.

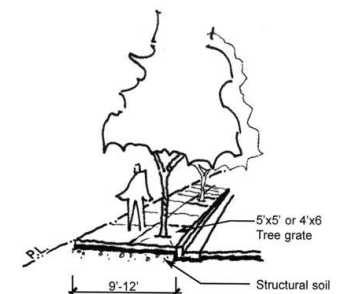
9 feet – 12 feet. Where parkways are greater than nine feet wide in commercial or **multiple family districts**, street trees should be planted within tree grates that are flush with the sidewalk or planted in a raised curb planter. The six-foot clear pedestrian zone should not be obstructed by streetscape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

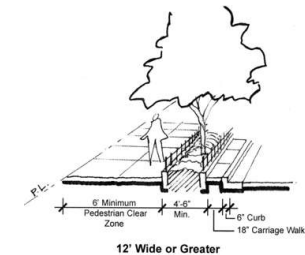
Greater than 12 feet. All pedestrian zones greater than 12 feet in width should contain street tree plantings in designed raised concrete curb planters. Where appropriate, seating areas and sidewalk cafes are encouraged. However, these improvements should not overwhelm the sidewalk nor impede on the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

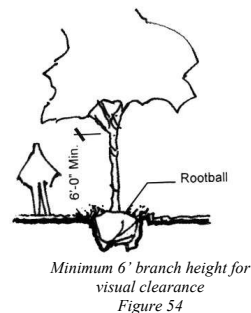
4. Street Tree Planting Standards. Street tree plantings in all new developments should be designed to meet the minimum standards as established by the Institute of Traffic Engineers (ITE) guidelines in order to ensure safe, efficient use of the pedestrian areas. These minimum standards are intended 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)

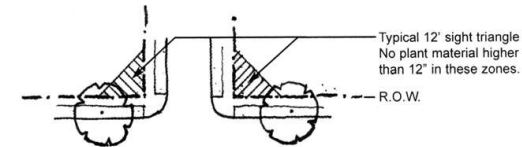
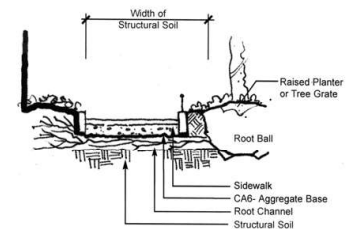


Figure 55

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.



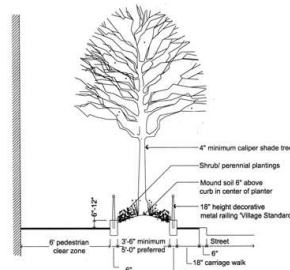
Structural Soils Detail
Figure 56

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*

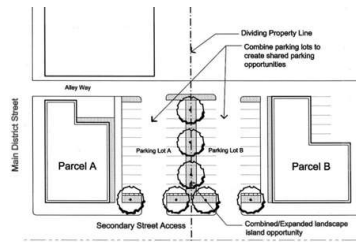


*Defined and articulated alley gateway in character with business district, leads to service and parking in rear
Figure 65b*

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.

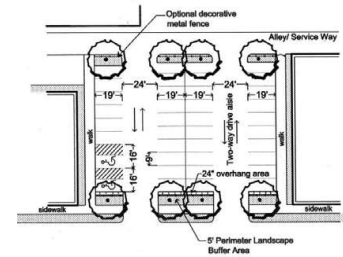
Exterior mechanical systems, loading/service, and trash storage areas should also be located out of sight from public roads. To the extent possible, these elements should be contained within the new building.

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 XId5 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

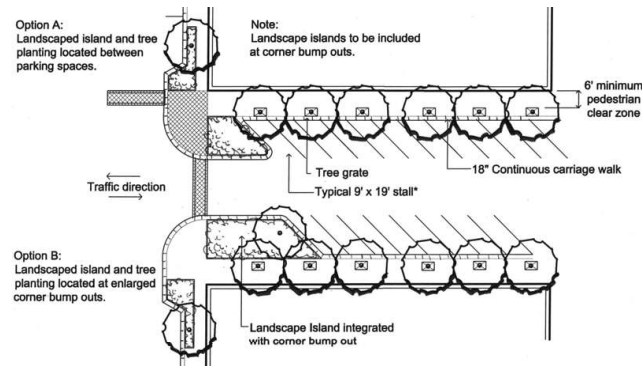
Figure 67

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)

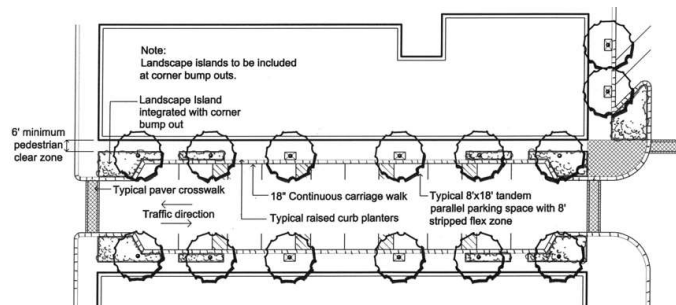
4. On-Street Public Parking Standards: The continued use of on-street parking is encouraged within the Business Districts, **Multiple Family Residential** and Institutional areas. Safety and driver visibility, along with appropriate traffic engineering design standards, as established by the Institute 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.

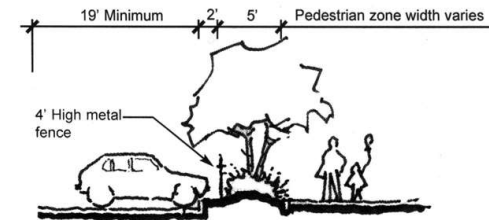
On-Street Diagonal Parking Standards
Figure 68a



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.

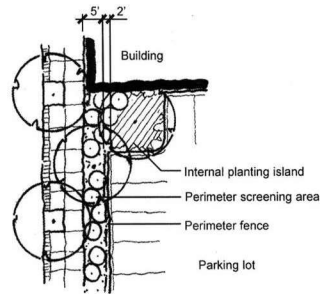
Lighting for all signs shall be at the discretion of the design review board. Alley service areas should be lit to minimize impact on residential apartments above storefront, yet provide a safe, secure environment.

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)

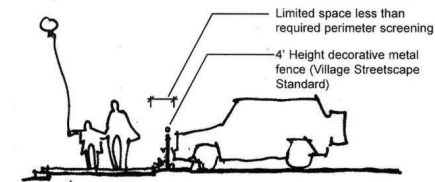
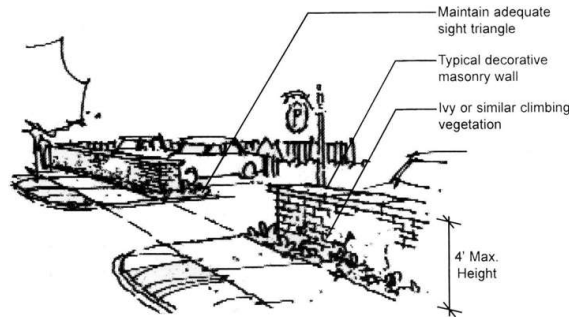


Figure 71a



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.

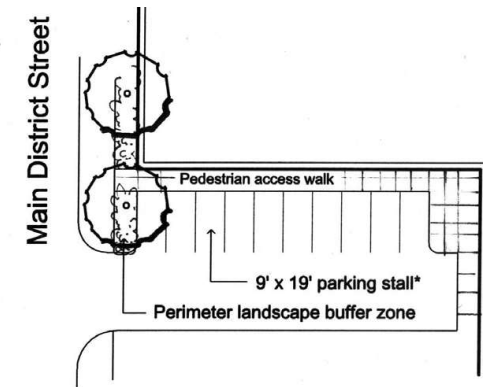
2. Off-Street Parking Internal Landscape Standards: In order to reduce the visual impact of surface parking on the streetscape, internal parking lot landscape guidelines should be employed. Landscape within the parking areas enhances the district character by:

- 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:

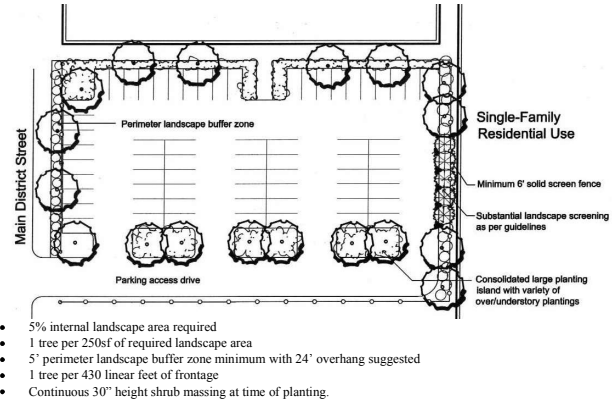
- 3,000 SF or less = no internal landscaping necessary (See Figure 72)
 - 3,000 SF to 30,000 SF = 5% landscaped area of total parking area (See Figure 73)
 - 30,000 SF or more = 7.5% landscaped area of total parking area (See Figures 74a and 74b)
- SF = square feet



- 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



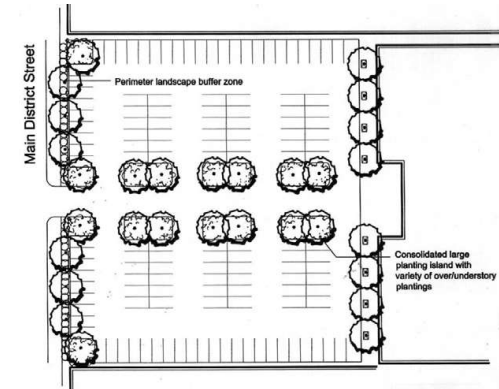
The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

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.

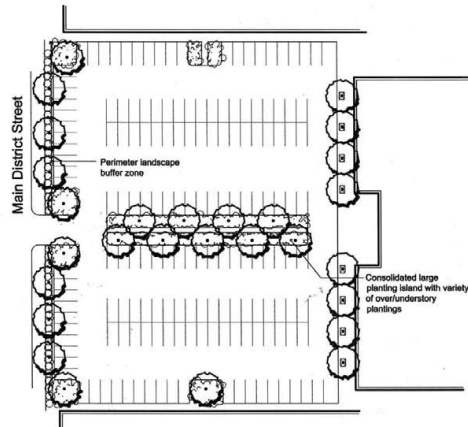
Landscape planting islands should be a minimum eight feet wide back of curb to back of curb, mimicking a typical parking space's parallel and diagonal dimensions. These islands should be included at a rate of 1 island per 10 parking spaces. These islands can be set singularly but are encouraged to be 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)



- 7.5% internal landscape area required;
- 1 tree per 250sf of required landscape area
- 5' perimeter landscape buffer zone minimum with 24" overhang suggested
- 1 tree per 430 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 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)

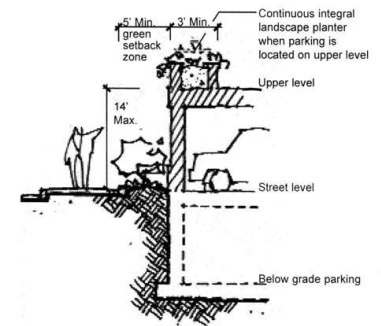
A raised curb planter no more than 6 inches in height should be provided around the landscaped island to protect the plantings in the island. Additional decorative metal fencing elements should be considered where feasible.

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:

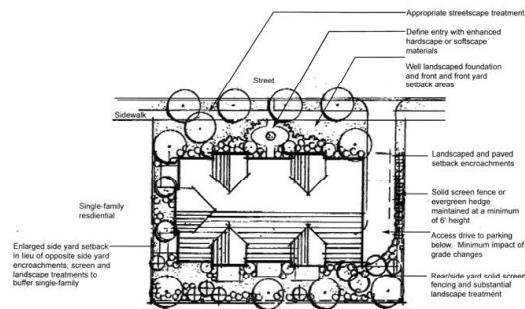
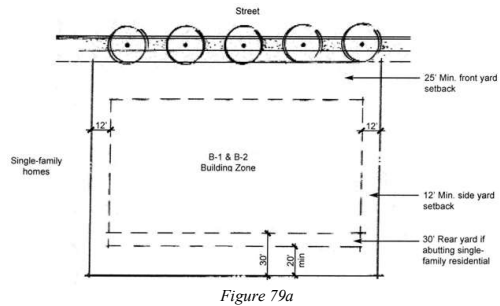
- Light fixture and pole should coordinate with building architectural style and with established Village standards.
 - Color of all light fixtures and poles should be consistent with Village business district standards and the development's architectural style.
 - The light pole and fixture height should 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.

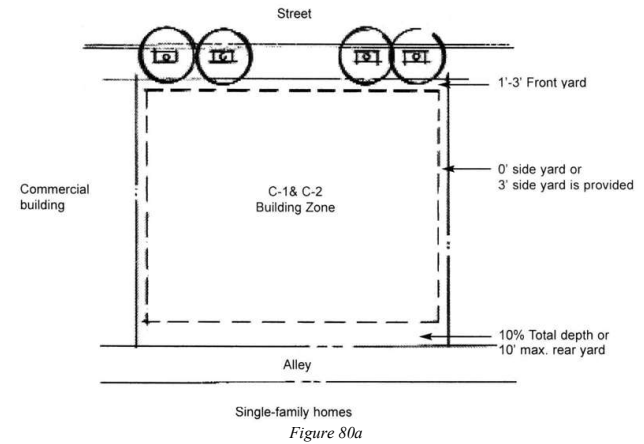


Figure 80a

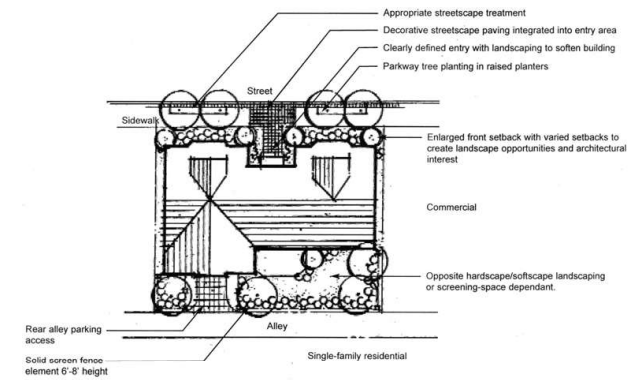


Figure 80b

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):

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- 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

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- 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

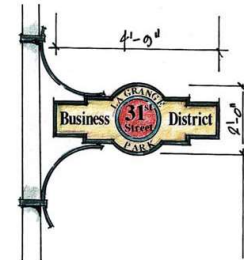


Figure 83b

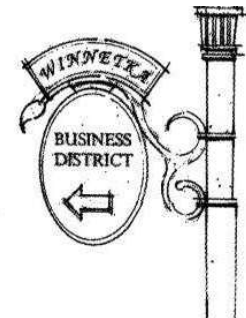


Figure 83c

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)



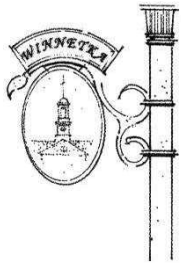
Coordinated public parking/wayfinding signage
Figure 84

- 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.

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- 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.

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- 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.