



DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS VIRTUAL MEETING AGENDA THURSDAY, JANUARY 21, 2021 - 6:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-01 and Senate Bill 2135, the Winnetka Design Review Board/Sign Board of Appeals meeting on Thursday, January 21, 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 the 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/Sign Board of Appeals 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: 9587 201 7102 (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: 9587 201 7102; Webinar Password: DRB012121

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.

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, JANUARY 21, 2021 - 6:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of November 18, 2020 meeting minutes.
4. **Case No. 21-01: 844 Spruce Street – Pomeroy Bistro – Certificate of Appropriateness and Awning Permit:** Certificate of Appropriateness to allow new awnings, replacement of windows and the front doorway, and patio installation at 844 Spruce Street.
5. **Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review:** An *amended application* for a Certificate of Appropriateness to allow the construction of a new five-unit multi-family building as part of a planned development.
6. Other Business.
 - a. February 18, 2021 Meeting - Quorum check.
7. Public Comment.
8. 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
November 19, 2020**

Members Present:

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

Members Absent:

Paul Konstant

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 7:00 p.m.

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Albinson read the Oral Declaration into the record.

Roll Call:

Mr. Marx took roll call of the Board Members present.

Approval of October 15, 2020 meeting minutes.

Chairman Albinson asked for a motion to approve the October 15, 2020 meeting minutes. A motion was made by Mr. Ritter and seconded by Mr. McLane. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

NAYS: None

Case No. 20-14: 890 Green Bay Road – State Farm Insurance – Sign Permit: Sign Permit to allow the installation of a wall sign and window signs at 890 Green Bay Road.

Mr. Norkus confirmed the applicants are present with no members of the public present to comment on this matter. Chairman Albinson first asked the Board if they would like to hear the applicant's presentation. Mr. McLane stated he would be fine with hearing the Village staff's presentation only.

Mr. Marx stated the application is a request to replace existing signage and identified photos of the storefront noting the Board has final jurisdiction. He stated the request is for the east side of Green Bay Road in the Hubbard Woods business district to replace the sign band and for window new signage. Mr. Marx described the wording, coloring and size of the proposed window and wall signage noting the size fell below the required percentage. He added the text and wall signage are compliant and asked if there were any questions.

Chairman Albinson also asked if there were any questions. Mr. Klaskin moved to approve the application as presented. Mr. Ritter seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

NAYS: None

Case No. 20-15: 310 Green Bay Road – North Shore Country Day School – Certificate of Appropriateness: Certificate of Appropriateness to allow the installation of rooftop HVAC equipment on the middle school building at 310 Green Bay Road.

Mr. Marx stated the application submitted is a Certificate of Appropriateness application to install new HVAC units and visual screening on the roof of the middle school building noting the Board has final jurisdiction. He identified

1 the school's location and referred to various building photos and aerial views along with the site plan. He stated
2 the units would be installed in the middle of the roof to minimize visual impact. Mr. Marx noted the applicant
3 planned to install visual screening on the south and west edges and asked if there were any questions. Ms. Kelly
4 asked if any comment was received from the neighbors. Mr. Marx stated one neighbor raised a question regarding
5 the units which he answered and the neighbor declined to submit written comment.

6
7 Mr. McLane described the request as similar to that of the Hadley School last year noting no neighbor comments
8 were made. He stated he is in support without hearing the applicant's presentation. Mr. Ritter stated the request
9 would have less of a visual impact than Hadley and he is fine with the request. Mr. Marx noted the applicant
10 prepared PowerPoint slides including mockups and proposed screening. Mr. Ritter stated those photos were
11 included as part of the packet.

12
13 Chairman Albinson asked if anyone wanted to hear the applicant's presentation or for a motion to approve. Mr.
14 McLane moved to issue a Certificate of Appropriateness to approve the application as presented. Mr. Klaskin
15 seconded the motion. A vote was taken and the motion unanimously passed:

16 AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

17 NAYS: None

18
19 **Case No. 20-16: 911 Green Bay Road – Munder Skiles – Sign Permit: Sign Permit to allow the installation of**
20 **window signs at 911 Green Bay Road.**

21 Chairman Albinson asked the Board if they would like to hear the Village staff's presentation and Mr. McLane
22 confirmed he would due to the exceptions. Mr. Marx stated the request is for a window decal presented by
23 Munder Skiles noting the Board has final jurisdiction. He identified the sign's proposed location and identified the
24 wording. Mr. Marx referred the Board to a mockup of the sign and its size noting it is compliant with the sign code
25 and the Board is to consider whether it is compliant with the design guidelines and the 10% limitation. He asked if
26 there were any questions.

27
28 Chairman Albinson also asked if there were any questions or for a motion. Ms. Kelly moved to approve the
29 application as presented. Mr. McLane seconded the motion. A vote was taken and the motion unanimously
30 passed:

31 AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

32 NAYS: None

33
34 **Other Business:**

35 Mr. McLane asked the Board if it is possible to begin their virtual meetings earlier than 7:00 p.m. Chairman
36 Albinson stated he would agree in the event of light agendas. Mr. Schoon stated they first have to discuss it with
37 the Village President and Village Manager due to the history of setting the time for their meetings. He also stated
38 they have to make sure everyone including the public has the ability to participate. Mr. Ritter agreed earlier start
39 times for virtual meetings is a good idea. Mr. McLane informed the Board they moved New Trier and Park Board
40 meeting times up with large numbers of participants and there have been no concerns. Mr. Klaskin stated he
41 would be available at 6:00 p.m. Chairman Albinson confirmed it would only be while they are meeting virtually. Mr.
42 Schoon confirmed he would discuss it with the Village President and Village Manager.

43
44 a. **December 17, 2020 Quorum check.**

45 The Board Members discussed their availability for 6:00 and 7:00 p.m. Mr. Schoon indicated it is likely the Green
46 Bay Road condominium project may be on that agenda noting the PDC recommended denial and that the applicant
47 is proposing significant site plan changes. He stated the request would then come back to the Board.

48
49 Chairman Albinson asked if there were any other comments. No additional comments were made at this time.

50
51 **Public Comment:**

52 No comments were made at this time.

53

Adjournment:

Mr. McLane moved to adjourn. Ms. Kelly seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

NAYS: None

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

Respectfully submitted,

Antionette Johnson

Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 15, 2021
SUBJECT: 844 SPRUCE STREET - POMEROY BISTRO - CERTIFICATE OF APPROPRIATENESS (CASE NO. 21-01-DR)

INTRODUCTION

On January 21, 2021, the Design Review Board 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 Pomeroy Bistro (the "Applicant") as the owner of the property at 844 Spruce Street (the "Subject Property"). The Applicant is seeking approval of a Certificate of Appropriateness for exterior alterations to the existing building on the Subject Property to accommodate a new restaurant.

PROPERTY DESCRIPTION

The Subject Property is located on the south side of Spruce Street between Birch Street and Chestnut Street in the West Elm Street Business District. It is zoned C-2 General Retail Commercial and is not located in the Commercial Overlay District. The Subject Property contains a vacant one-story building that had previously been the home of *Savocchi Glass Company* for decades. Figures 1 and 2 at the end of this memo identify the Subject Property.

CURRENT REQUEST

The Applicant intends to convert the existing building on the Subject Property into a new restaurant. The Applicant is seeking a Certificate of Appropriateness, in addition to an Awning Permit, for the following alterations:

1. Two red awnings would be installed over the front of the building on the north façade, to the left and right of the main doorway entrance. The awnings would be Sunbrella fabric in crimson with a scalloped valance that would be outlined with a light-colored trim. No text is proposed on the awnings. The awnings currently depicted in the attached application materials (Attachment A) will have to be modified so that the awnings do not extend beyond the property lines of the Subject Property.
2. The front windows would be replaced with four sets of operable French windows that would provide open air access. Each window would be made of wood with polished brass frames and a curved metal push-bar, also having a midlevel curtain that is visible from the outside. The windows could push open as necessary to an outdoor patio terrace. The existing brick façade and protruding brick columns on the front façade would remain intact. The existing windows and fenestration on the east and west sides of the building would remain unchanged.
3. As currently proposed, a new front doorway entrance would be installed with a protruding

revolving door and metal canopy turret. The door would be made of wood with a polished brass frame that is designed to match the new windows in appearance. The turret cover above the door would be a metal dome made of patinated copper. On top of the turret would be a decorative copper weather vane stylized with the letter P, in accordance with the restaurant name of *Pomeroy*. The Applicant is currently working with Village staff regarding the revolving door and building code requirements regarding egress for emergencies. By the time of the Board meeting, the Applicant may have an idea of how they plan to adjust their plans to comply with the egress requirement.

4. The new restaurant would feature an outdoor patio/terrace for decorative plantings and outdoor dining. The terrace would be slightly elevated. As currently proposed, the northern retaining wall of the terrace would encroach the public right-of-way by approximately two feet. The Applicant is currently exploring with Village staff options regarding this encroachment. If the Applicant moves forward with the proposed patio within the right of way, the Village Council will need to approve a license agreement for use of the right-of-way. The patio surface would be made of a checkerboard pattern of brown and tan pavers and enclosed by an open cast iron fence supported with wooden planter boxes. The patio would also feature contemporary tables and chairs for outdoor dining. The planters would feature modest flower vegetation such as lilies and petunias.
5. The new restaurant would feature a row of planters on the roof featuring vegetation such as lilies, lilacs, petunias, and cut leaf stephanandra. The fiberglass planter boxes would mostly be concealed by the vegetation growth and wall façade.

The Applicant has provided elevation renderings, mock-up drawings, material descriptions, and design specifications for the proposed alterations which are included in the submitted application materials in Attachment A. The application materials portray a painted wall sign that is not intended to be part of this application. The Applicant states that a Sign Permit application for a compliant wall sign will be submitted at a later date for consideration by the DRB at a future meeting.

AWNING CODE ANALYSIS

Section 12.24.030 of the Village Code establishes standards for awnings which project over the public right-of-way. The proposed awnings do not project over the public right-of-way; however, as currently proposed, the east awning would extend beyond the east property line. The proposed awning will have to be modified so that the awning would be located within the confines of the Subject Property. The proposed awnings would not contain any signage.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide guidance on awnings, facades, windows, doors, and vegetation plantings for commercial buildings.

- The Guidelines recommend an awning be in conformity and proportionality for the building in which it serves, and not be located over any masonry pier. The proposed awning would be proportional to the building and while transcending over the masonry piers, the effect is concealed by the recessed French windows. The Guidelines state an awning should be taut, not relaxed, and in a color that enhances and contributes to the building and surrounding neighborhood. The crimson awnings would maintain a firm and consistent appearance across the building's front façade that is similar to the other businesses in the West Elm Street Business District.
- The Guidelines state that storefront facades should have generous spreads of windows that are made with wood or metal frames and in a color that is sympathetic to the overall building character. The proposed French window bays would have wooden windows with traditional-

looking brass frames that are slightly recessed from the building face, as desired by the Guidelines. The windows would be transparent with no film or tint, as required by the Design Guidelines.

- The Guidelines state that the entrance or doorway should be evident and prominent along the public right-of-way. The doorway would be at the center of the front façade and present a prominent entrance with the service entries remaining on the rear and west side of the building.
- The Guidelines state that the façade material should be a traditional-looking modular brick, natural limestone, or cast stone. The brick façade of the existing building would be maintained.
- The Guidelines encourage outdoor seating and planters and give specifications about how they should be set up for outdoor patronage. The Guidelines encourages patio tables to be off the public right-of-way when possible and provide a clear barrier such as railings or fencing to delineate the dining space. The proposed terrace would be distinguished from the sidewalk with planters and fencing.
- The Design Guidelines give broad and general encouragement of businesses using planters and vegetation for aesthetics. The proposed planters for the patio and rooftop would provide exactly that.

The proposed building alterations are designed to preserve the brick aesthetic of the building while creating the appearance of a traditional French Bistro with generous outdoor space and exposure. Excerpts of the Design Guidelines that are pertinent to the Applicant's proposal are included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed exterior building alterations as appropriate and compatible with the Design Guidelines and approve the Certificate of Appropriateness. If the DRB finds the proposed improvements appropriate, a Board member may want to make a motion to approve the request with the following conditions:

1. The proposed awnings be modified so the awnings do not extend beyond the property lines of the Subject Property:
2. The Applicant receives the necessary approvals from the Village Council for any proposed improvements within the public right-of-way.

Should the DRB approve the proposed improvements, the Applicant would first need to receive a building permit and awning permit from the Community Development Department prior to commencing construction or installation of the awnings. As previously noted, any signage would also require a sign permit application be submitted and approved by the DRB at a future meeting. Any additional exterior changes to the proposed building, deviating from any approved Certificate of Appropriateness would be required to be approved by the DRB.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt



Figure 1 – Subject Property – North façade along Spruce Street (January 2021)



Figure 2 – Subject Property – North and west façades along Spruce Street (January 2021)

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 844 Spruce St, Winnetka, IL 60093

Name of Business(es): _____

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

- ☐ Sign Sign Permit Application attached? ☐
☐ Awning Awning Permit Application attached? ☐
☐ Other (general description) _____

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Pomeroy is a classic, historic serving traditional favorite in a casual + rustic environment. We will be creating a neighborhood destination. Exterior will reflect an approachable open design including a revolving door, operable windows + side walk cafe.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 844 Spruce St. (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED

PRINTED NAME(S)

Ryan O'Donnell

ADDRESS

1034 Elmwood, Wilmette 60091

PHONE NO.

312.217.7502

EMAIL

ryan@ballyhoohospitality.com

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM

Ballyhoos Design

CONTACT NAME

Brianne Carden

ADDRESS

2075 N. Lincoln

Chicago, IL 60614

PHONE NO.

630.7105.0143

EMAIL

brianne@ballyhoohospitality.com

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

AWNING PERMIT APPLICATION

Tenant/Lessee

Name of Business		Primary contact name		Phone No.
Street Address				
City	State	Zip Code	Email	

Awning Company

Name of Awning Company		Primary contact name		Phone No.
Street Address				
City	State	Zip Code	Email	

Property Owner

Name of Company <u>Pomeroy</u>		Primary contact name <u>Ryan O'Donnell</u>		Phone No. <u>312-217-7502</u>
Street Address: <u>814 Spruce St.</u>				
City <u>Winnetka</u>	State <u>IL</u>	Zip Code <u>60093</u>	Email <u>ryan@ballyneohospitality.com</u>	

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

Description of fabric type and color (attach samples) Sunbrella Crimson

Description of awning sign material, method of application and color: 2 sections w/ below measurements, scalloped edge valance included in overall height.

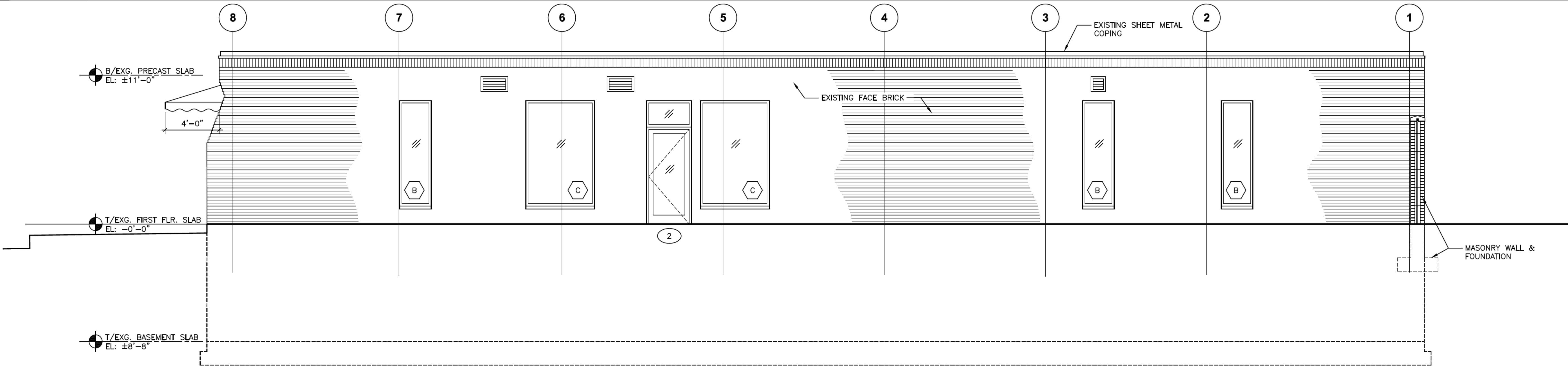
Height of awning logo/copy: _____ inches

Awning Dimensions: Width 16' 8" Height 8' 0" Projection from Building Face 4' 0"

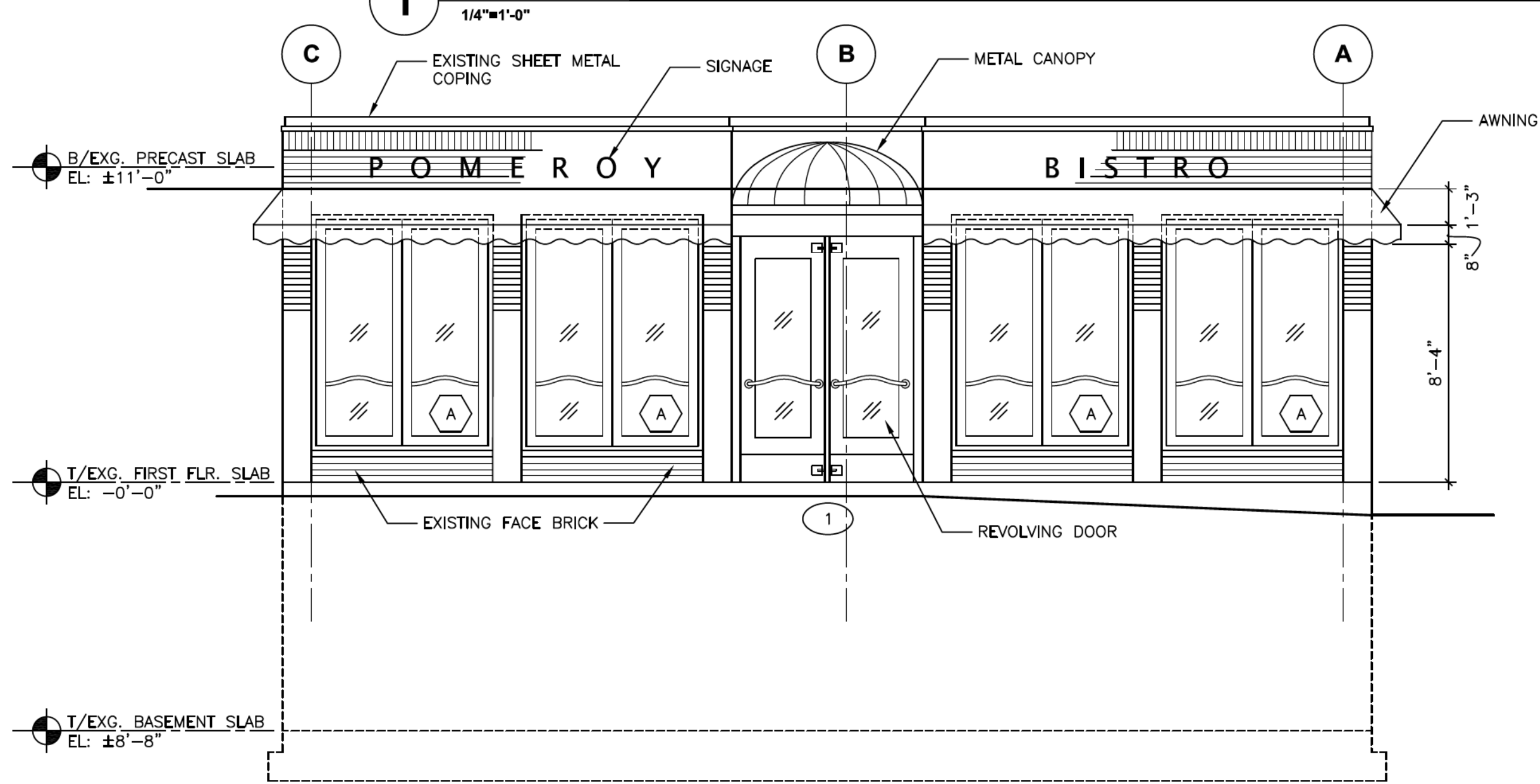
OFFICE USE ONLY: PERMIT FEE (\$70 each) _____

CONDITIONS OF APPROVAL: _____

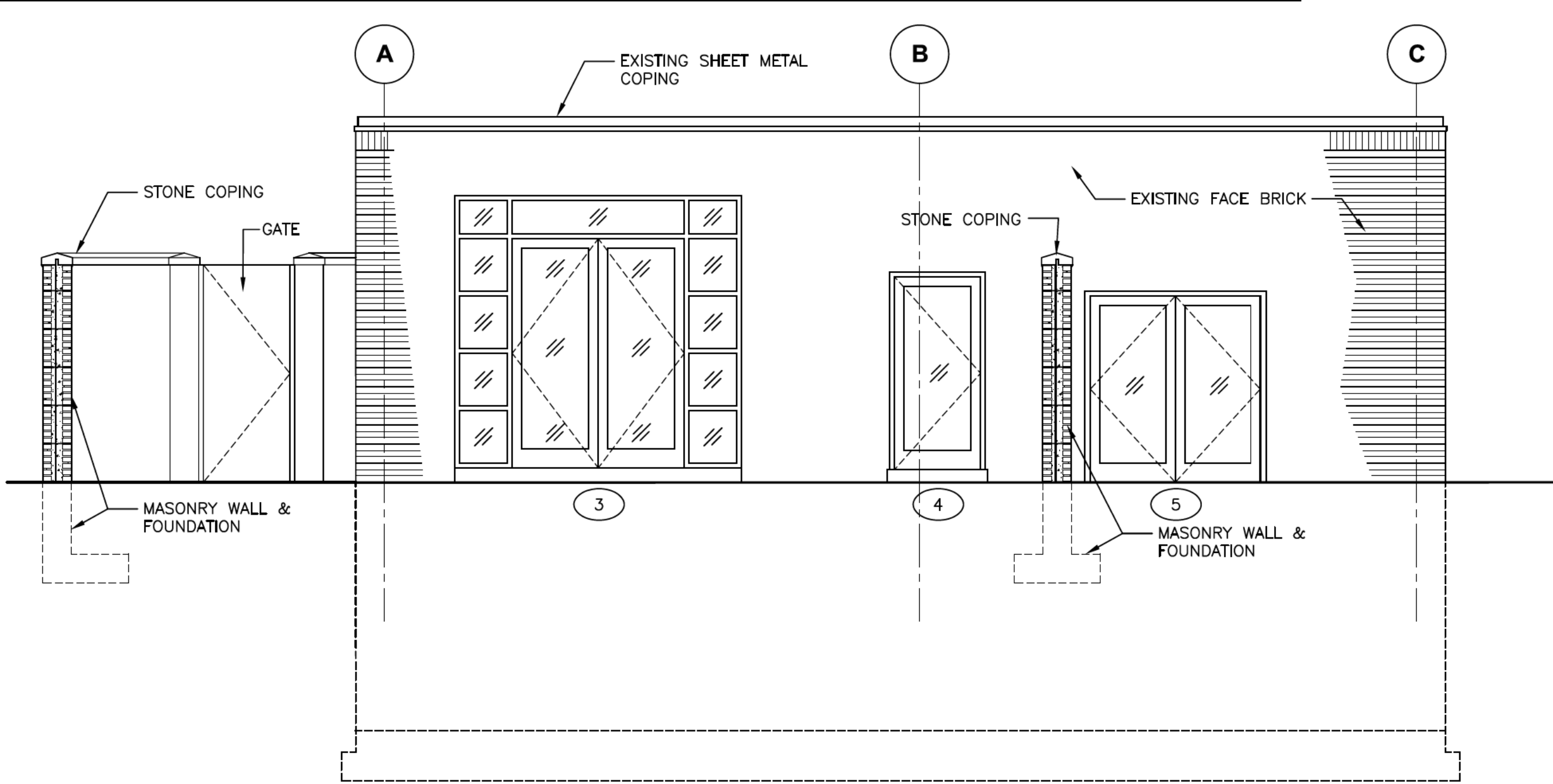
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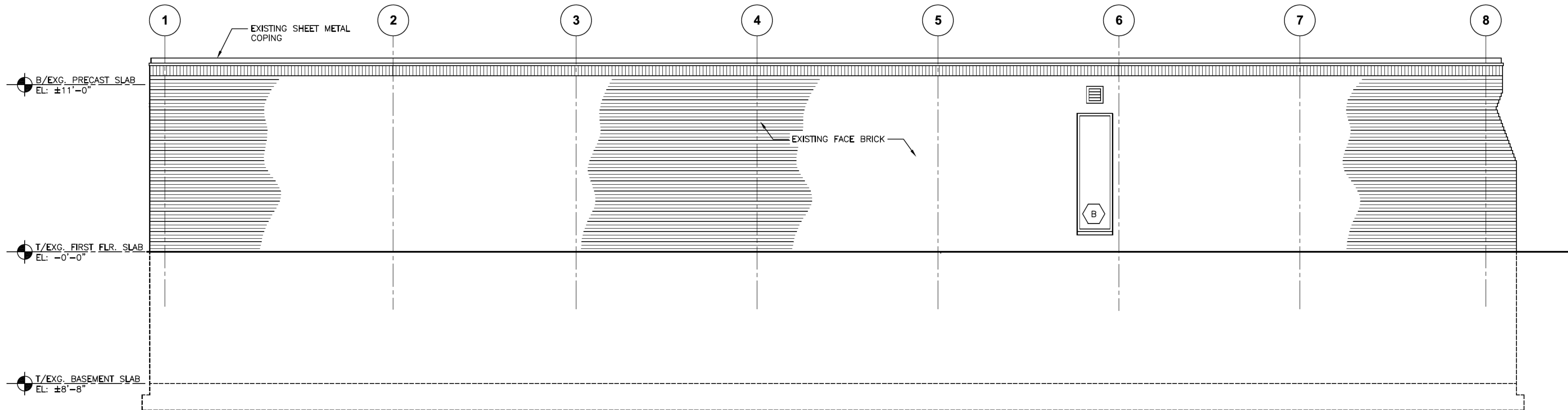
1 WEST ELEVATION



2 NORTH ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION



WEISS

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email@weissarch.com

POMEROY

844 SPRUCE STREET
WINNETKA, IL. 60093

1-11-2021 AWNING DIMENSIONS ADDED
12-9-2020 ISSUED FOR BID & PERMIT

EXTERIOR
ELEVATION

Scale
1/4"=1'-0"

Drawn by
SW_RA

Project
2027

© 2020 Weiss Architects, LLC

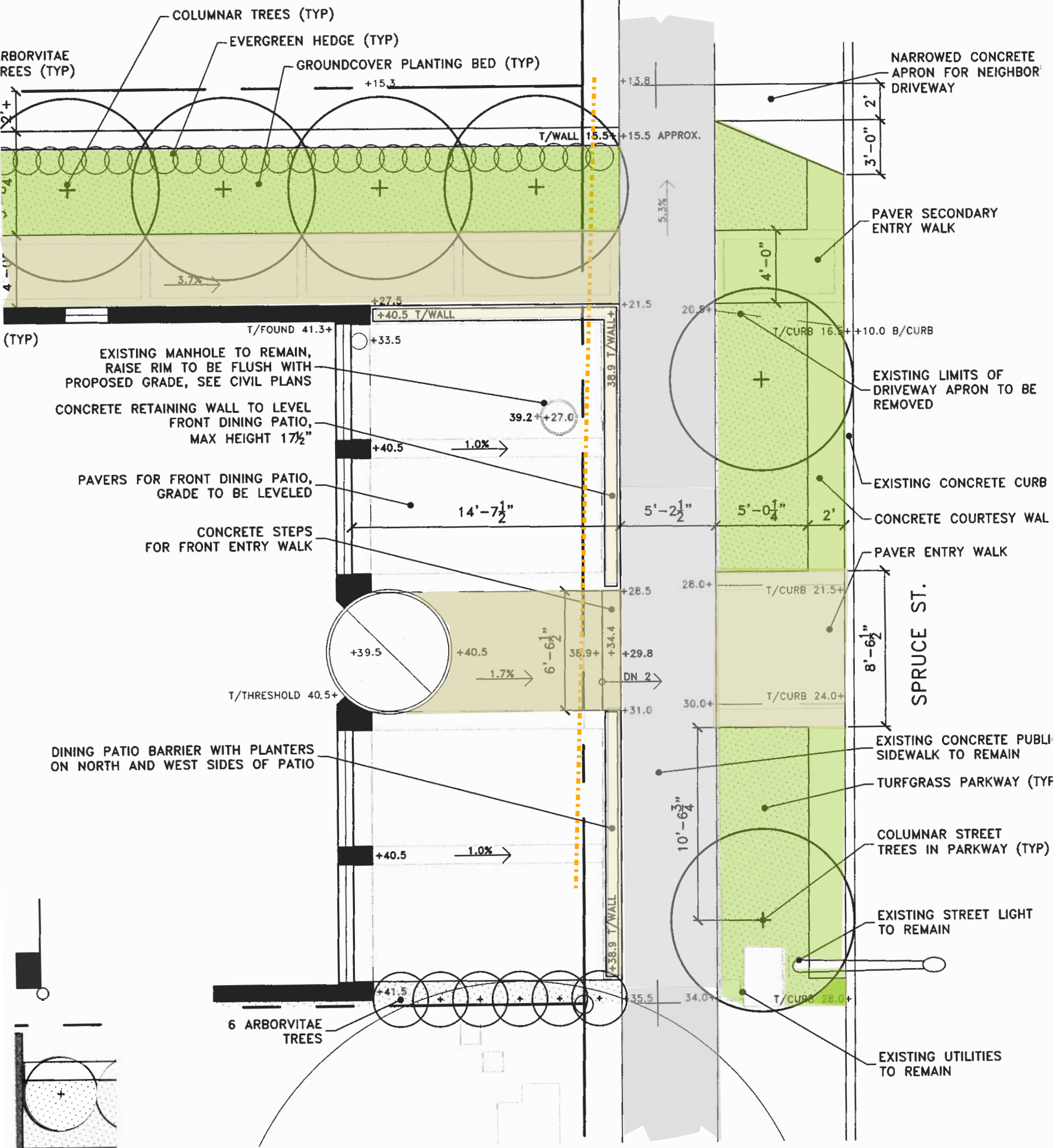
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A6.1



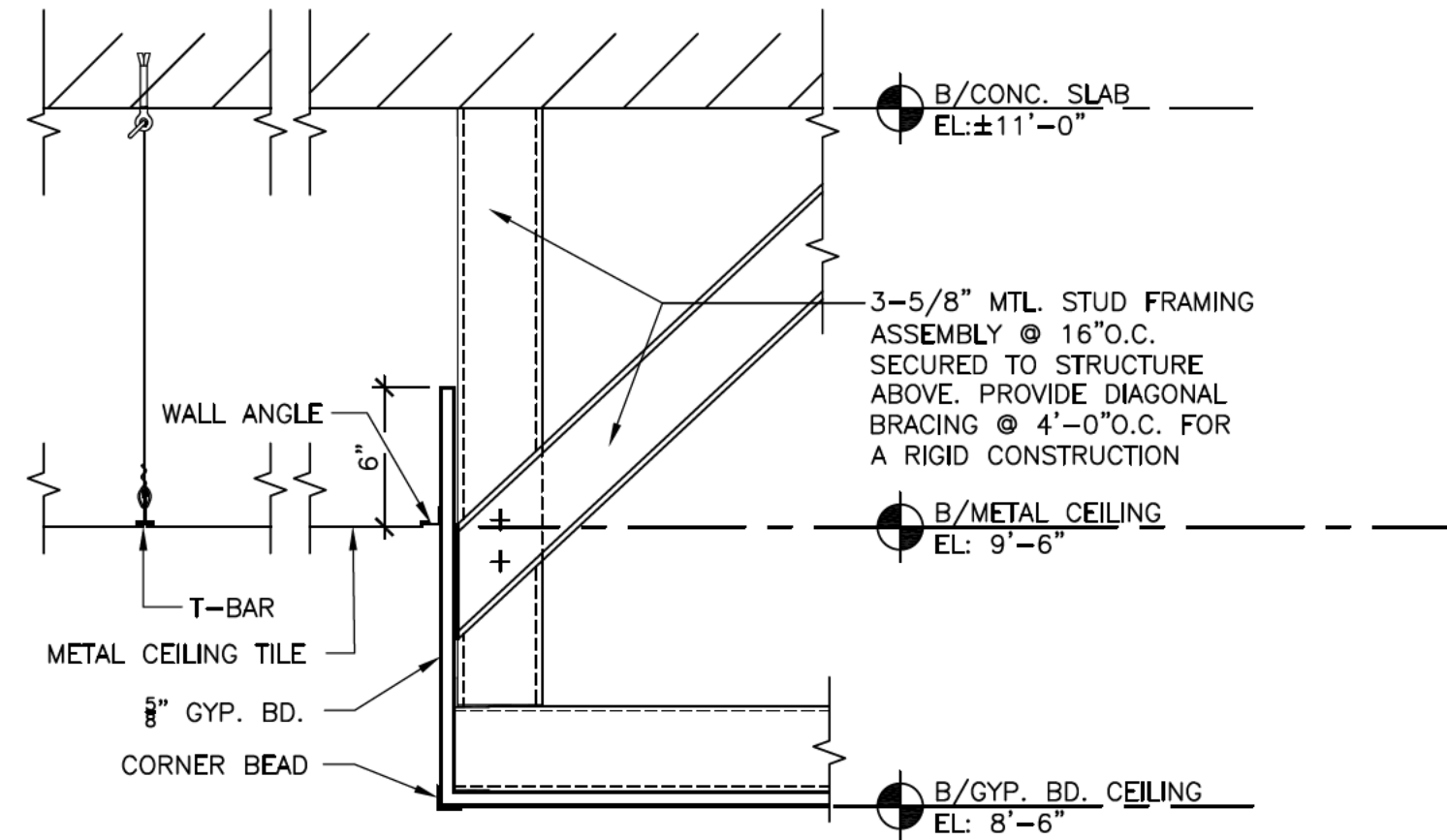




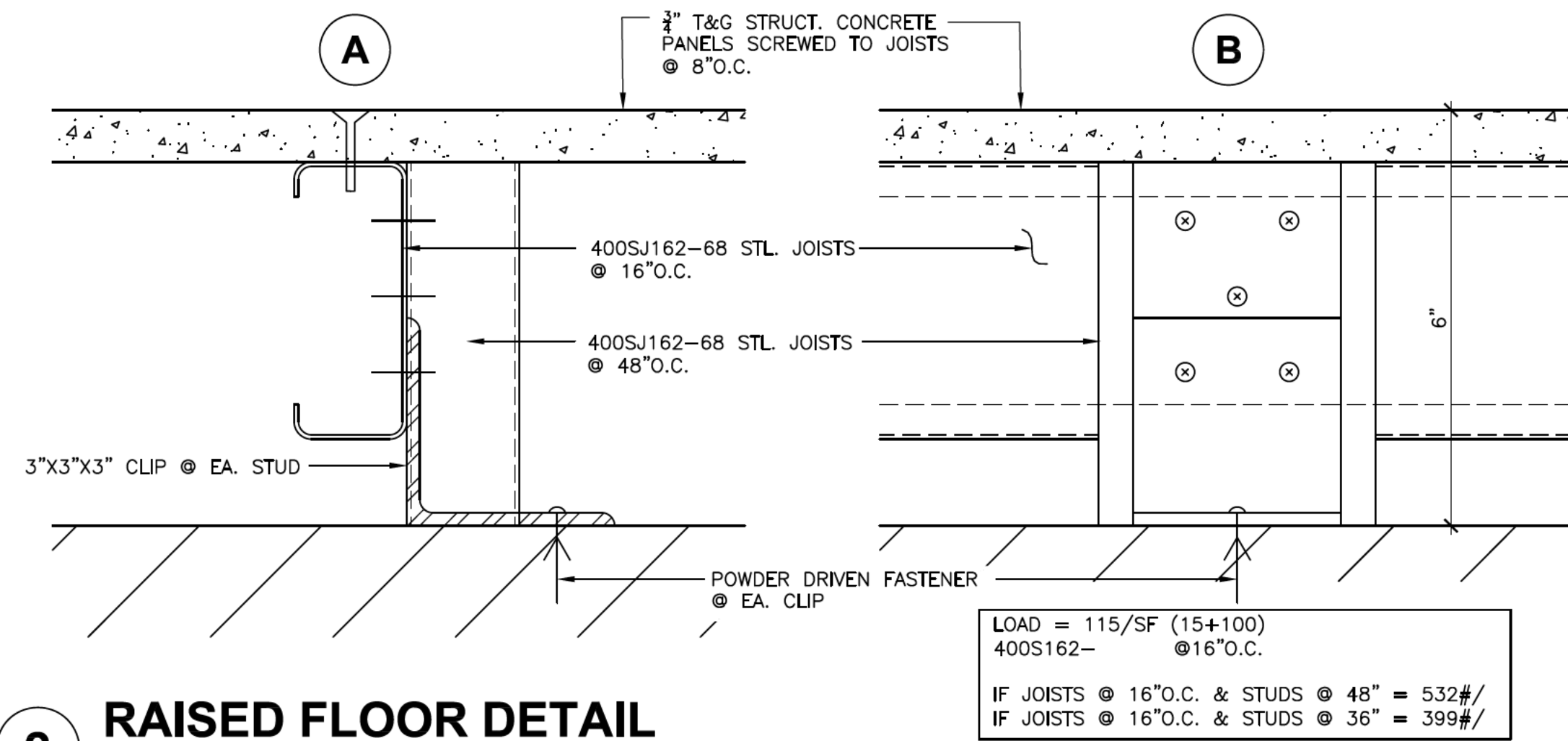


GENERAL NOTES

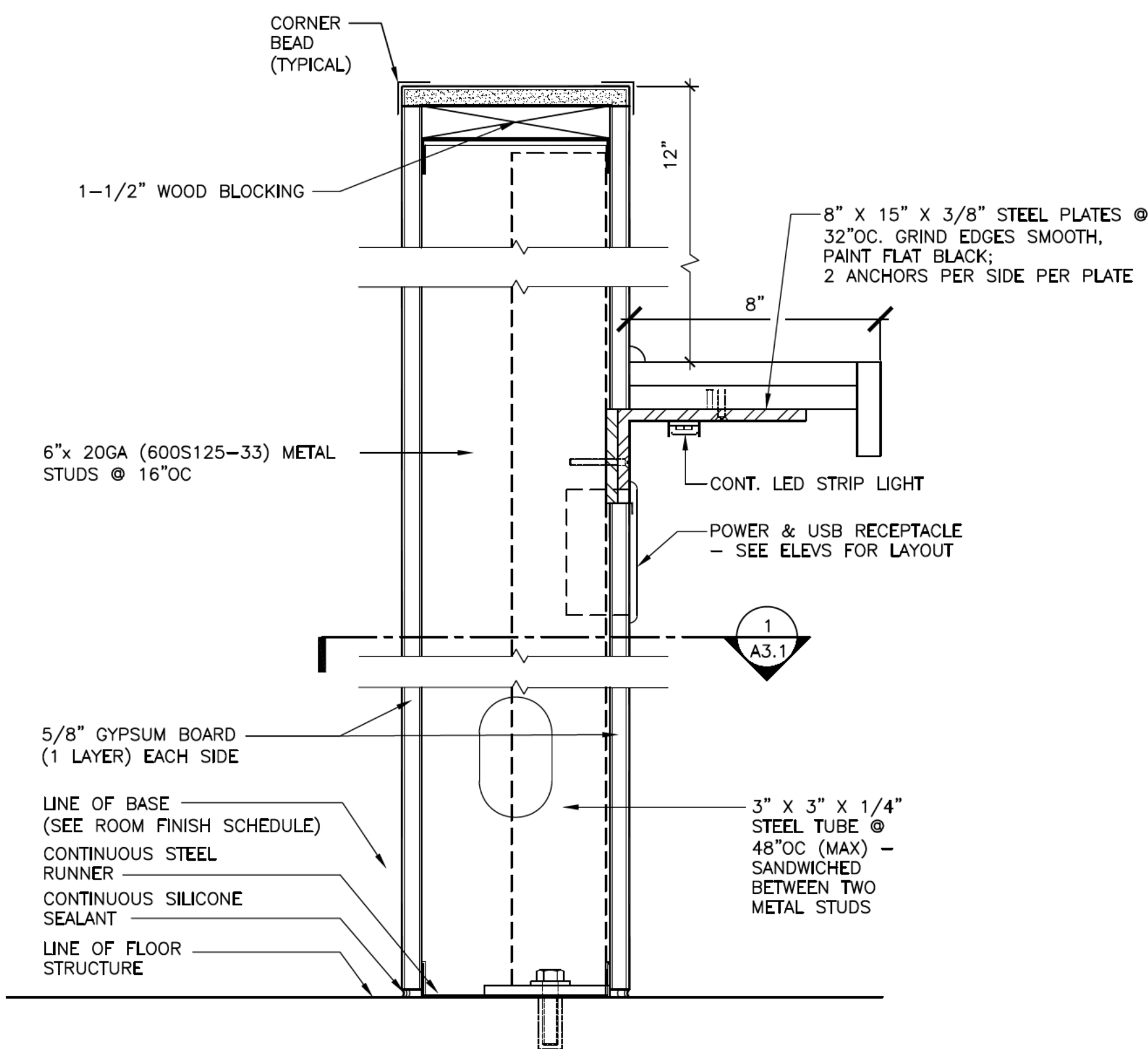
- 1. PLAN DISCREPANCIES** This Landscape Plan is based on har measurements taken on-site and information provided on the Plat of Survey and Architectural Plans. Any discrepancies between the Plat of Survey, Architectural Plans, this Landscape Plan and actual site conditions shall be reported immediately to the landscape architect.
- 2. UTILITIES** It is the responsibility of the Contractor to contact all utility and telecommunication services with facilities within the limit of work prior to construction and have their facilities located in the field. All located facilities shall be protected during construction as pe the requirements of the owner of the facilities. The Contractor is responsible for any damage or disruption to any active utilities or telecommunications and for any repair or replacement of said utilities. To locate most utilities, call JULIE 800 892 0123.



1 **TYPICAL SOFFIT DETAIL**
1-1/2"=1'-0"

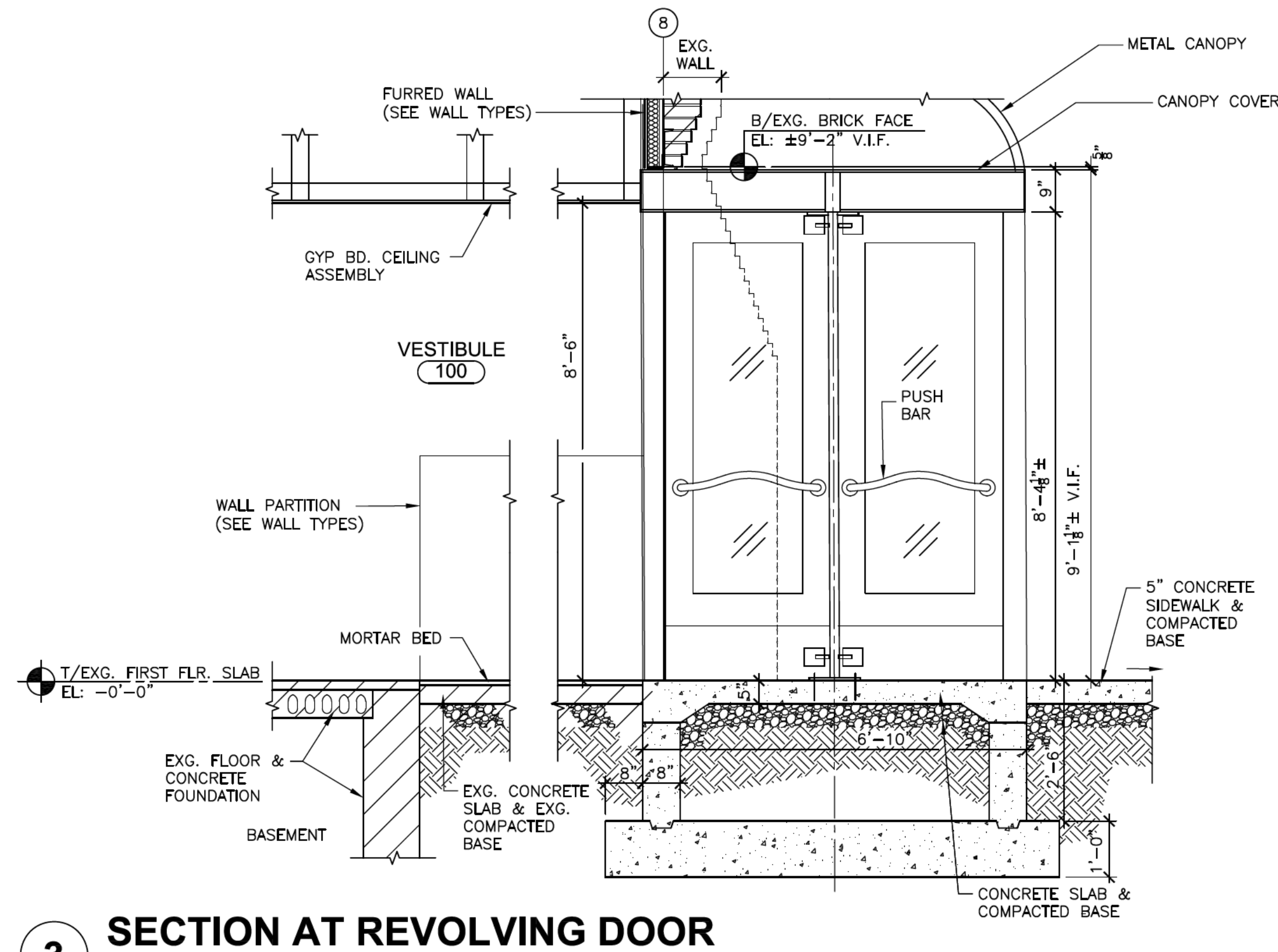


2 **RAISED FLOOR DETAIL**
6"=1'-0"



L **PARTIAL HEIGHT WALL**
3"=1'-0"

WALL TYPES CONTINUED FROM SHEET A8.1



3 **SECTION AT REVOLVING DOOR**
1/2"=1'-0"



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POMEROY

844 SPRUCE STREET
WINNETKA, IL. 60093

12-9-2020 ISSUED FOR BID & PERMIT

DETAILS

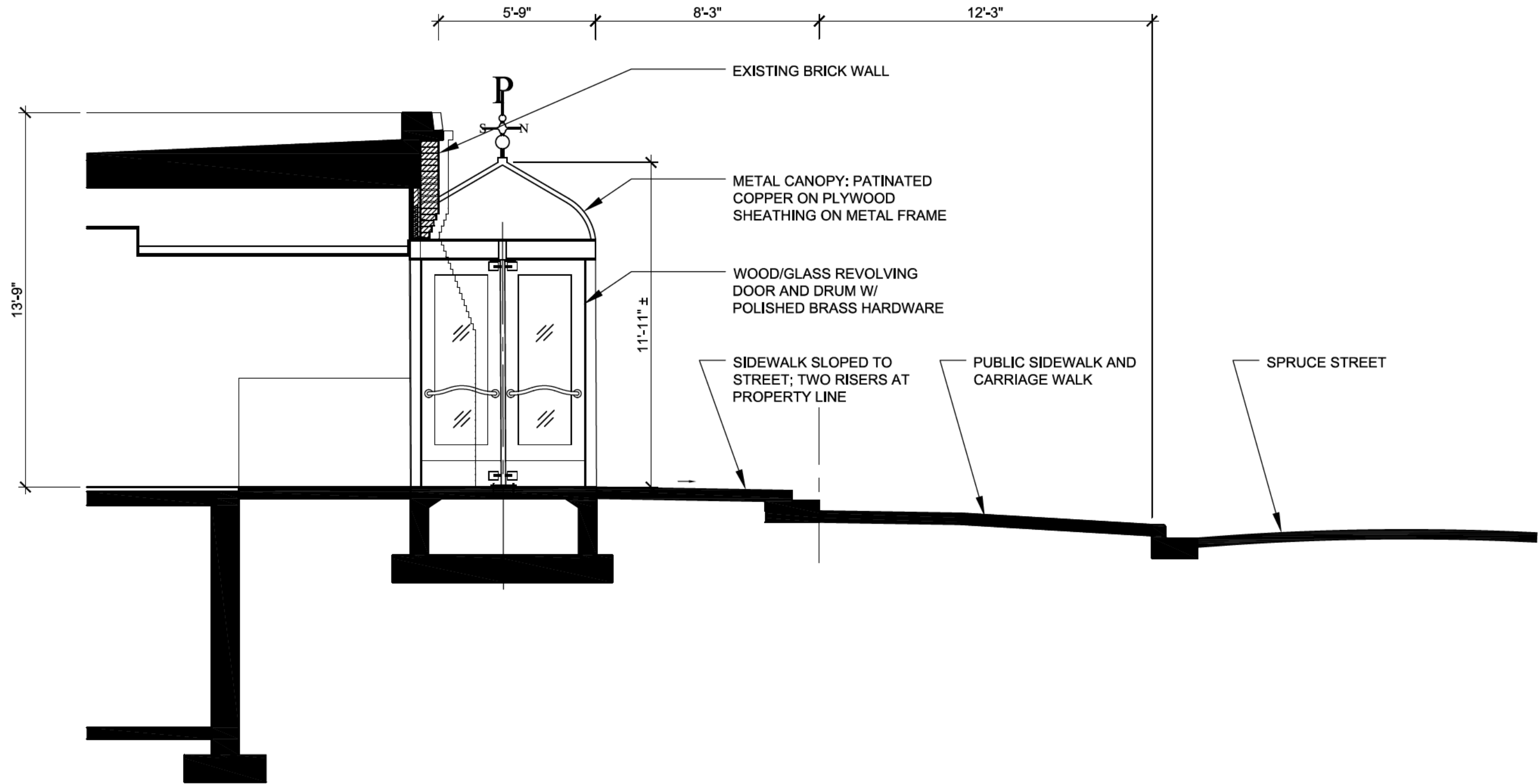
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Project
2027

Sheet

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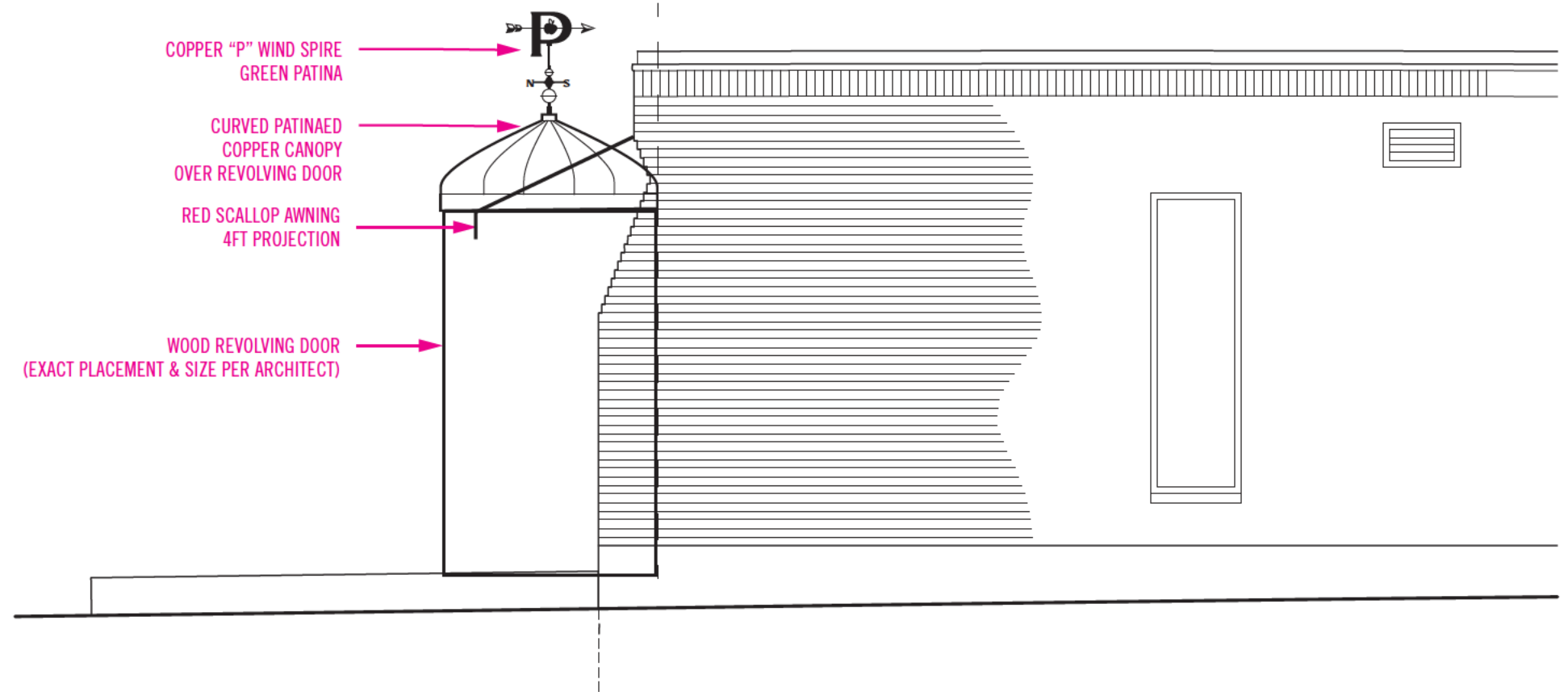
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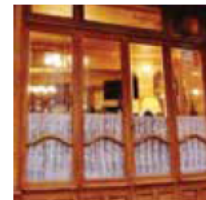
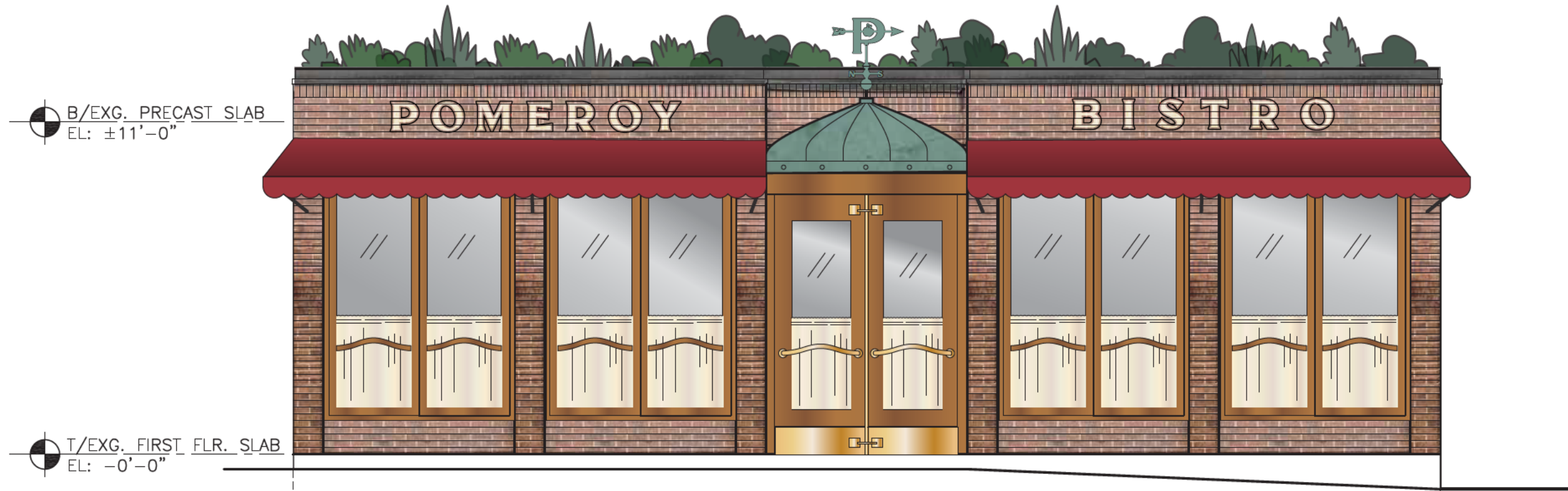


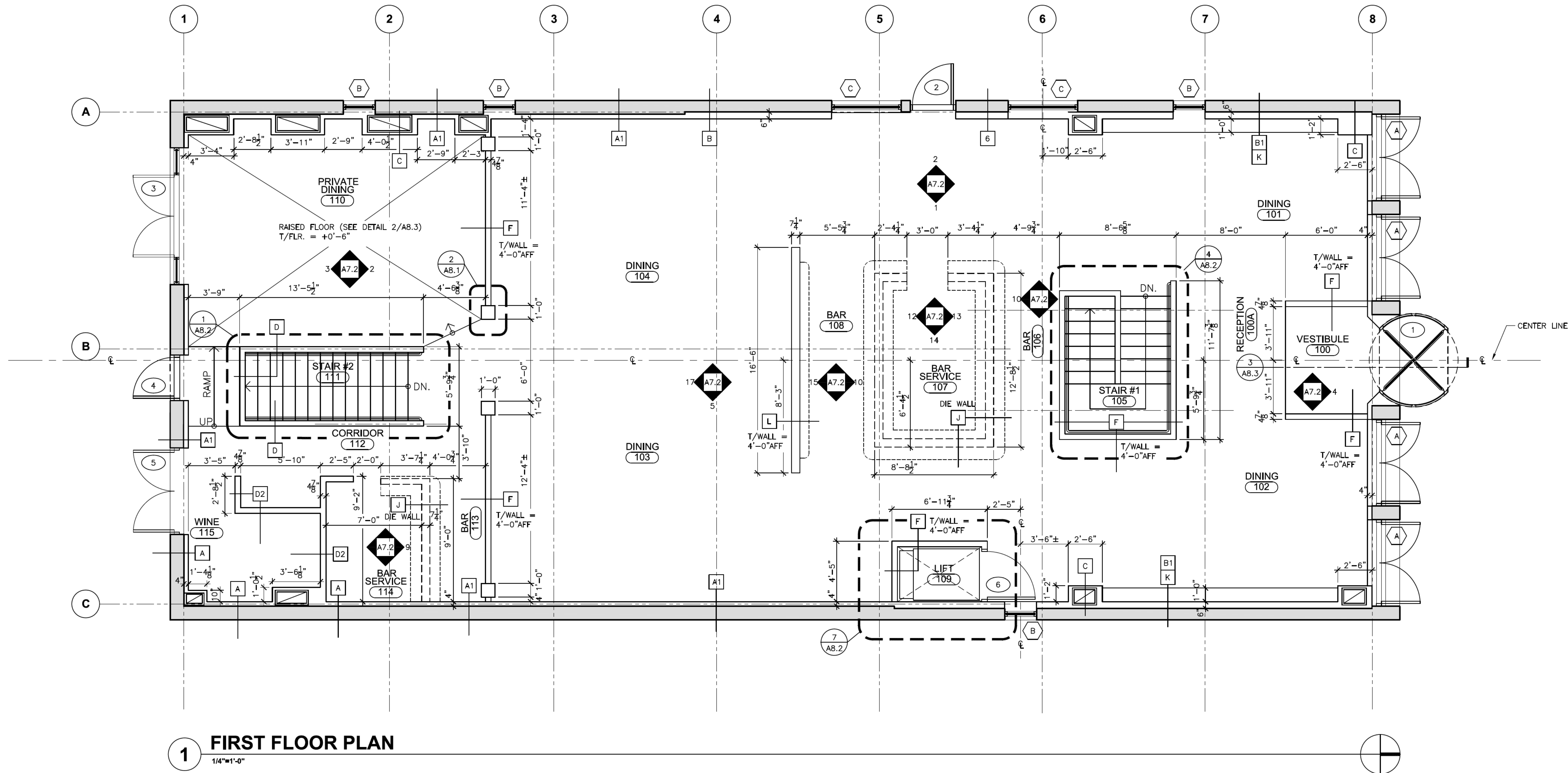
POMEROY RESTAURANT
844 SPRUCE STREET
 WINNETKA, ILLINOIS

⊙ B/EXG. PRECAST SLAB
EL: ±11'-0"

⊙ T/EXG. FIRST FLR. SLAB
EL: -0'-0"







WEISS

Architecture • Planning • Design

Steven F. Weiss

222 West Ontario Street,
Chicago, Illinois 60654
312 • 986 • 1160
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email@weissarch.com



POMEROY

844 SPRUCE STREET
WINNETKA, IL. 60093

FLOOR PLAN SHEET NOTES

- * DIMENSIONS MARKED THUS - EXISTING CONSTRUCTION - GENERAL CONTRACTOR TO VERIFY IN FIELD PRIOR TO ANY FABRICATION OR CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF GYPSUM WALLBOARD UNLESS OTHERWISE NOTED.
- ALL DRAWINGS AND SPECIFICATIONS IN THIS SET ARE COMPLEMENTARY; WHAT IS REQUIRED OR INFERRED BY ONE IS REQUIRED BY ALL. REFER TO ARCHITECTURAL (A), MECHANICAL / ELECTRICAL / PLUMBING (M, E, P) AND FOOD SERVICE (FS) DRAWINGS AND COMPARE EACH. NOTIFY THE ARCHITECT FOR RESOLUTION OF ANY AND ALL DISCREPANCIES IN INFORMATION INDICATED PRIOR TO ANY FABRICATION OR CONSTRUCTION.
- REFER TO FOOD SERVICE DRAWINGS FOR REQUIREMENTS AND COORDINATION OF MATERIALS,

- ELEVATIONS, DIMENSIONS, ROUGH-INS, BLOCKING, BACKING, DETAILS, ETC.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR BLOCKING AND BACKING REQUIRED AT MILLWORK, SHELVING, TOILET ACCESSORIES, ETC.
 - ALL WOOD BLOCKING AND PLYWOOD IS TO BE FIRE RETARDANT TREATED.
 - AT COMPLETION OF CONSTRUCTION, CLEAN, REPAIR AND RECONDITION ALL EXISTING STOREFRONT AS NECESSARY FOR PROPER OPERATION AND WEATHER SEALING OF DOORS AND WINDOWS. WASH ALL GLASS ON BOTH INTERIOR AND EXTERIOR SURFACES.

12-9-2020 ISSUED FOR BID & PERMIT

**FIRST
FLOOR PLAN**

Scale
1/4"=1'-0"

Drawn by
SW_RA

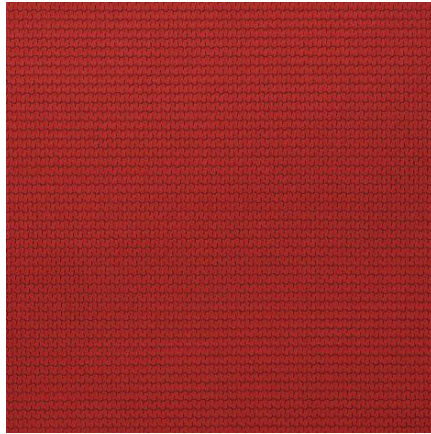
Project
2027

© 2020 Weiss Architects, LLC

Sheet

A2.2

Sunbrella



Sunbrella fabrics' performance doesn't stop at the finish—it's engineered into the core of each fiber. Other fabrics are made with surface finishes that can gradually wear away and do not protect the integrity of the fabric. Our solution dyed fabrics maintain their rich color and unwavering strength through normal wear, exposure to natural light and the elements, and cleaning.

All Sunbrella fabrics are resistant to mold and mildew. Should exposure to dirt, debris or other environmental elements cause mold or mildew to occur, simply spot clean with a bleach solution.

Engineered to maintain their integrity, Sunbrella fabrics are easy to clean. When life happens, blot spills with a clean, dry cloth and use mild soap and warm water to remove. For even the toughest messes, our fabrics are safe to clean with a diluted bleach solution.





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

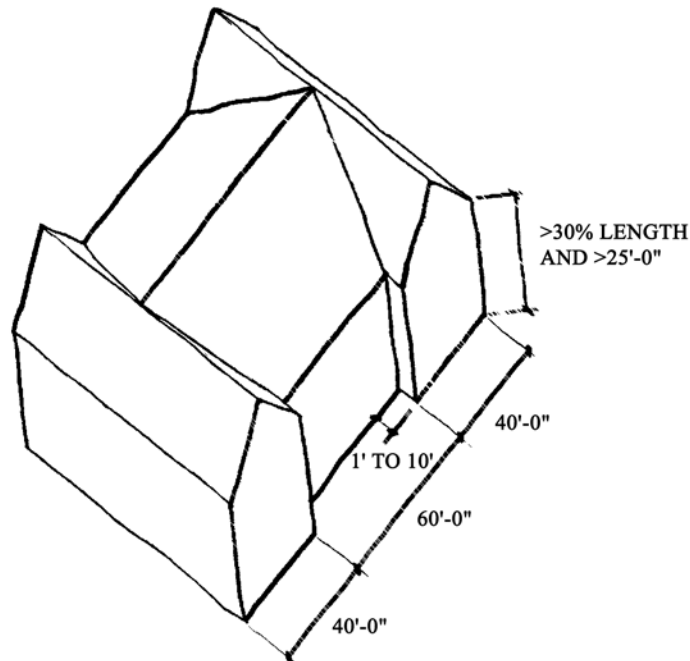


Figure 27

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

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

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

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

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

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

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

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

Strip windows are not allowed.

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

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



Figure 28



Figure 29



Figure 30

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

Institutional: The primary facade should have a distinct public main entrance.

Multiple-family Residential: Multiple-family residences should have a distinct and articulated common entrance on the main facade(s). Town homes should have individually articulated entrances.



Figure 32

VII. Articulation

- a. Entries:** Proportion, scale, location and details should be used to differentiate public entrances from private or semi-private entrances at all uses.

1. Hierarchy

Commercial, Mixed Use and Institutional: The identity of the public entrance should be evident from the public way and differentiated from the semi-public and private entrances. Public entries should have a large-scale approach and be open and inviting whereas semi-public and private entries are integral to the adjacent building facade and more opaque.

Multiple-family Residential: Proportion, scale, location and details should be used to differentiate common entrances from private entrances.

2. Location

Commercial and Mixed Use: Public entrances should be located along the main thoroughfares and at corners. Private or semi-private entrances should be located either to the side of a single bay building or centrally for a multiple bay building.

Institutional: Public entrances, both main and secondary, should be located in a central location on the main facade or along major access routes or vistas. Services entrances should be remotely located from the open public space and not visible from the main public approach.

Multiple-Family Residential: Common entries will be oriented toward the main street or thoroughfare. Garage entrances should be oriented toward a secondary street, alley or away from the pedestrian way.

3. Detail

Commercial and Mixed Use: Typically, private or semi-private entrances should have a predominately solid door and be set in a masonry opening nearly flush to the building facade whereas the public or storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers. Building entrances can be further defined by using subtle streetscape improvements such as pavers. Residential entrances should be clearly identified and dignified.

Institutional: Generally the public entrances are detailed to stand out on a facade through the use of articulation and location. In order to be open and inviting, public entrances should incorporate larger expanses of glass than secondary entrances.

b. Window and Door Fenestration:

Commercial, Mixed Use, Institutional and Multiple-family Residential: Punched single or ganged windows are required at upper floors but not allowed at street level on primary facades in commercial buildings. A combination of ganged and single units within the punched opening is encouraged to provide hierarchy to the facade. It is encouraged that the sill height of upper level windows align with adjacent buildings but should not be higher than 30" above finish floor elevation. See Section VI.d. Mullion and muntin divisions are required to maintain the scale of the districts and reduce large expanses of glass at the upper floors. (See figure 33) Strip windows are not allowed.



Figure 33

Commercial and Mixed Use: Storefront windows are required in commercial buildings on the primary facade at street level. Storefront windowsill heights cannot exceed 18". Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary. (See figure 34)



Figure 34

e. **Awnings and Banners**

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



Figure 42

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

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

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

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

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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

2. Screening

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

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

VIII. Materials

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

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

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

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

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

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

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional.

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



Figure 45

Architectural Series of Asphalt Shingles
(3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are
allowed)



Figure 46

Institutional only

Flat roofs must be hidden by parapet
on primary / secondary facades.

Commercial and Multiple- Family

Flat roof must not be visible from
street, pedestrian, or open spaces.



Figure 47

d. Door and Window Materials:

Commercial, Mixed Use, Institutional,
Multiple- Family Residential: Entry
doors should be wood or aluminum
stile and rail with varying degrees of
glass. Public entry doors should be
fully glazed whereas private and semi-
private entries should be primarily
solid panel doors. Storefront window
units should be either paneled
aluminum or brass. Many original
storefronts, some with transom
windows, remain in the districts.
Efforts should be taken to
repair and renovate these systems
where feasible. Window frames should
be wood, steel or aluminum. Vinyl
windows are not acceptable. Muntin
divisions should be real divided glass
or simulated with spacer bars. Snap-in
muntins are not acceptable. Color
selection should be sympathetic with
the overall building color palette and
take into account the adjacent building
materials within the structure,
immediately adjacent structures,
structures within the same block and
structures across the street.



Figure 48



Figure 49

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware
design and finish is to be appropriate with facade articulation, color palette and
district character. Glazing should be clear glass without tint or film.

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



*Various styles of Movable Planters
Figure 60*

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

c. Special Pedestrian Zone/Streetscape Conditions

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



*Appropriate outdoor sidewalk
cafespace /alley enhancement
Figure 61*

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

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

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

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

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



Typical paved crosswalk
Figure 62a



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



Figure 63a



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER
DATE: JANUARY 15, 2021
SUBJECT: 688 & 694 GREEN BAY ROAD-THE WALDEN RESIDENCES (CASE 2019-15-PD)
- AMENDED PRELIMINARY PLANNED DEVELOPMENT REVIEW

INTRODUCTION

On January 21, 2021, Design Review Board is scheduled to hold a virtual public meeting, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an **amended** application submitted by Walden Winnetka, LLC (the "Applicant") as contract purchaser of the property located at 688 and 694 Green Bay Road (the "Subject Property"), which is owned by CCF Winnetka, LLC (the "Owner") to allow the construction of a new five-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant has filed an **amended** application seeking approval of a certificate of appropriateness, a plat of consolidation, and a preliminary planned development plan with zoning exceptions (See Attachment A1).

At the January 21 meeting, the Design Review Board will review the amended design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new five-unit multi-family building on the Subject Property.

A mailed notice was sent to property owners within 250 feet of the Subject Property. As of the date of this memo, staff has received one written comment from the public in response to the Applicant's proposed changes (Attachment D1).

The Applicant has submitted an amended plan in response to the Planned Development Commission's recommendation of denial regarding his original design. Later in the staff report is a summary of the Planned Development Commission's action. The Planned Development Commission was scheduled to consider the amended plan on January 14, 2021; however, prior to the posting of the agenda, it was learned that the Commission would not have a quorum. The Commission is now scheduled to consider the amended plan on February 3.

PREVIOUS DESIGN REVIEW MEETINGS

The Design Review Board (DRB) considered a previous version of the Applicant's proposed multi-family building at its July 16 and August 20 meetings. A copy of the staff reports and attachments for those meetings are included in Attachment B1. Minutes from the previous Board meetings can be found in Attachment C1.

On July 16, the Design Review Board held its first review of design of the proposed building and landscaping. After hearing presentations by Village Staff and the Applicant, the Design Review Board heard comments from the public. Five nearby residents addressed the Board, and Village staff read written comments and transcribed voicemail messages from five members of the public. Though many residents expressed the opinion that the proposed design of the building was attractive, residents expressed a variety of concerns regarding the project, including: (a) the project being too tall and too massive, (b) additional impermeable surface will have stormwater impacts on adjacent properties, (c) potential impacts of construction excavation on neighboring properties, and (d) potential impacts of the proposed driveway and garage door activity on adjacent properties (e.g. lighting impacts, need for additional screening, etc.).

After hearing from the public, the Board discussed the proposed building and landscaping designs. In general, Board members found the proposed building to be well thought-through and well-designed. Regarding a couple of the Village's zoning standards the Applicant has requested relief from, which are more related to building design elements (e.g. prohibition of flat roofs and the need to provide specific building wall articulation), Board members found that even though the proposed building did not meet the technical requirements, the building design was of such a high quality those standards did not seem appropriate in this situation. However, the Board asked for additional information regarding the height of the building, in particular the fourth story element, which consists of a community room and storage areas. The Board asked the Applicant to provide the multiple street level views of the fourth story element from Green Bay Road, Walden Road, and the property to the north. Board members also expressed an interest with the Applicant eliminating or minimizing the ability to see any of the fourth story building from these views.

On August 20, the DRB reviewed the revised elevations and new perspective drawings submitted by the Applicant in response to the Board members concerns regarding the height of the structure, in particular the fourth story elements. After hearing from the Applicant and a handful of neighbors with concerns regarding the height and bulk of the building, screening, lighting, and noise, the Design Review Board, by a vote of 5-0, recommended approval of the proposed design subject to the Applicant reducing the height of the by 1.7 feet. Board members found the proposed design consistent with the Village's design guidelines, though they had concerns about the height of the building and its impact on the immediate neighbors, in particular those to the north and west. The intent of the recommendation was to reduce the height of the main bulk of the building (the first three stories) to the maximum building height of the B-1 District, which is 35 feet.

PLANNED DEVELOPMENT COMMISSION REVIEW

The Planned Development Commission (PDC) considered a previous version of the Applicant's proposed multi-family building at its meetings on September 2, October 7, and October 19, 2021.

At the September 2 PDC meeting, the Commission held a public hearing on the Applicant's requested subdivision and zoning relief. At that meeting the Applicant did present a revised plan reducing the building height by lowering the parapet to 35'-0" as recommended by the Design Review Board. The Commission heard from the public, which included neighbors who generally spoke in opposition to the project given concerns regarding the height and mass of the building, potential stormwater impacts to adjacent properties, potential damage to adjacent properties due to construction, the impact of noise and light on adjacent properties, impact on nearby property values, and that the project provided no "compensating benefit". Those members of the public that spoke in support of the project stated there is a demand for the proposed condominium project and that the proposed building is attractive and would

be a welcome addition to Winnetka. Given the late hour, the Commission continued consideration of the request to its next regularly scheduled meeting on October 7.

Given technical issues at the beginning of the October 7 virtual meeting, the item was continued to a special meeting on October 19, 2020. At the October 19 meeting, the Commission reviewed an amended plan that required the following relief:

1. a plat of consolidation to combine two lots into one lot of record; and
2. a preliminary planned development, including exceptions from the following zoning standards:
(a) maximum permitted building size (GFA); (b) maximum permitted impermeable lot coverage;
(c) maximum permitted building height; (d) required principal roof form; and (e) exterior wall articulation requirement along the north façade.

After hearing from the Applicant and several members of the public at the October 19 meeting, by a vote of 6-2, *the PDC recommended denial of the request*. Commission members stated that they struggled with whether to recommend approval or denial. Most members stated that they found the proposed development to be an attractive development; however, those that voted to recommend denial found that the requested exceptions for maximum building size and maximum impermeable lot coverage were too significant. Those members that were opposed to recommending denial stated that the property is zoned multi-family and found that the project would not unreasonably impede use and development of adjacent properties.

As previously noted, the Planned Development Commission is scheduled to consider the current amended plan at its February 3 meeting.

AMENDED PROPOSED PLAN

Since the October 19 Planned Development Commission meeting, the Applicant has worked on making significant revisions to its proposed plan for the site. The Applicant has amended the plans as follows:

1. The footprint of the building remains the same; however, the building footprint has been moved to the south and has been rotated 180 degrees. The pedestrian access to the building is now from the street to the north face of the building. The vehicular access to the site is by one driveway, with a significant slope, that runs directly to the lower level garage door at the front of the building along Green Bay Road.
2. The building has been reduced from a four-story building to a three-story building, and the westerly portion of the building, facing the homes on Walden Road, is now only two stories.
3. The number of units have been reduced from six units to five units. The condominium units continue to have 10' high ceilings and are approximately 2,200 to 2,400 square feet in floor area.
4. Ten enclosed below grade parking spaces and two surface parking spaces within the front yard (Previous proposal had 12 indoor parking spaces, and two surface spaces at the rear of the building).
5. A common outdoor roof deck and garden space are located at the third level on the west side of the building.
6. Owner storage spaces are now located in the lower-level garage (2 storage spaces) as well as on the third floor (3 storage spaces).
7. Landscaping consisting of deciduous and coniferous trees and shrubs as well as perennials, ground cover, and grasses. The Applicant proposes landscaping to buffer the development from the nearby properties. Along the western property line, the Applicant has installed a retaining wall to create a proposed landscaped berm with Norway Spruces planted on top as well as a row of arbor vitae that would run along the west side of the retaining wall.

8. On-site stormwater management would be provided by a stormwater system that drains all surface stormwater run-off towards an underground stormwater vault located under the proposed berm along the western side of the proposed building. The stormwater within the vault would then drain into a stormwater main under Green Bay Road. As previously noted, the Applicant will need Illinois Department of Transportation approval to tie its stormwater system into the storm sewers within the Green Bay Road right-of-way, which is a State road.

The figures on the following pages compare the current amended plan with the plan presented at the October 19 Commission meeting.





Figure 2A – Current Amended Plan - East Building Elevation



Figure 2B – East Building Elevation Presented at October 19 PDC Meeting



Figure 3A – Current Amended Plan - West Building Elevation



Figure 3B –West Building Elevation Presented at October 19 PDC Meeting

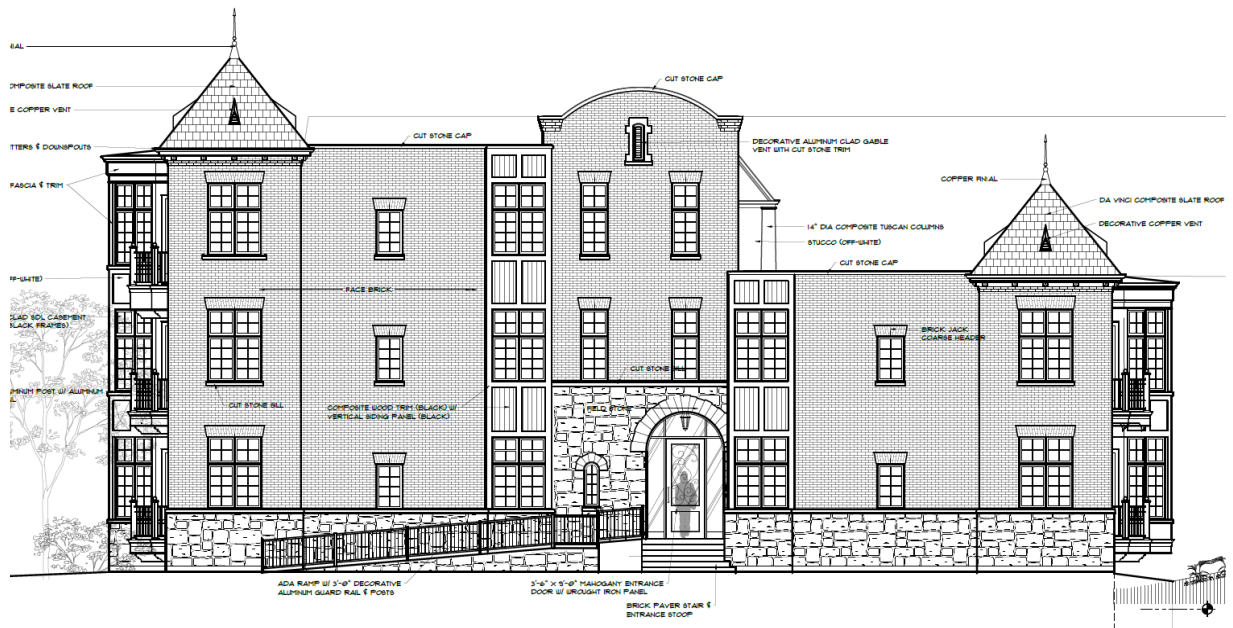


Figure 4A – Current Amended Plan – North Building Elevation

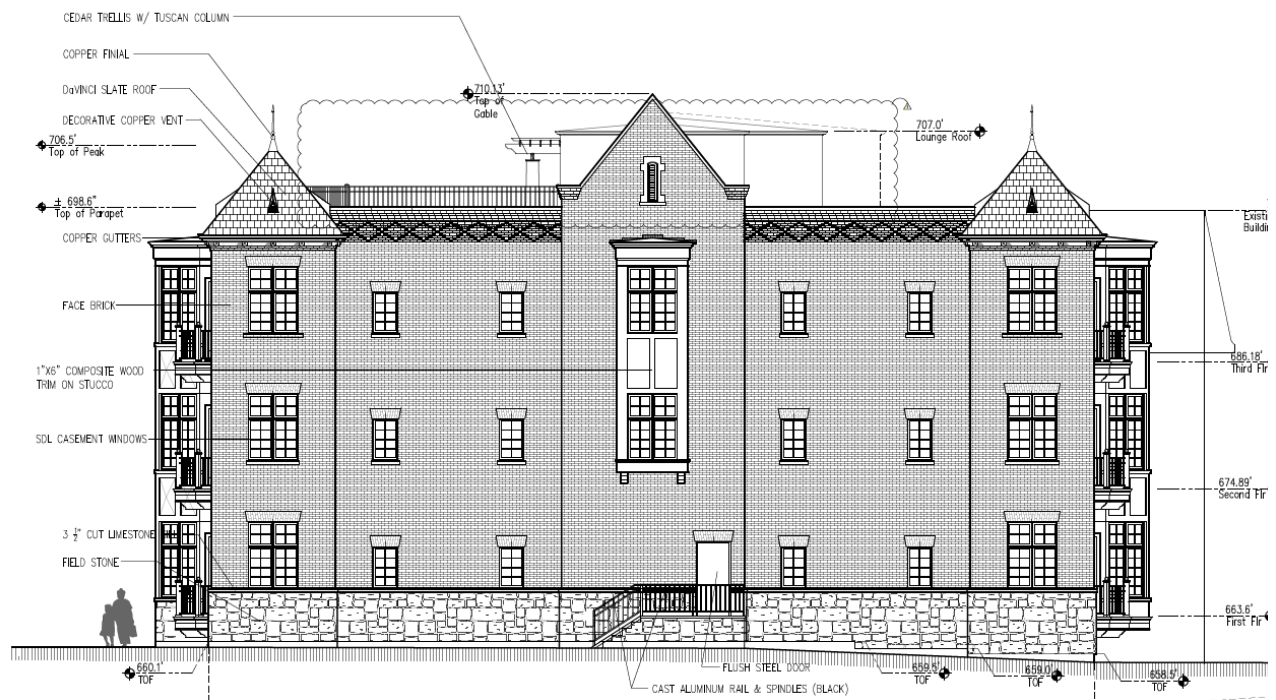


Figure 4B –North Building Elevation Presented at October 19 PDC Meeting

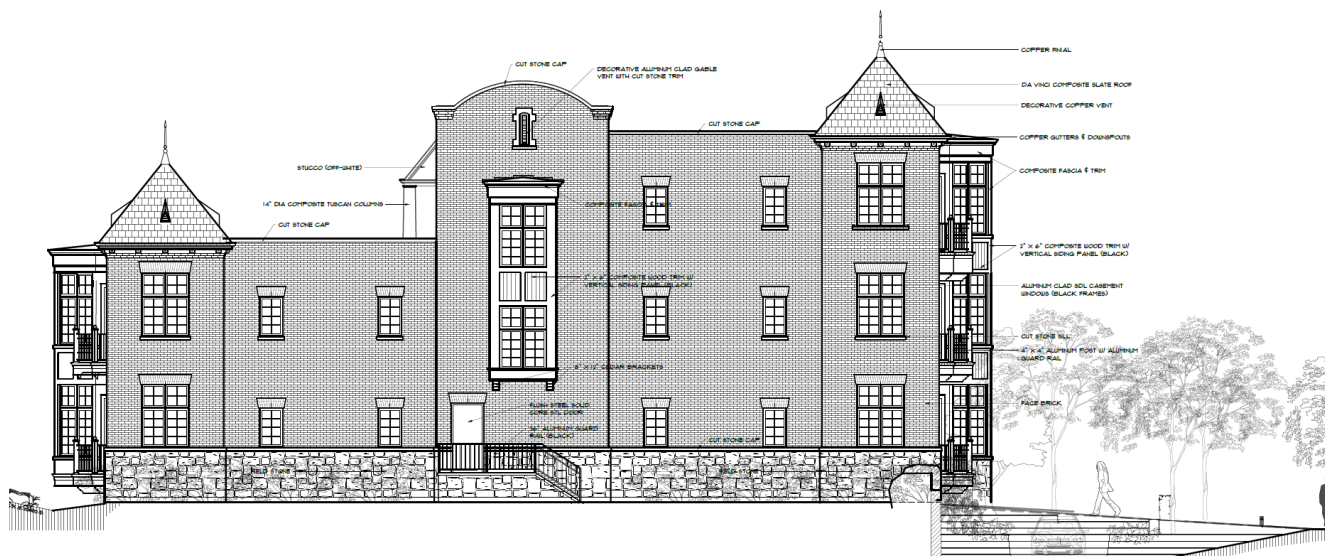


Figure 5A – Current Amended Plan – South Building Elevation

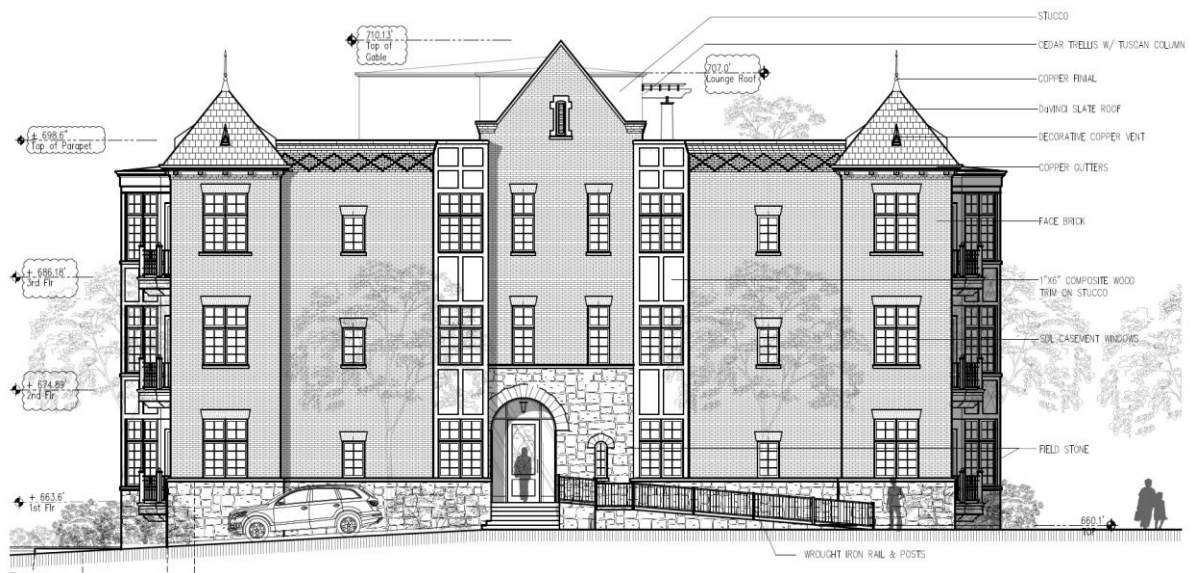


Figure 5B – South Building Elevation Presented at October 19 PDC Meeting



Figure 6A – Current Amended Plan – Rendering from Green Bay Road



Figure 6B – Rendering from Green Bay Road Presented at October 19 PDC Meeting

SUBDIVISION & ZONING RELIEF

For the Board's information, when the Planned Development Commission considers the amended plan on February 3, it will consider the following zoning and subdivision relief:

- A. Plat of Consolidation. In order to construct the proposed project on the site, the two lots that make up the Subject Property must be combined into one lot of record.
- B. Maximum Building Size Exception – The consolidated lot area of 15,000 square feet allows a maximum gross floor area (GFA) of 12,000 square feet (or what is also called a maximum floor area ratio of 0.80). As proposed, the building consists of approximately 14,255 square feet of gross floor area, requiring an exception of 2,255 square feet (18.8%).
- C. Maximum Building Height Exception – In the B-1 District, the maximum permitted building height is 35 feet and 2 ½ stories. The proposed building height at its tallest point is now 42'-11" and three (3) stories. The following summarizes the heights of various elements of the building as measured from the top of the first floor and compares that to the plan presented at the October 19 Commission meeting:

Table 1

	October 19 Proposed Development	Current Proposed Plan
Roof Parapet (3-story)	35'-0"	35'-0"
Roof Parapet (2-story)	Not applicable	25'-6"
Corner Tower Elements (3-story)	42'-11"	42'-11"
Corner Tower Element (2-story)	Not applicable	33'-6"
Flat Roof of 4th Story Enclosed Storage & Lounge	43'-5"	Not applicable
Roof Form (Gable Element vs Arch Pediment)	46'-6"	41'-6"

- D. Principal Roof Form Exception– The proposed design incorporates pitched roof gables at the four corners of the building as well as the center; however, the primary roof design is that of a flat roof. The Zoning Ordinance prohibits flat roofs, shed roofs, mansard roofs, butterfly roofs, domed roofs, and the like.
- E. Façade Articulation Exception - The façade articulation requirement is intended to assure that the apparent scale of the building is compatible with the scale of near-by single family development by requiring no exterior wall be unarticulated for a distance greater than 50 feet. The Zoning Ordinance requires the separation distance in the plane of the walls be at least four (4) feet. The south wall of the proposed building does not comply with this requirement as the proposed separation distance in the plane of the walls is only two feet.
- F. Front Yard Setback Exception. The B-1 District requires a 25-foot front yard setback and does not allow parking spaces to be located within this setback. The Applicant proposes the two required guest parking spaces within the required front yard. The parking spaces would be located 9'-11" from the front property line.

Though the zoning and subdivision relief is not the purview of the Design Review Board, we are providing you with this information so you are aware of the relief the Planned Development Commission will be considering.

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 “Property Description” section of the July 16 staff report, found on page 4 of Attachment C, in which the project consistency with the Comprehensive Plan is summarized);
- (3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

The Board will need to determine if the proposed multi-family building and its associated hardscape and landscape comply with the above standards.

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

RECOMMENDATION

At the January 21, 2021 Design Review Board meeting, the Board will review the amended design of the Applicant’s proposed building, hardscape, and landscaping.

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 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 building, hardscape, and landscaping 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 building, hardscape, and landscape for the proposed five-unit multi-family building on the***

Subject Property, subject to the following conditions:

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

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

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

Staff and the Applicant will be present at the January 21 meeting to present a summary of the Applicant's amended plans and to answer any questions.

ATTACHMENTS

- Attachment A1: Applicant's Narrative and Revised Plan Sheets
Attachment B1: August 20, 2020 Staff Reports and Attachments.
Attachment C1: July 16 and August 20, 2020 DRB Meeting Minutes Excerpts
Attachment D1: Written Public Comments Regarding Amended Plans



11418 E Mission Ln
Scottsdale, AZ 85259
(847) 757-3975 mobile
rick@rmswanson.com

December 10, 2020

Mathew Bradley
Chairman of the
Planned Development Commission
510 Green Bay Rd.
Winnetka, IL 60093

Re: 688 & 694 Green Bay Rd.

Chairman Bradley and Members of the Planned Development Commission:

We have had an opportunity to reflect on the October 7th Planned Development Board meeting and took your suggestion that we continue to explore ways to creatively address the concerns raised by our neighbors. While many of the comments were complimentary of the project quality, the perception of mass and scale remained troubling to those most affected. We took the message expressed by the community that evening seriously and made a sincere effort to revisit the overall program with these objectives in mind. Although it is impossible to satisfy everyone, we do feel many of the proposed changes aggressively speak to these concerns. We are hopeful the majority of those engaged in this process agree.

In that spirit, we are pleased to offer the following improvements for your consideration:

- a) We have reversed the building and shifted it toward the south 12'-0" side yard setback boundary. The main entrance will now face the existing duplex entrances to the north and provide more open space between the respective structures. This will also address the concern of our north neighbors regarding the loss of seasonal sunlight.
- b) We have moved the garage entrance from the west to the east side of the building and will now have a direct vehicular entrance from Green Bay Rd. The doors will be carriage style and continue to be dropped partially below grade. Parking will also be placed in the front of the building, which will require an exception. This reversal will provide a more appropriate hierarchy of geometry to the south structure and now provide the ability to plant tall growing deciduous trees that will serve to screen the monotonous wall mass of the south structure.
- c) The driveway will no longer be necessary along the north or south side of our proposed building, which significantly reduces the amount of impermeable surface area to within the allowable by ordinance. This will eliminate the need for this exception. Lastly, it speaks to the concern raised by the most northerly unit owners to our south with respect to sound and light potentially generated by pedestrian and vehicular traffic.
- d) The reversal of the garage doors to the east allows the ability to install more landscape material on the west side including a 5'-0" retaining wall berm with large growth

coniferous trees to soften the visual impact and provide privacy screening for our proposed unit owners.

- e) We have removed the 3rd floor west unit and reduced the west parapet height from 35'-0" to 25'-6". The west corner tower elements have also been reduced to a new roof peak height of 33'-6". The east façade will remain 3-story but there will no longer be any 4th floor mass. Our proposed density is now 5-dwelling units, which is a reduction from the allowable density of 6.
- f) The 4th floor storage, lounge and roof garden will be total removed, and the only access will be for roof related maintenance purposes. This significantly reduces the gross floor area and appropriate transition from the 3 to the 2-story mass.
- g) The roof garden and storage will be moved to the 3rd floor along with 3-storage units. 2-storage units will be placed in the garage space. The removal of one dwelling unit allows the removal of 2-parking spaces, which provides additional space in the garage to mitigate need for more floor area on the 3rd floor.
- h) The removal of the 4th floor space combined with the removal of the west 3rd floor unit provided an opportunity to revisit the building mass and how that transitioned from a higher to lower floor composition. We felt the steep gable element became more pronounced and awkward, which defeated the intent. The solution was to modify the geometry to an arched pediment and allow a more gradual transition of hierarchy. This modification also resulted in a reduction from 46'-6" down to 41'-6" with total elimination of the pitched roof mass from the north to south axis.
- i) The Gross Floor Area will now be reduced to 14,255 sf (18.7% over) from the previous 17,701.5 sf (47.5% over).
- j) The proposed modifications significantly reduce the perceived building mass to those most impacted by way of lower building height, enhanced landscaping, and preserved access to seasonal sunlight.

Lastly, we wish to address the question of public benefit to the Village, as described in Section 17.58.120.B of the Zoning Code. After consideration of several options, we felt a contribution of \$18,000.00 for installation of an electric car charging station in the business district would provide a relevant and environmentally meaningful contribution to the community. We also intend to provide a charging station for the proposed owners at The Walden as this demand seems to be growing exponentially each year.

We appreciate this opportunity to present our project once again to the Planned Development Board and look forward to further discussing this in more detail with you on December 10th. It is important to us that you recognize the sincere effort on our part to listen to the community and find mutually acceptable results. We hope to earn your support and a positive recommendation to the Village Counsel at that meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line.

Rick Swanson AIA, NCARB
Managing Member

December 10, 2020

David Schoon
Community Development
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: 688 Green Bay Rd.

Mr. Schoon,

As a condition of our formal submittal for consideration of our proposed Walden project at 688 Green Bay Rd, we are required to address each of the findings on standards and exceptions provided in Chapter 17.58 of the Village's Zoning Code.

We have responded to Standards as follows:

Standards:

1. *That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan;* The Village's Comprehensive Plan is an ever evolving guide for future development that preserves the physical character of the community. The subject property is zoned for the proposed use and consistent with the most current Comp Plan Amendment. In addition, the proposed building is intentionally designed to embrace and respect the historic character of Winnetka as outlined in the Design Guidelines adopted in 2001

2. *That the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village;* The 2-existing properties have been a source of concern for the Village for many years. This included a dilapidated residence that had become a hazardous situation for the neighborhood. That structure was demolished, and the remaining building will be removed as a condition of our approval. The proposed building will be designed and constructed to current Village code and meet all the design standards for life safety. We have also designed our stormwater control to significantly reduce the amount of current runoff from the property, which was one of the primary concerns expressed by our neighbors when we met several months ago.

3. *That the planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity.* We propose a significant improvement to the combined properties by way of appropriate design, implementation of modern technology and quality materials. The proposed homes will be marketed for values equal to and in excess of existing properties in the neighborhood, which historically has been a benefit to adjacent properties. Moreover, the improvement of this property will control and significantly decrease stormwater run-off to adjacent properties.

4. *That the establishment of the planned development will not unreasonably impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;* All of the properties directly adjacent to and or in the vicinity of our site are in excellent condition and appear to utilize most, if not all available property to the extent permitted by zoning code. The proposed project will not unreasonably impede the ability of other property owners to make necessary modifications or develop their respective properties as they may see fit.

5. *That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;* The development of this property will include the removal of existing structures and one of two driveway entrances from Green Bay Road. A wider and more safely accessible entrance will be provided offering better line of sight for those exiting the property. Each unit owner will also be provided with 2- internal parking spaces and two additional guest parking spaces , which will include an ADA accessible space in the front of the building. The removal of the one entrance will provide for an increase of space that will allow two street parking spaces on Green Bay Road. Lastly, we have worked proactively with staff to establish ingress and egress to the site that is efficient and will provide adequate access for emergency vehicles.

6. *That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the planned development exist or are to be provided;* We have confirmed adequate utilities are available to the site for the proposed use. We will also meet and improve the parking and entrance access for the proposed development.

7. *That the planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.* The proposed project will comply with all current building and life safety codes. Although most of the zoning regulations provided for the B-1 district have been met, we will be requesting zoning relief for:

- I. Consolidation of the two lots
- II. Building height (maximum feet & stories),
- III. Maximum building size (floor area ratio)
- IV. Exterior wall articulation
- V. Principal roof form
- VI. Proposed parking in the front yard setback

Exceptions

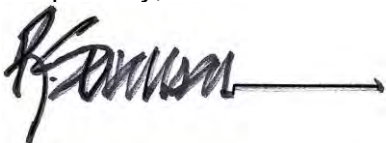
1. *The proposed exception will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines;* The recent removal of one of the dilapidated structures was a step in the right direction, but the property remains severely underused given the development of nearby properties over the last 20-years. We propose a significant improvement to the site by way of quality design, enhanced landscaping and cohesiveness with the neighborhood. The Comprehensive Plan speaks to ever evolving economic and cultural conditions that affect the characteristics of the community. The Design Guidelines assure the charming aesthetic character of the Village is preserved. The proposed project will provide alternative housing that will allow existing residents to downsize while not compromising the quality of life. More importantly, it allows current residents to remain in the community. The architectural design for the Walden Flats was the result of careful review of the Village's Design Guidelines including, touring the downtown business district and surrounding neighborhoods. It is our hope that the community agrees with our resulting interpretation. We believe the proposed increase in height and FAR provides appropriate latitude to design a building that meets all these objectives.

2. *The proposed exception will enable the development to offer environmental and pedestrian amenities available to all residents of the Village;* The proposed project will offer a single replacement structure on two lots and create a more aesthetically pleasing and cohesive composition of massing with other structures facing Green Bay Rd. Existing parkway trees will be protected and new landscape material installed to enhance the pedestrian experience. The proposed exceptions provide the elements crucial to design integrity and market relevance.
3. *The proposed exception will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development;* The proposed exceptions will not cause any discernible or adverse impact to the use, value or enjoyment of neighboring properties. The development of this property as proposed will offer a significant reduction in storm water runoff to properties downstream and substantially improve property values by way of a more appropriate replacement structure.
4. *The proposed exception will contain a proposed design and use, or combination of uses, that will complement the character of the surrounding neighborhood;* The proposed exceptions are needed to offer details that are consistent with the architectural character of the neighborhood and community. The proposed use will be luxury condominiums averaging 2,300 sf and offer design elements that are historically correct and cohesive with the neighboring properties, which are established single and multi-family residential.
5. *The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of this Code.* The exceptions we propose relate to design elements that are essential to meeting the consumer demands of this underserved market. Our buyers are primarily existing residents who wish to stay in the community but struggle to find housing alternatives that meet their current lifestyle needs. Our proposed design is the result of significant research of the market specific to Winnetka and the overwhelming response was upscale single floor living with features and amenities that were consistent with the style and quality expected in a North Shore community. That included a minimum of 2,100 sf of living space with 10'-0" ceilings. We have also made significant modifications to address concerns expressed by our most direct neighbors. Any further changes could significantly impact quality, market relevance and economic feasibility. However, we do maintain that the project as proposed, will offer a new structure that will incorporate sustainable materials, enhancement of the streetscape and meet a verified public need.

While we have taken the position that the improvement of this site would be a benefit, that same argument could be made about any newly constructed project. Moreover, it is difficult to find meaningful options on smaller development projects other than increased property and sales tax revenue. This leaves only off-site options, which requires more creative thought. After consideration of several options, we felt a contribution of \$18,000.00 for installation of an electric car charging station in the business district would provide a relevant and environmentally meaningful contribution to the community. It is our hope that the Board agrees.

We appreciate this opportunity to address each of these standards and exceptions. We look forward to discussing this further with the Planned Development Board at the earliest possible occasion.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line.

Rick Swanson AIA, NCARB

QUANTITATIVE SUMMARY

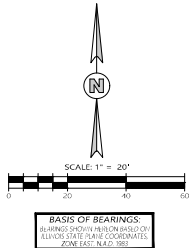
The Walden of Winnetka
Proposed 3-story, 5-Unit Residential Building
688 Green Bay Road, Winnetka, Illinois

22-Dec-20

Subject Property Information	Existing	Proposed
Current Zoning	B-1	B-1 PUD
Current Use	Single-family Residential (vacant)	Multi-family
Lot Width	100'-0"	N/C
Lot Depth	150'-0"	N/C
Gross Lot Area	15,000 sf	N/C
Acreage	0.345-acres	N/C
Adjacent Property to the South	4-story multi-family Condo	N/C
Adjacent Property to the North	2-story multi-family Duplex	N/C
Adjacent Property to the East	Green Bay Road	N/C
Adjacent Property to the West	Single-family Residential	N/C
Proposed Development	Permitted By Zoning	Proposed
Density	6-Units (18-DU per acre)	5-Units
Average Residential Unit Floor Area		
Gross Floor Area	12,000 sf (80% of lot area)	14,255 sf (18.7%) over
<i>Building Height</i>	35'-0" (above first floor elev.)	
Roof Parapet (3-story)		35'-0"
Roof Parapet (2-story)		25'-6" (9'-6" under)
Minor Roof Forms (corner tower elements)	3-story	42'-11" (7'-11" over)
Minor Roof Forms (corner tower elements)	2-Story	33'-6" (1'-6" under)
Major Roof Forms (arch pediment)		41'-6" (5'-6" over)
Building Coverage of Lot	6,000 sf (40%)	5,595.3 sf (404.7 sf under)
Impermeable Surface Area	9,000 sf (60%)	8,298.8 sf (7.8% under)
Front Yard Setback (Building)	25'-0"	25'-0"
Front Yard Setback (Parking)	25'-0"	9'-11" (60.33% over)
Rear Yard Setback	30'-0"	30'-0"
Side Yard Setback (south)	12'-0"	22'-0"
Side Yard Setback (north)	12'-0"	12'-0"
Roof Overhangs	18"	8"
<i>Parking</i>	11.25-spaces	12-space +2-street spaces
Below Ground (2-per unit)	10-spaces	10-spaces
On-site Guest Parking	1 1/2-spaces	2-spaces (1 is Handicap)
Street Parking (lot frontage)		2-spaces
<i>Exterior Walls (Difference in plane of walls)</i>	Articulation not greater than 50'-0" & wall plane at least 4'-0"	
East Elevation		Meets the Standard
South Elevation		Articulation but not 4'-0"
West Elevation		Meets the Standard
North Elevation		Meets the Standard
<i>Landscaping & Existing Trees</i>		
Total Existing Trees on Property		16-Trees (152"-gross)
Total Trees to be Removed		12-Trees (149"- gross)
Required Replacement Inches		41"
Total Proposed Replacement Trees		37-Trees (111" gross)
<i>Stormwater Control</i>	Developer to provide a buried stormwater vault under the proposed berm on the west side of the property. We have designed all stormwater to flow East and away from the westerly neighbors.	

PLAT OF CONSOLIDATION
THE WALDEN

ENGINEER:
ESM CIVIL SOLUTIONS, LLC
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FACILITY
4320 WINFIELD ROAD - SUITE 200 WINFIELD, IL 60555
O: 630-400-4933 C: 630-624-0520



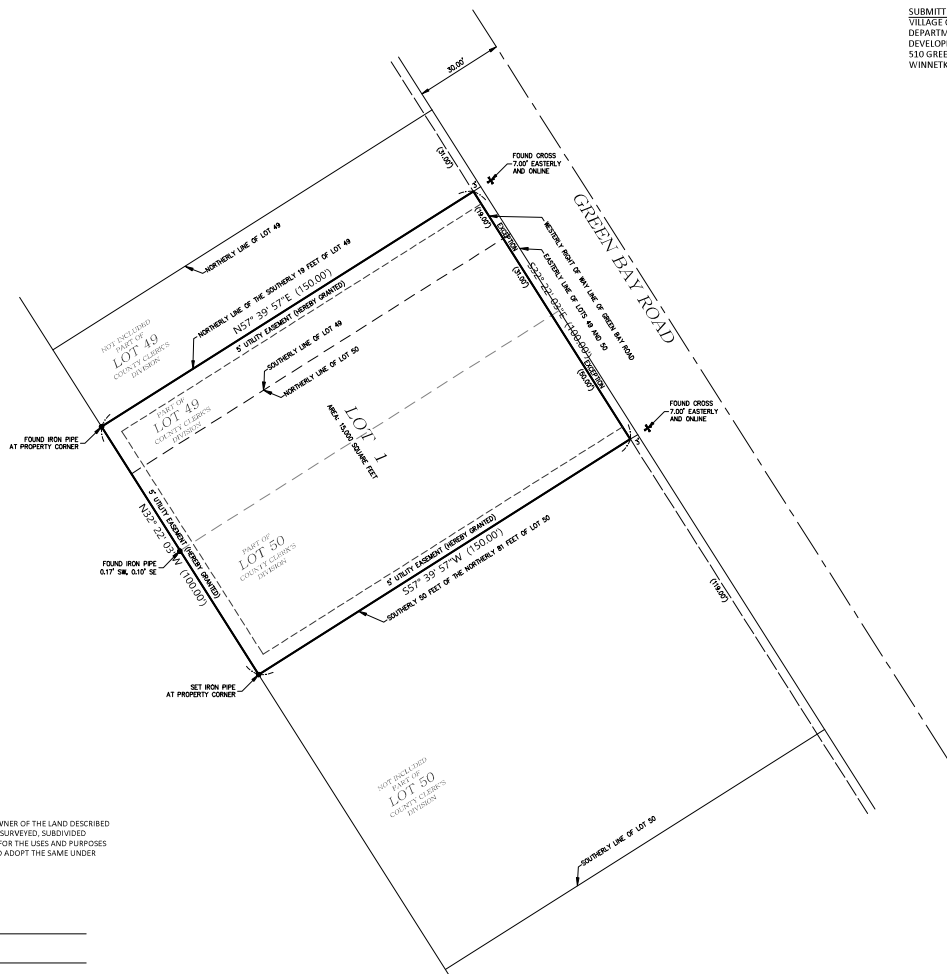
LEGAL DESCRIPTION

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 688 AND 694 GREEN BAY ROAD, WINNETKA, IL 60093
PIN NO.: 05-17-412-037-0000 PIN NO.: 05-17-412-038-0000

SEND TAX BILL TO:
REVEST PARTNERS, LLC
745 CONSTANCE LANE
DEERFIELD, IL 60015

SUBMITTED BY AND RETURN PLAT TO:
VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY
DEVELOPMENT
510 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093



OWNER'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF LAKE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND/OR DEDICATED, AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, A.D. 2020

OWNER _____ SIGNATURE _____
ADDRESS _____

NOTARY CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS ____ DAY OF _____, A.D. 2020, AT _____, ILLINOIS.

NOTARY PUBLIC

VILLAGE COLLECTOR

STATE OF ILLINOIS) ss
COUNTY OF COOK)
I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS ____ DAY OF _____, A.D. 2020

VILLAGE COLLECTOR

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)
THIS IS TO CERTIFY _____ AS MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THE PLAT OF CONSOLIDATION OF SAID PROPERTY AS SHOWN ON THE PLAT HEREON DRAWN.

_____, AS MORTGAGE HOLDER.

BY: _____
ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS ____ DAY OF _____, A.D. 2020, AT _____, ILLINOIS.

NOTARY PUBLIC

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)
APPROVED THIS ____ DAY OF _____, A.D. 2020 BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

VILLAGE ENGINEER

VILLAGE COUNCIL

STATE OF ILLINOIS) ss
COUNTY OF COOK)
APPROVED BY THE PRESIDENT AND VILLAGE COUNCIL OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 2020.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

PLANNED DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)
APPROVED BY THE VILLAGE OF WINNETKA PLANNED DEVELOPMENT COMMISSION AT A MEETING HELD THE ____ DAY OF _____, A.D. 2020.

BY: _____ ATTEST: _____
CHAIR SECRETARY

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)
APPROVED THIS ____ DAY OF _____, A.D. 2020 BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

WATER AND ELECTRIC DIRECTOR

PUBLIC UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WINNETKA FOR PUBLIC UTILITIES, IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED ON THIS PLAT AND MARKED "UTILITY EASEMENT" TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND REMOVE NECESSARY EQUIPMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM THE EASEMENT, AND THE RIGHT TO TRIM AND REMOVE SUCH TREES, BUSHES, SHRUBS AND LANDSCAPING, AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES. THE EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF THE EASEMENT, BUT NO PERMANENT BUILDINGS OR STRUCTURES OTHER THAN DRIVEWAY AND SIDEWALK SURFACES SHALL BE PLACED ON THE EASEMENT.

IDOT DISTRICT ENGINEER CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS ____ DAY OF _____, A.D. 2020

BY: _____
ANTONY J. QUIGLEY P.E.
REGION ONE ENGINEER

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF WINNETKA AND/OR ITS DESIGNATED AGENTS TO RECORD SAID PLAT OF CONSOLIDATION WITH THE OFFICE OF COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED.

DATED THIS ____ DAY OF _____, A.D. 2020

REGIONAL LAND SERVICES, LLC
270 VIDA COURT
SYCAMORE, ILLINOIS 60178

RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 035-003832
LICENSE EXPIRES NOVEMBER 30, 2021

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF DEKALB)
REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-00768-0010, DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSES OF SUBDIVIDING IT INTO ONE (1) LOT AS SHOWN HEREON:

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.

ALSO
THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED AT 62 DEGREES FAHRENHEIT.

IT, FURTHER CERTIFIES THAT THIS PROPERTY IS SITUATED IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN), AS DESIGNATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C025J, EFFECTIVE ON AUGUST 19, 2008.

IT, FURTHER CERTIFIES THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE VILLAGE OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 2020

RUDY P. DIXON
LICENSE NO. 035-003832

ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: NOVEMBER 30, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

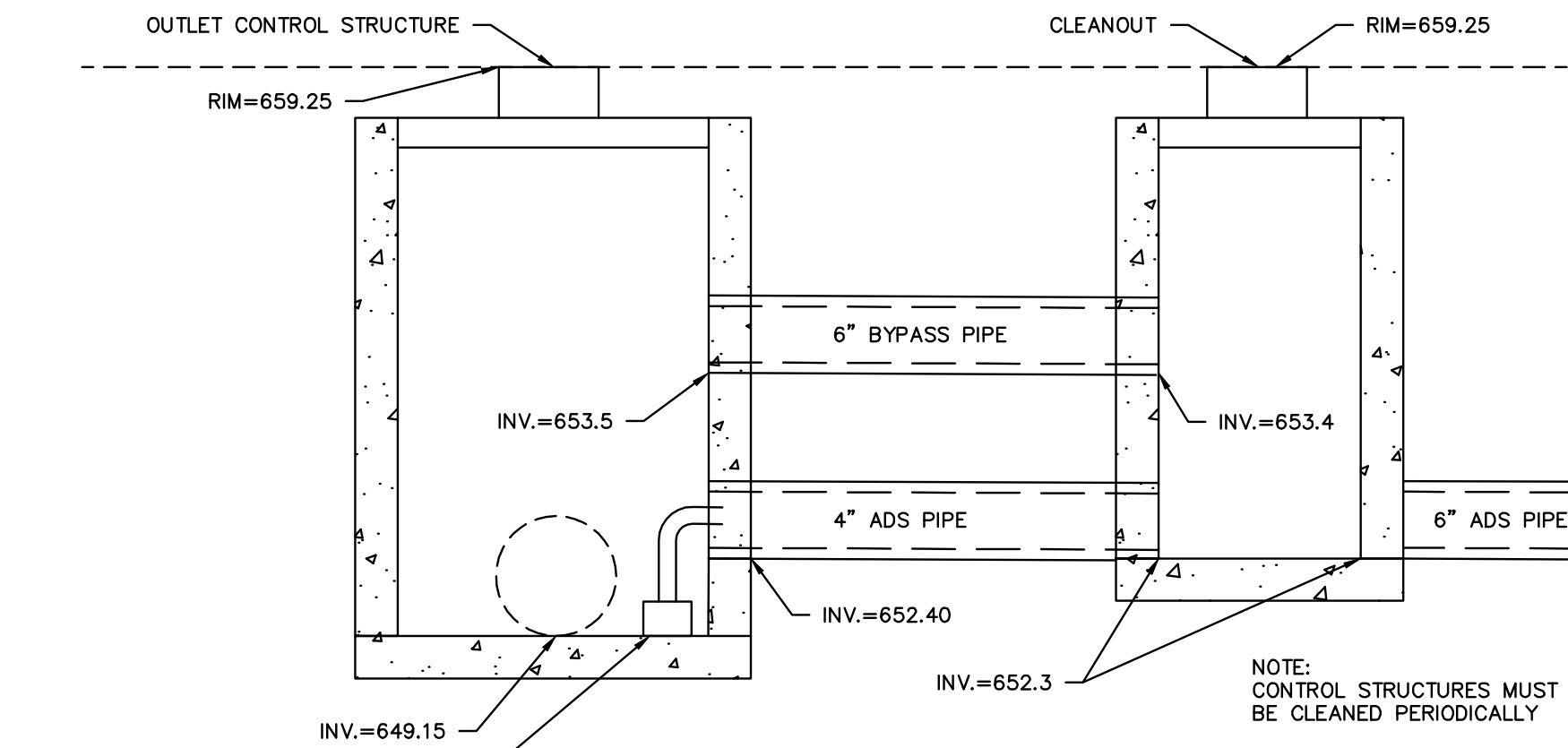


The Walden - Page 4 of 8



NOTE:
THE THREE FOOT EXCEPTION AS DESCRIBED IN THE LEGAL DESCRIPTION AND AS SHOWN ON THE PLAT WAS DEDICATED FOR ROADWAY PURPOSES.

PROJECT NUMBER	DATE	BY	DATE	REVISION
19-07081	08/02/2020	ESM	08/02/2020	01
SCALE	1" = 20'	EXAMINED BY	DATE	
DESIGNED BY	ESM	FIELD WORK CHECKED BY	DATE	
PROPERTY ADDRESS	688-694 N GREEN BAY ROAD, WINNETKA, IL	USE COULDN'T	RECORD	
		FILED	RECORD	
REV		DESCRIPTION	DATE	



OUTLET CONTROL DETAIL

DETENTION SUMMARY

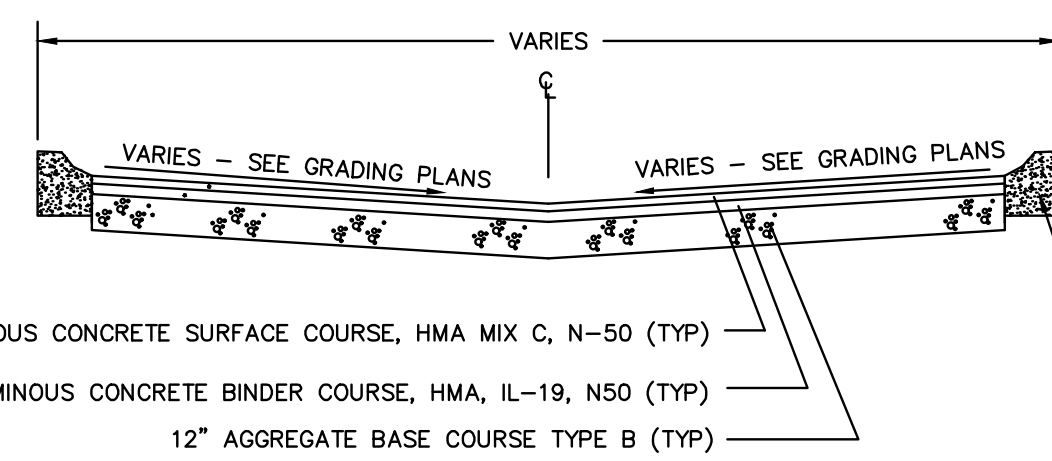
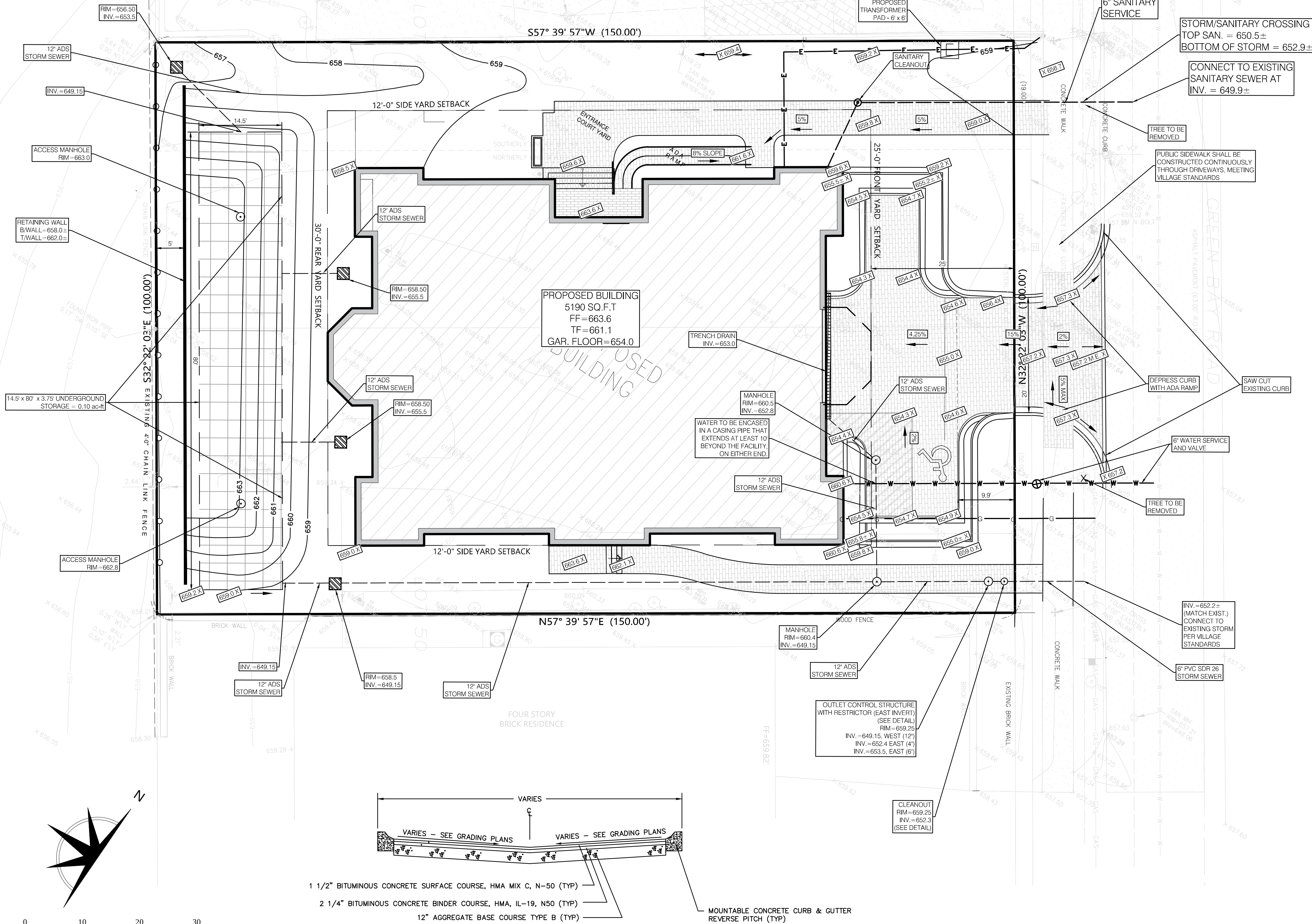
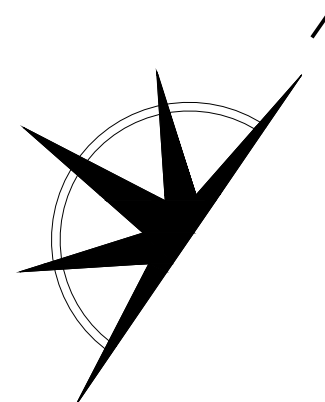
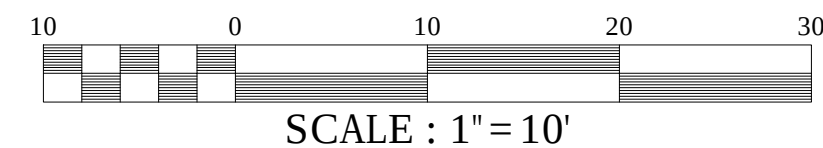
REQUIRED VOLUME = 0.082 AC.-FT (MWRD MODIFIED RATIONAL METHOD)
 PROVIDED VOLUME = 0.10 AC.-FT.
 - UNDERGROUND STORAGE = 0.10 AC.-FT.
 ALLOWABLE RELEASE RATE = $Q = 0.15 \times 3.6 \text{ IN/HR} \times 0.34 \text{ AC.} = 0.18 \text{ CFS}$
 HIGH WATER LEVEL = $649.15 + 3.75 = 652.9$ (GARAGE FLOOR = 654.0)

BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON BASED ON
 ILLINOIS STATE PLANE COORDINATES
 ZONE EAST, N.A.D. 1983

LEGEND

- SIGN
- BOLLARD
- AC UNIT
- ELECTRIC METER
- GAS METER
- CLEANOUT
- POWERPOLE
- STORM INLET
- STORM MANHOLE
- STORM CATCH BASIN
- MANHOLE
- SANITARY MANHOLE
- WATER B BOX
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- LIGHT POLE
- ELECTRIC TRANSFORMER
- DECIDUOUS TREE
- CONIFEROUS
- BUSH
- MATCH EXISTING
- PROPERTY LINE
- OVERHEAD WIRES
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN
- EXISTING CONTOUR
- CENTERLINE ROAD
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING TREE LINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING PAVEMENT
- PROPOSED BRICK PAVERS

BENCHMARK:
 SITE BENCHMARK NUMBER 401
 NORTH FLANGE BOLT AT 694 N. GREEN BAY ROAD.
 ELEVATION=659.52' NAVD88



TYPICAL PAVEMENT SECTION

N.T.S.

PREPARED FOR:
REVEST PARTNERS LLC
 745 CONSTANCE LANE
 DEERFIELD, IL 60015

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Entitlement - Project Feasibility
 4320 Winfield Drive - Suite 200 Warrenville Illinois 60555
 o: 630-300-0933 c: 630-624-0520

REVISIONS				REVISIONS			
NO.	DATE	DESCRIPTION		NO.	DATE	DESCRIPTION	
1	01-20-20	CHANGES MADE PER ARCH. COMMENTS		6	11-30-20	REVISED SITE PLAN PER CLIENT; VILLAGE COMMENT	
2	01-23-20	REVISED PER VILLAGE LETTER DATED 01-06-20		7	12-14-20	REVISED PER CITY REVIEW DATED 12-02-20	
3	02-19-20	REVISED PER VILLAGE LETTER DATED 02-07-20					
4	03-11-20	REVISED PER VILLAGE REVIEW					
5	11-18-20	REVISED SITE PLAN PER CLIENT					

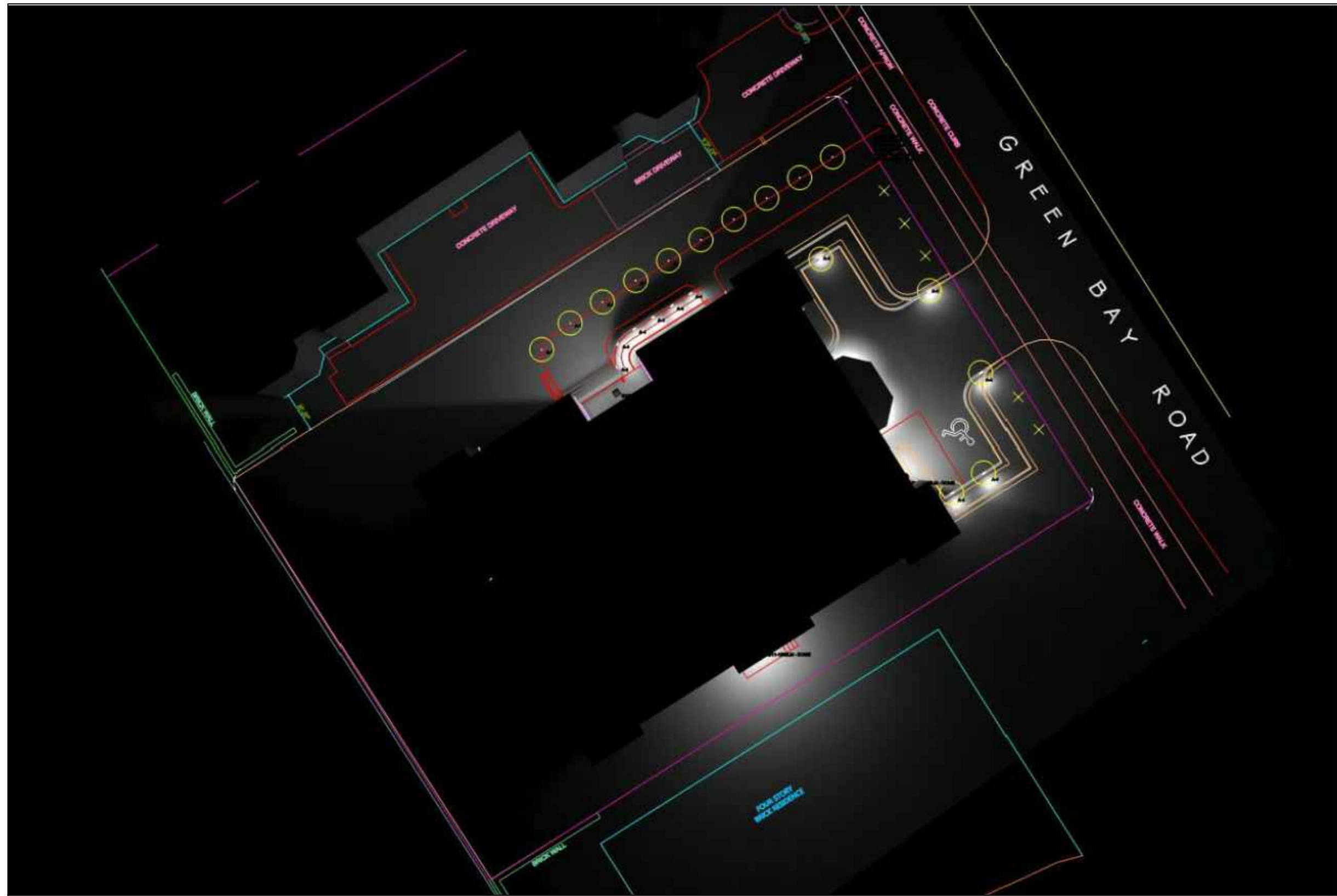
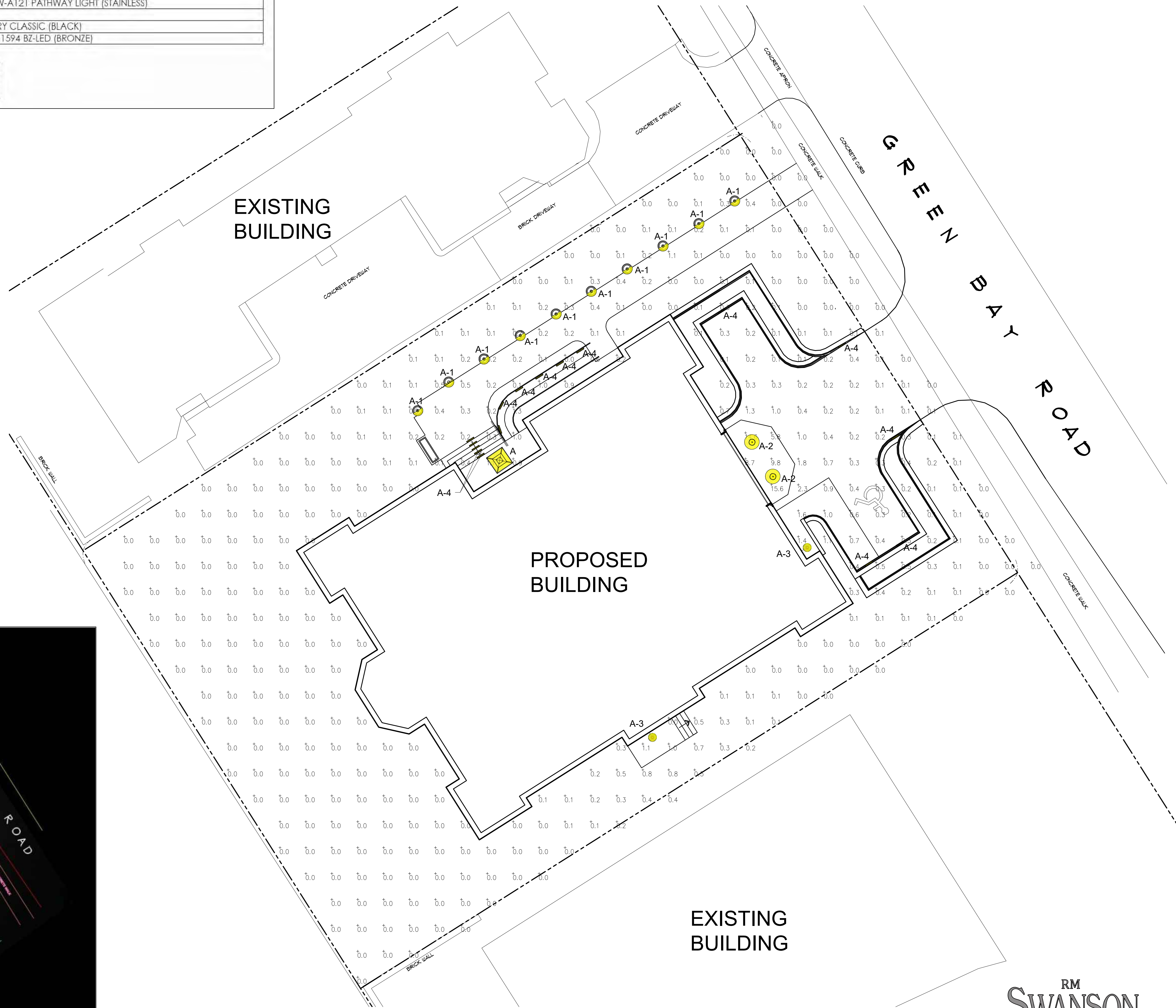
PRELIMINARY ENGINEERING PLAN

THE WALDEN - 688 GREEN BAY ROAD

FILE NAME: LAYOUT PLAN	DSGN. BY: ESM	JOB NO:	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: TWA	DATE: 10-29-19	SCALE: 1"=10'	C1 of C1

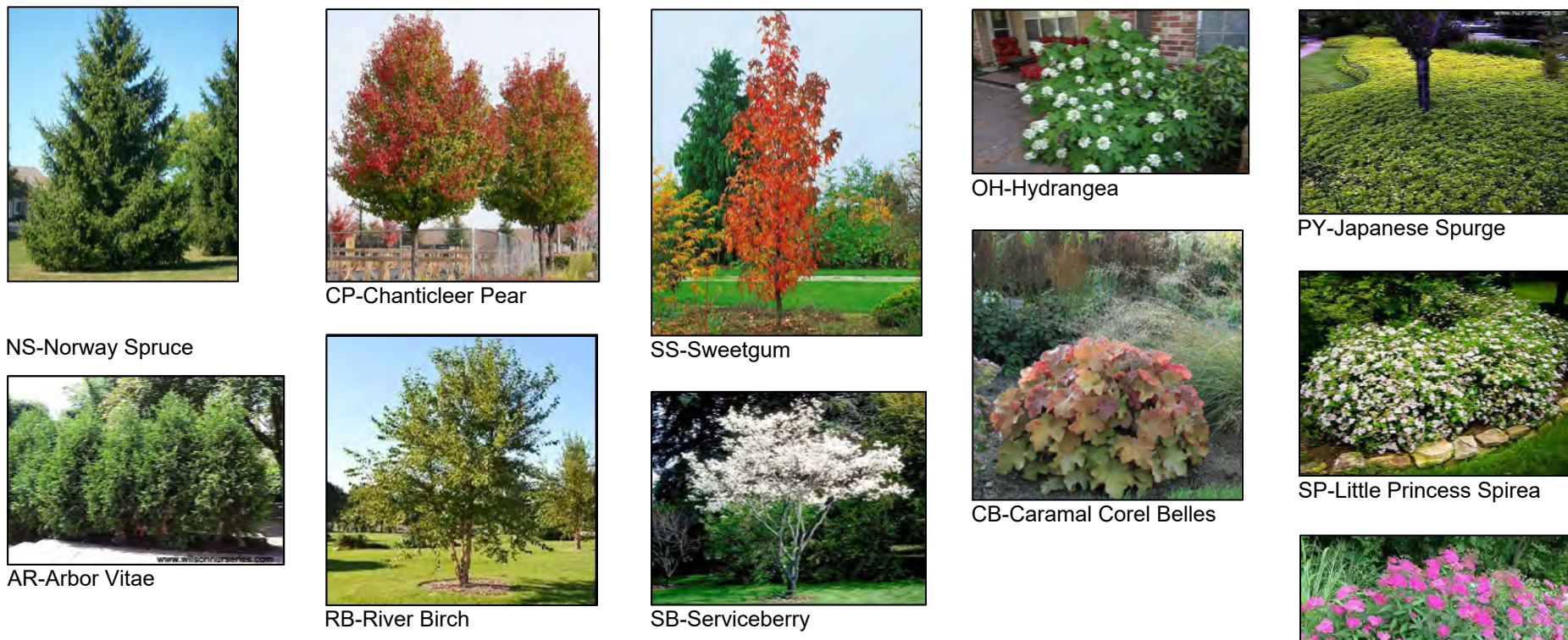
Luminaire Schedule						
Symbol	Qty	Model Number	Arrangement	Lumens	LLF	Description
	1	A	SINGLE	1388	0.950	6130-XRLED-09L45T3-MDL07-WA
	10	A-1	SINGLE	294	0.950	ASPECT MODEL AL-1G-PW-A121 PATHWAY LIGHT (STAINLESS)
	2	A-2	SINGLE	880	0.950	JUNO 1C20LED124 5
	2	A-3	SINGLE	1203	0.950	HINKLEY 10231TK FOUNDRY CLASSIC (BLACK)
	11	A-4	SINGLE	86	0.950	LOUVERED BRICK LIGHT #1594 BZ-LED (BRONZE)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
StatArea	Illuminance	Fc	8.07	15.6	0.9	8.97	17.33



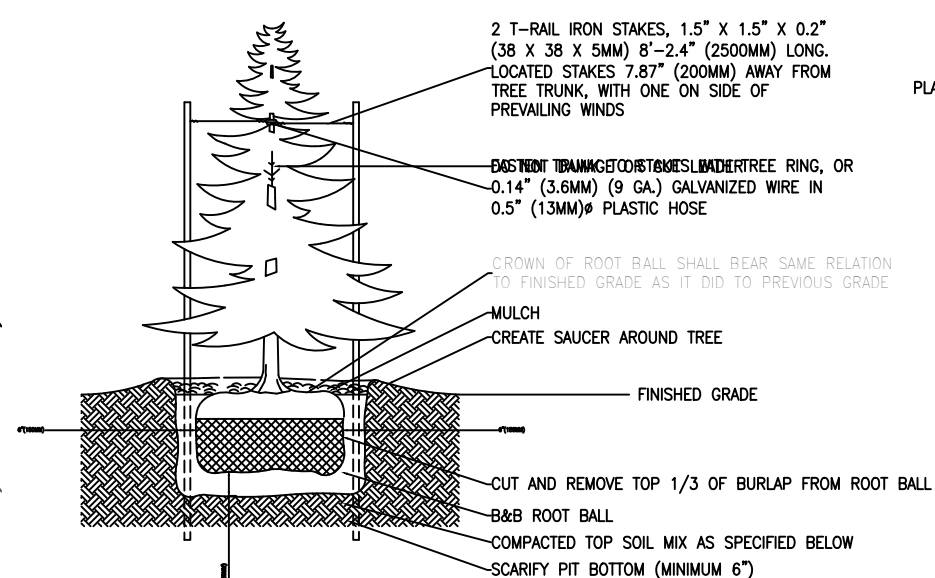
PHOTOMETRICS PLAN

1/4" = 1'-0"



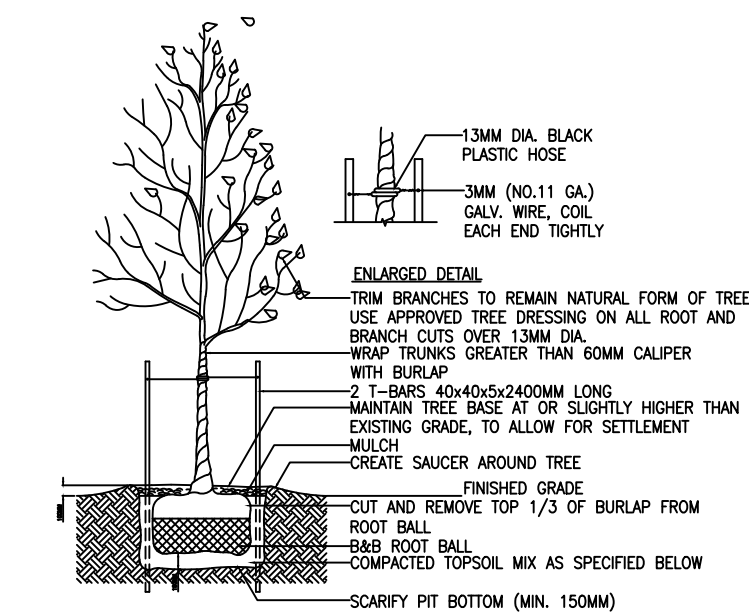
Plant List					
TREES					
Quantity	Size	Common Name	Botanical Name	Cond	KEY
8	8'	Norway Spruce	Picea abies	BB	NS
6	8'	Serviceberry	Amelanchier canadensis	BB	SB
4	3"	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	BB	CP
12	3"	Slender Silhouette Sweetgum	Liquidambar styraciflua 'Slender Sil.'	BB	SS
7	10'	River Birch	Betula nigra	BB	RB
SHRUBS					
27	3gal.	AW Spirea	Anthony Waterer Spirea	Can.	AW
54	24"	Boxwood	Buxus x Glencoe	Can.	BX
17	5"	Mission Arborvitae	Thuja occidentalis	BB	AR
29	3gal.	Hino Crimson Azalea	Rhododendron 'Hino-crimson'	Can.	AZ
24	3gal.	Little Princess Spirea	Spirea japonica 'Little Princess'	Can.	SP
10	5gal.	Oakleaf Hydrangea	Hydrangea quercifolia	Can.	OH
PERENNIALS, GROUNDCOVERS and GRASSES					
44	1gal.	Astilbe	Astilbe 'Rheinland'	Can.	RA
17	1gal.	Caramal Coral Bells	Heuchera 'Caramel'	Can.	CB
1900	3"	Japanese Spurge	Pachysandra terminalis	Flat	PY

- GENERAL NOTES:
- APPLICANT SHALL WORK PROACTIVELY WITH THE ADJACENT NEIGHBORS TO THE SOUTH TO REPLACE EXISTING LANDSCAPE SCREENING AND TREES REMOVED ALONG THE SOUTH PROPERTY LINE THAT ARE ON THE APPLICANT'S PROPERTY. THIS MAY INCLUDE PLANTING OF SOME PLANT MATERIAL ON THE NEIGHBOR PROPERTY WITH THE FULL APPROVAL OF THE NEIGHBORING PROPERTY'S H.O.A. APPLICANT WILL WORK WITH THE SOUTH NEIGHBORS H.O.A. TO ESTABLISH A MUTUALLY ACCEPTABLE RESULT TO THE EXTENT POSSIBLE ON THE APPLICANT'S PROPERTY.
 - SNOW REMOVAL SHALL BE CONTRACTED BY THE H.O.A. WITH A LICENSED AND BONDED SNOW REMOVAL CONTRACTOR. IN ADDITION, A RADIANT SNOW MELTING SYSTEM WILL BE INSTALLED FROM THE SOUTH ENTRANCE TO THE OVERHEAD GARAGE DOORS AND PARKING AREA.



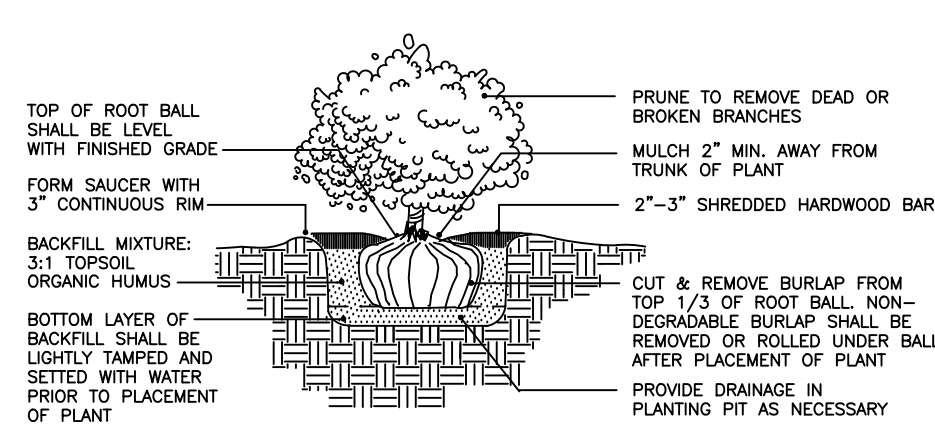
- SPECIFICATIONS:
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE BRANCHES AND STAKES TWO YEARS AFTER INSTALLATION.
 - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 - TOPSOIL MIX, SEE SPEC.

CONIFEROUS TREE DETAIL

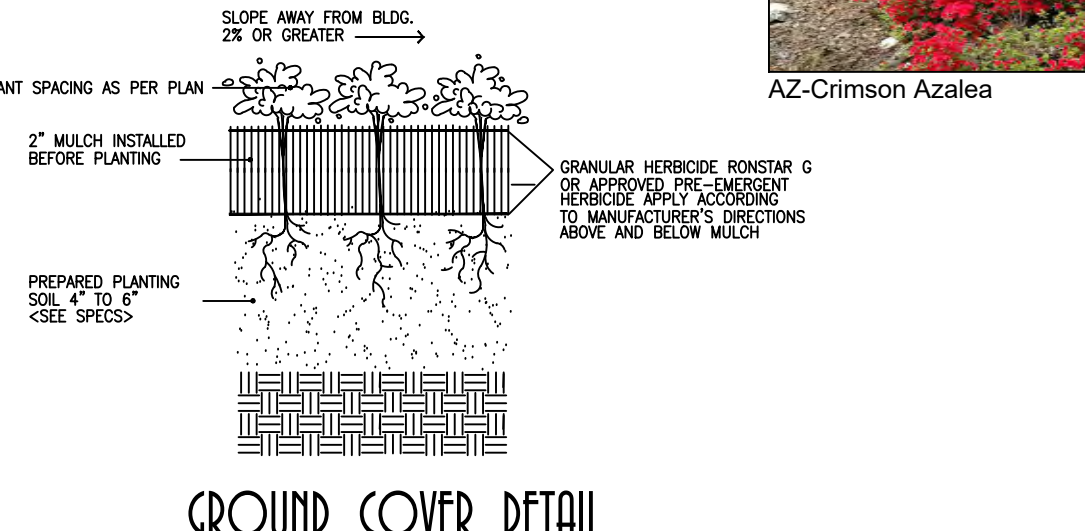


- SPECIFICATIONS:
- TOPSOIL MIX, SEE SPEC.
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE BRANCHES AND STAKES TWO YEARS AFTER INSTALLATION.
 - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 - ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

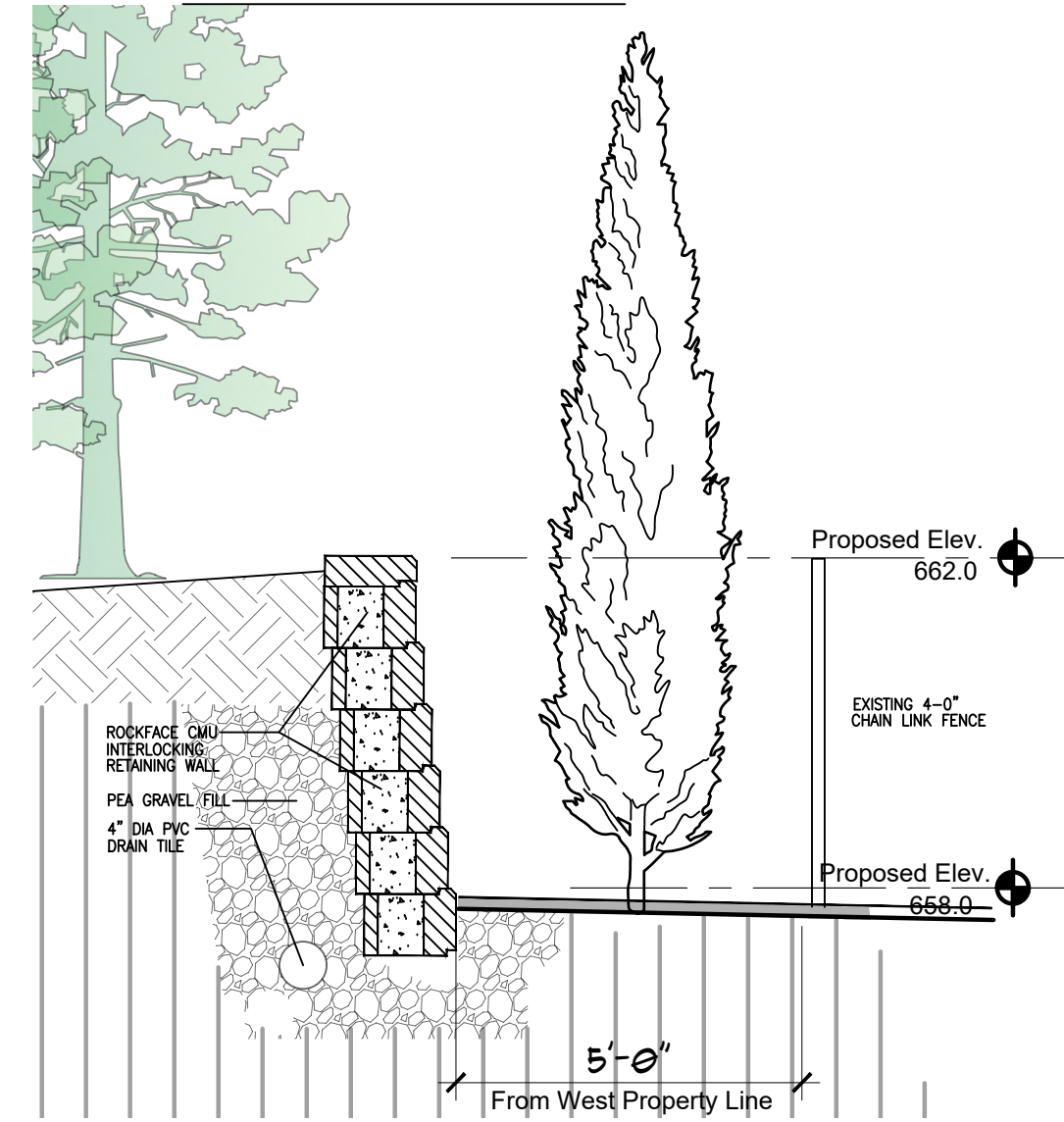
DECIDUOUS TREE DETAIL



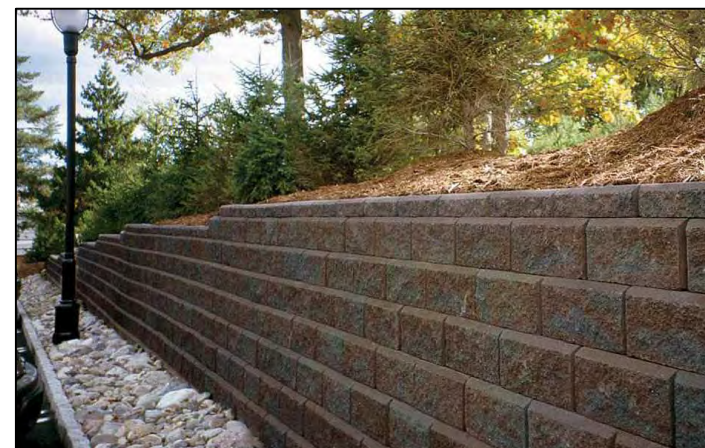
BURLAP SHRUB DETAIL



GROUND COVER DETAIL



RETAINING WALL DETAIL



REPRESENTATIVE PHOTO OF RETAINING WALL

BELGARD "DIAMOND PRO" WALL (VICTORIAN) OR SIMILAR

LANDSCAPE PLAN

1"=10'-0"

W. Damon Wilson
Registered Landscape Architect
Resource One
Landscape Architects
7A Hillside Drive Barrington, IL 60010
Phone: 847 942-2727 Wilsonwdw@aol.com



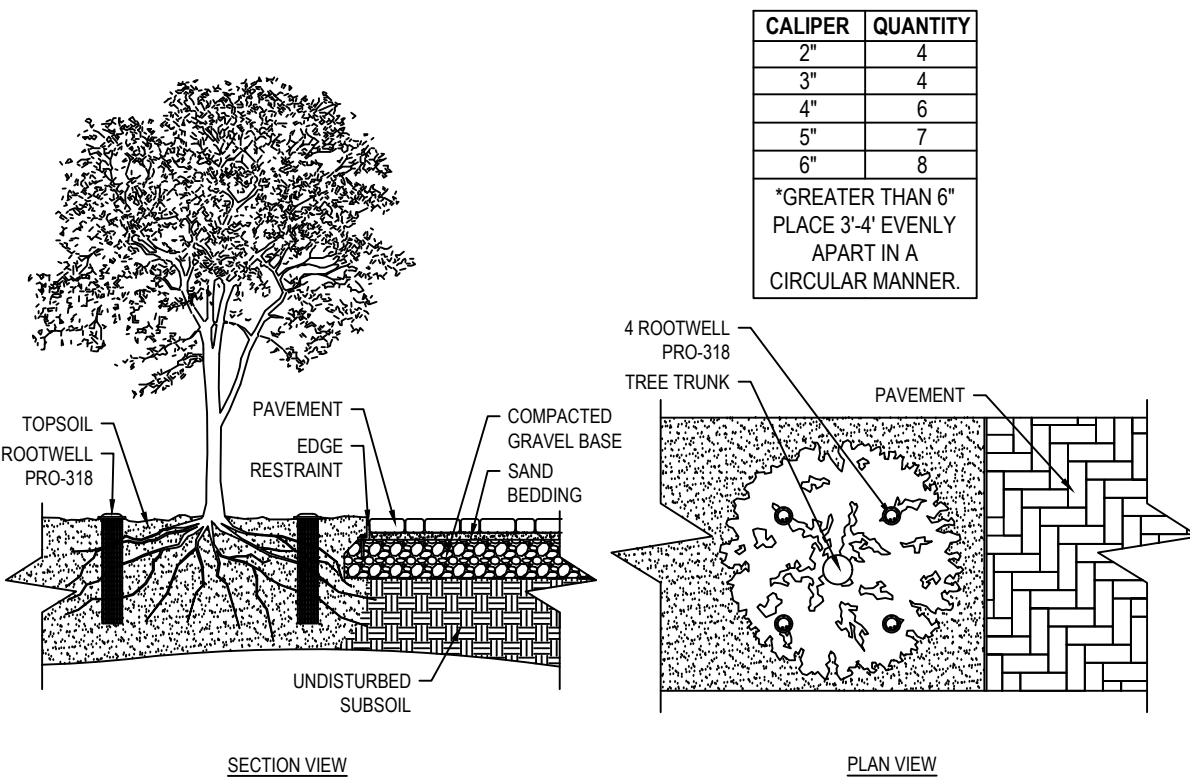
TREE PRESERVATION PLAN

1"=10'-0"

Tree #	Species	Size	Condition	Remarks	Removal	Reason
1	Picea spp.	18"	good		yes	Replaced w/ berm planting
2	Rhamnus cathartica/ Morus spp.	6"/6"	poor/poor		yes	Invasive
3	Acer rubrum spp.	6"	excellent		no	
4	Acer rubrum spp.	6"	excellent		no	
5	Acer spp.	8"	poor		yes	Major damage to trunk, branching bad
6	Acer spp.	15"	fair		no	
7	Quercus spp.	6"	good		no	
8	Ulmus spp.	6"	poor		yes	condition
9	Rhamnus cathartica	6"	poor		yes	invasive
10	Ulmus spp.	10"	poor		yes	condition
11	Ulmus spp.	6"	poor		yes	condition
12	Picea spp.	18"	good	top heavy	yes	location and leaning
13	Pyrus spp.	6"	good		yes	Path of proposed entrance
14	Pyrus spp.	8"	fair		no	
15	Ulmus spp.	28"	fair	top heavy	no	
16	Morus spp.	6"	fair		no	Not on property
17	Morus spp.	8"	fair		yes	location , invasive
18	Fraxinus pp.	6"	poor		yes	location and small size
19	Ulmus spp.	5"	poor		yes	location and size
20	Ulmus spp.	11"	poor		yes	location and top heavy branching
21	Morus spp.	15"	fair		yes	location and one sided branching
22	Acer nugundo	6"	poor		yes	invasive
23	Acer nugundo	8"	poor		yes	invasive

- GENERAL NOTES:
- ONE TREE-INCH CALIPER TREE WILL BE PLANTED ON THE VILLAGE PARKWAY. THE REMAINING INCHES (28) MUST BE ACCOUNTED FOR THROUGH TREE PLANTING ON THE APPLICANT PROPERTY
 - TREE REPLACEMENT IS REQUIRED AND IS BASED ON THE SPECIES AND CONDITION OF TREES TO BE REMOVED. REQUIRED REPLACEMENT SHALL BE AS FOLLOWS:
 - REMOVAL INCHES: 114"
 - REQUIRED REPLACEMENT DEPOSIT: \$7,750.00

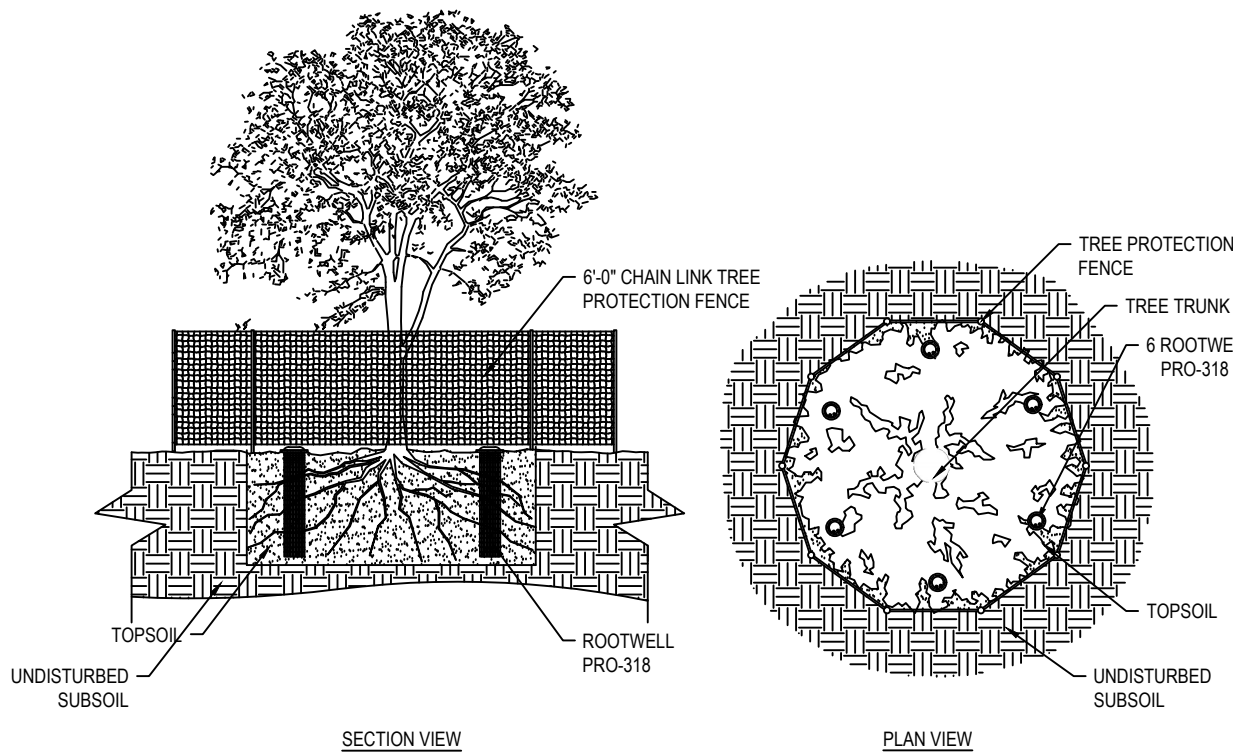
- TREE PRESERVATION NOTES:
- PROTECTIVE TREE FENCING WILL BE REQUIRED AT EDGE OF CRITICAL ROOT ZONES FOR ALL TREES TO REMAIN. PROTECTIVE FENCING MUST BE 6'-0" CHAIN LINK OR SIMILAR MATERIAL DRIVEN POSTS.
 - GRADE CHANGES WITHIN THE TREE PROTECTION ZONES OF ANY PROTECTED TREE ARE PROHIBITED
 - NO STOOPING OF ANY MATERIAL FOR ANY PERIOD OF TIME WITHIN TREE PROTECTION ZONES
 - NO HEAVY MACHINERY MAY OPERATE WITHIN TREE PROTECTION ZONE DURING ANY PHASE OF CONSTRUCTION PROJECT, INCLUDING AFTER PROTECTIVE TREE FENCING HAS BEEN REMOVED. OPERATING HEAVY MACHINERY WITHIN TREE PROTECTION ZONE WILL RESULT IN A STOP WORK ORDER.



- MANUFACTURER NOTES:
- EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2.5' TO 4' FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS
 - USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3'-4' APART. PLACE THE CAPS TOP LIP FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

EXISTING TREE NEXT TO PAVEMENT

NO SCALE



- MANUFACTURER NOTES:
- EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2.5' TO 4' FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS
 - USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3'-4' APART. PLACE THE CAPS TOP LIP FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

EXISTING TREE PROTECTION

NO SCALE

W. Damon Wilson
Registered Landscape Architect
Resource One
Landscape Architects
7A Hillside Drive Barrington, IL 60010
Phone: 847 942-2727 Wilsonwdw@aol.com

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SCOTTSDALE, AZ 85259
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rick@rmswanson.com



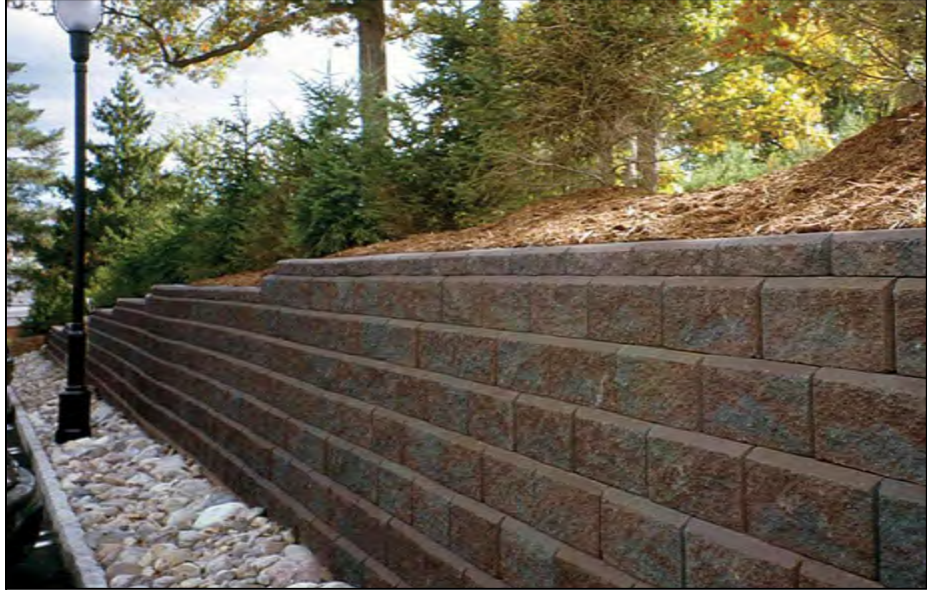
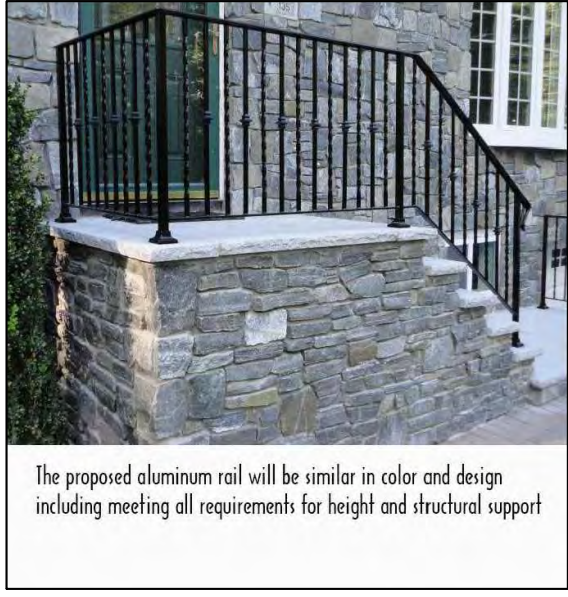
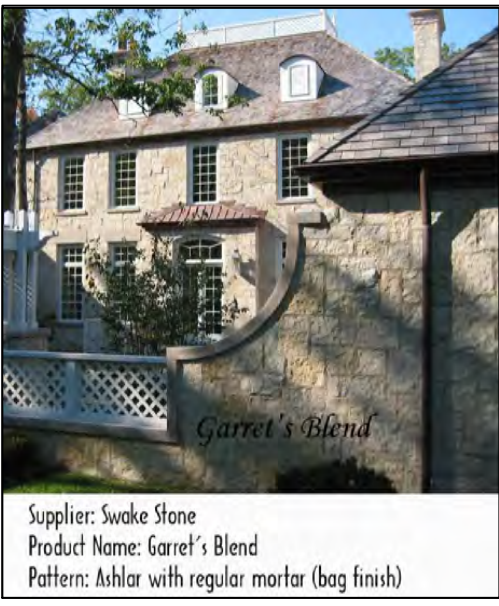
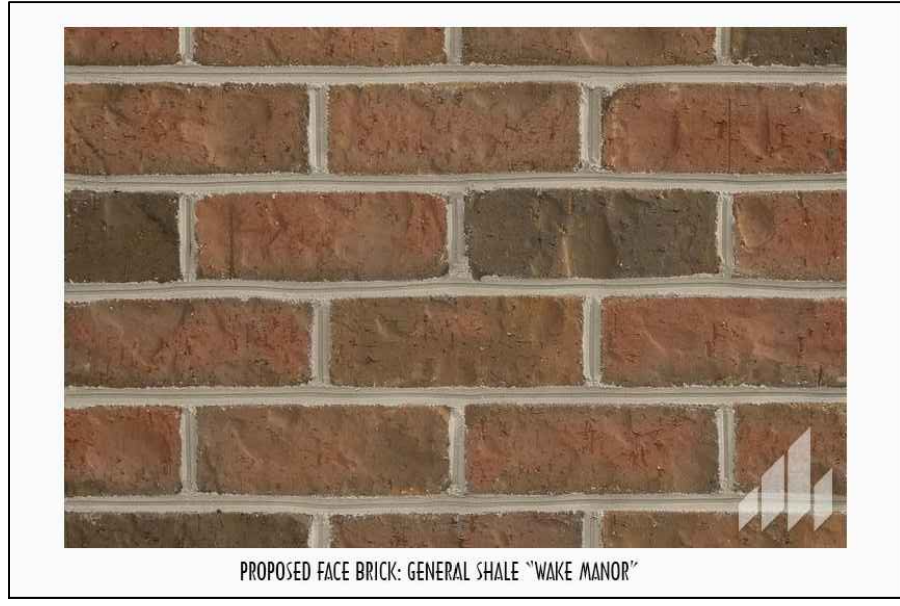






EAST ELEVATION

1/4" = 1'-0"



RM
SWANSON
ARCHITECTS
11418 E MISSION LN
SCOTTSDALE, AZ 85259
Mobile: 847 757-3975
rick@rmswanson.com



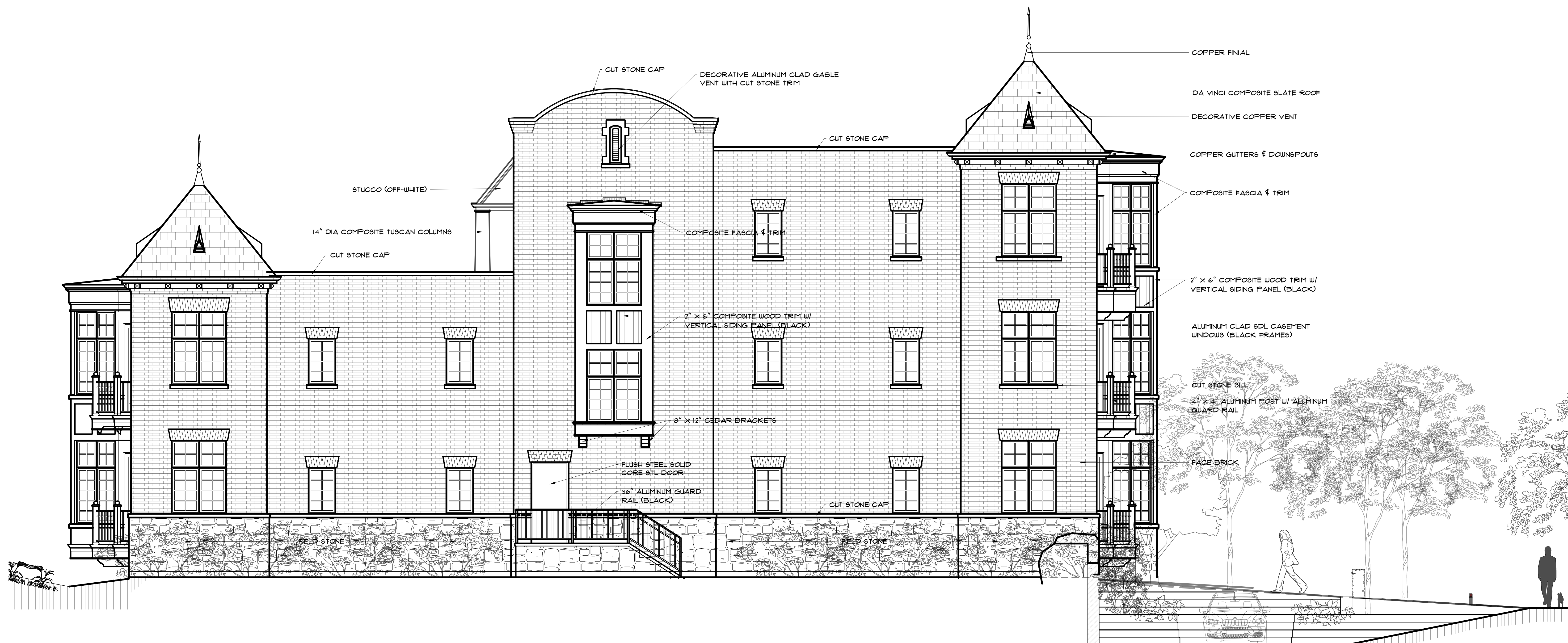
NORTH ELEVATION

$\frac{1}{4}" = 1'-0"$



WEST ELEVATION

$\frac{1}{4}" = 1'-0"$



SOUTH ELEVATION

1/4" = 1'-0"



680 GREEN BAY RD

- * 15% of the total wall mass is over the max height
- * 166% over FAR
- * ACTUAL Unit Count: 27
Allowable Unit Count: 22
25% over Density

688 GREEN BAY RD

- * The tower roof peaks are the only elements now over 35'
- * 19.2% over FAR
- * ACTUAL Unit Count: 5
Allowable Unit Count: 6

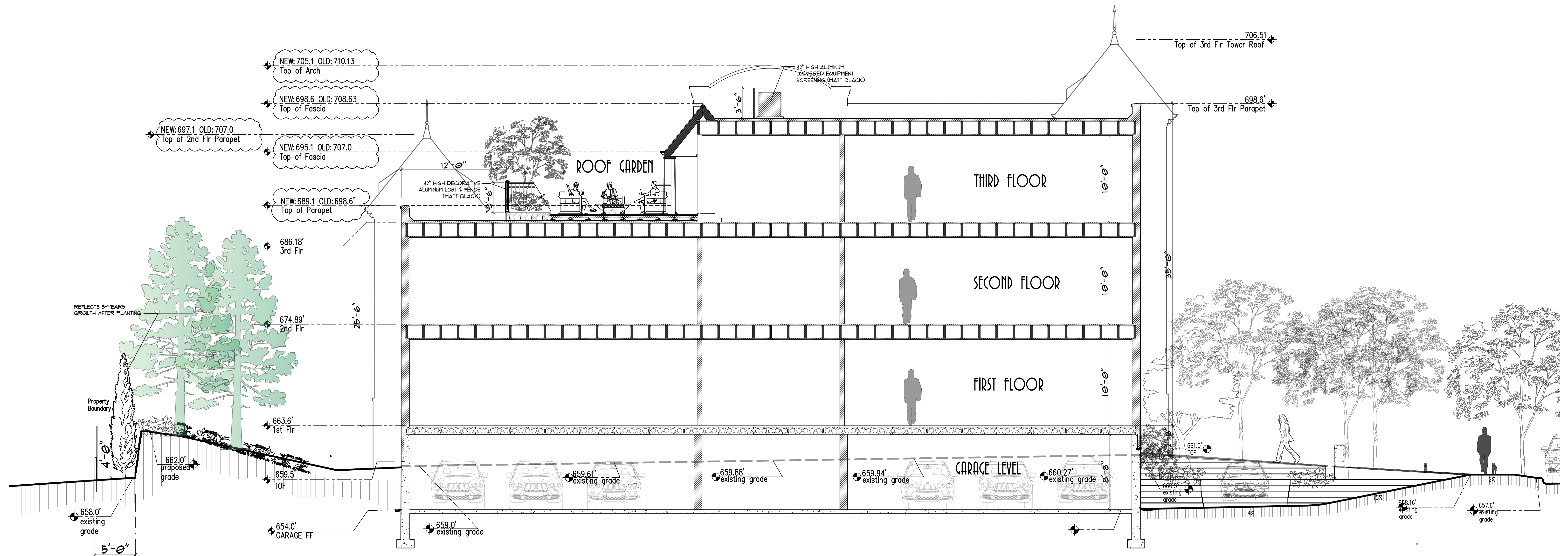


SITE VIEW SECTION

681 WALDEN LN
RESIDENCE

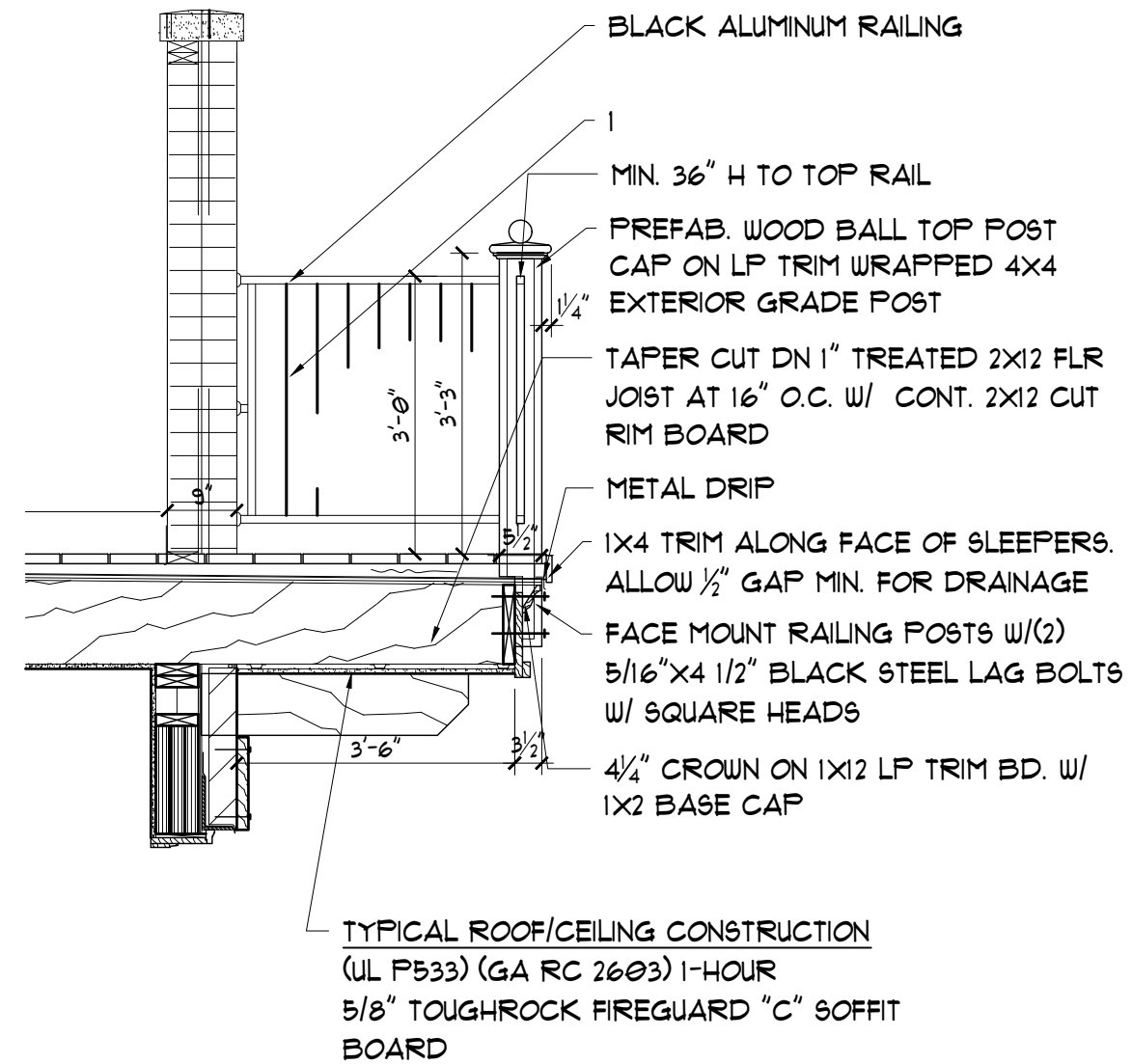
RM
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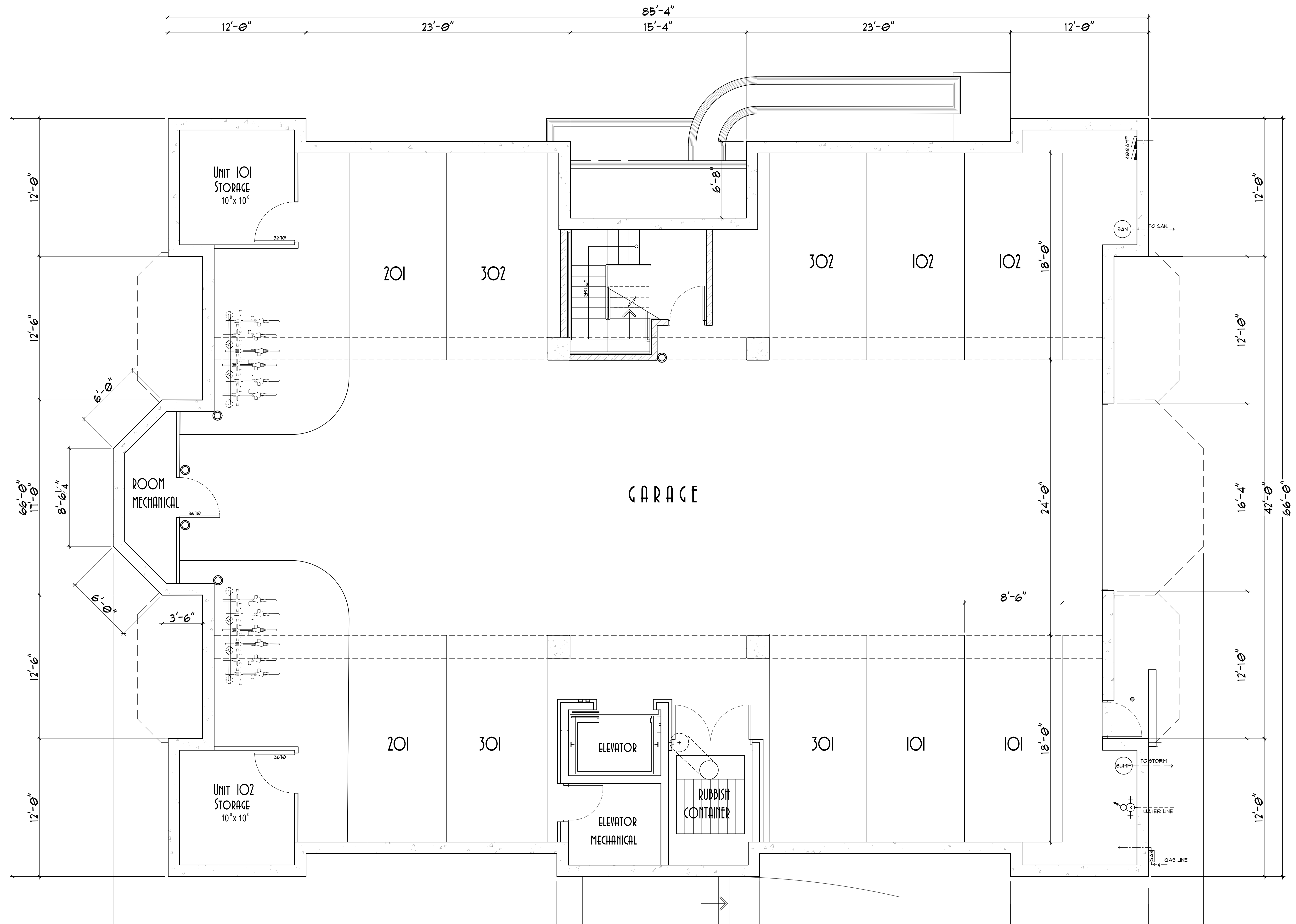


CROSS SECTION BUILDING & SITE
WEST TO EAST

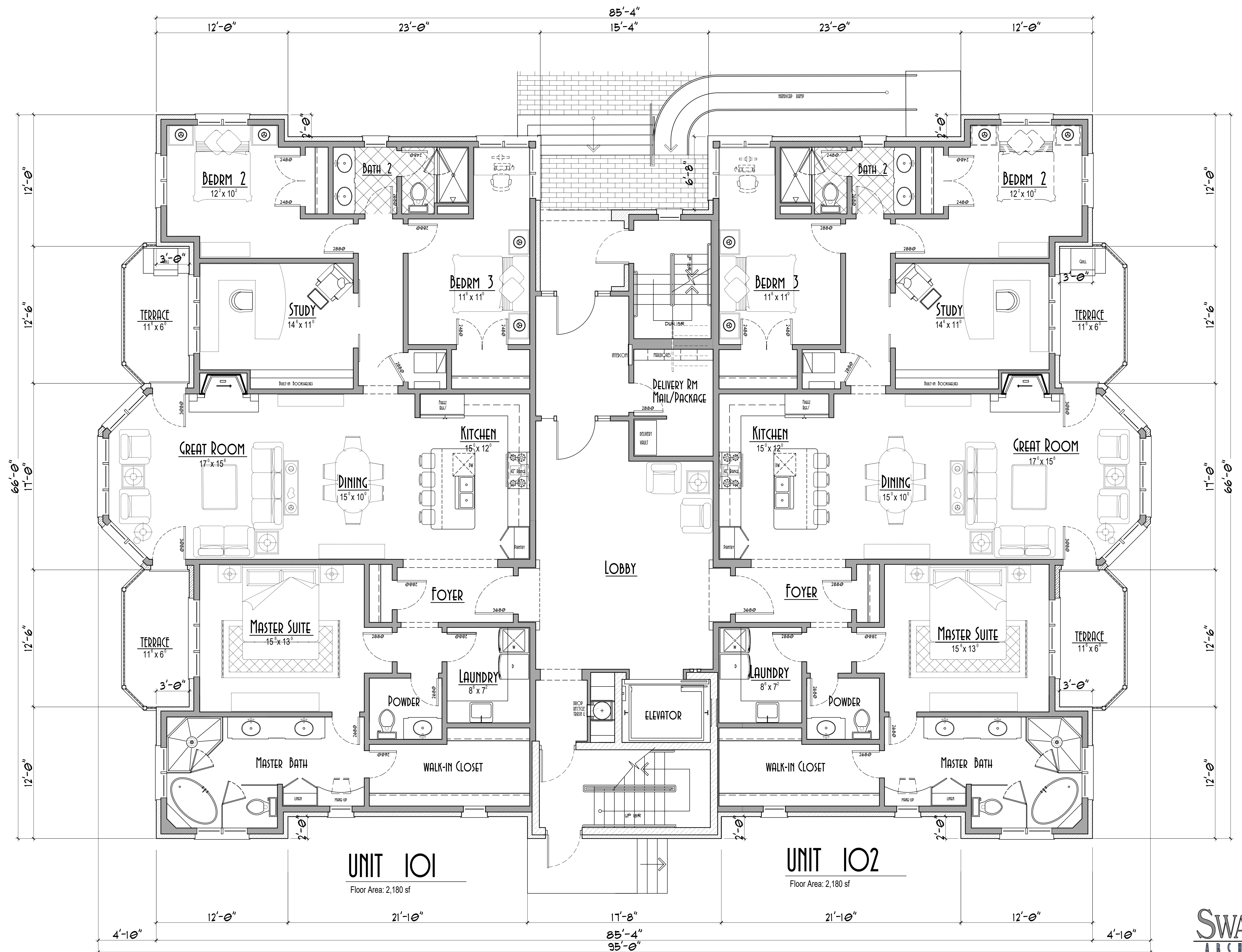
SECTION THRU ENTRANCE DRIVEWAY



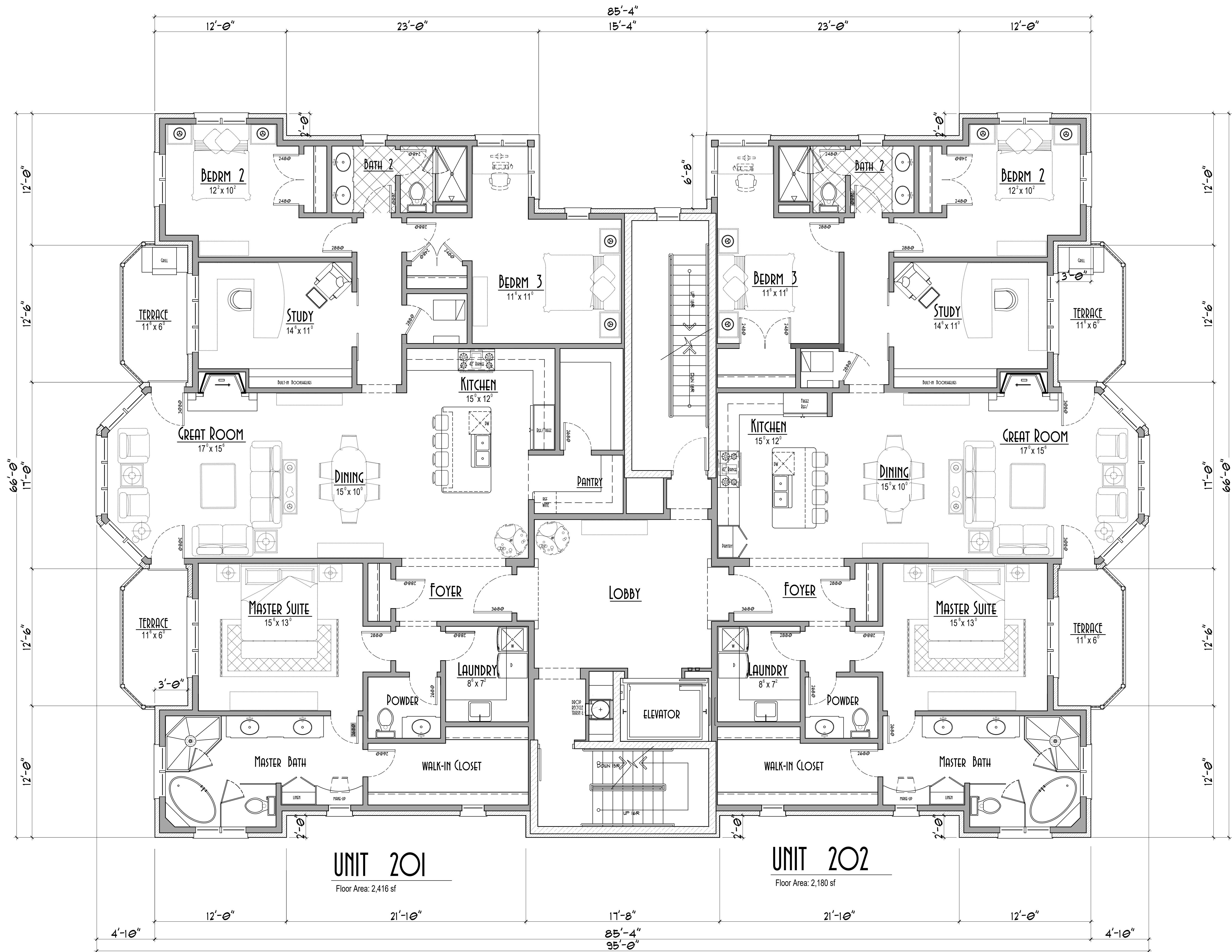
CROSS SECTION AT BALCONY

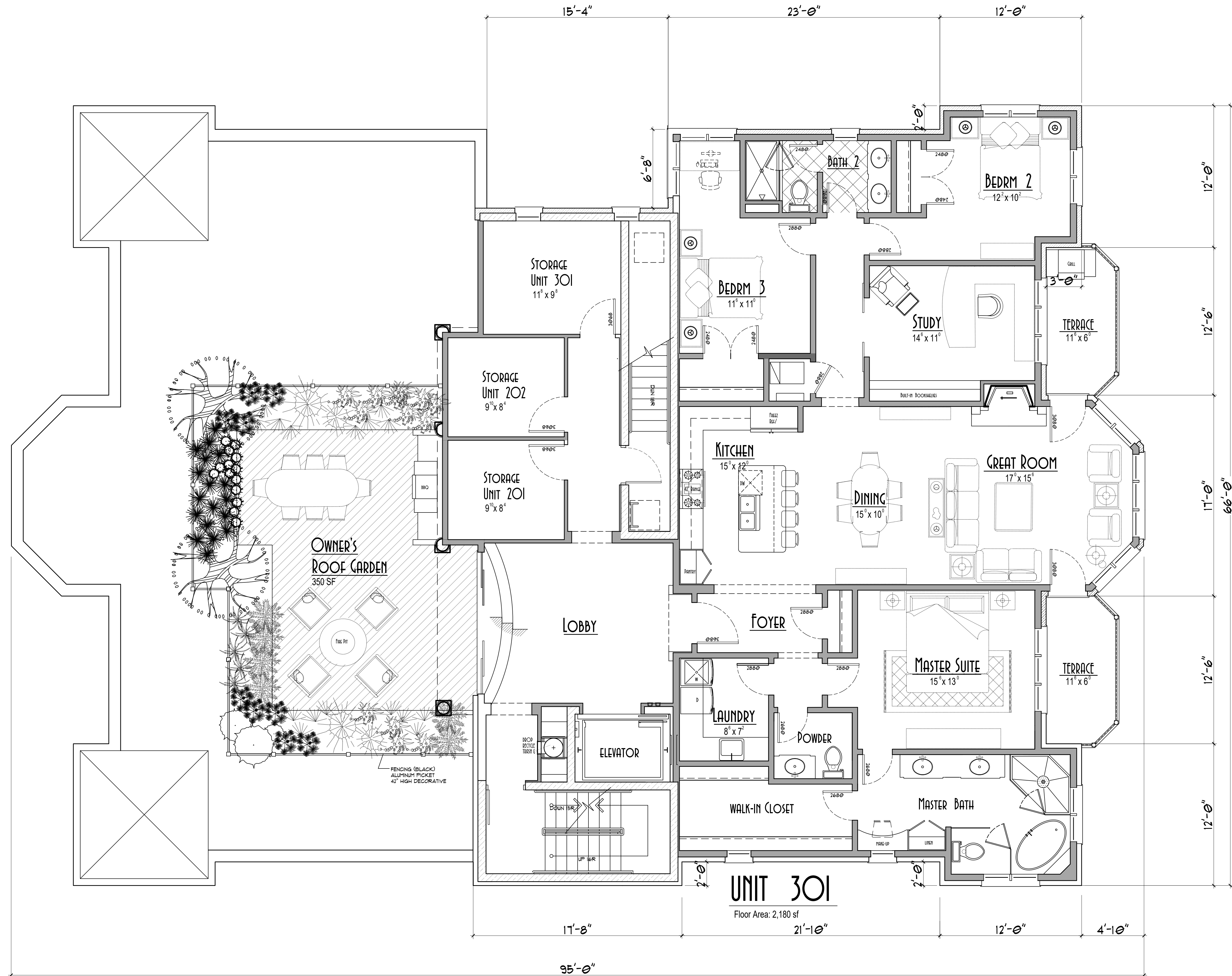


GARAGE PLAN



FIRST FLOOR PLAN



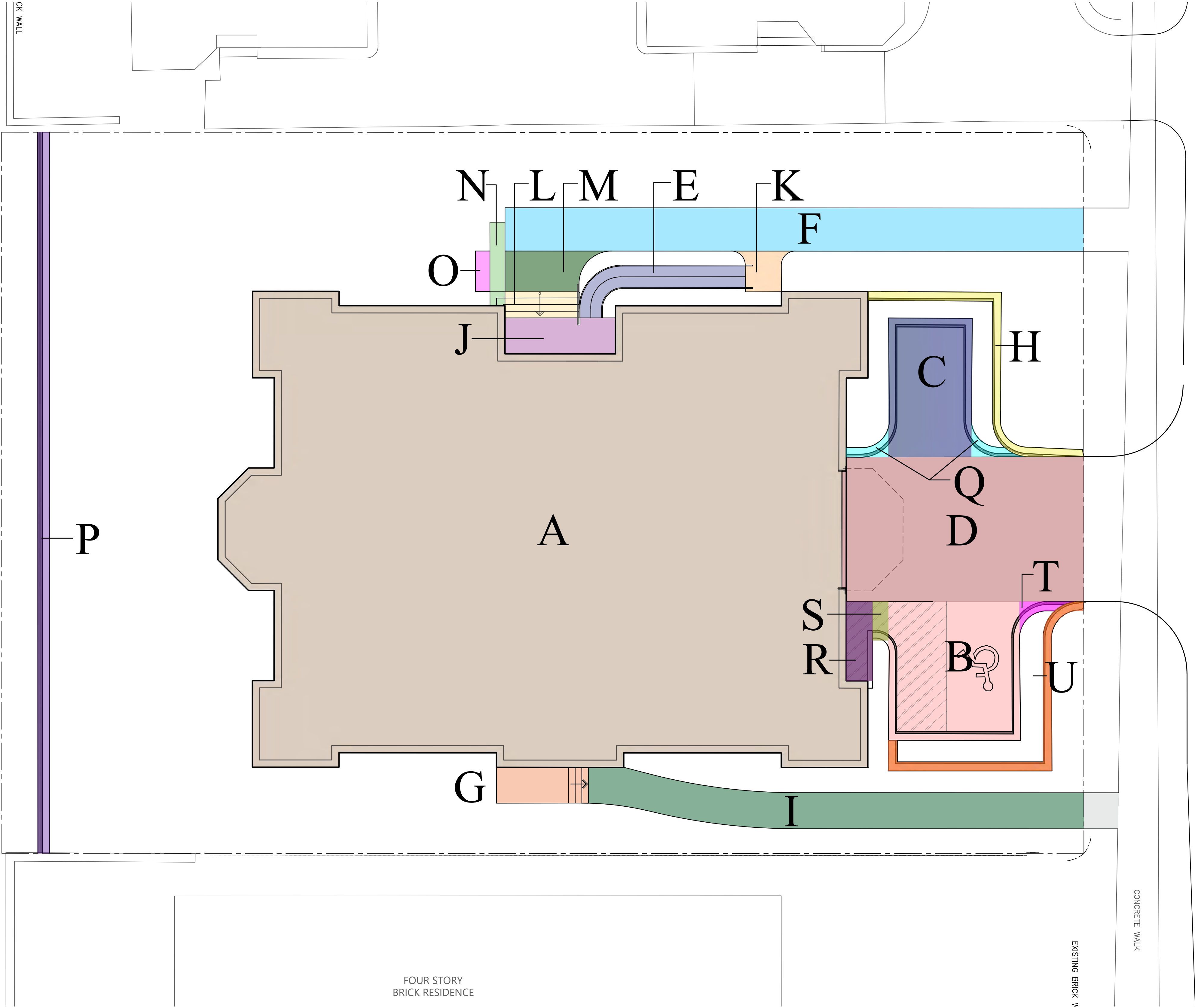


THIRD FLOOR PLAN

Gross Floor Area: 3,200 sf

IMPERMEABLE SURFACE LOT COVERAGE MATRIX

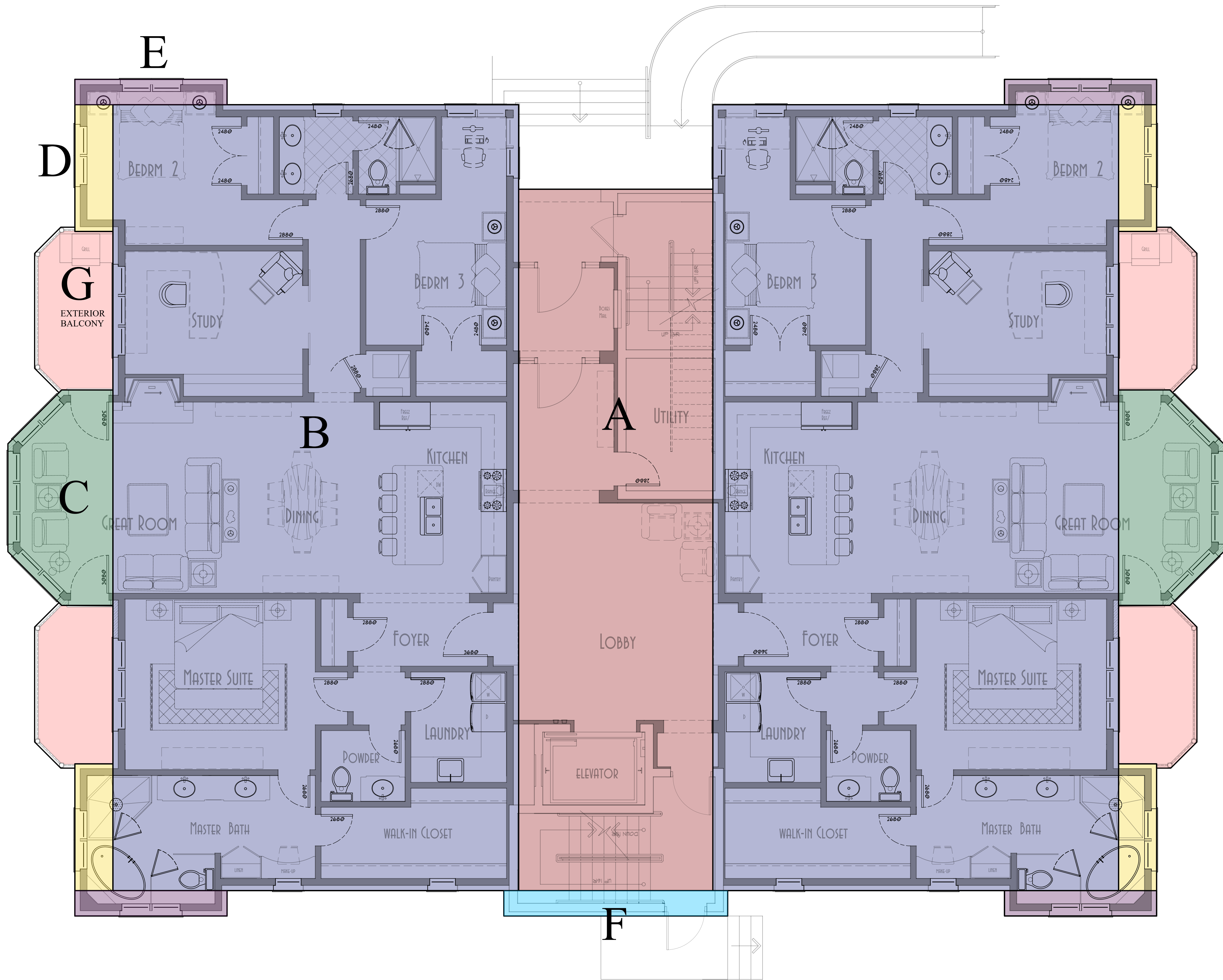
PIECE	DIMENSIONS (FT)	ILC AREA (SF)
A	82.0 x 63.1	5,190.0
B	18.33 x 19.16	351.2
C	10 X 21.2	212.0
D	33.6 x 20.0	672.0
E	11.1 x 20.40	226.5
F	80.44 x 6.0	482.6
G	5.0 x 12.0	60.0
H	1.5 x 38.6	58.0
I	4.0 x 70.5	282.1
J	15.0 x 5.0	75.0
K	5.2 x 5.65	29.5
L	10.0 x 3.75	37.5
M	4.0 x 12.15	44.0
N	2.0 x 11.0	24.3
O	2 x 5.6	11.2
P	1.0 x 100.0	100.0
Q	(1.5 x 14) x 2	42.0
R	4.0 x 10.0	40.0
S	2.75 x 4.21	11.6
T	2 x 5.6	10.5
U	1.0 x 62.0	62.0
BALCONIES	(11.5 x 6.0) x 4	276.0
TOTAL IMPERMEABLE AREA		8,298.8 sf
TOTAL LOT AREA		15,000.0 sf
TOTAL ALLOWABLE IMP AREA		9,000.0 (60%)
		702.0 sf under (7.8%)



IMPERMIABLE SURFACE AREA

1/4" = 1'-0"

GREEN BAY ROAD



CROSS FLOOR AREA 1ST & 2ND FLOORS

1/4" = 1'-0"

FIRST, SECOND, THIRD & ROOF FLOOR GFA-PROPOSED

PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	15.3 x 55.3	846.0
B	(32.0 x 62.0) x 2	3,968.0
C	(7.2 x 17.0) x 2	244.8
D	(3.0 x 10.75) x 4	129.0
E	(12.0 x 2.0) x 4	96.0
F	17.75 x 2.0	35.5
G	(11.5 x 6.0) x 6	414.0
3rd flr & 2nd west not counted		
TOTALS PER FLOOR:		
1st FLOOR AREA:		5,595.3
2nd FLOOR AREA:		5,457.3
3rd FLOOR AREA:		3,154.4
ROOF FLOOR AREA:		48.0
GROSS BLDG FLOOR AREA:		14,255.0 18.7% OVER
TOTAL CURRENT OVERAGE:		2,255.0
PREVIOUS BLDG FLOOR AREA:		17,701.5 47.5% OVER
TOTAL REDUCTION:		(3,446.5)



THIRD FLOOR GFA-PROPOSED

PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	15.3 x 55.3	846.0
B	32.0 x 62.0	1,984.0
C	7.2 x 17.0	122.4
D	3.0 x 10.75 x 2	64.5
E	(12.0 x 2.0) x 2	48.0
F	17.75 x 2.0	35.5
G		(3rd flr not counted)
H	3.0 x 18.0	54.0
GROSS 3RD FLOOR AREA:		3,154.4

CROSS FLOOR AREA 3RD FLOOR

$\frac{1}{4}" = 1'-0"$



ROOF GFA-PROPOSED		
PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A		48.0
NEW TOTALS:		48.0
PREVIOUS TOTALS:		1,191.6
TOTAL REDUCTION		(1,143.6)

CROSS FLOOR AREA ROOF

1/4" = 1'-0"



Proposed Casement Window: Simulated Divided Lite
Clad (black frame) Double Glazed Insulated



Manufacturer: Da Vinci Roofscapes Inc

Product: Synthetic Slate Roof

Color: Slate Gray

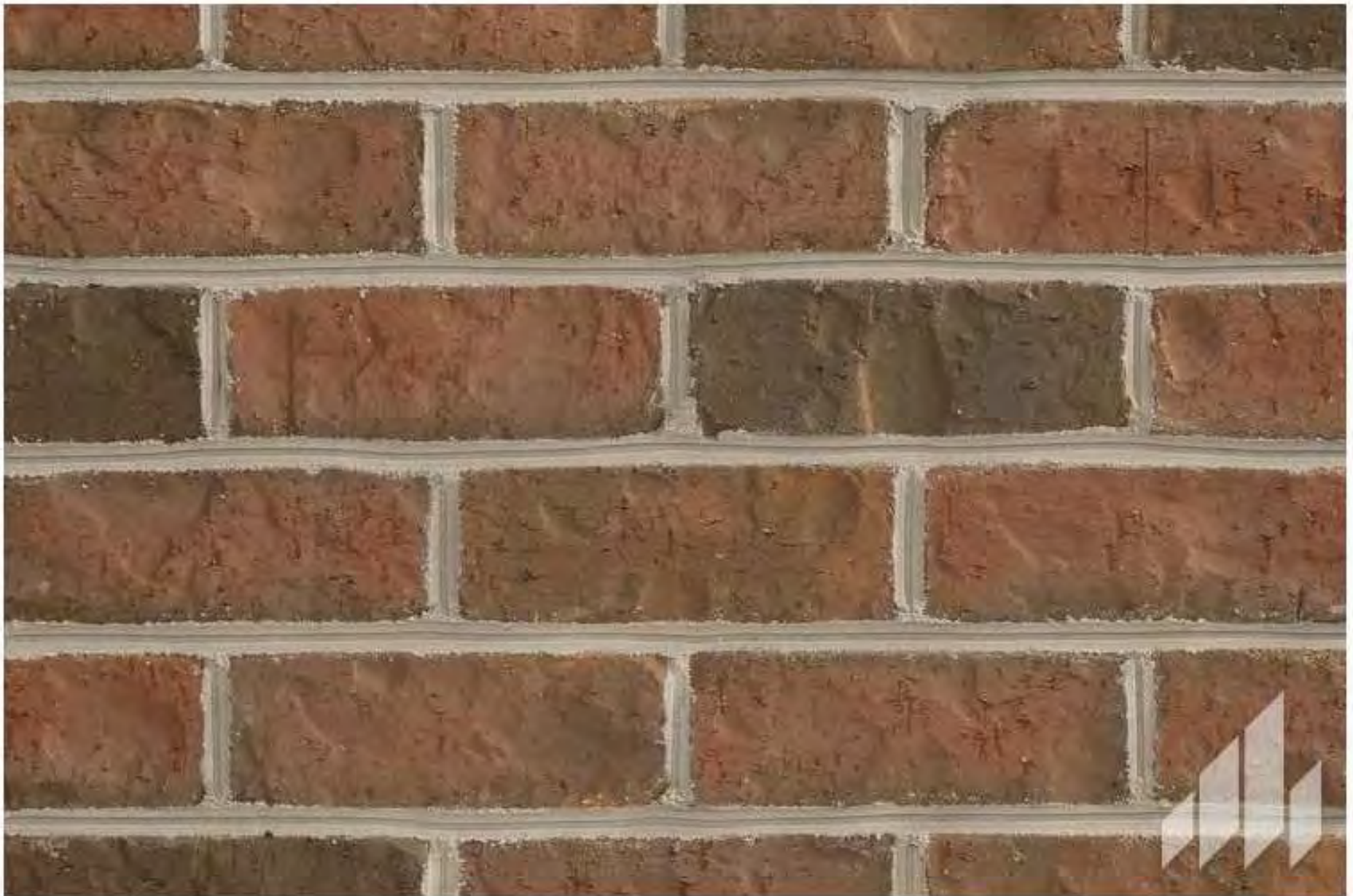
Size: 6", 9" & 12" random widths with 8" exposure

12-10-2020



Supplier: Swake Stone
Product Name: Garret's Blend
Pattern: Ashlar with regular mortar (bag finish)

12-10-2020



PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"

12-10-2020



Belgard "Cambridge Cobble" Color: Bella
12-10-2020



Proposed Stucco Color & Finish



Exterior Trim & Bay Color

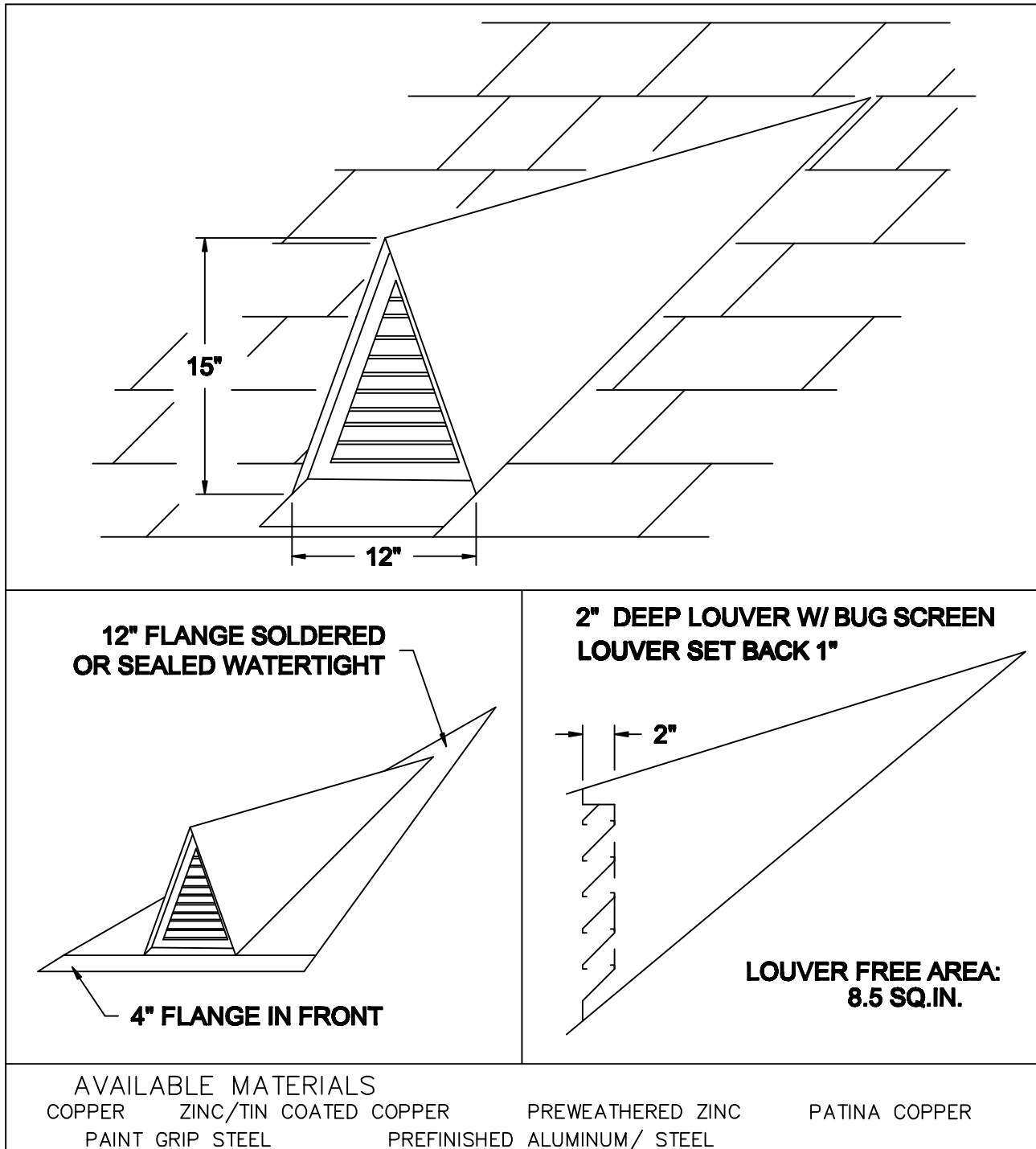
12-10-2020

The Walden - Page A1 - 40



LOUVER DORMER BUTTERFLY

12-10-2020



REV. 7/14

INSTALLATION:

MARK OPENING IN ROOF DECK ON DESIRED COURSE. CUT OPENING IN DECK. POSITION DORMER OVER OPENING AND FASTEN TO DECK.

OTHER INFORMATION:

SPECIFY EXACT ROOF PITCH.

OTHER:

INCLUDES INSECT SCREEN OF COMPATIBLE MATERIAL.

COPPER CRAFT
A EURAMAX COMPANY

6-03



East Coast Weathervane 36" tall Finial "The Alexander"



The proposed aluminum rail will be similar in color and design including meeting all requirements for height and structural support

12-10-2020



CANYON RIDGE[®]

— garage doors —



CARRIAGE HOUSE ■ LOUVER ■ MODERN



*Canyon Ridge® Louver Design 52; Shown in Walnut Finish with Louver Mahogany Cladding,
Mahogany Overlays and REC13 Window Design (Model CAN252LMREC13)*



INTELLIGENT BEAUTY

Canyon Ridge® garage doors give you the best of both worlds — the luxurious look of authentic wood and the practical functionality of steel and composite materials.

Durable, low-maintenance steel with Intellicore® polyurethane insulation ensures your home is well-protected, warm and comfortable.

The composite cladding and overlays that make up the designs are molded from actual wood pieces for a truly realistic look and feel.

Choose from a wide range of design options, color finishes, hardware and windows to suit your style.



Canyon Ridge® Carriage House 5-Layer
Design 13; Shown in Dark Finish with Mahogany
Cladding, Mahogany Overlays and REC13 Window
Design (Model CAN213MMREC13)



CANYON RIDGE®

CARRIAGE HOUSE

Inspired by coach houses of a bygone era, Canyon Ridge® Carriage House garage doors add character and charm to any style home — from traditional exteriors to modern farmhouses. Designed to look like genuine swing out carriage house doors, but built to suit the modern-day lifestyle with modern upward operation.

CARRIAGE HOUSE 5-LAYER CONSTRUCTION

- 5-layer faux-wood doors with Intellicore® polyurethane insulation. 20.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 20 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 21 for details.

Doors designs shown in Dark Finish with Clear Cypress cladding and Clear Cypress overlay. Design 01 does not have an overlay.



Design 01



Design 22



Design 34

WINDOW/TOP SECTIONS



Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.

Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".

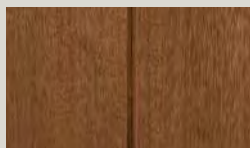
Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit www.clopaydoor.com.

MATERIAL DESIGN OPTIONS

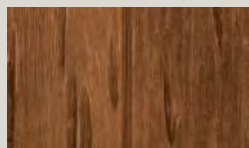
COMPOSITE CLADDING MATERIALS



Clear Cypress (C)

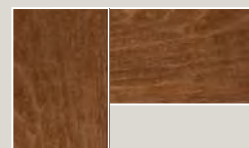


Mahogany (M)

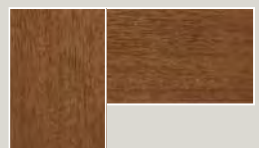


Pecky Cypress (P)

COMPOSITE OVERLAY MATERIALS



Clear Cypress (C)



Mahogany (M)

Note: Cladding and overlay material options may be mixed and matched.



Design 11



Design 12



Design 13



Design 21



Design 23



Design 31



Design 32



Design 33



Design 35



Design 36



Design 37



Design 38

COLORS



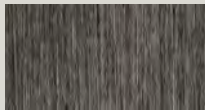
Medium Finish



Dark Finish



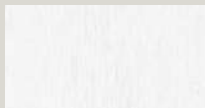
Walnut Finish



Slate Finish



Black Finish*



White Finish*



Primed (No Finish)

*Black and White Finish available only on Mahogany cladding and overlays. Two-tone doors are available. To see all available options go to: www.clopaydoor.com/door-imagination-system.

Doors can be ordered Primed for those homeowners wishing to custom paint or stain their doors. Door stain color will vary slightly within a door due to finishing process. Due to the printing process, above colors may vary. To request a color sample, visit www.clopaydoor.com/requestcolorsamples.

- 1 Composite Overlay
- 2 Composite Cladding
- 3 Steel
- 4 2" Intellicore® Polyurethane Insulation
- 5 Steel



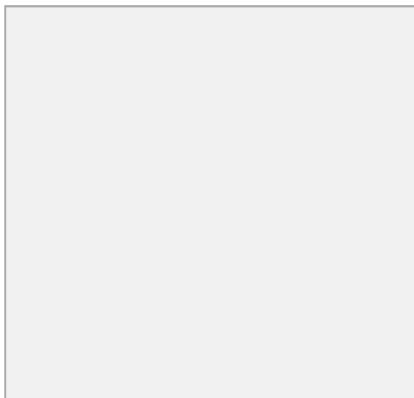
Calculated door section R-value is in accordance with DASMA TDS-163.



specialty GLASS OPTIONS

Insulated windows are available in rectangular, square and arched designs. Insulated tempered glass is standard. Insulated frosted, seeded, obscure and rain glass is also available on select door models.

Attractive beveled edge, clip-in grilles are removable for easy cleaning.



Clear



Frosted



Seeded*



Obscure



Rain

*Seeded is not available on Canyon Ridge® Modern window options. Additional charges for optional glass apply.

decorative HARDWARE

STANDARD



Spade Step Plate



Spade Lift
Handles

Attractive black powder-coated grip handles and step plates are provided standard to further enhance the Canyon Ridge® design. Optional hardware, including handles, operable L-keylocks and strap hinges, is also available.

OPTIONAL



Spear Lift
Handles



Colonial Lift
Handles



Spade Strap Hinge*
*Complements Standard Spade Lift Handles
and Spade Step Plate*



Twisted
"L" Handles

Escutcheon
Plates



Spear
Step Plate



Colonial
Step Plate



Decorative Handles
with Keyholes



Spear Strap Hinge*



Colonial Strap Hinge*



Ring Door
Knocker



Aluminum Grip
Handles
(Modern)

*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

Aluminum Grip Handles are available in the following colors: Clear Aluminum (Anodized), Standard White (Painted), Bronze (Painted), Bronze (Anodized), Black (Anodized) and Dark Bronze (Anodized).

FOUNDRY CLASSIC

10231TK

SMALL GOOSENECK BARN LIGHT

Decidedly industrious, Foundry is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces while offering mix and match options that customize the look.



DETAILS	
FINISH:	Textured Black
MATERIAL:	Aluminum

DIMENSIONS	
WIDTH:	9.5"
HEIGHT:	9.1"
WEIGHT:	5 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	16"
CARTON WIDTH:	16"
CARTON HEIGHT:	16"
CARTON WEIGHT:	8 lbs.

PRODUCT DETAILS:

- Mounting hardware is hidden on the backplate to ensure a clean silhouette.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- 2 year finish warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design

RALEY

1602MB-LL

LARGE HANGING LANTERN

Raley's regal appearance features cast aluminum construction, a bold Museum Black finish, flourishing details and clear water glass panels for a dignified style statement.

DETAILS	
FINISH:	Museum Black
MATERIAL:	Cast Aluminum
GLASS:	Clear Water Glass Panels

DIMENSIONS	
WIDTH:	11.8"
HEIGHT:	27.5"
WEIGHT:	14 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp Included
LED NAME:	E12LED-5
WATTAGE:	4-5w Cand. LED *Included
VOLTAGE:	120v
COLOR TEMP:	2700.0000k
LUMENS:	1400
CRI:	80
INCANDESCENT EQUIVALENCY:	4-40w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.

MOUNTING	
CANOPY:	5.5" Dia.
LEAD WIRE:	72"

SHIPPING	
CARTON LENGTH:	15"
CARTON WIDTH:	15"
CARTON HEIGHT:	26"
CARTON WEIGHT:	20 lbs.



PRODUCT DETAILS:

- This chain or cable hung fixture may be installed on any sloped ceiling.
- Suitable for use in damp (interior moist and outdoor no direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- LED Lamps carry a 3-year limited warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design



In-ground Stainless Steel Pathway Light (3W)

MODEL: AL-IG-PW-A21

DESCRIPTION

aspectLED's landscape LED lights are bright, energy efficient, and attractively styled, making them perfect for virtually any outdoor application. Ideal for installation along pathways, driveways, sidewalks, landscape edging, and other landscape/architectural features.

A favorite of our golf course, resort and public park customers, these stainless steel pathway lights features an ultra-bright 3W LED and their compact size make for easy installation in virtually any locations. These are designed to be installed with their top trim piece flush with your finished surface (grass, mulch, asphalt, etc.). Perfect for gardens, patios, landscaping, garden walls, building entrances, pathways, decks, gazebos, public parks, docks, and marine environments.

This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Withstands standard motor vehicle traffic (golf carts, cars, 3/4 ton pickup trucks). See photos for more details about cut-out options.

PHYSICAL DIMENSIONS + SPECIFICATIONS

	12VDC	24VDC	12VAC
Light Fixture Dimensions	3.5" Diameter 3.75" Deep 2.5" Cut out hole	3.5" Diameter 3.75" Deep 2.5" Cut out hole	3.5" Diameter 3.75" Deep 2.5" Cut out hole
LED Driver Input Voltage	12VDC	24VDC	12VAC
Dimmable	No	No	No
Nominal Power Consumption	3 Watts	3 Watts	3 Watts
Max Luminous Flux of LED Array	300 Lumens	300 Lumens	300 Lumens
LED Type	SMD LED Chips	SMD LED Chips	SMD LED Chips
LED Quantity	3 - High Power 1 Watt LEDs	3 - High Power 1 Watt LEDs	3 - High Power 1 Watt LEDs
Fixture Material	Stainless Steel	Stainless Steel	Stainless Steel
Lens	Optical, >85% efficient	Optical, >85% efficient	Optical, >85% efficient
Glass	Step-tempered glass	Step-tempered glass	Step-tempered glass
Waterproof Seal	Silicone Seal	Silicone Seal	Silicone Seal
IP Rating	IP65	IP65	IP65
Load Rating	1,760 psi	1,760 psi	1,760 psi
Fixture Weight	1.6 lbs	1.6 lbs	1.6 lbs
Estimated Lifespan	Up to 50,000 hours	Up to 50,000 hours	Up to 50,000 hours
Warranty	1 Year	1 Year	1 Year
Suitable Uses	Indoor/Outdoor, Dry, Damp or Wet Locations	Indoor/Outdoor, Dry, Damp or Wet Locations	Indoor/Outdoor, Dry, Damp or Wet Locations
Certifications	RoHS	RoHS	RoHS

CERTIFICATIONS

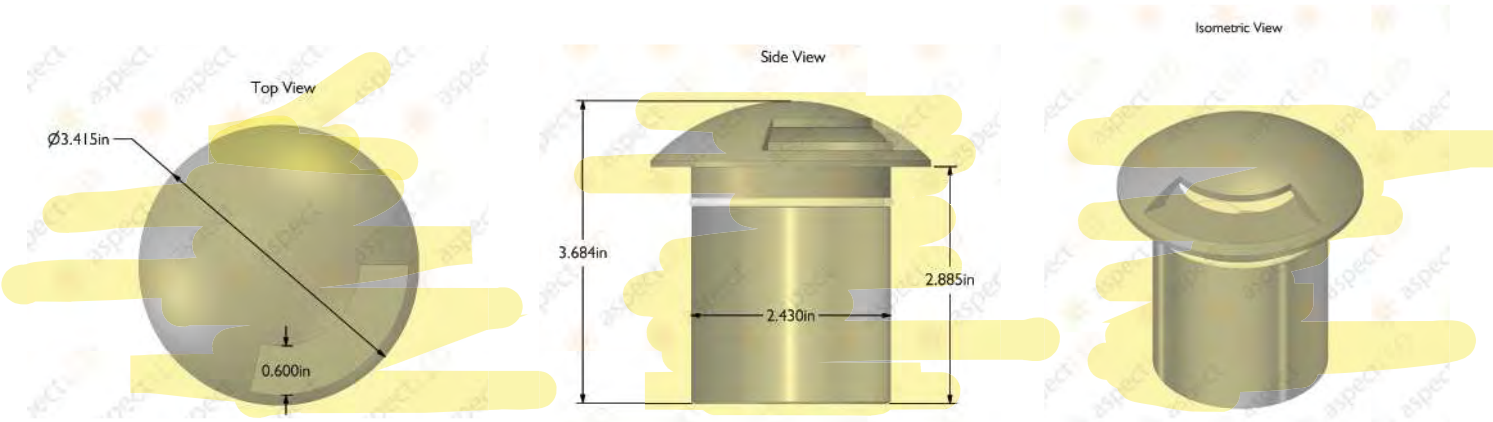


For general information purposes only. Specifications, dimensions and construction subject to change without notice.

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The Walden - Page A1 - 56 www.aspectled.com

DIMENSIONS



SKU BUILDER

Model Number

AL-IG-PW-A21

LED Color

Voltage

Wire Lead Length

*This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Please specify cut-out choice when ordering fixture.

- Warm White - WW
- Cool White - CW
- DayWhite - DW
- Blue - B
- Green - G
- Red - R
- Yellow/Amber - Y
- RGB - RGB

- 12VDC
- 24VDC
- 12VAC

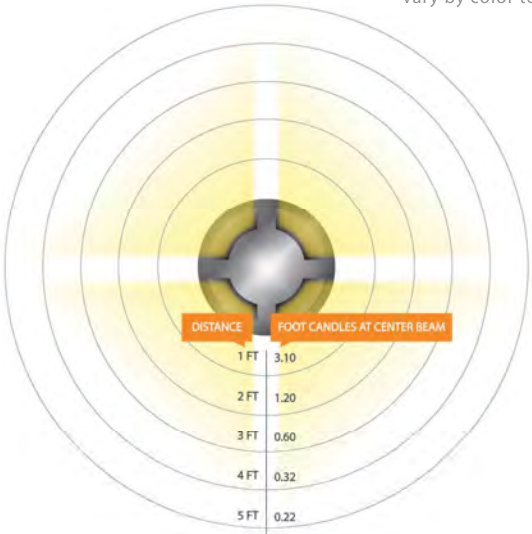
- 2 Feet - 2FT
- 25 Feet - 25FT
- 50 Feet - 50FT
- 100 Feet - 100FT

ACCESSORIES

- ☐ 30 Watt LED Power Supply
SKU: AL-PS-W-30
Price: \$16.99
- ☐ 60 Watt LED Power Supply
SKU : AL-PS-W-60
Price: \$25.99
- ☐ 100 Watt LED Power Supply
SKU : AL-PS-W-100
Price: \$37.99
- ☐ Mounting Sleeve for AL-IG-A21
SKU: AL-IG-A21-MS
Price: \$3.51

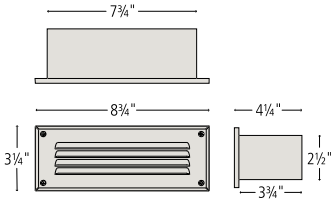
PHOTOMETRICS

*Cool white tested. Light output may vary by color temperature.





1594 BZ
1594 BZ-LED
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D



1594 MZ
1594 MZ-LED
HARDY ISLAND™
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D

LED ITEM	LED ENGINE (INCLUDED)	LED WATTAGE/ VOLT AMPS	INCANDESCENT EQUIVALENCY	ITEM	LAMP (INCLUDED)	WATTAGE	LED LAMP (NOT INCLUDED)	FINISH	CONSTRUCTION	GLASS LENS
1594 BZ-LED	NX3	3.8w / 5.7VA	25w	1594 BZ	912	12w	T5 LED	Bronze	Galvanized Steel Housing Cast Aluminum Faceplate	Clear
1594 MZ-LED	NX3	3.8w / 5.7VA	25w	1594 MZ	912	12w	T5 LED	Matte Bronze	Galvanized Steel Housing Solid Brass Faceplate	Clear

See pages 82-83 for LED conversion lamps. A wiring kit is supplied. For accessories, see pages 78-79. For transformers, see pages 76-77.

PHOTOMETRICS (BASED ON VARIOUS MOUNTING HEIGHTS)

DISTANCE FROM LIGHT		LED ITEM	1'	2'	3'	4'	5'	6'	7'	8'	ITEM	1'	2'	3'	4'	5'	6'	7'
FOOT CANDLES	6" Mounting	1594 BZ-LED	37.1	11.83	3.06	1.55	1.07	0.85	0.71	0.6	1594 BZ	0.90	0.50	0.23	0.03			
	18" Mounting		0.58	1.19	4.1	2.03	2	1.46	0.87	0.49		0.99	0.73	0.55	0.37	0.17	0.08	
	30" Mounting		0.11	0.27	0.45	0.97	1.55	0.84	0.74	0.74		0.52	0.43	0.36	0.28	0.20	0.16	0.10
	6" Mounting	1594 MZ-LED	3.07	0.74							1594 MZ	2.19	0.53					
	18" Mounting		1.40	0.32	0.25	0.20						1.00	0.21	0.18	0.14			
	30" Mounting		0.97	0.45	0.42	0.22	0.07					0.69	0.32	0.31	0.05	0.14		



5" IC NEW CONSTRUCTION HOUSING IC20 LEDT24

COMPATIBLE WITH
5RLD SERIES



Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

IC Air-Loc® New Construction Housing for use with Juno retrofit LED trim modules • Energy efficient, sealed housing • Can be completely covered with insulation • Fully sealed housing stops exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets.

PRODUCT SPECIFICATIONS

Electrical Connections Features non-screw base 120V plug-in connector • Compatible with Juno retrofit LED trim modules

Labels U.L. listed for U.S. and Canada for through-branch wiring and damp locations • Meets high efficacy requirements of California T24

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Specifications subject to change without notice.

INSTALLATION

Real Nail 3 Bar Hangers Telescoping Real Nail® 3 system covered under US Patent D552,969 permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Integral T-bar notch and clip secures housing in suspended ceiling grid – no accessory clips required • 24" expansion stop allows quick placement of fixture in standard grid spacing • Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Bars captive to mounting frame • Edge-mounted for extra strength • Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for fixture relocation • Quick-Loc slot (location identified on the mounting frame) and oversized locking set screw lock fixture in position • Bar hanger foot contoured to align to bottom of construction joist • Alternate mounting holes included.

Junction Box Pre-wired junction box provided with (5) 1/2" and (1) 3/4" knockouts, (4) Non-metallic sheathed cable connectors and ground wire, U.L. listed/CSA certified for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pryout slots.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation • Sight lines embossed on mounting frame to allow for easy viewing when aligning fixtures.

Housing IC housing, .032" aluminum sealed for Air-Loc Compliance • Housing is vertically adjustable to accommodate up to a 1" ceiling thickness.

PRODUCT CODES

Catalog Number	Input Voltage
IC20 LEDT24	5" Incandescent New Construction IC Housing, 4" Quick Connect Housing 120V

Housing and trim can be ordered together or separate, but will always ship separately.

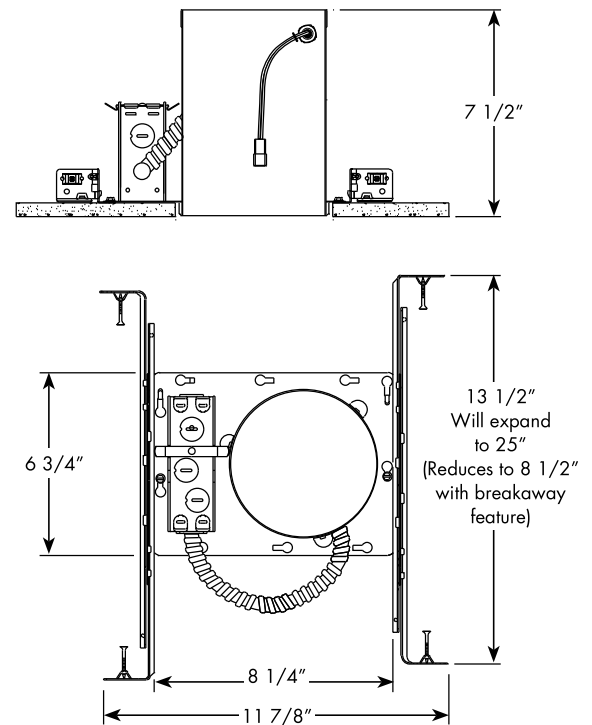
COMPATIBLE LED MODULES

Catalog Number	
5RLD G2 06LM 27K 90CRI 120 FRPC WWH	5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 2700K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring
5RLD G2 06LM 30K 90CRI 120 FRPC WWH	5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 3000K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring

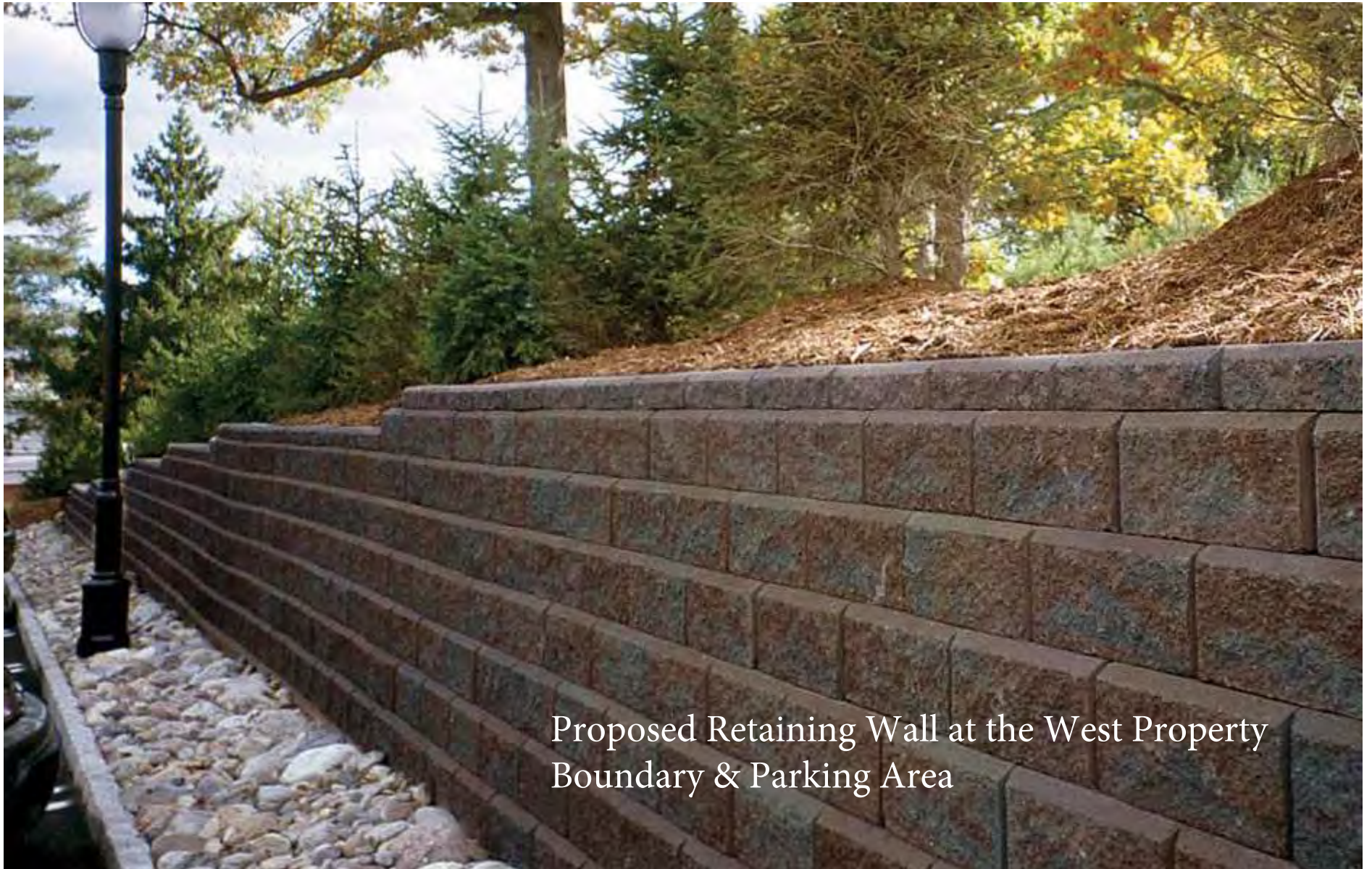
Housing and trim can be ordered together or separate, but will always ship separately.



DIMENSIONS



5 5/8" CEILING CUTOUT





DIAMOND PRO STONE CUT

DIAMOND[®]

SERIES

DIAMOND PRO STONE CUT[®] | RETAINING WALL

LARGE UNIT



8 x 18 x 12

SMALL & MEDIUM UNITS



8 x 7 x 12



8 x 11 x 12

CORNER



8 x 18 x 9

AVAILABLE COLORS



GASCONY TAN



ASHBURY HAZE

ACCESSORIES | AVAILABLE IN ALL COLORS

UNIVERSAL CAP



3 x 18 / 12 x 13

DIAMOND PRO CAP



4 x 17 / 14 x 10

U START BASE BLOCK[®]



3 1/2 x 18 7/16 x 12

U Start Base Block actual coverage length is 16 11/16"

Recommended for use with all available wall block units. See page 126 for full product information.

Belgard's Diamond Series of wall products is perfect for any outdoor wall application. From hard-working retaining walls to aesthetically pleasing garden seat walls, the possibilities are endless.

For walls over 30 inches in height, soil reinforcement is generally necessary. A qualified engineer should be consulted for design and analysis of structures.

ENGINEERED SOLUTIONS BY
ANCHOR[™]
WALL SYSTEMS

DIAMOND PRO STONE CUT®

RETAINING WALLS



LEGACY
COLLECTION

RESIDENTIAL	COMMERCIAL	STEPS	COLUMNS	FIRE PITS	KITCHEN	FREESTANDING WALL	RETAINING WALL
✓	✓	✓					✓

SHAPES & SIZES

Large Unit



8 x 18 x 12

Medium & Small Units



8 x 11 x 12



8 x 7 x 12

Corner



8 x 18 x 9

Cap



4 x 17 1/4 / 14 x 10

PALLET INFORMATION / ESTIMATING CHART

UNIT	SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	LNFT PALLET (SOLDIER)	LNFT PALLET (SAILOR)	UNITS/ SQFT	WEIGHT/ UNIT LBS	WEIGHT/ LAYER LBS	WEIGHT/ PALLET LBS
------	-----------------	----------------	------------------	------------------	-----------------	--------------------------	-------------------------	----------------	---------------------	----------------------	-----------------------

LARGE UNIT

8 X 18 X 12	32	–	4	32	8	–	–	–	77	–	2592
-------------	----	---	---	----	---	---	---	---	----	---	------

MEDIUM & SMALL UNITS

8 X 11 X 12	19.23	–	4	32	8	–	–	–	45	–	2464
8 X 7 X 12	12.13	–	4	32	8	–	–	–	34	–	

CORNER

8 X 18 X 9	32	–	4	32	8	–	–	–	101	–	3200
------------	----	---	---	----	---	---	---	---	-----	---	------

CAP

4 X 17 1/4 / 14 X 10	–	–	6	54	9	–	–	–	40	–	2710
----------------------	---	---	---	----	---	---	---	---	----	---	------

ITEM CODES

DIAMOND PRO STONE CUT

COLOR	LARGE UNIT	MEDIUM/SMALL	CORNER	CAP
ASHBURY HAZE	16050766	16050775	16050190	16050430
GASCONY TAN	16050784	16050788	16050570	16050470

WALLS

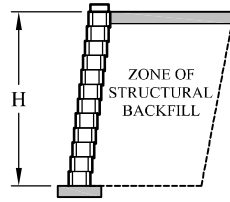
PALLET INFORMATION / ESTIMATING CHART

DIAMOND® PRO			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
STRAIGHT		8 x 18 x 12	32	8	4	32	8	1	83	662	2646
BEVELED		8 x 18 x 12	32	8	4	32	8	1	81	648	2590
CORNER		8 x 18 x 9	32	–	4	32	8	–	100	800	3200

DIAMOND PRO STONE CUT®			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
LARGE		8 x 18 x 12	32	–	4	32	8	1	77	–	2592
SMALL & MEDIUM		8 x 7 x 12	19.23	–	4	32	8	–	45	–	–
		8 x 11 x 12	12.13	–	4	32	8	–	34	–	–
TOTAL			–	–	–	–	–	–	–	–	2464
CORNER		8 x 18 x 9	32	–	4	32	8	–	100	800	3200

DIAMOND® ACCESSORIES			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
UNIVERSAL CAP		3 x 18 / 12 x 13	–	–	8	72	9	–	49	441	3525
DIAMOND PRO CAP		4 x 17 / 14 x 10	–	–	6	54	9	–	49	437	2619
U START BASE BLOCK		3½ x 18¾ x 12	–	–	7	56	8	–	51	406	2839

STRUCTURAL BACKFILL ESTIMATING CHART; NO SLOPE / NO SURCHARGES DIAMOND PRO® RETAINING WALLS USING ANCHORPLEX® SYSTEM



	Clay and Silt Soils $\phi = 26^\circ$ $\gamma = 120 \text{ pcf (19 kN/m}^3\text{)}$	Silty / Clayey Sand Soil $\phi = 30^\circ$ $\gamma = 120 \text{ pcf (19 kN/m}^3\text{)}$	Clean Sand and Gravel Soil $\phi = 34^\circ$ $\gamma = 120 \text{ pcf (19 kN/m}^3\text{)}$
4'-0" (1200 mm) 6 Courses	1'-0" [300 mm] 0.22 x Wall Length = CY of Structural Backfill	1'-0" [300 mm] 0.22 x Wall Length = CY of Structural Backfill	1'-0" [300 mm] 0.22 x Wall Length = CY of Structural Backfill
6'-0" (1800 mm) 9 Courses	1'-6" [450 mm] 0.44 x Wall Length = CY of Structural Backfill	1'-0" [300 mm] 0.33 x Wall Length = CY of Structural Backfill	1'-0" [300 mm] 0.33 x Wall Length = CY of Structural Backfill
8'-0" (2400 mm) 12 Courses	2'-6" [750 mm] 0.89 x Wall Length = CY of Structural Backfill	1'-6" [450 mm] 0.59 x Wall Length = CY of Structural Backfill	1'-6" [450 mm] 0.59 x Wall Length = CY of Structural Backfill
10'-0" (3000 mm) 15 Courses	3'-0" [900 mm] 1.30 x Wall Length = CY of Structural Backfill	2'-0" [600 mm] 0.93 x Wall Length = CY of Structural Backfill	2'-6" [750 mm] 1.11 x Wall Length = CY of Structural Backfill
12'-0" (3600 mm) 18 Courses	4'-0" [1200 mm] 2.00 x Wall Length = CY of Structural Backfill	3'-0" [900 mm] 1.56 x Wall Length = CY of Structural Backfill	3'-0" [900 mm] 1.56 x Wall Length = CY of Structural Backfill

DIAMOND PRO STONE CUT® SYSTEM ESTIMATING FORMULA

For project material estimating, use the formulas listed in each step.

1. WALL UNIT ESTIMATING

A. STRAIGHT AND BEVELED WALL UNIT ESTIMATING

Determine the square footage of the total wall, including buried base course. Square footage (SF) of total wall length (L) x height (H). If using straight or beveled, skip to step 3.

Straight Face: $SF \times 1 = \# \text{ units}$

B. EXPOSED WALL UNITS - ESTIMATING STONE CUT FACE

Determine the square footage of the exposed wall. Square footage (SF) of exposed wall is length (L) x height (H).

Straight Face: $SF \div 2 = \# \text{ units of each size}$

2. BURIED BASE UNIT ESTIMATING – STONE CUT FACE

Build buried base course using large units. Determine the length (L) of the base in feet.

$L \div 1.5 = \# \text{ large units for buried base}$

3. CAP ESTIMATING

Convert wall length (L) to inches: $L \times 12 = L \text{ in inches (LI)}$. Cap factor (CF) = cap front inches + cap back inches $\div 2$.

$LI \div CF = \# \text{ cap}$

4. LEVELING PAD AGGREGATE ESTIMATING

Leveling pad aggregate is a compactible base material of 3/4-inch minus (with fines). The leveling pad extends at least 6 inches in front of and behind the wall units and is at least 6 inches deep after compaction. Wall length in feet (L) $\div 27 \times 1.1 =$ cubic yards (CY).

$CY \times 1.6 = \text{tons}$.

$L \div 27 \times 1.1 = CY$

$CY \times 1.6 = \text{tons}$

5. DRAINAGE AGGREGATE ESTIMATING

Drainage aggregate is clear, 1-inch crushed stone (with no fines). The drainage column extends 12 inches behind the wall units. Wall length (L) x total wall height (H) = square feet (SF) $\div 27 \times 1.1 =$ cubic yards (CY). $CY \times 1.6 = \text{tons}$.

$SF \div 27 \times 1.1 = CY$

$CY \times 1.6 = \text{tons}$

6. CORE FILL AGGREGATE ESTIMATING

Calculate the square feet (SF) of the total wall.

$SF \div 35 = \text{tons}$

7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions

PROJECT ESTIMATING EXAMPLE

The wall is 100 feet long and 8 feet high, including buried course. It is built using the Stone Cut 3-piece system. There is no toe or crest slope, and the soils are clean sand and gravel.

1. EXPOSED WALL UNITS

$100' L \times 7.33' H = 733 \text{ SF} \div 2 = 367$ large, medium and small Stone Cut units needed

2 BURIED BASE UNITS

$100' L \div 1.5 = 67$ large units for the buried course

TOTAL UNITS REQUIRED

Large units

Wall 367

Base 67

Total 434

Medium units 367

Small units 367

3. CAP UNITS

CF example: $17.25" + 10" = 27.25" \div 2 = 13.7$

L example: $100' \times 12" = 1,200$

Project example: $1,200 \div 13.7 = 88$ caps

4. LEVELING PAD AGGREGATE

$100' L \div 27 \times 1.1 = 4.1 \text{ CY} \times 1.6 = 6.6 \text{ tons}$

5. DRAINAGE AGGREGATE

$800 \text{ SF} \div 16.4 = 49 \text{ tons}$

6. CORE FILL AGGREGATE

$800 \text{ SF} \div 35 = 23 \text{ tons}$

7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions.



HOLLAND STONE *PRESTIGE*



ASHBURY HAZE



BORDEAUX
BEIGE



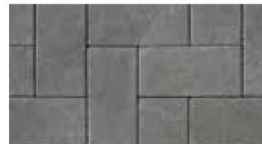
BOURBON



COTSWOLD MIST



GASCONY TAN



MIDNIGHT



PEWTER


VERSATILE
SMOOTH
CLASSIC

 TEXTURGARD™
Texturgard fuses a top
layer of rich pigments
with Belgard's core
color process.
*Please refer to page 16
for more information.*

Paver Bricks for entrance driveway &
north pedestrian sidewalk/entrance:
Belgard "Ashbury Haze"

60MM



4 x 8 x 2 3/8

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER
DATE: AUGUST 13, 2020
SUBJECT: 688 & 694 GREEN BAY ROAD - THE WALDEN RESIDENCES
- PRELIMINARY PLANNED DEVELOPMENT REVIEW (CASE 2019-15-PD)

INTRODUCTION

On August 20, 2020, the Design Review Board is scheduled to continue 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 Walden Winnetka, LLC (the "Applicant") as contract purchaser of the property located at 688 and 694 Green Bay Road (the "Subject Property"), which is owned by CCF Winnetka, LLC (the "Owner") to allow the construction of a new six-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, and a preliminary planned development plan with zoning exceptions.

At the August 20 meeting, the Design Review Board will continue its review of the design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new six-unit multi-family building on the Subject Property.

As of the date of this memo, the Village has received one written public comment regarding the proposed project since the July 16 meeting (Attachment B).

JULY 16 DESIGN REVIEW BOARD MEETING

On July 16, 2020, the Design Review Board held its first review of design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new six-unit multi-family building on the Subject Property. (Staff report for the July 16 meeting can be found in Attachment C, and a copy of the plan documents submitted by the Applicant for consideration at that meeting can be found in Attachment D) A full copy of the materials for that meeting can be found on the following weblink - <https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/07162020-166.pdf#page=23>.

After hearing presentations by Village Staff and the Applicant, the Design Review Board heard comments from the public. Five nearby residents addressed the Board, and Village staff read written comments and transcribed voicemail messages from five members of the public. Though many residents expressed the opinion that the proposed design of the building was attractive, residents expressed a variety of concerns regarding the project, including: (a) the project being too tall and too

massive, (b) additional impermeable surface will have stormwater impacts on adjacent properties, (c) potential impacts of construction excavation on neighboring properties, and (d) potential impacts of the proposed driveway and garage door activity on adjacent properties (e.g. lighting impacts, need for additional screening, etc.).

After hearing from the public, the Board discussed the proposed building and landscaping designs. In general, Board members found the proposed building to be well thought-through and well-designed. Regarding a couple of the Village's zoning standards the Applicant has requested relief from, which are more related to building design elements (e.g. prohibition of flat roofs and the need to provide specific building wall articulation), Board members found that even though the proposed building did not meet the technical requirements, the building design was of such a high quality those standards did not seem appropriate in this situation. However, the Board asked for additional information regarding the height of the building, in particular the fourth story element, which consists of a community room and storage areas. The Board asked the Applicant to provide the multiple street level views of the fourth story element from Green Bay Road, Walden Road, and the property to the north. Board members also expressed an interest with the Applicant eliminating or minimizing the ability to see any of the fourth story building from these views.

APPLICANT RESPONSE TO DRB COMMENTS

The Applicant has submitted the following information (see Attachment A):

- A letter responding to the Board members' comments from the July 16 DRB meeting.
- A bird's eye perspective of the fourth story to provide better context of it and the roof elements.
- Perspective views as requested by the Design Review Board.
- Building elevation and floor plan showing minor change made to the height of the fourth story element along the north side of the building.
- Reference area photographs.

At the August 20 meeting, the Applicant will review this information with the Board and explain his design decisions in response to the Board's comments.

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 "Property Description" section of the July 16 staff report, found on page 4 of Attachment C, in which the project consistency with the Comprehensive Plan is summarized);
- (3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and

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

The Board will need to determine if the proposed multi-family building and its associated hardscape and landscape comply with the above standards.

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

PLANNED DEVELOPMENT COMMISSION CONSIDERATION

At the writing of this staff report, the date of the Planned Development Commission's consideration has yet to be firmly set, as that Commission's review is scheduled to occur after the Design Review Board makes its recommendation.

RECOMMENDATION

At the August 20, 2020 Design Review Board meeting, the Board is scheduled to continue its consideration of the design of the Applicant's proposed building, hardscape, and landscaping.

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 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 building, hardscape, and landscaping 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 building, hardscape, and landscape for the proposed six-unit multi-family building on the Subject Property**, subject to the following conditions:*

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

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

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

by the Board; and

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

Staff and the Applicant will be present at the August 20 meeting to present a summary of the Applicant's response and to answer any questions.

ATTACHMENTS

Attachment A: Applicant's Response to July 16, 2020 DRB Discussion

Attachment B: Public Comments Since July 16, 2020 DRB Meeting

Attachment C: Staff Report for July 16, 2020 DRB Meeting

Attachment D: Design plans submitted by the Applicant for the July 16, 2020 DRB meeting

Attachment E: Excerpts of Village Design Guidelines



11418 E Mission Ln
Scottsdale, AZ 85259
(847) 757-3975
rick@rmswanson.com

August 11, 2020

David Schoon
Community Development
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: Design Review Board Follow-up

Mr. Schoon,

We appreciated the opportunity to present our proposed Walden project to the Design Review Board on July 16th and hear comments from both the public and DRB members. Our team took careful notes and have been working in earnest to prepare a cogent response to each of the questions and or concerns relevant to the DRB's process.

We were particularly pleased to hear the proactive comments about the building design and overall quality of proposed materials. It was also clear that the board members recognized the aesthetic significance of the taller design elements and our effort to limit exposure of this mass to adjacent properties.

The primary concern seemed to be with the perceived visual impact of the 4th floor from directly adjacent properties, particularly the property owners to our north and the key properties on Walden Lane. Chairman Albinson echoed fellow members who suggested we revisit the 4th floor roof structure and determine if there might be some way that we could mitigate the appearance of mass as viewed from the most potentially impacted properties. We have done so and are pleased to report that a portion of the stair egress shed roof on the north side was already shifted inward approximately 2'-0" from the back side of the steep gable parapet. While that was reflected on the original submittal packet, it was difficult to comprehend with 2D elevations and how it engages the steep pitch roof mass stretching from the north gable to the south gable. One could easily draw the conclusion that this shed roof is flush with the outside wall, which is not the case. It should also be noted that we were able to shift that shed wall another 1'-2" to 3'-2" from the back of that gable parapet design element. Perception and reality

often, are not the same thing, therefore, it was important that we provide information that helped better understand the reality.

As you know, modern CAD programs provide the ability to create accurate view perspectives from any vantage point. In this case, we were asked to provide updated models offering direct views from various locations on our north and west neighbor's respective properties. These are attached with this memo for your review. They include both winter and summer perspectives with existing and proposed trees in each. If you feel there may be benefit in providing further perspectives, please let us know. As you can see from these exhibits, the visual impact is either screened by the decorative gable elements or parapet walls. In addition, there is a significant amount of existing deciduous and coniferous trees that will be further supplemented by the additional trees we propose to plant. We felt it appropriate to provide both summer and winter views with all proposed plant material.

Lastly, I wish to again point out that we reduced the building height by 4'-0" since and because of comments made in our meeting with the neighbors last summer. A number of those from the public who spoke referenced building element heights that no longer applied. Although I clarified that in our presentation, many continued to reference older data in their public comments. We do not believe this was an intentional oversight but still felt it important to recognize as it was a request by our neighbors that was previously addressed and was not dismissed on our part.

We appreciate this opportunity to revisit our proposed design and please let us know if there is any further information the DRB might need in advance of the August 20th meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB
Managing Member



View Perspective of how the shed
roof engages the main steep pitch
parapet gable roof



Perspective view from north neighbor's driveway entrance





Direct view perspective from the north neighbor's driveway





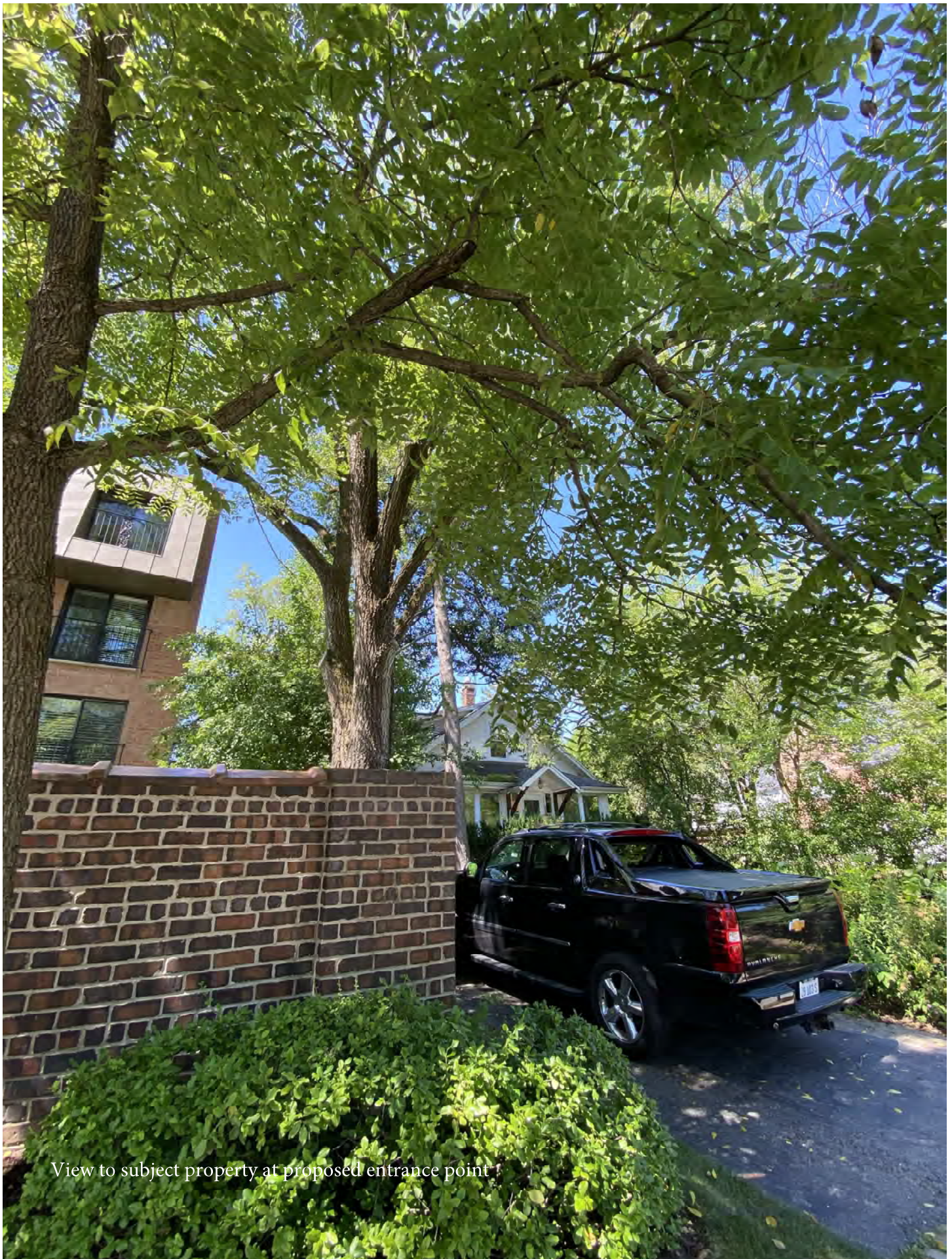
View Perspective from the north neighbor looking to the SE





View perspective from the public sidewalk looking NW at the propose project's entrance point





View to subject property at proposed entrance point



View Perspective from Walden lane looking between the 2-adjacent properties to the subject property





View from Walden Ln looking east between the two immediate neighbors



View perspective from direct Walden neighbor's patio area to subject property





View perspective from between the 2-adjacent Walden properties looking to the subject property





View looking west from property to
Walden neighbor



View looking west from subject property



View looking south to existing
condominium building



View from subject property looking south at public sidewalk



EAST ELEVATION

$\frac{1}{8}'' = 1'-0''$

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES

688 GREEN BAY ROAD
WINNETKA, ILLINOIS

R.M. SWANSON
ARCHITECTS

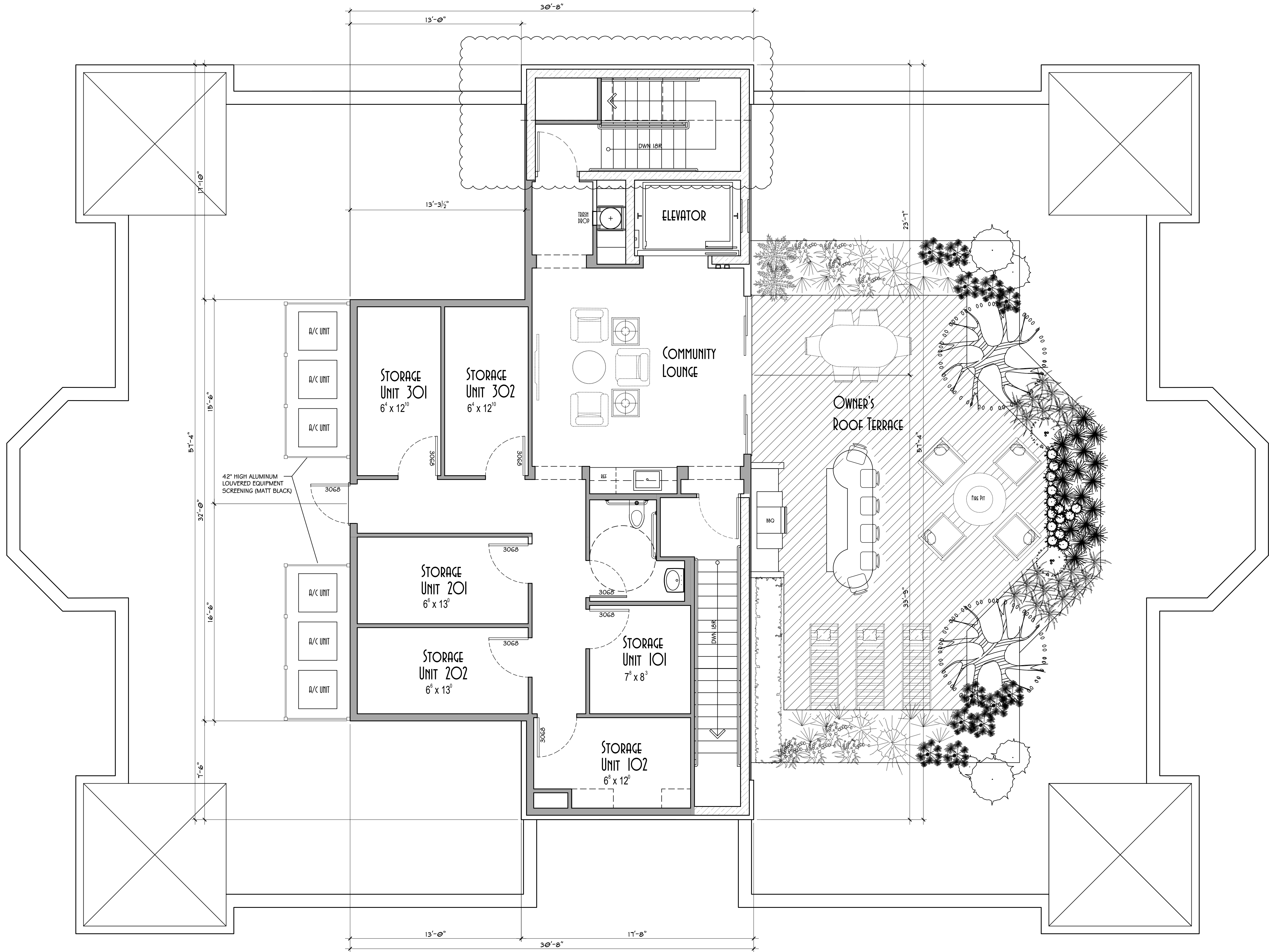
DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:

DATE: COMMENT

PLAN NO: 1809

SHEET A3 OF 12



ROOF FLOOR PLAN

3/4" = 1'-0"

GENERAL NOTES FOR THIS SHEET

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES

688 GREEN BAY ROAD
WINNETKA, ILLINOIS

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RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT

PLAN NO:
1809

SHEET
A11

OF
12

Ann Klaassen

From: Ruud Coster <[REDACTED]>
Sent: Saturday, August 1, 2020 9:13 PM
To: Ann Klaassen
Cc: Brian Norkus
Subject: Upcoming meeting august 20 about development 688/694 Green Bay Road

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

Hi Ann.....

I am not sure if we are allowed to speak during the meeting, but just in case we cannot, here are a couple of observations from the last meeting:

- Mr Swanson presented the buildings to the North of the development as Condominiums. They are not!. They are Townhomes joined by our garages and without a homeowners association. Each residence owns the land under the buildings and their respective patios. Just for the record!
- The chairman of the meeting mentioned that there was no real design consequence to the changing of the required minimum articulation on the north side of the building from the minimum of 4 feet to 2 feet. I would agree with the design aspects of less articulation of the north wall, however in practice 2 feet less articulation means that the whole of the building moves 2 feet further to the north, creating a negative influence on the light and living enjoyment of our 696 and 698 Green Bay buildings. It also will make the building look even larger than already designed to be at the moment.

Please add these comments to the files for the Design and the Review and the Planned Development Commissions.

Ruud Coster
[REDACTED]

--

With kind regards/met vriendelijke groeten

Ruud
[REDACTED]



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER
DATE: JULY 10, 2020
SUBJECT: 688 & 694 GREEN BAY ROAD - THE WALDEN RESIDENCES
- PRELIMINARY PLANNED DEVELOPMENT REVIEW (CASE 2019-15-PD)

INTRODUCTION

On July 16, 2020, the Design Review Board is scheduled to hold 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 Walden Winnetka, LLC (the "Applicant") as contract purchaser of the property located at 688 and 694 Green Bay Road (the "Subject Property"), which is owned by CCF Winnetka, LLC (the "Owner") to allow the construction of a new six-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, a preliminary planned development plan with zoning exceptions.

At the July 16 meeting, the Design Review Board will review the design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new six-unit multi-family building on the Subject Property. The application materials are included in Attachment A. **It should be noted that given the meeting will be held virtually, Board members are encouraged to schedule a time prior to the meeting with staff to review the material samples at the Village Hall.**

The Planned Development Commission will be holding a separate public hearing on approvals for the plat of consolidation, the preliminary planned development plan and associated zoning exceptions. The date of that meeting will be set once the Design Review Board has completed its review.

Property owners within 250 feet of the Subject Property have been notified of the Design Review Board meeting by mail notice. As of the date of this memo, the Village has received written public comments regarding the proposed project (Attachment B).

PLANNED DEVELOPMENT PROCESS

On April 25, 2019, the Village Council adopted amendments to the Village's planned development regulations. Given this is the first proposed planned development to be reviewed under the new regulations, staff thought it would be helpful if we review the process with the Board.

The new process consists of the following major steps:

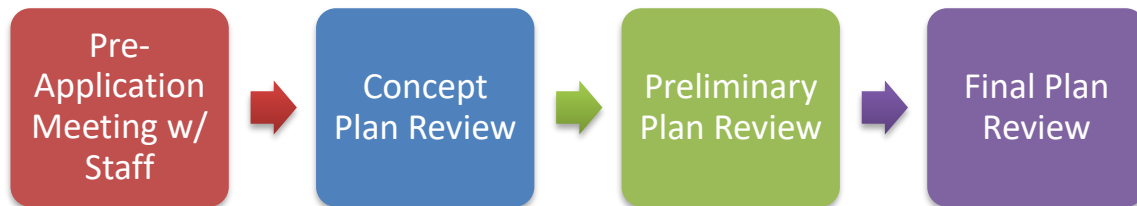


Figure 1 – Concept Plan Review

Concept Plan Review. The concept plan review step is conducted by the Village Council. The purpose of the Village Council's review of the concept plan application is to broadly acquaint the Council with the Applicant's proposal. This step also provides the Applicant with any preliminary concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application. After hearing the comments and suggestions from the Village Council, the Applicant decides whether or not to proceed with the project. If they do proceed, the Applicant then must submit a preliminary planned development application with all the required documents for review and recommendation by the Planned Development Commission and the Design Review Board.

On July 16, 2019, the Village Council conducted the concept plan review of the proposed six-unit multi-family project. The current preliminary proposal is fairly similar in design as the July 16, 2019 concept plan. Copies of a couple images from the concept plan review are below.

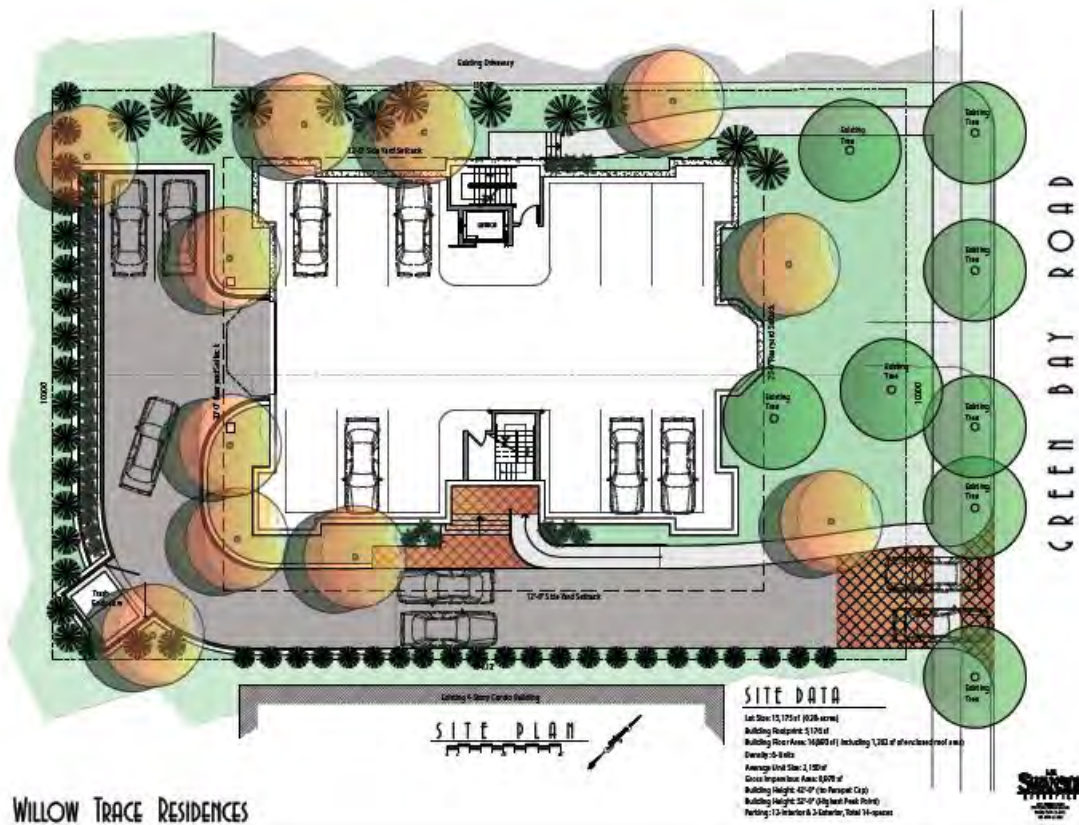


Figure 2 - Concept Plan - Site Plan Presented to Council on July 16, 2019



Figure 3 - Concept Plan - East Building Elevation Presented to Council on July 16, 2019

During the concept plan review, Council members expressed that they were generally open to the proposed development and the design of the building, but individual Council members stated that the following issues should be carefully considered during the preliminary planned development process:

- a) The impact on the homes immediately to the west of the development;
- b) The height of the building and its impact on adjacent properties;
- c) Ensure the installation of adequate stormwater control;
- d) Parking and driveway access; and
- e) Access and siting of the trash enclosure.

Council members also asked the Applicant to communicate with the neighbors to hear their concerns regarding the proposed development. A copy of the staff report for the Council's July 16, 2019 meeting as well as copy of meeting minutes are attached as Attachment C.

Preliminary Plan Review. As previously stated, the Applicant has submitted an application for preliminary planned development approval. Preliminary plan review includes the following steps:



Figure 4 – Preliminary Plan Review

The Design Review Board's role is to provide a recommendation to the Village Council regarding the design of buildings, structures, signage, and landscaping that are part of a proposed planned development in the context of the requested zoning relief.

The Planned Development Commission's role is to provide a recommendation to the Village Council regarding proposed subdivision and zoning relief. Though not the purview of the Design Review Board, the additional zoning relief is summarized later in this report.

Final Plan Review. The final plan review step of the planned development process is to ensure the plan to be constructed is consistent with the approved preliminary planned development plan. Final plan review consists of the following steps:

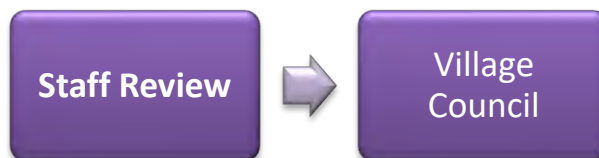


Figure 5 – Final Plan Review

During the final plan review process, the Council may return the final application to the Planned Development Commission and/or the Design Review Board for further consideration and recommendations to the Village Council.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.35 acres (15,000 square feet) in size, is located on the west side of Green Bay Road between Pine Street and Westmoor Road. Currently, there is a vacant single family residence on the 688 Green Bay Road parcel and the 694 Green Bay Road parcel is vacant. Figures 6 through 8 on the following pages identify the Subject Property.



Figure 6 – Subject Property (688 Green Bay Road)



Figure 7 – Subject Property (694 Green Bay Road - looking southwest from Green Bay Road)



Figure 8 – Aerial Map

The Land Use Plan Map of the 2020 Comprehensive Plan designates the Subject Property as appropriate for “Townhouse Residential” development, which is generally a lower-density transitional area between commercial districts and single family neighborhoods (See Figure 9). The Land Use Plan Map designates the property to the south along Green Bay Road as appropriate for “Multi-Family Residential” and to the north as appropriate for “Townhouse Residential”.



Figure 9 – Comprehensive Plan Land Use Map

The property is zoned B-1 Multifamily Residential, and it is bordered by B-1 Multifamily Residential to the north, B-2 Multifamily Residential to the south, and R-3 Single Family Residential to the west (represented in Figure 10 below). Along Green Bay Road to the south there are multi-family structures and to the north are a duplex building, a townhouse development, and a multi-family building. Immediately to the west are two single family homes (see Attachment D for photographs). The B1 District allows multi-family structures at a density no greater than 18 units per acre, which for the Subject Property would be 6 units.



Figure 10 – Zoning Map



Figure 12 - Current Plan - East Building Elevation

The Applicant describes the proposed architectural design of the development as English Country Manor style. As described in the attached narrative provided by the Applicant and included in this report as Attachment A, the exterior materials would include reddish/brown face brick and limestone trim with a fieldstone water table on all four elevations. The window frames would be black with simulated divided lite muntins. The units would also include private balconies that would be faced with wood trim and include black wrought iron rails, balustrades and spindles. The pitched roof elements would be DaVinci artificial slate shingles with copper decorative finials, gutters and downspouts.

On-site stormwater management would be provided by a stormwater system that drains all surface stormwater run-off towards an underground stormwater vault located under that portion of the driveway that runs along the southerly property line. The stormwater within the vault would then drain into a stormwater main under Green Bay Road. It should be noted that given Green Bay Road is a State highway, the Applicant will need to secure Illinois Department of Transportation approval to tie its proposed stormwater system to the main in the Green Bay Road right-of-way.

STAFF REVIEW

Staff has reviewed the proposed preliminary plan and has determined that the application is ready for consideration by the advisory bodies and the Village Council. Given that this is preliminary plan approval, staff has identified technical issues which the applicant will need to address at time of final plan approval or building permit approval.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

- (2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations (Note: Please refer to the early section “Property Description” in which the project consistency with the Comprehensive Plan is summarized).
- (3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

The Board will need to determine if the proposed multi-family building and its associated hardscape and landscape comply with the above standards.

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

PLANNED DEVELOPMENT COMMISSION CONSIDERATION

At the writing of this staff report, the date of the Planned Development Commission’s consideration has yet to be firmly set, as that Commission’s review is scheduled to occur after the Design Review Board makes its recommendation. For the Board’s information, the Commission will be considering the following zoning and subdivision relief:

- A. Plat of Consolidation – 688 Green Bay Road and 694 Green Bay Road will need to be consolidated into one single lot of record.
- B. Maximum Building Size Variation – The consolidated lot area of 15,000 square feet allows a maximum gross floor area (GFA) of 12,000 square feet (or what is also called a maximum floor area ratio of 0.80). As proposed, the building consists of approximately 17,915.9 square feet of gross floor area, requiring a variation of 5,915.9 square feet (49.30%).
- C. Maximum Building Height Variation – The proposed building height is 48.6 feet and four (4) stories, whereas the maximum permitted building height is 35 feet and 2½-stories. The dimension of 48.6 feet is measured from the first floor to the highest point of the decorative gable at the center of the building. The height to the top of the flat roof of the enclosed storage and lounge area on the fourth floor would be 44.95 feet. The proposed design also includes four corner tower roof elements that would be 44.2 feet in height with a parapet between the four corners that would be 36.7 feet in height. It is relevant to note that the proposed units include 10-foot ceiling heights for each floor level, which according to the Applicant is a standard design requirement for north shore residences in this market.
- D. Impermeable Lot Coverage – The proposed impermeable lot coverage (ILC) (building footprint and paved surfaces) is 11,168.7 square feet, whereas a maximum ILC of 9,000 square feet is allowed. As proposed, the proposed ILC exceeds the amount allowed by 2,168.7 square feet, or 24.1%.
- E. Principal Roof Form Variation – The proposed design incorporates pitched roof gables at the four corners of the building as well as the center, however, the primary roof design is that of a

flat roof. The Zoning Ordinance prohibits flat roofs, shed roofs, mansard roofs, butterfly roofs, domed roofs and the like.

- F. Façade Articulation Variation - The façade articulation requirement is intended to assure that the apparent scale of the building is compatible with the scale of near-by single family development by requiring no exterior wall be unarticulated for a distance greater than 50 feet. The Zoning Ordinance requires the separation distance in the plane of the walls be at least four (4) feet. The north wall of the proposed building does not comply with this requirement as the proposed separation distance in the plane of the walls is only two feet.

Though the zoning and subdivision relief is not the purview of the Design Review Board, we are providing you with this information so you are aware of the relief the Planned Development Commission will be considering.

RECOMMENDATION

At the July 16, 2020 Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed building, hardscape, and landscaping.

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 building, hardscape, and landscaping 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 building, hardscape, and landscape for the proposed six-unit multi-family building on the Subject Property**, 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.*

Staff and the Applicant will be present at the July 16 meeting to present a summary of the application and to answer any questions.

[REDACTED]

Attachment D
Design Documents Submitted by Applicant for July 16, 2020 DRB Meeting





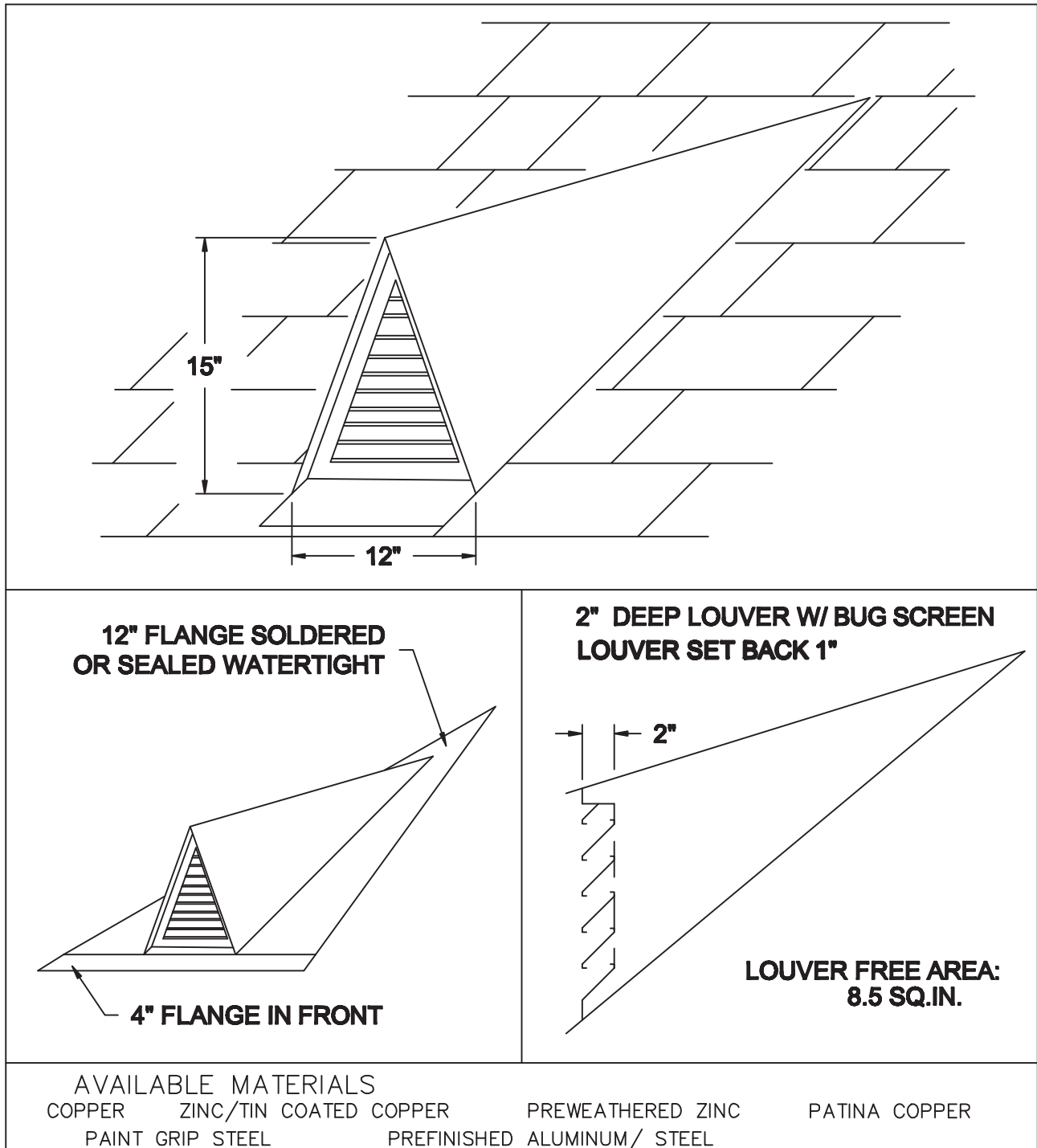








LOUVER DORMER BUTTERFLY



REV. 7/14

INSTALLATION:

MARK OPENING IN ROOF DECK ON DESIRED COURSE. CUT OPENING IN DECK. POSITION DORMER OVER OPENING AND FASTEN TO DECK.

OTHER INFORMATION:

SPECIFY EXACT ROOF PITCH.

OTHER:

INCLUDES INSECT SCREEN OF COMPATIBLE MATERIAL.

COPPER CRAFT
 A EURAMAX COMPANY

6-03



Proposed Casement Window: Simulated Divided Lite
Clad (black frame) Double Glazed Insulated



Manufacturer: Da Vinci Roofscapes Inc

Product: Synthetic Slate Roof

Color: Slate Gray

Size: 6", 9" & 12" random widths with 8" exposure



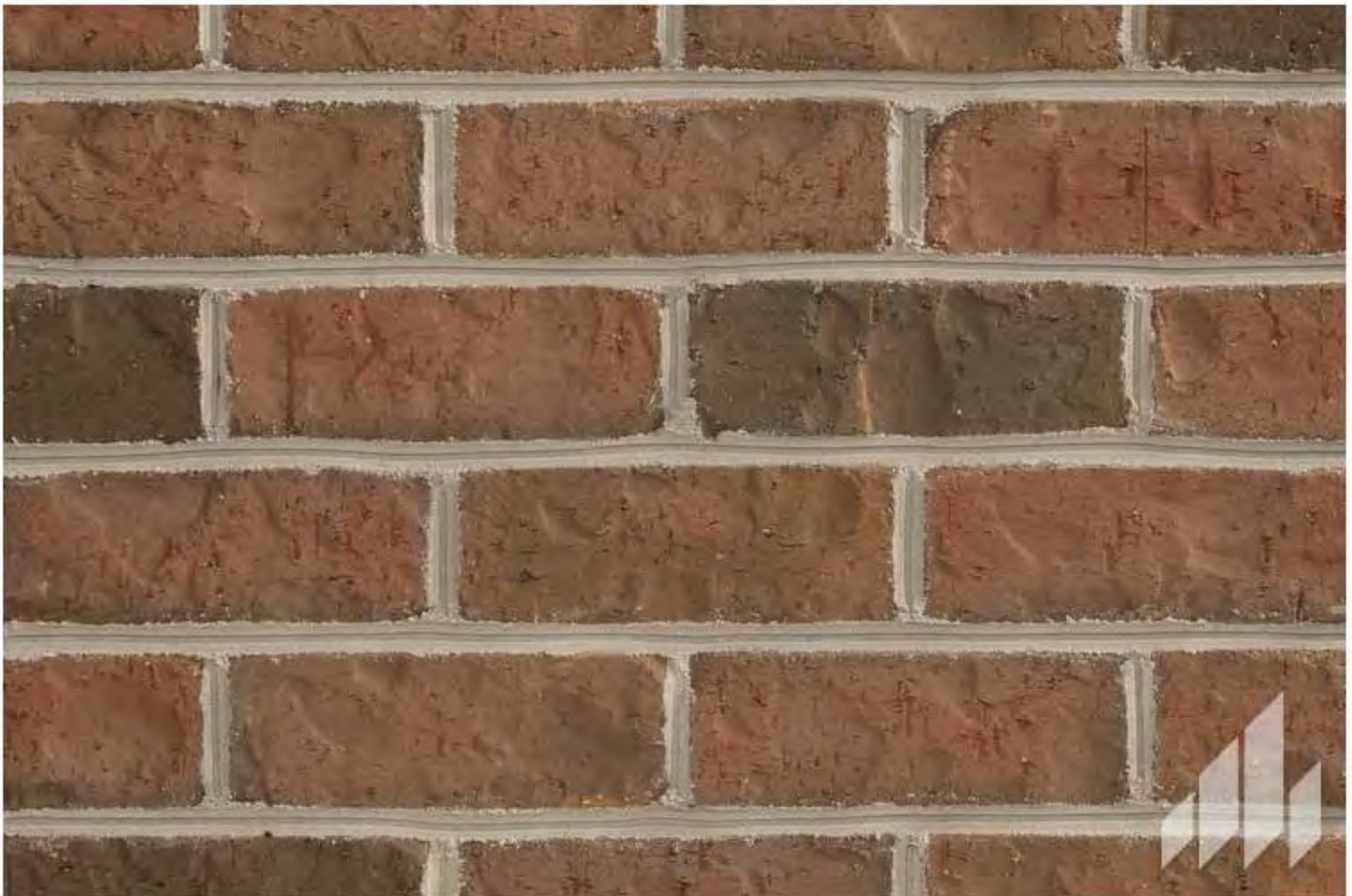
Supplier: Swake Stone

Product Name: Garret's Blend

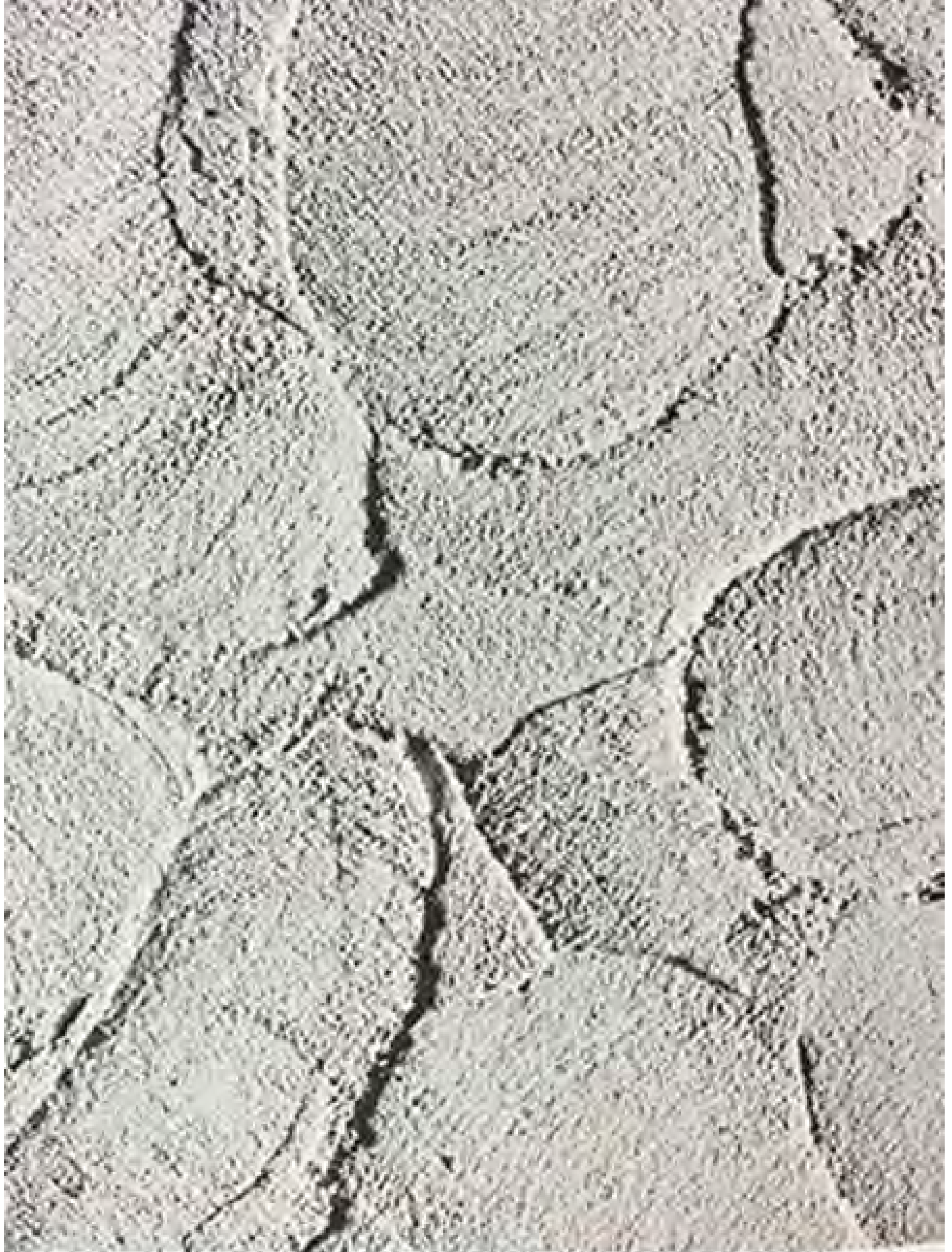
Pattern: Ashlar with regular mortar (bag finish)



East Coast Weathervane 36" tall Finial "The Alexander"



PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"



Proposed Stucco Color & Finish



The proposed wrought iron rail will be similar in color and design including meeting all requirements for height and structural support

FOUNDRY CLASSIC

10231TK

SMALL GOOSENECK BARN LIGHT

Decidedly industrious, Foundry is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces while offering mix and match options that customize the look.

DETAILS	
FINISH:	Textured Black
MATERIAL:	Aluminum

DIMENSIONS	
WIDTH:	9.5"
HEIGHT:	9.1"
WEIGHT:	5 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	16"
CARTON WIDTH:	16"
CARTON HEIGHT:	16"
CARTON WEIGHT:	8 lbs.



PRODUCT DETAILS:

- Mounting hardware is hidden on the backplate to ensure a clean silhouette.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- 2 year finish warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design



RALEY

1602MB-LL

LARGE HANGING LANTERN

Raley's regal appearance features cast aluminum construction, a bold Museum Black finish, flourishing details and clear water glass panels for a dignified style statement.

DETAILS	
FINISH:	Museum Black
MATERIAL:	Cast Aluminum
GLASS:	Clear Water Glass Panels

DIMENSIONS	
WIDTH:	11.8"
HEIGHT:	27.5"
WEIGHT:	14 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp Included
LED NAME:	E12LED-5
WATTAGE:	4-5w Cand. LED *Included
VOLTAGE:	120v
COLOR TEMP:	2700.0000k
LUMENS:	1400
CRI:	80
INCANDESCENT EQUIVALENCY:	4-40w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.

MOUNTING	
CANOPY:	5.5" Dia.
LEAD WIRE:	72"

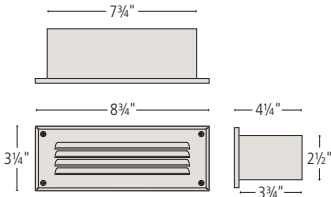
SHIPPING	
CARTON LENGTH:	15"
CARTON WIDTH:	15"
CARTON HEIGHT:	26"
CARTON WEIGHT:	20 lbs.

PRODUCT DETAILS:

- This chain or cable hung fixture may be installed on any sloped ceiling.
- Suitable for use in damp (interior moist and outdoor no direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- LED Lamps carry a 3-year limited warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design



1594 BZ
1594 BZ-LED
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D



1594 MZ
1594 MZ-LED
HARDY ISLAND™
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D

LED ITEM	LED ENGINE (INCLUDED)	LED WATTAGE/ VOLT AMPS	INCANDESCENT EQUIVALENCY	ITEM	LAMP (INCLUDED)	WATTAGE	LED LAMP (NOT INCLUDED)	FINISH	CONSTRUCTION	GLASS LENS
1594 BZ-LED	NX3	3.8w / 5.7VA	25w	1594 BZ	912	12w	T5 LED	Bronze	Galvanized Steel Housing Cast Aluminum Faceplate	Clear
1594 MZ-LED	NX3	3.8w / 5.7VA	25w	1594 MZ	912	12w	T5 LED	Matte Bronze	Galvanized Steel Housing Solid Brass Faceplate	Clear

See pages 82-83 for LED conversion lamps. A wiring kit is supplied. For accessories, see pages 78-79. For transformers, see pages 76-77.

PHOTOMETRICS (BASED ON VARIOUS MOUNTING HEIGHTS)

DISTANCE FROM LIGHT		LED ITEM	1'	2'	3'	4'	5'	6'	7'	8'	ITEM	1'	2'	3'	4'	5'	6'	7'
FOOT CANDLES	6" Mounting	1594 BZ-LED	37.1	11.83	3.06	1.55	1.07	0.85	0.71	0.6	1594 BZ	0.90	0.50	0.23	0.03			
	18" Mounting		0.58	1.19	4.1	2.03	2	1.46	0.87	0.49		0.99	0.73	0.55	0.37	0.17	0.08	
	30" Mounting		0.11	0.27	0.45	0.97	1.55	0.84	0.74	0.74		0.52	0.43	0.36	0.28	0.20	0.16	0.10
	6" Mounting	1594 MZ-LED	3.07	0.74							1594 MZ	2.19	0.53					
	18" Mounting		1.40	0.32	0.25	0.20						1.00	0.21	0.18	0.14			
	30" Mounting		0.97	0.45	0.42	0.22	0.07					0.69	0.32	0.31	0.05	0.14		



5" IC NEW CONSTRUCTION HOUSING IC20 LEDT24

COMPATIBLE WITH
5RLD SERIES



Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

IC Air-Loc® New Construction Housing for use with Juno retrofit LED trim modules • Energy efficient, sealed housing • Can be completely covered with insulation • Fully sealed housing stops exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets.

PRODUCT SPECIFICATIONS

Electrical Connections Features non-screw base 120V plug-in connector • Compatible with Juno retrofit LED trim modules

Labels U.L. listed for U.S. and Canada for through-branch wiring and damp locations • Meets high efficacy requirements of California T24

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Specifications subject to change without notice.

INSTALLATION

Real Nail 3 Bar Hangers Telescoping Real Nail® 3 system covered under US Patent D552,969 permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Integral T-bar notch and clip secures housing in suspended ceiling grid – no accessory clips required • 24" expansion stop allows quick placement of fixture in standard grid spacing • Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Bars captive to mounting frame • Edge-mounted for extra strength • Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for fixture relocation • Quick-Loc slot (location identified on the mounting frame) and oversized locking set screw lock fixture in position • Bar hanger foot contoured to align to bottom of construction joist • Alternate mounting holes included.

Junction Box Pre-wired junction box provided with (5) 1/2" and (1) 3/4" knockouts, (4) Non-metallic sheathed cable connectors and ground wire, U.L. listed/CSA certified for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pryout slots.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation • Sight lines embossed on mounting frame to allow for easy viewing when aligning fixtures.

Housing IC housing, .032" aluminum sealed for Air-Loc Compliance • Housing is vertically adjustable to accommodate up to a 1" ceiling thickness.

PRODUCT CODES

Catalog Number	Input Voltage
IC20 LEDT24 5" Incandescent New Construction IC Housing, 4" Quick Connect Housing	120V

Housing and trim can be ordered together or separate, but will always ship separately.

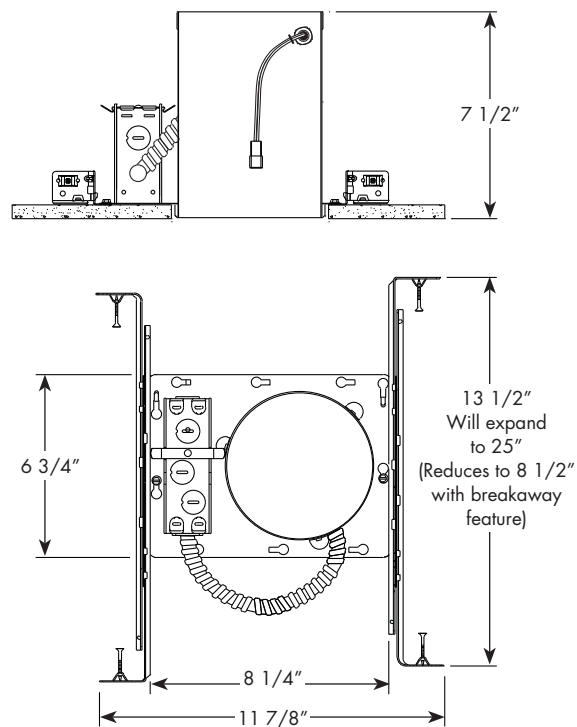
COMPATIBLE LED MODULES

Catalog Number	
5RLD G2 06LM 27K 90CRI 120 FRPC WWH	5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 2700K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring
5RLD G2 06LM 30K 90CRI 120 FRPC WWH	5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 3000K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring

Housing and trim can be ordered together or separate, but will always ship separately.



DIMENSIONS



5 5/8" CEILING CUTOUT



In-ground Stainless Steel Pathway Light (3W)

MODEL: AL-IG-PW-A21

DESCRIPTION

aspectLED's landscape LED lights are bright, energy efficient, and attractively styled, making them perfect for virtually any outdoor application. Ideal for installation along pathways, driveways, sidewalks, landscape edging, and other landscape/architectural features.

A favorite of our golf course, resort and public park customers, these stainless steel pathway lights features an ultra-bright 3W LED and their compact size make for easy installation in virtually any locations. These are designed to be installed with their top trim piece flush with your finished surface (grass, mulch, asphalt, etc.). Perfect for gardens, patios, landscaping, garden walls, building entrances, pathways, decks, gazebos, public parks, docks, and marine environments.

This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Withstands standard motor vehicle traffic (golf carts, cars, 3/4 ton pickup trucks). See photos for more details about cut-out options.

PHYSICAL DIMENSIONS + SPECIFICATIONS

	12VDC	24VDC	12VAC
Light Fixture Dimensions	3.5" Diameter 3.75" Deep 2.5" Cut out hole	3.5" Diameter 3.75" Deep 2.5" Cut out hole	3.5" Diameter 3.75" Deep 2.5" Cut out hole
LED Driver Input Voltage	12VDC	24VDC	12VAC
Dimmable	No	No	No
Nominal Power Consumption	3 Watts	3 Watts	3 Watts
Max Luminous Flux of LED Array	300 Lumens	300 Lumens	300 Lumens
LED Type	SMD LED Chips	SMD LED Chips	SMD LED Chips
LED Quantity	3 - High Power 1 Watt LEDs	3 - High Power 1 Watt LEDs	3 - High Power 1 Watt LEDs
Fixture Material	Stainless Steel	Stainless Steel	Stainless Steel
Lens	Optical, >85% efficient	Optical, >85% efficient	Optical, >85% efficient
Glass	Step-tempered glass	Step-tempered glass	Step-tempered glass
Waterproof Seal	Silicone Seal	Silicone Seal	Silicone Seal
IP Rating	IP65	IP65	IP65
Load Rating	1,760 psi	1,760 psi	1,760 psi
Fixture Weight	1.6 lbs	1.6 lbs	1.6 lbs
Estimated Lifespan	Up to 50,000 hours	Up to 50,000 hours	Up to 50,000 hours
Warranty	1 Year	1 Year	1 Year
Suitable Uses	Indoor/Outdoor, Dry, Damp or Wet Locations	Indoor/Outdoor, Dry, Damp or Wet Locations	Indoor/Outdoor, Dry, Damp or Wet Locations
Certifications	RoHS	RoHS	RoHS

CERTIFICATIONS



For general information purposes only. Specifications, dimensions and construction subject to change without notice.

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The Walden - Page B1 - 61

www.aspectled.com

DIMENSIONS



SKU BUILDER

Model Number

AL-IG-PW-A21

LED Color

Voltage

Wire Lead Length

*This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Please specify cut-out choice when ordering fixture.

- Warm White - WW
- Cool White - CW
- DayWhite - DW
- Blue - B
- Green - G
- Red - R
- Yellow/Amber - Y
- RGB - RGB

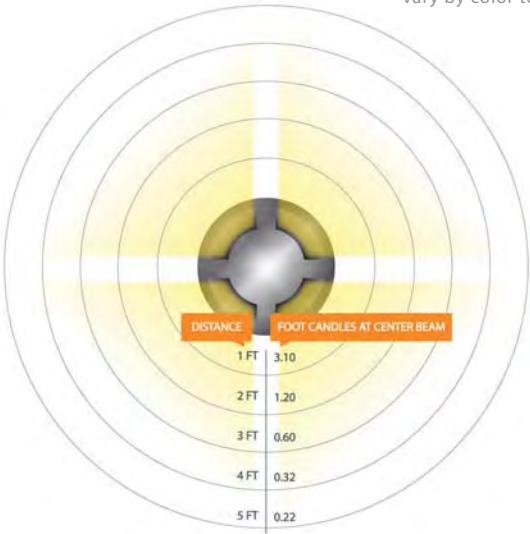
- 12VDC
- 24VDC
- 12VAC

- 2 Feet - 2FT
- 25 Feet - 25FT
- 50 Feet - 50FT
- 100 Feet - 100FT

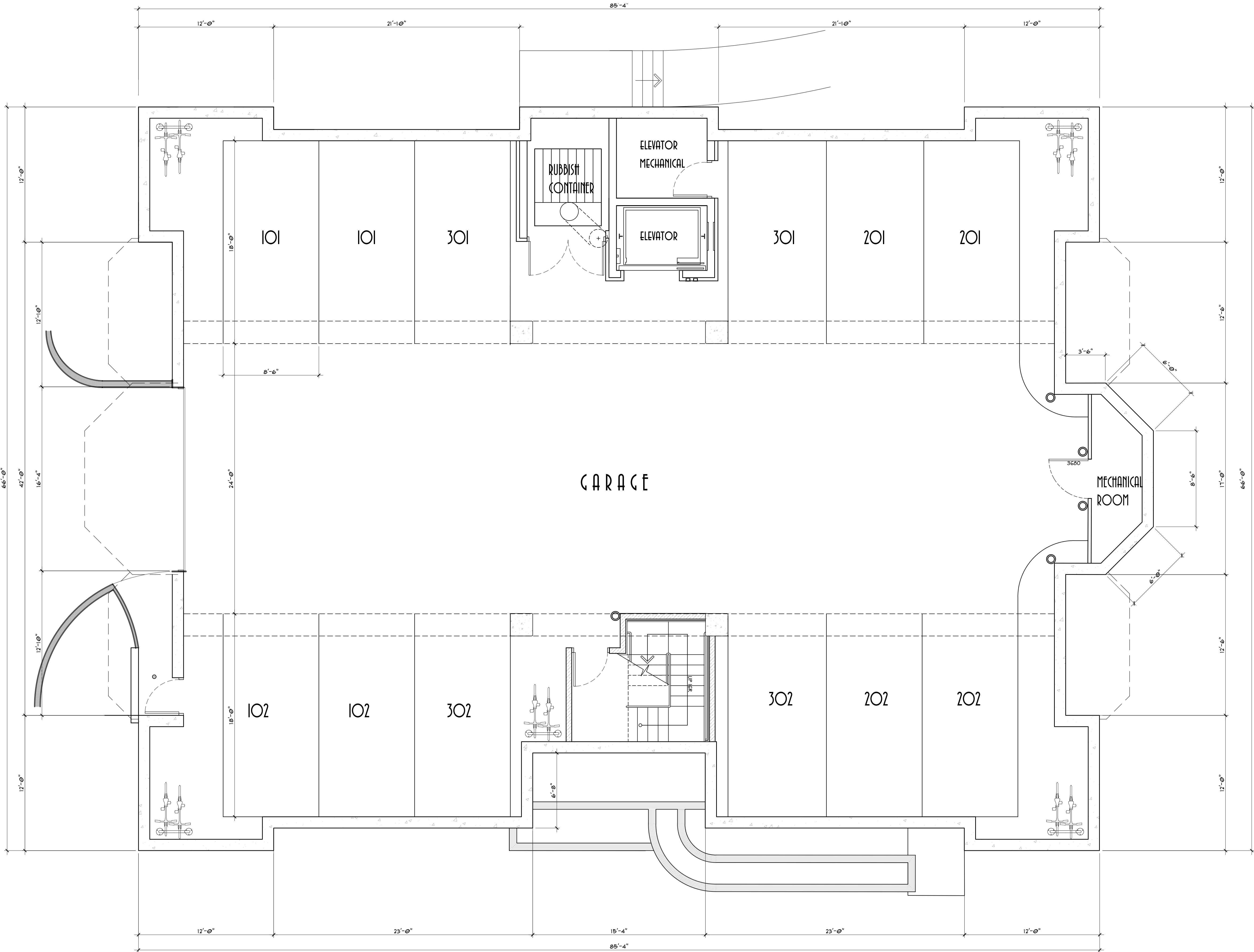
ACCESSORIES

- ☐ **30 Watt LED Power Supply**
SKU: AL-PS-W-30
Price: \$16.99
- ☐ **60 Watt LED Power Supply**
SKU : AL-PS-W-60
Price: \$25.99
- ☐ **100 Watt LED Power Supply**
SKU : AL-PS-W-100
Price: \$37.99
- ☐ **Mounting Sleeve for AL-IG-A21**
SKU: AL-IG-A21-MS
Price: \$3.51

PHOTOMETRICS



*Cool white tested. Light output may vary by color temperature.



GARAGE FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES FOR THIS SHEET

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES
688 GREEN BAY ROAD
WINNETKA, ILLINOIS

R.M. SWANSON ARCHITECTS
1930 AMBERLEY CT
LAKE FOREST, IL 60045
OFFICE: 847.727.3975
rsk@rmswanson.com

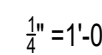
DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

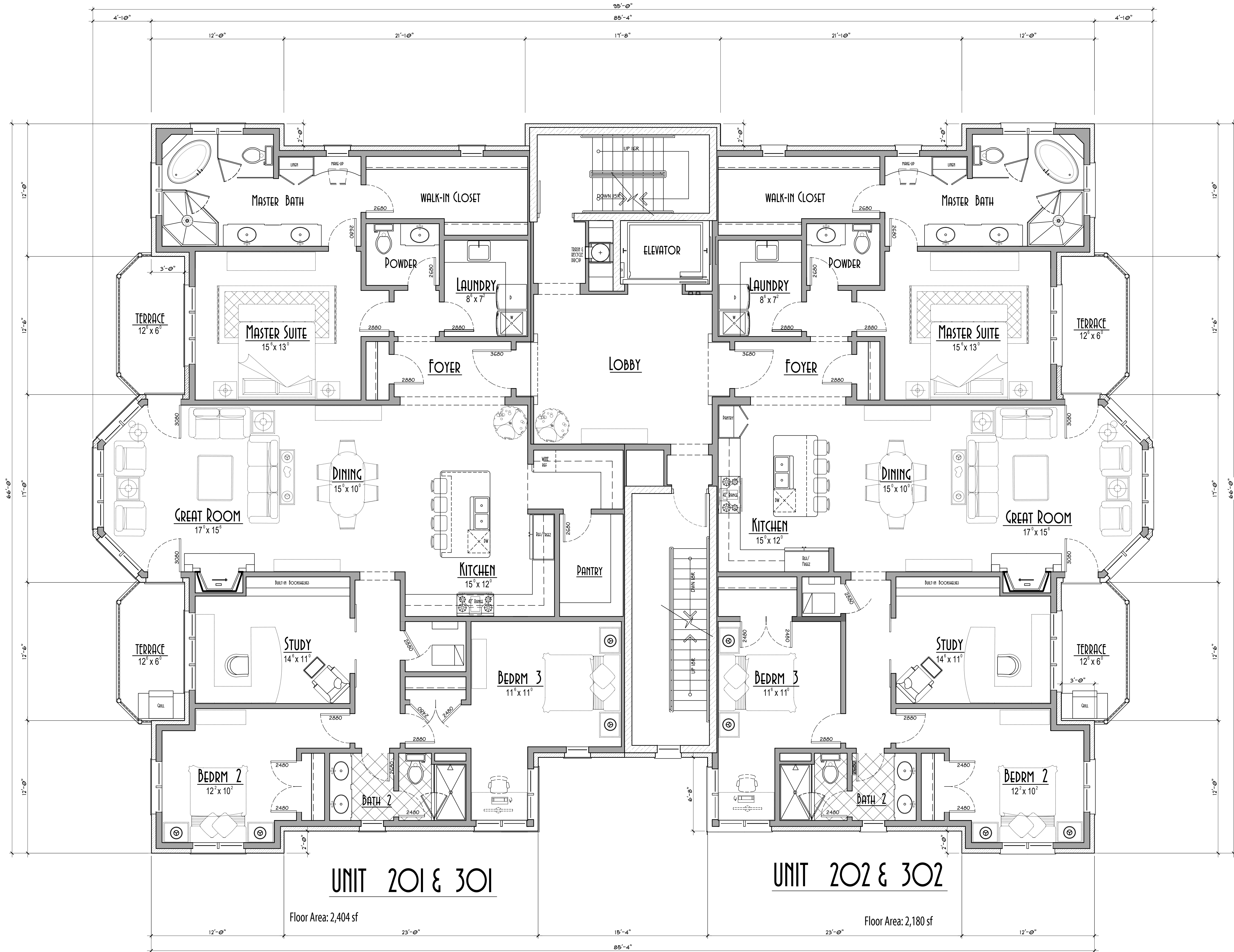
PREPARED BY:

DATE:	COMMENT

PLAN NO:
1809

SHEET
A7
OF
12





SECOND FLOOR PLAN

3/8"=1'-0"

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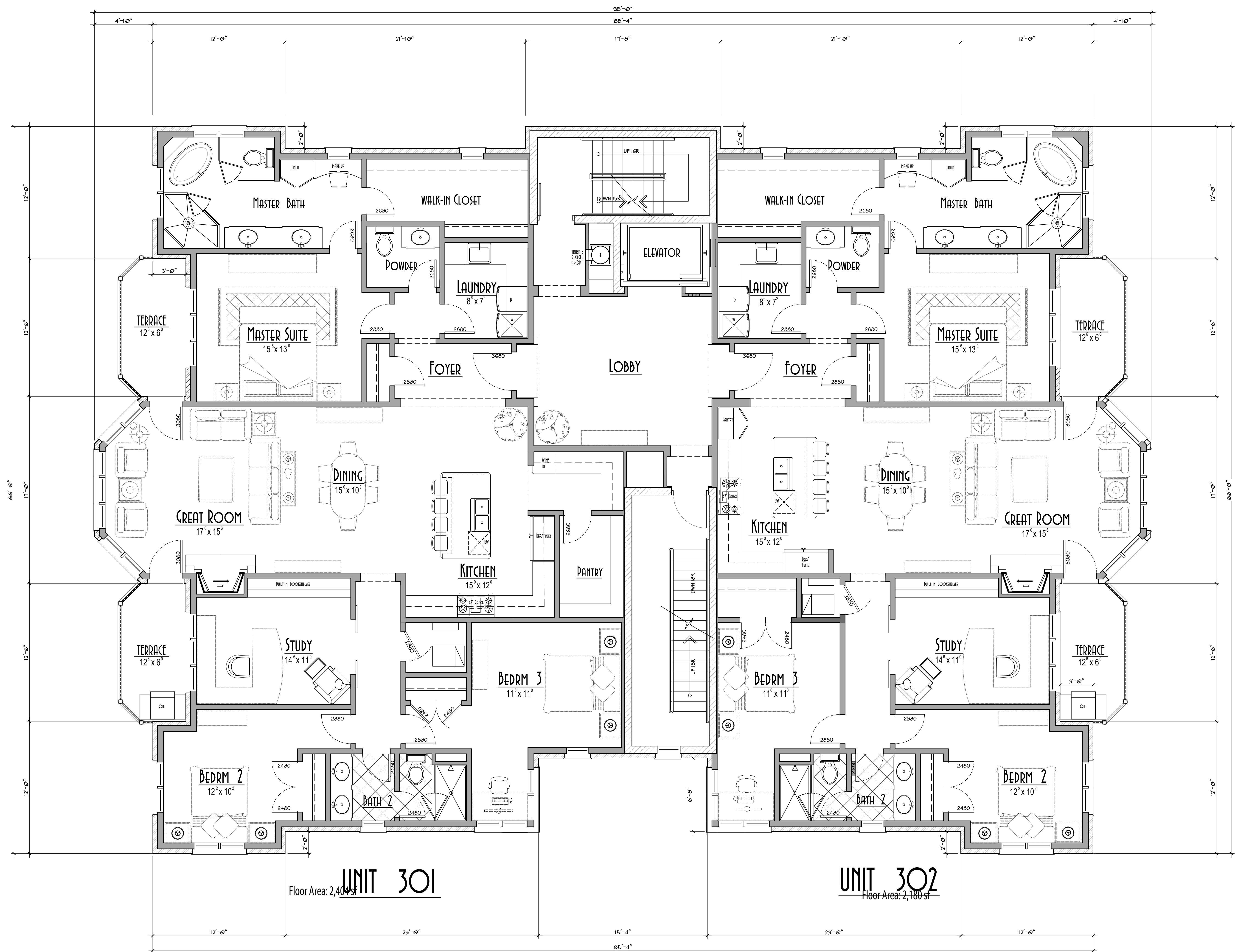
PROFESSIONAL DESIGN FIRM #184-003936
THE WALDEN RESIDENCES
688 GREEN BAY ROAD
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rsk@rmwswanson.com

DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA
PREPARED BY:

DATE: COMMENT

PLAN NO.: 1809
SHEET A9 OF 12



THIRD FLOOR PLAN

1/4" = 1'-0"

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THE WALDEN RESIDENCES

688 GREEN BAY ROAD
WINNETKA, ILLINOIS

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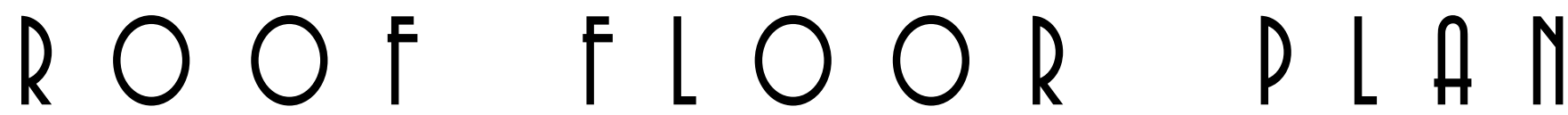
PREPARED BY:

DATE:	COMMENT

PLAN NO:
1809

SHEET
A10

OF
12





EAST ELEVATION

$\frac{1}{8}'' = 1'-0''$

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES

688 GREEN BAY ROAD
WINNETKA, ILLINOIS

R.M. SWANSON ARCHITECTS

DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:

DATE:

COMMENT

1930 AMBERLEY CT
LAKE FOREST, IL 60045

OFFICE: 847.757.3975
rsc@rmwswanson.com

PLAN NO:
1809

SHEET
A3

OF
12



WEST ELEVATION

1/4" = 1'-0"

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES

688 GREEN BAY ROAD
WINNETKA, ILLINOIS

R.M. SWANSON
ARCHITECTS

1930 AMBERLEY CT
LAKE FOREST, IL 60045

OFFICE: 847.757.3975
rsk@rmson.com

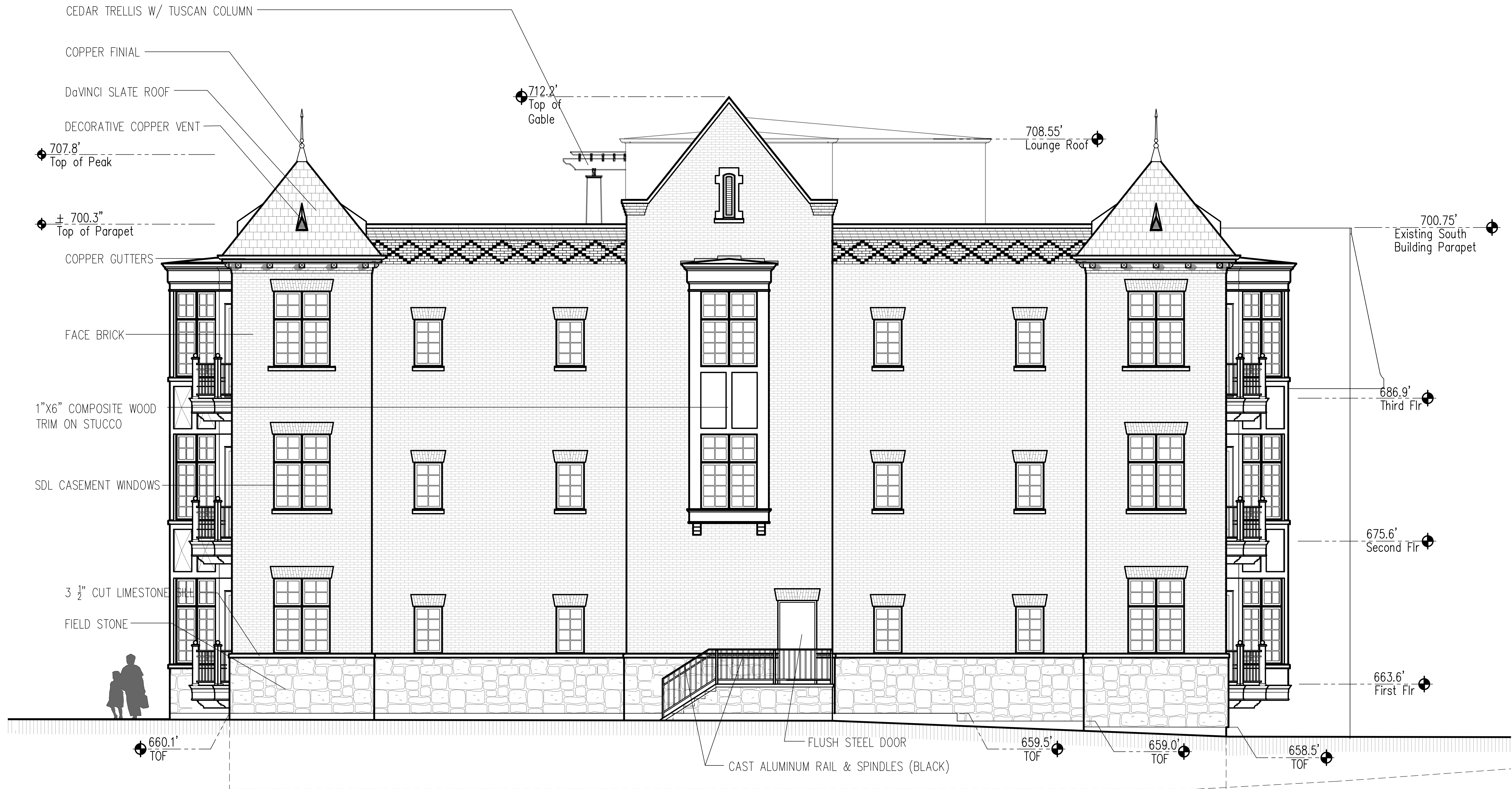
DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT

PLAN NO:
1809

SHEET A4	OF 12
--------------------	----------



NORTH ELEVATION

1/4" = 1'-0"

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THE WALDEN RESIDENCES
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rsc@rmson.com

DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA
PREPARED BY:

DATE: COMMENT

PLAN NO: 1809

SHEET OF
A5 12



SOUTH ELEVATION

$\frac{1}{4}$ " = 1'-0"

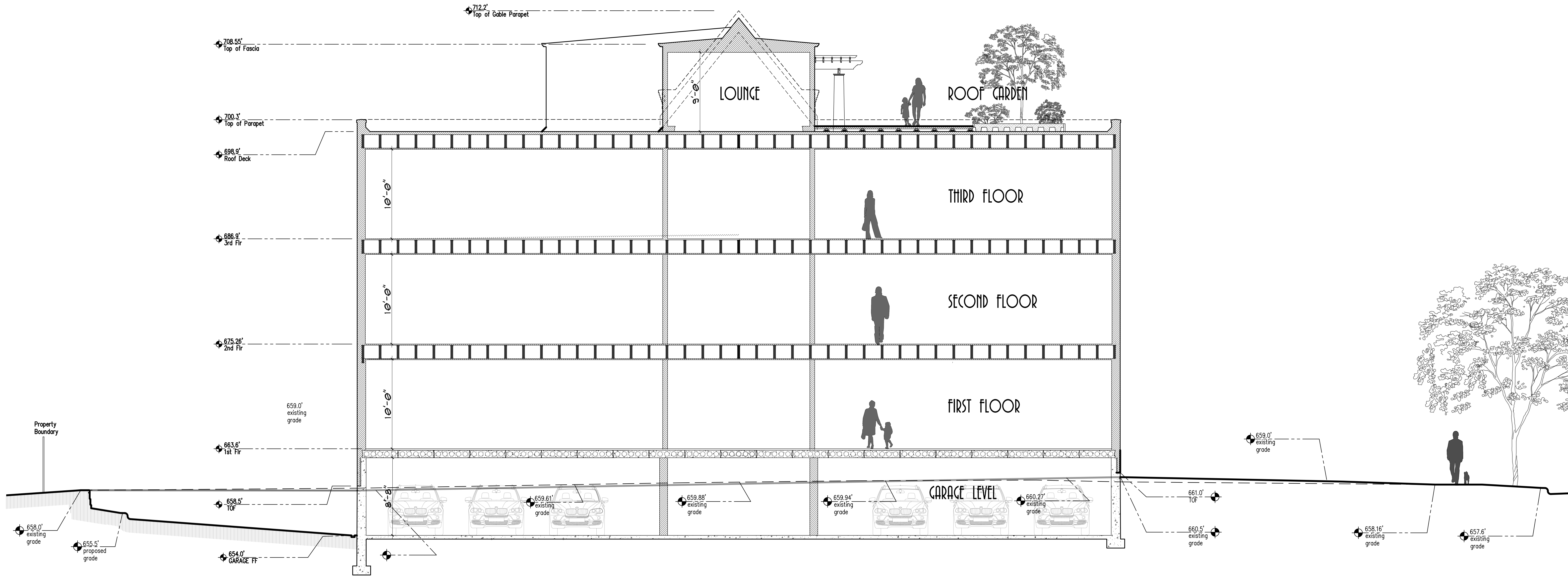
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PROFESSIONAL DESIGN FIRM #184-003936
THE WALDEN RESIDENCES
688 GREEN BAY ROAD
WINNETKA, ILLINOIS

RM
SWANSON
ARCHITECTS
DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA
OFFICE: 847.727.3975
rsk@rmson.com
1930 AMBERLEY CT
LAKE FOREST, IL 60045

DATE: _____
COMMENT: _____
PREPARED BY: _____
PLAN NO: 1809

SHEET
A6
OF
12



CROSS SECTION BUILDING & SITE
WEST TO EAST
 $\frac{3}{16}'' = 1'-0''$

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DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

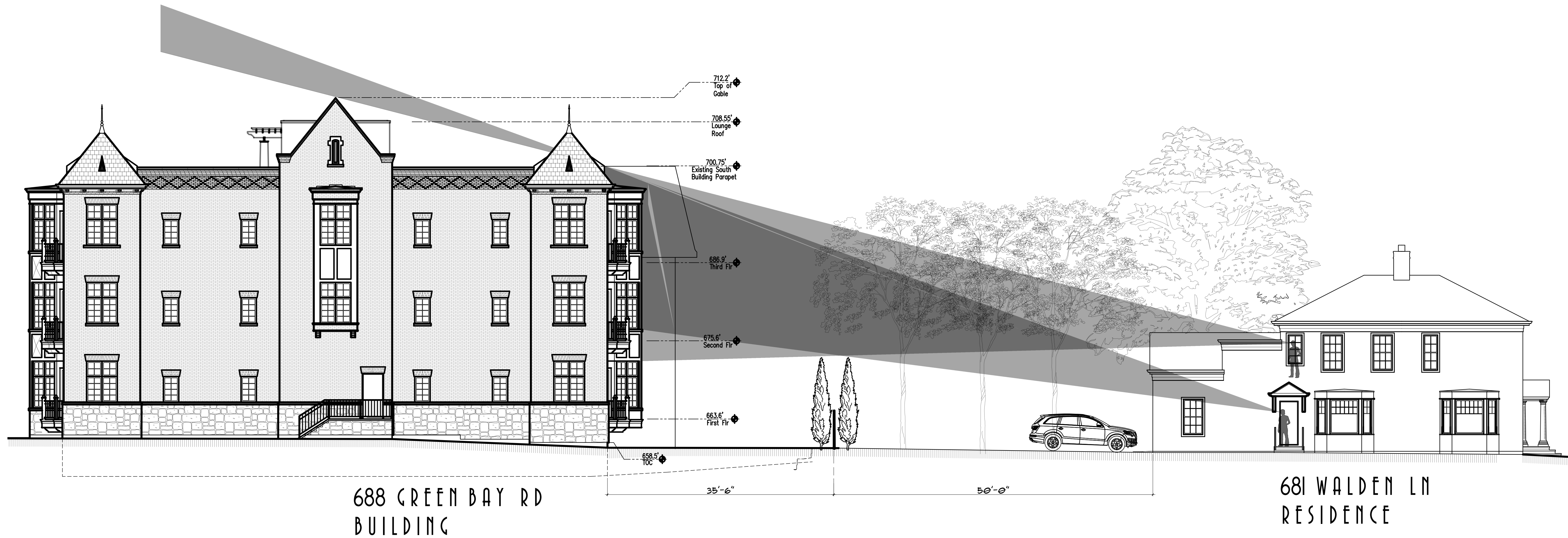
PREPARED BY:

DATE:	COMMENT

PLAN NO:
1809

SHEET
A12

OF
12



LINE OF SIGHT STUDY

$\frac{1}{8}" = 1'-0"$

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DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT

PLAN NO:
1809

SHEET
SV1

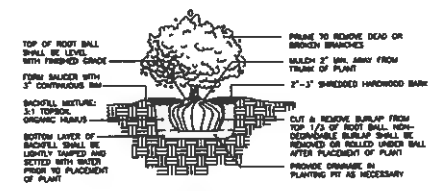
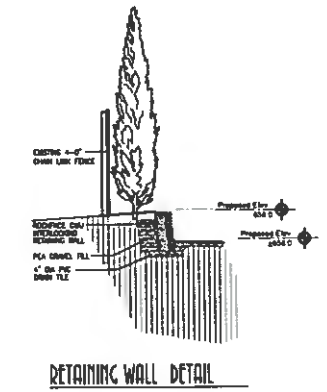
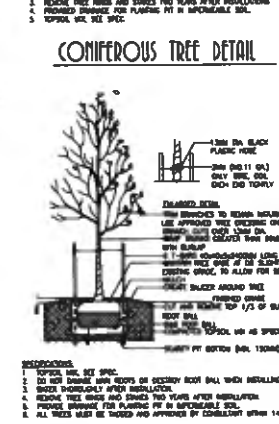
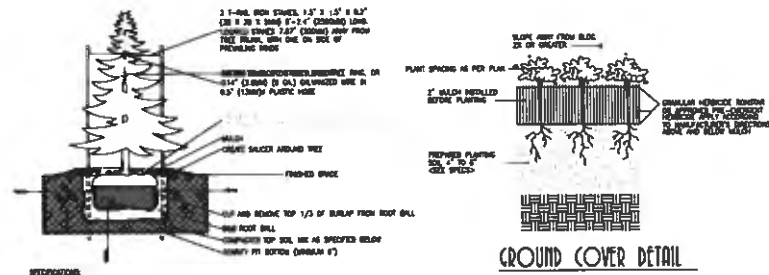
OF
1



PLANT LIST					
TREES					
Quantity	Size	Common Name	Botanical Name	Cond	KEY
	2 8'	Norway Spruce	<i>Picea abies</i>	BB	HS
	4 8'	Serviceberry	<i>Amelanchier canadensis</i>	BB	S6
	3 3'	Chanticleer Pear	<i>Pyrus calleryana</i> 'Chanticleer'	BB	CP
	6 10'	River Birch	<i>Betula nigra</i>	BS	RB
SHRUBS					
	7 5gal	Annebelle Hydrangea	<i>Hydrangea arborescens</i>	Can.	AH
	13 3Gal.	AW Spirea	<i>Anthony Waterer Spirea</i>	Can.	AW
	3 6'	Common Lilac	<i>Syringa vulgaris</i>	BB	CI
	22 24"	Baywood	<i>Buxus</i> s/ Glenoe	Can.	BA
	2 36"	Cap Yew	<i>Taxus cuspidata</i> 'Capitata'	BB	CT
	18 5'	Mission Arborvitae	<i>Thuja occidentalis</i>	BB	AR
	22 3gal.	Hino Crimson Azalea	<i>Rhododendron</i> 'Hino-crimson'	Can.	AZ
	28 3gal.	Little Princess Spirea	<i>Spiraea japonica</i> 'Little Princess'	Can.	SP
	25 3gal.	E. Vegetus	<i>Eunonymus fortunei</i> 'Vegetus'	Can.	EV
	10 3gal.	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	Can.	OH
PERENNIALS, GROUNDCOVERS and GRASSES					
	20 1gal.	Asitibe	<i>Asitibe 'Rheinland'</i>	Can.	RA
	16 1gal.	Caramel Coral Belts	<i>Heuchera 'Caramel'</i>	Can.	CB
	1900 3"	Japanese Sponje	<i>Pachysandra ter minalis</i>	Flat	PT

GENERAL NOTES

1. APPLICANT SHALL WORK PROACTIVELY WITH THE ADJACENT NEIGHBORS TO THE SOUTH TO REPLACE EXISTING LANDSCAPE SCREENING AND TREES REMOVED AND ON THE SOUTH PROPERTY THAT ARE ON THE APPLICANT'S PROPERTY. THIS MAY INCLUDE PLAYING OF SOME PLANT MATERIAL ON THE NEIGHBOR PROPERTY WITH THE FULL APPROVAL OF THE NEIGHBORING PROPERTY'S HOME APPLICANT. THE WORK WITH THE SOUTH NEIGHBOR IS TO ESTABLISH A MUTUALLY ACCEPTABLE RESULT TO THE EXTENT POSSIBLE ON THE APPLICANT'S PROPERTY.
2. SHOW ROOMS SHALL BE CONTRACTED BY THE H.O.A. WITH A LICENSED AND BONDED SHOW ROOM. CONTRACTOR IN ADDITION A RAINFALL SLOW FLOWING SYSTEM WILL BE INSTALLED FROM THE SOUTH ENTRANCE TO THE OVERHEAD GARAGE DOORS AND PARKING AREA.



BURLAP SHRUB DETAIL

W. Damon Wilson
Registered Landscape Architect

Resource One

Landscape Architects

7A Hillside Drive Barrington, IL 60010
Phone: 847 942-2727 Wilsonwdw@aol.com

The Walden - Page B1 - 76



* Village Forestry Department to perform removal of tree and replacement from approved tree plant list
Cost of removal & replacement shall be at Applicant's expense

1. ONE TREE-ONE INCH CALIPER TREE WILL BE PLANTED ON THE VILLAGE PARKWAY. THE REMAINING INCHES (28) MUST BE ACCOUNTED FOR THROUGH TREE PLANTING ON THE APPLICANT PROPERTY
2. TREE REPLACEMENT IS REQUIRED AND IS BASED ON THE SPECIES AND CONDITION OF TREES TO BE REMOVED. REQUIRED REPLACEMENT SHALL BE AS FOLLOWS:
 - a. REMOVAL INCHES: 114"
 - b. REQUIRED REPLACEMENT DEPOSIT: \$7,750.00

1. PROTECTIVE TREE FENCING WILL BE REQUIRED AT EDGE OF CRITICAL ROOT ZONES FOR ALL TREES TO REMAIN. PROTECTIVE FENCING MUST BE 6'-0" CHAIN LINK OR SIMILAR MATERIAL, DRIVEN POSTS.
2. GRADE CHANGES WITHIN THE TREE PROTECTION ZONES OF ANY PROTECTED TREE ARE PROHIBITED
3. NO STOCKPILING OF ANY MATERIAL FOR ANY PERIOD OF TIME WITHIN TREE PROTECTION ZONES
4. NO HEAVY MACHINERY MAY OPERATE WITHIN TREE PROTECTION ZONE DURING ANY PHASE OF CONSTRUCTION PROJECT, INCLUDING AFTER PROTECTIVE TREE FENCING HAS BEEN REMOVED. OPERATING HEAVY MACHINERY WITHIN TREE PROTECTION ZONE WILL RESULT IN A STOP WORK ORDER.



MANUFACTURER NOTES:

1. EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2'5" TO 4" FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS.
2. USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3'-4' APART. PLACE THE CAP'S TOP LIP/FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

NO SCALE



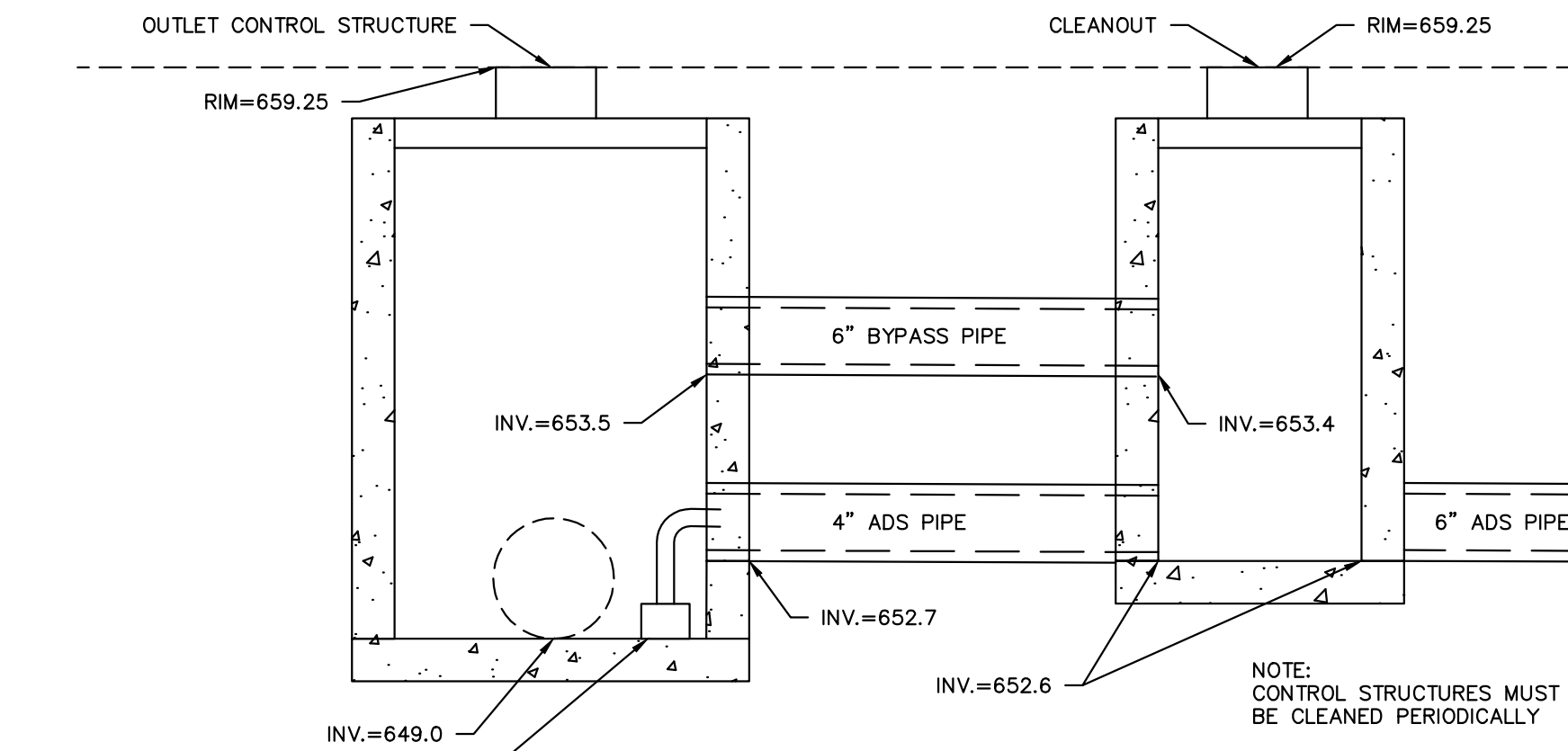
ANCAVAILING NOTES:

EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2.5' TO 4' FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS.

USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR PATTERN AROUND THE TREE APPROXIMATELY 3'-4' APART. PLACE THE CAP'S TOP LIP/FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

NO SCALE

Resource One
Landscape Architects
Hillside Drive Barrington, IL 60010
Tel: 847 942-2727 Wilsonwdw@aol.com



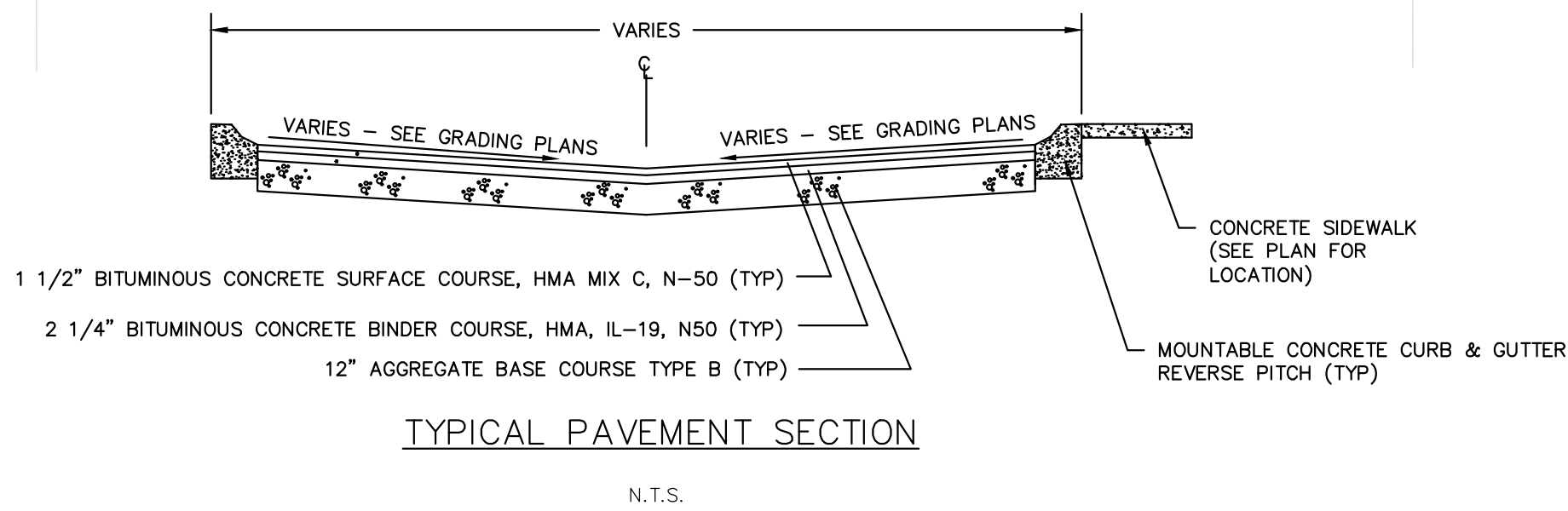
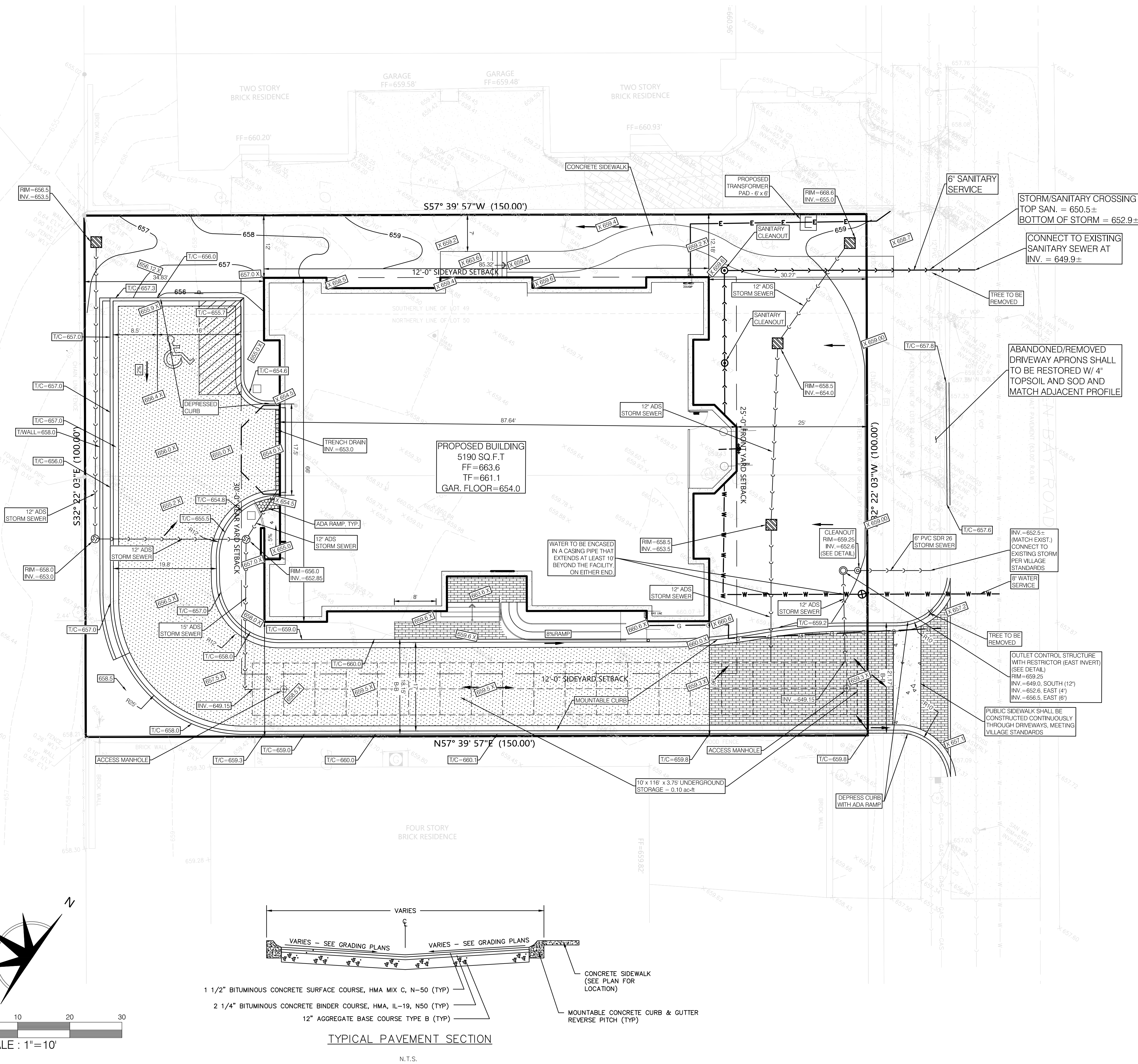
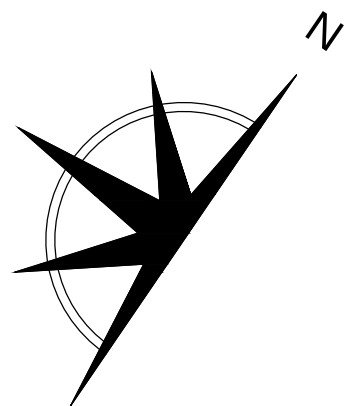
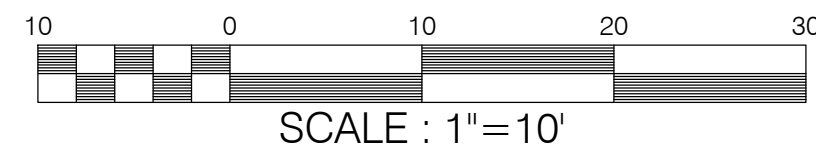
DETENTION SUMMARY

REQUIRED VOLUME = 0.082 AC.-FT (MWRD MODIFIED RATIONAL METHOD)
PROVIDED VOLUME = 0.10 AC.-FT.
- UNDERGROUND STORAGE = 0.10 AC.-FT.
ALLOWABLE RELEASE RATE = $Q = 0.15 \times 3.6 \text{ IN/HR} \times 0.34 \text{ AC.} = 0.18 \text{ CFS}$
HIGH WATER LEVEL = $649.15 + 3.75 = 652.9$ (GARAGE FLOOR = 654.0)

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON
ILLINOIS STATE PLANE COORDINATES,
ZONE EAST, N.A.D. 1983

- LEGEND**
- SIGN
 - BOLLARD
 - AC UNIT
 - ELECTRIC METER
 - GAS METER
 - CLEANOUT
 - POWERPOLE
 - STORM INLET
 - STORM MANHOLE
 - STORM CATCH BASIN
 - MANHOLE
 - SANITARY MANHOLE
 - WATER B BOX
 - FIRE HYDRANT
 - WATER VALVE
 - WATER VALVE VAULT
 - ELECTRIC PEDESTAL
 - TELEPHONE PEDESTAL
 - LIGHT POLE
 - ELECTRIC TRANSFORMER
 - DECIDUOUS TREE
 - CONIFEROUS
 - BUSH
 - PROPERTY LINE
 - OHW - OHW
 - EXISTING SANITARY LINE
 - EXISTING STORM LINE
 - EXISTING WATERMAIN
 - EXISTING CONTOUR
 - CENTERLINE ROAD
 - B.S.L.
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - EXISTING TREE LINE
 - EXISTING BUILDING
 - EXISTING CONCRETE
 - EXISTING PAVEMENT

BENCHMARK:
SITE BENCHMARK NUMBER 401
NORTH FLANGE BOLT AT 694 N. GREEN BAY ROAD.
ELEVATION=659.52' NAVD88



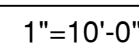
PREPARED FOR:
REVEST PARTNERS LLC
745 CONSTANCE LANE
DEERFIELD, IL 60015

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering - Land Entitlement - Project Feasibility
4320 Winfield Drive - Suite 200 Warrenville Illinois 60555
o: 630-300-0933 c: 630-624-0520

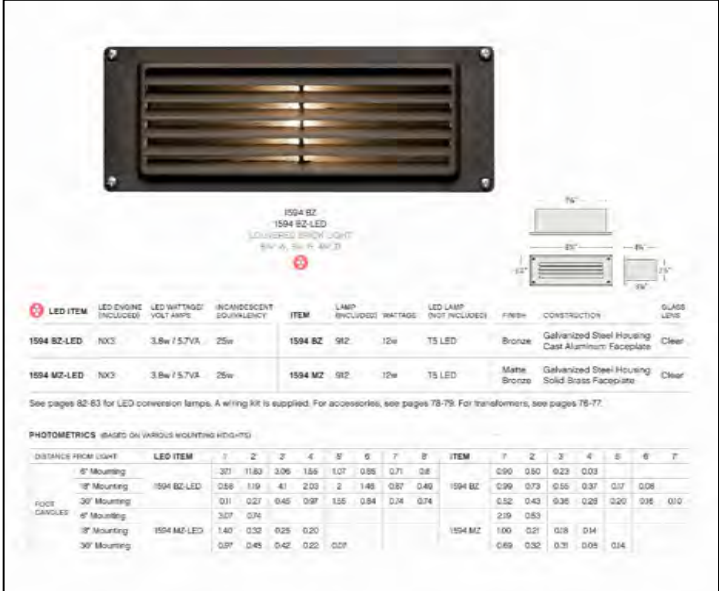
		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	01-20-20	CHANGES MADE PER ARCH. COMMENTS			
2	01-23-20	REVISED PER VILLAGE LETTER DATED 01-06-20			
3	02-19-20	REVISED PER VILLAGE LETTER DATED 02-07-20			
4	03-11-20	REVISED PER VILLAGE REVIEW			

PRELIMINARY ENGINEERING PLAN
THE WALDEN - 688 GREEN BAY ROAD

FILE NAME: LAYOUT PLAN	DSGN. BY: ESM	JOB NO:	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: TWA	DATE: 10-29-19	SCALE: 1"=10'	C1 of C2



LUMINARIES SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	TYPE	LLF	DESCRIPTION
	1	A	40	LED	0.900	HINKLEY "RALEY" PENDENT #1602MB-LL (BLACK)
	23	A-1	5.9	LED	0.900	ASPECT MODEL AL-1G-PW-A121 PATHWAY LIGHT (STAINLESS)
	2	A-2	14	LED	1.000	JUNO 1C20LEDT24 5"
	2	A-3	19.373	LED	0.900	HINKLEY 10231TK "FOUNDRY CLASSIC" (BLACK)
	9	A-4	6	LED	0.900	LOUVERED BRICK LIGHT #1594 BZ-LED (BRONZE)





	SIGN
	BOLLARD
	AC UNIT
	ELECTRIC METER
	GAS METER
	CLEANOUT
	POWERPOLE
	STORM INLET
	STORM MANHOLE
	STORM CATCH BASIN
	MANHOLE
	SANITARY MANHOLE
	WATER R BOX
	FIRE HYDRANT
	WATER VALVE
	WATER VALVE VAULT
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	LIGHT POLE
	ELECTRIC TRANSFORMER
	DECIDUOUS TREE
	CONIFEROUS
	BUSH

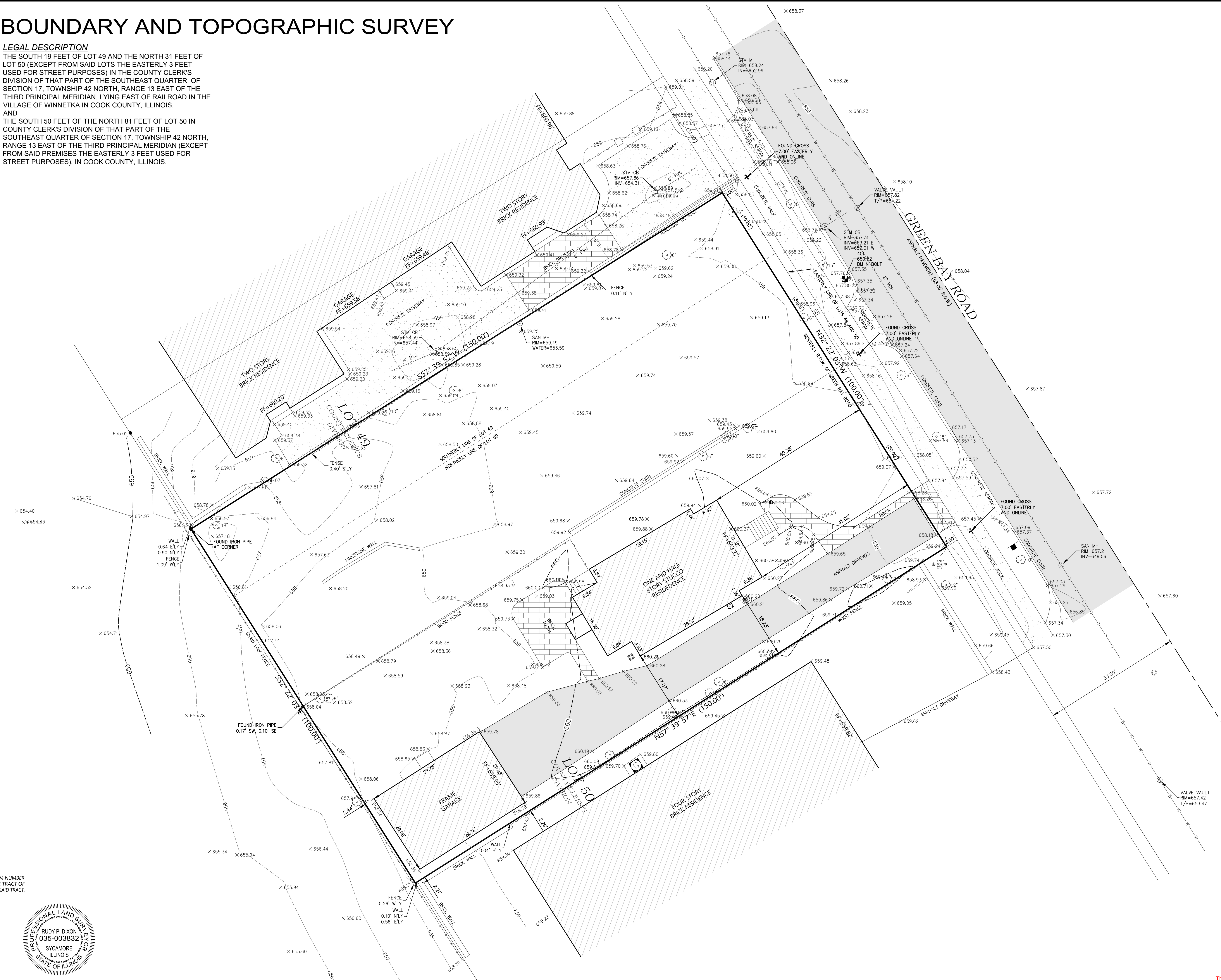
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

WE, REGIONAL LAND SERVICES, I.L.C. ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.

Rudy P. Dixon
 RUDY P. DIXON ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 035-003832 LICENSE EXPIRES: NOVEMBER 30, 2020
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY





**REGIONAL
LAND SERVICES**

**270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260**



ENGINEER:

ESM CIVIL SOLUTIONS, LLC

CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

4520 WINDHOLD ROAD - SUITE 200 WINDHOLD, IL 60555

O: 630-300-0933 C: 630-624-0520

SURVEYORS NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL INCHES.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHALL BE SET.
- REFER TO QUAD REED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
- EXISTING EASEMENTS AND/OR CORRECTIONS WITHIN THE RECORD SHALL BE SET FROM THE CORNER OF THE EASEMENT OR CORRECTION. FOR CORNER FOUND OR SET FROM POI, FOR CORNER FOUND OR SET FROM MAGNETIC P.A. NAIL DOCUMENT DIMENSIONS AND/OR BEARINGS.

PROJECT NUMBER: 19-0181

DATE: 2019-10-16

SHEET: 1 OF 1

DRAWING NUMBER:

ENGINEER:

ESM CIVIL SOLUTIONS, LLC

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O: 630-300-0933 C: 630-624-0520

PROJECT NUMBER: 19-0181

DATE: 2019-10-16

SHEET: 1 OF 1

DRAWING NUMBER:

ENGINEER:

ESM CIVIL SOLUTIONS, LLC

CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY

4520 WINDHOLD ROAD - SUITE 200 WINDHOLD, IL 60555

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4520 WINDHOLD ROAD - SUITE 200 WINDHOLD, IL 60555

O: 630-300-0933 C: 630-62

The Village of

Winnetka

Design Guidelines



Village of Winnetka, Illinois

Design Guidelines

Building and Architecture

I. Contextual Design

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

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

II. Uses

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

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

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

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

Design Guidelines

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

III. Historic Buildings & Building Elements

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



Figure 9



Figure 10



Figure 11



Figure 12



Figure 13

Village of Winnetka, Illinois

IV. Style(s)

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

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



Figure 14 English Tudor



Figure 15 English Tudor



Figure 16 Georgian

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

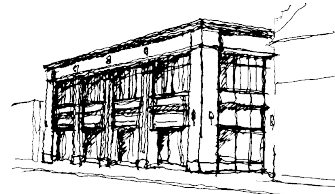


Figure 17 Art Deco

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



Figure 18 Dutch Colonial

V. Building Mass

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



Figure 19 Contemporary

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

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

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

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

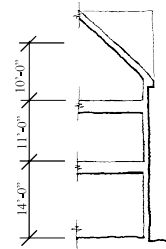


Figure 20

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

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

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

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

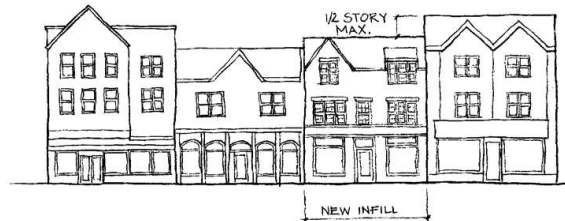


Figure 21

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

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

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

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

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

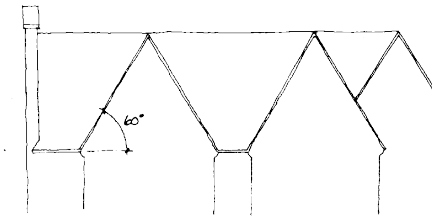


Figure 22

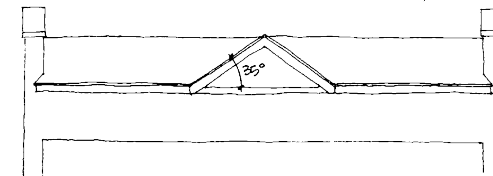


Figure 23

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



Figure 24

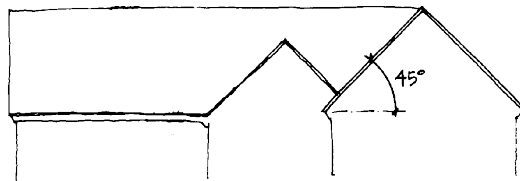


Figure 25

VI. Proportion/Scale

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

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

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



Figure 26

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

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

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

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

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

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

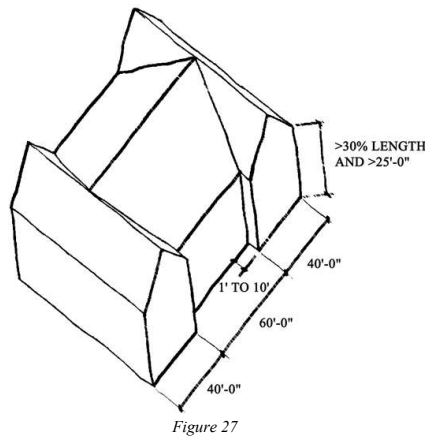


Figure 27

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

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

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

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

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

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

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

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

Strip windows are not allowed.

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

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



Figure 28



Figure 29



Figure 30

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

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

Ground floor facade: Windows or doors should interrupt 25% but not more the 50% of the wall area. Uninterrupted wall area should not extend for more than 20 feet without the introduction of blind niches or windows. Note: Percentage is based on the total facade square footage, which is calculated from the top of the first or ground floor to the top of second floor. (See figure 31)



Figure 31

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

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

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

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

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

Village of Winnetka, Illinois

Institutional: The primary facade should have a distinct public main entrance.

Multiple-family Residential: Multiple-family residences should have a distinct and articulated common entrance on the main facade(s). Town homes should have individually articulated entrances.



Figure 32

VII. Articulation

- a. **Entries:** Proportion, scale, location and details should be used to differentiate public entrances from private or semi-private entrances at all uses.

1. Hierarchy

Commercial, Mixed Use and Institutional: The identity of the public entrance should be evident from the public way and differentiated from the semi-public and private entrances. Public entries should have a large-scale approach and be open and inviting whereas semi-public and private entries are integral to the adjacent building facade and more opaque.

Multiple-family Residential: Proportion, scale, location and details should be used to differentiate common entrances from private entrances.

2. Location

Commercial and Mixed Use: Public entrances should be located along the main thoroughfares and at corners. Private or semi-private entrances should be located either to the side of a single bay building or centrally for a multiple bay building.

Institutional: Public entrances, both main and secondary, should be located in a central location on the main facade or along major access routes or vistas. Services entrances should be remotely located from the open public space and not visible from the main public approach.

Multiple-Family Residential: Common entries will be oriented toward the main street or thoroughfare. Garage entrances should be oriented toward a secondary street, alley or away from the pedestrian way.

3. Detail

Commercial and Mixed Use: Typically, private or semi-private entrances should have a predominately solid door and be set in a masonry opening nearly flush to the building facade whereas the public or storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers. Building entrances can be further defined by using subtle streetscape improvements such as pavers. Residential entrances should be clearly identified and dignified.

Institutional: Generally the public entrances are detailed to stand out on a facade through the use of articulation and location. In order to be open and inviting, public entrances should incorporate larger expanses of glass than secondary entrances.

b. Window and Door Fenestration:

Commercial, Mixed Use, Institutional and Multiple-family Residential: Punched single or ganged windows are required at upper floors but not allowed at street level on primary facades in commercial buildings. A combination of ganged and single units within the punched opening is encouraged to provide hierarchy to the facade. It is encouraged that the sill height of upper level windows align with adjacent buildings but should not be higher than 30" above finish floor elevation. See Section VI.d. Mullion and muntin divisions are required to maintain the scale of the districts and reduce large expanses of glass at the upper floors. (See figure 33) Strip windows are not allowed.



Figure 33



Figure 34

Commercial and Mixed Use: Storefront windows are required in commercial buildings on the primary facade at street level. Storefront windowsill heights cannot exceed 18". Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary. (See figure 34)

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



Figure 35

c. Building Lighting

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

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

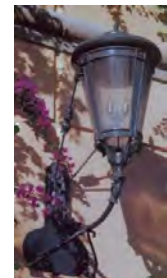


Figure 36



Figure 37

d. Building Signage

Commercial signs should reflect the character of the building style, while expressing each store's individuality. There are several prominent sign styles that are appropriate to Winnetka: surface mounted, pin-mounted, interior, decal and projecting blade signs. Sign materials are limited to painted wood, canvas, architectural glass and metal. Sign color must harmonize with the building upon which it is mounted and adjacent structures. Background colors for the body of the sign are limited to earth tones and primary colors, whereas pastels, neon and secondary colors are not allowed. Lettering color can be unique to the image of the retailer/user. Metal sign and plaque material such as brushed bronze, antique bronze, aluminum, stainless steel and painted cast iron or similarly appearing materials are preferred. Highly reflective metallic signs are not allowed. Signs should be lit by marquee or spot lighting; neon lighting is not permitted. Spot lighting should be minimal and unobtrusive and, per the Village Code, the source of illumination shall not be visible from any street, sidewalk or dwelling. Simplified industrial light fixtures are not permitted. Contextual solutions are recommended. The majority of the signs will be mounted within the building's sign band, defined as the wall area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" above grade and a maximum of 15'-0" above grade.

Signs must comply with the general provisions of the Winnetka Sign Ordinance as well as design provisions contained within these Design Guidelines.

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.
2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)



Figure 38

3. Interior signs floating independently are set behind the glass either at the transom or at the sill of the storefront and are lit from a separate source. This sign must adhere to the size limitations of the decal signs. (See figure 39)
4. Decal Signs are defined as painted or vinyl transfer letters and numbers. Decal signs can be mounted within the transom and at the lower section of the storefront window area so as not to interfere with the merchandising. The decal sign area at the lower section of the window can occupy up to 10% of the glass area of a single pane. Decals mounted at the transom are restricted to 50% of the area of the transom. Decals located at the lower section of the main display area are to be limited to 6" in height unless they contain store operation hours, which are restricted to 2". (See figure 40)

Figure 39



Figure 40

5. Projecting blade commercial signs can be round, square or vertical, mounted from the face of the building at the second floor level between the windows or at the head of the storefront and are oriented to pedestrian scale. The signs are to be mounted on fixed hardware; no swinging or chain-mounted signs are allowed. The dimensions of the sign are not to exceed 6 square feet (36" high and 24" deep) (See figure 41). If illuminated, the signs should be lit with an unobtrusive light source.



Figure 41

6. Incidental wall signs such as building management identification and directory signs should be integrated into a single sign and be constructed of brushed bronze, antique bronze or painted cast iron. Such signs should not be placed on the prominent street front facade and should be directed to public residential entries.

e. Awnings and Banners

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



Figure 42

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

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

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

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

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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

2. Screening

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

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

VIII. Materials

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

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

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

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

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

Village of Winnetka, Illinois

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

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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

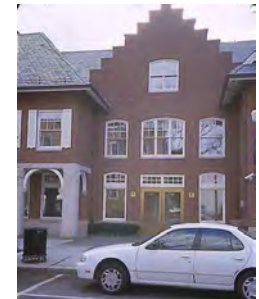


Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 45

Architectural Series of Asphalt Shingles (3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are allowed)



Figure 46

Institutional only

Flat roofs must be hidden by parapet on primary / secondary facades.

Commercial and Multiple-Family

Flat roof must not be visible from street, pedestrian, or open spaces.

d. Door and Window Materials:

Commercial, Mixed Use, Institutional, Multiple-Family Residential: Entry doors should be wood or aluminum stile and rail with varying degrees of glass. Public entry doors should be fully glazed whereas private and semi-private entries should be primarily solid panel doors. Storefront window units should be either paneled aluminum or brass. Many original storefronts, some with transom windows, remain in the districts. Efforts should be taken to repair and renovate these systems where feasible. Window frames should be wood, steel or aluminum. Vinyl windows are not acceptable. Muntin divisions should be real divided glass or simulated with spacer bars. Snap-in muntins are not acceptable. Color selection should be sympathetic with the overall building color palette and take into account the adjacent building materials within the structure, immediately adjacent structures, structures within the same block and structures across the street.

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware design and finish is to be appropriate with facade articulation, color palette and district character. Glazing should be clear glass without tint or film.



Figure 47



Figure 48



Figure 49

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

IX. Service, Secondary Facades and Parking Structures

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

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

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

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

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

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

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

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

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

Public Spaces/Streetscapes

GENERAL GUIDELINES

X. Pedestrian Zones and Pedestrian Circulation

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

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

Village of Winnetka, Illinois

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

a. Minimum Sidewalk Width Standards.

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



Figure 50

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

b. Minimum Sidewalk Material Standard.

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

c. Streetscape Elements.

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

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

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

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

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

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

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

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

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



Standard Metal Bench



Standard Wood Bench
Figure 51a

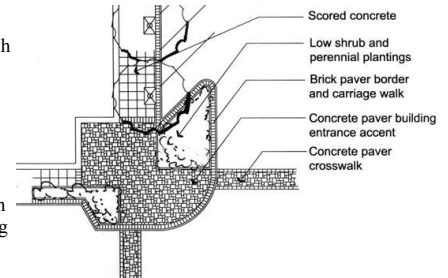
3. Waste Receptacles: Waste receptacles should typically be placed on each corner and possibly mid-block in high-pedestrian traffic areas within the business districts. Institutional uses should consider waste receptacles at discreet locations. Publicly accessible open spaces should provide the same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



Standard Metal Trash Receptacle
Figure 51b

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

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



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

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

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



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

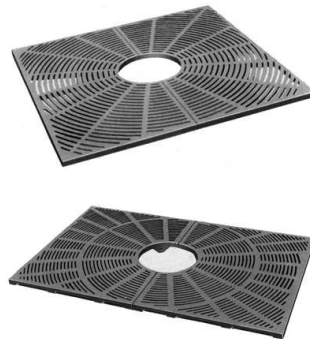


*All sidewalks/pedestrian areas shall be handicap accessible
Figure 51c*



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

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



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

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



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

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

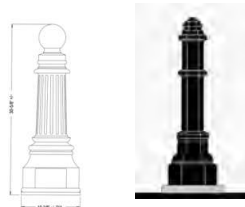
Lighting should enhance pedestrian areas with minimal glare onto adjacent properties/residential areas. Lighting should extend from the street into public, semi-public, and select private open space, vehicular use areas and publicly accessible alleys.

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



Typical Bike Rack Figure 51g

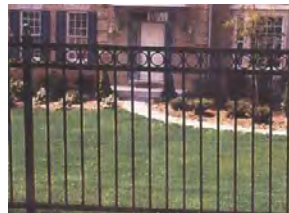
8. Bollards: Decorative metal non-lit bollards should be incorporated at key locations to create a separation for safety between pedestrians and streets or driveways. (See Figure 51h)



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

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

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



Standard decorative metal fencing Figure 51i

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



Example of a newspaper corral screen Figure 51j

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



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



Examples of Public Art/Sculptures Figure 51k

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



Standard drinking fountain Figure 51l

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

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

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

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

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

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

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

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

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

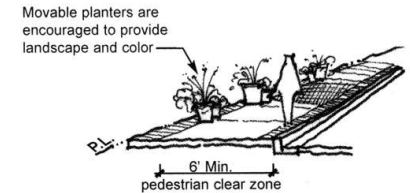
Typical Parkway Widths (see Figure 52):

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

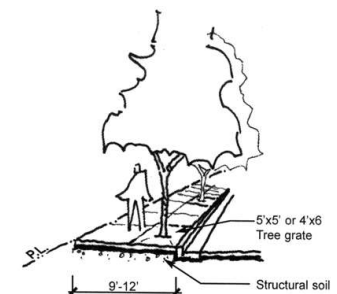
9 feet – 12 feet. Where parkways are greater than nine feet wide in commercial or **multiple family districts**, street trees should be planted within tree grates that are flush with the sidewalk or planted in a raised curb planter. The six-foot clear pedestrian zone should not be obstructed by streetscape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

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

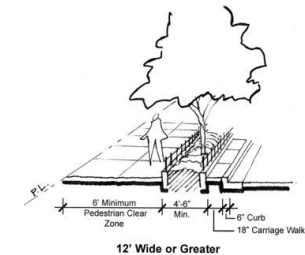
Greater than 12 feet. All pedestrian zones greater than 12 feet in width should contain street tree plantings in designed raised concrete curb planters. Where appropriate, seating areas and sidewalk cafes are encouraged. However, these improvements should not overwhelm the sidewalk nor impede on the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



6'-9' Wide



9'-12' Wide



12' Wide or Greater

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

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

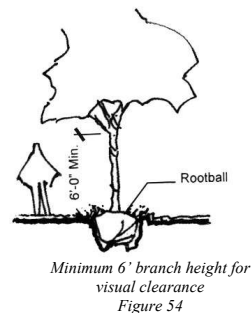
4. Street Tree Planting Standards. Street tree plantings in all new developments should be designed to meet the minimum standards as established by the Institute of Traffic Engineers (ITE) guidelines in order to ensure safe, efficient use of the pedestrian areas. These minimum standards are intended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

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

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

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

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



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

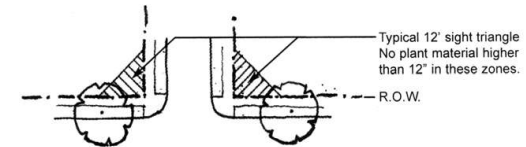
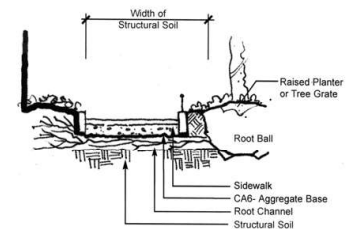


Figure 55

6. Structural Soil and Planting Soil

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



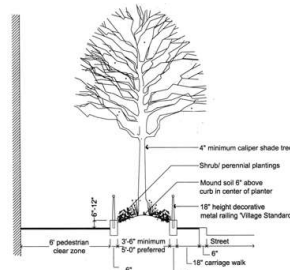
Structural Soils Detail
Figure 56

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

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

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

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



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



*Typical Raised Planter/Railing Treatments
Figure 58*



*Typical Raised Planter/Railing Treatments
Figure 59*

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



*Various styles of Movable Planters
Figure 60*

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

c. Special Pedestrian Zone/Streetscape Conditions

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



*Appropriate outdoor sidewalk
caféspace/alley enhancement
Figure 61*

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

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

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

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

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



Typical paved crosswalk
Figure 62a



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



Figure 63a

Village of Winnetka, Illinois

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

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



Examples of decorative "character"
bus shelters
Figure 63b

XI. Vehicular Zone

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



Typical paved crosswalk for visual
enhancement and safety
Figure 64a



Unattractive streetscape with expansive cross-section
Figure 64b

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

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

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

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

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

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

Table 2. Parking & Loading Area Conditions to be considered

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

1. Location/Orientation and Access for Parking Areas:

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

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

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

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



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

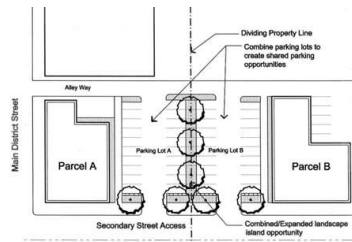


*Defined and articulated alley gateway in character with business district, leads to service and parking in rear
Figure 65b*

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



Clear and visible, coordinated public signage element
Figure 65d



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



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

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

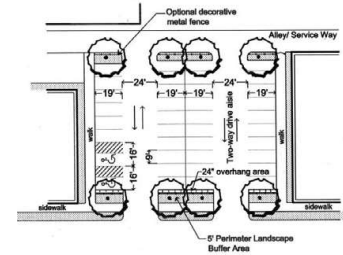
Exterior mechanical systems, loading/service, and trash storage areas should also be located out of sight from public roads. To the extent possible, these elements should be contained within the new building.

If these elements are located outside the building envelope, all efforts should be made to visually screen and buffer them with permanent year-round screening from street and sidewalk views (See section XI d5 for more information on screening).

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

3. Off-Street Public Parking Lot

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



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

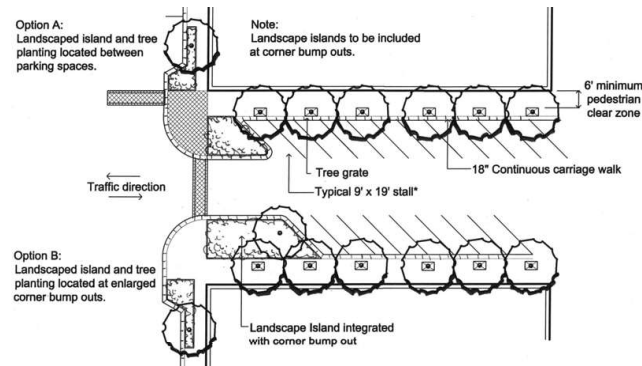
Figure 67

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

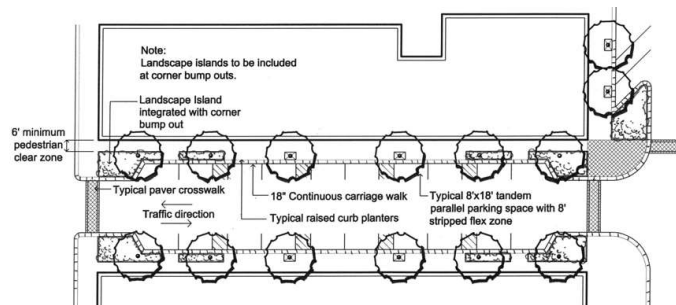
In order to avoid large expanses of pavement, which increase "urban heat" and are visually unappealing, landscaping should be provided within the parking lots. (See Off-street Parking Internal Landscape Standards, Page 68)

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

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



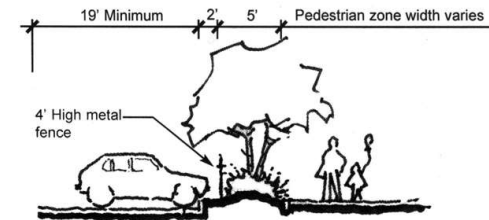
The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.
On-Street Diagonal Parking Standards
Figure 68a



On-Street Parallel Parking Standards
Figure 68b

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

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



Parking Cross-section with Streetscape
Figure 69

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

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

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

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

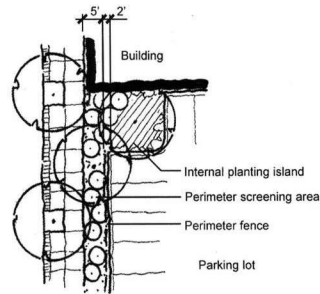
Lighting for all signs shall be at the discretion of the design review board. Alley service areas should be lit to minimize impact on residential apartments above storefront, yet provide a safe, secure environment.

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

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

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

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



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



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

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

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

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

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

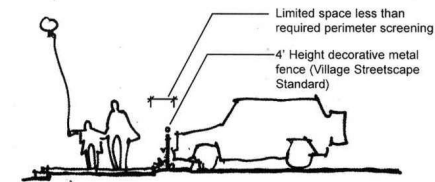
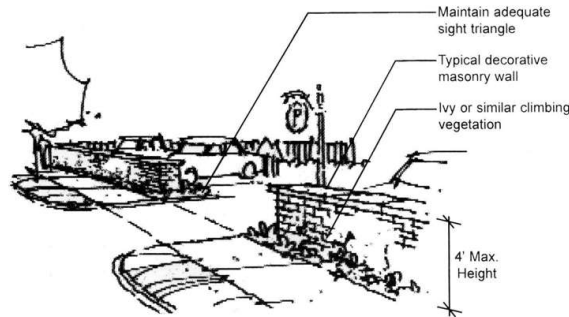


Figure 71a



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

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

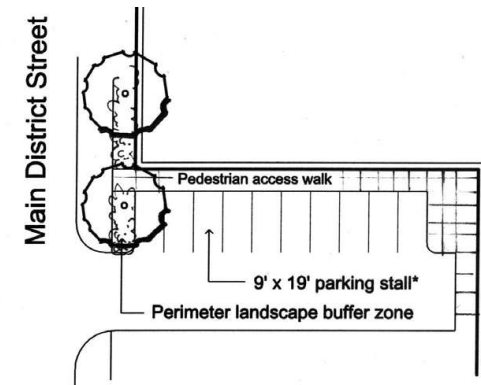
2. Off-Street Parking Internal Landscape Standards: In order to reduce the visual impact of surface parking on the streetscape, internal parking lot landscape guidelines should be employed. Landscape within the parking areas enhances the district character by:

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

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

For vehicular use/parking areas:

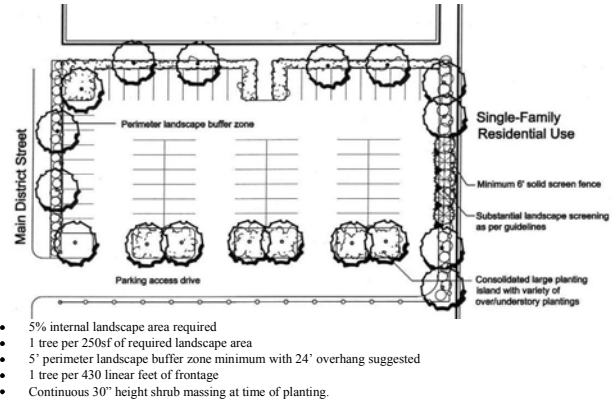
- 3,000 SF or less = no internal landscaping necessary (See Figure 72)
 - 3,000 SF to 30,000 SF = 5% landscaped area of total parking area (See Figure 73)
 - 30,000 SF or more = 7.5% landscaped area of total parking area (See Figures 74a and 74b)
- SF = square feet



- No internal landscape required
- 5' perimeter landscape buffer zone minimum with 24" overhand suggested.
- 1 tree per 430 linear feet of frontage
- continuous 30" height shrub massing at time of planting.

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

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



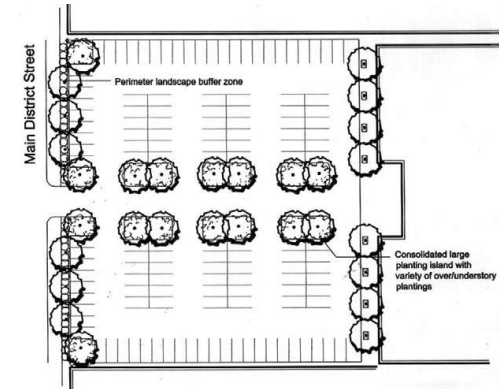
The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

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

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

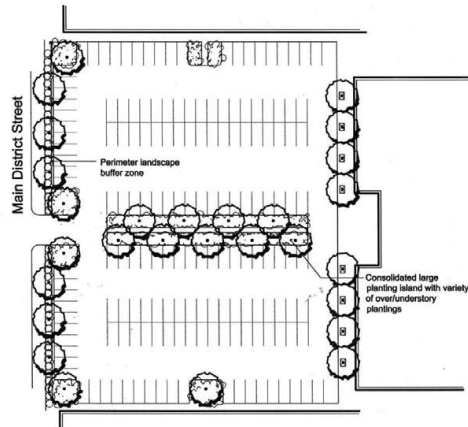
One shade tree should be provided for every 250 square feet of the required internal landscape area. The deciduous canopy (shade) tree with a spreading branching structure established at 6 feet in height at time of planting should have a minimum caliper of 4 inches. The acceptable species list is found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

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



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

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



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

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

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



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

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

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

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

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

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

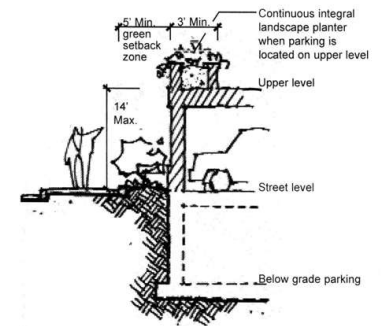
A raised curb planter no more than 6 inches in height should be provided around the landscaped island to protect the plantings in the island. Additional decorative metal fencing elements should be considered where feasible.

4. Parking Structure Landscaping:

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

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

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



Parking Structure Landscaping
Figure 76

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

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

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

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



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



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



Decorative street light in vehicular use areas
Figure 78

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

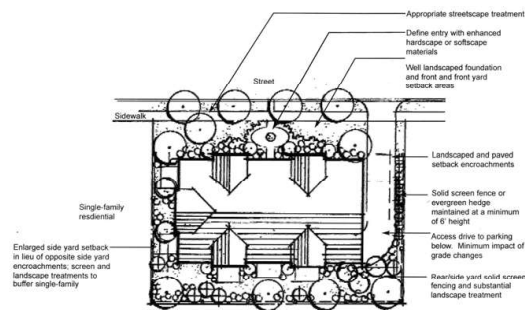
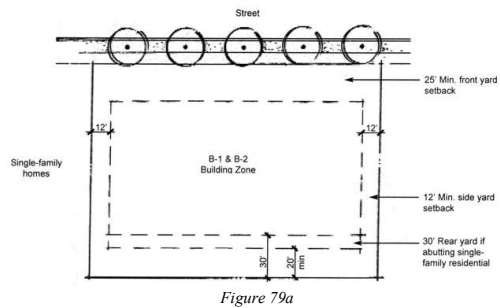
- Light fixture and pole should coordinate with building architectural style and with established Village standards.
 - Color of all light fixtures and poles should be consistent with Village business district standards and the development's architectural style.
 - The light pole and fixture height should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

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

XII. Multiple Family Residential Use Areas

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

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



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

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

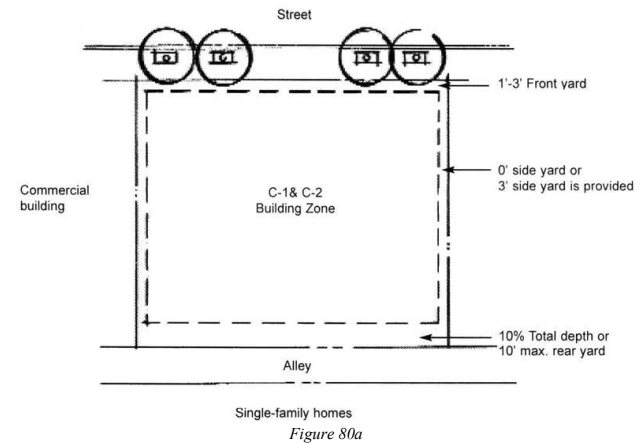


Figure 80a

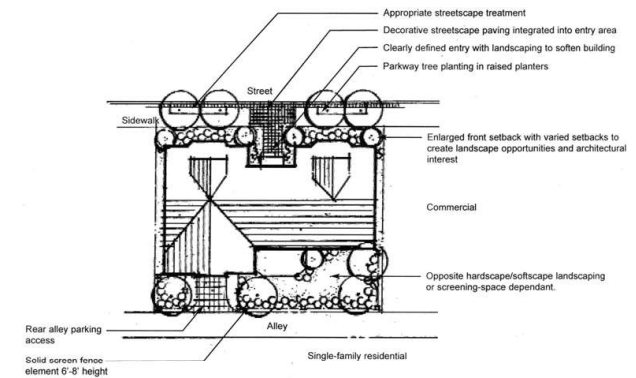


Figure 80b

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

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

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

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

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

XIII. Institutional Use Areas

Institutional Use Areas include the following:

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

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

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

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

Village of Winnetka, Illinois

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

XIV. Village Signage

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

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

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

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



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



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

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



Figure 82a



Figure 82b

Examples of simple, elegant community gateway elements

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



Figure 83a

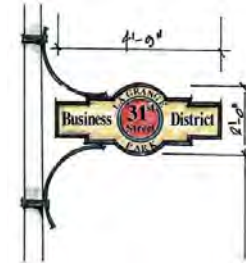


Figure 83b



Figure 83c

Examples of coordinated roadway corridor identification sign.

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



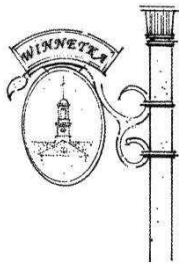
Coordinated public parking/wayfinding signage
Figure 84

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



*Custom business district street identity signage
Figure 85*

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



*Examples of business district
directional signage
Figure 86a*



Figure 86b

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

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



*Example of informational sign/kiosk
Figure 88*

XV. OPEN SPACE

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

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

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

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

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

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

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

Village of Winnetka, Illinois

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

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

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



Typical pocket park/playground
Figure 89a



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



Figure 89c



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



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



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



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



Enhanced public parkway/pedestrian zone
Figure 89h

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

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



Example of Art Pocket
Figure 90a



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



Enhanced private open space in yard setback
Figure 90c



Enhanced landscaping/streetscape setback from new development
Figure 90d

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

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

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

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

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

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

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

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

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

Village of Winnetka, Illinois

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

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

XVI. Submission Requirements

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

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

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

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

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

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

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

Design Guidelines

Minutes adopted 08.20.2020

Winnetka Design Review Board/Sign Board of Appeals Minutes - EXCERPTS
July 16, 2020

Members Present: Kirk Albinson, Chairman
Brooke Kelly
Michael Klaskin
Brad McLane
Maggie Meiners
Michael Ritter

Members Absent: Paul Konstant

Village Staff: David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review: Certificate of Appropriateness to allow the construction of a new six-unit multi-family building as part of a planned development.

Mr. Schoon informed the Board there were 7-8 members of the public and 6 members of the applicant's team present. He reminded the Board and the public of the new planned development process established by the Village which consists of a concept plan review by the Village Council followed by a preliminary plan review phase and then a final plan review phase. Mr. Schoon noted the Village Council held their concept plan review to provide the applicant the opportunity to hear initial thoughts from the Village Council regarding the proposal which provided individual member comments which are not binding. He stated the Village Council was generally favorably inclined to the proposed project but asked that the advisory bodies keep in mind the homes immediately to the west, the impact of the proposed building height, installation of adequate storm water management, parking and driveway access and the siting of trash. He stated the applicant then submitted the preliminary application which was reviewed by Village staff for compliance with zoning requirements, tree preservation regulations and engineering requirements including storm water requirements and concluded at this stage the application can move forward. Mr. Schoon noted the Board is the first review body and is asked to make a recommendation on the project in terms of the building design and landscaping. He stated the Planned Development Commission would review the request as far as any zoning relief being requested followed by going to the Village Council for approval.

Mr. Schoon stated in the final plan stage, as long as the project comes back as consistent with what was presented at the preliminary plan stage, it would only need to be reviewed by Village staff and approved by the Village Council. He stated if the Village Council determined the final plan is not consistent with the preliminary plan, they could refer it back to the Board and/or the Planned Development Commission.

Mr. Schoon then reviewed the location of the property and its zoning. He noted the zoning of the property, B-1 multi-family, allows the number of units proposed by the applicant but would require zoning relief in terms of building size and height. He also stated the property has B-1 multi-family to the

1 north and B-2 multi-family to the south with R-2 single family residential to the west and railroad tracks
2 across the street. Mr. Schoon then referred to photos of the subject property as well as photos of the
3 surrounding properties. He noted there is a multi-family building to the south and another multi-family
4 building south of that which is The Mews. Mr. Schoon also stated there are two single family residences
5 to the west.

6
7 Mr. Schoon then stated the proposed plan is similar to what was presented to the Village Council at the
8 concept plan review stage and identified the proposed landscape plan. He stated the first level is
9 proposed to be parking in the structure on the lowest level with three levels of condo units and on the
10 top level a community room, storage, and an outdoor area. Mr. Schoon stated the property has been
11 reviewed by the Engineering Department for compliance with storm water requirements and as
12 designed, the onsite storm water management would be provided by a storm water system with all of
13 the surface storm water going toward an underground storm water vault located under the driveway.
14 He stated it would then drain into a storm water main on Green Bay Road and the applicant would still
15 need approval from the IDOT since Green Bay Road is a state highway.

16
17 Mr. Schoon stated in terms of the building design, it is fairly similar to what was presented at the
18 concept plan stage which the applicant can speak to. He then stated as indicated in the Village staff
19 report, the project needs zoning relief and planned development approval as well as exceptions to
20 requirements dealing with GFA, maximum building height, impermeable lot coverage, façade
21 articulation of the north wall as well as the principal roof form since they do not allow predominately
22 flat roofs in the multi-family district. Mr. Schoon stated since those items would impact the design, they
23 wanted to make sure the Board was aware they are being requested.

24
25 Mr. Schoon stated the Board was provided with the factors to consider in reviewing these kinds of
26 projects which are that the Board is to look at the external architectural features and site improvements
27 and consider how appropriate and compatible they are in terms of the neighborhood and how it would
28 affect the immediate neighborhood including both urban design and site arrangement considerations.
29 He stated if they are consistent and applicable with the design guidelines and such standards and
30 criteria as adopted by the Board, the Village staff included excerpts from the design guidelines which
31 were predominately designed for more commercial areas and the Board can use them as a guide as they
32 consider the project. He then stated the Board is also to consider the probable effect of the proposed
33 external architectural features on the integrity of the immediate area.

34
35 Mr. Schoon stated in terms of the next steps at the end of the meeting, the Board can then either
36 continue the meeting and discussion if they need additional information or questions to be answered or
37 adopt a motion recommending approval or recommending denial which are included on page 10 of the
38 agenda report. He then asked if there were any questions which would be followed by the applicant's
39 presentation.

40 Chairman Albinson stated regarding the new planned development review process, it is important for
41 the Board to be as clear as they can in connection with their recommendation. He also stated they do
42 not want the Village Council or the Planned Development Commission to have to interpret the Board's
43 comments without there being specific information from the applicant to back up what the Board's
44 recommendations are.

45
46 Mr. Schoon then allowed the applicant, Rick Swanson, and Eric Mancke, into the virtual meeting.
47

1 Rick Swanson stated one of the key comments and concerns raised by the neighbors when they met
2 with them was drainage issues although it is not within this Board's purview. He stated with regard to
3 the project overview, the proposed project is the result of discussions with experienced real estate
4 professionals all over the North Shore and particularly Winnetka. Mr. Swanson stated the overwhelming
5 consensus was the need for smaller, high quality residential dwelling units that provided living space on
6 one floor. He stated the consumer trend is to downsize into a new home that offers the same level of
7 quality and amenities the buyer is used to and expects. Mr. Swanson stated their focus was on designing
8 a building that met all of those requirements while embracing the architectural charm of the Winnetka
9 community and listening to those most directly affected by the development of this infill site. He
10 informed the Board they appeared before the Village Council last year for an informal concept plan
11 review and the project was graciously received with encouragement from Village Council members to
12 consider the following as they continued their process: (a) impact on homes to the west; (b) impact of
13 height of the proposed building to adjacent properties; (c) adequate storm water control; (d) parking
14 and driveway access; and (e) siting of trash enclosure. He stated they were also encouraged to meet
15 with the neighbors and listen to their concerns which they did last year.

16
17 Mr. Swanson noted approximately 12 neighbors participated in that meeting to review the proposed
18 project and offered comment. He stated the discussion was respectful, sincere, and productive with an
19 opportunity to get information about the proposed project and offer feedback. Mr. Swanson then stated
20 much of the comments echoed those of the Village Council members and included: (a) drainage of
21 storm water and how current issues could be addressed; (b) the height of the building and potential
22 impact on existing views and exposure to sunlight; (c) traffic impact and safe access to and from the
23 proposed driveway; and (d) possible damage to existing foundations as a result of excavation and
24 proposed storm water vaults. Mr. Swanson stated they did not believe these concerns were
25 unreasonable and they deserved careful consideration. He then stated each of these issues has been
26 reviewed by their consultants and addressed to the best of their ability. Mr. Swanson stated this is not
27 to suggest there might be other questions raised in the process and they feel there has been a
28 transparent dialog and they remain committed to proactively working with the Village and the neighbors
29 toward acceptable solutions.

30
31 Mr. Swanson then stated their design process included: (a) careful review of the Village's Design
32 Guidelines and how the proposed building relates to existing structures; (b) a relevant design that was
33 harmonious in composition on all four elevations and historically consistent with the architectural style;
34 (c) exterior materials and colors that are of high quality and appropriate for the style; and (d)
35 intentionally putting the garage door on the rear elevation and out of view from the street or
36 neighboring properties. He noted they planned to locate the trash enclosure inside the building.

37
38 Mr. Swanson then referred the Board to photos of the existing homes to the right and left of the site. He
39 also identified a view to the west and stated they would work with the neighbor to include additional
40 fencing and screening on that side. Mr. Swanson identified a view looking to the north and a view of the
41 building to the south. He also identified street views and a photo of the existing driveway which is the
42 same location of the driveway on their site. Mr. Swanson then identified several street views from the
43 site.

44
45 Mr. Swanson also identified the proposed site plan and landscape plan showing the project. He stated
46 the plan included the removal of the existing vacant structure and there would be a single access point
47 to Green Bay Road with a paver brick apron. Mr. Swanson noted the storm water vault would be buried
48 under the proposed driveway. He also stated there would be two guest parking spaces in the back with

1 garage access in the rear of the building. Mr. Swanson then stated there would be enhancement of
2 landscaping on the north, south and west property line boundaries and the building footprint would be
3 all within the required setbacks. He stated they communicated with the Fire Marshall and have
4 addressed all of the access concerns. Mr. Swanson referred the Board to the site development plan for
5 the property which showed the same information. He reiterated the project would meet all drainage
6 requirements.

7
8 Mr. Swanson then stated they are asking for design related exceptions and would be requesting relief on
9 the maximum GFA allowed. He noted the total GFA for the proposed building is 17,915 square feet and
10 the allowable amount is 12,000 square feet. Mr. Swanson stated their objective was to develop a design
11 that was relevant to market trends which included as a key program requirement, no less than 2,000
12 square foot units. He stated in addition, the ability to have onsite storage was of vital importance as
13 downsizing came with baggage. Mr. Swanson stated while they could develop a building within the
14 allowable FAR, it would force a significant reduction in quality and design content. He stated from a
15 design perspective, they do not believe the aesthetic character or physical composition of the Green Bay
16 Road corridor is compromised by these exceptions.

17
18 Mr. Swanson stated they would also be requesting relief from the maximum permitted building height
19 of 35 feet measured from the first floor to the highest point of the roof. He stated the building as viewed
20 from most perspectives is dominated by a parapet with a pitched roof element to frame the
21 composition on each corner and decorative parapet gables centered on the north and south elevations.
22 Mr. Swanson noted the height of each of these elements is as follows: (a) decorative parapet gables
23 with a height of 48.6 feet at the highest point; (b) fourth story lounge and storage roof at 44.95 feet; (c)
24 four corner tower elements at 44.2 feet; and (d) stone parapet at 36.7 feet. He informed the Board since
25 meeting with the neighbors and the Village Council, they reduced the height by 4 feet. Mr. Swanson
26 stated this involved modifying floor structure depth on each floor. He stated it is also extremely
27 important that they maintain 10 foot ceiling heights to meet market expectations. Mr. Swanson stated
28 this ceiling height also allows the ability to provide fenestration that is more proportionate to the
29 historic character of the Tudor style.

30
31 Mr. Swanson then stated they are requesting an impermeable lot coverage variation to accommodate
32 the placement of the proposed garage access to the rear of the structure. He stated it has always been
33 their intent to provide the most aesthetically pleasing result on Green Bay Road. Mr. Swanson stated
34 that included the placement of necessary but more attractive utilitarian elements like garage doors. He
35 stated they would comply if the driveway was reduced or limited to just the front half of the site. Mr.
36 Swanson stated unfortunately, that would create a significant increase in impervious surface area on
37 Green Bay Road and thereby reducing the amount of landscaping. He stated in addition, they would
38 have a 16 foot wide overhead door dominating the façade.

39
40 Mr. Swanson informed the Board they are also asking for a principal roof form variation and are
41 requesting relief on the language within the ordinance that prohibits certain roof forms including flat
42 roofs. He stated the ordinance language suggests that flat roofs are inconsistent with the English Tudor
43 vernacular, which is the prevalent style in the historic downtown business district. Mr. Swanson stated
44 the Design Guidelines for the Village are meant to provide: "a framework within which good design can
45 flourish in context and enhance the existing Village character." Mr. Swanson stated the primary
46 objective is ensuring good design that is in rhythm with the neighborhood and the community. He also
47 stated they are fronting on Green Bay Road which is comprised of numerous flat roofed structures
48 including the building to the south. Mr. Swanson stated their design process was careful to respect the

1 existing character of the streetscape and not upstage or deviate from the aesthetic of this entrance
2 corridor to Winnetka.

3
4 Mr. Swanson then stated they are requesting a façade articulation variation to allow one appendage on
5 the north side of the proposed structure to be less than the required 4 feet to avoid encroachment into
6 the side yard setback. He stated the appendage is benign and will not enhance the design by adding
7 another 2 feet. Mr. Swanson then stated in the unlikely event it is perceived to do so, they are already
8 planning more landscaping on the north side of the property as a means to increase privacy between
9 properties. He stated furthermore, this appendage is on a wall plane that will for the most part not be
10 visible to public view.

11
12 Mr. Swanson referred the Board to artist perspective renderings of the view from Green Bay Road. He
13 noted they are proposing balconies, casement divided light windows and the use of reddish brick. Mr.
14 Swanson also identified the roof tile elements they planned to use. Mr. Swanson then identified an
15 aerial view of the how the building would relate to adjacent structures and which showed the fourth
16 story element including the storage area and stair wells as well as a rooftop garden. He then identified
17 the street view of the building entrance on the south. Mr. Swanson stated the brick color selection was
18 done after consideration of that used in the downtown area. He then referred to an illustration of the
19 rooftop garden. He also identified the first floor east elevation showing its relation to the building to the
20 south. Mr. Swanson noted the fourth floor areas would not be visible from the street. He also identified
21 the south elevation for the Board and noted the fourth story element would not be visible.

22
23 Mr. Swanson stated with regard to the south elevation, he read the letters they received and referred to
24 the garage door equipment not being noisy. He also stated in terms of lighting, they are required to
25 provide a photometric plan and noted they plan to use fixtures which shine down. Mr. Swanson then
26 referred to the north elevation which would be screened and planted by trees. He added they planned
27 to work with the property owners to the north. Mr. Swanson then identified a cross section of the
28 building by floor and noted the drop in the height of the building by 4 feet. He also referred the Board to
29 a line of sight study for the property. Mr. Swanson also stated they planned to work with the west
30 neighbor on the fencing on that side of the property.

31
32 Mr. Swanson then identified the proposed exterior materials including the brick, lighting fixtures, stone,
33 slate roof, etc. He noted they left samples at the Village Hall for the Board's review. Mr. Swanson then
34 referred to illustrations of the shadow study done at different times during the day in March and an
35 animation. He then asked if there were any questions.

36
37 Chairman Albinson stated before the public is allowed to comment, he referred to the PowerPoint slide
38 which outlined the Board's responsibilities. He referred to the variances being requested in connection
39 with the application and although they may be related to its design, he reminded the Board they are not
40 a technical body in that it is not their responsibility. Chairman Albinson then stated although specific
41 drainage concerns are not within the Board's purview, it might be relevant to specific aesthetic features
42 within the site. He informed the public the Board's purview is limited to the external and design
43 elements of the building and to make sure they are being consistent with the Village's Design
44 Guidelines. Chairman Albinson then asked that the applicant and Board Members not respond to
45 specific public comments and to wait until the public comment portion of the meeting is over. He also
46 asked that comments be limited to three minutes.

1 Mr. Norkus asked Rudd Coster for his comments. Mr. Coster introduced himself and his wife to the
2 Board and stated they have lived in Winnetka for 36 years and at 696 Green Bay Road since June 2004.
3 He stated a group of neighbors next to the proposed development are concerned how the development
4 would affect their properties. Mr. Coster stated on behalf of the group, he would like to address the
5 zoning exception, the height and articulation on the north side. He stated another group member would
6 address drainage and construction damage issues.

7
8 Mr. Coster stated during the August Village Council meeting with the developer, the developer was
9 given the opportunity to present a flavor of what the neighboring property might look like subject to
10 Village approval. He stated the neighbors were not invited to that presentation but saw a video of the
11 meeting afterwards. Mr. Coster then stated the two important issues are influencing developments and
12 zoning approvals in Winnetka, the first of which is the One Winnetka project. He stated since the Village
13 Council and others felt the amount of time it took to get One Winnetka through the process, which was
14 slow, bureaucratic, and costly, they had to change the image with developers. Mr. Coster stated the
15 second issue related to property values and high real estate taxes. He stated they assume the developer
16 is trying to recoup losses through zoning variations and would appreciate a quick approval of zoning
17 exceptions. Mr. Coster stated a possible consequence of those two issues is the Village might feel
18 inclined to approve the plans for 688 and 694 Green Bay Road quickly. He asked that the plans not be
19 approved too quickly and without reasonable input from the neighbors and the community. Mr. Coster
20 then stated the pressures from the One Winnetka approval process and financial interests of the lenders
21 in the Village are now put squarely on the shoulders of the neighbors and may result in declining
22 property values and extra costs to the neighbors.

23
24 Mr. Coster then stated they generally like the design and the architecture of the proposed building and
25 they raised three issues relating to the development at last year's meeting. He stated in the latest
26 documentation, they did not see resolutions to those issues, the first of which relate to building height.
27 He then stated in reviewing the building's diagram and elevation, the height would be 55 feet above the
28 existing grade at Walden Road and is unacceptable to them since it would obstruct their view and loss of
29 sunlight for most hours of the day. Mr. Coster stated the loss of sunlight would decrease the quality of
30 life and value of the impacted properties. He then stated if the Village approved the building height
31 variance, the subject property would set a precedent for future height and other exemptions for
32 similarly zoned lots along Green Bay Road. Mr. Norkus noted Mr. Coster has been speaking for five
33 minutes.

34
35 Mr. Norkus asked Monica Carroll for any comment. Ms. Carroll stated she had no comment. Mr. Norkus
36 asked John Madden, Jr. for his comment. Mr. Madden stated he represents the 680 Green Bay Road
37 Condo Association and their president emailed the association's comments. He stated he appreciated
38 the effort made to make the building attractive. Mr. Madden stated the bottom line is that it is too
39 massive and too high at 55 feet. He also stated they are concerned because of the considerable
40 excavation; they want to confirm their association is named as an additional insured against any
41 potential contractor work on the project.

42
43 Mr. Norkus asked Caller No. 2 for any comment. Claudia Montgomery stated she lives directly to the
44 west of the property and submitted written comments to the Board. She commented Mr. Coster did an
45 outstanding job representing the neighbors adjacent to the property and her biggest issue is that the
46 structure would be so large and referred to its effect on the aesthetics of the surrounding homes. Ms.
47 Montgomery stated the building would loom over her backyard and given the size of the lot; the overall
48 massiveness would create additional storm water issues although the project would contain storm

1 water mitigation. She stated they have seen other buildings where storm water remediation is not
2 effective. Ms. Montgomery also stated other neighbors who are located lower in grade in terms of
3 proximity invested in significant drainage prevention systems and they are concerned this massive
4 structure would result in water issues. She then stated why should 25 year residents sacrifice their
5 property values so their neighbors can have 10 foot ceilings and the developer can realize a profit at
6 their expense.

7
8 Mr. Norkus asked Caller No. 3 for comment. Mary Elizabeth Stanfield, 680 Green Bay Road, stated her
9 minor comments she wanted to make meant nothing and she could hear very little of any of the
10 developer's presentation. She asked why they are making such an important decision during the
11 pandemic and questioned how the developer planned to work with the neighbors when they are not
12 allowed to meet publicly. Ms. Stanfield stated she needed to see the presentation and hear the
13 designer. She referred to the image of a turquoise building she received from the Village. Ms. Stanfield
14 then stated important decisions such as these cannot be made via virtual meetings and commented she
15 is appalled by the presentation although she was able to hear the Board and everyone else's comments
16 which she agreed with.

17
18 Mr. Norkus asked Caller No. 4 for comment. John Frank, 693 Walden, stated he agreed with the
19 comments made. He stated they have had to make improvements to their property with regard to water
20 due to their low location. Mr. Frank then questioned whether they would have to make additional
21 investments to mitigate water with the large building going in. He also stated the aesthetic appeal of the
22 tall building is why they moved from the city to Winnetka and are questioning the justification for relief
23 from height since the property is already located on higher ground and would be taller from their
24 vantage point. Mr. Frank concluded he is concerned with water issues and the aesthetic effect it would
25 have on their property.

26
27 Mr. Norkus asked Caller No. 7 for comment. Gordon Montgomery stated he had no comment. Mr.
28 Norkus asked Caller No. 8 for comment. No comments were made at this time. Mr. Norkus noted that
29 concluded public comment.

30
31 Mr. Schoon asked if the invited individuals from the applicant team had any comment. Mr. Swanson
32 stated those attendees had no comment but he would like to address the comments relating to water.
33 Chairman Albinson informed Mr. Swanson his presentation was difficult to hear. Mr. Schoon stated they
34 first need to read the public comments into the record and Mr. Swanson can then respond to water
35 comments.

36
37 Ms. Klaassen read a transcribed voicemail received July 9, 2020 from Mary Elizabeth Stanfield, 680
38 Green Bay Road, into the record. She read an email received on July 13, 2020 from Mary Minogue,
39 President of the 680 Green Bay Road Condominium Association, into the record. Ms. Klaassen then read
40 an email received on July 15, 2020 from Jeffrey Liss into the record. She then read a transcribed
41 voicemail message received on July 16, 2020 from James Bushell, 677 Walden Road, into the record. Ms.
42 Klaassen then read a letter to the Board from Gordon and Claudia Montgomery into the record. She
43 informed the Board that concluded the additional public comment.

44
45 Chairman Albinson confirmed it was difficult to hear the applicant's presentation and asked that
46 minutes of the meeting be made available to the public. He stated the Board would have to review the
47 minutes first. Mr. Schoon added if any Board members felt there was an issue hearing any part of the
48 applicant's presentation, to ask questions about that part of the presentation.

Chairman Albinson offered Mr. Swanson the opportunity to respond to the comments made. Mr. Swanson stated it would be more productive to address the issues raised directly and referred to the comment made that the building is higher than it actually is. He confirmed the building height was reduced by 4 feet and is a different building than was presented a year ago. Mr. Swanson also stated they have gone through a tremendous amount of work and effort with Village staff and the neighbors to address each of the comments. He stated it would be the final decision of the Village as to whether they want this project or not. Mr. Swanson then stated they would not compromise the quality of the building by reducing the room heights. He also stated the parapet is lower than the building to the south. Mr. Swanson referred to the tall commercial buildings on Green Bay Road and they incorporated methods to reduce the impact. He then stated a comment was made with regard to damage caused by construction. Mr. Swanson confirmed they are responsible for it regardless and would go over it with their insurance carrier and if they can add additional insureds when it is justified, they would consider that. He then referred to the comment made in connection with the lighting and stated they performed a photometrics plan and the lighting selected would not have an effect on the adjacent properties. Mr. Swanson also stated the garage doors would be on the south side of the building and out of site to those adjacent to the property. He informed the Board they are not the owners of the property and are not approved unless they get this done. Mr. Swanson then stated there are lots of less desirable things that can be done with the property in accordance with the ordinance and they are not asking the Board for a height variance but to approve the design in that it meets the aesthetic and quality of the community and the Village's Design Guidelines. He stated there would be plenty of opportunity for people to raise the issues of height and water and for them to work through the process. He added that for those speaking at tonight's meeting, for them to give him a call to discuss the issues.

Chairman Albinson asked the Board for any questions. Mr. McLane stated with regard to the landscape plan, he referred to plans for fencing and Arbor Vitae to the west and tree scape to the north and a small strip to the south. He asked if there was any opportunity for natural screening to the south. Mr. Swanson responded there is a 3-foot space there which could support Arbor Vitae. He noted there is an existing chain link fence and they could install decorative fencing as additional screening. Mr. Swanson stated they could work with that property owner to screen that side of the property.

Ms. Meiners asked with regard to the design aesthetic and building entrance on the south as opposed to the front, some of the neighbors' issues relating to the garage could be significantly decreased if the entrance was on Green Bay Road. Mr. Swanson responded it provided a more seamless approach to parking at the back of the building as opposed to on the street. He then stated the building's guests would park on the street. Mr. Swanson stated they initially designed the building differently and it worked much better with the entrance on the side which allowed them to push the building further from the lot line on that side.

Chairman Albinson asked if there were any other questions. No additional questions were raised at this time. He stated the Board would now discuss the matter. Mr. Klaskin stated with regard to the design, the plan is close to what was originally planned for Elm Street which was well received and the project failed for financial reasons. He also stated The Mews has garage access on the back which would make this building consistent with The Mews.

Chairman Albinson stated aesthetically in terms of the design and materials, that was not an issue at all and he commented the design was well thought through and well designed. He stated it would fit in overall with the architecture and aesthetic they would expect in the community. Chairman Albinson

1 then stated his primary concern related to the scale and how its fits in the context of the neighboring
2 property. He noted while they are not approving variances, in connection with how the building would
3 relate to those to the north and south, he also referred to the west properties on Walden. Chairman
4 Albinson then stated while he understood the plan to support the aesthetic and the goal to achieve the
5 goal in terms of marketability of the development, he stated on the fourth floor, any visible portion of
6 that from the street, he is concerned with the massing element overshadowing the context from the
7 street to the north. He stated his comment would be to ask the applicant to reconsider the fourth floor
8 design and perform additional elevation or perspective studies so that the fourth floor is not visible from
9 any vantage point.

10
11 Mr. Ritter agreed the building is well designed and attractive and stated the parapet wall height is the
12 same as the building to the south. He stated if there is some way to minimize the effect of the fourth
13 floor mass, the height of the building is not offensive or out of character given the height of the building
14 to the south as well as The Mews. Mr. Ritter also stated while he understood the neighbors' concerns, it
15 is not within the Board's purview to consider drainage matters.

16
17 Chairman Albinson stated in the Village staff's memo, there are a couple of things that are design
18 related and if there is a wall greater than 50 feet in length, it would require articulation or a setback of 4
19 feet or greater, he commented he did not see a lot of relevance in that guideline. He also stated with
20 regard to the guidelines addressing flat and shed roofs versus pitched roofs, he commented that
21 guideline would be irrelevant in today's era.

22
23 Mr. McLane stated with regard to the future for commercial buildings in Winnetka, there is going to be a
24 push for more height. He commented the design is attractive and flowed well in addition to how the
25 gabled structures disguised what is going on behind it. Mr. McLane stated they do not want a squashed,
26 deformed multi-family building which has happened in other communities. He then stated with regard
27 to impermeable lot coverage, although not within the Board's purview, there are a lot of older buildings
28 on Green Bay Road which had the aesthetic of parking lot, garage, and something else in front of it
29 which he commented is unattractive. Mr. McLane stated they do not want that again and the proposal
30 would contribute to the elegant streetscape and there are ways to mitigate storm water management.
31 He concluded he liked the elegance of the height, the impermeable lot coverage and effect of moving
32 everything down behind the building and referred to Chairman Albinson's and Mr. Ritter's comments
33 relating to the self-storage unit on top of the building which they should address so that it does not have
34 a warehouse quality appearance.

35
36 Chairman Albinson asked Mr. Schoon to provide the illustration of the aerial view showing the
37 surrounding properties. He then stated with regard to the parapet wall in comparison to that to the
38 south, he asked the developer to reconsider the north side of the fourth floor design. Chairman Albinson
39 also stated it would be helpful to have multiple street level views to see if the fourth floor views are
40 visible from Walden and Green Bay Road.

41
42 Ms. Kelly stated she agreed with the Board Members' comments and her major concern is the height
43 and part of the fourth floor issue from the south and north sides which she suggested be set back. She
44 then stated with regard to 10 foot ceiling heights, the rooms in the building are not large and suggested
45 the ceiling height be 9 feet instead since the rooms appear to be 12x15 feet. She commented everything
46 else looked nice.

1 Chairman Albinson stated he appreciated the application and although they want to support it, they do
2 not want to sacrifice anything that the Board Members treat as important or critical to maintain in the
3 Village. He encouraged the applicant to reconsider the suggestions raised and come back to the Board
4 with potential modifications to the design and for the Board to take action at the next meeting. He
5 asked the Board Members for their comments.

6
7 Mr. Klaskin noted the two buildings to the south also have flat roofs. He then stated with regard to the
8 roof treatment, he liked the deck feature on the fourth floor and the representations would be a
9 positive attribute and the amount of use would be negligible in the long term. Mr. Klaskin stated this
10 would not represent any more of a nuisance compared to a single family home being built there with a
11 family entertaining in the backyard. He commented he liked the look shown from the renderings and for
12 the Board to be aware of the fact the two buildings immediately to the south have just as big and flat
13 roofs before the Board made a decision in terms of the proposed roof line.

14
15 Chairman Albinson stated he had no concern about the flat roof and the Design Guidelines may be out
16 of place in dictating different roof lines. He agreed with Mr. Klaskin's comments and his only issue
17 preventing him from making a recommendation to approve the application is understanding the
18 vantage points and what can be seen in terms of the fourth floor element which is the north side of it as
19 well as the views from Walden and Green Bay Road of the fourth floor. Mr. McLane referred to the
20 elevator shaft and stairs on the north side of the fourth floor and asked for the developer to consider
21 how they can be pulled back and otherwise, the Board would be in agreement to move forward.

22
23 Chairman Albinson asked if there were any comments. He suggested a straw poll be taken to ask the
24 applicant to provide different perspective views in terms of massing on Green Bay Road and the
25 southeast view of the fourth floor forms as well as from Walden. Mr. Swanson stated they are able to do
26 modeling to show how the sun affected the building to the north. He stated in doing a study of the views
27 the Board is asking for, it is a matter of perception versus reality. Mr. Swanson stated they can provide
28 vantage points for those neighbors who spoke tonight. Mr. Swanson then stated with regard to the
29 stairway, there is a way to mitigate and work the stair element more against the gable and come up with
30 a solution to present at the next meeting. He stated they will make the effort and they will reconsider
31 some areas.

32
33 Chairman Albinson stated a lack of commentary from the Board is a positive and they are not asking
34 them to make drastic changes but the issue is context and how it fits in with its environment. He agreed
35 the need to consider what the market is demanding but they have to consider Green Bay Road and his
36 concern is setting precedent and the attempt to maintain the scale and context along Green Bay Road.
37 Chairman Albinson then stated as aging buildings on Green Bay Road are replaced, there is a great
38 opportunity to create a nice multi-family residential district. He then asked Mr. Schoon if there was any
39 specific action the Board would need to take to defer the matter to the next meeting. Mr. Schoon
40 responded a motion is needed to continue the matter to the next meeting date of August 20, 2020 and
41 asked the applicant if he would be available. Mr. Swanson confirmed he would be available and asked if
42 the next meeting would be virtual. Mr. Schoon assumed the next meeting would be a virtual meeting.

43
44 Mr. McLane moved to continue the matter to the August 20, 2020 meeting. Mr. Klaskin seconded the
45 motion. A vote was taken and the motion unanimously passed.

46 AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

47 NAYS: None

Winnetka Design Review Board/Sign Board of Appeals Minutes - EXCERPTS
August 20, 2020

Members Present:

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

Members Absent:

Paul Konstant
Michael Ritter

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community
Development
Ann Klaassen, Senior Planner

**Continued from the July 16, 2020 meeting – Case No. 19-15-PD: 688-694 Green Bay Road – The
Walden – Preliminary Planned Development Review: Certificate of Appropriateness to allow the
construction of a new six-unit multi-family building as part of a planned development.**

Mr. Schoon stated at the last meeting, the Board reviewed the site plan/landscape plan and he confirmed there were no changes to that plan since the last meeting. He noted the applicant submitted a response to the Board's comments from the July 2020 meeting relating to the building height and fourth story elements. Mr. Schoon stated the applicant has provided revised east and west elevations and perspective drawings of the building as well as other perspectives from different views. He reminded the Board and the public the Planned Development Commission would review the request in terms of zoning and subdivision relief. He stated if the Board took action on the request at tonight's meeting, the soonest it would be presented to the Planned Development Commission would be September 2, 2020. Mr. Schoon stated if no Board action is taken, it would be presented to the Planned Development Commission at some later date.

Mr. Schoon stated the Board is to review the external architectural features and design elements and determine if the request meets the Board's guidelines. He then stated the Board can either continue the request to a future meeting for further review or discussion or adopt a motion recommending approval or denial with draft motions included on page 3 in the packet of information.

Chairman Albinson asked the applicant to focus the presentation on changes since the last meeting. Mr. Schoon stated due to the audio issue from the last meeting, there may be a summary of the project for those who had difficulty hearing it.

Rick Swanson stated in summary, the proposal is for a four story building with six units measuring approximately 2,250 square feet each as well as a below ground parking garage which would be entered from the west side of the building. He stated the garage would have two spaces for each unit holder along with two parking spaces in the rear as well as access to street parking. Mr. Swanson noted the driveway would enter off of Green Bay Road in the location of the existing driveway. He stated the building embraces the spirit of the Design Guidelines. He noted the units would have 10 foot ceilings and a portion of the garage would be raised from the ground similar to other buildings in the Village. Mr.

1 Swanson stated they planned to use reddish brown brick inspired from downtown buildings along with
2 black window frames and limestone.

3
4 Mr. Swanson referred to the PowerPoint presentation and stated on July 16, 2020, they appeared
5 before the Board to present the proposed Walden project and address questions and concerns from the
6 Board and the public. He stated their focus was on designing a building that embraced the architectural
7 charm of the Winnetka community and offered amenities that met the expectations and needs of
8 current home buyers. Mr. Swanson stated while comments regarding the quality and design of the
9 building were mostly positive, the most common concern was that the building was perceived to be too
10 tall. He then stated if they were to remove all the pitched roof design elements and simply do a flat roof
11 structure, the three story element of the building would be about 1 foot 7 inches over the maximum
12 permitted height of 35 feet from the first floor elevation. Mr. Swanson informed the Board they may be
13 able to further reduce it by 6 inches from the parapet. He also stated he met with a representative of
14 the neighbors who asked if the building height could be further reduced and he responded they would
15 revisit the issue resulting in a 6 inch reduction from the parapet height. Mr. Swanson stated that
16 alternative would result in the three-story element of the building being 1 foot 1 inch over the maximum
17 allowable height. He then stated the consensus was that would only diminish the building's aesthetic
18 quality and not serve any purpose but they would reduce the height if needed.

19 Mr. Swanson then stated the primary issue as it related to the Board's purview is the visual impact of
20 the fourth floor, the parapet and how the steep pitched gable parapet combined with the wall parapet
21 served to screen the shed appendage from adjacent neighbors. He stated the Board asked if they could
22 revisit the exterior design and study key viewpoints to determine the reality of this concern as opposed
23 to the perception. Mr. Swanson stated they have modeled view perspectives from the adjacent north
24 and west neighbors with both summer and winter conditions. He also stated while it is impossible to
25 totally screen a new structure from existing, they feel their building is no more or less visible than any
26 other building on Green Bay Road.

27
28 Mr. Swanson then referred to photos of views from different neighbors. Mr. Swanson referred to a
29 photo of the view of the property to the north and the building almost directly on their property line. He
30 stated the trees on their side of the fence would be removed. Mr. Swanson noted the height of the
31 parapet on the neighboring building is slightly higher than their building and if they were to reduce the
32 building height by 6 inches, the building would be only 1 foot higher than the neighboring building. Mr.
33 Swanson then referred to photos of the streetscape.

34
35 Mr. Swanson also referred the Board to the proposed east elevation which showed the fourth floor
36 elements which cannot be seen from the street or a number of perspectives. He then identified the shed
37 roof area as the clouded area on the upper right side and stated they were able to shift it another 1 foot
38 2 inches towards the south which made a big impact visually. Mr. Swanson stated they have a modeling
39 which showed that detail. He also stated you can see the flat parapet element which is right above the
40 bay and two windows on each side and which is the area that can be reduced 6 inches.

41
42 Mr. Swanson identified another rendering of the same elevation showing what it would look like from
43 the rear and that the element would be difficult to see from that perspective. He then pointed out for
44 the area between the driveway and stairway and their building, they planned to plant a number of trees
45 there. Mr. Swanson stated the elevation intentionally was shown without the trees in order to get a
46 better understanding of the impact of this perspective.

1 Mr. Swanson then referred the Board to an aerial view of the fourth floor plan and stated the dashed
2 line represented the wall that was shifted. He then identified a cross section of the building and the
3 parapet which extended 18 inches which is needed for drainage purposes. Mr. Swanson indicated it can
4 be lowered since it did not relate to visual impact. He stated the illustration also showed the steeped
5 pitched roof in the middle which ran from one gable to the other. Mr. Swanson stated the flat roof
6 element is purposely made to look like a shed coming from that roof.

7
8 Mr. Swanson identified the perspective of a bird's eye view of the roof and the shaded area referred to
9 the steep pitched roof which would extend from one end of the parapet to the other north to the south
10 with the shed projecting from that. Mr. Swanson identified a view from the south entrance and the
11 existing wall. He noted a couple of trees would need to be removed for construction and they planned
12 to work with the adjacent neighbor on planting. Mr. Swanson noted you cannot see the parapet from
13 this view and then identified the winter view of the building. He reiterated they intentionally left trees
14 out of the rendering in order to be able to better see the building.

15
16 Mr. Swanson stated for the north property owners, the proposed building will be less than 24 feet apart
17 and therefore, the visual aspect of the fourth floor is virtually non-existent. He stated in addition, the
18 combination of existing and proposed trees will serve to screen the perceived mass of the building
19 regardless of the perspective angle. He then identified the ground view at the north entrance in the
20 winter and summer. Mr. Swanson also identified the view from the most easterly unit. He noted that
21 while the gable element and shed portion are visible, their visibility is very small. Mr. Swanson also
22 identified the views from the east and west neighbors' view and how the parapet showed to screen the
23 fourth-floor elements.

24
25 Mr. Swanson stated the adjacent Walden neighbors are approximately 70 feet from their west property
26 line and will be approximately 90 feet from the proposed building. He stated in addition, the existing
27 trees and plant material are intentionally filtered or removed to allow a clear view to the proposed
28 building in the renderings. He then identified the ground view of the Walden neighbors to the west. Mr.
29 Swanson stated even with the trees included in the rendering, you do not see much from this
30 perspective. He stated in the next slide of the winter view, it would still be screened with trees. Mr.
31 Swanson identified a wide angle perspective from the patio of the neighbor to the right. He stated they
32 were concerned that the perspective they previously provided was not accurate and they double
33 checked the perspectives to ensure the information provided was accurate. He also identified the winter
34 view from the same perspective. Mr. Swanson stated with regard to the elements which are over the
35 maximum height, he did not characterize them as being intrusive.

36
37 Mr. Swanson informed the Board they did a perspective for the neighbors at 681 Walden noting they
38 removed the existing trees from the illustration and included their proposed planting material in order
39 to understand the neighbors' concerns. He stated the illustration is exactly the size, scale, and mass of
40 the building they are proposing which is also true of the adjacent building. Mr. Swanson suggested that
41 building be used as a reference point for the proposed building. He stated the illustration provided the
42 view standing further into the neighbors' yard and confirmed there are a lot of trees back there. He also
43 stated the buildings to the south are as tall as the proposed building noting they are located at the
44 proper setbacks. Mr. Swanson stated the building to the right is at 5.5 feet from their property line and
45 they would be at 24 feet in order for the driveway to work. He then stated in fairness to the north
46 property owners, they would be at 12 feet from the side yard and due to the undulation of the façade,
47 there would be some breaking points that are right on the line with others being further back. Mr.

1 Swanson noted the building to the north was built when the ordinance was different and one portion of
2 the building is located at 8 feet 4 inches from their lot line and was not built to today's standards.

3
4 Mr. Swanson then stated he would not go through the site plan and nothing has changed in that regard.
5 He informed the Board there were discussions with a property owner to the south whose biggest
6 concern is that she would be looking at the building. Mr. Swanson confirmed they would work together
7 to solve some of the issues which included planting Arbor Vitae on that side. He then stated the building
8 materials have not changed but may include paver bricks at the entrance. Mr. Swanson stated they
9 would include small trees and plant material on the rooftop garden which would not be visible from the
10 street. He stated he wanted to make it clear that they are on the east side of the building since they
11 knew there would be sensitivities from the neighbors in terms of noise which he did not believe would
12 be an issue.

13
14 Mr. Swanson then referred to an aerial view of the building which showed the changes they made. He
15 then identified an illustration of the building entrance and referenced the neighbors' concern with
16 lighting and stated they selected lamps which shine the light down along with soft voltage bollard and
17 stair lighting. Mr. Swanson identified the building's materials of slate, stucco, black window frames,
18 limestone, and brick commonly used with English Tudor style. He added the windows would be
19 simulated divided light. Mr. Swanson then asked if there were any questions.

20
21 Chairman Albinson asked if there were any clarifying questions for the applicant. Ms. Meiners thanked
22 the applicant for addressing the neighbors' concerns and asked for clarification on the building's total
23 height. Mr. Swanson responded the flat parapet element is currently 36 feet 7 inches above the first
24 floor elevation. **[Staff Note:** It should be noted that during the discussion this dimension was referred
25 to as 36 feet 7 inches, when in actuality it was 36.7'. The discussion talks about reducing the height by
26 1'-7", when it actually should have been 1.7'.]. He stated it would be reduced to 36 feet 1 inch by
27 reducing the parapet height. Mr. Swanson stated with regard to the peak elements, the highest point is
28 712.2 feet or 48 feet 6 inches which relate to the pitched gable elements which would put them 13 feet
29 6 inch above the maximum height for that element. He then stated the hip roof elements are at 707 feet
30 or 40 feet 6 inches which put them 5 feet 6 inches above the maximum height to the peak of those
31 elements. Mr. Swanson stated the main element which is the wall parapet is one foot above the
32 maximum which is one foot below the height of the building to the south. Ms. Meiners asked what is
33 36.5 feet above the first floor and asked what the height of the building from the ground to the sky is.
34 Mr. Swanson stated the flat wall element highlighted earlier is 36 feet above the first floor which is 1-
35 foot higher than the maximum.

36
37 Mr. McLane stated he was disturbed by the height and warehouse element on the roof and that his
38 request was to explore that, such as digging the garage deeper and putting those elements in the
39 garage. Mr. Swanson confirmed the Village staff brought that issue to their attention and confirmed it
40 was explored. He then stated with regard to the unintended consequences of going deeper is that you
41 create more issues from a structural and drainage perspective which would be cost prohibitive. Mr.
42 Swanson stated they also considered adding more space to the front of the foundation but that would
43 encroach into the front yard setback. He also stated sewers and underground utilities made building
44 that element underground in the front yard problematic.

45
46 Ms. Kelly asked Mr. Swanson if they explored taking 6 inches out of the ceiling height from each floor
47 which would make the three-story building compliant. Mr. Swanson responded there are clients who
48 want 10 foot ceilings which is what the market wants. Ms. Kelly stated the rooms other than the living

1 and dining rooms are small. She then stated for rooms this size, the ceiling height becomes
2 disproportionate to the room size and suggested reducing the height to 9 feet 8 inches as a
3 compromise. Mr. Swanson stated as an architect, he referred to the transoms above the windows being
4 historically and proportionately correct. He stated for any historically correct building, they look nice
5 due to the little details that are followed. Mr. Swanson stated while it could be done, it would result in
6 sacrificing the architectural elements of the building. He then stated for his clients who are adamant
7 about 10 foot ceilings, he could look into it but cannot make that guarantee tonight. Ms. Kelly stated she
8 appreciated the building and commented the architecture is great and agreed with Mr. Swanson's
9 comments relating to the outside proportion.

10
11 Chairman Albinson asked if there were any other questions from the Board. No additional questions
12 were raised at this time. He then asked for Village staff to read the public comments submitted to the
13 Village into the record. Chairman Albinson then asked for those making public comments to limit their
14 comments to 3 minutes. Ms. Klaassen read a letter from John Madden, Jr. 680 Green Bay Road, into the
15 record. She then read an email which summarized previous emails from Gordon and Claudia
16 Montgomery into the record.

17
18 Chairman Albinson asked if there were any comments from the public. Mr. Norkus asked Caller No. 3 if
19 there were any comments. Gordon Montgomery stated his email expressed his concerns and asked the
20 Board to take them into consideration. He stated the project would significantly affect their views and
21 hoped the Board would be able to visit his property to see the impact for themselves to see the
22 difference compared to what was shown in the renderings. Mr. Norkus asked Caller No. 4 if there were
23 any comments. No comments were made at this time. Mr. Norkus asked Claudia Montgomery for her
24 comments. She stated she had no comments at this time. Mr. Norkus asked John Madden, Jr. if he had
25 any comments. John Madden thanked the developer for his presentation. He stated his
26 recommendation is that the Board not approve the request as designed and if changes can be made, for
27 the request to be tabled to another meeting. Mr. Norkus asked Rudd Coster for his comments. Mr.
28 Coster stated he made comments at the previous meeting and added with regard to articulation, at the
29 previous meeting, it was stated there was no practical purpose to articulate and reduce it 2 feet from
30 the required 4 feet. He stated as it related to his property line, he is concerned and asked for
31 confirmation that the amount of space between the building and his property line did not diminish by 2
32 feet. Mr. Coster stated in connection with height, it is the main issue for the neighbors and he did not
33 see the quid pro quo for allowing the building to be taller since the purpose is non-functional and is
34 there for aesthetic reasons. He then referred to issues relating to lights and noise level. Mr. Norkus
35 asked caller Scott for his comment. No comments were made at this time. Mr. Norkus stated the
36 remainder of the attendees are part of the applicant's team and concluded there were no other queued
37 members of the public wanting to comment.

38
39 Ms. Klaassen allowed the following members of the public to come to the podium in Village Hall to
40 comment.

41
42 Mary Ellen Stanfield, 680 Green Bay Road, introduced herself and Neil Peterson and stated they are very
43 impacted by the building. She stated they strongly oppose exceeding by 49% the maximum building size
44 since the south driveway would be 5-6 feet from their bedroom and office sliding glass windows with no
45 landscaping. Ms. Stanfield stated she was confused by the landscaping presentation which did not show
46 any landscaping and she was told by Mr. Swanson that if they wanted trees to shield them, they would
47 have to plant them themselves which they cannot do. She also stated the north side is not a
48 thoroughfare and there is landscaping on that side. Ms. Stanfield stated their side would get the

1 driveway, no landscaping, and the main entrance. She stated her biggest point is for such a vast amount
2 of space on the east side of the proposed condo across Green Bay Road, tracks and backyards, why put
3 the garage doors on the west side and the main entrance on the south side which would disrupt their
4 lives. Ms. Stanfield questioned why so many trees would be removed with the addition of so little
5 landscaping. She then referred to the previous comment made that Green Bay Road would have a lot of
6 beautiful buildings, she stated there is more to having solid brick all along Green Bay Road and referred
7 to the charm of having smaller, brick structures, the low level professional buildings, etc. Ms. Stanfield
8 stated while this building would not be like One Winnetka, they do not need to have these massive
9 expensive buildings and they are not necessary. She then stated the building should be reduced to
10 comply with current zoning standards and for people to have reasonable privacy from sunlight and for
11 nature. Ms. Klaassen confirmed there is no one else in Village Hall who would like to comment.

12
13 Chairman Albinson asked if that concluded the public comment period. Mr. Norkus informed the Board
14 there was one additional caller who would like to comment. He then asked Caller No. 5 for any
15 comment. No comments were made at this time. Mr. Norkus confirmed that concluded all of the people
16 who came to the meeting in the queue.

17
18 Chairman Albinson asked the applicant to respond to the comments made following by clarifying
19 questions from the Board and deliberation.

20
21 Mr. Swanson stated he appreciated the comments and there appeared to be some level of compromise.
22 He stated he would speak further with Mr. Montgomery. Mr. Swanson then stated with regard to the
23 comment made from the south neighbor if there is any building which is imposing, it is that building. He
24 also stated he did not see there being a noise issue and agreed while landscaping is an issue, they would
25 need access to the neighbor's property to plant landscaping. Mr. Swanson confirmed he did not suggest
26 the neighbors would have to pay for landscaping and stated he would work with them. He then stated
27 those issues are not within the Board's purview and they have satisfied all of the considerations
28 required by the Board. Mr. Swanson asked the Board to take action at this meeting and stated they have
29 been cooperative with the Village and the neighbors and would continue to do so.

30
31 Chairman Albinson asked if there were any additional clarifying questions from the Board. No comments
32 were made at this time. Neil Peterson, 680 Green Bay Road, asked if further consideration could be
33 given to volume of the building and that the photos do not convey what the volume would be. He
34 suggested a model be created to represent the proposed building compared to the neighboring
35 buildings. Mr. Norkus then stated a member of the applicant's team asked if they would be permitted to
36 speak although Mr. Swanson stated members of his team had not planned to speak. He stated Brandie
37 Malay Siavelis would like to speak. Mr. Swanson stated Ms. Malay Siavelis may like to speak from a
38 professional perspective as a realtor and confirmed no one else on the team would be speaking.

39
40 Brandie Malay Siavelis informed the Board she has been a real estate broker for almost 20 years and
41 described The Walden as a boutique building which would be a welcome piece of architecture to
42 Winnetka. She also described it as one of the most in demand types of empty nester types of living. Ms.
43 Malay Siavelis stated most of those who want the building want to remain in the Village to be close to
44 their families and friends and finding one level living is hard to come by. She informed the Board when
45 single family homes with first floor master bedrooms become available, they go quickly and for top
46 dollar. Ms. Malay Siavelis then stated while there are condos in Winnetka that offer one level living, they
47 are dated, need work and have much more than six units. She noted there has not been new
48 construction in Winnetka for over 12 years. Ms. Malay Siavelis stated they are all familiar with the One

1 Winnetka project which turned into a debacle and there would be tremendous support for The Walden
2 considering: (i) there would only be six units, (ii) it is only four stories, (iii) it is congruent with adjacent
3 properties; (iv) it is a beautiful building on Green Bay Road and (v) it would keep much needed tax
4 dollars in the community. She then referred to buyer's options of Glencoe and Wilmette with bustling
5 downtown areas with full storefronts which are attracting buyers as well as Northfield. Ms. Malay
6 Siavelis stated they cannot rely on Winnetka's reputation to pull families in and keep those who are
7 already here since there is too much competition. She described the zoning classifications as antiquated
8 which need to be amended. Ms. Malay Siavelis stated while she shared the concern with the immediate
9 neighbors, this is not the majority opinion in the community and stated the request would be for the
10 greater good of the community.

11
12 Ms. Malay Siavelis informed the Board she has lived in Winnetka since 2012 and watched businesses
13 wither away and leave. She referred to the One Winnetka project which would have been blocks away
14 from her and stated they cannot get out of their own way when it comes to progress and Winnetka
15 being a vibrant community. Ms. Malay Siavelis agreed change is hard and commented Winnetka
16 desperately needed to fill in the holes that need to be satisfied. She stated they need to fill empty
17 storefronts and provide housing for those who need it which included no maintenance, one level living
18 in a beautiful setting because turnkey, small boutique settings that are brand new are nonexistent.

19
20 Ms. Malay Siavelis then stated with regard to public comment, Hlavacek Florist is not going anywhere as
21 well as the charm of Winnetka is not going anywhere. She then stated as a real estate broker, she
22 referred to the amount of trees in Winnetka and stated the project would not negatively affect home
23 values. Ms. Malay Siavelis asked the Board to allow the project to go forward and not allow paralysis by
24 analysis to take over another opportunity for the community to move forward. She stated a majority of
25 the residents want to see progress and asked the Board to not delay the project further.

26
27 Mr. Norkus stated that concluded public comment.

28
29 Chairman Albinson asked Mr. Swanson to respond to the comments made. Mr. Swanson stated with
30 regard to the request for models, it can be explored and he did not think it is relevant to this Board's
31 decision relating to the architectural style. He also stated the models would not be cheap to create and
32 would be good a discussion point with the Planned Development Commission if this Board felt it would
33 be a condition of final approval considering they get preliminary approval. Mr. Swanson stated they do
34 not want to wait another month to get approval and have answered questions specific to the Board's
35 purview. He stated he appreciated Ms. Malay Siavelis' comments and him being given an opportunity to
36 respond.

37
38 Chairman Albinson stated the Board would now deliberate if there were no further comments. Mr.
39 Norkus confirmed there were no further public comments.

40
41 Mr. McLane stated design-wise, they are checking boxes and with regard to their purview, it is well
42 thought out design although he struggled with the height. He stated he viewed the property from the
43 Montgomery's perspective and it would be difficult to have six balconies stare down at your property.
44 Mr. McLane then stated there is an aesthetic aspect related to the height which would be up to the
45 Planned Development Commission to figure out in connection with the variances. He stated from the
46 design elements he saw, one of the reasons he serves on this Board is to keep things moving forward.

1 Ms. Kelly agreed everything looked great and it is an issue of height which can be resolved by removing
2 inches from each floor which would not be that big of a concern in a 2,400 square foot space. She stated
3 she understood the exterior architectural considerations and the need for it to be in proportion, but it
4 can be made to work and can be easily solved.

5
6 Ms. Meiners agreed with Mr. McLane's and Ms. Kelly's comments and understood the need for this type
7 of development in Winnetka. She stated the height is an issue and is easily solvable. Ms. Meiners also
8 stated she would not want to delay the project and is willing to meet in a week or two to move things
9 forward. She then stated she would like to see the ceiling height addressed and see how it would affect
10 the outside aesthetic and bring down the building height. Ms. Meiners stated she also stood in the
11 Montgomery's backyard and it is the idea of these extra two cents looming over their backyard.

12
13 Mr. Klaskin stated while it would be great to lower the building to make it less imposing, he commented
14 the developer did an outstanding job and outlined a cogent argument as to why the development
15 should go forward. He stated from an aesthetic standpoint, it is more or less what the community wants
16 in terms of style, quality of materials, etc. Mr. Klaskin then stated he had a few misgivings in connection
17 with height in the paperwork submitted and scale-wise, initially people would be shocked since there is
18 not much there now but it would blend in with the community nicely. He then stated if an accord can be
19 reached with the developer in connection with height, that would be fine but otherwise, the request
20 had his full support and reiterated the developer did an outstanding job and the Board should take
21 action allowing the request to proceed so that the project is not delayed like many other projects.

22
23 Chairman Albinson stated he appreciated the public's comments and encouraged everyone to keep their
24 comments public. He agreed with the comments made and stated he is concerned with regard to the
25 scale of the property and if the developer is able to reduce the height a couple of inches on each floor, it
26 would reduce scale and massing. Chairman Albinson stated that would allow them to keep the scale and
27 quality of the design as well as allow the program to move forward. He then stated he had been
28 concerned with the fourth-floor element being visible from the north and the changes helped a lot.
29 Chairman Albinson then stated the Board's purview is aesthetic and design integrity and its fit within the
30 environment but if they consider it from a technical perspective and remove the fourth floor element
31 which is not visible from the neighboring properties and corner roof elements on each corner, the
32 building is close to compliant with zoning requirements. He stated they also need to consider it is a
33 planned development application which allowed it to have variations outside of the base zoning
34 requirements which is why this is part of the planned development process and not the regular design
35 review process. Chairman Albinson stated while he understood the residents' concerns as to what the
36 building would do to their views or neighborhood character, the building would not have a negative
37 impact and would be positive and would fit in down the road. He then stated he would make a
38 recommendation for approval with the condition that the applicant reduce the height by approximately
39 18 inches but first asked Mr. Swanson if that can be addressed in the design.

40
41 Mr. Swanson stated they were 1 foot 7 inches over and they reduced it to 1 foot 1 inch and they would
42 be able to take that out of the building. [Staff Note: Again the measurement of 1.7 feet was read as 1
43 foot 7 inches]. He referred to the top of the parapet being no greater than 35 feet. Chairman Albinson
44 read through the recommendations on page 3 of the agenda report while asking for a motion. He noted
45 the condition would be for the height of the three-story element of the building to be reduced to 35 feet
46 above the first-floor elevation. Chairman Albinson asked if there were any other comments or questions.
47 Ms. Meiners asked for clarification as to 35 feet above the first floor elevation. Chairman Albinson
48 explained that by the Zoning Code the building height is measured from the first floor elevation as

1 opposed to the ground floor elevation which is unique to Winnetka as opposed to other communities.
2 Mr. Swanson asked if the height could be reduced from its current height from the first floor as opposed
3 to from the water table. Mr. Swanson stated they are being asked to reduce the height 18 inches from
4 the first floor and suggested they reduce the three-story element of the building from its current height
5 by 1 foot 7 inches which left them more room to work out proportions and massing.
6

7 Chairman Albinson commented that is a great solution and the Board's purview is for scale and context
8 and the goal of inserting the recommendation into the approval is to address the community's and
9 Board's concerns. He then asked for a recommendation and to read from page 3 of the agenda materials
10 with the condition that the overall building height would be reduced 18 inches from what is currently
11 being proposed in tonight's application packet.
12

13 Ms. Kelly moved to recommend approval of a Certificate of Appropriateness for the design of the
14 building, hardscape and landscape for the proposed six unit multi-family building at The Walden at 688-
15 694 Green Bay Road with the following condition: (i) to reduce the building height by 1 foot 7 inches.
16 Mr. Schoon asked for the motion to be made as outlined on page 3 subject to the condition of reducing
17 the building height by 1 foot 7 inches. Ms. Kelly added the Board's recommendation is based on
18 evidence in the record and public documents and standards on page 3. Mr. Klaskin seconded the
19 motion. A vote was taken and the motion unanimously passed.

20 AYES: Albinson, Kelly, Klaskin, McLane, Meiners

21 NAYS: None
22

Attachment D1
Written Public Comments Regarding Amended Plans

January 8, 2021

Re: The Walden: excessive proposed variances for development at 688/694 Green Bay Road

To the Planning Development Committee of Winnetka

I am writing to you again and appreciate your listening again as there has been another revision submitted to the village for the above proposed condo development. Speaking for our family and those in the immediate neighborhood, we were most appreciative of your strong 6-2 ruling against the last submission. While some minor changes have been made to the new proposal, it has failed to move on the vast majority of concerns you had about compliance standards that led to your October decision. We are again very much looking to your support for a similar consideration in the protection of our rights against concessions to current Winnetka zoning.

In this latest submission, the building moves a few feet from north to south, it does a 180 so that the parking entrance is now on Green Bay and it removes one living unit in the back on the west side. It also moves the proposed rooftop social space from the east side to the west side where it now abuts with the residential neighborhood. So when the overall changes are considered from an impact standpoint, while the unit reduction lowers the overall scale of the building by 1/6 or about 16% (still well in excess of standards), what we on Walden gain with a slightly lower wall size on the west, we lose with the shift of the proposed roof top social space now being on our side and the presence of additional light, noise, and loss of privacy that it introduces.

Outside of this tradeoff of western wall height with the introduction of the rooftop social space, the proposal still remains virtually unchanged and/or well in excess of the same standards the PDC considered and voted against in October, especially:

- Building size (down 1/6th and still well outside of allowance)
- Building height (eastern wall remains unchanged and still blocks light and air flow)
- Roof form (block versus gabled)

Taken in consideration with the introduced challenges to our privacy, light and property values, this development still presents a significant hardship and loss of quality of living for our property and those nearby on Walden and other sides of the development. Moreover, there are no offsetting benefits for the public good and, should such excessive challenges to existing standards be allowed, a troubling precedent would be established for future developments on Green Bay Road.

As before, we very much appreciate your consideration of our concerns, and your service to the village and its residents.

Thanks for listening.

Gordon & Claudia Montgomery
681 Walden Road, Winnetka