



DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS VIRTUAL MEETING AGENDA **THURSDAY, JUNE 17, 2021 - 6:00 PM**

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-11 and Senate Bill 2135, the Winnetka Design Review Board/Sign Board of Appeals meeting on Thursday, June 17, 2021 **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers at 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Pursuant to the Executive Order issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Design Review Board meeting, including the ability to provide testimony or comments**. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 993 2282 9922 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 993 2282 9922; Webinar Password: DRB061721

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending an email to planning@winnetka.org;
- 2) By sending a letter to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
- 3) By leaving a voice mail message at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

Please be advised if, prior to the scheduled public hearing date, Governor Pritzker rescinds, or does not extend, his current disaster declaration allowing for remote meetings, the Village will be required to conduct public hearings in the traditional in-person format only, at Village Hall, 510 Green Bay Road, Winnetka Illinois in the Village Council Chambers. Please contact the Community Development Department at 847-716-3587 for confirmation of the meeting location.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item. All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

**DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS SPECIAL VIRTUAL MEETING AGENDA
THURSDAY, JUNE 17, 2021 - 6:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of May 20, 2021 meeting minutes.
4. **Case No. 21-12: 14 Green Bay Road – Marco Roma Pizzeria:** Certificate of Appropriateness to allow changes to the exterior façade and outdoor patio on the storefront at 14 Green Bay Road.
5. **Case No. 21-14: 839-41 Elm Street – Berkshire Hathaway:** Awning Permit to allow installation of two awnings on the storefront at 839-841 Elm Street.
6. **Case No. 21-15-SU: 385 Winnetka Avenue - New Trier High School:** Certificate of Appropriateness to allow the construction of an addition and parking lot improvements on the east side of the school building.
7. Other Business.
 - a. July 15, 2021 Meeting - Quorum check.
8. Public Comment.
9. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

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).

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
May 20, 2021**

Members Present:

Kirk Albinson, Chairman
Brooke Kelly
Brad McLane
Paul Konstant

Members Absent:

Michael Klaskin
Maggie Meiners
Michael Ritter

Village Staff:

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

Call to Order:

Chairman Albinson called the meeting to order at 7:06 p.m.

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Albinson read the Oral Declaration into the record. Mr. Marx took roll call of the Board Members present.

Approval of February 18, 2021 meeting minutes.

Chairman Albinson asked if there were any comments with regard to the February 18, 2021 meeting minutes or a motion to approve. Mr. McLane moved to approve the February 18, 2021 meeting minutes. Mr. Konstant seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Konstant, McLane

NAYS: None

Chairman Albinson asked the Board Members if they agreed to forego the staff presentation on each item unless there are questions. The Board Members agreed.

Case No. 21-05: 559 Chestnut Street – Bunny & Babe: Awning permit to allow installation of a retractable awning on the storefront at 559 Chestnut Street.

Chairman Albinson asked if there were any questions or comments or for a motion. Mr. Schoon noted for the record no members of the public are present and there was no public comment. A motion was made by Mr. Konstant to approve the request as seconded. Ms. Kelly seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Konstant, McLane

NAYS: None

Case No. 21-06: 950 Green Bay Road: Awning permit to allow installation of three awnings on the storefront at 950 Green Bay Road.

Chairman Albinson asked if there were any questions or comments or for a motion. A motion was made by Mr. McLane to approve the request as seconded. Mr. McLane seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Konstant, McLane

NAYS: None

Case No. 21-07: 894 Green Bay Road – Pedego Electric Bikes: Awning permit to allow installation of two awnings on the storefront on the storefront at 894 Green Bay Road.

Chairman Albinson asked if there were any questions or comments or for a motion. A motion was made by Ms. Kelly to approve the request as seconded. Mr. McLane seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Konstant, McLane

NAYS: None

Case No. 21-09: 552 Lincoln Avenue – Mitch’s Cookies: Sign permit to allow installation of signage at 552 Lincoln Avenue.

Chairman Albinson asked if there were any questions or comments or for a motion. A motion was made by Mr. McLane to approve the request as seconded. Ms. Kelly seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Konstant, McLane

NAYS: None

Case No. 21-20: 561 Lincoln Avenue: Kaleidoscope Floral: Sign permit to allow installation of a window sign at 561 Lincoln Avenue.

Chairman Albinson asked if there were any questions or comments or for a motion. A motion was made by Mr. Konstant to approve the request as seconded. Ms. Kelly seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Konstant, McLane

NAYS: None

Case No. 21-21: 30 Green Bay Road - @properties. Sign permit to allow installation of wall signs a 30 Green Bay Road.

Chairman Albinson asked if there were any questions or comments or for a motion. A motion was made by Mr. McLane to approve the request as seconded. Ms. Kelly seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Konstant, McLane

NAYS: None

Other Business.

a. June 17, 2021 Meeting – Quorum check.

The Board Members discussed their availability.

Mr. Schoon explained to the Board consent agenda items and notice requirements as well as explained the process of allowing public comment on those items. He advised the Board Members in terms of protocol of in-person meetings and the fact that there has not been a determination as to when in-person meeting would resume. Chairman Albinson asked if there were any other comments. No additional comments were made at this time.

b. Public Comment.

Mr. Norkus confirmed there were no members of the public to comment at this time.

Adjournment:

A motion to adjourn was made by Mr. Konstant and seconded by Ms. Kelly. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Konstant, McLane

NAYS: None

Adjournment:

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

- 1 Antionette Johnson
- 2 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JUNE 11, 2021
SUBJECT: 14 GREEN BAY – MARCO ROMA PIZZERIA – CERTIFICATE OF APPROPRIATENESS (CASE NO. 21-12-DR)

INTRODUCTION

On June 17, 2021, the Design Review Board (DRB) is scheduled to conduct a virtual public meeting, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Marco Roma Pizzeria (the "Applicant"), as the lessee of the commercial space at 14 Green Bay Road (the "Subject Property"), for approval of a Certificate of Appropriateness to allow the installation of a pergola, fencing, and exterior lighting on their existing patio space while making minor improvements to the building's exterior façade on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road, south of Winnetka Avenue, and is zoned C-1 Neighborhood Commercial in the Indian Hill Business District and is zoned C-2 General Retail Commercial. The Subject Property contains a one-story commercial building with a traditional brick and stucco façade and generous divided-light windows. The space is currently occupied by the Applicant's restaurant as well as *Riley Baker Educational Consulting* office. Figures 1 through 4 at the end of this memorandum identify the Subject Property.

PREVIOUS APPROVALS

The Applicant was granted a Sign Permit, Awning Permit, and Certificate of Appropriateness for conversion of the commercial space to a restaurant around 2005 and 2006.

CURRENT REQUEST

The Applicant is seeking approval of a Certificate of Appropriateness to allow exterior alterations on the restaurant portion of the Subject Property. The proposed alterations include:

1. The covered porch near the patio entrance on the north side of the building would have its metal roof removed so that the remaining frame and structure can be altered to a pergola. The Applicant states that the pergola would allow more sunlight into the existing building. The existing wood frame would be touched up and painted to match its existing white appearance.
2. The two black awnings along the Green Bay Road frontage would be removed. The anchor holes for the awning frames would be patched with matching color and material of the stucco exterior of that part of the façade. The gooseneck lighting above the awnings would remain in place.

3. The black plastic shutters on the second-floor windows would be removed. The screw holes would be repaired with matching mortar of the brick exterior of that part of the façade.
4. The decorative metal fencing on the roof of the building would be removed.
5. A wood fence would be installed along the north edge of the property and would separate the patio dining area from the arbor vitae shrubs and rear walkway. The fence would be solid while made of cedar and six feet tall while retaining a natural wood color. The Applicant states that the fence would offer privacy from deliveries that use the rear walkway while also adding intimacy to the outdoor dining setting. The fence would not obstruct any view of the patio from the public right-of-way.
6. The patio would have a seasonal installation of hanging string lights for outdoor dining in the evening. The lights would be supported by two 11-foot poles at each end of the arbor vitae tree line and connect to brackets on the main building. The string lights would be small sized LED lights that are commonly found in outdoor gathering spaces.

The Applicant has provided product visuals, exterior photos, verbal descriptions, and a site plan of the proposed alterations in the submitted application materials provided as Attachment A.

VILLAGE CODE ANALYSIS

Chapter 15.40 of the Village Code provides criteria for the Design Review Board's consideration of a Certificate of Appropriateness of design. Those criteria are listed as follows:

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

The proposed alterations are intended to provide a more streamlined look for the building while also enhancing the restaurant customer experience. The alterations would present minimal changes to the built environment of the Subject Property and surrounding neighborhood. The Village's Design Guidelines are more focused on providing guidance for specific features and the addition of architectural features, rather than their removal.

DESIGN GUIDELINES ANALYSIS

The Design Guidelines provide guidance on the appearance of commercial buildings and restaurant spaces. The Guidelines state that façade material should be a traditional-looking modular brick, natural limestone, or cast stone. The brick and stucco façade of the building would be maintained and repaired with the removals of the shutters, awnings, and decorative fences. The Guidelines also state that exterior lighting should be low voltage and carefully designed with a contextual placement to the building design

while enhancing architectural details on the façade. The proposed lighting would be dimly lit string lights that are used to provide illumination for an outdoor dining area rather than any structural architectural features. An excerpt of the Design Guidelines pertaining to the proposed alterations is included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed alterations as appropriate and compatible with the Design Guidelines and Village Code requirements for a Certificate of Appropriateness and approve the application as proposed. Should the DRB find the proposed alterations as appropriate, the Applicant would first need to receive an issued Certificate of Appropriateness and approved Building Permit by the Community Development Department.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt



Figure 1 – Subject Property – Street frontage along Green Bay Road (June 2021)



Figure 2 – Subject Property – Exterior façade along Green Bay Road (June 2021)



Figure 3 – Subject Property – Covered porch entrance and outdoor dining patio (June 2021)



Figure 4 – Subject Property – Rear walkway adjacent to outdoor dining patio (June 2021)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 14 Green Bay Road

Name of Business(es): Marco Roma Pizzeria

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) Platio Improvements



Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): _____

I/We hereby certify that as 14 Green Bay (Lessee/Owner) of the property located at Joe Marchionna (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



Joseph Marchionna

14 Green Bay Road



Joe@marco-roma.com

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM _____

CONTACT NAME _____

ADDRESS _____

PHONE NO. _____

EMAIL _____

COA-2021-517

Christopher Marx

From: Robert Rud [REDACTED]
Sent: Wednesday, May 12, 2021 9:25 PM
To: Christopher Marx; Joseph Marchionna; David Filippini
Subject: Marco Roma / Improvements
Attachments: Highlighted pictures.pdf; Eengineer Site Plan.pdf; Front View of Building.JPG; Side View Overview.JPG; View of Roof to be Removed.jpg; Roof Fence to Remove.JPG; View of Back DoorWood Fence Placement.JPG; Fence Style.jpg

WARNING: 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.

Hello Village of Winnetka,

My name is Robert and am assisting Joseph Marchionna and David Filippini at Marco Roma, 14 Green Bay Road. We would like to make these improvements with the goal of simplifying several exterior features as well as enhancing the customer experience on the patio and therefore, respectfully submit the following for review:



1. Remove the 2 black awnings on the front of the building, repair and paint anchoring holes with like product and color.
-The reason for requesting the removal is the awning serve no function in terms of providing shade and would assist in differentiating the 2 business entrances.
2. Remove all black plastic shutters on the 6 upper false windows, repair the screw holes with matching mortar.
-The reason for the requesting the removal is the shutters are plastic, out of proportion and serve no purpose or value.
3. Remove the metal roof and metal frame over the walkway but leave the wood frame as it exists. As reviewed by the engineer, the structure is sound, properly attached to the building, the support posts and cross beams. All touch up work to be done in accordance as instructed by the engineer on their report.
-The reason for requesting the removal of the roof is to create a pergola over the walkway as well as letting light into the interior.
4. Remove the 2 different styles of metal fencing that are on top of each roof level. According to the Engineer, neither fence is on the Permitted blueprints when the building was constructed, serve no known function and it is his opinion they can be removed.
-The reason for requesting the removal of the fencing is they are ugly and create an looming presence over an already small space.
5. Install a 6 foot cedar fence in the style of attached photo, from a building corner to and along the side walkway. See attached plan. All work to be done in accordance as instructed by the engineer.
-The reason for requesting the installation of the cedar fence across the back of the patio, behind the

evergreens and along the side sidewalk, is to screen the customers from the constant distractions of the opening/closing of the delivery door, the very active back and forth of the delivery team and create, as much as possible, a serene dining environment.

6. Install two, 11' poles at each end of the tree line, as per the engineer drawing, for cables and patio lights. The cables will connect from the building, using the bolted brackets currently used for anchoring the walkway roof over to the pole tops securing them with toggles/locking nuts. The lights will be zip tied to the cable.

-The reason for requesting the installation of the poles/light is to create a more intimate area on the patio with the string lights hanging over the area creating a clear but soft setting.

Attaches is the survey from Engineer with details of the requested items, colored pictures of the building as well as black/white pictures with the above points highlighted.

Julie811 has been contacted and are awaiting the various utilities to respond.

We look forward to working with the Village and if any of the above items require permits, or if you have any question/concerns please contact Joseph [REDACTED]

Regards,
Joseph, David and Robert

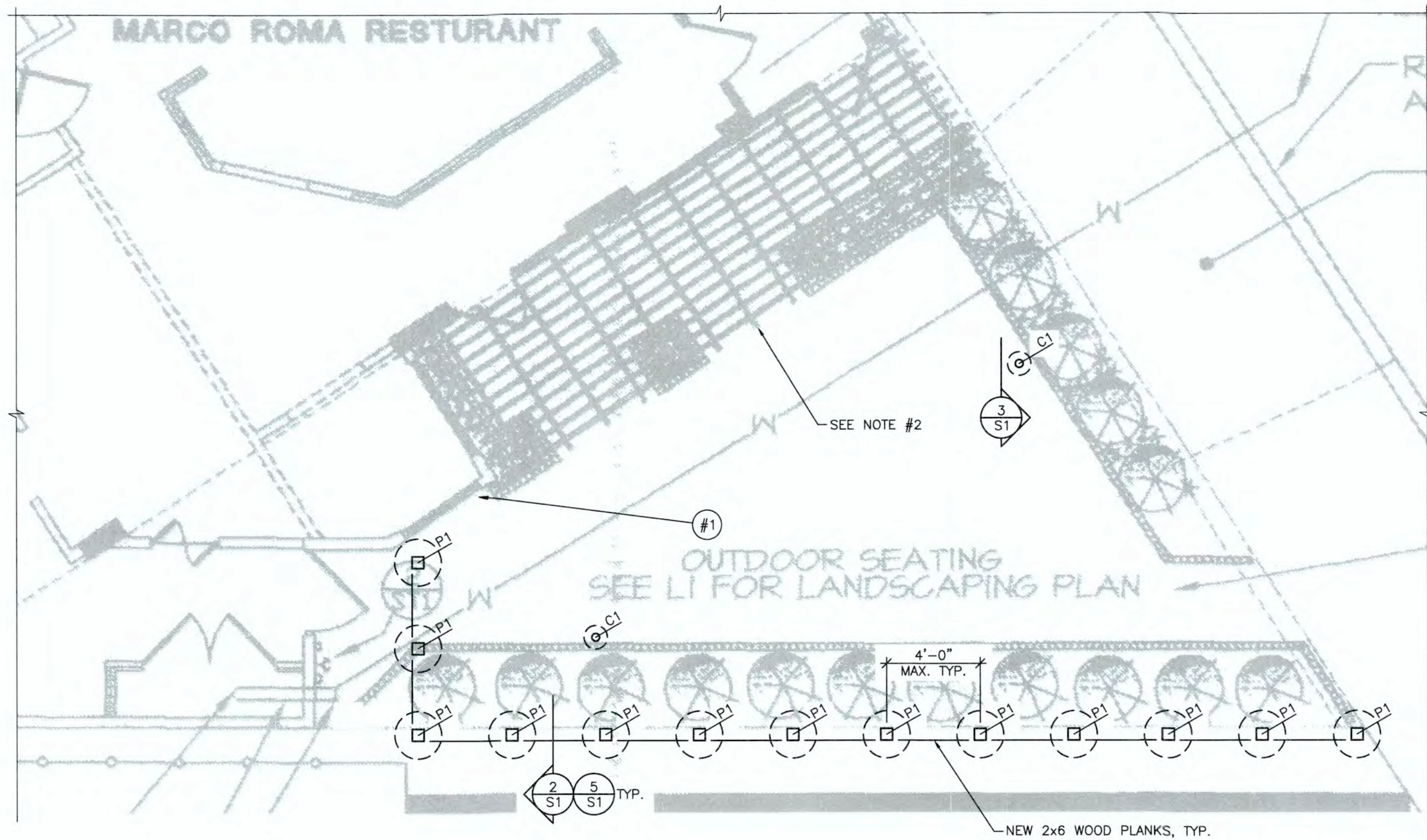
Robert L. Rud
Broker Associate \ atproperties

[REDACTED]
Chicago, Illinois 60647

IMPORTANT NOTICES

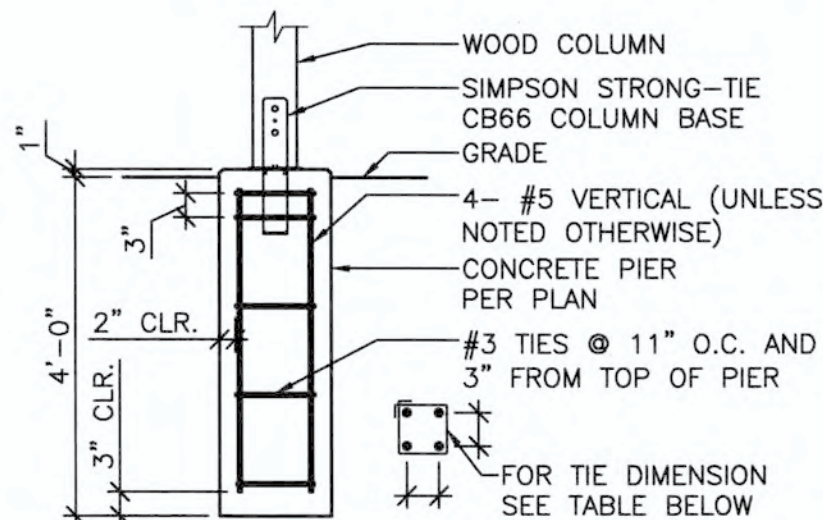
Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. **Always** independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. **Never** wire money without double-checking that the wiring instructions are correct. By opening this e-mail, you agree that you understand the risks of hacking and agree that At World Properties LLC shall have no liability for the wiring of funds.

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, contact the sender via reply email and destroy all copies of the original message. Although At World Properties LLC takes reasonable measures to prevent the transmission of computer viruses, by opening this email you agree that At World Properties LLC shall have no liability for any loss or damage caused by this email.

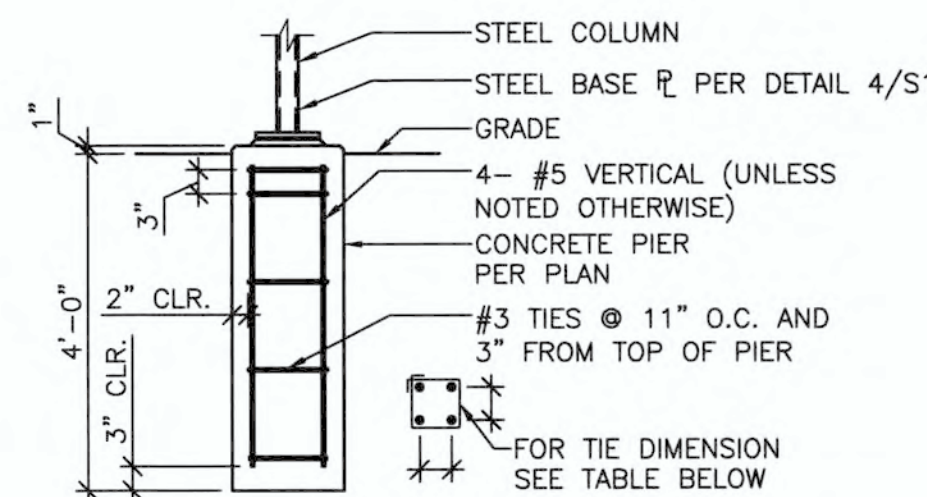


NOTES:

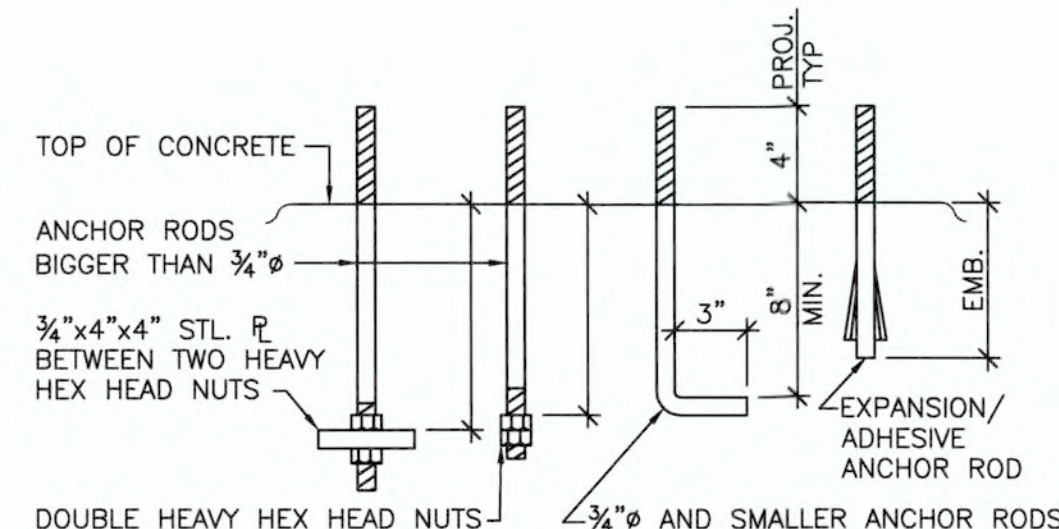
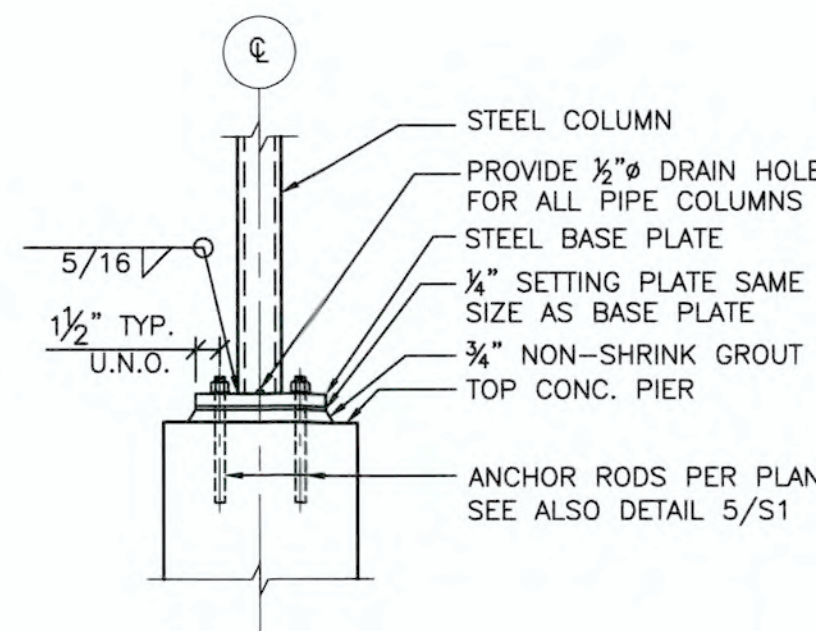
1. ALL CONSTRUCTION IS CONSIDERED EXISTING (E), TYPICAL (TYP), UNLESS NOTED OTHERWISE (UNO) AS NEW (N).
2. EXISTING TRELLIS TO REMAIN. EXISTING METAL ROOF, PLYWOOD UNDERLAY, AND METAL 1x1 SUPPORT FRAME TO BE REMOVED.
3. P1 DENOTES NEW 6x6 WOOD POST P 6'-0" TALL AND 24" Ø CONCRETE PIER PER SECTION 2/S1.
4. C1 DENOTES NEW STEEL COLUMN PIPE 1½" STD. (1.9" O.D.) x 13'-0" TALL WITH STEEL BASE PL ¾"x8"x8" WITH 4-¾" Ø HILTI HIT-Z RODS WITH HIT-HY200 ADHESIVE WITH 5" MIN. EMBEDMENT WITH ¾" THICK STEEL CAP PL AND 12" Ø CONCRETE PIER PER SECTION 3/S1.
5. EXISTING ARCHITECTURAL RAILING CAN BE REMOVED, SEE PHOTO #1.
6. (#X) - DENOTES PICTURE NUMBER.



PIER Ø	8"	10"	12"	14"	16"	18"	20"	24"
ROUND	3"	4"	6"	7"	8"	10"	11"	14"
SQUARE	4"	6"	8"	10"	12"	14"	16"	20"
# REINF	4- #4	4- #5			4- #6	4- #7	4- #8	

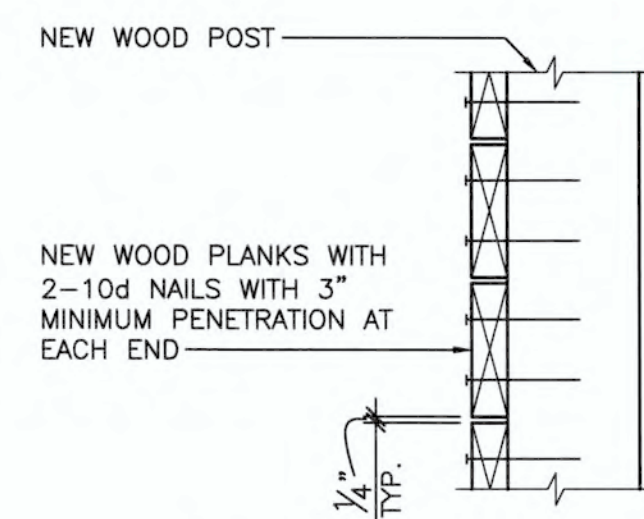


PIER Ø	8"	10"	12"	14"	16"	18"	20"	24"
ROUND	3"	4"	6"	7"	8"	10"	11"	14"
SQUARE	4"	6"	8"	10"	12"	14"	16"	20"
# REINF	4- #4	4- #5			4- #6	4- #7	4- #8	



2 SECTION
S1 NOT TO SCALE

NOT TO SCALE



6
S1

DETAIL
SCALE: 1 1

SCALE: 1 1/2" = 1'-0"



PHOTO #1
NO SCALE

3 SECTION
S1 NOT TO SCALE

NOT TO SCALE

4
S1

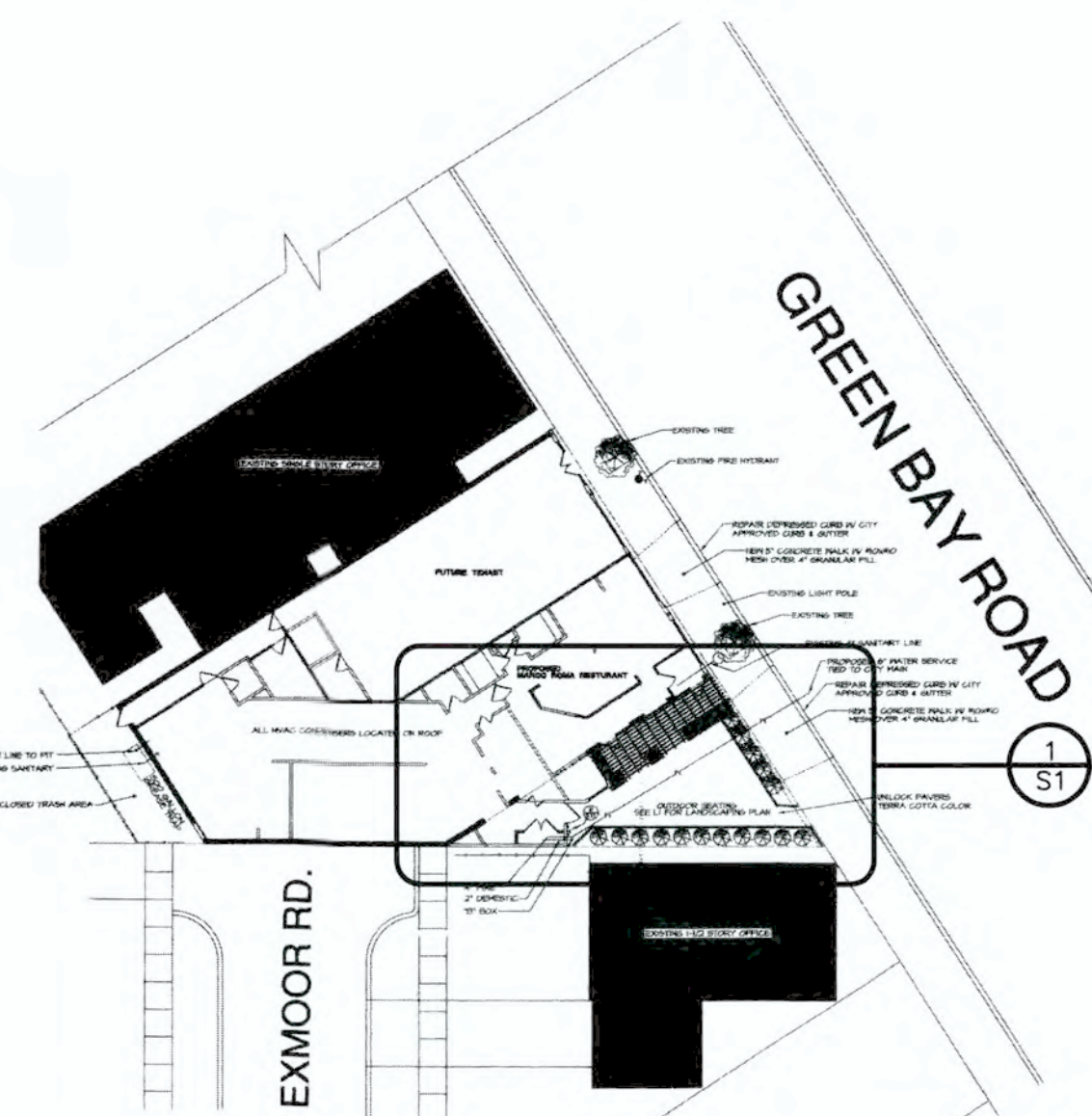
DETAIL
NOT TO SCALE

NOT TO SCALE

5
S1

DETAIL
NOT TO SCALE

NOT TO SCALE



KEY PLAN
NORTH
SCALE: 1/32" = 1'

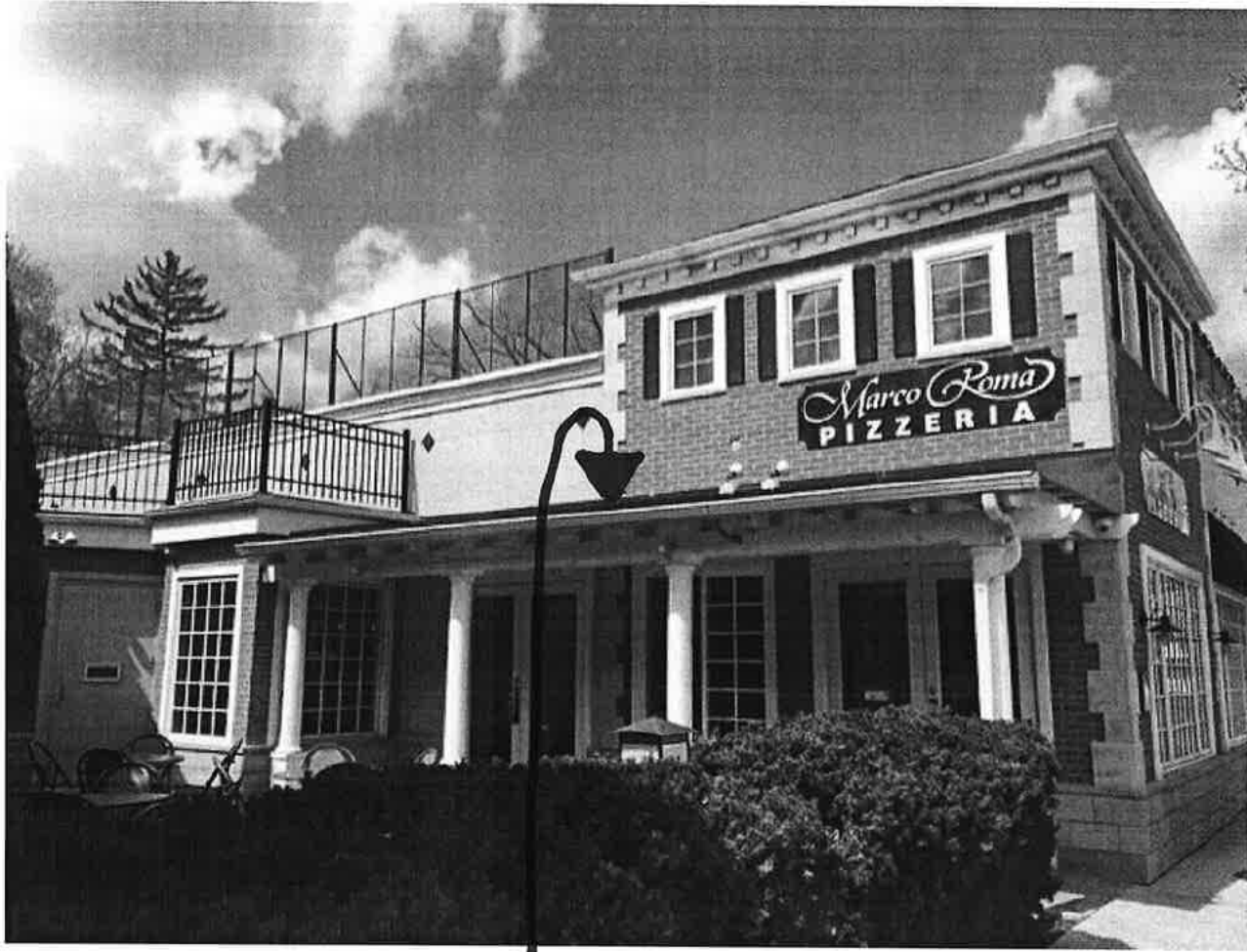
NORTH SCALE: 1/32" = 1'-0"

- CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING WHICH IS TO BE USED AS WELL AS THE METHODS, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION AND SAFETY PROGRAMS AT THE CONSTRUCTION SITE. BUILDING STRUCTURE REMOVAL WHICH ARE TO BE REMOVED SHALL BE DONE IN A MANNER WHICH SHALL MAINTAIN THE STABILITY OF THE STRUCTURE AND SHALL ALLOW THE STRUCTURE TO REMAIN IN A SAFE CONDITION.
- ANY CONSTRUCTION THAT DIFFERS FROM THESE DRAWINGS IS NOT PERMITTED WITHOUT EXPRESS WRITTEN APPROVAL FROM MOSHE CALAMARO AND ASSOCIATES, INC.
- STRUCTURAL ENGINEER'S PROFESSIONAL STAMP AND SEAL SHALL APPLY ONLY TO THE PLANS, DETAILS, SPECIFICATIONS, AND OTHER INFORMATION ON THIS SHEET. STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY OTHER ASSOCIATED DOCUMENTS BY OTHERS.

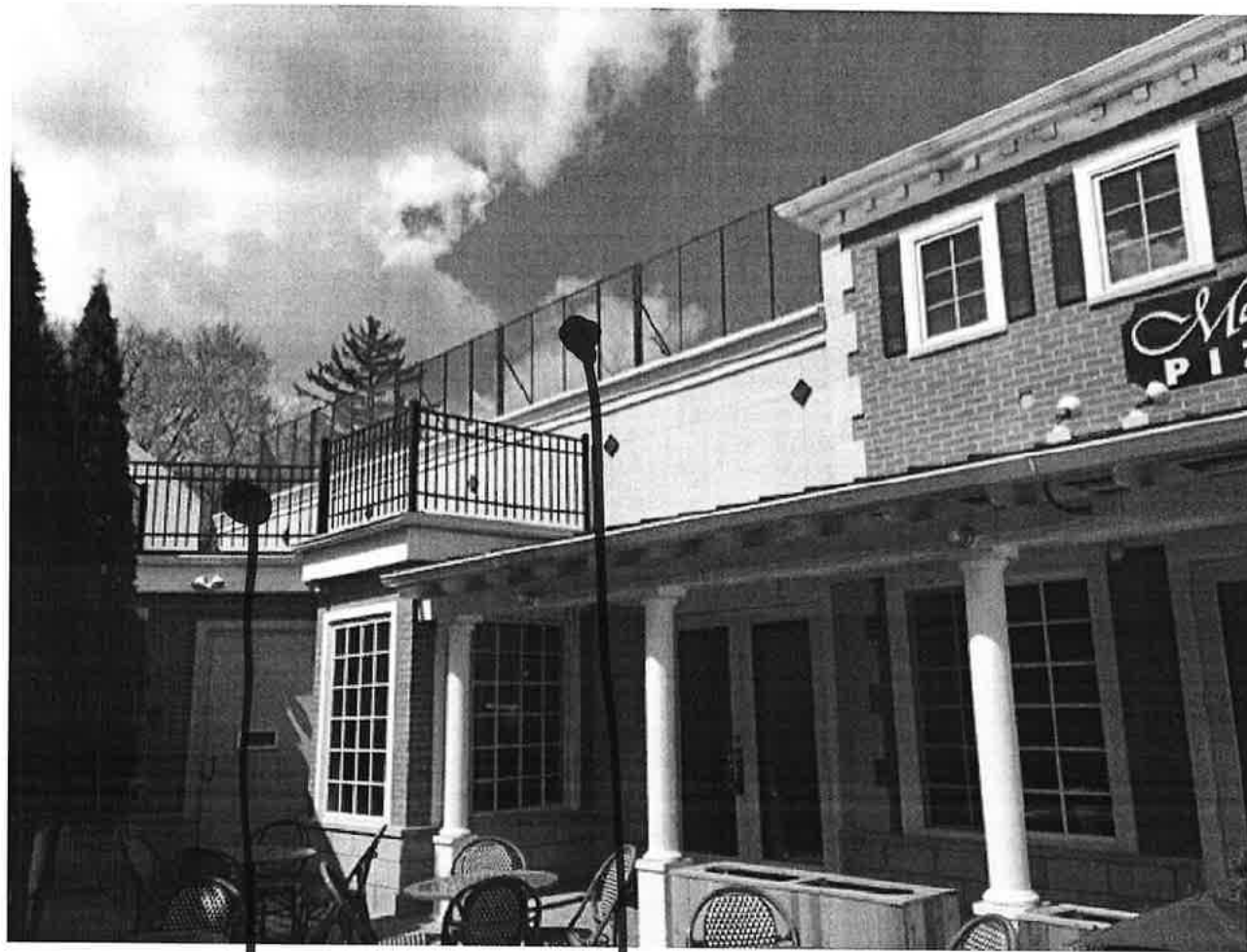


Removal of
Black awnings

Removal of
Plastic Black shutters

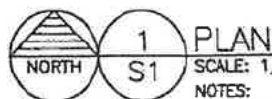
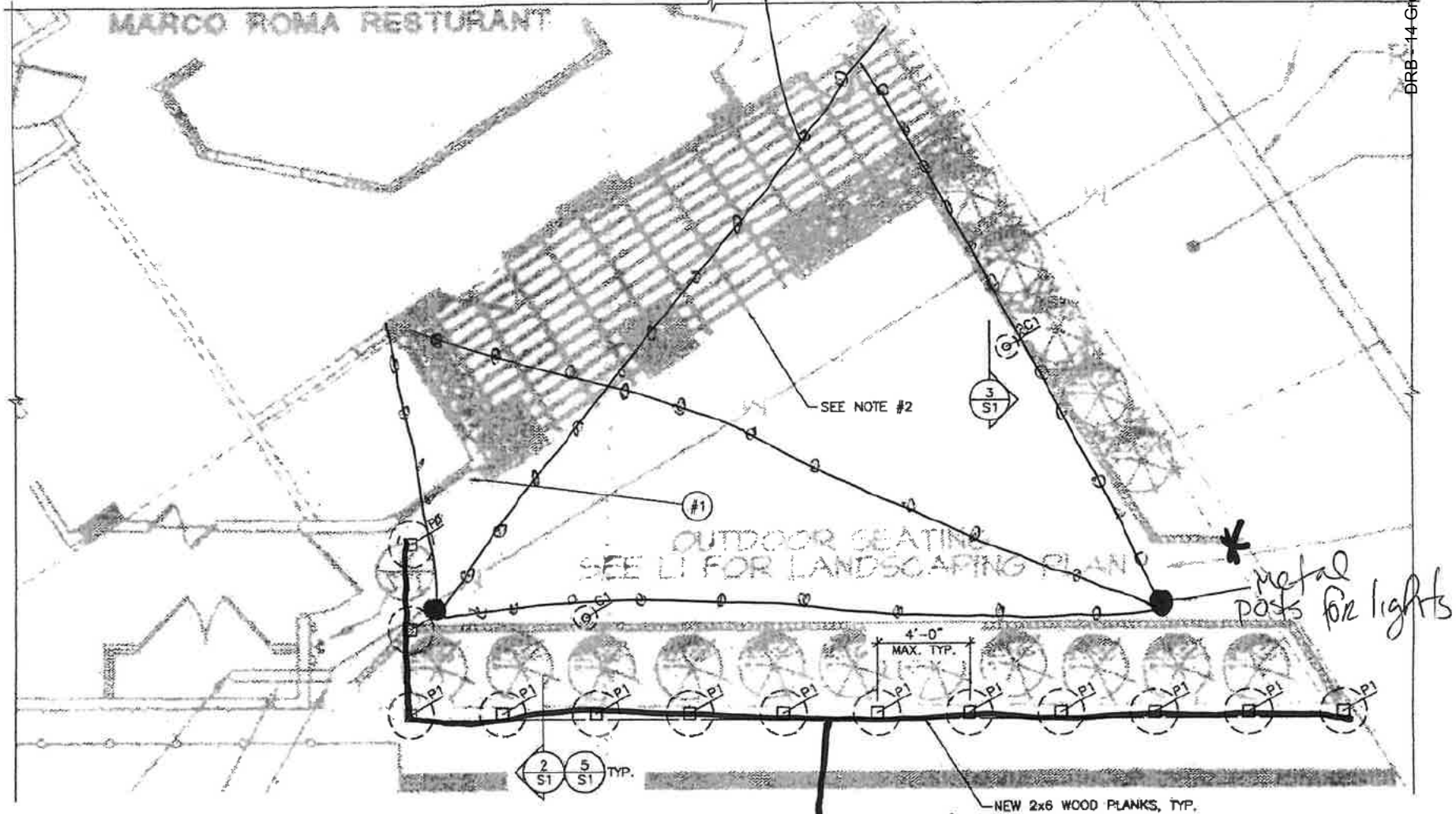


Removal of Metal
Roof & frame
over walk way



Removal of these
fences on Roofs

planned patio lights layout



PLAN
SCALE: 1/4" = 1'-0"

NOTES:

1. ALL CONSTRUCTION IS CONSIDERED EXISTING (E), TYPICAL (TYP), UNLESS NOTED OTHERWISE (UNO) AS NEW (N).
2. EXISTING TRELLIS TO REMAIN. EXISTING METAL ROOF, PLYWOOD UNDERLAY, AND METAL 1x1 SUPPORT FRAME TO BE REMOVED.
3. P1 DENOTES NEW 6x6 WOOD POST x 6'-0" TALL AND 24"Ø CONCRETE PIER PER SECTION 2/S1.

* New wood fence





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.

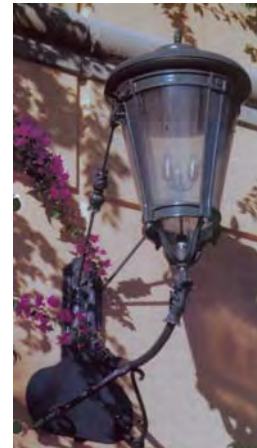


Figure 36



Figure 37

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JUNE 11, 2021
SUBJECT: 839-41 ELM STREET - BERKSHIRE HATHAWAY HOME SERVICES- SIGN PERMIT (CASE NO. 21-14-DR)

INTRODUCTION

On June 17, 2021, the Design Review Board (DRB) is scheduled to conduct a virtual public meeting, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Berkshire Hathaway Home Services (the "Applicant"), as the lessee of the commercial space at 839-841 Elm Street (the "Subject Property"), for approval of an Awning Permit to allow the recovering of two awnings on the storefront street frontage of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the north side of Elm Street between Chestnut Street and Birch Street in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. The Subject Property contains a one-story commercial building with a traditional brick façade, gabled roof, and minor architectural ornamentations. The space is currently occupied by the Applicant as well as *Athene* women's clothing store. Figures 1 through 3 at the end of this memorandum identify the Subject Property.

PREVIOUS APPROVALS

On January 5, 2021, the Village Council approved a Special Use Permit to allow the Applicant to operate a realty office on the Subject Property. An awning permit was approved for the neighboring business *Athene* in 2016.

CURRENT REQUEST

The Applicant is seeking approval of a permit to allow the recovering of two awning frames on the exterior façade of the street frontage of the Subject Property. The proposed awnings would be recoverings of existing frames on the center and left sides of the building's front facade. The proposed awning covers would replace the two existing green awnings see in Figure 1. The frames would be covered with a black sunbrella fabric and over existing dimensions of 2.67 feet in height, 3 feet in width, and lengths of 16.6 feet and 17.9 feet respectively. Each awning would have a 6-inch valance ribbon with white 4-inch text that reads "BERKSHIRE HATHAWAY" in capitalized letters and "Homeservices – Chicago" in smaller lettering. The awnings would have an elevation of 8 feet and 7 inches above the ground.

The Applicant has provided dimensions and front elevation renderings that depict the awnings in the submitted application materials provided as Attachment A.

AWNING CODE ANALYSIS

Chapter 12.24 of the Village Code establishes standards for the installation of awnings located within the public right-of-way. The awning would be permanently fixed, fabricated of metal, project at least 8 feet above the sidewalk, and not extend more than three-fourths of the width of the sidewalk, as required by code. The proposed awnings comply with Awning Code requirements.

SIGN CODE ANALYSIS

The Village's Sign Code limits copy on awning signs to the name of a business, street address numbers and logo, and is subject to a maximum height of six inches for sign lettering. The proposed awning signs comply with Sign Code requirements.

DESIGN GUIDELINES ANALYSIS

The Design Guidelines provide guidance on the installation of awnings. The Guidelines recommend an awning be in conformity and proportionality for the building in which it serves. The awnings' color should enhance and contribute to the building and surrounding neighborhood and are restricted to earth tones, primary colors and secondary colors. The black color of the proposed awning covers would match the awning for the neighboring business of the Subject Property in addition to many other awnings in the Elm Street Business District. An excerpt of the Design Guidelines pertaining to awnings is included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed awnings as appropriate and compatible with the Design Guidelines and approve the awnings as proposed. Should the DRB find the proposed awnings as appropriate, the Applicant would first need to receive the approved Awning Permit by the Community Development Department.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt



Figure 1 – Subject Property – Street frontage along Elm Street (June 2021)



Figure 2 – Subject Property – Store frontage and location of proposed awnings (June 2021)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

AWNING PERMIT APPLICATION



Tenant/Lessee

Name of Business BERKSHIRE HATHAWAY HOME SERVICES CHICAGO		Primary contact name DARLA TERREL	Phone No. 847-828-0706
Street Address 839-841 ELM ST.			
City WINNETKA	State IL	Zip Code	Email dterrel@bhhschicago.com

Awning Company

Name of Awning Company SIGNMAX		Primary contact name Gokhan Oner	Phone No. 847-343-0651
Street Address 1018 Lunt Ave			
City Schaumburg	State IL	Zip Code 60193	Email info@thesignmax.com

Property Owner

Name of Company Farnsworth-Hill, Inc.		Primary contact name James R. Nash, Jr.	Phone No. 847-328-3330
Street Address: 708 church st. ste # 211			
City Evanston	State IL	Zip Code 60201	Email sim@farnsworth-hill.com

Awning is ☐ retractable or ☐ rigid
☐ new awning or ☒ recovering of existing frame

Description of fabric type and color (attach samples) _____

Description of awning sign material, method of application and color: **SUNBRELLA BLACK**
STAPLE / RIP STRIP

Height of awning logo/copy: **4"** inches

Awning Dimensions: Width **166'** Height **32"** Projection from Building Face **36"**
(two awnings) **ABC 2021-481**

OFFICE USE ONLY: PERMIT FEE (\$70 each) _____

CONDITIONS OF APPROVAL: _____

EXISTING AWNINGS

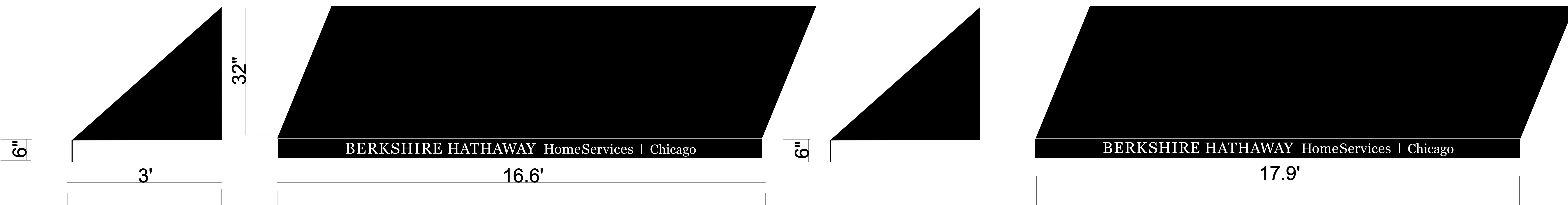


proposed



side view

front view



BERKSHIRE HATHAWAY HomeServices | Chicago

BERKSHIRE HATHAWAY HomeServices | Chicago

BERKSHIRE HATHAWAY HomeServices | Chicago

AWNING MATERIAL= SUNBRELLA BLACK
 JOB DETAIL = REPLACE EXISTING COVER
 ADD SKIRT W/ GRAPHICS
 COPY= PAINTED ONTO MATERIAL
 WHITE.



1018 Lunt Ave. Schaumburg, IL. 60193
 Phone (847) 534-7135 • Fax (847) 534-5594

Job name: BHHS CHICAGO
 Address: 839-841 ELM STREET

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF SIGNMAX. ARTWORK IS EXCLUSIVE PROPERTY OF SIGNMAX INC.

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.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JUNE 11, 2021
SUBJECT: 385 WINNETKA AVENUE – NEW TRIER HIGH SCHOOL – CERTIFICATE OF APPROPRIATENESS (CASE NO. 21-15-SU)

INTRODUCTION

On June 17, 2021, the Design Review Board is scheduled to hold a virtual public hearing, in accordance with social distancing requirements and Governor Pritzker’s Executive Orders and Senate Bill 2135, on an application submitted by the Board of Education of New Trier Township High School District 203 (the “Applicant”), as the owner of the property located at 385 Winnetka Avenue (the “Subject Property”). The Applicant proposes replacement of the existing Gates Gymnasium with the construction of an addition to the public high school and the construction of parking lot improvements 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 for a public high school located in the R-4 Single-Family Residential Zoning District, as well as a variation application for the following zoning variations, to allow the proposed improvements: (a) gross floor area; (b) roofed lot coverage; (c) impermeable lot coverage; (d) front yard setback; (e) building height; and (f) off-street parking space area. The Zoning Board of Appeals is scheduled to consider the special use permit and variation requests on June 14, 2021, and the Plan Commission is scheduled to consider the special use permit on June 23, 2021.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which consists of approximately 16.91 acres west of Essex Road and 9.5 acres east of Essex Road, for a total campus area of 26.4 acres, is located on the north side of Winnetka Avenue, between Fuller Lane and Woodland Avenue. The parcels west of Essex Road contain an existing four-story public high school building and surface parking. The parcels east of Essex Road contain an existing storage building and an athletic track and field (see Figure 1).

The Comprehensive Plan designates the Subject Property as appropriate for “Public/Semi-Public” uses. The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north and south, and R-5 Single Family Residence to the north, south, east, and west.

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

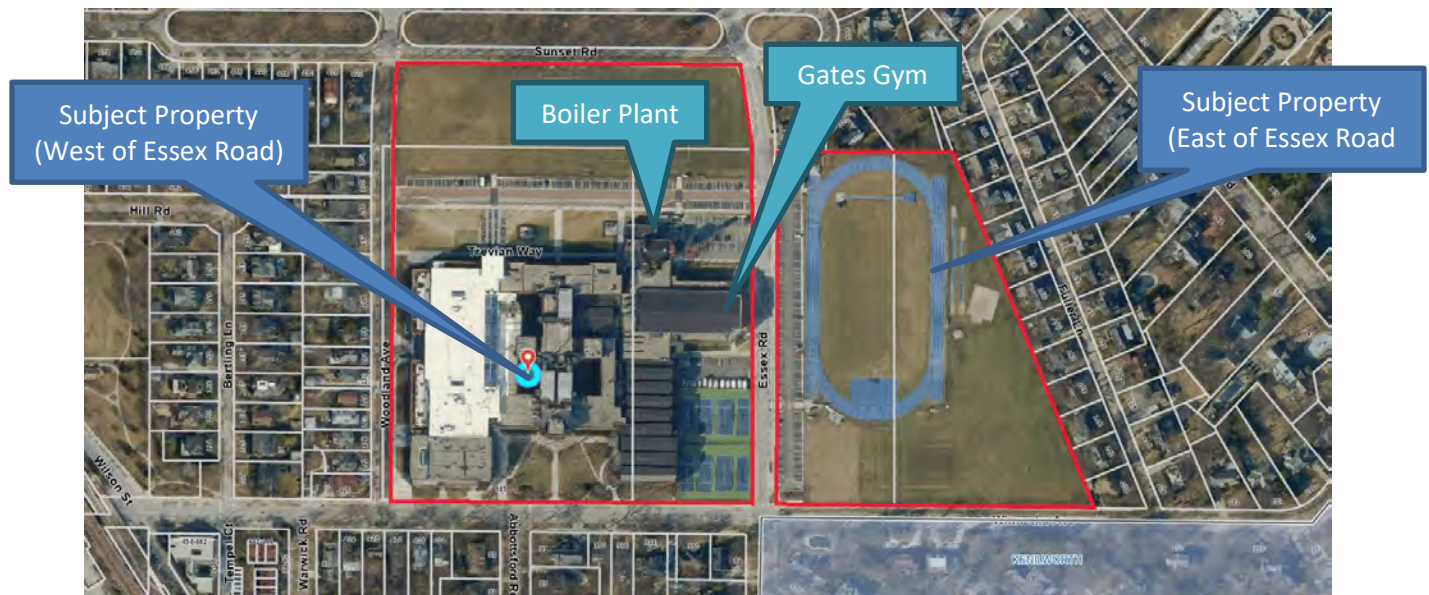


Figure 1 – Aerial Map

PROPERTY HISTORY AND PREVIOUS APPROVALS

New Trier High School has been operating on the Subject Property since 1901. Since that time, the school has been expanded several times and site improvements have been made. After receiving favorable recommendations from the DRB, Plan Commission, and Zoning Board of Appeals, in January 2015, Ordinance M-1-2015 was adopted by the Village Council, granting a Special Use Permit and variations to allow the expansion of the school building. The approved variations were for (a) GFA; (b) roofed lot coverage; (c) impermeable lot coverage; (d) front yard setbacks; (e) building height; and (f) off-street parking space area. Ordinance M-1-2015 is included in this report as Attachment B.

Figures 2 and 3 on the following page are current photos of the site where the improvements are proposed.



Figure 2 – Subject Property (East Elevation of Gates Gymnasium and Boiler Plant)



Figure 3 – Subject Property (East of Essex Road)

PROPOSED PLAN

The proposed improvements include the removal and replacement of Gates Gymnasium and the Boiler Plant with new academic and athletic space on the east side of the existing school building. The Applicant describes the architectural design of the new facility as aligned with the North Building that faces north and that it will incorporate elements of the existing Gates Gymnasium. The smokestack seen in Figure 2 will be removed. Additionally, expansion of the existing parking lot east of Essex Road is proposed south of the existing athletic track, along Winnetka Avenue.

Excerpts of the proposed site plan, landscape plan, building elevations, and architectural renderings of the proposed addition are provided below and on the following pages as Figures 4 through 9. The complete set of plans are provided in the application materials (Attachment A).

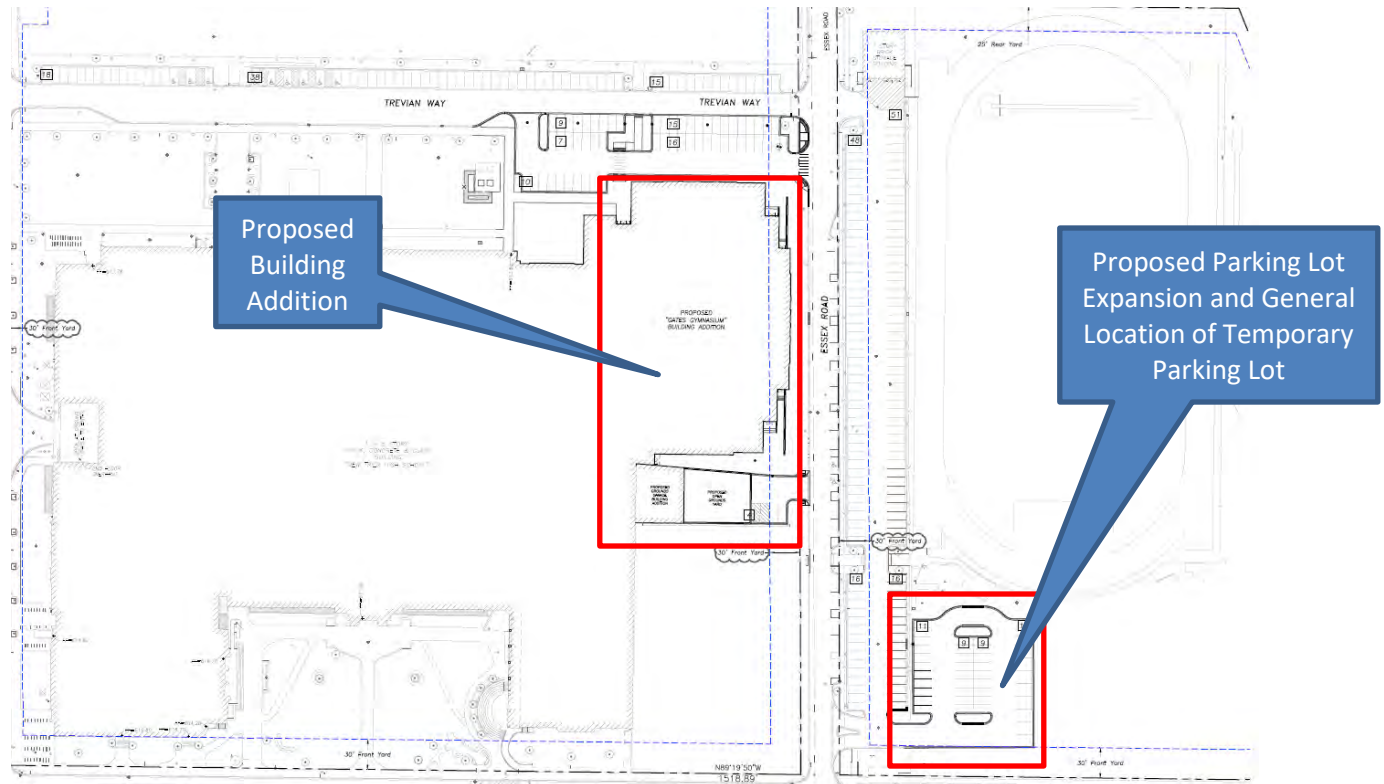


Figure 4 – Excerpt of Proposed Site Plan

The project would allow for the replacement of outdated classrooms in this section of the school building with 12 new academic classrooms for math, social studies, English, business, and health and language classes. The Applicant's application notes the project includes the following:

- Replacement of heating systems with new energy efficient systems and air conditioning;
- Create a campus that would be accessible for people with disabilities;
- Enhance safety with secure entrances and fire sprinklers;
- Improved 160-meter 6 lane indoor track;
- Improved strength and conditioning facilities;
- Improved interscholastic locker rooms;
- Improved training facilities;
- Improved outdoor education facilities;
- Improved kinetic wellness and athletic courts;
- Improved wayfinding;

- Flexible retractable bleachers;
- Improved stormwater management; and
- Combined kinetic wellness and athletic offices.

The Applicant has provided a landscape plan and proposed sight lighting plan. Perennial plantings and shade trees are proposed around the proposed building addition, as well as in the proposed expanded parking lot east of Essex Road. Plant schedules and examples of the proposed paving materials and other site improvements, such as light poles and bollards, bicycle racks, and benches, are provided in the application materials, which are included in this report as Attachment A.

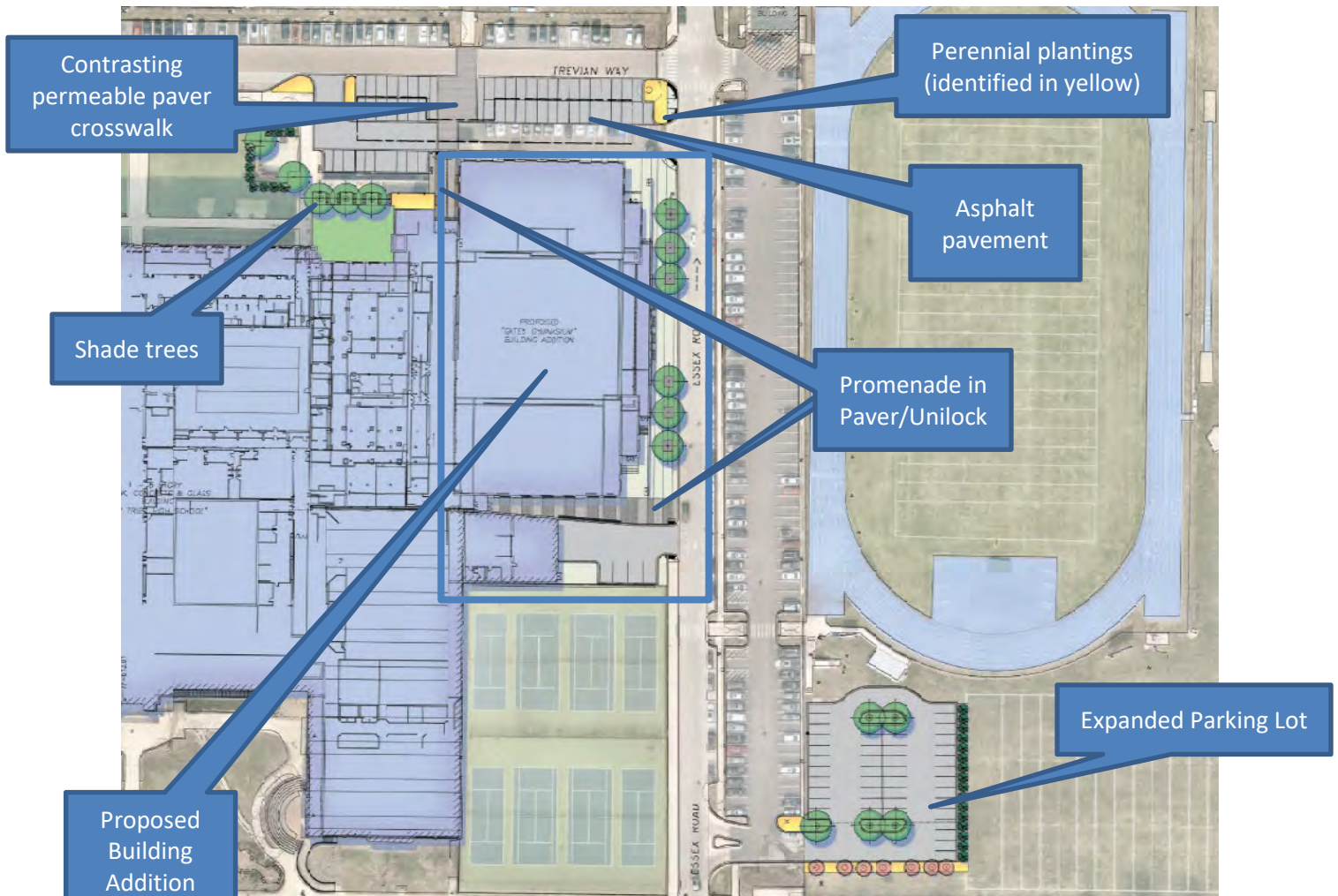


Figure 5 – Excerpt of Proposed Landscape Design

The Applicant is also proposing installation of a temporary parking lot this summer that is intended to replace the parking spots that will be displaced during the construction of the addition. As with the 2015 construction project, the temporary lot is generally located in the same location as the proposed permanent parking lot expansion on the east side of Essex Road. The temporary lot would be in place from this summer until Spring 2023 when it would be replaced with the permanent expanded parking lot. The parking would be utilized by staff and faculty and potentially some contractor parking.

As with the other additions to the school built over the years, the proposed addition would also blend into the existing building with the use of red brick. The Applicant describes in the attached application materials that the window openings, terracotta reliefs and period detailing, limestone/cast stone string courses and base will be in context with the existing building. The upper portion of the proposed gymnasium will reflect a modern expression of aluminum and glass. A glass feature extending vertically from the ground level, is designed to match the existing glass entry tower added in 2015 on the west side of the school facing north. Similar to the west entry tower, the proposed glass feature will signify the entrance to the new athletic area and its central atrium.



Figure 6 – Proposed East Elevation



Figure 7 – Proposed North Elevation



Figure 8 – Architectural Rendering of East Elevation



Figure 9 – Architectural Rendering of North Elevation

ZONING RELIEF

Although not part of the DRB’s consideration, it should be noted that six variations are being requested to allow the proposed addition and parking lot improvements on that portion of the Subject Property west of Essex Road: (1) gross floor area (GFA); (2) roofed lot coverage; (3) impermeable lot coverage; (4) front yard setback; (5) building height; and (6) off-street parking. Zoning relief is not necessary for the proposed permanent parking lot expansion on that portion of the Subject Property east of Essex Road.

The existing improvements on the Subject Property are already nonconforming with respect to the various zoning standards for which the Applicant is requesting zoning variations. The proposed addition represents a net increase of 88,447 square feet of GFA, 17,326 square feet of roofed lot coverage, and 10,665 square feet of impermeable lot coverage. Also, the proposed addition will be setback generally the distance from Essex Road as the existing Gates Gym. Additionally, the height of the proposed addition is 61.75 feet and 4-stories, whereas a maximum height of 60 feet and 2 ½ stories is permitted. For reference, the newest portion of the school building along the school building along the west side of the campus is 66.83 feet and 4-stories. Lastly, the proposed parking spaces will be approximately the same size as the parking spaces installed in 2015.

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 addition to New Trier High School and the construction of the parking lot improvements, as well as the associated hardscape and landscape designs, comply with the above standards.

RECOMMENDATION

At the June 17, 2021, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed addition to New Trier High School and the construction of the parking lot improvements, 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 addition to New Trier High School and the construction of the parking lot improvements, as well as the associated hardscape and landscape designs.

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

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed addition and the construction of the parking lot improvements, hardscape, and landscape designs for New Trier High School**, subject to the following conditions:*

A. [If the Commission 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-1-2015, adopted January 6, 2015

NEW TRIER HIGH SCHOOL | **WINNETKA CAMPUS EAST SIDE ATHLETIC AND ACADEMIC PROJECT**

DESIGN REVIEW BOARD PACKAGE
04.19.2020



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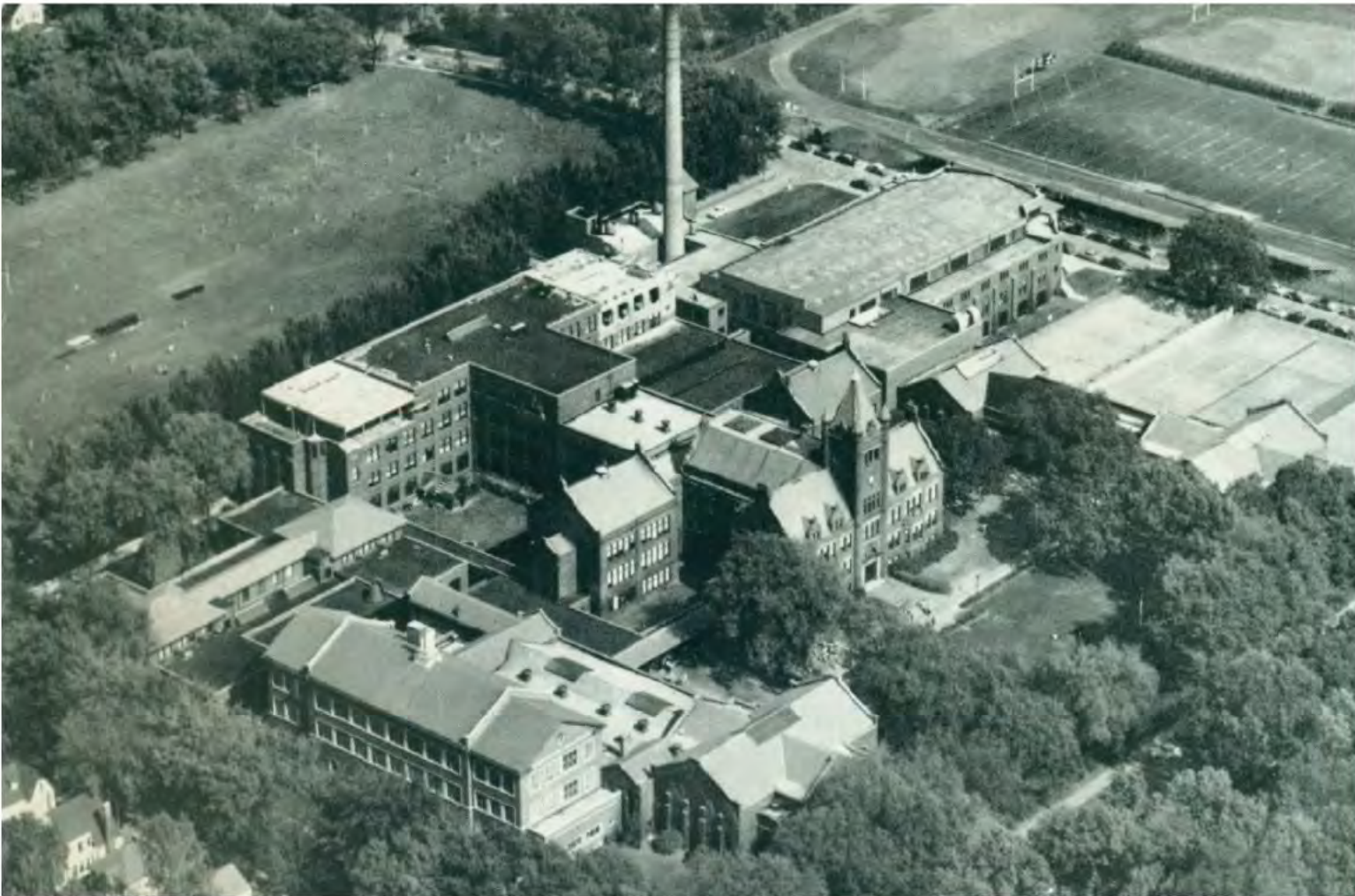
05 APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROJECT DESIGN APPROACH



PROJECT DESIGN APPROACH

PROPOSED EAST SIDE ATHLETIC AND ACADEMIC ADDITION



Since its founding in 1901, New Trier High School has been recognized for its progressive educational culture and for emphasizing programs that meet the academic needs of multiple students. Continuing this tradition into the 21st century requires facilities which can foster the innovative and collaborative manner in which teaching and learning is evolving. As was done for the West Side Academic Addition, New Trier Township High School District 203 is embarking on an integrated and simultaneous community engagement and facility improvement initiative which will position teachers and students to further the educational objectives both now and into the future.

In order to support New Trier in reaching these goals, Wight & Company have worked alongside district stakeholders to plan and develop a building solution which will support New Trier's mission. As a part of this process, we are respectfully submitting this supplement to the Special Use Permit Application. This supplement is intended to enhance the contents of the Special Use Permit Application in order to demonstrate our intent to follow the Village of Winnetka Design Guidelines.

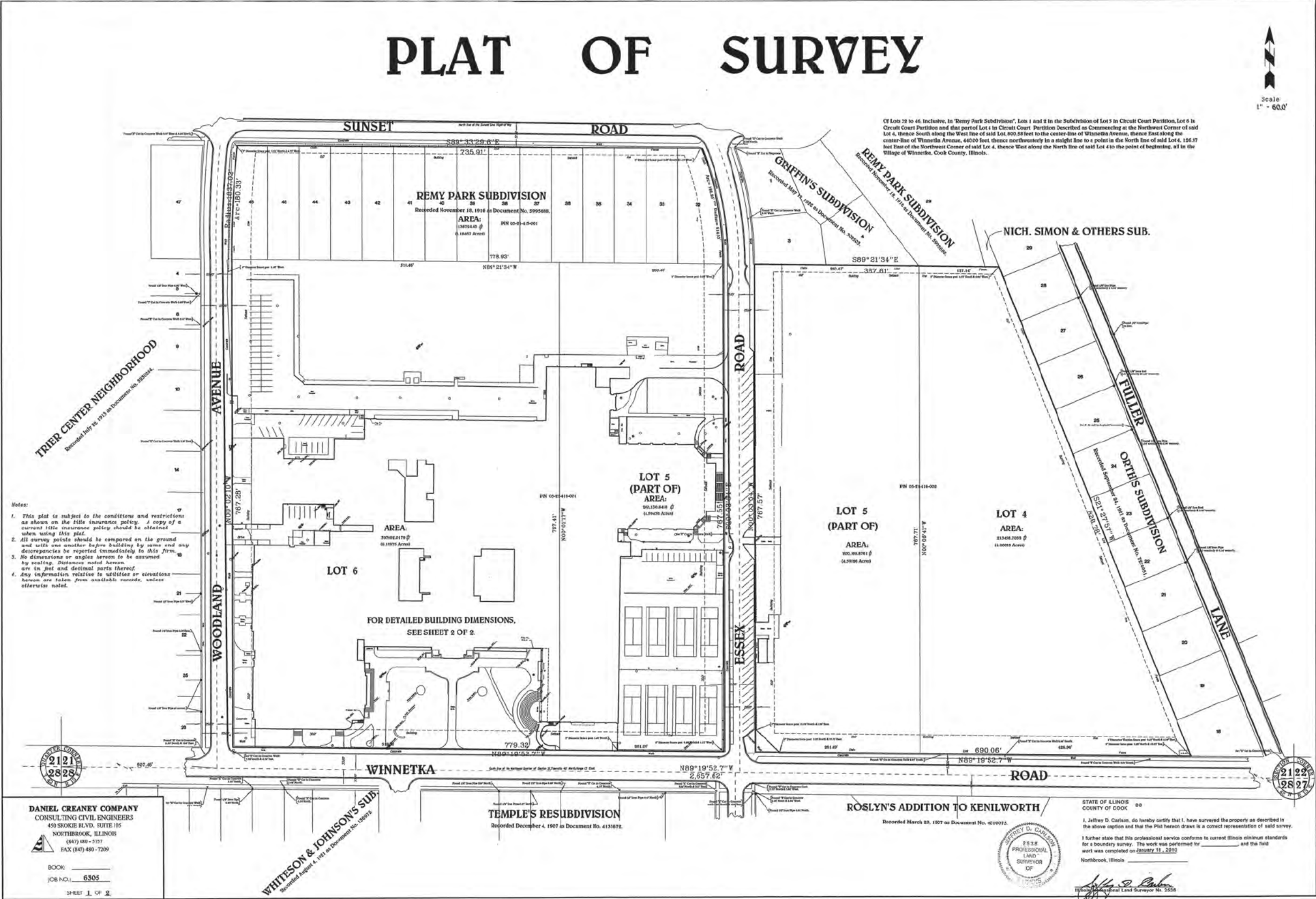
The scope of the project effectively replaces the 1928 Gates Gymnasium with a new three-story, plus basement, addition on the east side of the Winnetka campus and decommissions the existing inefficient boiler house. The new building addition is principally situated on essentially the same footprint of the replaced buildings yet considers program space and planning more efficiently to provide additional educational spaces without increasing the mass and scale of the building.

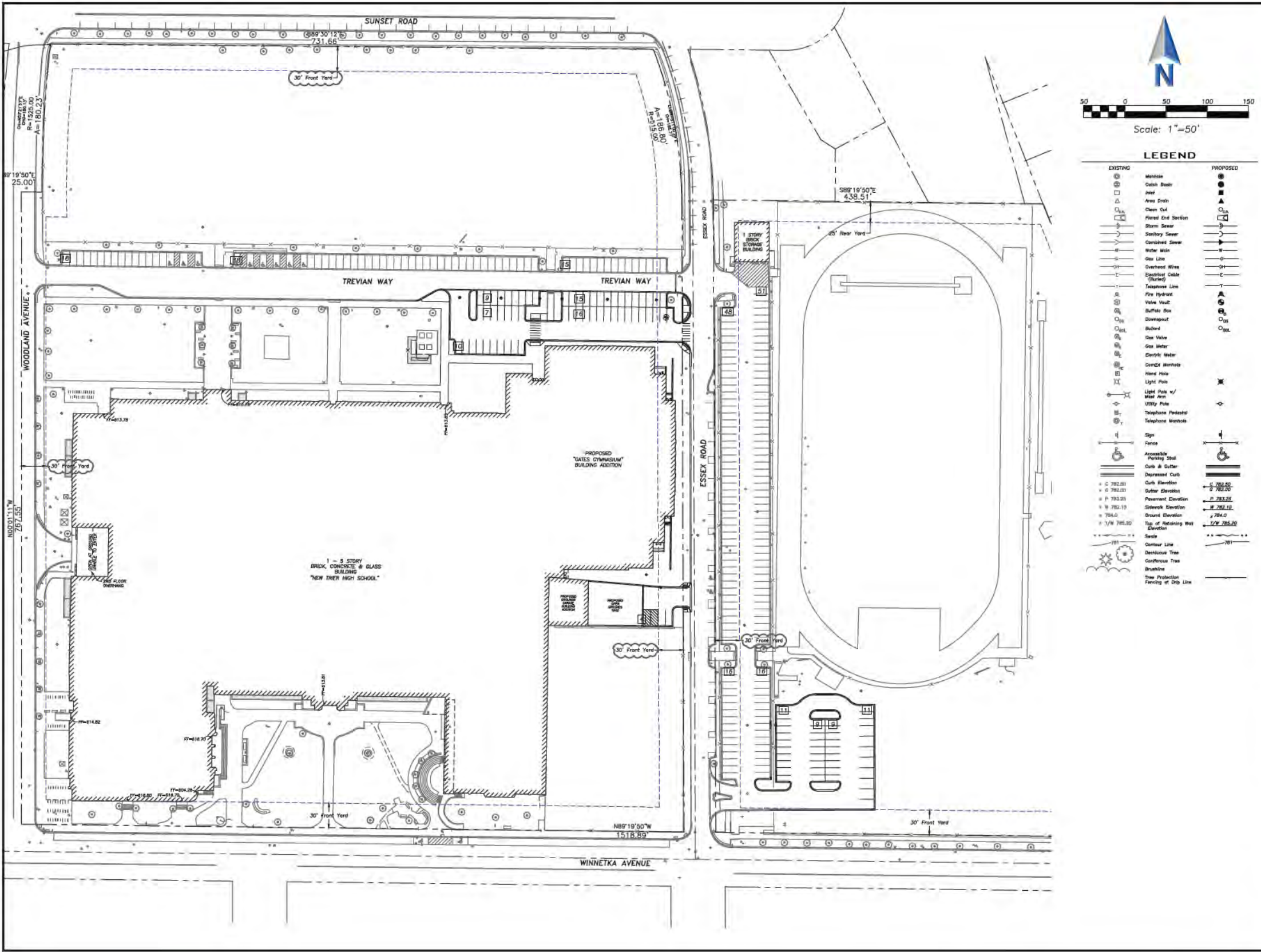
The existing New Trier campus is composed of various styles with eight additions spanning from 1912 to 1957 prior to the West Side Academic Addition construction project in 2017. Each of these styles articulates different expressions yet stitched together with the common element of red brick. In a similar approach to the 2017 project, the proposed design subtly blends elements of the 1931 North Building with vestiges of the 1928 Gates Gymnasium building. Window openings, terracotta reliefs and period detailing, limestone/cast stone string courses and base all take their cues from contextual and adjacent sources and create an appropriately scaled base enclosure. Emerging from the contextual base is a modern expression of aluminum and glass representing the modernized education function within. This expression, however, is limited to the upper portion of the new gymnasium as it steps back from adjacent facades.

A glass feature element extending vertically from the ground level creates an inviting gesture for this building face. This element is designed to be kindred to the 2017 glass entry tower, in a similar manner signifying entrance to the new Athletic area and its central atrium. As proven with the West Side Academic Addition architecture can simultaneously respect the past and yet express the spirit of the present time. The design of the East Side Athletic and Academic projects unifies the campus aesthetic while honoring its deep history and respecting the character and scale of the community.



SITEWORK





ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 SOMMER DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 833-4504
FAX (847) 833-4504
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 18-0003880
EXPIRES: 04/30/2023

NEW TRIER TOWNSHIP HIGH
SCHOOL DISTRICT 203
EAST SIDE ATHLETIC &
ACADEMIC IMPROVEMENTS
385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

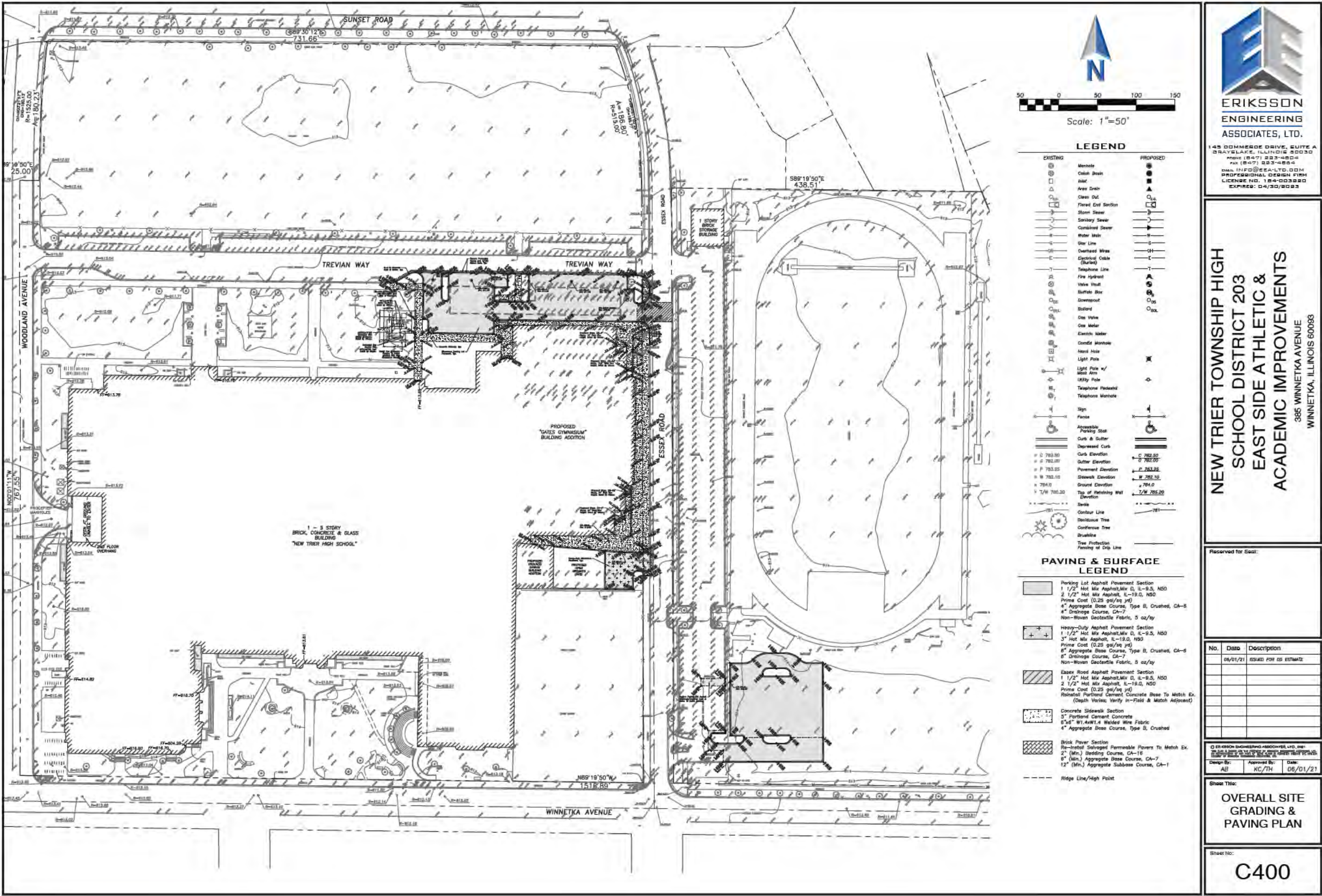
Reserved for Seal:

No.	Date	Description
06/01/21	ISSUED FOR BID ESTIMATE	

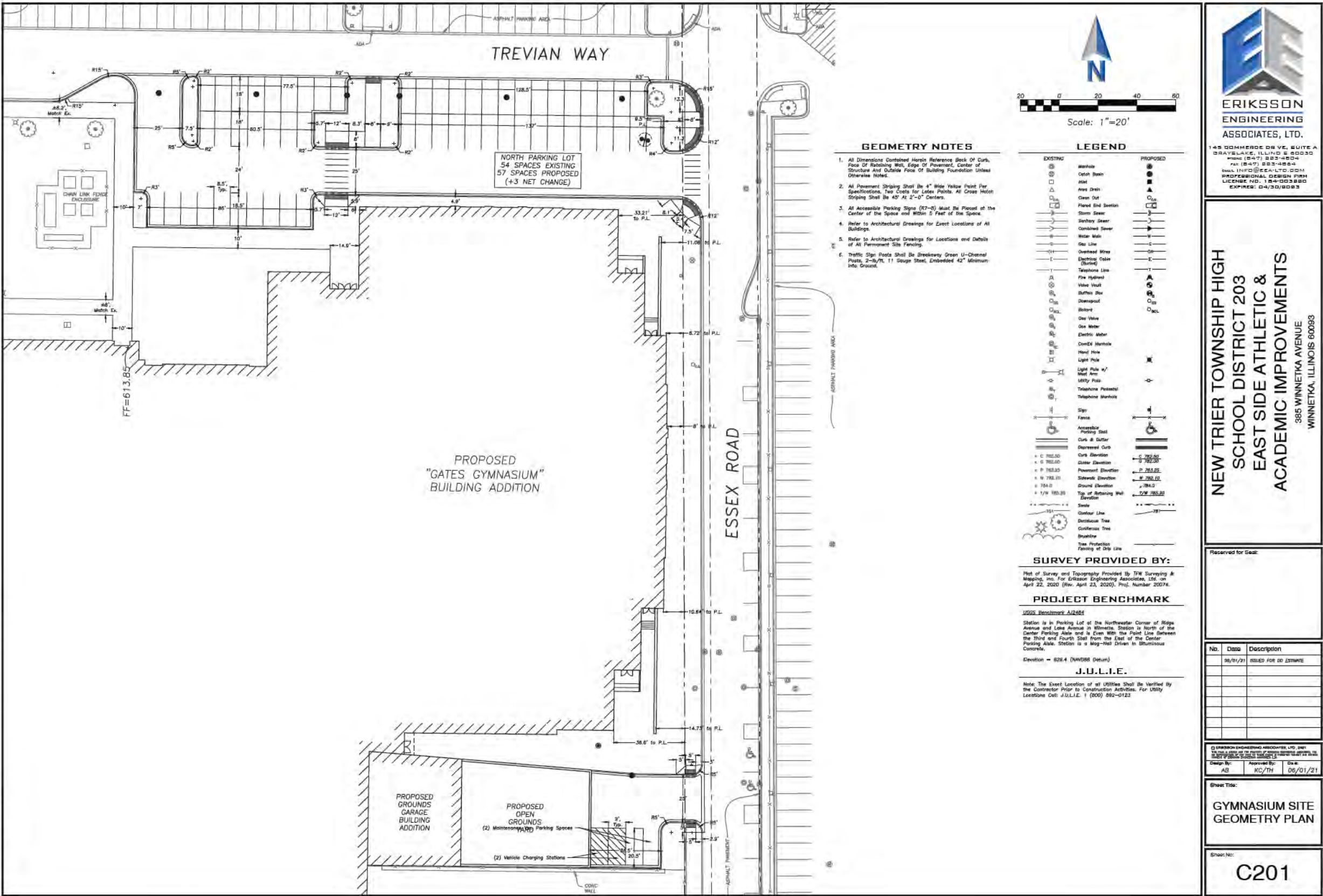
DESIGN BY: AB
APPROVED BY: KC/TH
DATE: 06/01/21

SHEET TITLE:
OVERALL SITE
GEOMETRY PLAN

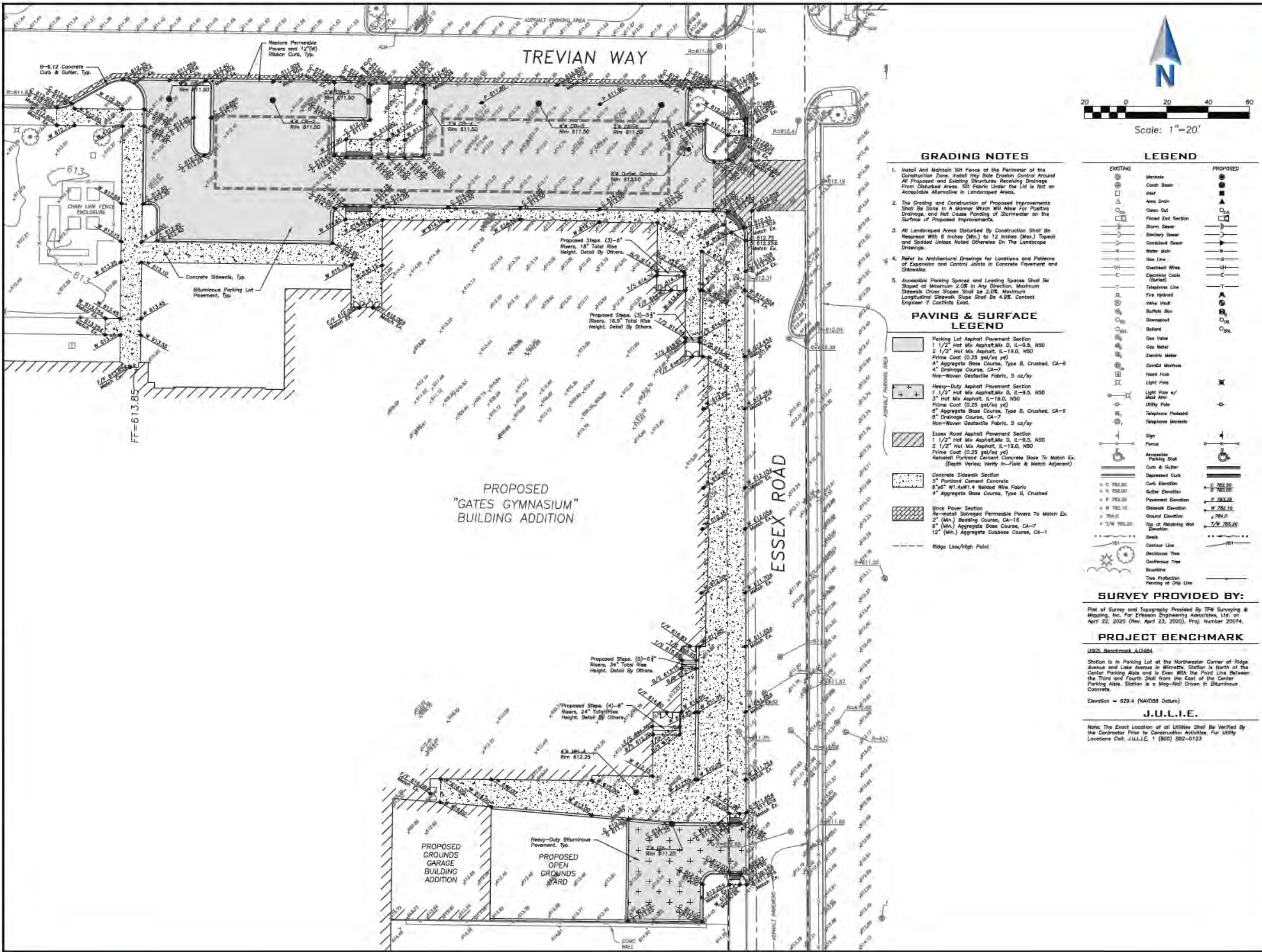
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SEA - P:\New\Night - New Trier East Campus Gym Addition\Drawings\MTS Gates Gym Site Planning
Printed: 4/26/21 @ 1:30pm by: mcarroll



ESX - 15' North\Winnetka - New Trier East Campus Gym Addition\Drawings\VTMS Gates Gym Site Plan.dwg
Printed: 6/29/21 8:12pm by: mcarroll



ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 DORCHESTER DRIVE, SUITE A
GRAYLAKE, ILLINOIS 60030
Phone (847) 553-4804
Fax (847) 553-4804
Email: info@eriksson-engineering.com
PROFESSIONAL DESIGN FIRM
LICENSE NO. 154-003680
EXPIRES: 04/30/2023

**NEW TRIER TOWNSHIP HIGH
SCHOOL DISTRICT 203
EAST SIDE ATHLETIC &
ACADEMIC IMPROVEMENTS**
385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	05/01/21	ISSUED FOR BIDDING

Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

Sheet Title:
**GYMNASIUM
SITE GRADING
& PAVING PLAN**

Sheet No.:
C401

145 DOMMERDE DR VE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4884
EMAIL INFO@EFA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2003

NEW TRIER TOWNSHIP HIGH
SCHOOL DISTRICT 203
EAST SIDE ATHLETIC &
ACADEMIC IMPROVEMENTS

385 WINNETKA AVENUE
WINNETKA, ILLINOIS 60093

Reserved for Seat

[illegible]

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Design By:	Approved By:	Date:
AB	KC/TH	06/01/21

Sheet Title:

PARKING LOT EXPANSION SITE PLAN

Sheet No:

C501

SEWER AND REMOVE EXISTING PARKING LOT PAVEMENT/CURB & OUTLET AS NECESSARY FOR PROPOSED PARKING LOT WORK & SEWER INSTALLATION, TYP.

GATE

CLF ON LINE

261.07'

PLAN

SECTION

[illegible]

Site plan for the proposed parking lot expansion at the intersection of Highway 101 and Highway 102. The plan shows the existing parking lot, the proposed expansion area, and the location of the proposed parking lot expansion. The plan includes a north arrow, a scale bar, and a legend. The plan is dated 10/1/00 and is prepared by the City of San Jose.

	Utility Line Removal
	Asphaltic Pavement Removal (Full Depth)
	Concrete Pavement Removal (Full Depth)
	Grass Paver Removal (Grass for Re-Use)
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal

Parking Lot Asphalt Pavement Section
 1" 1/2" Hot Mix Asphalt, M-2, E-9.5, NSG
 1" 1/2" Hot Mix Asphalt, M-10.0, NSG
 Prime Coat (0.25 gal per sq yd)
 #4 Aggregate Base Course, Type B, Crushed, CA-6
 #4 Drainage Course, CA-7
 Non-Woven Geotextile Fabric, 5 oz/sy

Heavy-Duty Asphalt Pavement Section
 1" 1/2" Hot Mix Asphalt, M-2, E-9.5, NSG
 1" 1/2" Hot Mix Asphalt, M-10.0, NSG
 Prime Coat (0.25 gal per sq yd)
 #6 Aggregate Base Course, Type B, Crushed, CA-6
 #4 Drainage Course, CA-7
 Non-Woven Geotextile Fabric, 5 oz/sy

Excess Road Asphalt Pavement Section
 1" 1/2" Hot Mix Asphalt, M-2, E-9.5, NSG
 1" 1/2" Hot Mix Asphalt, M-10.0, NSG
 Prime Coat (0.25 gal per sq yd)
 Concrete Base (4" to 6" thick)
 (Depth Varies: Vary in-Field & Match Adjacent)

Concrete Sidewalk Section
 5" Portland Cement Concrete
 2" 10" W-10.4 or 1" W-8.0 Rein. Fabric
 #4 Aggregate Base Course, Type B, Crushed

Brick Pavement Section
 Re-Installed Subgrade Permeable Pavement To Match Ex.
 (Min.) Bedding Course, CA-18
 (Min.) Aggregate Base Course, CA-7
 12" (Min.) Aggregate Subbase Course, CA-1

Ridge Line/Spot Point

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Open Slot	
	Planned End Section	
	Storm Sewer	
	Storm Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electric Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buttlin Pipe	
	Downspout	
	Retard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Conduit Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Spot	
	Curve & Dutter	
	Depressed Curve	
	Curve Direction	
	Dutter Direction	
	Powerline Direction	
	Ground Direction	
	Tip of Retaining Wall Direction	
	Setts	
	Center Line	
	Discontinuous Tree	
	Continuous Tree	
	Brackish	
	Tree Protection	
	Removal of City Line	

Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Eriksson Engineering Associates, Ltd. on April 22, 2020 (Rev. April 23, 2020). Proj. Number 20074.

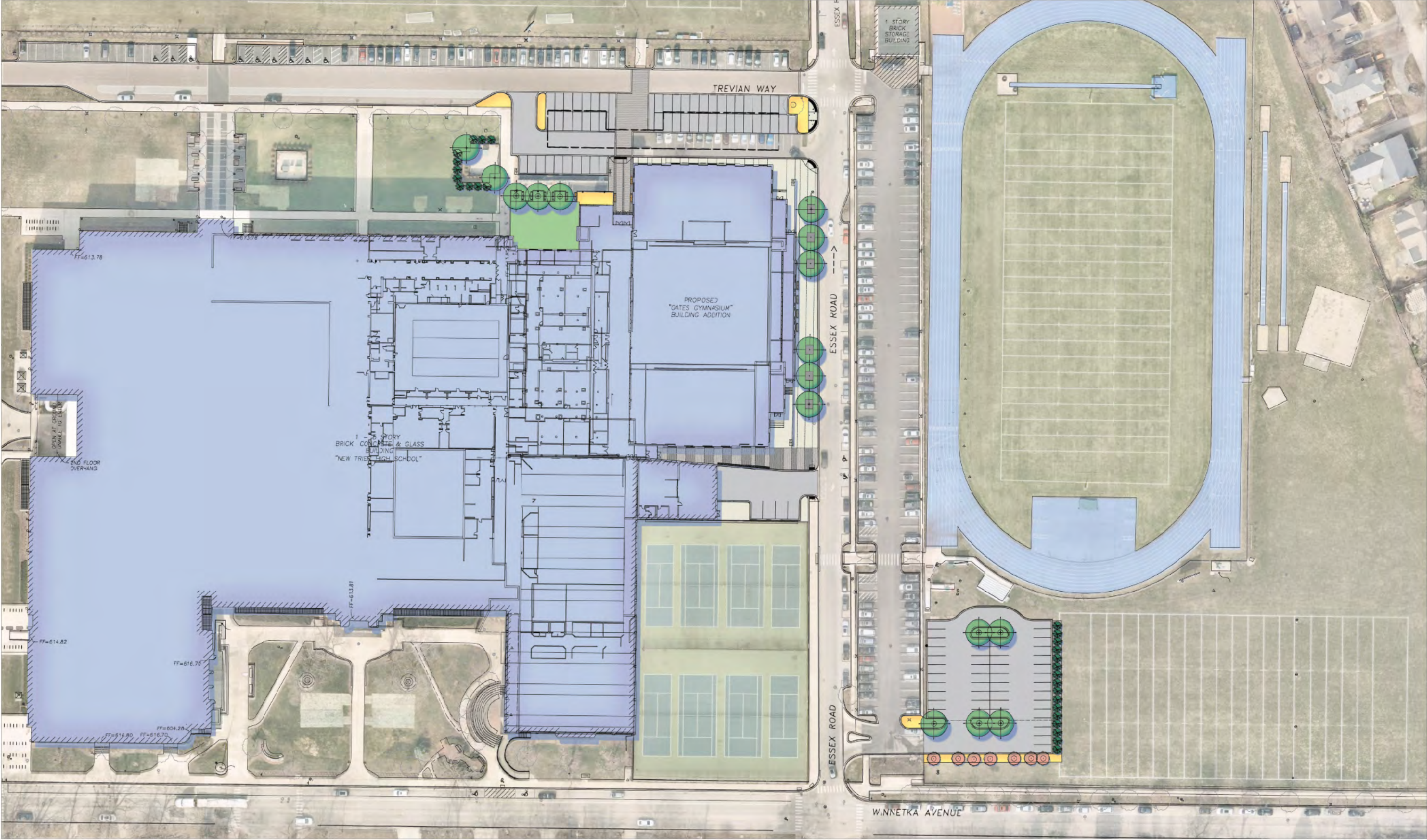
USGS Benchmark A/2484

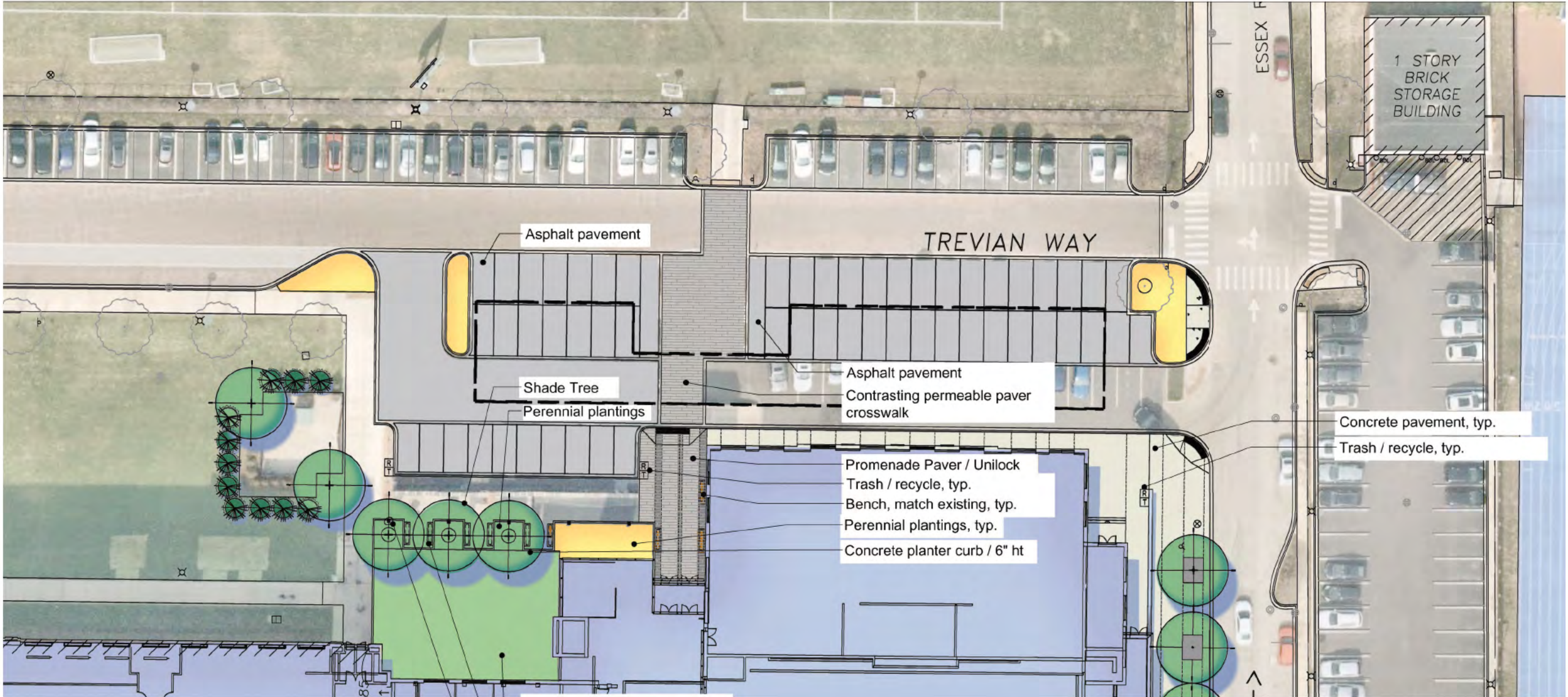
Station is in Parking Lot at the Northwest Corner of Ridge Avenue and Lake Avenue in Wilmette. Station is North of the Center Parking Aisle and is Even With the Point Line Between the Third and Fourth Stair from the East of the Center Parking Aisle. Station is a Mag-Nail Driven in Bituminous Concrete.

Elevation = 629.4 (NAVD88 Datum)

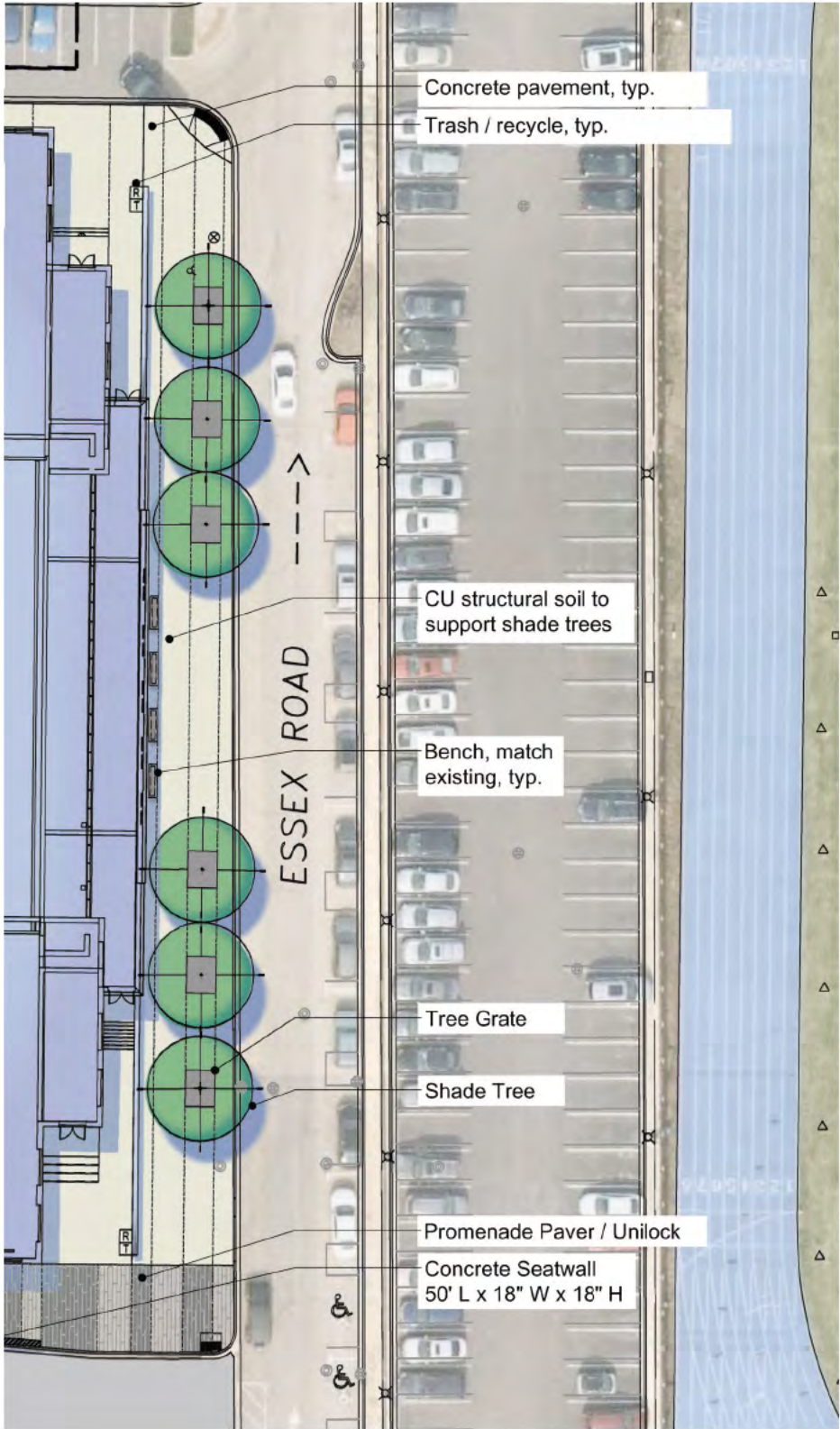
J.U.L.I.E.

Note: The Exact Location of all Utilities Shall Be Verified by the Contractor Prior to Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

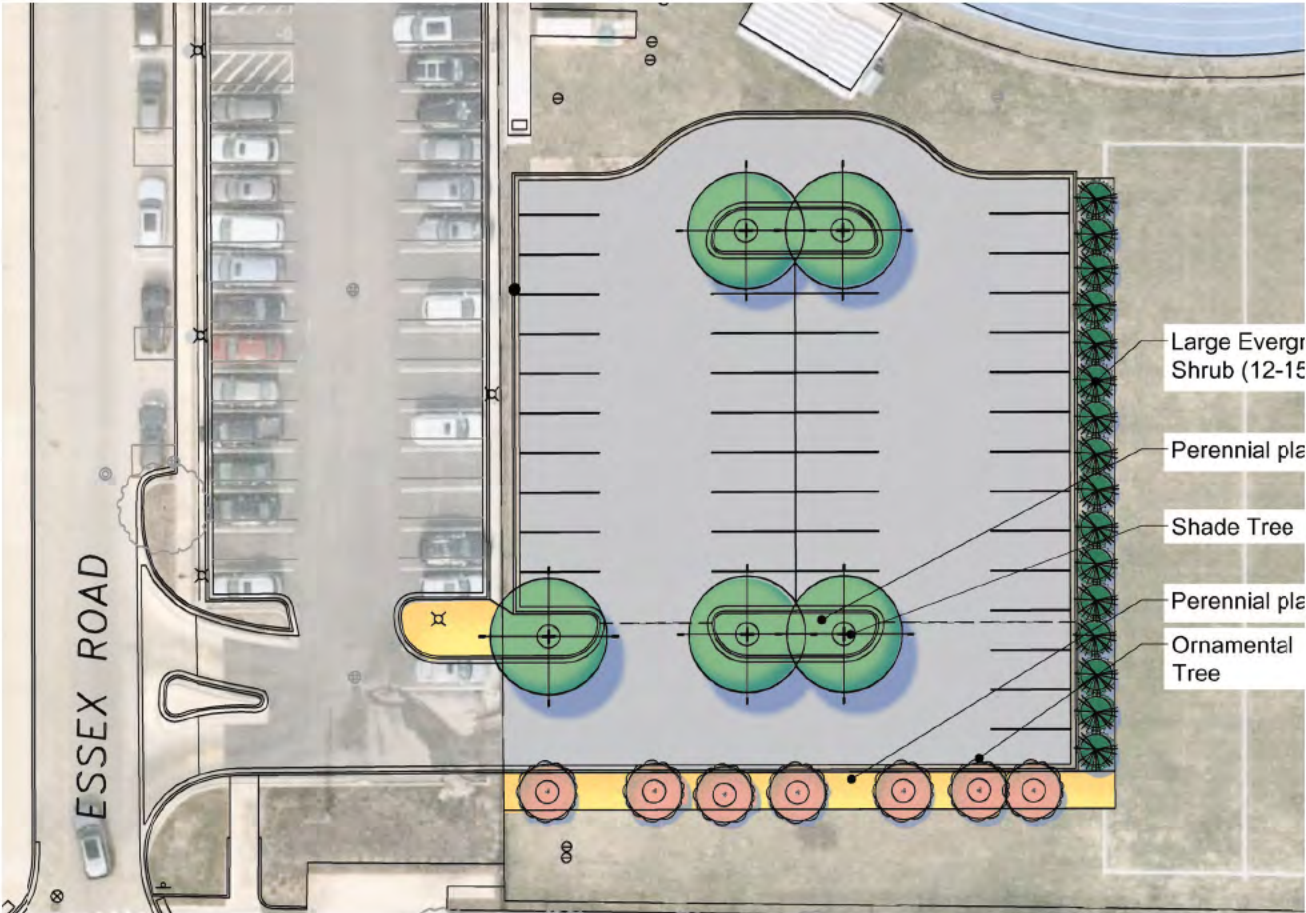




ENLARGED PLAN - TREVIAN WAY & NORTH PARKING LOT

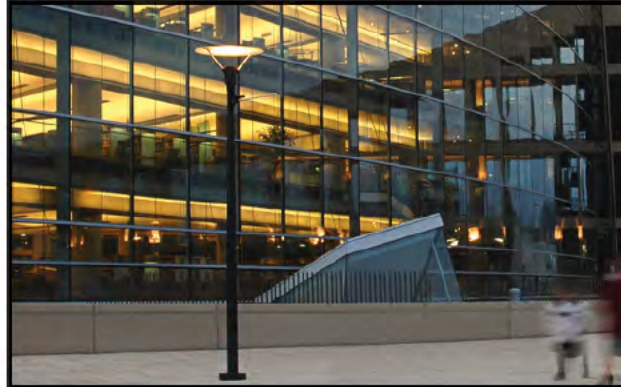


ENLARGED PLAN - ESSEX STREETSCAPE

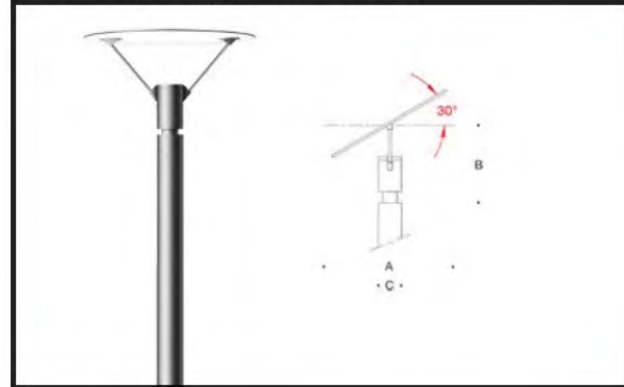


ENLARGED PLAN - ESSEX LOT EXTENSION

12' Pedestrian Light Pole - BEGA



12' Pedestrian Light Pole - BEGA



Light Bollard - BEGA



Bicycle Rack - Forms & Surfaces 'Cordia'



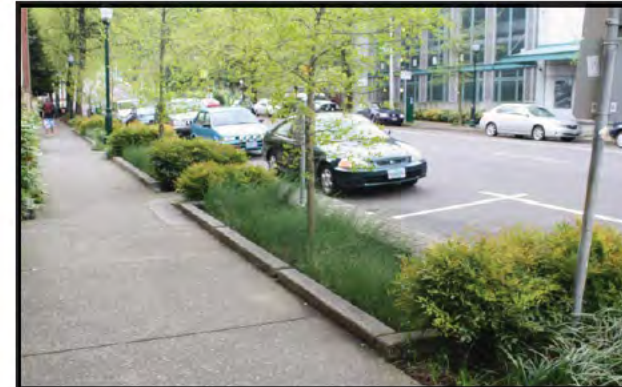
Bench - Forms and Surfaces 6' Vector



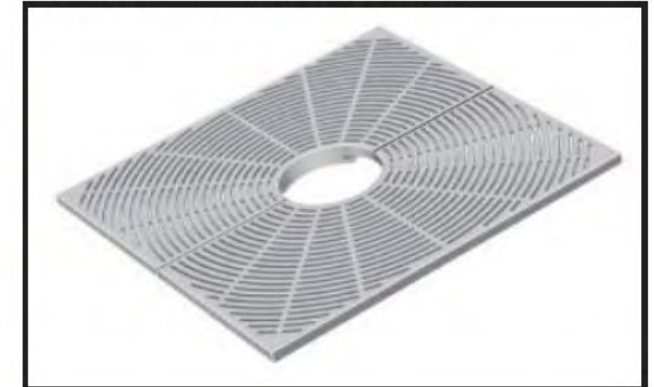
Bench - Forms and Surfaces 6' Vector



Concrete Planter Curb



Tree Grate - Neenah R-8712 60"x60"



Existing Plaza Permeable Pavers - Unilock Promenade



Existing Parking and Drive Pavers - Unilock Eco-Priora



Permeable Pavers - Unilock Promenade Steel Grey



Permeable Pavers - Unilock Promenade Opal



Autumn Blaze Maple
Acer x freemanii 'Jeffersred'



Accolade Elm
Ulmus 'Morton'



Miss Kim Lilac
Syringa patula 'Miss Kim'



Goldtau Tufted Hair Grass
Deschampsia cespitosa 'Goldtau'



Hameln Fountain Grass
Pennisetum alopecuroides 'Hameln'



Common Hackberry
Celtis occidentalis



Frontier Elm
Ulmus 'Frontier'



Taunton's Yew
Taxus x media 'Tauntonii'



White Coneflower
Echinacea 'Alba'



Autumn Moor Grass
Sesleria autumnalis



Skyline Honeylocust
Gleditsia triacanthos f. inermis 'Skycole'



China Snow Peking Lilac
Syringa pekinensis 'Morton'



Koreanspice Viburnum
Viburnum carlesii



Cheyenne Spirit Coneflower
Echinacea 'Cheyenne Spirit'



Prairie Dropseed
Sporobolus heterolepis



Swamp White Oak
Quercus bicolor



Incrediball Hydrangea
Hydrangea arborescens 'Abetwo'



Summer Beauty Onion
Allium 'Summer Beauty'



Early Bird Catmint
Nepeta x faassenii 'Early Bird'



Ornamental Onion
Allium Giant 'Mixture'



Chinquapin Oak
Quercus muehlenbergii



Gro-Low Sumac
Rhus aromatica 'Gro-Low'



Creme Brulee Coreopsis
Coreopsis verticillata 'Creme Brulee'



Shenandoah Red Switch Grass
Panicum virgatum 'Shenandoah'



Daffodil Mixture
Narcissus Long-lasting 'Large Flowering Mixture'



Autumn Blaze Maple
Acer x freemanii 'Jeffersred'



Common Hackberry
Celtis occidentalis



Skyline Honeylocust
Gleditsia triacanthos f. inermis 'Skycole'



Swamp White Oak
Quercus bicolor



Chinquapin Oak
Quercus muehlenbergii



Accolade Elm
Ulmus 'Morton'



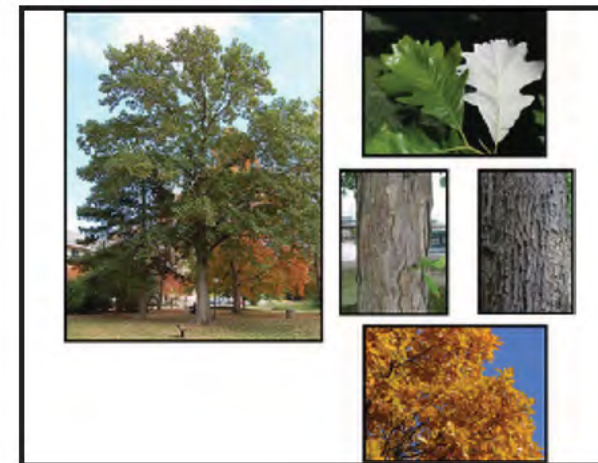
Frontier Elm
Ulmus 'Frontier'



China Snow Peking Lilac
Syringa pekinensis 'Morton'



Design Inspirations



Incrediball Hydrangea
Hydrangea arborescens 'Abetwo'



Gro-Low Sumac
Rhus aromatica 'Gro-Low'



Miss Kim Lilac
Syringa patula 'Miss Kim'



Taunton's Yew
Taxus x media 'Tauntonii'



Koreanspice Viburnum
Viburnum carlesii



Design Inspirations



Summer Beauty Onion
Allium 'Summer Beauty'



Early Bird Catmint
Nepeta x faassenii 'Early Bird'



Ornamental Onion
Allium Giant 'Mixture'



Creme Brulee Coreopsis
Coreopsis verticillata 'Creme Brulee'



Shenandoah Red Switch Grass
Panicum virgatum 'Shenandoah'



Daffodil Mixture
Narcissus Long-lasting 'Large Flowering Mixture'



Goldtau Tufted Hair Grass
Deschampsia cespitosa 'Goldtau'



Hameln Fountain Grass
Pennisetum alopecuroides 'Hameln'



White Coneflower
Echinacea 'Alba'



Autumn Moor Grass
Sesleria autumnalis



Cheyenne Spirit Coneflower
Echinacea 'Cheyenne Spirit'

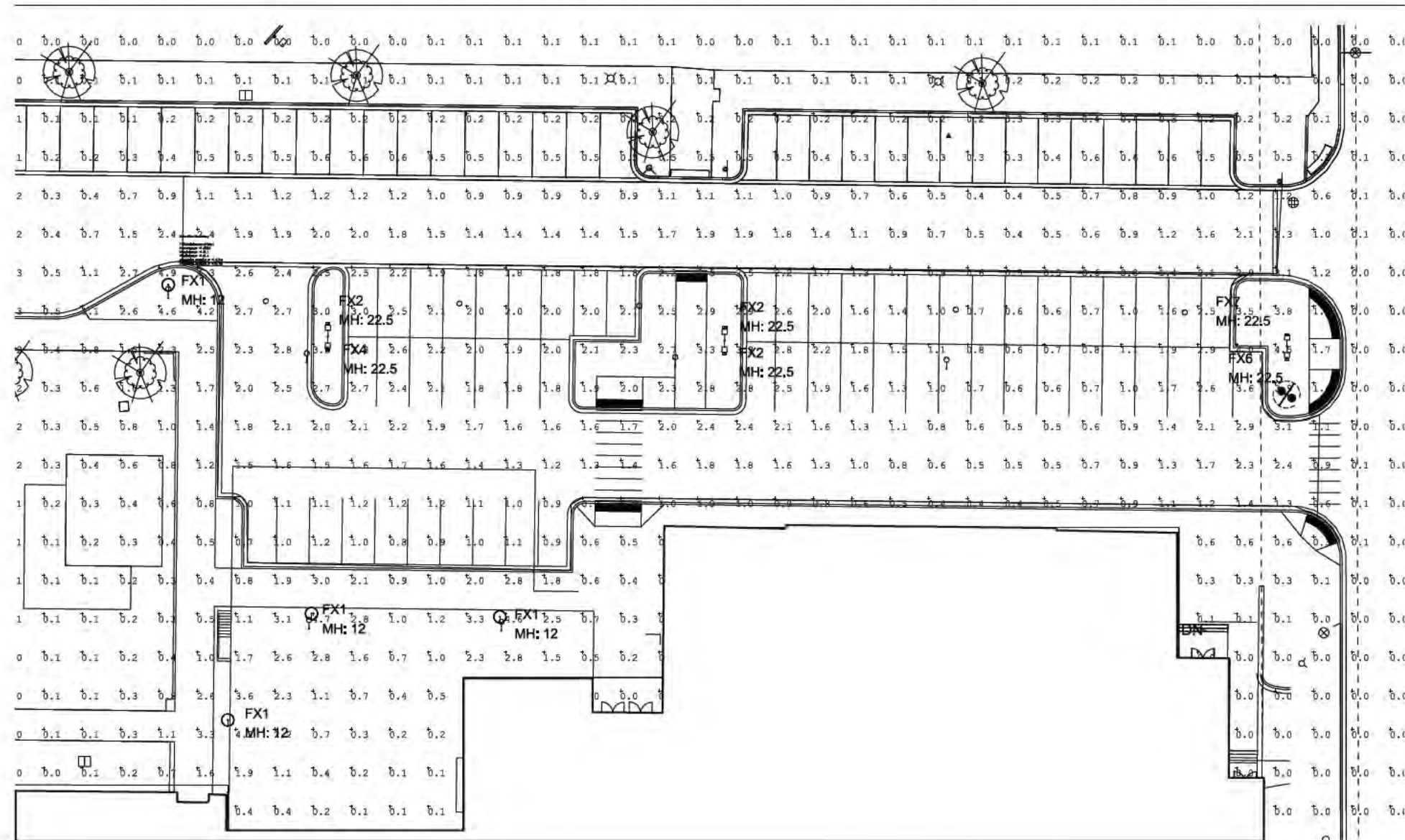


Prairie Dropseed
Sporobolus heterolepis



Design Inspirations



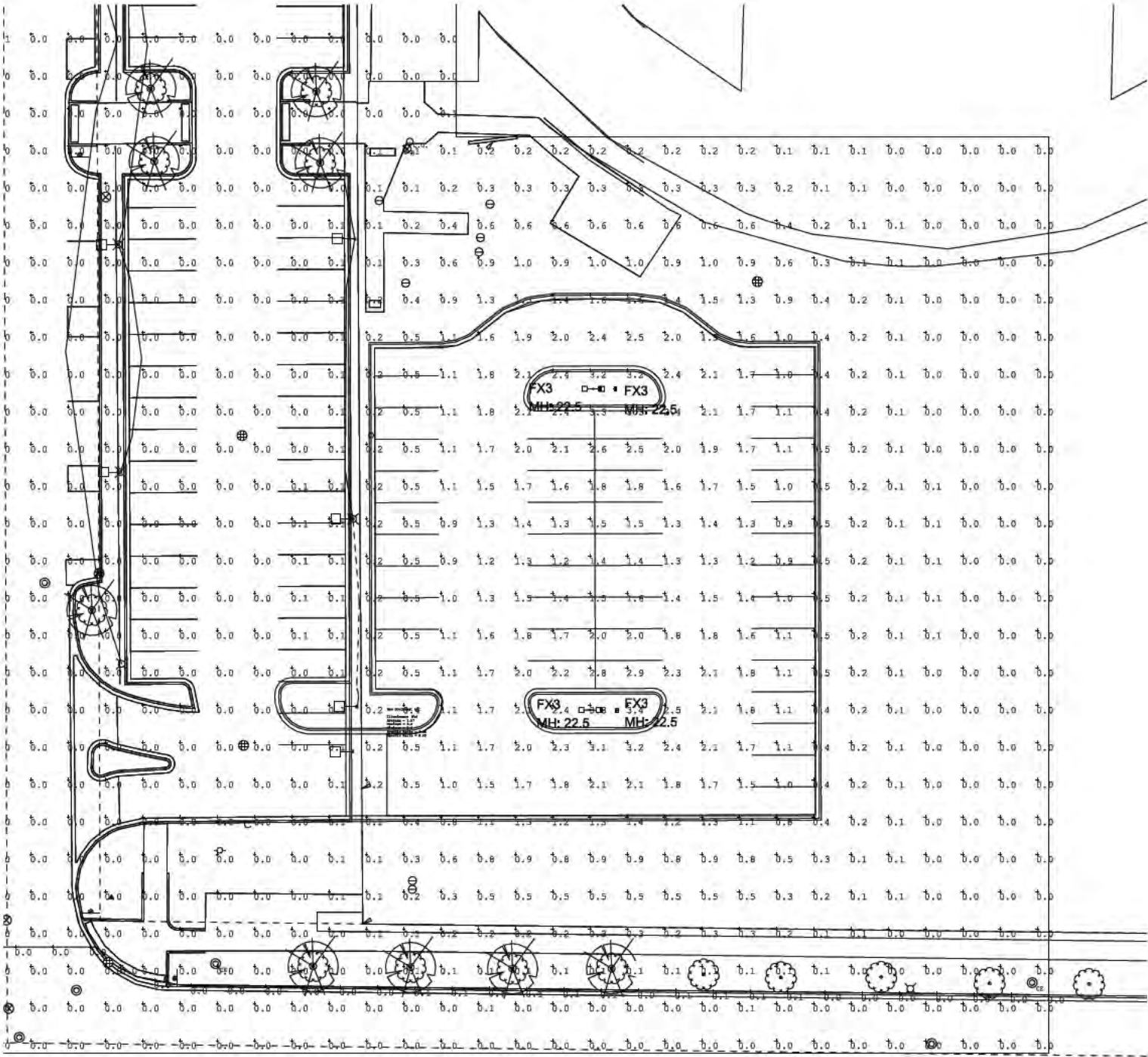


ENLARGED PLAN - TREVIAN WAY AND NORTH LOT

Luminaire Schedule				
Symbol	Qty	LLF	Tag	
	4	0.900	FX1	
	3	0.900	FX2	
	1	0.900	FX3	
	4	0.900	FX4	
	1	0.900	FX5	
	1	0.900	FX6	
	1	0.900	FX7	

Luminaire Location Summary			
LumNo	Z	Tag (Qty)	
1	22.5	FX3 (1)	
2	22.5	FX3 (1)	
3	22.5	FX3 (1)	
4	22.5	FX3 (1)	
5	22.5	FX5 (1)	
6	12	FX1 (1)	
7	12	FX1 (1)	
8	12	FX1 (1)	
9	22.5	FX2 (1)	
10	22.5	FX4 (1)	
11	22.5	FX2 (1)	
12	22.5	FX2 (1)	
13	12	FX1 (1)	
15	22.5	FX7 (1)	
16	22.5	FX6 (1)	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ground_Planar	Illuminance	Fc	0.24	4.9	0.0	N/A	N/A
Property Line South	Illuminance	Fc	0.03	0.1	0.0	N/A	N/A
New North Lot	Illuminance	Fc	1.65	4.3	0.4	4.13	10.75
New Southeast Lot	Illuminance	Fc	1.57	3.4	0.4	3.89	8.50
North Roadway	Illuminance	Fc	1.25	3.1	0.4	3.13	7.75
South Tennis Parking Lot	Illuminance	Fc	1.41	2.4	0.4	3.53	6.00

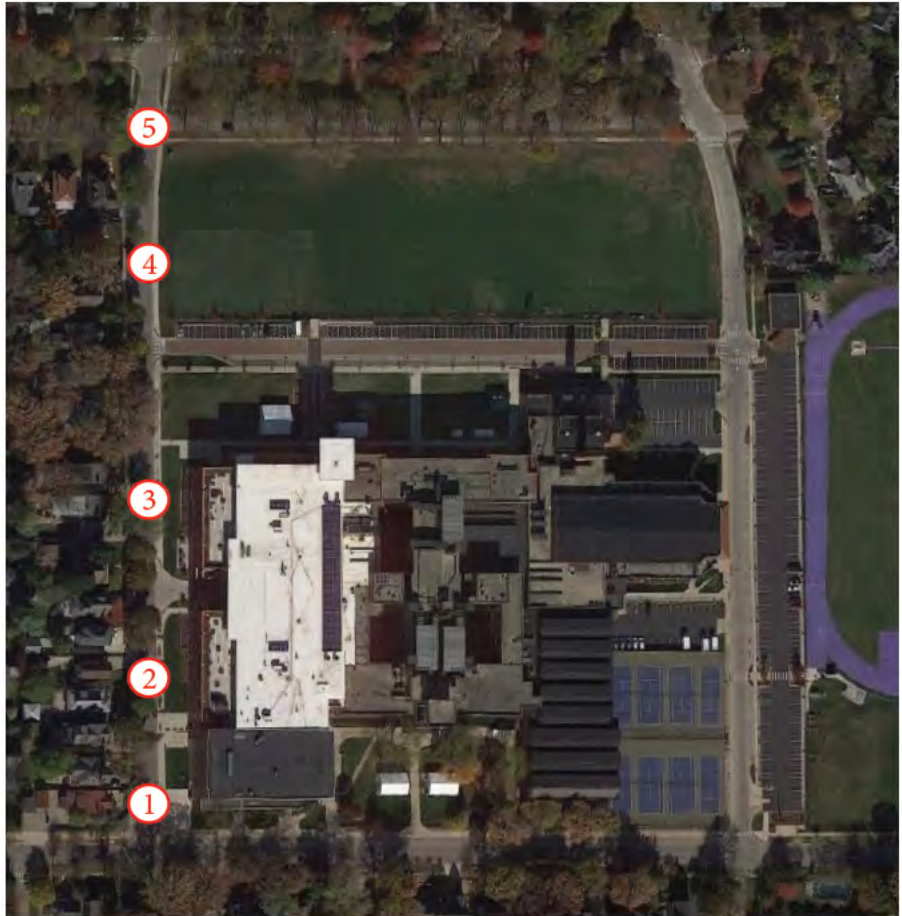


ENLARGED PLAN - ESSEX LOT EXTENSION

NEIGHBORHOOD AND
ADJACENT BUILDING CONTEXT

NEIGHBORHOOD AND ADJACENT BUILDING CONTEXT

NEIGHBORHOOD CONTEXTUAL PHOTOS



NEIGHBORHOOD AND ADJACENT BUILDING CONTEXT
NEIGHBORHOOD CONTEXTUAL PHOTOS



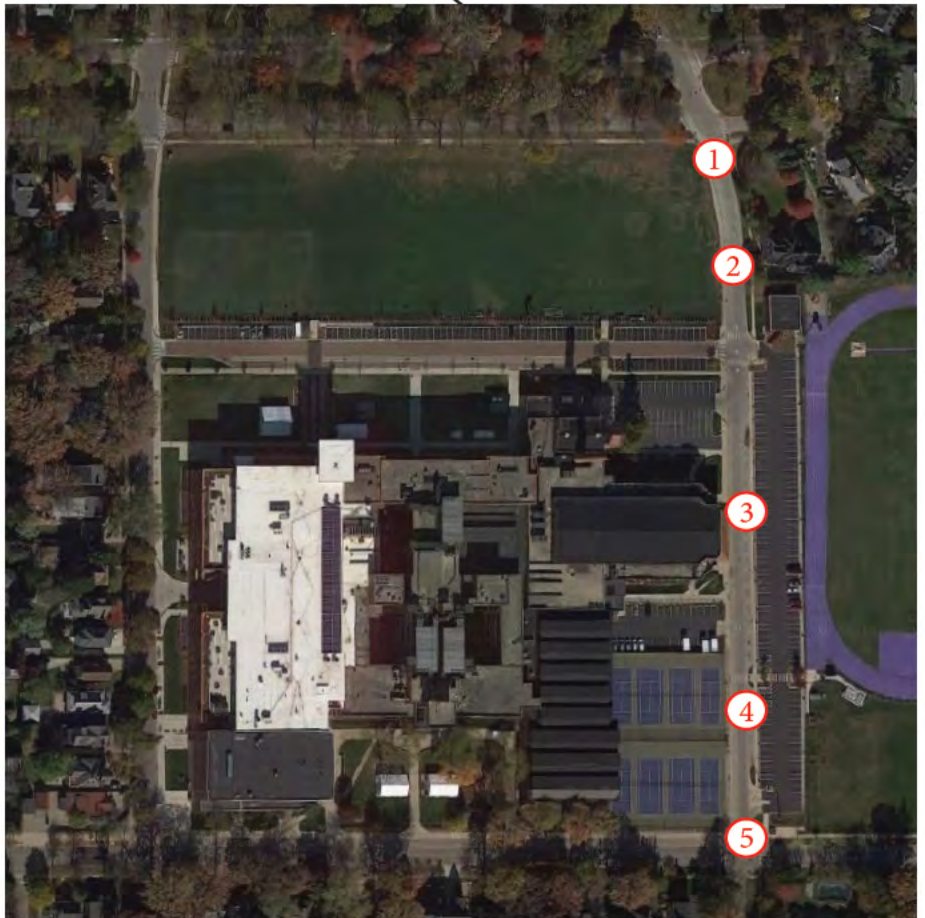
NEIGHBORHOOD AND ADJACENT BUILDING CONTEXT

NEIGHBORHOOD CONTEXTUAL PHOTOS



NEIGHBORHOOD AND ADJACENT BUILDING CONTEXT

NEIGHBORHOOD CONTEXTUAL PHOTOS



NEIGHBORHOOD AND ADJACENT BUILDING CONTEXT
NTHS EXTERIOR PHOTOGRAPHS



EXISTING GATES GYM - NE CORNER



EXISTING GATES GYM - NORTH ELEVATION



EXISTING GATES GYM - NW CORNER



EXISTING FACADE- NORTH ELEVATION



EXISTING FACADE - NORTH ELEVATION



EXISTING GATES GYM - WEST ELEVATION







NEIGHBORHOOD AND ADJACENT BUILDING CONTEXT

NTHS AERIAL PHOTOGRAPHS



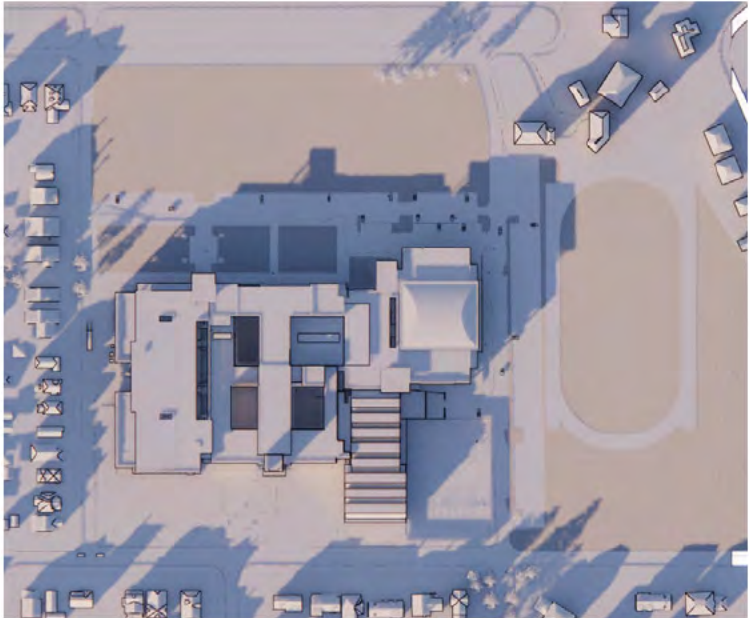
NEIGHBORHOOD AND ADJACENT BUILDING CONTEXT
BUILDING SHADE STUDIES



9:00 AM

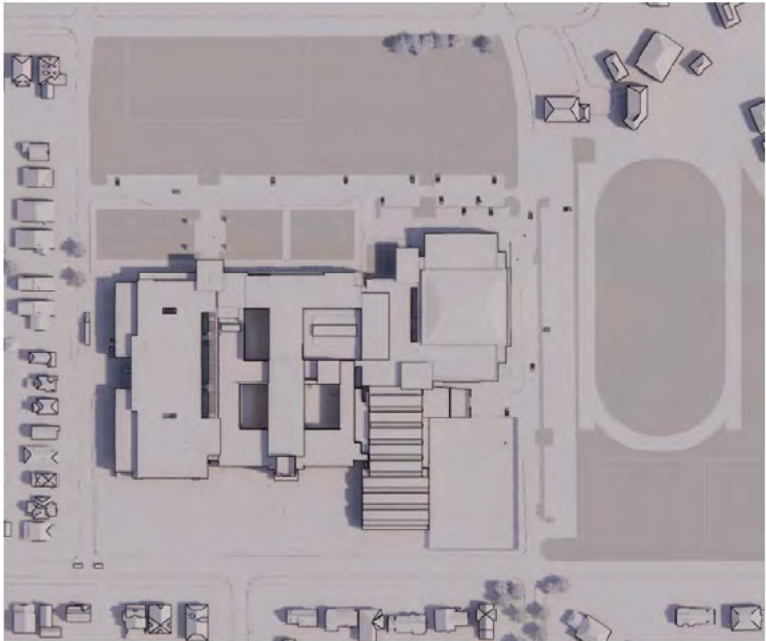


12:00PM



3:00PM

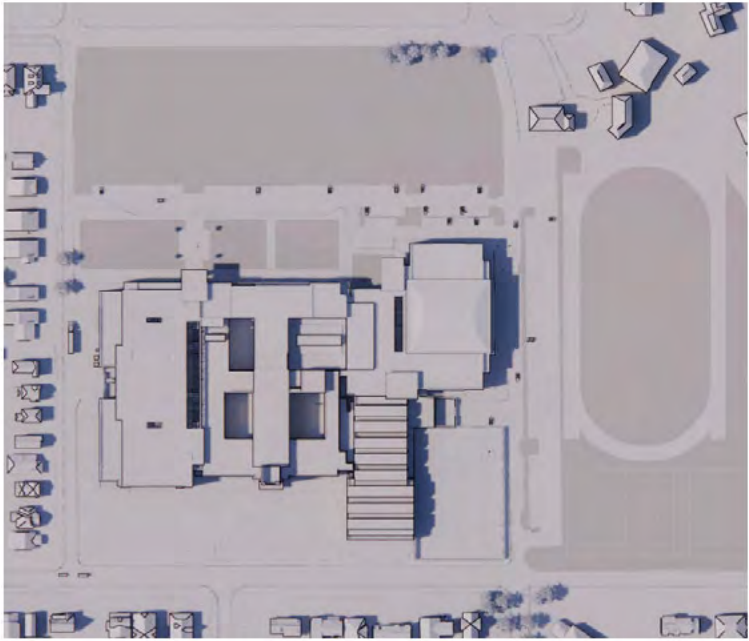
WINTER SOLSTICE



9:00 AM



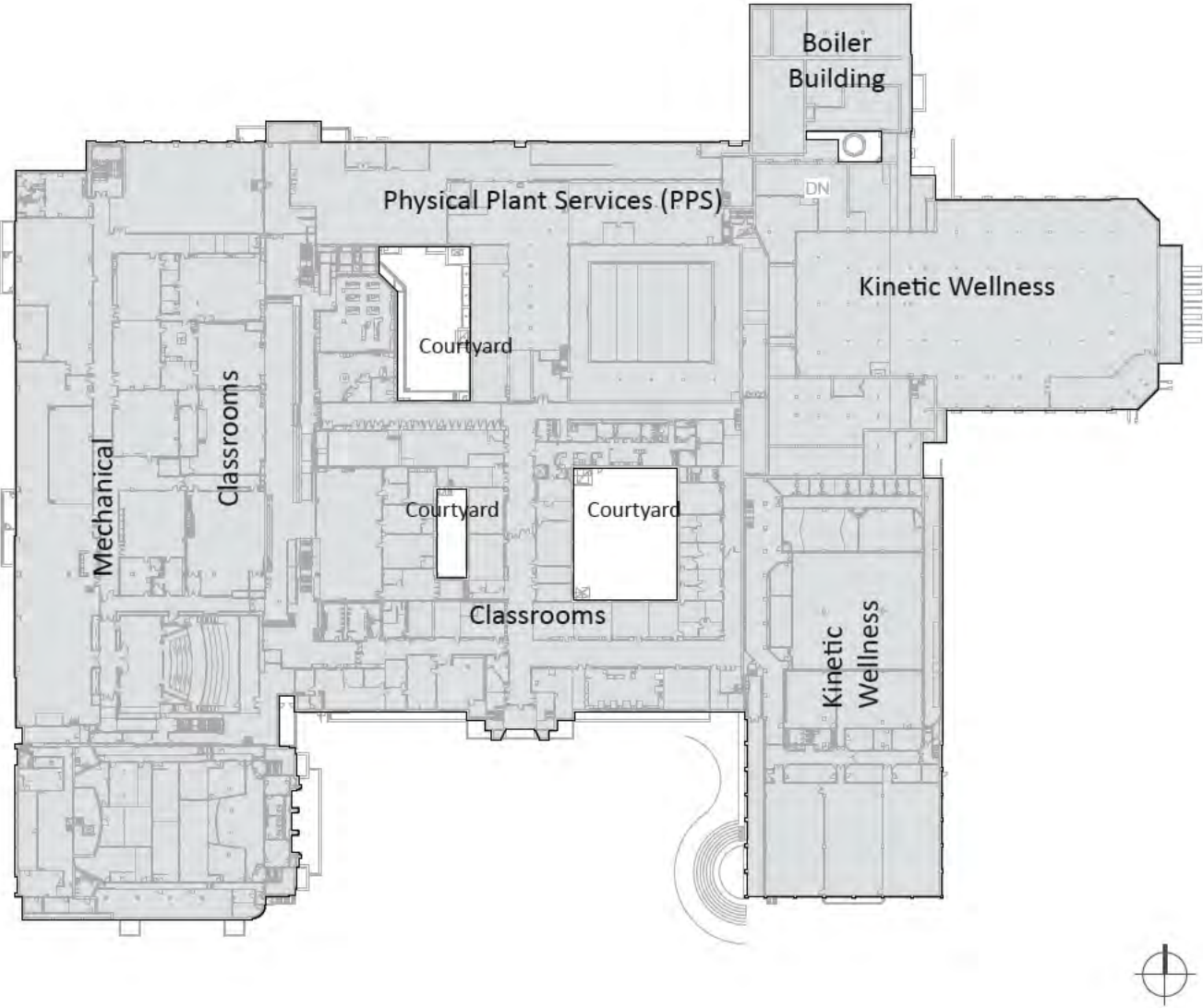
12:00PM



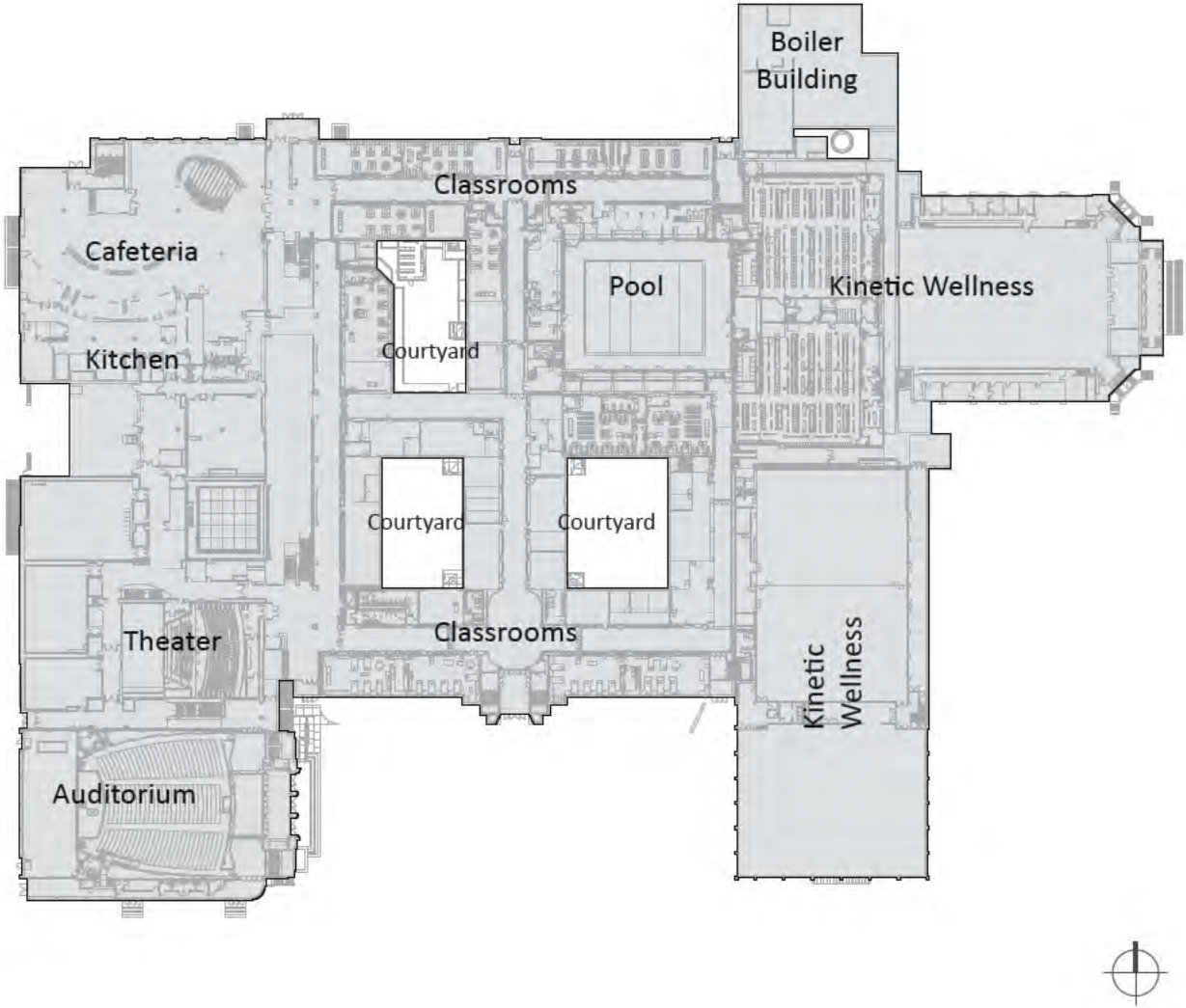
3:00PM

SUMMER SOLSTICE

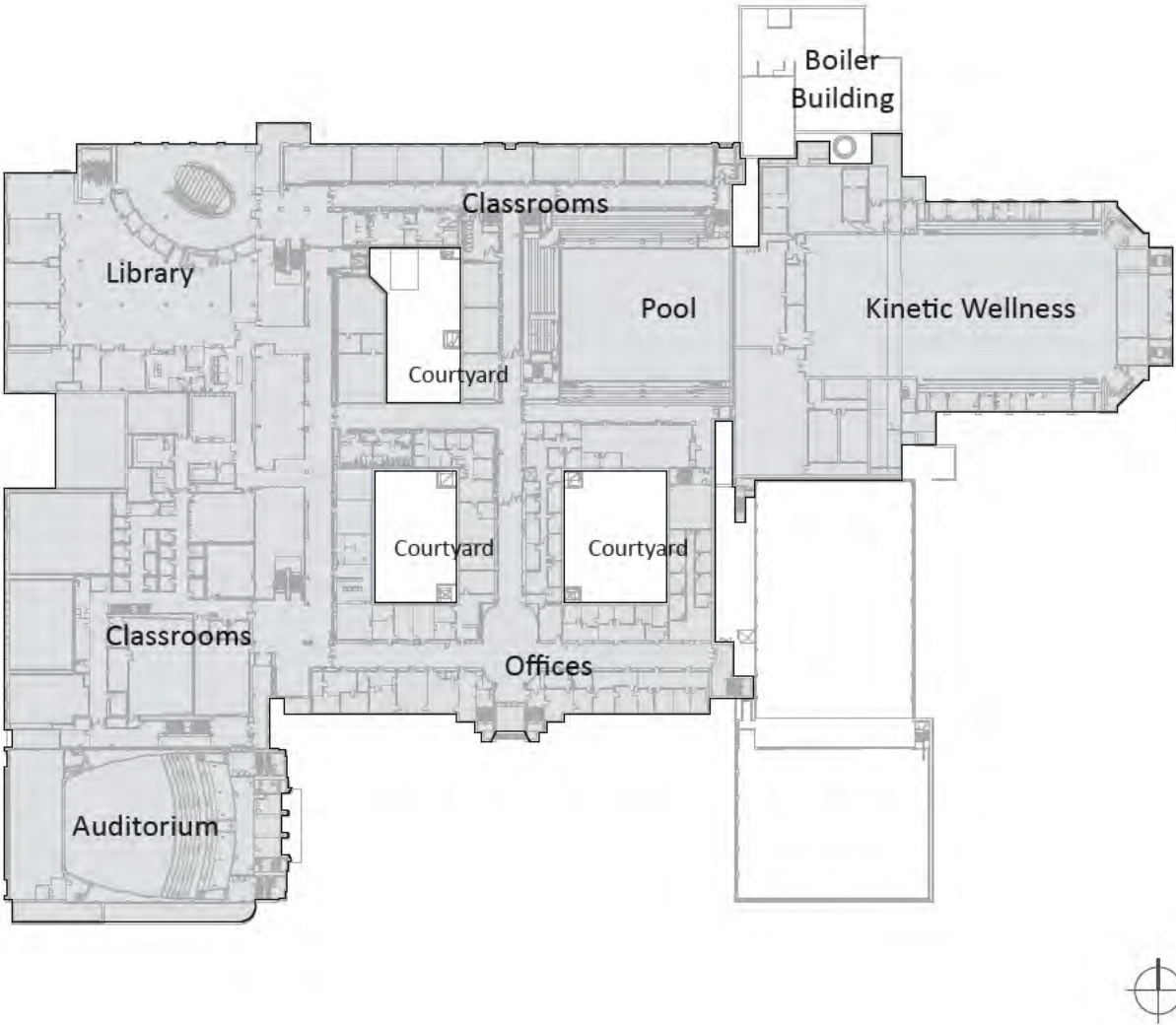
ARCHITECTURAL
ELEVATIONS AND PLANS



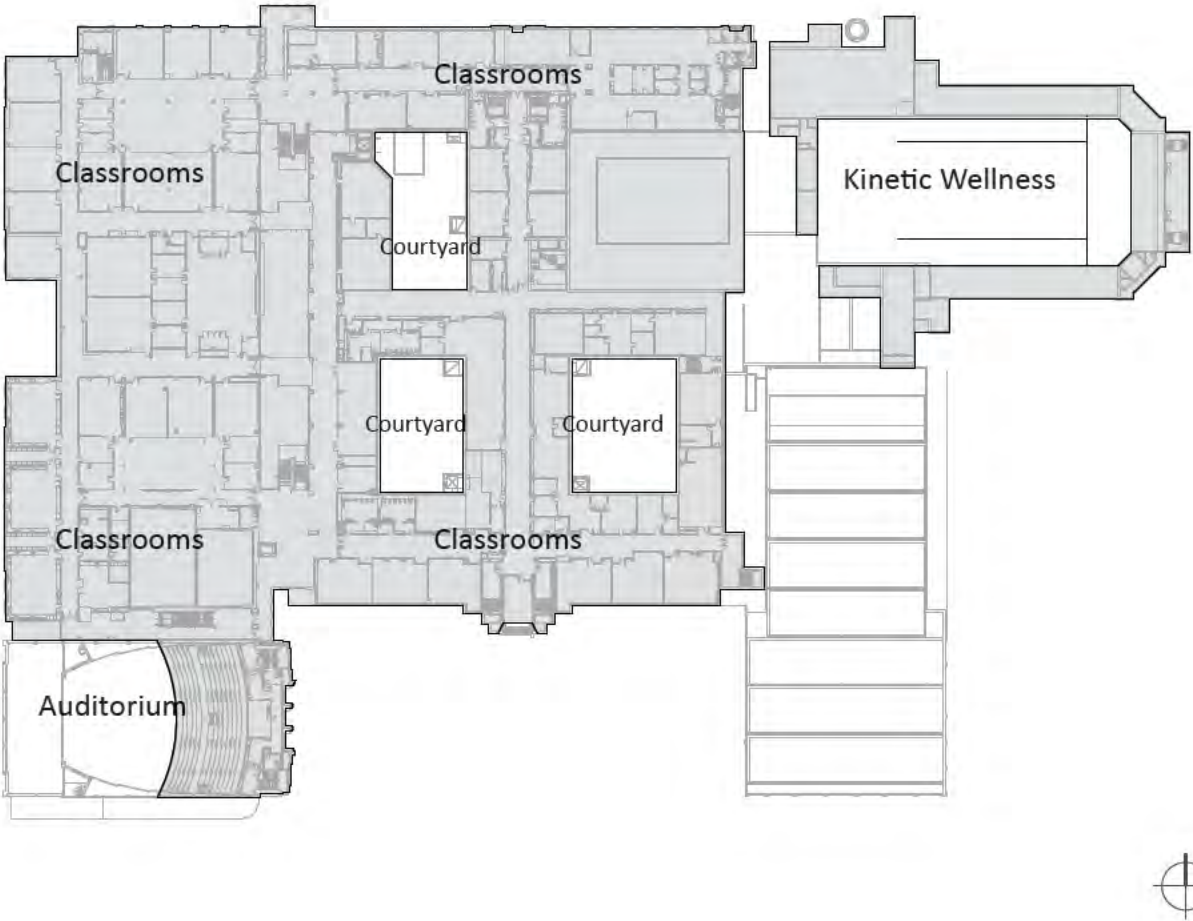
EXISTING PLAN - LOWER LEVEL



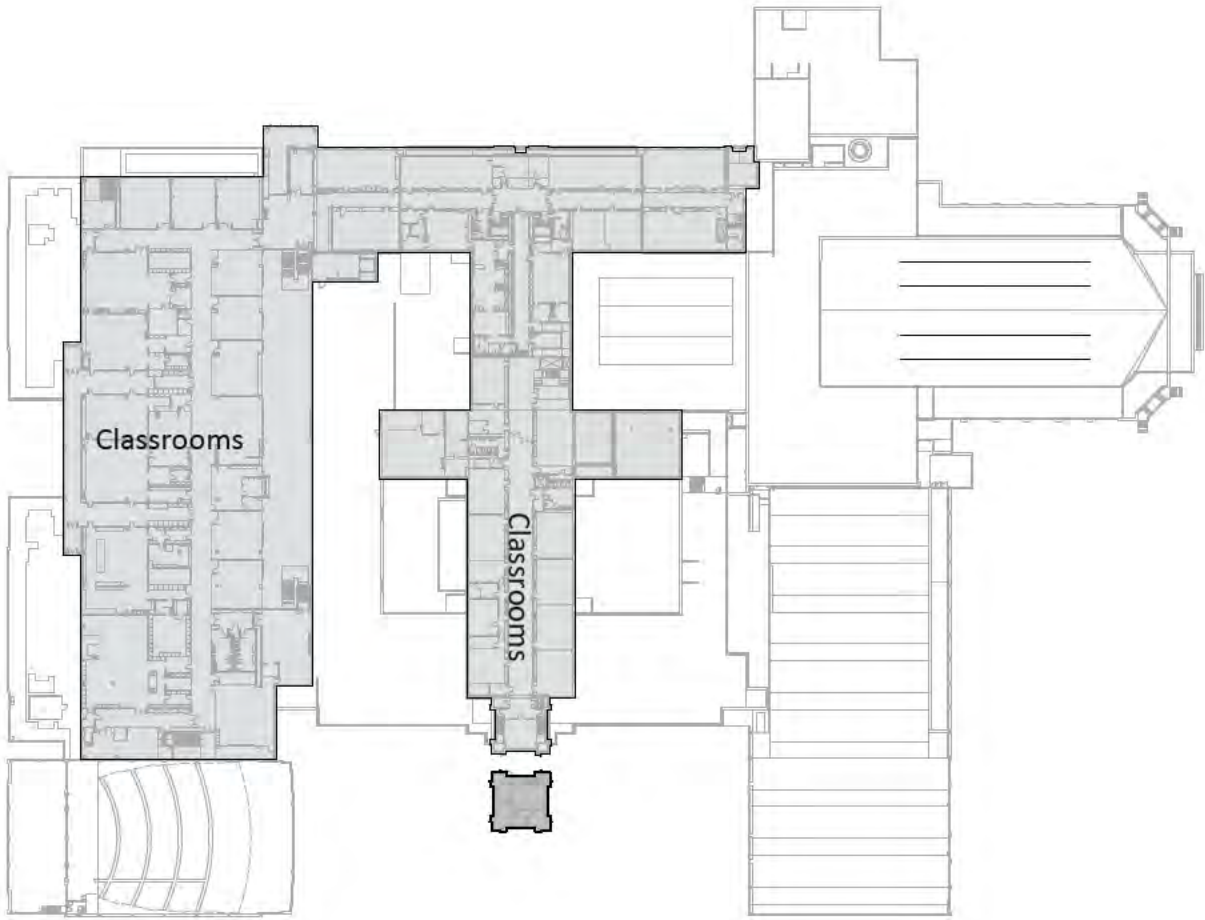
EXISTING PLAN - FIRST FLOOR



EXISTING PLAN - SECOND LEVEL



EXISTING PLAN - THIRD FLOOR



EXISTING PLAN - FOURTH FLOOR













ARCHITECTURAL ELEVATIONS AND PLANS
PROPOSED EXTERIOR ELEVATIONS



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

ARCHITECTURAL ELEVATIONS AND PLANS
PROPOSED EXTERIOR ELEVATIONS



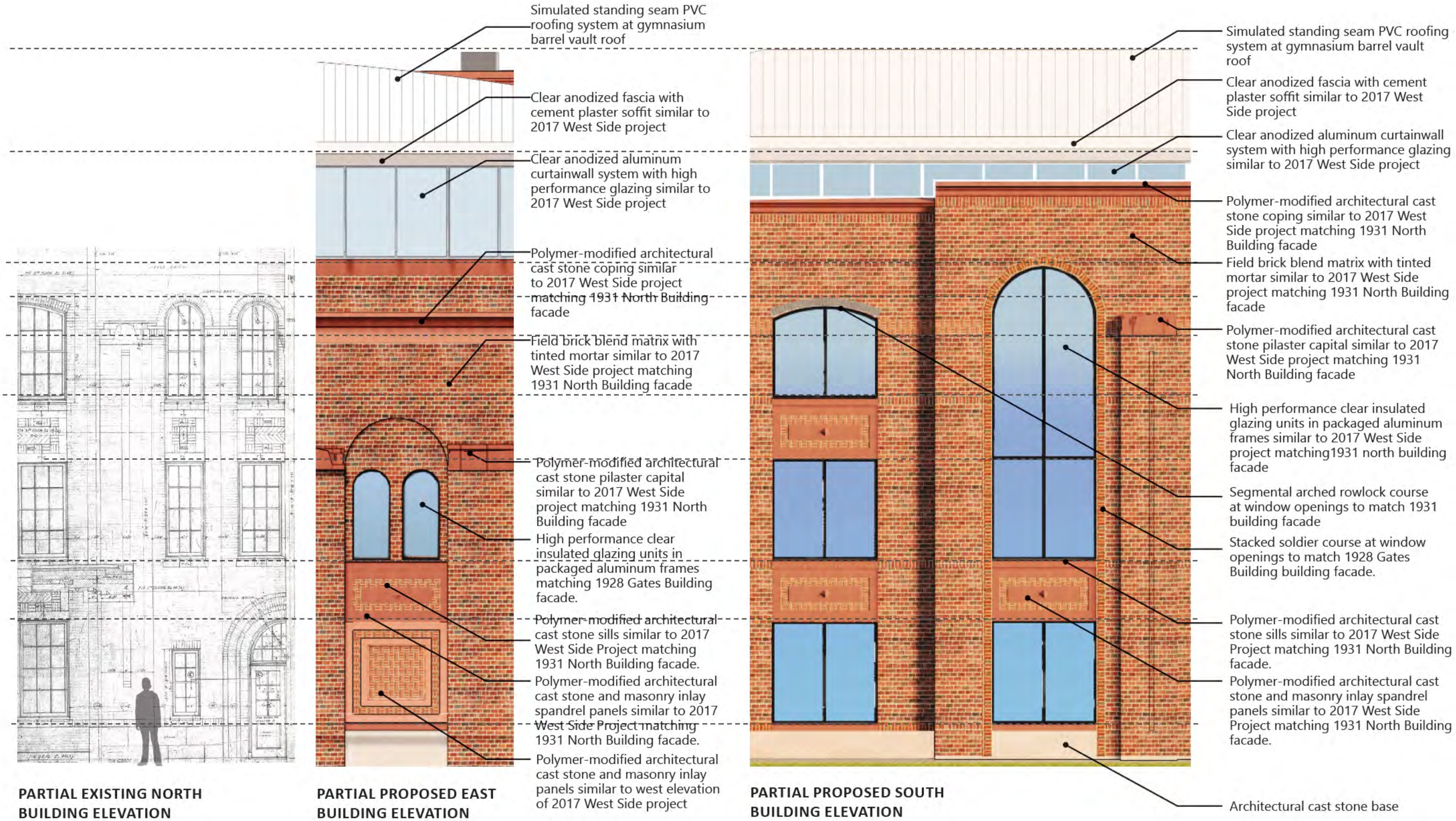
PROPOSED WEST ELEVATION



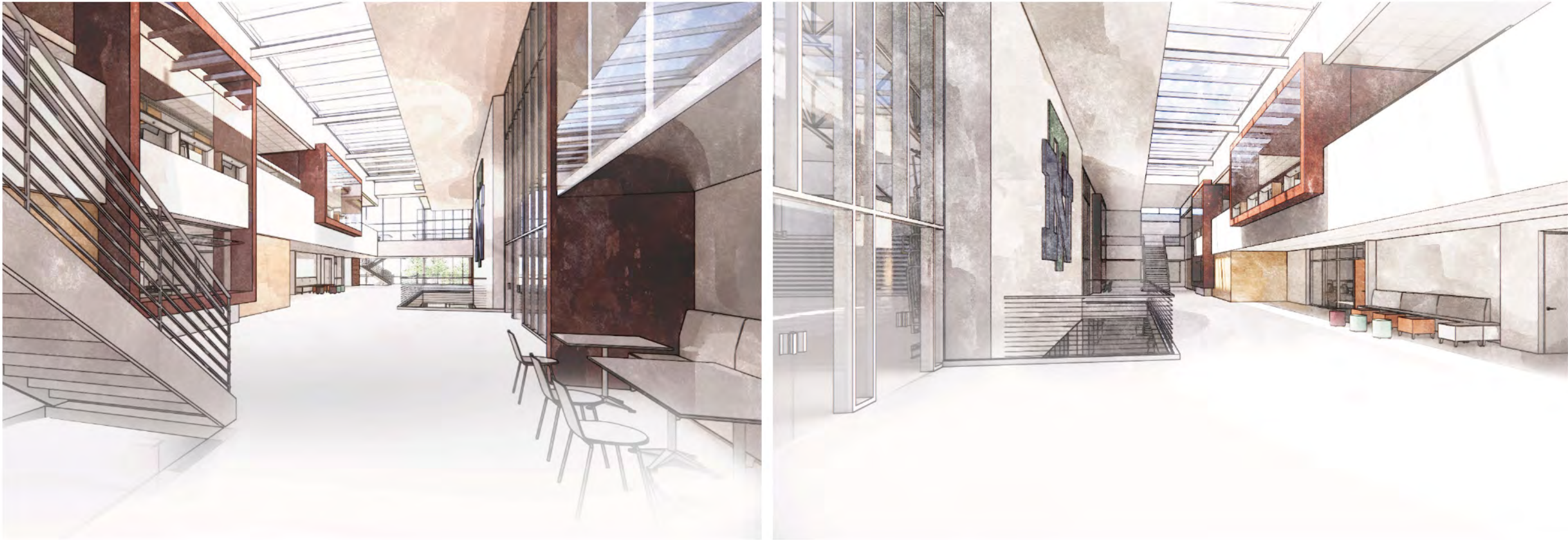
PROPOSED SOUTH ELEVATION

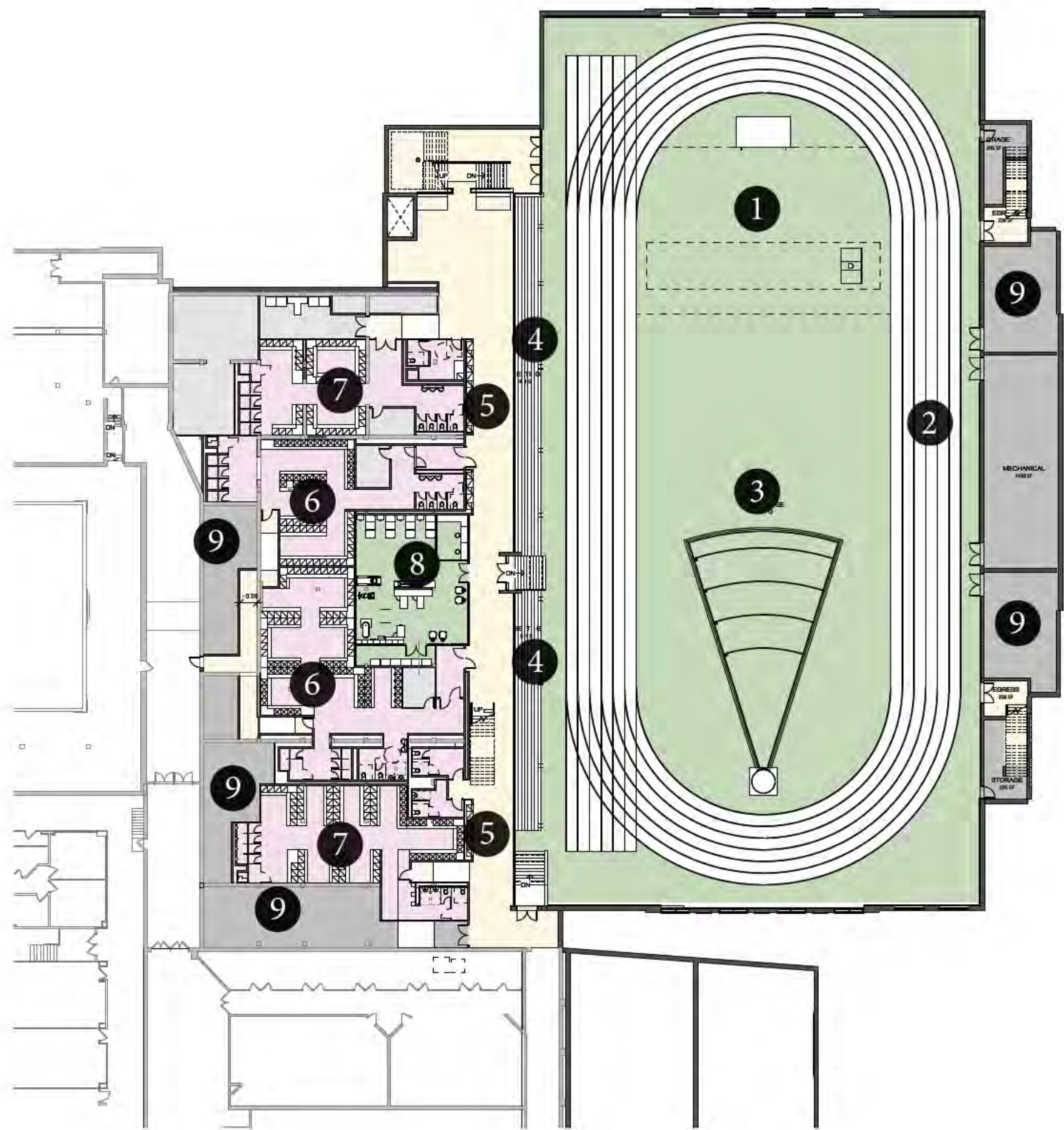
ARCHITECTURAL ELEVATIONS AND PLANS

PROPOSED EXTERIOR ELEVATION DETAILS



ARCHITECTURAL ELEVATIONS AND PLANS
PROPOSED INTERIOR CANYON VIEWS

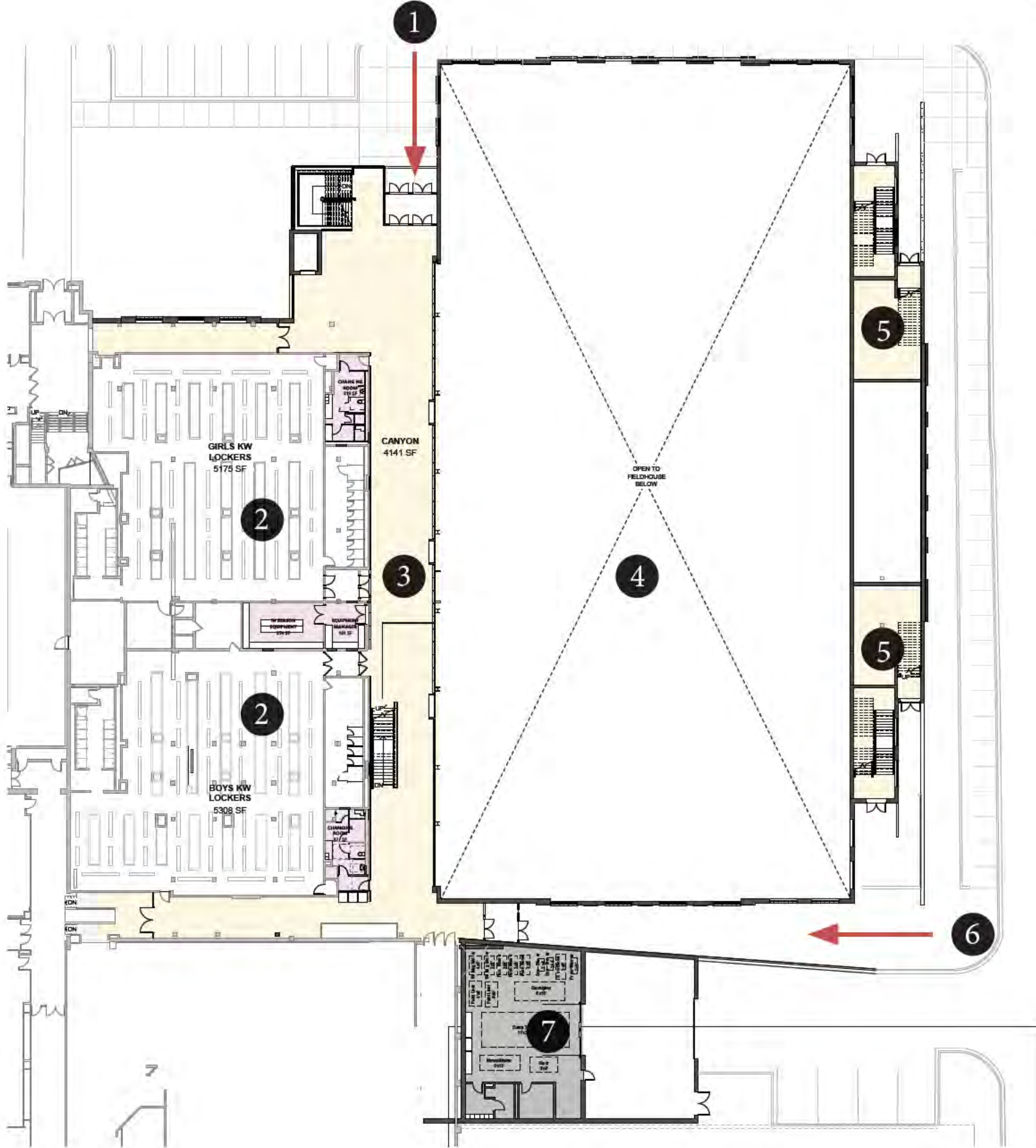




- 1 NEW FIELDHOUSE
- 2 NEW 160M 6-LANE TRACK
- 3 NEW TURF INFIELD
- 4 SPECTATOR SEATING
- 5 WALK-UP ATHLETIC LOCKERS
- 6 INTERSCHOLASTIC STUDENT LOCKER ROOMS
- 7 COACH AND STAFF LOCKER ROOMS
- 8 ATHLETIC TRAINING SPACE
- 9 STORAGE



PROPOSED PLAN - LOWER LEVEL



- 1 NORTH ENTRANCE
- 2 EXISTING KINETIC WELLNESS LOCKER ROOMS
- 3 CANYON CIRCULATION SPINE
- 4 OPEN TO FIELD HOUSE BELOW
- 5 EMERGENCY EGRESS
- 6 ESSEX ENTRANCE
- 7 BUILDINGS AND GROUNDS SUPPORT

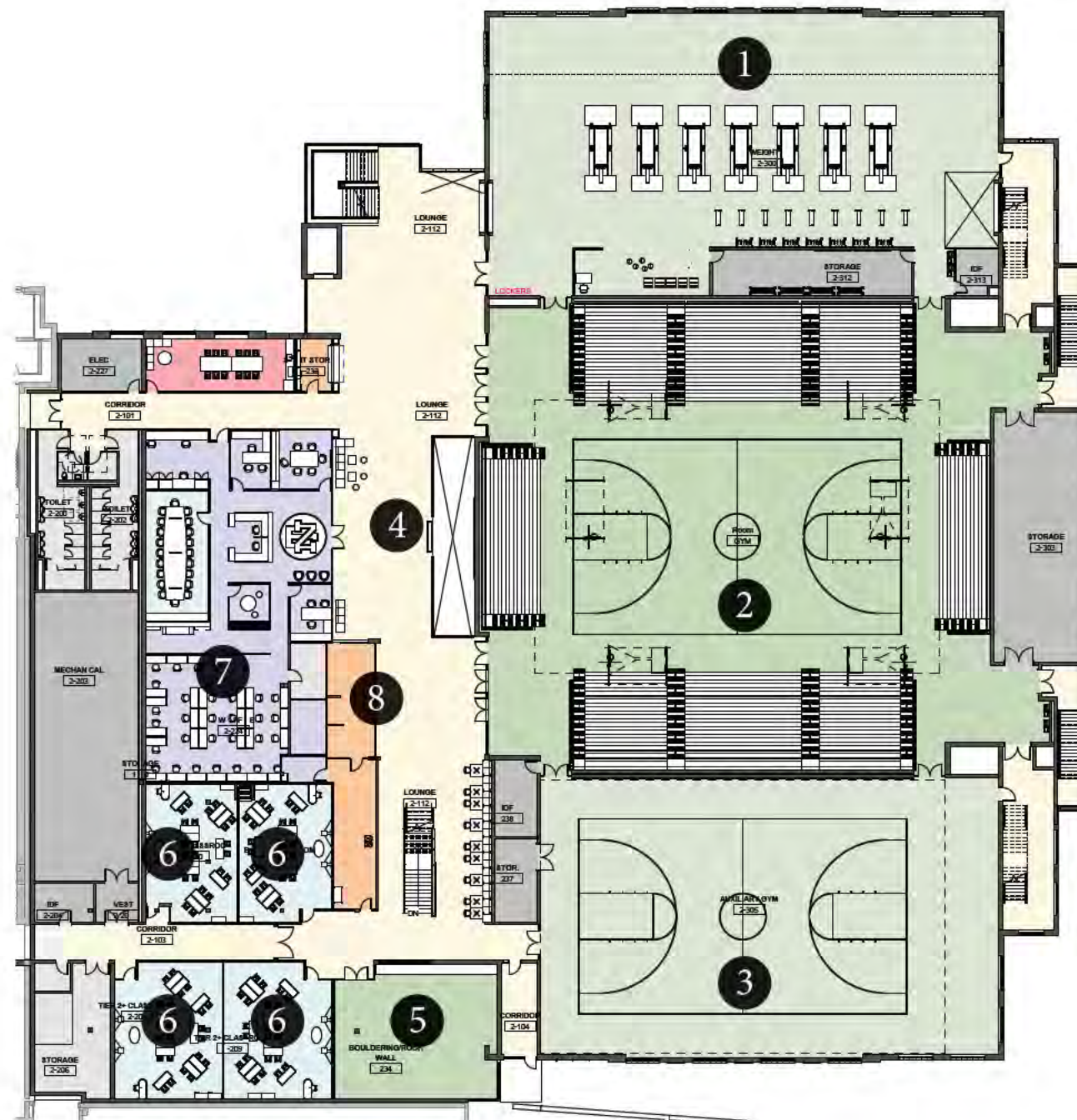


PROPOSED PLAN - FIRST FLOOR



ARCHITECTURAL ELEVATIONS AND PLANS

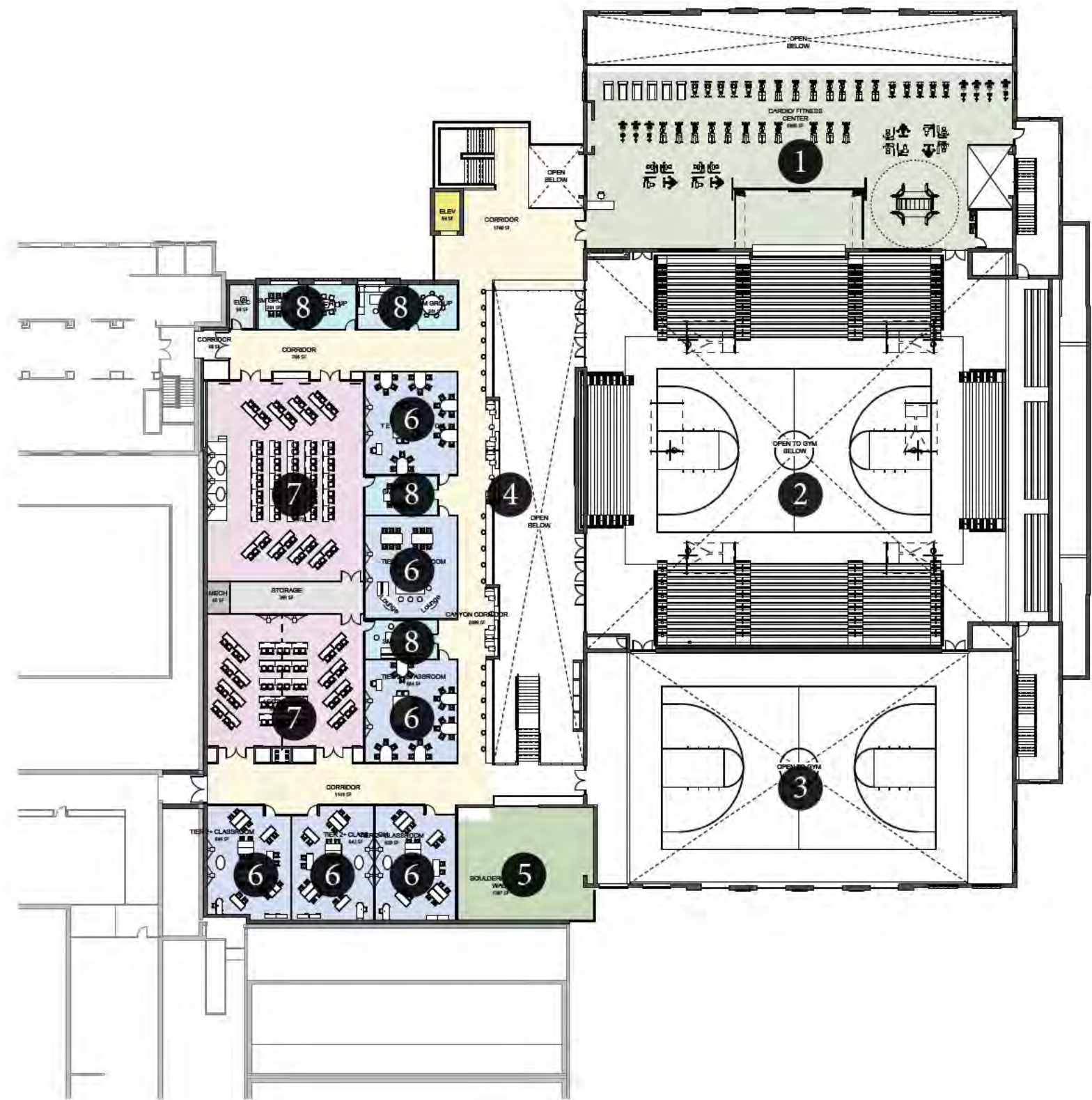
PROPOSED FLOOR PLANS



- 1 NEW WEIGHT TRAINING/
FITNESS CENTER
- 2 NEW COMPETITION GYM
- 3 NEW AUXILIARY GYM
- 4 CANYON CIRCULATION
SPINE
- 5 BOULDERING AND
CLIMBING EXPERIENCE
- 6 STANDARD TIER II
CLASSROOMS
- 7 KW/AD OFFICE SUITE
- 8 CONCESSIONS
- 9 SMALL GROUP ROOMS



PROPOSED PLAN - SECOND FLOOR



- 1 NEW CARDIO FITNESS CENTER
- 2 NEW COMPETITION GYM
- 3 NEW AUXILIARY GYM
- 4 CANYON CIRCULATION SPINE
- 5 BOULDERING AND CLIMBING EXPERIENCE
- 6 STANDARD TIER II CLASSROOMS
- 7 LECTURE ROOM
- 8 SMALL GROUP ROOM

PROPOSED PLAN - THIRD FLOOR

MANUFACTURERS/
MATERIAL INFORMATION

	CAST STONE INSTITUTE	MEMBERS & POTENTIAL MEMBERS	ARCHITECTS	CONTRACTORS & DESIGN PROFESSIONALS
--	-------------------------------	-----------------------------------	------------	--

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History of Cast Stone

Cast Stone has been a prime building material for hundreds of years.

The earliest known use of Cast Stone dates about to the year 1850 in France, the C te de la Manche which contains the finest remains of medieval architecture. It was first used extensively in London in the year 1900 and gained popularity in America in 1920.

Today, Cast Stone is a truly superior alternative to natural cut stone. Its ability to simulate or reproduce an almost limitless variety of natural stones offers many advantages over cut stone. Cast Stone can be integrally colored through aggregates or mineral oxides. Mix designs have proven to result in a predictable durable life. Strength and weathering qualities equal those of natural stone because the manufacturing process is controlled and assured in a quarried building stone. Repetitive treatment, even on existing structures, achieved quite economically in Cast Stone. The ability of Cast Stone to replace natural stone on existing buildings makes it an ideal material for restoration of old structures.

For its beauty. For its permanence. For its versatility.

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Photo Gallery - Brick

Stone | Block | Brick

5/1/2021

duoMatrix™-C Product Information | Smooth-On, Inc.

<http://www.smooth-on.com/>

duoMatrix™-C

PRODUCT MAY FREEZE IN TRANSIT - order may be delayed due to freezing temperatures.

duoMatrix™-C is new polymer additive that enhances the physical and performance properties of cementitious materials such as portland cements and mortars. **duoMatrix™-C** (**Matrix™-C** for short) eliminates the need for the usual 7-day post cure. It drastically reduces water and salt absorption and fills in micro cracks to minimize crack propagation. Other performance characteristics include greatly enhanced freeze/thaw, ultra-violet, and chemical resistance. Higher flexural strength reduces brittleness. **Matrix™-G** is available to enhance the performance of alpha-gypsums.

<http://www.smooth-on.com/>

Features

- Easy to use and can be introduced to any aggregate mix. It is usually cast solid or mixed with chopped fiber and sprayed.
- Can be pigmented and improves color uniformity. **Matrix™-C** will improve processing of GFRP, making architectural elements and concrete castings (ornamental, etc.) more durable.

<http://www.smooth-on.com/>

Gallery

*NOTE: Product Packaging May Vary

5600 Lower Macungie Road
Macungie, PA 19052
(610) 252-5800
<http://www.smooth-on.com>

Buy Now From

USADistributor

<http://www.smooth-on.com/distributor-regions/usa/>

Global Distributor

<http://www.smooth-on.com/distributors/>

Smooth-On Store

<http://www.smooth-on.com/shop-smooth-on.com/duomatrix-c>

Available Sizes

5 Gallon Unit (42.5 lbs. / 19.28 kg)

55 Gallon Unit (500 lbs. / 226.8 kg)

(Other unit sizes may be available online)

Technical Data

Download Technical Bulletin

<http://www.smooth-on.com/US/Res/DUO-MATRIX-C.pdf>

Data At-A-Glance

CMI Architectural

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6600 Wall - 2 1/2" Profile - CAPTURED

Specifications
CAD Details
Test Reports
Wind Load/Dead Load Charts
Installation Instructions
Project Photos

CMI 6600 Wall curtainwall systems are high performance 2 1/2" profile "pressure-wall" framing systems with unsurpassed aesthetic, structural and design capabilities. Captured or structural silicone glazing options and 6", 8", 10" or custom depths reflect but a few examples of the utility and versatility this system offers to any project.

Features:

- * 1/8" to 1 3/4" glazed infill capability
- * Curved frame capabilities
- * 2-sided and 4-sided structural silicone glazed options
- * Two-color capability - separate interior and exterior finishes
- * Water infiltration resistance rated to 15 PSF differential test pressure (ASTM E331)
- * U - value = 0.42 btu/hr.ft/F (AAMA 1503-09)
- * CRF - frame = 72 (AAMA 1503-09)
- * U - value(RANGE) = 0.33 to 0.56 btu/hr.ft/F (AAMA 507-07)
- * U - value = 0.40 btu/hr.ft/F (NFRC 102-2010)
- * CR = 55 (NFRC 500)
- * Screw spline or shear block assembly methods
- * Compatible with CMI's complete line of stile-and-rail, flush panel and plank doors
- * Integrated door frame components
- * Easily integrate CMI 200T casement, awning and hopper style operating vent windows
- * Compatible with CMI 278-SSG zero-sightline awning and casement vent windows
- * Independently tested air infiltration, water infiltration, structural and thermal performance
- * Full spectrum color choice in Anodized or high performance Kynar resin based paint coatings



Project: Allegan High School - Entry
Location: Allegan, MI
Architect: TMP Associates Inc
Glazing Contractor: Commercial Glass & Glazing

CMI Architectural Products, Inc.

© 2010 CMI Architectural

insulating glass (IG Units)



Our IG units are sealed combinations of two or more lites of glass separated by a dry airspace. IG units improve the thermal performance of windows, thus significantly reducing heating and air-conditioning costs. IG units also reduce interior condensation in cold climates, and increase comfort near windows, thus maximizing the usable interior space.

Insulating Glass Applications

Insulating glass (IG) units are used in a wide range of applications including:

- Commercial/Residential Fixed and Operable windows
- Curtain Walls
- Storefronts
- Sloped/Overhead Glazing
- Non-vision (Spandrel) Locations



IMAX® Theatre
Davenport, Iowa
Architect: Gere Dismer Architects

5/2011 S_11D P.2

 Oldcastle BuildingEnvelope®

2425 Olympic Boulevard • Suite 525-East • Santa Monica, CA 90404
1-866-OLDCASTLE (653-2278) • oldcastlebe.com



ROOFING Décor Roof Systems

Sarnafil®

BUILDING TRUST



Sarnafil Décor Roof Systems

TAKE ROOFING TO A NEW LEVEL

Realize your design with Sarnafil® Décor Roof Systems. Décor is the ideal choice for new or existing buildings that call for the appearance of a metal roof, yet require maximum watertight performance. Décor Roof Systems deliver...

AESTHETICS of metal roofs, but the watertight integrity of hot air welded thermoplastic membrane

DESIGN FLEXIBILITY to express your creativity as never before, regardless of roof slope, shape or complexity

PROVEN PERFORMANCE spanning 50+ years of delivering long-lasting, high-quality roofing systems

LOW LIFE CYCLE COSTS driven by minimal maintenance requirements and exceptional system longevity

THICKNESS GUARANTEE PROGRAM that goes beyond industry standards and ensures that all Sarnafil branded membranes meet or exceed labeled thickness

EnergySmart Roof® colors that meet ENERGY STAR® ** Title 24 LEED® and Green Globes® requirements for solar reflectance and emissivity ratings. ** Improve the energy saving performance of your roof by choosing one of four EnergySmart Roof colors.



Décor is available in seven standard colors: White, Tan, Light Gray, Patina Green, Lead Gray, Copper Brown, Evergreen, or a nearly unlimited number of custom colors.

EnergySmart Roof COLORS ON TOP ROW



Because of printing processes, colors shown in this brochure may vary slightly from actual membrane color. Call Sarnafil to purchase. Also, call us at (800) 456-1344 or request membrane samples.



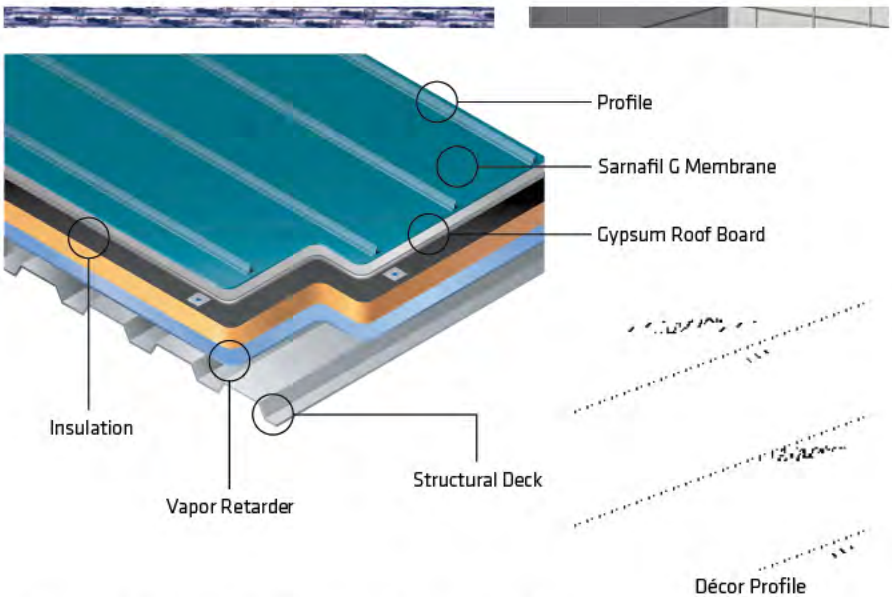
Sarnafil MILESTONE MANAGEMENT®

The Sarnafil Milestone Management process integrates proven materials, skilled workmanship, and expert assistance into every phase of every project for comprehensive quality control. The result: peace of mind for architects, engineers, owners, and occupants alike.

* ENERGY STAR® for roofing products is only valid in the US and Canada.

** Call Sarnafil for more information on solar reflectance and emissivity ratings.

ON THE COVER: A Sarnafil Décor Roof System allows the building to emulate the appearance of a standing seam metal roof, with heat-weldable flanges for securement onto a Sarnafil® Membrane. The roof was installed by Phipps Industries, Inc. of Phoenix, AZ.



* As with all roof system assemblies, appearance may vary due to roof deck conditions, system buildup or other conditions specific to the project.

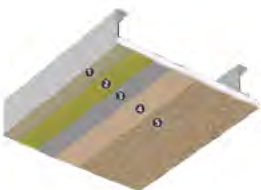
**U.S. patent numbers 6,325,126; 6,533,014; 6,453,964; and 6,554,947

Sarnafil® Décor Profile (US)

Sarnafil Décor Profile is a PVC extruded accessory

Sarnafil® Décor Profile (US) is a durable, PVC extruded accessory designed to emulate the appearance of a standing seam metal rib, with heat-weldable flanges for securement onto a Sarnafil® Membrane.

- ✓ Color Match to Sarnafil® Membrane
- ✓ Hot-Air Weldable



Direct-applied Finish System for Soffits and Ceilings

Direct-applied Exterior Finish System (DEFS) for use on weather-protected walls and un-insulated exterior soffit and ceiling applications.

Downloads

System Bulletin

Specifications

StoQuik® Gold Finish System for Soffits and Ceilings (F601S) [DOC](#) [PDF](#)

StoQuik® Gold Finish System for Soffits and Ceilings (F601S) [PDF](#) [PDF](#)

Code & Test Reports



Building with confidence

Download all [DOC](#) [PDF](#)

System information:

Components

Details

Tech Hotlines

1 Sheathing

2 Reinforcing Mesh: Sto Mesh

[Bulletin](#) [SDS](#) [PDF](#)

3 Basecoat: Sto BTS Plus

[Alternatives](#) [Bulletin](#) [SDS](#) [PDF](#)

4 Primer: StoPrime® Sand

[Alternatives](#) [Bulletin](#) [SDS](#) [PDF](#)

5 Finish: StoLit 1.5

[Alternatives](#) [Bulletin](#) [SDS](#) [PDF](#)

Sarnafil Décor Roof Systems

BECAUSE APPEARANCE COUNTS

A Décor Profile hot-air welded to the membrane surface mimics the appearance of a standing seam metal roof. You enjoy the appearance of metal without the cost or performance issues.

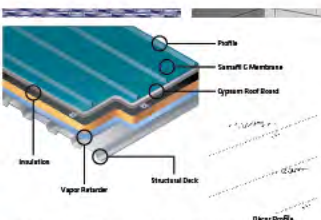
DESIGN FLEXIBILITY

With Décor you are no longer held hostage to roof or building geometry. You can expand your artistic expression without being limited by roofing materials that are ill-suited to free form design and require expensive reworking and other annual maintenance. The result: the finished roof conforms to your design.

FREEDOM TO CHOOSE

- Décor colors: White, Tan, Light Gray, Patina Green, Lead Gray, Copper Brown, Evergreen, or a custom color. Or one color for ribs, another for membrane.
- Rib length and spacing.
- The positioning of ribs before they are hot air welded in place.

Décor PROFILES have the same product formulation as the Sarnafil membrane, ensuring that colors match, both initially and over time. The ribs come in 10 foot sections that are connected on the roof and permanently fused to the Sarnafil membrane using the Sarnamatic hot air welder. The Sarnamatic is designed specifically to weld Sarnafil membranes and includes a patented kit for welding Décor Profiles.



* As with all roof system assemblies, appearance may vary due to roof deck conditions, system buildup or other conditions specific to the project.

**U.S. patent numbers 6,325,126; 6,533,014; 6,453,964; and 6,554,947

PROJECT: Exploration Place, Wichita, KS
ARCHITECT: Moshe Safdie & Associates, Boston, MA
ROOFING CONTRACTOR: Buckley Roofing Co., Inc., Wichita, KS
THE CHALLENGE: Select a roofing system that will meet the architect's design objectives.
THE SOLUTION: Sarnafil Décor Roof System in custom colored Camant Gray.



"THE POWERFUL GEOMETRIES OF THE ISLAND AND LAND WINGS OF EXPLORATION PLACE REQUIRED A ROOFING SYSTEM THAT WOULD LEND ITSELF TO THE POSITIVE AND NEGATIVE TOROIDAL FORMS OF THE ROOFS."

Hugh McRae, principal at Moshe Safdie and Associates





Eco-Priora™

Architectural design with engineered performance.

Available in multiple shapes, this new permeable paver is also produced using face-mix technology that will increase the durability of the product and provide better color retention. Custom colors and finishes are available to offer unlimited design possibilities. Combined with a surface infiltration rate of up to 140 inches per hour, Eco-Priora offers both aesthetics and performance.

Like 6 Tweet 0



PROMENADE™ PLANK PAVER

Clean, sleek lines are essential to any modern design. Choose the size, finish and color from Unilock's Promenade™ Plank Paver series for long narrow paving 'planks' to create a dynamic linear aesthetic to complement any design.



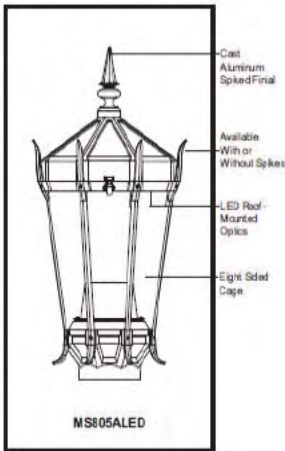
MS805A / MS805B LED MAIN STREET

SPECIFICATIONS

SITE LIGHTING OPTION 3

LUMINAIRE DESIGN

- The luminaire shall be a modern replica of a popularly styled octagonal fixture, available with (A) or without (B) decorative spikes.
- The MS805A LED luminaire shall be 17 1/2" (19" on the diagonal) and 38" tall (with 3" tenon). The MS805B LED luminaire shall be 16" (17" on the diagonal) and 38" tall (with 3" tenon).
- The luminaire shall be appointed with a cast aluminum 6 1/2" decorative spiked finial.
- The luminaire shall have LED light sources with roof mounted, downlighting optics.
- The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The luminaire shall be U.L. or E.T.L. listed in the U.S. and Canada.



MS805ALED

EPA = 2.46 (ft²)
WEIGHT = 55 LBS



Pole top luminaires with indirect adjustable light distribution

SITE LIGHTING OPTION 1.2

Housing/Fitter: Heavy one piece die-cast aluminum optical housing with integrally cast transition "fitter" which also fits a 3" O.D. pole top or tenon and is secured by six (6) flush, stainless steel set screws. The housing gracefully supports two (2) 1/4" diameter stainless steel struts located at 180° as well as a die-cast aluminum diffuser retaining ring. All components function and appear as a unified design. Die castings are marine grade, copper free (i.e. 0.03% copper content) A506.0 aluminum alloy.

Enclosure: 1/4" thick, machined tempered crystal clear optical glass with a high temperature-sealed one piece molded silicone rubber gasket encloses the precise, stippled pure aluminum, wide flood distribution reflector. The glass retaining ring is secured by two (2) hidden stainless steel hex head access screws.

Reflective disk: 39 1/4" diameter x 1/4" thick aluminum plate secured by two (2) die-cast aluminum fixed clamping "saddles" which receive the stainless steel struts. Adjustable up to 30° in 5° increments in one direction. A 1/4" wide by 1/4" deep "drift" channel is provided around the edge of the underside disk.

Electrical: 50W LED luminaire, 65.5 total system watts, -30°C start temperature, 130V through 277V electronic LED driver, 0-10V dimming located in pole base. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >50 CRI. Available in 3000K (5-60 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 2 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Underside of disk is white. Custom colors supplied on special order.

CSA: certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65.

Weight: 44 lbs.

Effective Projection Area (EPA): 6.0 ft²

Luminaire Lumens: 1957
Factored in accordance with LM-79-08



SITE LIGHTING OPTION 1



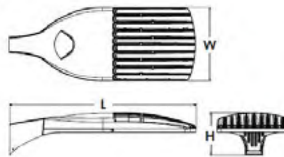
D-Series Size 1
LED Area Luminaire



d'series

Specifications

EPA: 1.2 ft²
(0.11 m²)
Length: 23"
(58.3 cm)
Width: 13"
(33.0 cm)
Height: 7-1/2"
(19.0 cm)
Weight (max): 27 lbs
(12.2 kg)



Catalog Number:	
Height:	
Type:	

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100-400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

APPLICATION FOR
CERTIFICATE OF
APPROPRIATENESS

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 385 Winnetka Avenue, Winnetka Illinois 60093

Name of Business(es): New Trier Township High School

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

- ☐ Sign
- ☐ Awning
- ☒ Other (general description)
- Sign Permit Application attached? ☐
- Awning Permit Application attached? ☐
- Building Addition and Renotation with Site Improvements

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Please refer to the documents within the enclosed submittal.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 385 Winnetka Avenue (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

Paul Sally

385 Winnetka Ave, Winnetka, IL

847-784-6109

Sallyp@nthsh.net

FOR OFFICE USE ONLY

COA applied for (date):

COA Case Number:

COA Issued (date):

PRIMARY DESIGN FIRM

CONTACT NAME

ADDRESS

PHONE NO.

EMAIL

Wight & Company

Brandon Spoehr

2500 N Frontage Road

Darien, IL 60561

630.969.7000

bspoehr@wightco.com

ORDINANCE NO. M-1-2015

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATIONS FROM THE WINNETKA ZONING ORDINANCE FOR THE CONSTRUCTION AND OPERATION OF A SCHOOL BUILDING, ROADWAY IMPROVEMENTS, AND PARKING IMPROVEMENTS WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

(385 Winnetka Avenue)

WHEREAS, the Board of Education of New Trier Township High School District No. 203, Cook County, Illinois ("**Applicant**") is the record title owner of that certain parcel of real property commonly known as 385 Winnetka Avenue in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

WHEREAS, the Subject Property is improved with buildings and structures known as the Winnetka campus of New Trier High School ("**High School**"); and

WHEREAS, the High School consists in part of three buildings known as the Cafeteria Building, the Tech Arts Building, and the Music Building (collectively, the "**Existing Improvements**"); and

WHEREAS, the Applicant desires to demolish the Existing Improvements and construct on the Subject Property a new, four-story High School building, roadway improvements, and parking improvements (collectively, the "**Proposed Improvements**"); and

WHEREAS, the Subject Property is located within the R-4 Single Family Residential Zoning District of the Village ("**R-4 District**"); and

WHEREAS, in order to be constructed on the Subject Property within the R-4 District, the Proposed Improvements must have: (i) pursuant to Section 17.30.030.A of the Winnetka Zoning Ordinance ("**Zoning Ordinance**"), a maximum roofed lot coverage of 184,136.82 square feet; (ii) pursuant to Section 17.30.030.B of the Zoning Ordinance, a maximum total area of impermeable surfaces of 368,273.64 square feet; (iii) pursuant to Section 17.30.040 of the Zoning Ordinance, a maximum gross floor area of 171,220.88 square feet; (iv) pursuant to Section 17.30.050 of the Zoning Ordinance, a minimum front yard setback from Woodland Avenue of 30 feet; (v) pursuant to Section 17.30.050 of the Zoning Ordinance, a minimum front yard setback from Essex Road of 30 feet; (vi) pursuant to Section 17.30.080 of the Zoning Ordinance, a maximum building height of 60 feet and two and one-half stories; and (vii) pursuant to Section 17.30.100 of the Zoning Ordinance, individual off-street parking spaces with a minimum area of 180 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvements with: (i) a total roofed lot coverage of 260,614 square feet, in violation of Section 17.30.030.A of the Zoning Ordinance; (ii) a total area of impermeable surfaces of 447,914 square feet, in violation of 17.30.030.B of the Zoning Ordinance; (iii) a gross floor area of 744,209 square feet, in violation of Section 17.30.040 of the Zoning Ordinance; (iv) front yard setbacks from Woodland Avenue of 23.5 feet and 25 feet, in violation of Section 17.30.050 of the Zoning Ordinance; (v) front yard setbacks from Essex Road of 0 feet, 7.7 feet, and 11.1 feet, in violation of Section 17.30.050 of the Zoning Ordinance; (vi) a building height of 66.83 feet and four stories in violation of Section 17.30.080 of the Zoning Ordinance; and (vii) individual off-street parking spaces with an area of 156.25 square feet, in violation of Section 17.30.100 of the Zoning Ordinance; and

WHEREAS, pursuant to Section 17.16.020 of the Zoning Ordinance, the operation of a high school is not permitted within the R-4 District without a special use permit; and

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or structure without a special use permit; and

WHEREAS, the Applicant filed an application for (i) variations from Sections 17.30.030, 17.30.040, 17.30.050, 17.30.080, and 17.30.100 of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property (collectively, the "**Variations**"); and (ii) a special use permit pursuant to Section 17.16.020 and Chapter 17.56 of the of the Zoning Ordinance to allow the operation of the High School within the Proposed Improvements within the R-4 District ("**Special Use Permit**") (collectively, the Variations and the Special Use Permit are the "**Requested Relief**"); and

WHEREAS, on December 8, 2014, after due notice thereof, the Zoning Board of Appeals ("**ZBA**") conducted a public hearing on the Requested Relief and, by the unanimous vote of the five members then present, recommended that the Council of the Village of Winnetka ("**Village Council**") approve the Requested Relief; and

WHEREAS, pursuant to Sections 17.60.040 and 17.60.050 Chapter 17.56 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Variations and the Special Use Permit, respectively, which findings are set forth in the ZBA public hearing minutes attached to and, by this reference, made a part of this Ordinance as **Exhibit B**; and

WHEREAS, on November 19, 2014, after due notice thereof, the Plan Commission met to consider whether approval of the Requested Relief is consistent with "Winnetka 2020," the Winnetka comprehensive plan ("**Comprehensive Plan**"), and, by the unanimous vote of the nine voting members then present, found that approval of the Requested Relief is consistent with the Comprehensive Plan; and

WHEREAS, on November 20, 2014, after due notice thereof, the Design Review Board met to consider the Requested Relief and, by unanimous vote of the five members then present, recommended that the Village Council approve the Requested Relief; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variations are in harmony with the general purpose and intent of the Zoning Ordinance and are in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Variations have been sought; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit: (i) is consistent with the Comprehensive Plan; and (ii) satisfies the standards for the approval of special use permits within the R-4 District set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction of the Proposed Improvements and the operation of a high school within the Proposed Improvements on the Subject Property within the R-4 District is in the best interest of the Village and its residents;

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

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

SECTION 2: APPROVAL OF SPECIAL USE PERMIT. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.16.020 of the Zoning Ordinance and the home rule powers of the Village, to allow the operation of a high school by the Applicant within the Proposed Improvements on the Subject Property within the R-4 District.

SECTION 3: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the following variations are hereby granted with respect to the construction of the Proposed Improvements on the Subject Property, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village:

- A. Roofed Lot Coverage. A variation from Section 17.30.030.A of the Zoning Ordinance to permit a total roofed lot coverage of 260,614 square feet, where a maximum roofed lot coverage of 184,136.82 square feet is permitted;
- B. Area of Impermeable Surfaces. A variation from Section 17.30.030.B of the Zoning Ordinance to permit a total area of impermeable surfaces of 447,914 square feet, where a maximum total area of impermeable surfaces of 368,273.64 square feet is permitted;
- C. Gross Floor Area. A variation from Section 17.30.040 of the Zoning Ordinance to permit a gross floor area of 744,209 square feet, where a maximum gross floor area of 171,220.88 square feet is permitted;
- D. Front Yard Setbacks. Variations from Section 17.30.050 of the Zoning Ordinance to permit front yard setbacks of: (i) 23.5 feet from Woodland Avenue to a parking lot; (ii) 25 feet from Woodland Avenue to certain underground wells; (iii) 7.7 feet from Essex Road to a parking lot; (iv) 0 feet from Essex Road to a parking lot; and (v) 11.1 feet from Essex Road to a storage building, all where a minimum front yard setback of 30 feet is required, and all as depicted on, and in accordance with, the Site Plans, as that term is defined in Section 4.B of this Ordinance;
- E. Building Height. Variations from Section 17.30.080 of the Zoning Ordinance to permit a building height of 66.83 feet and four stories, where a maximum building height of 60 feet and two and one-half stories is permitted; and
- F. Off-Street Parking Space Area. Variations from Section 17.30.100 of the Zoning Ordinance to permit individual off-street parking spaces with an area of 156.25 square feet, where a minimum area of 180 square feet for individual off-street parking spaces is required.

SECTION 4: CONDITIONS. The Special Use Permit granted by Section 2 of this Ordinance and the Variations granted by Section 3 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

- A. Commencement of Construction. The Applicant must commence the demolition of the Existing Improvements and the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance;
- B. Community Liaison. The Applicant must designate a person whom Village residents may contact, at all times during the demolition of the Existing Improvements and the construction of the Proposed Improvements, regarding questions and concerns about the development and use of the Subject Property pursuant to this Ordinance;
- C. Traffic Guard. At all times during the demolition of the Existing Improvements and the construction of the Proposed Improvements, the Applicant must deploy a traffic guard during the peak High School and Greeley School student pedestrian hours at the intersection of Sunset Road and Woodland Avenue in the Village, as established in consultation with the Village Chief of Police and Greeley School;
- D. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements on the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time;
- E. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.
- F. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements at the Subject Property must be in strict accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

1. The demolition plans prepared by Wight and Company, consisting of four sheets, and with a latest revision date of October 8, 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit C**;
2. The demolition floor plans prepared by Wight and Company, consisting of five sheets, and with a latest revision date of November

2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit D**;

3. The site plans prepared by Wight and Company, consisting of six sheets, and with a latest revision date of October 8, 2014 as to sheets C2.00, C2.02, C2.04, and C2.05, and of October 15, 2014 as to sheets C2.01, C2.03, attached to and, by this reference, made a part of this Ordinance as **Exhibit E** (collectively, the ***“Site Plans”***);

4. The overall utility plan prepared by Wight and Company, consisting of one sheet, and with a latest revision date of October 8, 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit F**;

5. The alternate conforming parking exhibit, prepared by Wight and Company, consisting of one sheet, and with a latest revision date of October 8, 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit G**;

6. The roadway sections, prepared by Wight and Company and consisting of one sheet, attached to and, by this reference, made a part of this Ordinance as **Exhibit H**;

7. The landscape plans, prepared by Wight and Company, consisting of five sheets, and with a latest revision date of October 8, 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit I**;

8. The proposed floor plans and roof plan, prepared by Wight and Company, consisting of six sheets, and dated November 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit J**;

9. The proposed elevations, prepared by Wight and Company, consisting of two sheets, and dated November 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit K**; and

10. The proposed building sections, prepared by Wight and Company, consisting of one sheet, and dated November 2014, attached to and, by this reference, made a part of this Ordinance as **Exhibit L**.

SECTION 5 : RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 6: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2 and 3 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 7: AMENDMENT OF SPECIAL USE PERMIT. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 9: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit M** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 9.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this 6th day of January, 2015, pursuant to the following roll call vote:

AYES: Trustees Fessler, Kates, Krucks, McCrary and Prodromos

NAYS: None

ABSENT: Trustee Braun

APPROVED this 6th day of January, 2015.

Signed:

s/E. Gene Greable

Village President

Countersigned:

s/Robert M. Bahan

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 6th day of January, 2015.

Introduced: Waived

Passed and Approved: January 6, 2015

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

[INSERT LEGAL DESCRIPTION]

Commonly known as 385 Winnetka Avenue, Winnetka, Illinois.

EXHIBIT B

DECEMBER 8, 2014 PUBLIC HEARING MINUTES OF THE ZBA

EXHIBIT C

DEMOLITION PLANS

EXHIBIT D

DEMOLITION FLOOR PLANS

EXHIBIT E

SITE PLANS

EXHIBIT F

OVERALL UTILITY PLAN

EXHIBIT G

ALTERNATE CONFORMING PARKING EXHIBIT

EXHIBIT H

ROADWAY SECTIONS

EXHIBIT I

LANDSCAPE PLANS

EXHIBIT J

PROPOSED FLOOR PLANS AND ROOF PLAN

EXHIBIT K

PROPOSED ELEVATIONS

EXHIBIT L

PROPOSED BUILDING SECTIONS

EXHIBIT M

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("**Village**"):

WHEREAS, the Board of Education of New Trier Township High School District No. 203, Cook County, Illinois ("**Applicant**") is the record title owner of the property commonly known as 385 Winnetka Avenue in the Village ("**Subject Property**")

WHEREAS, the Applicant desires to construct a school building, roadway improvements, and parking improvements, and to operate a high school, on the Subject Property; and

WHEREAS, Ordinance No. M-1-2015, adopted by the Village Council on _____, 2015 ("**Ordinance**"), grants certain variations from the provisions of the Winnetka Zoning Ordinance and a special use permit to the Applicant to permit the construction of the school building, roadway improvements, and parking improvements on the Subject Property and the use of the Subject Property for the operation of a high school; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of variations and a special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations and the special use permit for the Subject Property.
5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: __, 2015

ATTEST:

By: __
Its: __

**THE BOARD OF EDUCATION OF THE NEW TRIER
TOWNSHIP HIGH SCHOOL DISTRICT NO. 203,
COOK COUNTY, ILLINOIS**

By: __
Its: __