



VILLAGE · OF · WINNETKA

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Winnetka Design Review Board

Regular Meeting

November 19, 2015 - 7:30 pm

The Winnetka Design Review Board will hold a meeting on Thursday, November 19, 2015 at Winnetka Village Hall, 510 Green Bay Road, Winnetka, Illinois, at 7:30 p.m.

AGENDA

1. Adoption of previous meeting minutes (October 15, 2015).
2. **Case Number 15-10-PD:** Preliminary review of Planned Development application by Stonestreet Partners and Winnetka Station LLC, for the properties at (a) 511 Lincoln Avenue, (b) 513-515 Lincoln Avenue, (c) 710-732 Elm Street, (d) 740 Elm Street, and (e) a portion of the adjacent Lincoln Avenue right-of-way.
3. Adjournment

NOTE: Public comment is permitted on all agenda items, and may be provided in person at the meeting, or submitted in writing prior to the meeting.

NOTICE

All agenda materials are available at villageofwinnetka.org (*Government > Boards & Commissions > Agenda Packets*).

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 – Megan Pierce, at 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

**Winnetka Design Review Board/Sign Board of Appeals
October 15, 2015**

Members Present:

Kirk Albinson, Acting Chairman
Bob Dearborn
Brooke Kelly
Michael Klaskin

Members Absent:

Paul Konstant
Peggy Stanley
John Swierk

Village Staff:

Brian Norkus, Assistant Director of Community
Development

Call to Order:

Chairman Albinson called the meeting to order at 7:32 p.m.

Chairman Albinson asked if there were any comments or corrections to be made to the September 24, 2015 meeting minutes. No comments were made. He then asked for a motion.

A motion was made by Mr. Dearborn and seconded by Mr. Klaskin to approve the September 24, 2015 meeting minutes. On a voice vote, the motion was unanimously passed.

Consideration of Certificate of Appropriateness for Proposed Storefront Alterations and Awnings at Mrs. Green's, 925 Green Bay Road (Continued from Previous Meeting)

Heather Mize of ADA Architects, Bryana Schramer of Bright Light Sign and Tom Martone of Mrs. Green's introduced themselves to the Board.

Ms. Schramer began by stating that based on the comments made at the last meeting, she stated that they have added glass in the north elevation which would face the outdoor seating area. She stated that they have shown the storefront glass and that on this elevation, she referred to a column and infills which she identified for the Board. Ms. Schramer stated that they left most of the infill and that on the floorplan, that is the plumbing wall and that there is a concrete wall which covered approximately 1/3 of it. She then stated that they have shown the storefront glazing and the frosted glass as well as the clear glass for the other two openings.

Ms. Schramer also stated that the soffit is at 8 feet 10 inches and is shown with frosted glass which would conceal the mechanicals above the soffit. She then stated that there is also counter seating in that area and the condiment counter and that there would be solid fill below that.

Ms. Schramer stated that there was also discussion that the frosted glass would look better. She then referred to the elements of the proposal which would remain the same such as the

refrigeration equipment screening. She then stated that to the left side of the north elevation, they changed the brick piers to have the limestone panels at the base to match what is going on at the street front. Ms. Schramer stated that there would still be the same board on board fence and on the storefront, there would still be the same two sliding doors.

Mr. Dearborn stated that with regard to the door on the north side, he asked what is going on there.

Ms. Schramer responded that inside that area is the coffee and juice bar and seating area and that the door will open out with patio seating for approximately 10 or 12 people.

Mr. Dearborn asked if that is not where the grocery customers would be going in and out.

Ms. Schramer confirmed that is correct.

Chairman Albinson asked if the other items on the agenda from last month including the staining of the brick are still being incorporated as part of the submittal.

Ms. Schramer confirmed that is correct as well as the awnings.

Ms. Mize stated that they changed the awnings. She stated that they would be coming out diagonally on the corner to the face of it. Ms. Mize also stated that there was talk of angling it up so that it would not be seen and so that it would be completely open and that they can eliminate that so that it is not there at all. She stated that they can just have the horizontal bar and not the middle bar which is angled.

Chairman Albinson asked if the Board would be approving the signage as well or just the signage on the awning.

Ms. Mize responded only the signage on the awning as far as she knew.

Mr. Norkus informed the Board that there has been no submittal received for awning signage.

Mr. Martone stated that with regard to the arch, they are still in the process of designing it and that the landlord is working with them on that.

Chairman Albinson asked if the signage on the awning would be within the Village guidelines.

Mr. Norkus confirmed that is correct.

Chairman Albinson then stated that to confirm that with regard to the piers with the fencing around the refrigeration equipment, it appeared that it would match verbatim with the piers which would support the arch at the parking lot entrance.

Ms. Schramer stated that they would be more compact in terms of the column and base material and that they would have the same elevation. She noted that the piers at the entrance would

measure 3 or 4 feet while the piers around the refrigeration unit would measure 2 feet 8 inches.

Chairman Albinson questioned whether the Board previously approved the brick for the piers.

Mr. Klaskin stated that with regard to the discussion a few weeks ago, there was a consensus with regard to everything being approved with the exception of the wrought iron arch material. He then commented that the submittal is an improvement and that it accomplishes everything the Board said.

Chairman Albinson asked if there were any other questions.

Mr. Dearborn and Ms. Kelly agreed that it is fine.

Mr. Klaskin then explained the initial proposal to Ms. Kelly.

Ms. Kelly added that it looked nice.

Mr. Norkus stated that while the brick was not formally approved, the Board discussed it and that the consensus was that it is acceptable and that they did not want to approve anything at the last meeting until they saw the north side revision.

Mr. Dearborn referred to the north side that they are talking about today.

Chairman Albinson stated that it related to the sliders which were provided in the submittal at the last meeting. He stated that it included staining the brick and that now, they have the revised north elevation and revised awnings.

Mr. Norkus confirmed that is correct.

Ms. Schramer stated that she has a sample of the frosted glass.

Chairman Albinson then stated that as it related to signage, all they were asked to consider is the signage on the awnings.

Mr. Norkus confirmed that is correct.

Chairman Albinson stated that there would be no signage on the refrigeration area. He then stated that they have the staining on the north elevation and the refrigeration enclosure, the new north elevation, the new windows, the new sliders which were previously submitted at the last meeting and the awnings.

Mr. Norkus confirmed that is correct.

Mr. Klaskin stated that they held off because of the concern of the door set in the brick on the north elevation. He then stated that the support for the awning has been tweaked.

Chairman Albinson then stated that the film which is being proposed now is different from the last meeting and that it is green film. He then asked if the applicant had a sample.

Mr. Martone informed the Board that they thought that frosting would be more appropriate rather than the color. He indicated that it would be a vinyl application which would have the same effect as the spandrel glass.

Chairman Albinson stated that so they are clear, what is different from last month's submittal to tonight's submittal is that the lower 30 inches of all of the glazed surfaces on the first floor except for the sliders, the applicant is proposing that they have some sort of film. He noted that the submittal has green film and that the applicant is considering something other than green.

Mr. Martone referred to whatever the Board thought was best. He stated that they discussed green and the bronze storefront and that in connection with green and bronze, they did not feel that it would be appealing.

Chairman Albinson questioned the purpose of the film.

Mr. Martone responded that it would be to block the view of cash from the cash registers from a security standpoint and that on the other side, they have seating. He then identified the middle window between the two sliders and that on the other side, they have seating there. Mr. Martone stated that on the left side, there is the café and seating in that area.

Ms. Schramer stated that she has a small floorplan for the Board's review.

Chairman Albinson agreed that would be fine and asked the applicant if they would like to consider a different color other than green.

Mr. Martone responded that they thought that if it was just frosted, it would give it a better appearance from Green Bay Road rather than green.

Chairman Albinson asked if it would match the frosting on the north elevation for the full height of that window.

The applicants agreed that is correct.

Mr. Martone stated that it would be translucent. He stated that it would be more of a Kelly green. Mr. Martone then stated that originally, they were going to do a green storefront and that they thought that the bronze would look perfect and noted that the second floor elevation is all bronze as well. Mr. Martone then stated that rather than breaking it up with green, they would have to go through 50 different versions of green to pick the right green color which would match. He stated that the frosting would work better and that if the Board wanted to see a color, they can pick a color.

Chairman Albinson asked if the applied film would be different from frosted glass.

Ms. Schramer responded that is correct and stated that they were not proposing an actual frosted glass, but that the film could be used in both locations so that they have the exact same material. She added that it would be applied on the inside.

Mr. Klaskin referred to the less is more approach.

Chairman Albinson stated that the expectation is to be consistent with that location and to apply it both to the windows up to 30 inches as indicated and also for the north elevation for the full expanses to be frosted. He asked if there were any other questions.

Mr. Klaskin stated that it is fine.

Mr. Dearborn asked if the approval of what is being presented tonight is a fresh presentation.

Mr. Klaskin stated that the Board approved everything that the applicant presented so far and referred to the sliding glass door treatment which the Board agreed they were fine with.

Chairman Albinson added that there were no concerns before with regard to the sliders or the staining and that what was presented last month were those two items. He stated that those items in addition to these items would make up the approval.

Mr. Dearborn asked if the staining of the brick goes down how far.

Ms. Schramer stated that on the north elevation, she identified a piece which would stay as is and that when you turn the corner, she identified a short section and the remaining area all the way back to the alley. She then stated that they would just do from the concrete beam at the second floor line down which is where the brick has a patchwork infill appearance. Ms. Schramer added that most of the brick on the second floor is a consistent color.

Mr. Dearborn then referred to the problem they ran into with regard to Grand Foods.

Mr. Norkus stated that Grand Foods had almost the inverse problem in that they presented for approval a mixture of different blended brick colors. He then stated that what they ordered and installed was a uniform color which was none of those blended brick colors and that it was a little lighter in shade than what had been approved. Mr. Norkus stated that the staining that they did was to bring the brick into conformity with the originally presented and approved brick.

Mr. Dearborn stated that to avoid a complication on this staining, he asked how do they ensure that it is done properly.

Mr. Norkus stated that what is intended here is to get the brick to a uniform color. He then stated that if the Board would like, they could have the applicant do a mockup that he could look at.

Ms. Schramer stated that in their last presentation, they did have photographs of a mockup and that it is a modeled red brick which has different color tones and stated that staining successfully mocked that up.

Mr. Dearborn stated that to avoid the end product not being consistent, he suggested that they take a look at that.

Mr. Norkus informed the Board that the mockup was actually a staining of the brick on the wall itself. He stated that he would review that and make sure.

Mr. Martone stated that they can take progress photographs.

Mr. Norkus stated that he would come out and visit.

Chairman Albinson then asked for a motion.

Mr. Klaskin moved to issue a Certificate of Appropriateness to approve the plans as presented with the provision that they opt for the submitted frosted glass as opposed to the green and that Mr. Norkus follow through to make sure that the staining of the brick is consistent.

Chairman Albinson reiterated that the motion is to approve everything which was presented to also include the staining submittal and the sliders.

Mr. Klaskin stated that the motion included everything which has been presented to date which has been revised to address the Board's concerns plus the change to reflect the frosted glass.

Mr. Dearborn seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Albinson, Dearborn, Kelly, Klaskin

NAYS: None

**Consideration of Certificate of Appropriateness for
Awnings at Multiple Storefronts at 563-571 Lincoln Avenue**

Chairman Albinson noted for the record that the Certificate of Appropriateness for 563-571 Lincoln Avenue was stricken from the agenda.

**Consideration of Certificate of Appropriateness for Replacement
Awning at Winnetka Public School Nursery, 1155 Oak Street**

Becky Sanderson introduced herself to the Board as the President of the Board of the Winnetka Public School Nursery in a parent volunteer position in her second year. She described the proposal as simple. Ms. Sanderson stated that they had a very small red awning which was orange-red in color for a long time and that it is faded. She also stated that it is small and did not provide any coverage from the rain with coverage for only one person. Ms. Sanderson stated that

they would like to update the awning for aesthetic reasons and for better coverage for the teachers at the door to release the children in inclement weather. She added that it would protect the teachers better and also families coming in for a quick respite as well as for safety reasons. Ms. Sanderson then stated that when you press the button, you have to wait to be called in and that there are preschool families with small children. She stated that she assumed that the Board had the details and asked if they had any questions.

Chairman Albinson asked if the logo is associated with the school.

Ms. Sanderson responded that the logo is used on the sign in the front of the building. She then stated that there is a circular driveway where the families pull in and that in that circular driveway, there is a wooden sign with the logo. Ms. Sanderson informed the Board that they thought about having a sign on the awning but because the logo is detailed and with regard to the font size and limited amount of space, it would be wasteful and that you would not be able to see it from the street.

Mr. Dearborn stated that with regard to the original awning approved, he is excited that it would match the architecture of the building. He indicated that this is a more utilitarian request and referred to if this was a storefront. Mr. Dearborn then stated that for its purpose, it made sense.

Ms. Kelly questioned the use of the address on the awning since it was on the other awning and asked if it is on the sign in the front.

Ms. Sanderson stated that they discussed that as well. She stated that they attempted to figure out how to fit the address and the name of the school on it in a way that it would be legible and that it is located too far away. Ms. Sanderson indicated that they might do some sort of address plaque which would be separate from the awning. She reiterated that they could not figure out how to incorporate it on the awning and that on the red awning, there was more space because it was round.

Mr. Norkus stated that the police and fire departments would like to see the address number on it. He stated that in contrast to the awning, it did a good job of highlighting the location of the school and that from a safety standpoint and for compliance with the code, the address would need to be posted in some position which is legible. Mr. Norkus then stated that they can do the address number as not to exceed one square foot in area and which would not require permission by the Board.

Mr. Klaskin asked if there are two different color options.

Ms. Sanderson stated that there is not and that it would be coffee in color. She then referred to a sample of the color.

Mr. Dearborn asked if there is a size issue with the awning.

Mr. Norkus stated that they would notice from the written portion of the application that it

described the letter height would comply at 6 inches. He then stated that in looking at one of the images, he referred the Board to the last page of the packet of materials where it stated that the lettering would be 7 inches. Mr. Norkus stated that it is clear that the code limited the letter heights to 6 inches. He then stated that otherwise, it would not be located over a public sidewalk and that the 8 foot height limitation did not apply here. Mr. Norkus also stated that the applicant was not asked for the awning's elevation above the sidewalk but that it was provided anyway.

Chairman Albinson asked if there were any other questions.

Ms. Kelly stated that they want to make sure that when it goes back against the building, it does not cover the limestone block and that it looked like it does. She then referred to its placement from an architectural standpoint. Ms. Kelly also referred to the two sides and asked if it would be extending over the pad.

Ms. Sanderson informed the Board that the covers would not extend beyond the pad on either end.

Mr. Klaskin stated that he has been out there with his child in the rain pressing the button.

Ms. Sanderson stated that they did not want go beyond the size lot footprint and that the entire point is for the awning to cover people. She indicated that she would make sure that it would match the outside perimeter.

Chairman Albinson stated that to repeat, the applicant would instruct the awning contractor to match the footprint.

Ms. Sanderson confirmed that is correct.

Ms. Kelly drew an example for the Board's review. She then stated that it should be located a nice distance away from the other windows.

Ms. Sanderson agreed with Ms. Kelly's suggestion.

Chairman Albinson stated that there are certain dimensions here and that he cannot confirm if that is the dimension of the stoop. He stated that they wanted to request that it follow the outline of the stoop.

Ms. Sanderson agreed that would be fine. She added that they do not want poles holding the awning up since that would present a hazard for the children.

Chairman Albinson referred to the dimensions and a depth of 40 inches.

Mr. Klaskin stated that the projection was clarified at 5 feet.

Chairman Albinson asked if there were any other questions.

Mr. Klaskin stated that if the awning matched the outline of the stoop, it would be fine.

Chairman Albinson asked for a motion to approve the request as submitted along with two additional items, the first of which is that the lettering height conform to the guidelines at 6 inches and that the Board wanted the sizing of the awning to match the size of the stoop.

Ms. Kelly moved to issue a Certificate of Appropriateness to approve the awning as submitted except for it to stay within the same dimension as the stoop and for the letter height to conform to the Village requirement of 6 inches in height.

The motion was seconded. A vote was taken and the motion was unanimously passed.

AYES: Albinson, Dearborn, Kelly, Klaskin

NAYS: None

**Consideration of Certificate of Appropriateness for New Awnings,
Light Fixtures and Window Signs at Dedication Health (Formerly the
Country Shop), 710-714 Oak Street (Continued From Previous Meeting)**

Rod Kelly of Roberts Architecture informed the Board that he is representing the applicant. He then stated that there are three outstanding items from the informally approved application from the last meeting. Mr. Kelly stated that the package shows a couple of options for signage and the awnings. He noted that Option A is for all of the signage on the glass and that Option B is for signage on the awning itself. Mr. Kelly also stated that in the package are light fixture options.

Chairman Albinson asked which light fixture is being proposed.

Mr. Klaskin stated that there are various suggestions and that the last one presented was rejected.

Chairman Albinson stated that to repeat, the Board is being asked to approve the awnings and confirm the signage and light fixture. He then stated that since Ms. Kelly was not at the last meeting, he asked Mr. Kelly to explain what was changed in the awnings from the last meeting.

Mr. Norkus stated that in the previous plan, the applicant had one awning over the center. He stated that the concern related to the height and mounting of the awning just under the second floor sill and that the concern was that it was also too high. Mr. Norkus also stated that it included graphics which were stacked over two lines. He then stated that there was an 18 inch high valance.

Mr. Klaskin referred to lowering the awning two center courses from the window.

Mr. Norkus stated that it was specified three to four courses.

Mr. Klaskin commented that he liked Option A.

Mr. Kelly stated that is the option that the applicant preferred.

Mr. Klaskin stated that they did not need the extra tear drop on the slope.

Chairman Albinson agreed with Mr. Klaskin's comment. He then asked what is the Village height requirement for a fixed awning.

Mr. Norkus responded that it is 8 feet.

Ms. Kelly asked what type of awning and valance would it be.

Mr. Kelly stated that it would be single plane.

Chairman Albinson stated that above the door, he asked if that is an 8 foot door.

Mr. Kelly responded that it is an 8 foot 6 inch sliding door and that in case of an emergency, it opened outward and that having it lower than that height would make it nonfunctional. He also stated that there are no sides on the opening and that it would be a sloped plane with open ends. Mr. Kelly referred the Board to Figure A-3.

Mr. Norkus stated that it would have no valance.

Ms. Kelly questioned the fixture.

Mr. Kelly stated that they submitted four alternatives and that he has copies.

Chairman Albinson stated that he recalled if there are other awnings in the Village which are fixed with no valance and added not that it mattered.

Ms. Kelly indicated that Panera may be.

Mr. Norkus indicated that they may have but that they are gone now.

Mr. Dearborn referred to the window to the left of the front door and asked if it is frosted.

Mr. Klaskin stated that there would be frosting on the glass or either making it opaque because of the treatment behind there.

Chairman Albinson referred to the decision to have a shade and for there to be no application to the glass.

Mr. Kelly confirmed that is correct. He informed the Board that there would be clear glass on the front and sides.

Mr. Dearborn asked Mr. Norkus what was the comment on the signage.

Mr. Norkus stated that for the window sign west of the opening, it was scaled and that the size of the window came in at 14.5% of the size of the window and that the maximum under the code is 10%. He then stated that there was a brief discussion with regard to the possibility of granting relief and that he did not know if that was agreed upon. Mr. Norkus stated that there was consideration of the fact that the building did not have other signage such as wall signs.

Mr. Dearborn referred to the height of the awnings.

Chairman Albinson indicated that he did not see a scaled dimension.

Mr. Klaskin stated that it is on the front page and that it is 8 feet 6 inches.

Chairman Albinson then stated that they do not have the dimension of the awning from the top. He offered that he thought that the awning is close to being within the expectations of the Village aesthetically. Chairman Albinson also commented that they should have a valance recommendation for an 8 inch valance which is typical in what they have seen in other submittals. He added that he would recommend that the sides of the awning be covered as well and that otherwise, there would be an exposed frame.

Ms. Kelly commented that she liked the fixtures picked which are more traditional. She then stated that the awning without a valance is more contemporary and that with a valance, it would be more traditional.

Mr. Dearborn asked with regard to the valance if there would be no markings and if there would be three awnings with nothing on them.

Chairman Albinson stated that the general feeling is that would be acceptable.

Mr. Klaskin agreed that it would be ok. He also stated that white which would give a pop to them is a good alternative.

Mr. Dearborn asked with regard to the signage on the front door if it is other hours and the street address.

Mr. Kelly responded it is just what you see.

Chairman Albinson suggested to simply have the number in white above in the center on the valance or to at least have the building number.

Mr. Norkus informed the Board that the number is not required.

Chairman Albinson stated that the challenge represented visibility at night. He also stated that it would add prominence during the day in terms of wayfinding. Chairman Albinson then stated that in connection with the awning comments so far, the request is to add an 8 inch valance and to

cover the sides as well as the recommendation for a number on the center of the valance. He asked if there were any other comments.

Mr. Dearborn questioned whether they should add the number somewhere else or either on the door.

Chairman Albinson stated that they are proposing it under the under west light fixture. He then asked if they can also require that the number be in a certain location.

Mr. Norkus confirmed that is correct.

Mr. Kelly stated that it would be fine on the awning instead of on the building face.

Chairman Albinson commented that it would be easier to locate. He then referred to the signage and stated that they do not have the dimension of the location on the signage on the window itself. Chairman Albinson stated that it has come up multiple times in the past where they have recommended that it appear on the glass and that they have leaned before for the top of the logo to be aligned with the center line of the glazing. He stated that on occasion, the Board has made that recommendation.

Mr. Norkus indicated that there have been a couple of different variations on that. He referred to the desire of the applicant to have it lower than that. Mr. Norkus then stated that for the upper range, the top of the letter height is to be no higher than ___.

Mr. Klaskin referred to the applicant on Oak Street who had signage in the lower 30% of the window and that the concern was that it cannot be seen with vehicles parked in the front. He stated that there would be less concern about that here and that there are parallel parking spots in the front of the building.

Chairman Albinson agreed that Lincoln Avenue had angled parking. He stated that the general feeling is that to be somewhat consistent with what they remembered in the past, the top of the logo should be no higher than the center line of the glass.

Ms. Kelly asked if there would be clear glass.

Mr. Kelly confirmed that is correct and that there would be shades inside.

Chairman Albinson offered that the line be used as the top of the logo on the sliding glass. He asked if there were any comments. Chairman Albinson then referred to the relationship between the sliders, the logo and the door.

Mr. Klaskin agreed that it should be on the right side of the window and referred to the entryway. He then stated that with a less prominent sign, he commented that the teardrop looked bigger on the door and that the lettering is much smaller. Mr. Klaskin also commented that the teardrop is not obnoxious and should be left where it is on the door and just the window to the west further

down.

Chairman Albinson agreed that would be fine.

Ms. Kelly commented that it looked like it is centered on the window.

Mr. Dearborn referred to it being moved down.

Mr. Klaskin stated that the logo on the slider door is fine and that it would look out of balance if the logo is lowered.

Ms. Kelly commented that the front door logo is fine where it is and that the other window looked good as well.

Mr. Kelly asked if the top of the highest graphic should be at the center point of the glass.

Chairman Albinson confirmed that is correct.

Mr. Dearborn questioned the size of the signage and whether it is larger than allowed.

Chairman Albinson recommended that they reduce the size of the logo to conform to 10% of the window.

Mr. Kelly agreed that would be fine.

Chairman Albinson then stated that part of the logo shown on the west elevation is just the teardrop. He asked if that is only for Option A which does not have a teardrop on the sloped surface of the awning. Chairman Albinson then asked Mr. Kelly to explain the reasoning for the teardrop on the west elevation only being associated with Option A.

Mr. Kelly informed the Board that he was not involved in that decision and that there is only so much signage on the building.

Mr. Norkus indicated that it may be because Option B had the logo on the center awning also and that they are seeing it as a tradeoff.

Chairman Albinson referred to the branding for the practice and if there are three different variations of one logo. He stated that with regard to the front elevation, he understood the rationale for the text to be in a different location except for the teardrop.

Mr. Klaskin indicated that on the side window, the teardrop would not get you anything since there are shrubs there and suggested that it be taken off.

Mr. Kelly stated that it is an identification of their brand and that they prefer to have the logo on the side.

Chairman Albinson stated that the general recommendation is to minimize the different types of variations of one logo and that it should match the logo on the front door.

Mr. Dearborn questioned if there is an entry on the side.

Mr. Kelly responded that there is not.

Mr. Klaskin stated that people can find the right entrance easily. He then referred to the discussion with regard to it being ADA accessible.

Mr. Kelly confirmed that it is ADA accessible.

Chairman Albinson stated that they are all in agreement in requesting that for the west window, the proposed teardrop be changed to the teardrop logo to match the front logo with the same recommendation with the top of the image to be no higher than the center line of the glass.

Mr. Kelly stated that the front door graphics did not need be centered on that section of glass. He then stated that they can carry that line across to the front door and have the sign at the same height.

Chairman Albinson stated that would result in consistency.

Mr. Dearborn asked why not have the signage at the same level and for it all to be made the same.

Mr. Klaskin informed Mr. Dearborn that they talked about that in a round-about way.

Mr. Dearborn referred to the north side and stated that they should make them all the same height.

Chairman Albinson referred to the top of all of the logos being the same height to one another and for that elevation line, for the top to meet the midpoint of the glazing of the windows. He reiterated that the top of the sign should be at the center line of the window.

Mr. Kelly stated that the front door is higher.

Mr. Dearborn asked Mr. Norkus if with regard to the signage from the door area standpoint, was there any objection.

Mr. Norkus responded that there is no restricted standard in the sign code and that the guidelines suggest that it not exceed 50% of the area and that this does not.

Mr. Klaskin then referred to the light fixtures.

Mr. Dearborn asked the Board if they felt that any were terrible and commented that the first one is nice.

Ms. Kelly stated that the last one would work which she identified as Dakota.

Mr. Klaskin commented that the Castle fixture is too Spanish.

Ms. Kelly confirmed that they are now doing the sides and valance for the awning.

Mr. Klaskin referred to fixture nos. 1 and 3.

Ms. Kelly commented that she liked fixture no. 3 but that it is too small.

Mr. Kelly informed the Board that he highlighted the size of the one proposed which measured 17½ inches.

Chairman Albinson stated that he liked fixture no. 1 as Knoxville as well as fixture no. 3.

Ms. Kelly stated that the fixtures which are there now are small.

Chairman Albinson asked the Board which fixture was everyone leaning toward.

Ms. Kelly suggested fixture no. 3 which is the Edgewater fixture in large which measured 16 inches x 25 inches. She also stated that she liked the cd glass on the fixture.

Chairman Albinson referred to the building having any bronze.

Mr. Klaskin stated that the window frames are mostly white.

Mr. Dearborn asked if there is an issue with clear versus frosted glass.

Ms. Kelly stated that one has cd versus an LED bulb.

Mr. Klaskin commented that clear glass would be more befitting with the neighborhood.

Chairman Albinson stated that there is only one of two in black. He then stated that they did not want to make them all black and commented that bronze felt like an aftermarket thought.

Ms. Kelly asked if there would be a different type of light underneath the awning by the door.

Chairman Albinson stated that would be in a different elevation.

Ms. Kelly stated that it would need a more utilitarian downlight.

Chairman Albinson suggested the use of a flush mounted sphere.

Mr. Klaskin stated that you are not going to see it.

Chairman Albinson agreed that matching the light above the door to the others would not be good. He then stated that the bottom of the fixture could be near the bottom of the awning and be seen. Chairman Albinson suggested the use of a simple utilitarian fixture which could be left up to the Village staff.

Mr. Norkus stated that it can be a commercial finish or commercial grade.

Mr. Klaskin stated that the fixture would be revealed if the awning is taken down and that it would look out of place.

Mr. Dearborn stated that if the awning is removed, they could deal with the light.

Chairman Albinson commented that he would like see it on the side like on an institutional building and that the light can cast down. He then stated that the more commercial ones are a rectangle box and that its only purpose is to light the exit. Chairman Albinson suggested the use of a black finish wall pack light which would not attract attention but would serve its purpose. He suggested that the Board leave it for the Village staff's review.

Everyone agreed that would be fine.

Chairman Albinson then confirmed that they are all in agreement with the use of the Edgewater large fixture in black for the three fixtures at the same height with two being on either side of the front door and one on the west elevation. He then requested that the petitioner submit for the Village staff's review and approval a fixture above the front door which would be some sort of black metal wall pack downlight.

Mr. Norkus confirmed that would be fine.

Chairman Albinson then read off all of the things that the Board covered. He moved to issue a Certificate of Appropriateness to approve the following modifications to the submittal. Chairman Albinson stated that the first modification is to require that the awnings all have an 8 inch valance and require the sides of the awnings to be covered. He then stated that the Board requested that the building number be located on the center awning in white and conform to the Village requirement of 6 inches in height. Chairman Albinson stated that the Board elected the Option A design with no logo on the awning. He then stated that the Board required that the awning on the west elevation match the logo on the front door. Chairman Albinson also stated that all three logos on all three glazed surfaces have the same elevation and height equal to the top of the logo at the center line of the vertical distance of the glazing on the windows. He stated that the Board also required the applicant to move forward with the large black Edgewater light fixtures with three fixtures on the north and west elevations. Chairman Albinson concluded by stating that the light fixture located above the front door is to be some sort of black metal wall pack which is to be submitted to the Village staff for review and approval.

Mr. Dearborn stated that on the height and location of the signage, they should say the center of the top of the signage and he asked if the window heights and center at the same level.

Chairman Albinson confirmed that is correct. He then stated that for the logo, that they all be at the same top elevation mark which is the center line of the vertical distance of the fixed windows.

Ms. Kelly seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Albinson, Dearborn, Kelly, Klaskin
NAYS: None

Adjournment:

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Antionette Johnson

Subject: One Winnetka Planned Development Application

Prepared by: Michael D’Onofrio, Director of Community Development
Brian Norkus, Assistant Director of Community Development

Date: November 9, 2015

Stonestreet Partners and Winnetka Station LLC are the developer and owners of five contiguous parcels in the East Elm business district and have submitted the attached application for a proposed *Planned Development* for the 1.41 acre site. In addition to developing the five privately-owned parcels, the Applicant is also proposing to acquire a portion of adjacent Village land measuring 7,767 square feet (0.18 acre) within the Lincoln Avenue right-of-way (area identified in *Figure 1* below). *The proposed development site does not include the parcel at 736 Elm Street - Conney’s Pharmacy.*

Pages 2 through 8 of this agenda report provide a summary of the proposed development as well as an outline of the zoning approval process for Planned Development applications.

This report concludes with an outline of the Village’s *Design Guidelines* with the intent of serving as a tool for the Design Review Board, in order to conduct a thorough review of the project for consistency with the *Guidelines*.

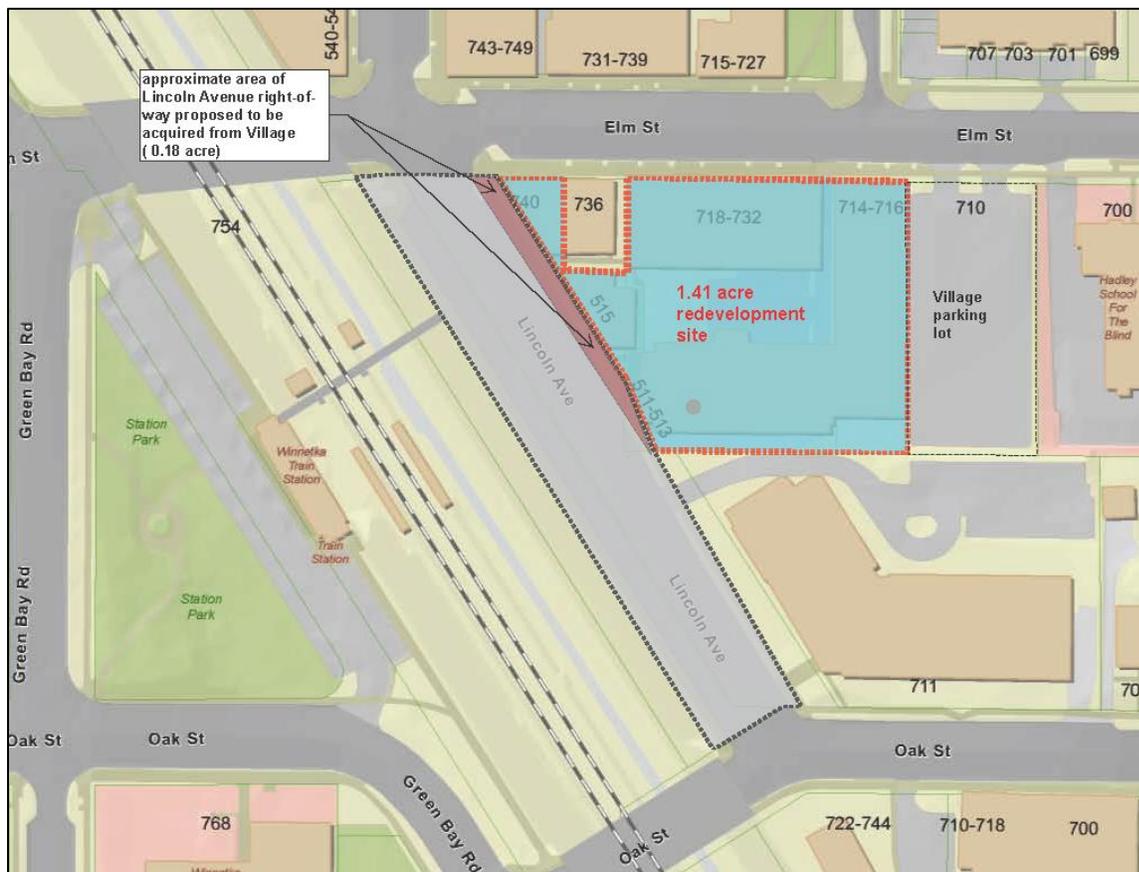


FIGURE 1- DEVELOPMENT SITE BOUNDARIES

I. SUMMARY OF PROPOSED PRIVATE DEVELOPMENT

Materials submitted by the Applicant depict a proposed mixed-use commercial and residential development with a primary building height of five (5) stories & 62'-10" on both the eastern and westernmost portions of the site. On the western edge of the site facing Lincoln Avenue, a portion of the building exceeds 5 stories, with a penthouse level extending to six (6) stories & 69' in height. *Under the Zoning Code the structure is classified as a 5 ½ story building, with the penthouse level comprising less than ½ of the area of the fifth floor area.*

The proposed development would include 40,250 square feet of commercial space, and 71 apartments.

The proposed development would be served by a below-grade *private* parking garage serving the building's residential tenants – the parking would be accessed by a driveway on Lincoln Avenue. The development's commercial parking requirements are proposed to be satisfied through a developer-financed expansion of the existing adjacent Village-owned surface parking at 710 Oak Street shown in *Figure 2* below.



FIGURE 2 – VILLAGE SURFACE PARKING (710 ELM ST)

II. PLANNED DEVELOPMENT REVIEW PROCESS

The Planned Development process is a form of development review established under the Village zoning ordinance. Planned Development regulations were established in December 2005, intended to provide for a degree of flexibility in the development review process for larger sites over 10,000 square feet. The Planned Development process is mandatory for all redevelopment on sites 10,000 square feet or greater.

Section 17.58 of the Zoning Code which sets out the Planned Development review process is included in this report as **Appendix A**.

Planned Development regulations and the resulting review process differ from the standard development review process in that it allows for departure from the strict application of specific zoning requirements, permitting relaxation of certain otherwise applicable substantive requirements, based on the detailed review of individual proposals. Any relaxation of underlying zoning standards is allowed for in the consideration of zoning “exceptions”. While the Design Review Board is not charged with evaluating zoning exceptions, an understanding of the exceptions being requested will assist the Board in fulfilling its role of evaluating the project’s compliance with the Village Design Guidelines.

The intent of the Planned Development process is further clarified in Section 17.58 as follows;

1. To permit a creative approach to the development and redevelopment of lands devoted to multi-family and commercial uses;
2. To achieve a more desirable physical environment by allowing greater flexibility in building design and site plan layout than would be possible through the strict application of the generally applicable zoning and subdivision regulations;
3. To allow more efficient use of the land resulting in more economic networks of utilities, streets and other facilities;
4. To facilitate a development pattern that is in harmony both with the objectives of the Comprehensive Plan and with the district purposes as defined in this Title;
5. To allow the relaxation of certain otherwise applicable substantive requirements based upon procedural protections that provide for the detailed review of individual proposals for more significant multi-family and commercial developments.

The Planned Development process also differs from the standard development review process in that it provides for an extended public review process in which three (3) advisory boards provide recommendations and issue findings to be considered by the Village Council.

The Planned Development process includes **two** rounds of review, the first being a **preliminary review** phase which consists of review by a) the Plan Commission, b) the Zoning Board of Appeals and c) Design Review Board. Each board conducts their own public meetings and/or hearings to evaluate the proposed development for consistency with specific standards and makes recommendation to the Village Council. Each board may require the developer to submit additional details as it may deem necessary in order to better understand the impact of the proposal.

The Village Council may grant, deny, or modify the preliminary planned development application, or may send the application back to the advisory boards for further consideration.

If granted preliminary approval, the development would return later for **final review** stage. The final review stage provides time for the development of more specific plans for final approval, including site engineering and stormwater detention details, public improvements and the like.

III. CONSIDERATION OF EXCEPTIONS

Any relaxation of underlying zoning standards, as described in the previous section, is allowed for in the consideration of zoning “exceptions”. While the Design Review Board is not charged with evaluating zoning exceptions, an understanding of the exceptions will assist the Board in fulfilling its role of evaluating the project’s compliance with the Village Design Guidelines.

Two (2) zoning exceptions are requested by the applicant, as follows:

1. A proposed building height of 5 ½ stories and 69 feet exceeds the permitted height of 4 stories and 45 feet;
2. The building’s design does not provide the required “upper story step back” of 10 feet at the 4th floor level, depicted in *Figure 3* below.

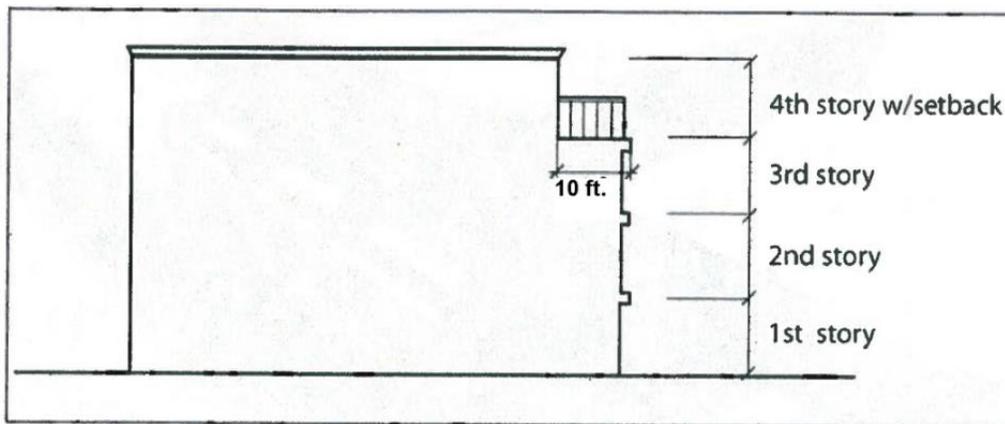


Figure 3 - illustration of zoning requirement for 10’ setback

IV. SUMMARY OF PROPOSED PUBLIC IMPROVEMENTS

In consideration of zoning exceptions outlined in the previous Section, the applicant proposes to contribute toward the cost of certain public improvements.

Proposed public improvements include the following elements:

- A. Public parking improvements – the Applicant proposes certain improvements to existing public parking, a portion of which would be funded by the Applicant. Public parking described below would be constructed by the Applicant (with the Village continuing to own and operate):
 1. 710 Elm Street surface parking lot reconstruction and expansion - the existing Village-owned surface lot located west of Hadley School for the Blind would be reconstructed, expanding the number of spaces from 62 spaces to 97 spaces. The additional 35 spaces would be provided by constructing an additional “half-level” below grade.
 2. Lincoln Avenue commuter parking – 33 existing street-level commuter parking spaces would be relocated to a two-story below-grade parking facility constructed beneath the existing Lincoln Avenue surface. The parking facility would include 144 commuter spaces, an increase of 111

commuter spaces. Commuter parking spaces would open onto the adjacent Green Bay Trail and allow access to the Metra station at the boarding platform level.

- B. Lincoln Avenue gathering space and plaza – In conjunction with the development of below-grade parking, plans call for a narrowing of Lincoln Avenue and provision of additional pedestrian amenities which would allow for establishment of an informal gathering space, and provide additional enhancements which would permit programming of occasional community events. Plans call for special paving treatment, street tree plantings and other landscaping, seating and other site amenities.
- C. Other incidental streetscape improvements (Elm Street) – In addition to Lincoln Avenue upgrades, landscape plans and lighting plans depict reconstruction of approximately 400 linear feet of Elm Street sidewalk, curb, and gutter adjacent to the development site, along with new pedestrian street lighting.

V. APPLICANT’S PROPOSED ACQUISITION OF PORTION OF VILLAGE RIGHT-OF-WAY

Figure 1 depicts an area of Lincoln Avenue’s right-of-way which the Applicant proposes to acquire from the Village. The area proposed to be transferred measures 7,767 square feet in area, with the developer proposing to compensate the Village based on the property’s real value, with the terms subject to approval by the Village Council.

The one-block length of Lincoln Avenue between Elm and Oak Street varies in width, measuring 93’ at the north end and 73’ at the south end. In comparison, Lincoln Avenue north of Elm Street is 80’ wide, and Elm Street is 80’ wide (see Figure 4 below).



FIGURE 4

In order to develop a complete understanding of the circumstances surrounding Lincoln Avenue's width and shape, it is necessary to clarify the history of this area's development. Following completion of the lowering of the railroad grade in 1941-42, the community was served by two railroads. The *Chicago and Northwestern Railway* (acquired by Union Pacific, and now operated as Metra) operated on tracks that exist today, while a second railroad, the *Chicago North Shore and Milwaukee Railroad*, operated on a separate pair of tracks to the east (now the location of the Green Bay Trail).

The Village commenced with plans to extend Lincoln Avenue south of Elm Street shortly after completion of the railroad's lowering, purchasing private property in what is now Lincoln Avenue in 1947. At the time of Lincoln Avenue's layout, the *Chicago North Shore and Milwaukee Railroad* developed plans for a new station on the east embankment, along what is now the west side of Lincoln Avenue (Location of proposed station highlighted in *Figure 5* below). *Figure 5* depicts a slight curvature along the east line of Lincoln Avenue, which would allow the roadway to swing around the anticipated new station.

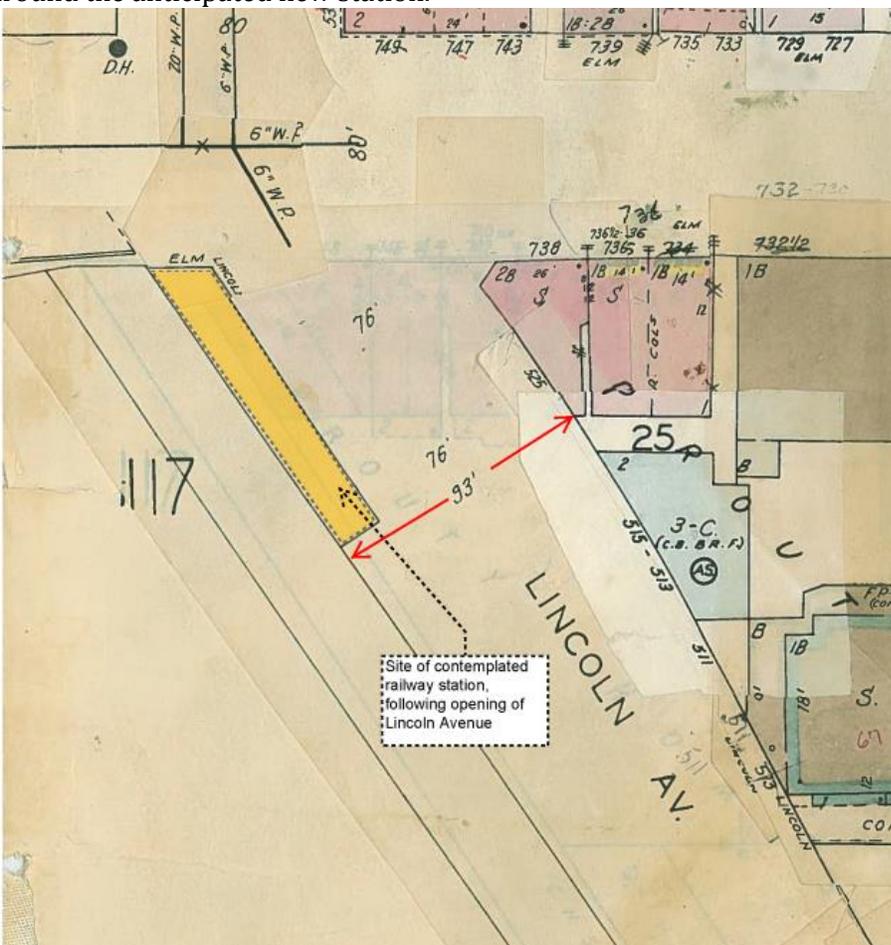


FIGURE 5

Due to ridership declines on the line following completion of the Edens expressway in 1951, the Chicago North Shore and Milwaukee railroad ceased service in 1955. Following abandonment, the Village acquired the former railroad right of way, including highlighted site of the railroad station, attributing to the extra width of the Lincoln Avenue right-of-way.

VI. APPLICANT'S PROPOSED CONSTRUCTION AND CONTRIBUTION TO PUBLIC PARKING & COMMUNITY GATHERING SPACE

As part of a public benefit component to the application, the Developer proposes to construct off-street public parking facilities. Parking facilities would be constructed on existing Village-owned parcels, and would remain under Village ownership and operation.

- A. Village-owned Lincoln Avenue parking – Lincoln Avenue currently accommodates a total of 63 angle parking spaces, with 30 short term public parking spaces for visitors and shoppers at the north end of the block, and 33 long term spaces for commuters.



FIGURE 6

In the proposed reconfiguration of Lincoln Avenue, a majority of the existing angle parking spaces will be relocated below grade in order to narrow pavement width and increase the area dedicated to pedestrian amenities. Seven short term parking spaces would remain at street level along a narrowed Lincoln Avenue roadway.

In total, Lincoln Avenue's existing 63 parking spaces would be increased to a total of 204 spaces, with 197 spaces to be located in a two-level, below-grade parking facility. The parking facility would be accessed by a ramp descending from Lincoln Avenue near Oak Street, and would occupy a footprint which includes the paved area of Lincoln Avenue as well the adjacent 25' wide railroad embankment owned by the Village following abandonment by the former Chicago Milwaukee and North Shore Railroad.

- B. Elm Street surface lot – The development plan calls for the existing Village owned surface lot at 710 Elm Street pictured below to be reconstructed, and the number of public parking spaces increased from 62 to 97 spaces. The additional 35 spaces proposed for this Village lot would be provided by excavating along the easterly edge of the existing lot and placing an additional "half level" of parking beneath the easterly portion of the surface lot.

VII. FACTORS FOR CONSIDERATION BY THE DESIGN REVIEW BOARD

The procedures outlined under Section 17.58 require consideration by three advisory boards (Design Review Board, Plan Commission and Zoning Board of Appeals), with each board reporting their recommendations to the Village Council. The Design Review Board shall provide comment and recommendations to the Village Council as to whether the building design, landscape plan and other proposed exterior aspects of the planned development are in conformity with the *Design Guidelines*.

General Guidelines Intent

The intent of these General Design Guidelines is to provide a standard that can be used to evaluate proposed commercial, mixed-use, multiple-family and institutional development in the Village of Winnetka. These guidelines require that new designs retain a contextual relationship with the existing character of the three individual commercial districts. The individual character of the commercial districts should be maintained and enhanced by careful consideration of the architectural styles, materials, scale, massing, setbacks and articulation and by proper attention to the surrounding landscaping and transitional zones adjacent to residential areas.

The pages that follow are an outline of the Village's Design Guidelines, intended to serve as a tool for the Board to evaluate the application for Consistency with those guidelines.

Outline – Winnetka Design Guidelines

FACTORS FOR CONSIDERATION BY THE DESIGN REVIEW BOARD

The procedures outlined under Section 17.58 require consideration by *three* advisory boards (Design Review Board, Plan Commission and Zoning Board of Appeals), with each board reporting their recommendations to the Village Council.

The Design Review Board shall provide comment and recommendations to the Village Council as to whether the building design, landscape plan and other proposed exterior aspects of the planned development are in conformity with the Design Guidelines.

The following summary outline of the Village Design Guidelines is intended to serve as a tool to assist applicants, the Design Review Board and the public in understanding the scope of review for commercial projects within the Village's downtown area.

Buildings and Architecture

I. **CONTEXTUAL DESIGN** (p. 4)

- a. Projects should reflect an understanding of the immediate site surroundings and 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.
- b. 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.

II. **USES** (p. 4)

- a. Traditional two-part mixed use structures with retail at grade should incorporate facades which 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.
- b. In select locations, where large or awkward site geometry suggests, alternatives to the existing mixed-uses may encourage the use of first floor courtyards or pedestrian ways instead of uninterrupted commercial space.

III. **HISTORIC BUILDINGS & BUILDING ELEMENTS** (p.5)

- a. 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.

Outline – Winnetka Design Guidelines

V. **BUILDING MASS** (p.7-10)

a. **Setbacks**

- i. A continuous “streetwall” along primary commercial thoroughfares should be provided. New buildings should align with adjacent buildings along the property line.
- ii. Setbacks should be provided where appropriate to enhance landscaped areas and/or widen restricted sidewalks to provide appropriate widths.
- iii. The main facade should be orientated to the primary commercial thoroughfare.
- iv. 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.
- v. Roof gables should be in the same plane as the primary building facade except for the 6"-12" projections allowed “articulation” section. Roof eaves should meet and project beyond the primary facade to create horizontal rhythm.
- vi. 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.

b. **Height** - 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.

- i. Based on existing building heights, new buildings 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.

c. **Roof form** - 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.

- i. 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.
- ii. 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.
- iii. 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

Outline – Winnetka Design Guidelines

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).

VI. **PROPORTION / SCALE** (p. 11-16)

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

- b. **Vertical rhythm** - 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.
 - i. 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.
 - ii. Structural elements and bays should be architecturally articulated on the facade to add interest, scale, proportion and detail.
 - iii. 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.

- c. **Façade articulation** - Articulation is achieved through the combination of materials, introduction of detailing and changes in plane of the facade.
 - i. 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.
 - ii. 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.
 - iii. 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.

Outline – Winnetka Design Guidelines

- d. **Fenestration** - The pattern of wall penetrations created by window and door openings.
- i. 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.
 - ii. *Primary facades (facing streets or pedestrian ways)* - At least 60% of the first floor facade is to be windows/storefront or entrances. At least 25% but no more than 40% of the upper floors are to be windows or doors.
 - iii. *Secondary facades (facing alleys or parking areas)* - At least 25% of the first floor facade is to be windows/storefront or entrances. At least 25% of the upper floors are to be windows or doors.
- e. **Hierarchy** – prioritization of certain building masses, components or elements over others.
- i. 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.

VII. **ARTICULATION** (p 16-23)

a. **Entries**

- i. Hierarchy - 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.
- ii. Location - 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.
- iii. Detail - 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.

b. **Window and door fenestration**

- i. Upper floors - 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. Mullion and muntin divisions are required to maintain the scale of the districts and reduce large expanses of glass at the upper floors. Strip windows are not allowed.
- ii. Storefront windows - required in commercial buildings on the primary facade at street level. Storefront window sill heights cannot exceed 18".

Outline – Winnetka Design Guidelines

- iii. Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary.

c. Building lighting

- i. Exterior building lighting should be carefully designed, 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.

d. Building signage

- i. Commercial signs should reflect the character of the building style, while expressing each store's individuality. Metal sign and plaque material such as brushed bronze, antique bronze, aluminum, stainless steel and painted cast iron or similarly appearing materials are preferred. The majority of the signs will be mounted within the building's sign band.

e. Awnings and banners

- i. 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.

f. Mechanical equipment

- i. 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. Mechanical equipment at grade should be screened with a fence or wall of the same materials as the building.

VIII. MATERIALS (p 23-26)

- a. Rough-faced limestone should be limited to accent or base pieces only.
- b. 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.
- c. 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.
- d. 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.
- e. 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 glass block are not acceptable materials.
- f. 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.
- g. Roof materials may include clay tile, cement tile & shingles, ceramic tile that simulate natural materials, architectural grade asphalt shingles, wood shingles, slate, real copper.

Outline – Winnetka Design Guidelines

- h. Door Materials - 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 semiprivate entries should be primarily solid panel doors. 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.
- i. Storefront window materials - 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. Glazing should be clear glass without tint or film.
- j. Window frames - should be wood, steel or aluminum (vinyl not acceptable). Muntin divisions should be real divided glass or simulated with spacer bars (snap-in muntins 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. Glazing should be clear glass without tint or film.

IX. SERVICE, SECONDARY FACADES AND PARKING STRUCTURES (P. 26-27)

- a. 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 facades - 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 - should be located remotely from primary streets and not be visible from the public way. Structures should provide a safe and pleasant pedestrian entrance and exit. Structures should integrate into the surrounding architectural fabric. Integrated parking structures should provide a seamless and non-evident appearance of parking. Their scale and mass, building materials, details and articulation should be compatible with the standards set forth in these design guidelines. Adequate vehicular and pedestrian access into the structure, ADA compatibility, safety, lighting, and ventilation issues must be addressed.

Public spaces / streetscapes

X. PEDESTRIAN ZONES AND PEDESTRIAN CIRCULATION (pp. 27-42)

- a. Minimum Sidewalk Width - The paved pedestrian zone must be next to retail store frontages and away from street edges or curb lines. A minimum 6 foot wide unobstructed pedestrian clear zone must be maintained in all districts. When landscape elements are incorporated into pedestrian zones a paved 18-inch wide carriage walk must be provided.
- b. Sidewalk material – materials and patterns to comply with streetscape palette.
- c. Streetscape elements - The Village's streetscape elements should be placed in high traffic areas and grouped to provide the greatest public benefit. They should be coordinated and consistent along the street for a minimum of one block. All elements should be high quality.

Outline – Winnetka Design Guidelines

- d. Pedestrian zone landscaping – streetscapes should be designed to provide pedestrians with shade and visual interest. Adequate landscaping in pedestrian zones is an essential element to enhancing village character.
 - i. Plant palette – selection from approved plant palette; encourages a variety of species sizes and types of plants.
 - ii. Parkway widths - Width of parkway will determine type of streetscape enhancements that are feasible. New sidewalks should maintain clear zone of 6 feet.
 - iii. Street tree selection and spacing – should be selected from plant palette, and shall coordinate with existing planting patterns. Grouped and linear plantings may be considered as part of an overall site development plan concept. Minimum size of 4” caliper.
 - iv. Street tree planting standards – no closer than 3 feet from face of curb.
 - v. Visual clearance - landscaping should not block views or pedestrian sidewalks at mature size. Sight triangles should be not less than 12’.
 - vi. Structural soil & planting soil depth – must comply.
 - vii. Raised planters – encouraged where possible and space permits.
 - viii. Movable planters – encouraged where space does not permit raised planters.

- e. Special pedestrian zone /streetscape conditions (pp. 40-42)
 - i. Outdoor sidewalk cafes - encouraged, to help enliven streetscape, with attention providing pedestrian clear zone.
 - ii. Corner bump outs – encouraged, to slow traffic, highlight pedestrian crossings, encourage pedestrian gathering.
 - iii. Bus stops – where bus stops occur a coordinated sign system should be utilized. New shelter designs should be considered to maintain Village character.

XI. **VEHICULAR ZONE** (p42-58)

- a. Parking and Service Areas (pp. 43-48)
 - i. Location, Orientation and Access for **Parking Areas**
 - 1. New parking should be located behind, within or underneath structures and buildings. Off street surface parking lots in front of new buildings and along street frontages are prohibited.
 - 2. Access to parking and loading areas must be provided off secondary streets or existing alleys/service drives.
 - 3. If appropriate and feasible on street parking should be provided within the public right of way in front of new buildings.
 - 4. Curb cuts should be minimized and access points should be shared.
 - 5. Shared parking should be provided where possible.
 - ii. Location, Orientation and Access for **Loading Areas**
 - 1. Service areas should be located at side or rear of new developments, access should be provided by mid-block alleys/driveways or from secondary streets.

Outline – Winnetka Design Guidelines

2. Exterior mechanicals, loading/service trash storage should not be visible from public roads; to the extent possible they should be contained within the building.
 3. If located outside the building elements should be screened with permanent year round material.
 4. Service / trash areas should be clustered together and shared between businesses where possible.
- iii. **Parking Lot Signs**
1. All parking areas, public and private should contain appropriate directional and regulatory signs in an uncluttered, clear and concise manner.
 2. Village owned parking should be signed consistent with the Village's wayfinding program.
 3. Individual businesses should identify their property address and establishment name(s) with a clear concise sign program located adjacent to service/loading/delivery areas.
- iv. Vehicular zone **landscape** (pp 48-57)
1. Off Street parking perimeter screening should be provided as detailed in Guidelines in order to minimize impact on surrounding landscape.
 2. Off Street parking internal landscaping should be employed as detailed in Guidelines.
 3. On Street public parking should be softened by landscape islands or "bumpouts" where possible.
 4. Parking structures should incorporate a minimum 5-foot landscape setback at the base of structures adjacent to pedestrian areas in the public way, and appropriately planted & vines planted to soften walls. Integral planters should be incorporated into plans to allow for planting of cascading plant material.
 5. Service and loading areas should be screened from public view using architecturally treated walls or other approved means, blocking view from pedestrians, between 6-8 feet in height.
- v. **Lighting** in vehicular use/ parking areas (p 57-58)
1. Lighting should be provided in private and public parking lots, in an appropriate pedestrian scaled style and in accordance with standards outlined in the *Guidelines*.
- vi. **Special Conditions** (p.58)
1. Vehicular use areas such as parking and service areas may encounter or raise special conditions or concerns, including but not limited to, (a) noise abatement, (b) safety / security, (c) maintenance, (d) special adjacent land use. These concerns should be addressed as part of the development review process.



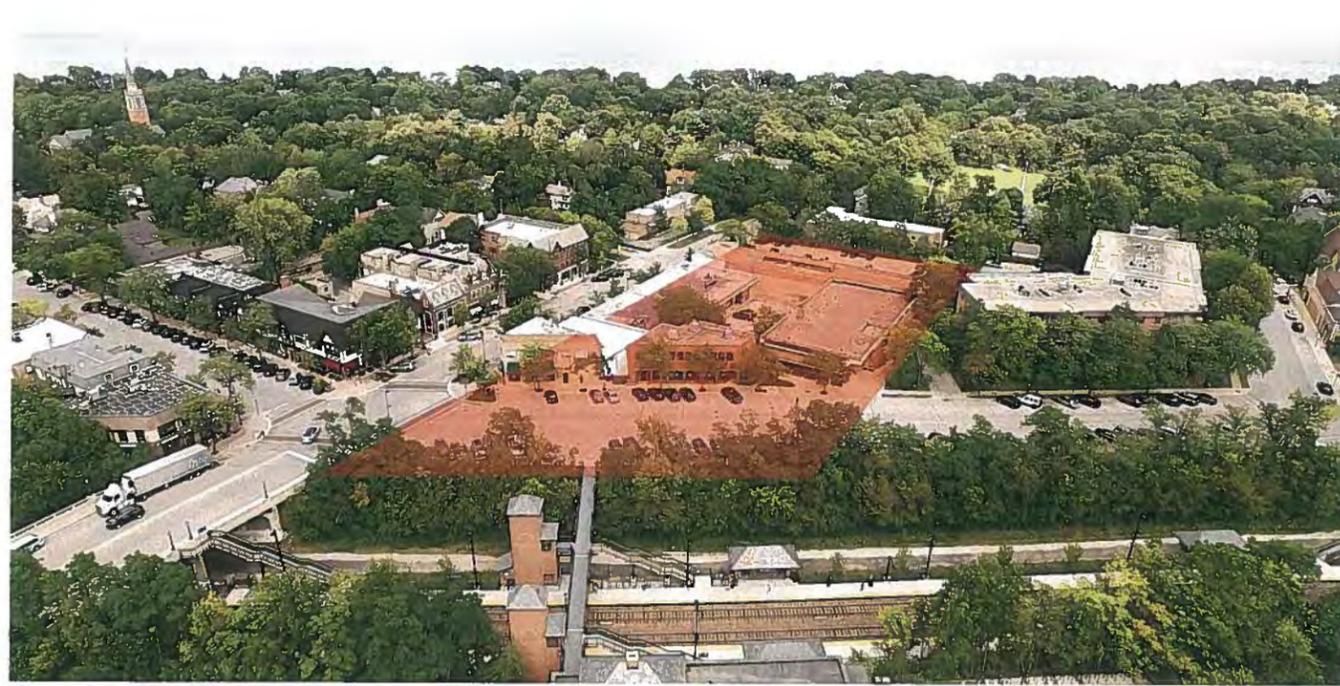
ONE WINNETKA

DESIGN REVIEW BOARD SUBMITTAL

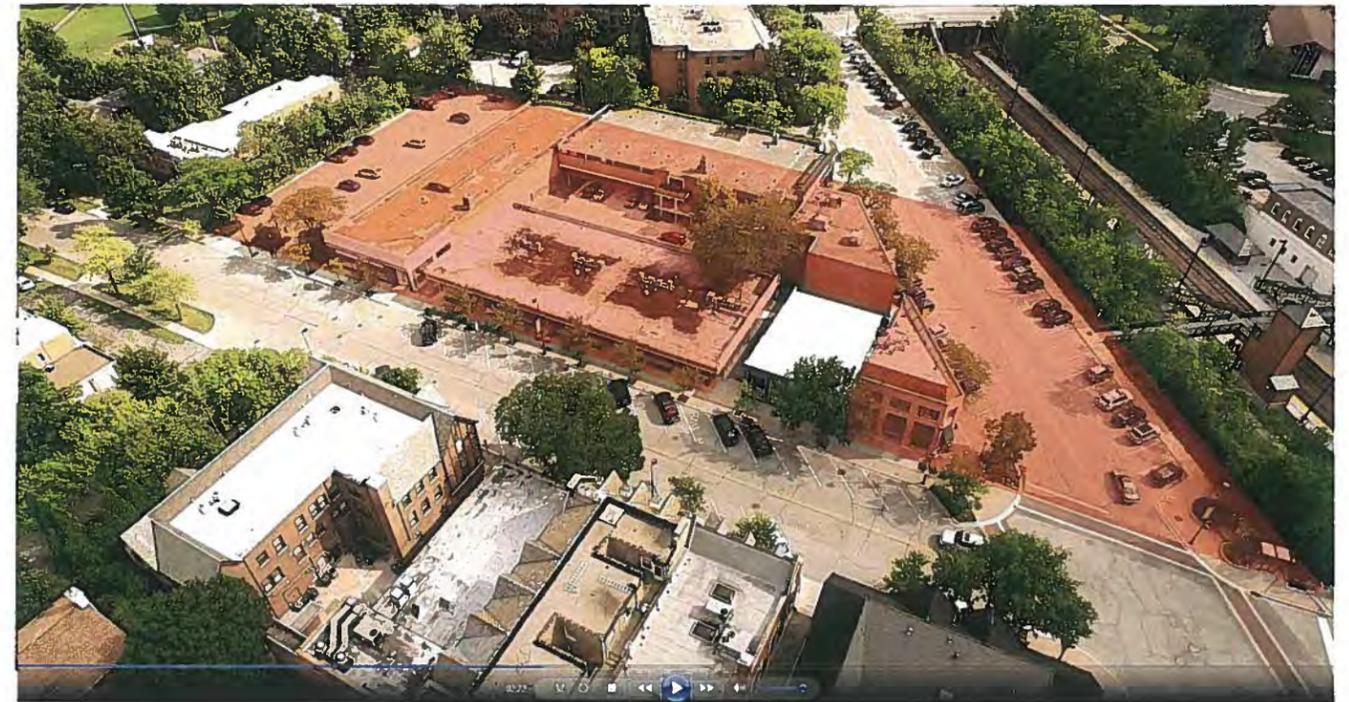
OCTOBER 16, 2015



LUCIEN LAGRANGE STUDIO



LOOKING EAST



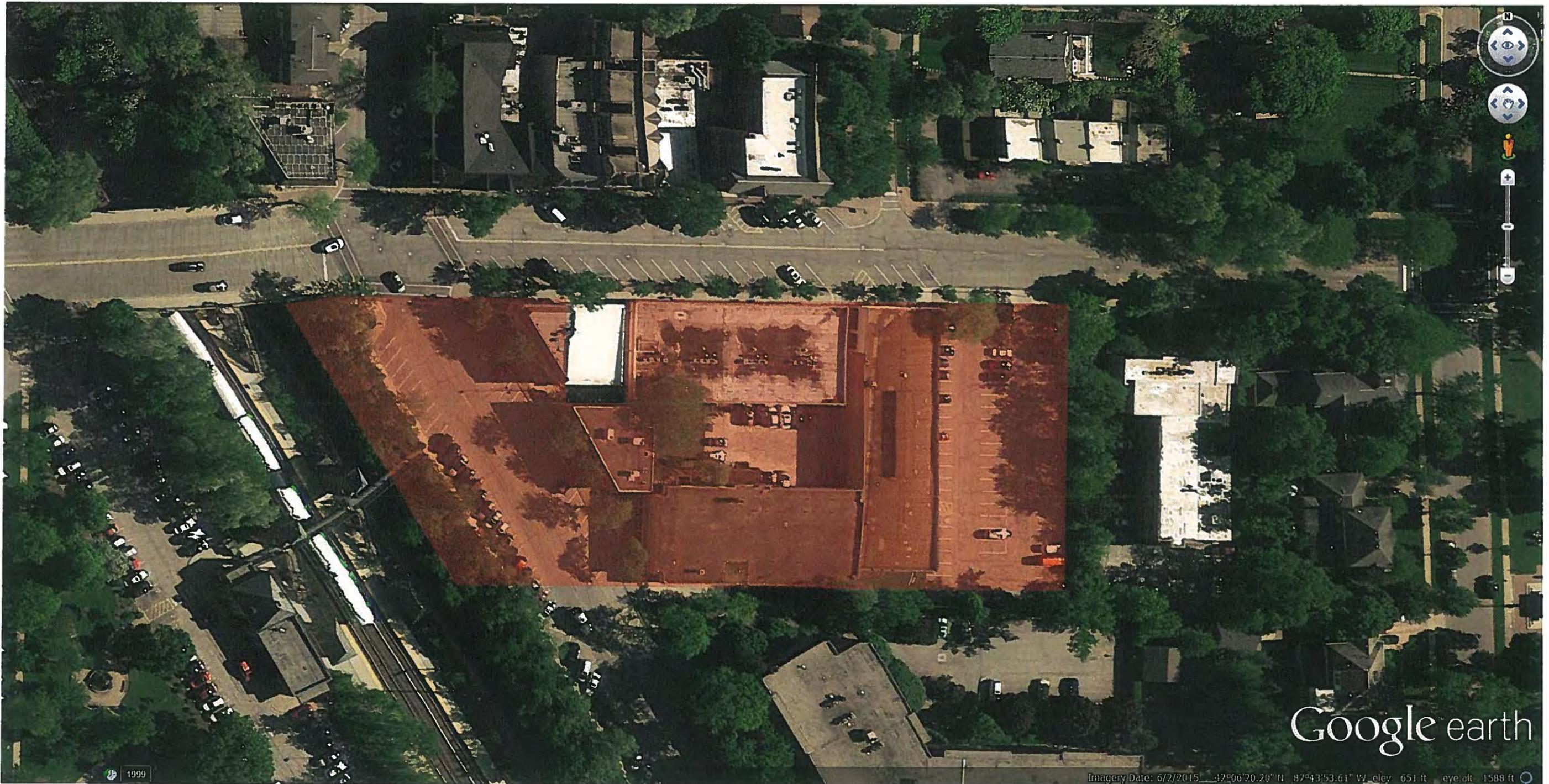
LOOKING SOUTH



LOOKING WEST



LOOKING NORTH



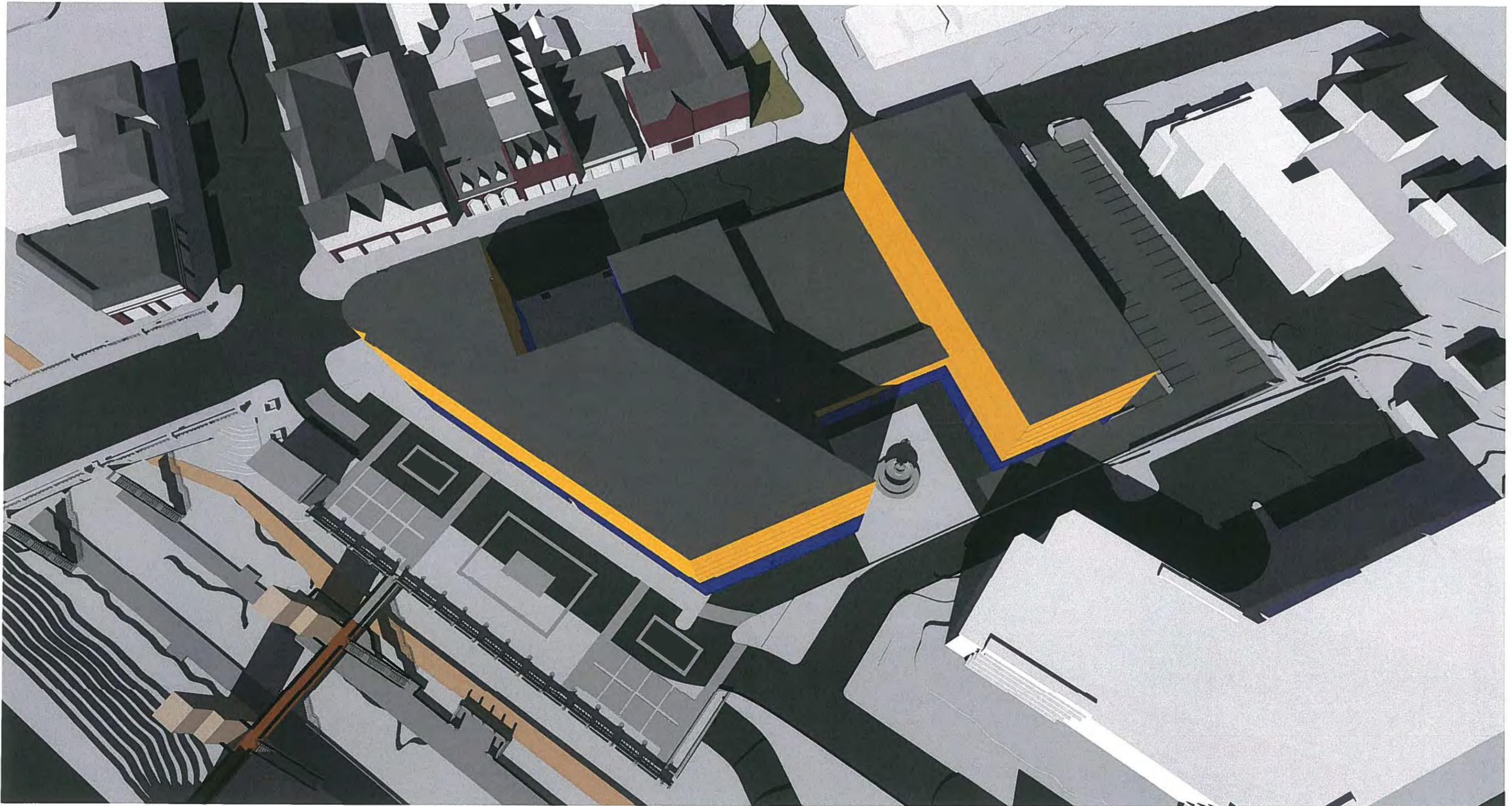
Zoning Explanation:

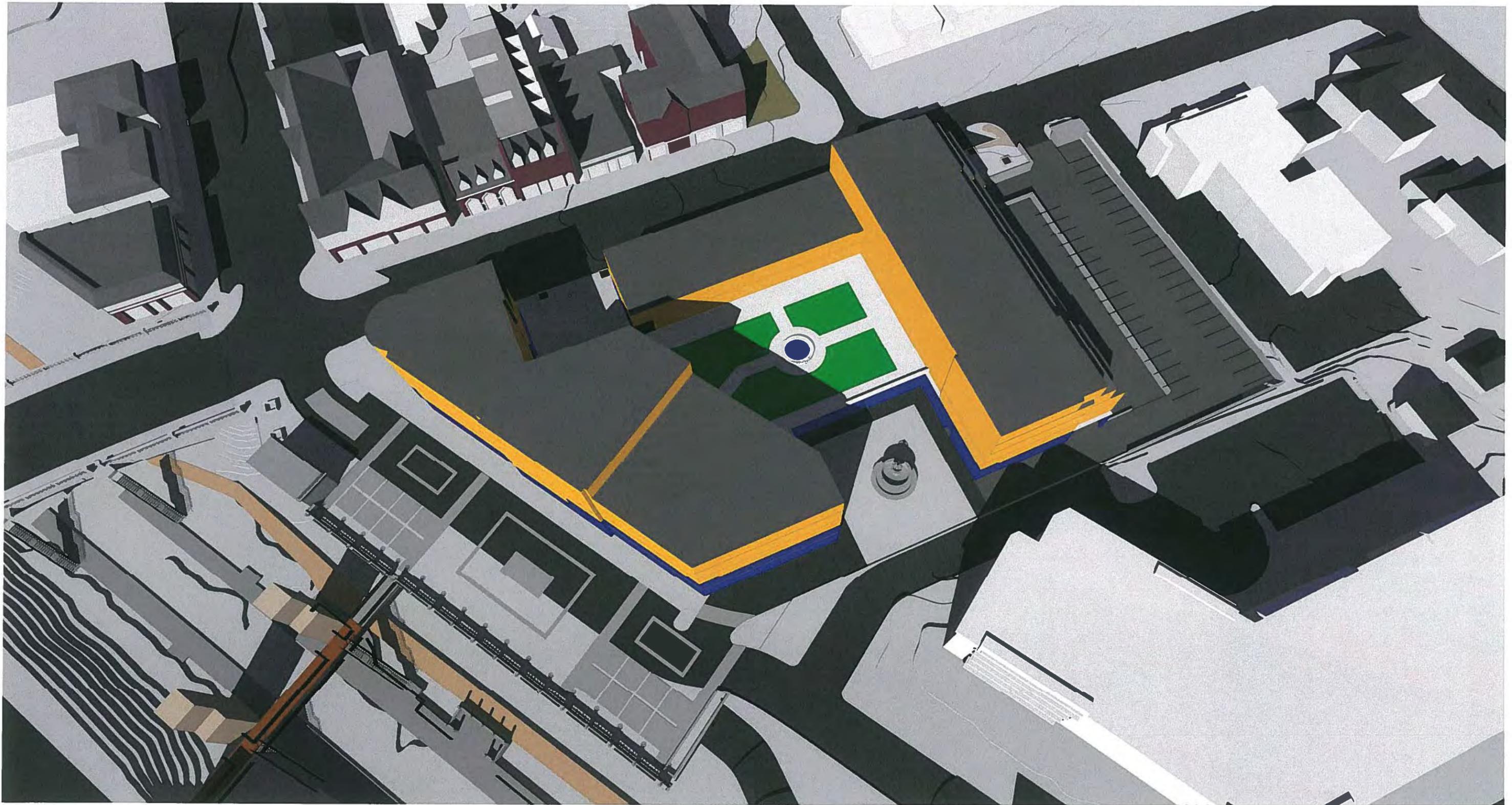
With respect to the relief requested, there are three items: Building Height, Upper Level Street Setback, and Rear Yard Setback. We've already discussed the minimal impacts these exceptions represent. All of the relief requested has to do with the configuration of the building program on the site and does not represent an increase over the allowable bulk and density on the site.

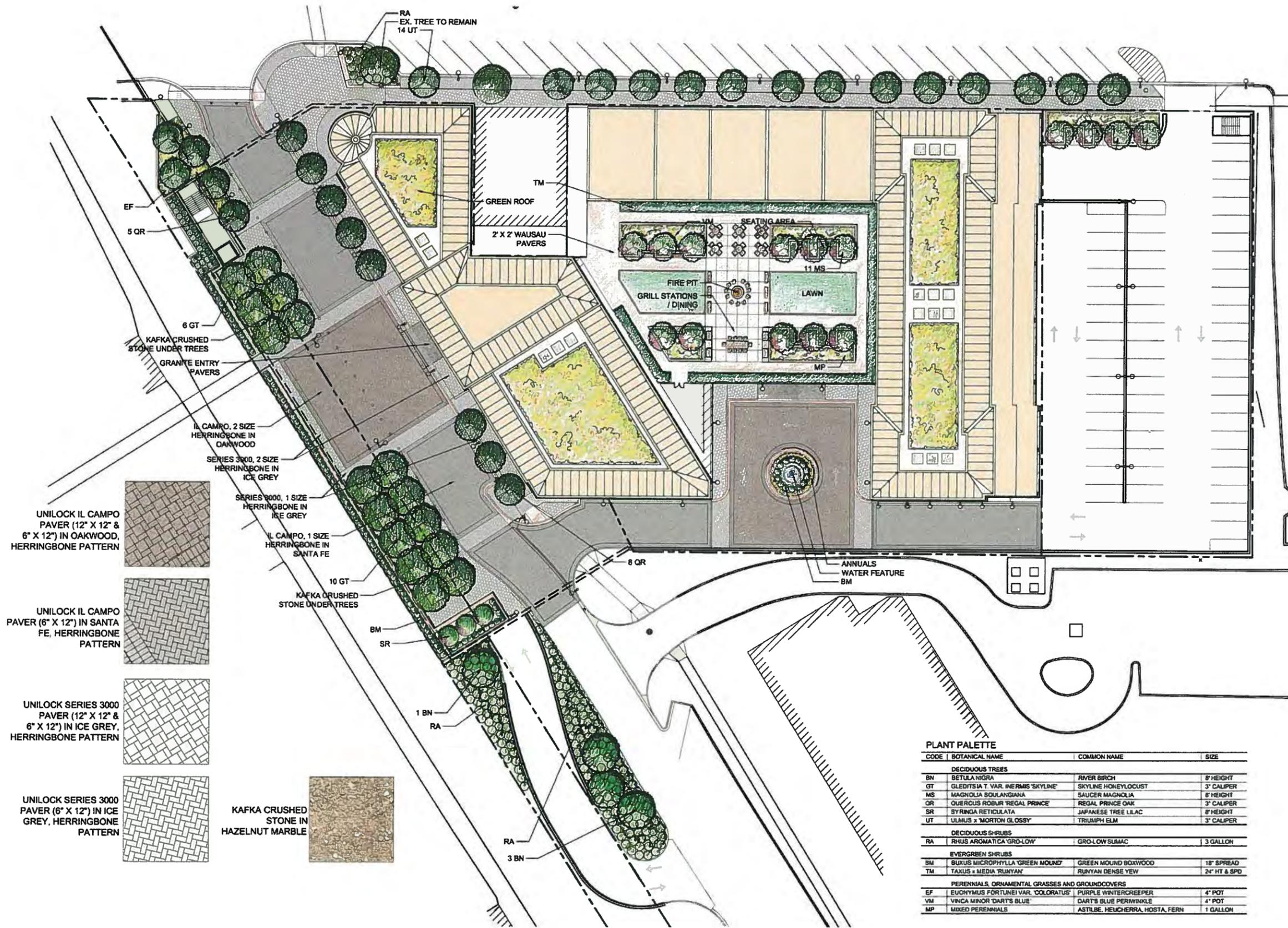
This bears a little bit of explanation. Zoning ordinances in general regulate bulk and density in one of two ways: Either by mathematical formula, using floor area ratio and lot area per dwelling unit, or by dictating a building volume using setback and height limits. Winnetka's ordinance uses the latter technique. In order to understand the ordinance intent with respect to bulk and density we need to do a quick exercise to determine the site capacity under the setback and height regulations.

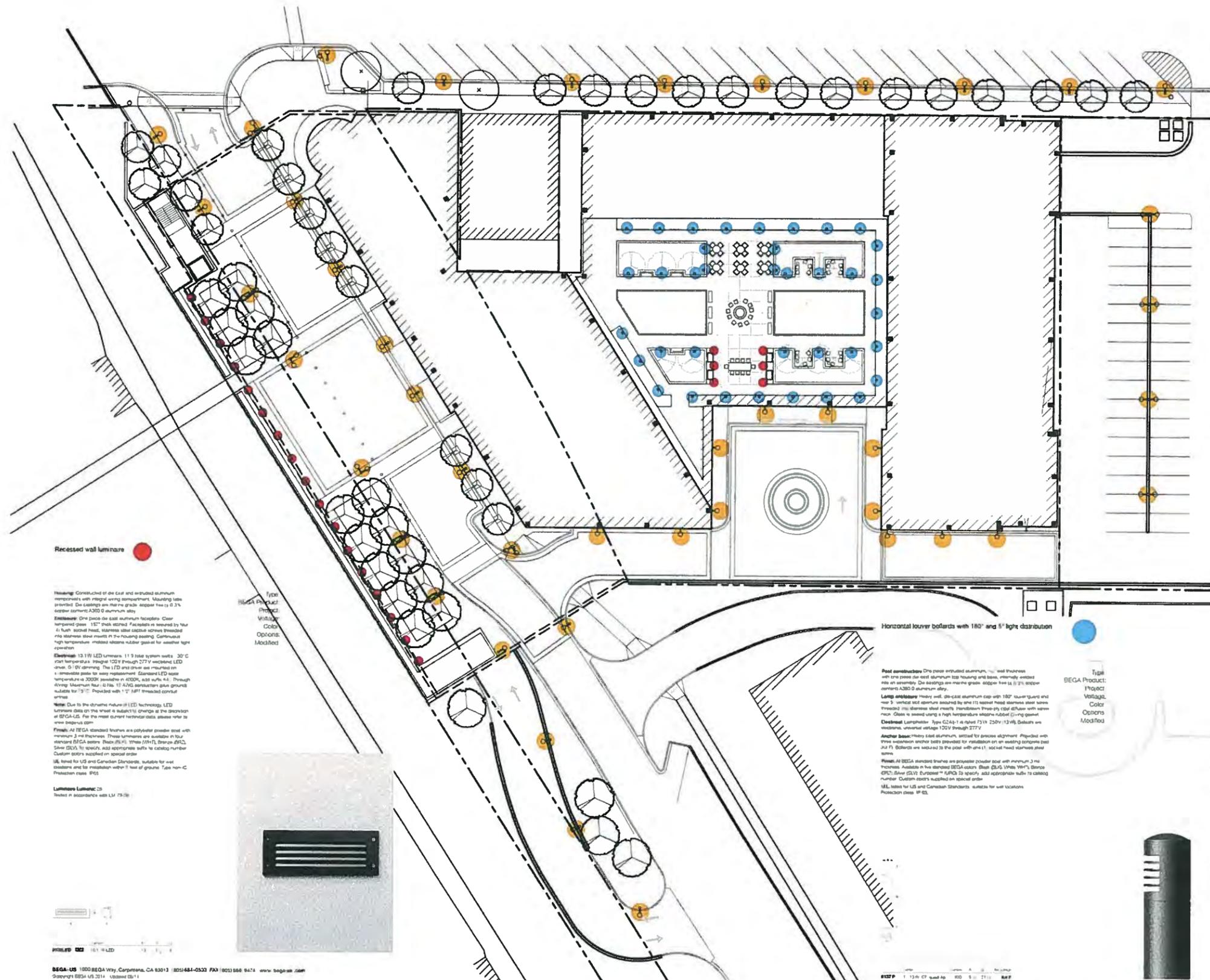
We know that the only required setback is a 10' rear yard setback to the east. That allows a ground floor area of about 54,850 gsf. For the type of development anticipated, that area would be taken up by ground floor retail, residential lobby and circulation. Upper floors would contain dwelling units so, the floor plate would be configured as a double loaded corridor with a depth of about 70 feet following the perimeter of the ground floor. That floor plate, which would be used for the second and third floors would come in at around 46,250 gsf. finally the 4th floor, with its required 10' upper level setbacks along the street frontages would occupy about 40,150 gsf. If we total all that up we get about 185,500gsf. This is what that configuration would look like on the site in context. Notice no setback adjacent to the 711 building, no on-site open space. It also presents some undesirable unit configurations at the interior corners of the courtyard from a design perspective.

Compare that with the massing that is proposed by One Winnetka. The total building program in an apples to apples comparison to the zoning example is about 175,000gsf. The open space and setback provided on the south end of the property benefits the adjacent 711 building, with the displaced bulk distributed to the east and west ends of the property. The additional height is located adjacent to commercial properties and minimizes impact on nearby residential development. The increased height also allows a more contextual 3 story response to the Elm St. commercial properties. This configuration represents a superior solution to the site's context and does not represent an increase in floor area compared with what is contemplated by the zoning ordinance standards.









Pole top luminaires with asymmetrical light distribution



Housing: Two piece extruded die-cast aluminum housing heavy gauge 0.037" aluminum grade 6061 T6. Copper free 0.3% cadmium content A305.0 aluminum alloy.

Beam reflector: Heavy 1/2" die-cast aluminum housing with a conical reflector. Reflector is welded into a one piece die-cast aluminum housing. 7/8" ID x 2" O.D. pole top is a 1/2" thick die-cast aluminum housing with a screw threaded hole. 1/2" diameter hole.

Electrical: Lamps are mounted on a 1/2" diameter aluminum housing with a 1/2" diameter hole. The housing is mounted on a 1/2" diameter aluminum housing with a 1/2" diameter hole. The housing is mounted on a 1/2" diameter aluminum housing with a 1/2" diameter hole.

Finish: All BEGA standard finishes are powder powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WH), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL: Listed for US and Canadian Standards, suitable for wet locations. Protection class: IP 65.

Weight: 23.1 lbs.

Effective Projection Area (EPA): 17' x 2'

Luminaire Lumens: 1627
Based in accordance with LM-79-08



Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modifications:

Recessed wall luminaire



Housing: Constructed of die cast and extruded aluminum components with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free 0.3% cadmium content A305.0 aluminum alloy.

Electrical: One piece die cast aluminum housing. Clear tempered glass 1/2" thick optical. Facets are recessed by 1/4" to flush with the housing. Stainless steel optical screws threaded into stainless steel inserts in the housing casting. Continuous high temperature stainless steel rubber gasket for weather light operation.

Electrical: 13.1W LED Luminaire, 11.9 total system watts, 30°C max temperature. Integral 120V through 277V enclosed LED driver, 0.1V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED rated temperature is 2000K, available in 2000K, 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K, 11000K, 12000K, 13000K, 14000K, 15000K, 16000K, 17000K, 18000K, 19000K, 20000K, 21000K, 22000K, 23000K, 24000K, 25000K, 26000K, 27000K, 28000K, 29000K, 30000K, 31000K, 32000K, 33000K, 34000K, 35000K, 36000K, 37000K, 38000K, 39000K, 40000K, 41000K, 42000K, 43000K, 44000K, 45000K, 46000K, 47000K, 48000K, 49000K, 50000K, 51000K, 52000K, 53000K, 54000K, 55000K, 56000K, 57000K, 58000K, 59000K, 60000K, 61000K, 62000K, 63000K, 64000K, 65000K, 66000K, 67000K, 68000K, 69000K, 70000K, 71000K, 72000K, 73000K, 74000K, 75000K, 76000K, 77000K, 78000K, 79000K, 80000K, 81000K, 82000K, 83000K, 84000K, 85000K, 86000K, 87000K, 88000K, 89000K, 90000K, 91000K, 92000K, 93000K, 94000K, 95000K, 96000K, 97000K, 98000K, 99000K, 100000K.

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

Finish: All BEGA standard finishes are powder powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WH), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL: Listed for US and Canadian Standards, suitable for wet locations and for installation within 3' feet of ground. Type: non-C. Protection class: IP65.

Luminaire Lumens: 23
Based in accordance with LM-79-08



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Horizontal louver bollards with 180° and 90° light distribution



Post construction: One piece extruded aluminum, 1 1/2" x 1 1/2" x 1 1/2" with one piece die-cast aluminum top housing and base, internally anodized with an electrolyte. Die castings are marine grade, copper free 0.3% cadmium content A305.0 aluminum alloy.

Lamp enclosure: Heavy 1/2" die-cast aluminum cap with 180° louver and one 90° vertical slot aperture. Anodized by one 1/2" vertical slot aperture. Anodized by one 1/2" vertical slot aperture. Anodized by one 1/2" vertical slot aperture.

Electrical: Lamp holder: Type G24-1 rated 75W 250V 13.1W. Ballasts are electronic, universal voltage 120V through 277V.

Anchor base: Heavy cast aluminum, used for precise alignment. Projected with three expansion anchor bolts provided for installation on an existing concrete base. All 3/8" bolts are included in the post with one 1/2" vertical slot aperture. Post same.

Finish: All BEGA standard finishes are powder powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WH), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL: Listed for US and Canadian Standards, suitable for wet locations. Protection class: IP 65.



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Horizontal louver bollards with symmetrical 360° light distribution



Post construction: One piece extruded aluminum, 1 1/2" x 1 1/2" x 1 1/2" with one piece die-cast aluminum top housing and base, internally anodized with an electrolyte. Die castings are marine grade, copper free 0.3% cadmium content A305.0 aluminum alloy.

Lamp enclosure: Heavy 1/2" die-cast aluminum cap with louver guard mounted by one 1/2" vertical slot aperture. Anodized by one 1/2" vertical slot aperture. Anodized by one 1/2" vertical slot aperture.

Electrical: Lamp holder: Type G24-1 rated 75W 250V 13.1W. Ballasts are electronic, universal voltage 120V thru 277V.

Anchor base: Heavy cast aluminum, used for precise alignment. Provided with three expansion anchor bolts provided for installation on an existing concrete base. All 3/8" bolts are included in the post with one 1/2" vertical slot aperture. Post same.

Finish: All BEGA standard finishes are powder powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WH), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL: Listed for US and Canadian Standards, suitable for wet locations. Protection class: IP 65.



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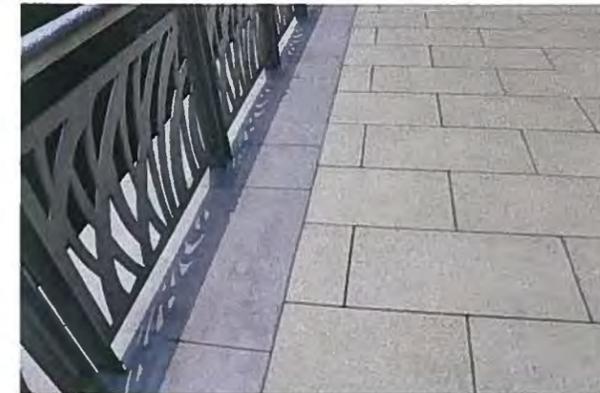
UNILOCK IL CAMPO PAVERS



OAKWOOD



SANTA FE



WAUSAU PRECAST PAVERS



UNILOCK SERIES 3000 PAVERS



ICE GREY



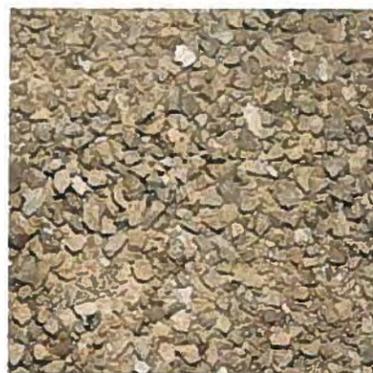
ENTRY MARBLE PAVERS IN ECHO LAKE (COLDSPRING)



DECORATIVE FOUNTAIN AT ENTRY DRIVE



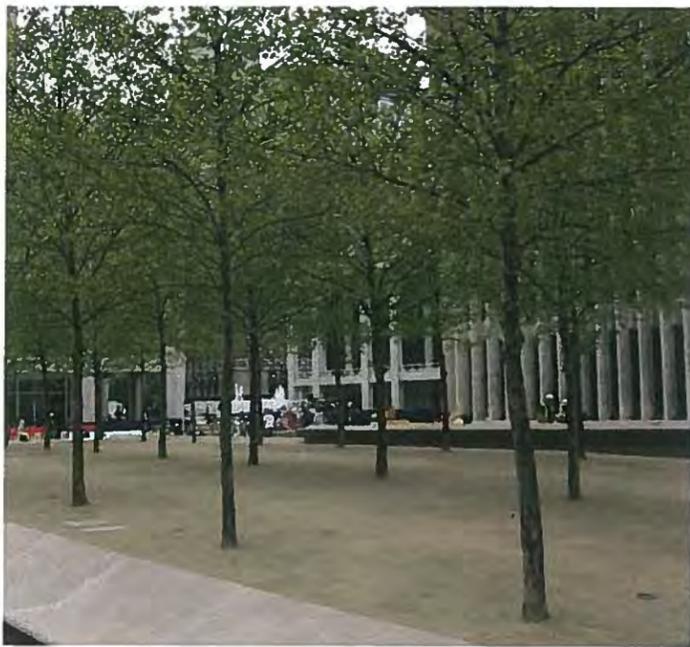
KAFKA DECORATIVE CRUSHED STONE



HAZELNUT MARBLE



FIRE PIT ON AMENITY DECK



HONEYLOCUST



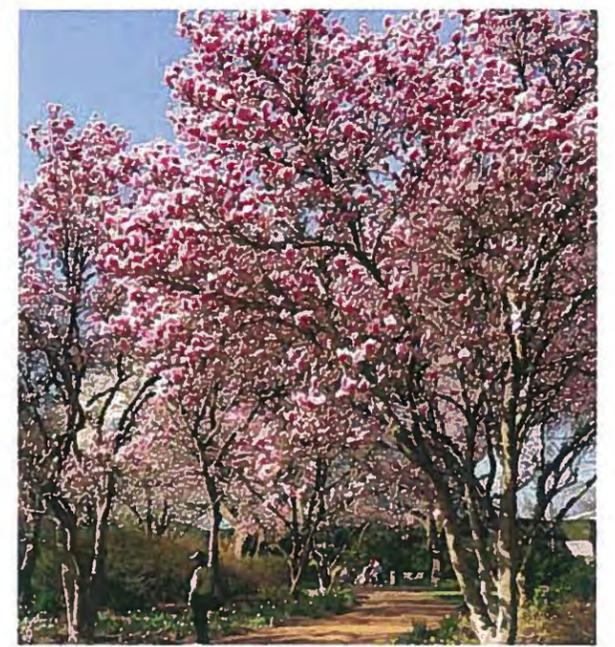
REGAL PRINCE OAK



TRIUMPH ELM



JAPANESE TREE LILAC



SAUCER MAGNOLIA



BOXWOOD



DENSE YEW



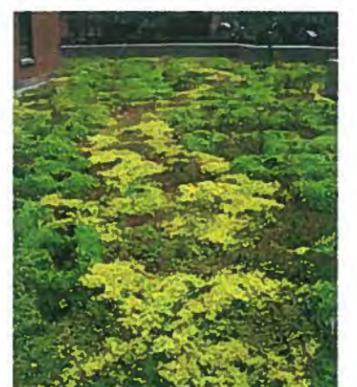
GRO-LOW SUMAC



PERIWINKLE



PURPLELEAF WINTERCREEPER



SEDUM BLEND ON ROOF



ASTILBE MIX



HOSTA MIX

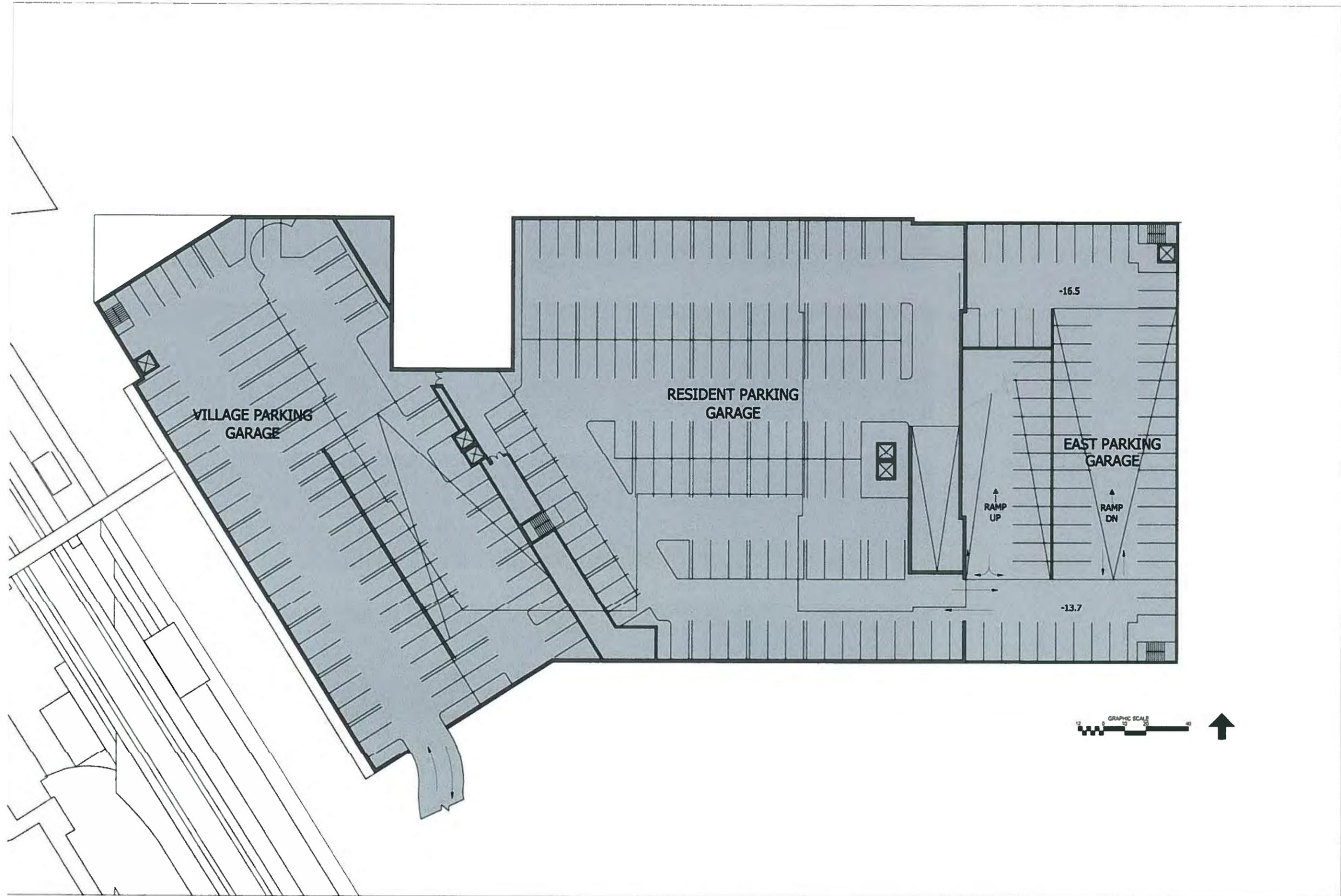


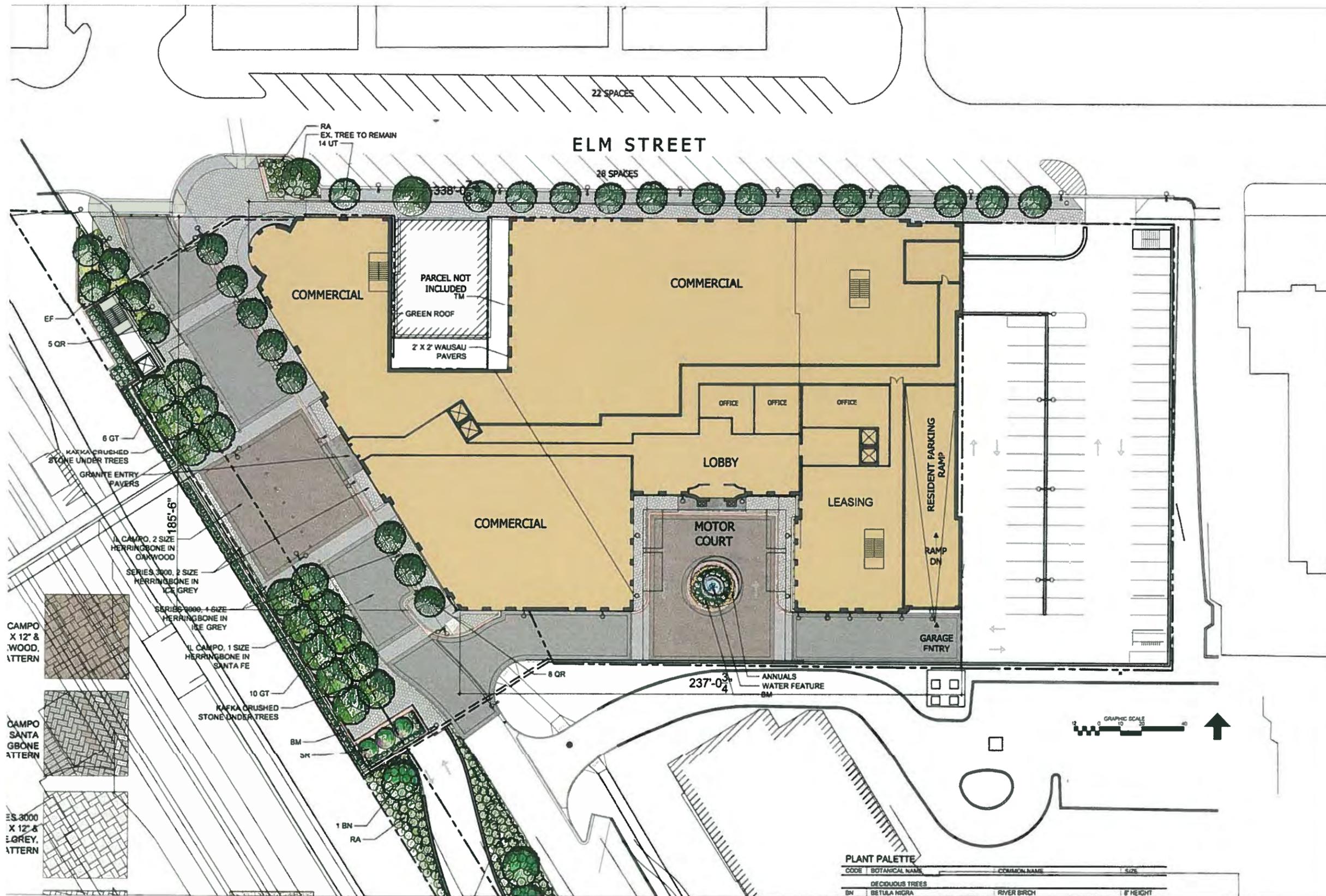
CORALBELL MIX



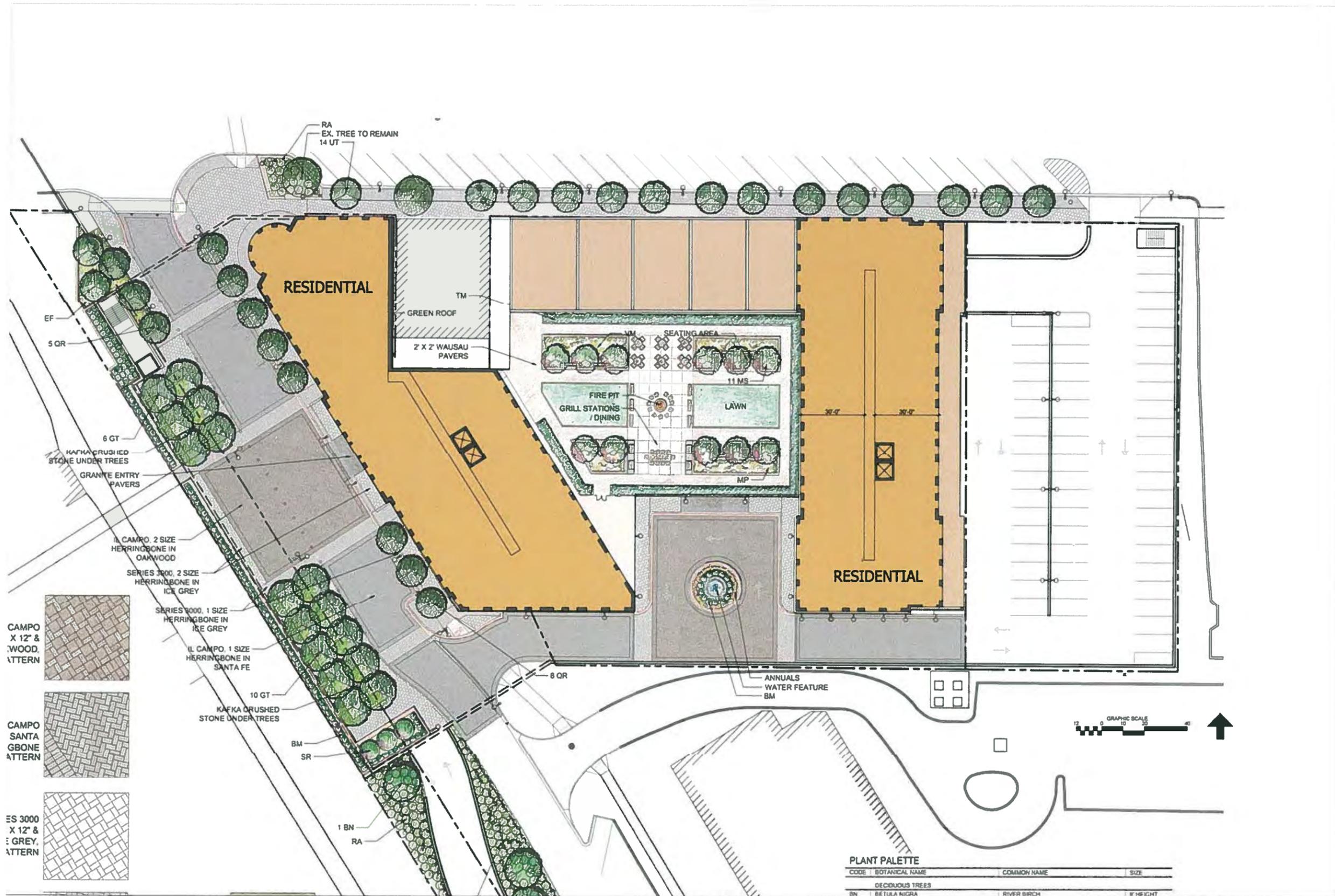
FERN MIX

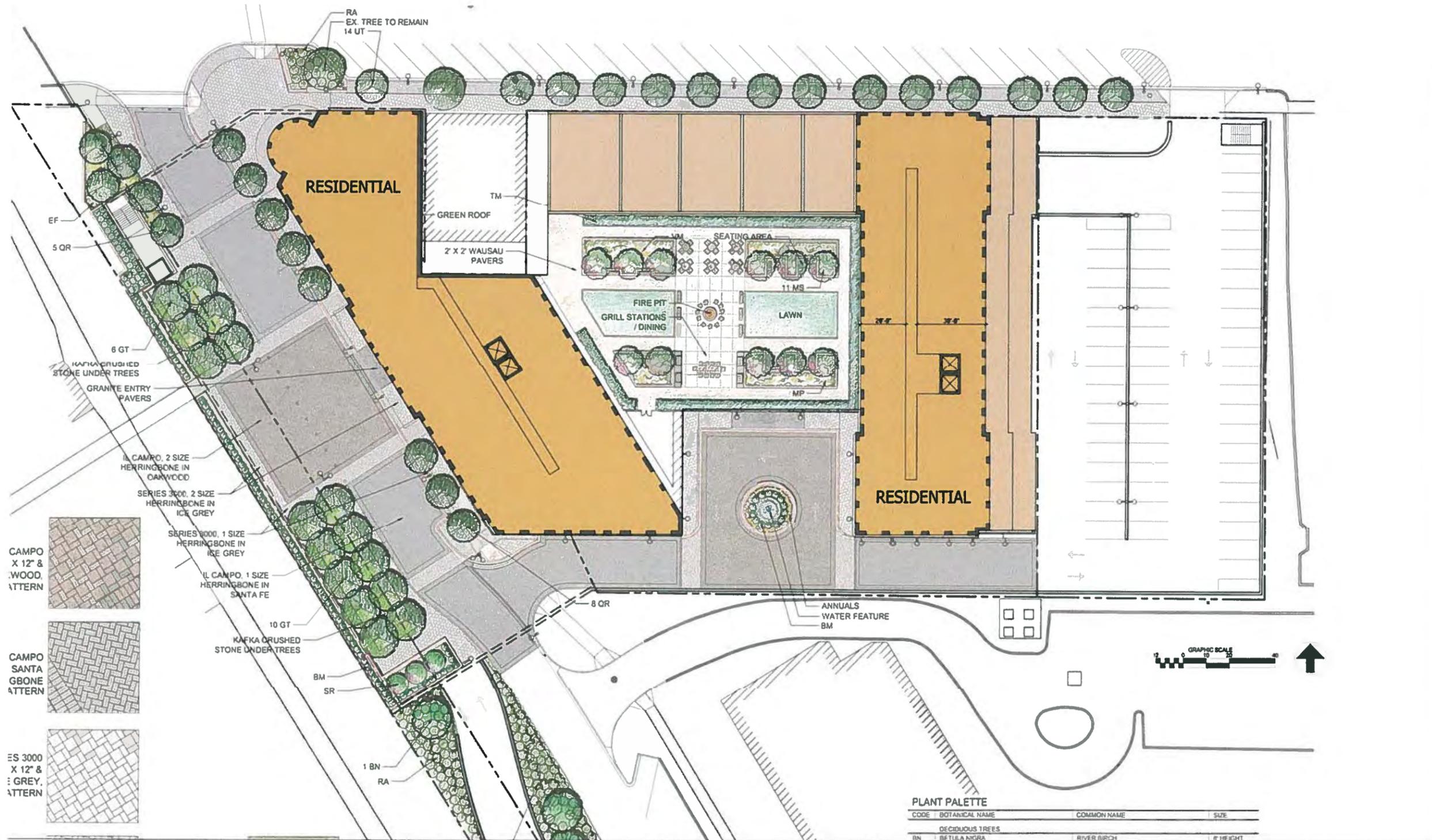


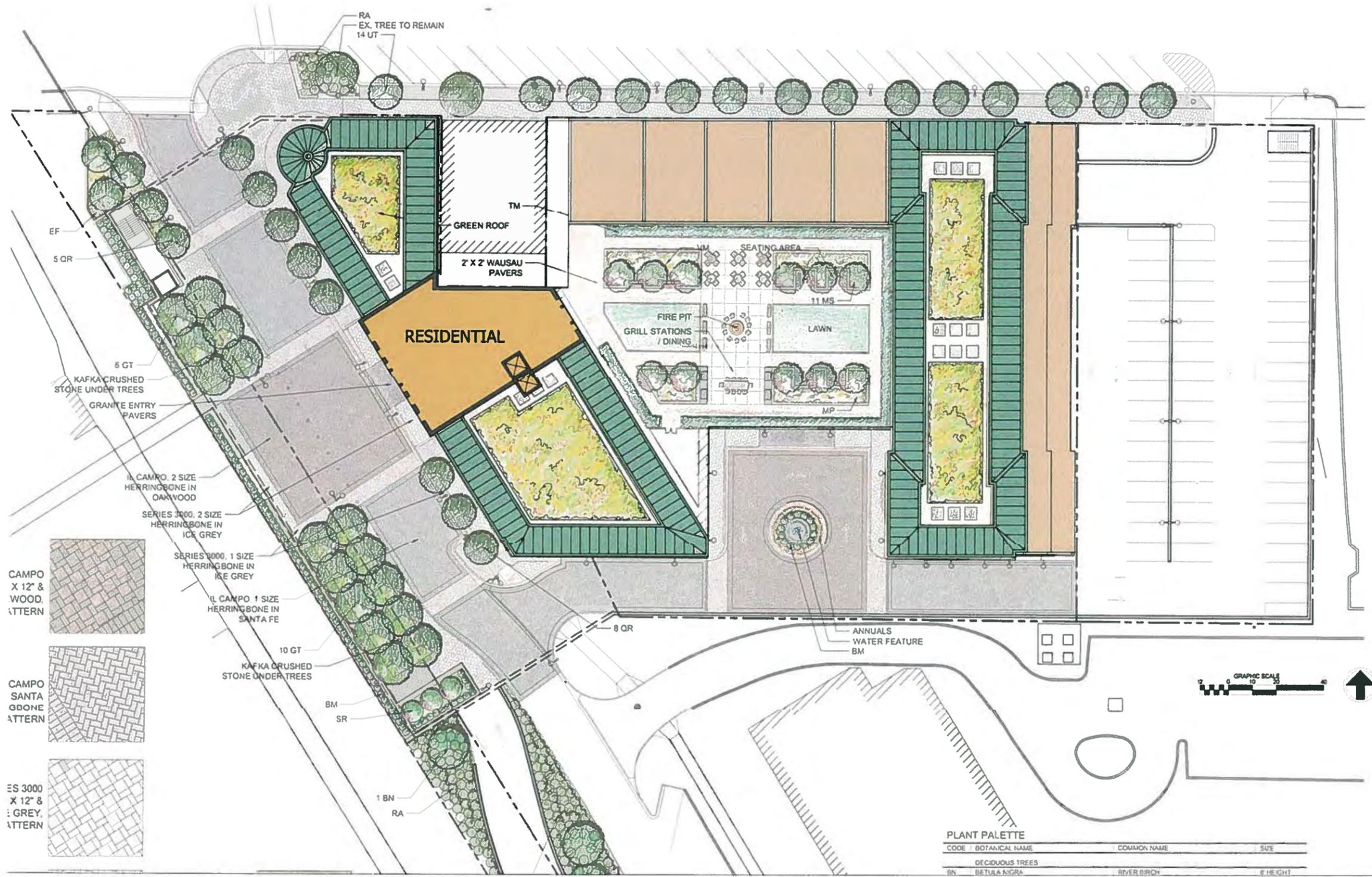


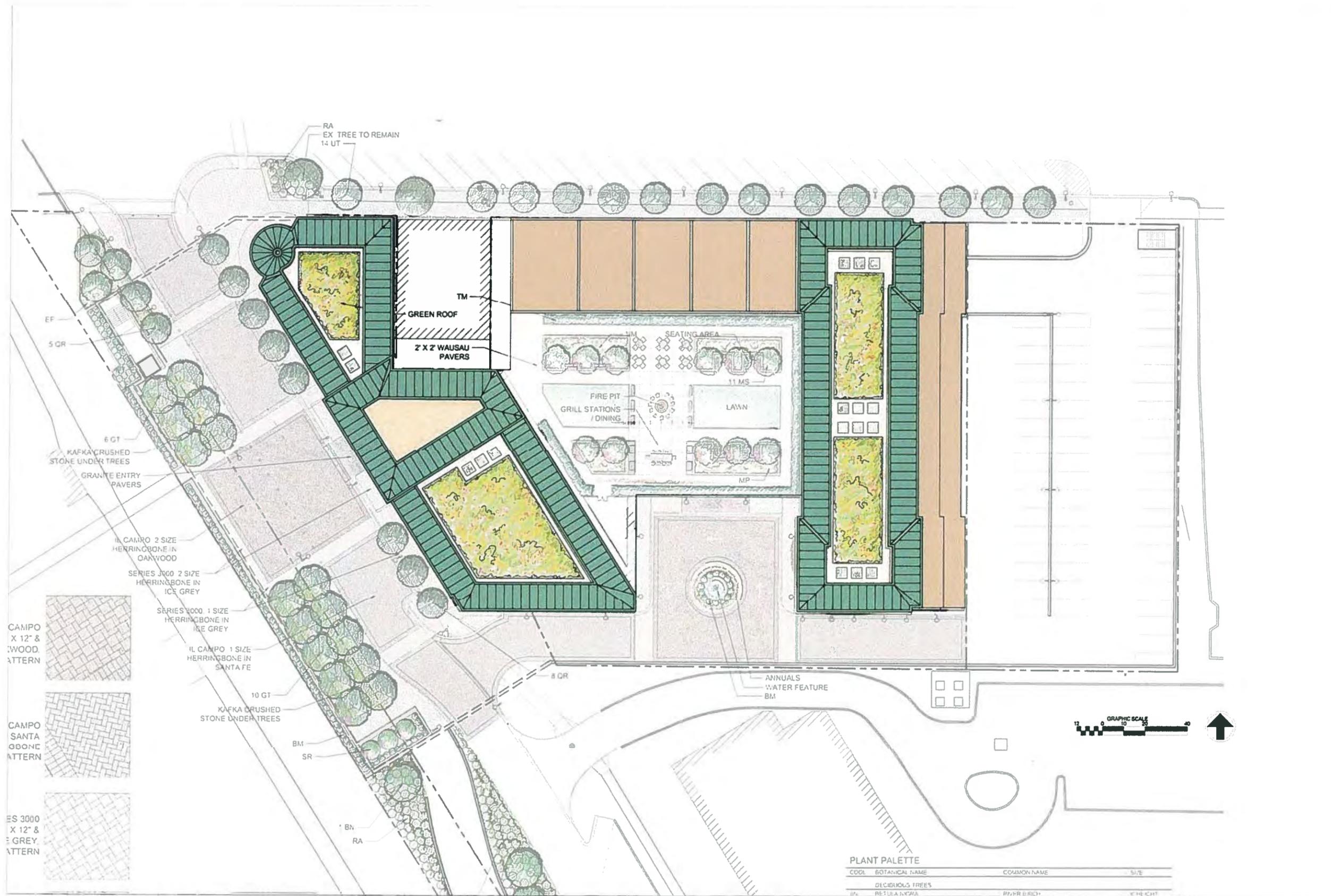














- TOP PENTHOUSE
 EL: + 69' - 0"
- TOP PARAPET
 EL: + 62' - 10"
- TOP ROOF
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR
 EL: + 17' - 0"
- GROUND FLOOR
 EL: + 0' - 0"



GROUND FLOOR
EL: + 0' - 0"

TRAIN PLATFORM
EL: - 20' - 0"

- ◆ TOP PARAPET
EL: + 62' - 10"
- ◆ TOP ROOF
- ◆ 4TH FLOOR
- ◆ 3RD FLOOR
- ◆ 2ND FLOOR
- ◆ 1ST FLOOR
- ◆ GROUND FLOOR
EL: + 0' - 0"

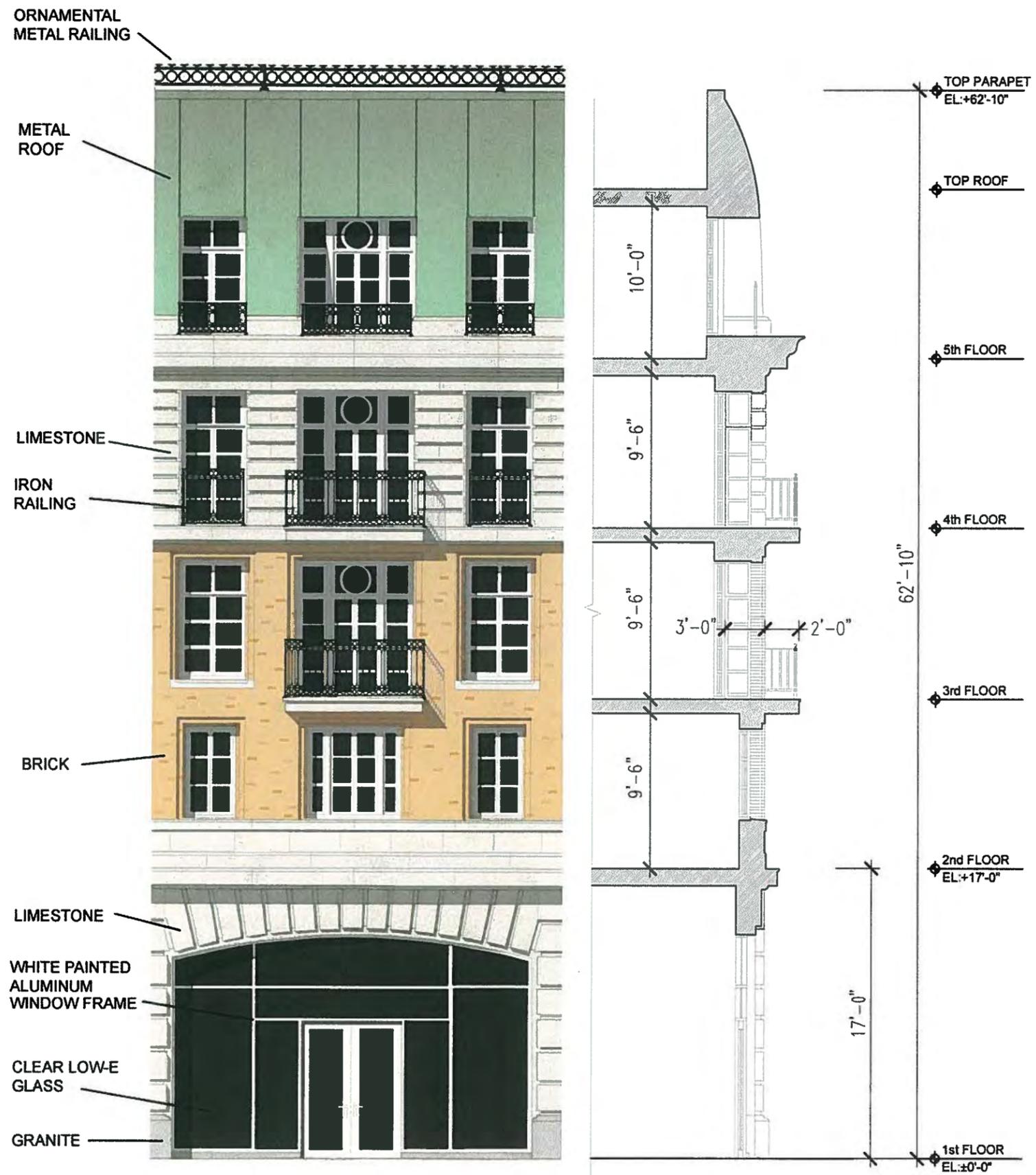


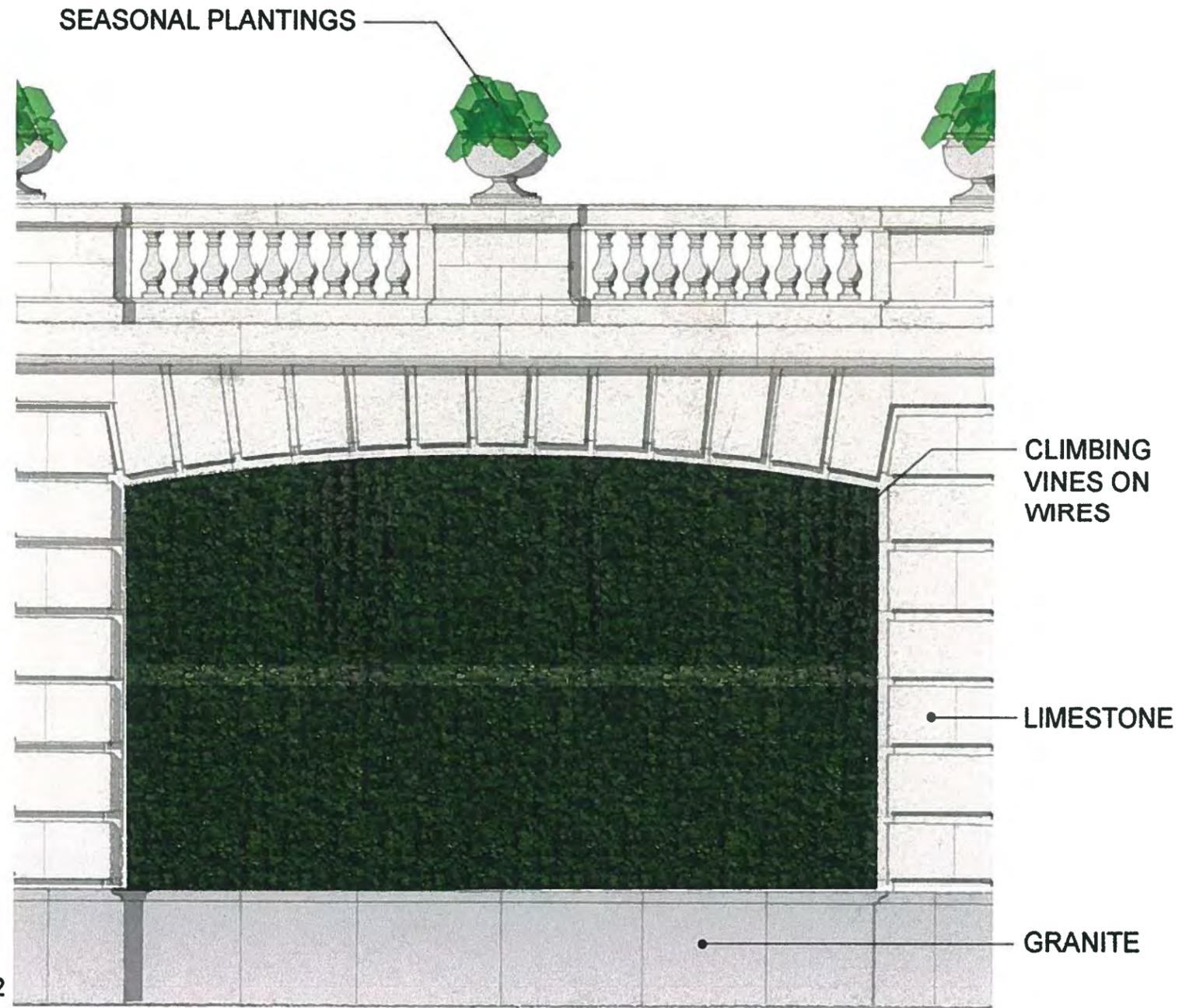
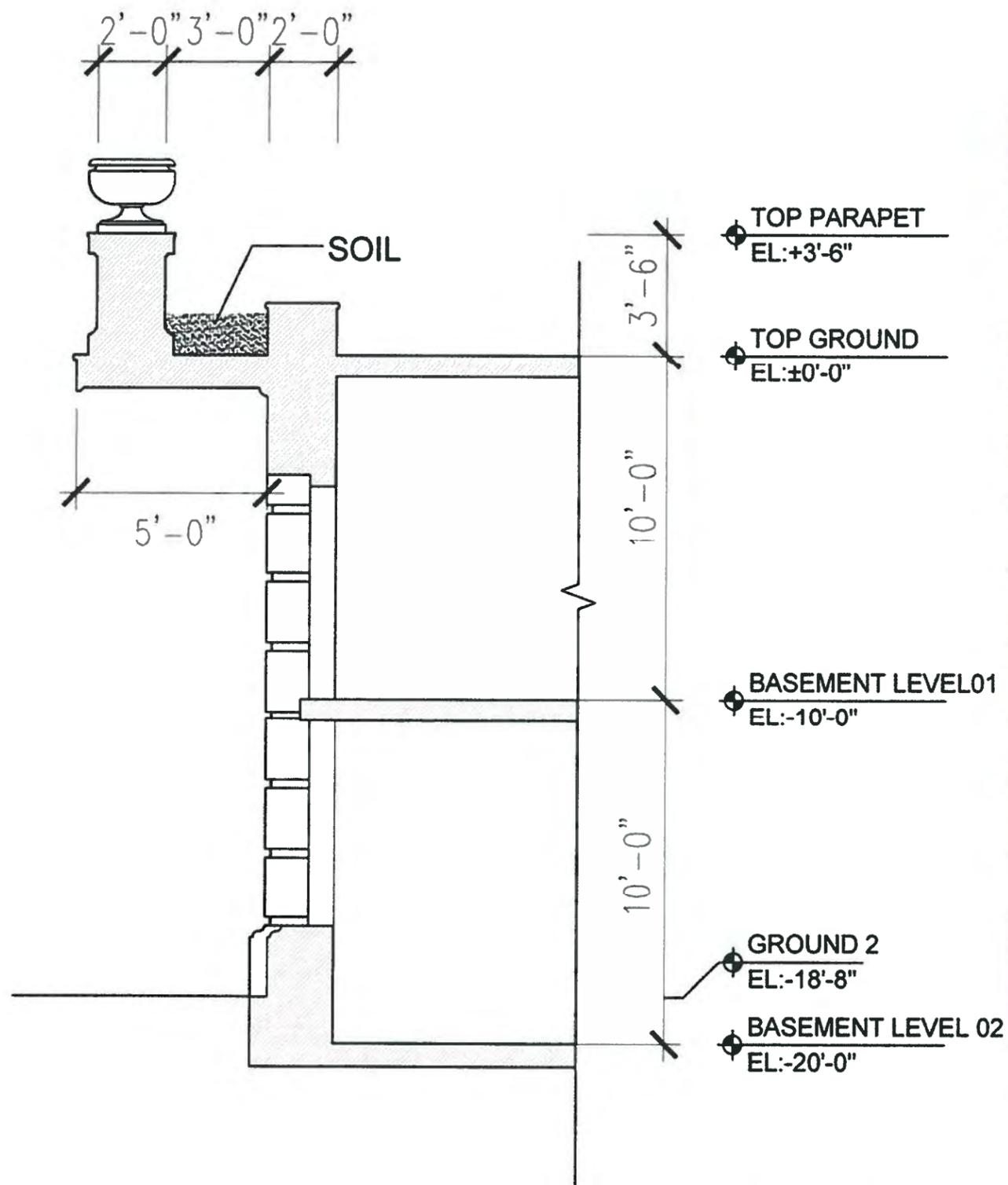


- TOP PARAPET
EL: + 62' - 10"
- TOP ROOF
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR
EL: + 17' - 0"
- GROUND FLOOR
EL: + 0' - 0"

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- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR
EL: + 17' - 0"
- GROUND FLOOR
EL: + 0' - 0"

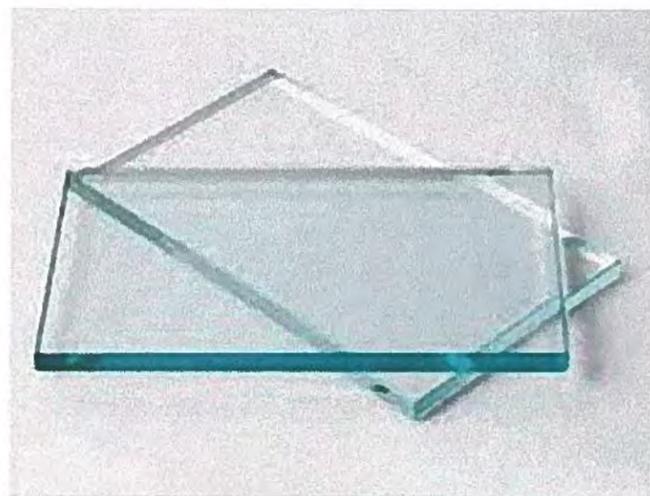




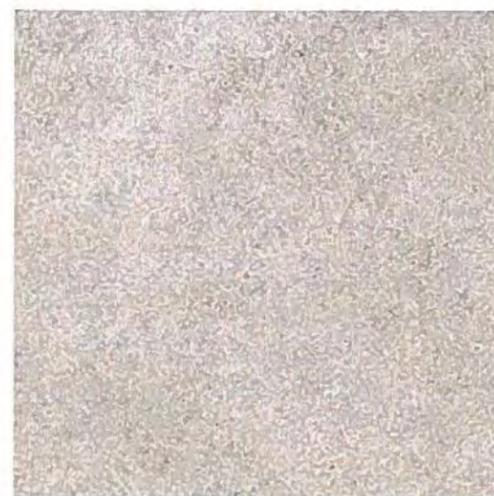




WHITE ALUMINUM FRAME



CLEAR LOW-E GLASS



LIMESTONE



ORNAMENTAL WINDOW



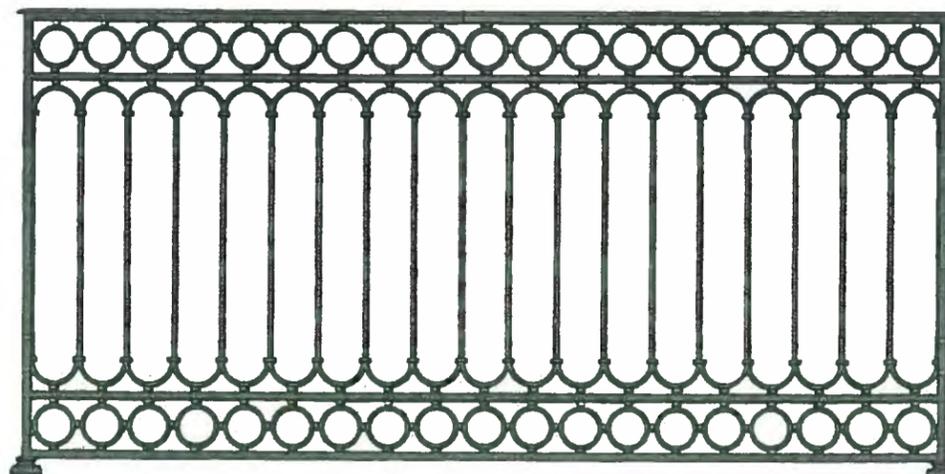
BRICK



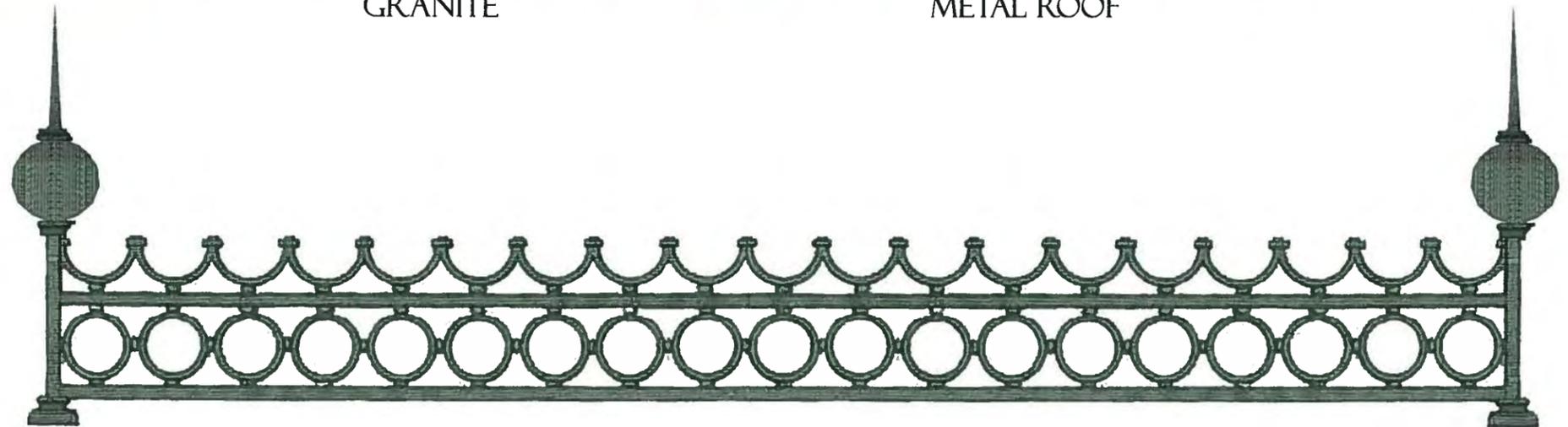
GRANITE



METAL ROOF



IRON RAILING



ORNAMENTAL RAILING

Chapter 17.58

PLANNED DEVELOPMENTS

Sections:

- 17.58.010 Applicability.
- 17.58.020 Purpose and intent.
- 17.58.030 General requirements.
- 17.58.040 Development standards.
- 17.58.050 Procedural requirements.
- 17.58.060 Pre application conference.
- 17.58.070 Application for preliminary plan approval.
- 17.58.080 Procedures for preliminary plan approval.
- 17.58.090 Application for final plan approval.
- 17.58.100 Procedures for final plan approval.
- 17.58.110 Findings on standards for planned development approval.
- 17.58.120 Amendments to planned developments.
- 17.58.130 Effect of failure to complete project according to plans.

Section 17.58.010 Applicability

The provisions of this chapter apply to the development or redevelopment of any parcel of land, or group of contiguous parcels of land, that have a combined area of at least 10,000 square feet and that are located in the B-1 Multi-family Residential, B-2 Multi-family Residential, C-1 Neighborhood Commercial and C-2 General Retail Commercial zoning districts, provided the development or redevelopment consists of the construction of one or more new buildings, or of any addition to or expansion of one or more existing buildings that increase the gross floor area on the subject property by at least 50%.

(MC-2-2015 § 13, Amended, 02/17/2015; MC-8-2005, Added, 12/20/2005)

Section 17.58.020 Purpose and intent

- A. Purpose. The purpose of this Chapter is to make available a special use procedure that departs

from the strict application of the specific zoning requirements of the district in which the development is located, in an effort to promote progressive development and redevelopment of land in the multi-family and commercial zoning districts by encouraging more creative and imaginative design for land developments than is possible under the zoning regulations that generally apply in those zoning districts.

B. Intent. This Chapter is intended to assure that the following land use and development objectives are accomplished, in addition to the general land use and development objectives set forth in Chapter 17.04 of this Title:

1. To permit a creative approach to the development and redevelopment of lands devoted to multi-family and commercial uses.
2. To achieve a more desirable physical environment by allowing greater flexibility in building design and site plan layout than would be possible through the strict application of the generally applicable zoning and subdivision regulations.
3. To allow more efficient use of the land resulting in more economic networks of utilities, streets and other facilities.
5. To facilitate a development pattern that is in harmony both with the objectives of the Comprehensive Plan and with the district purposes as defined in this Title.
6. To allow the relaxation of certain otherwise applicable substantive requirements based upon procedural protections that provide for the detailed review of individual proposals for more significant multi-family and commercial developments.

(MC-8-2005, Added, 12/20/2005)

Section 17.58.030 General requirements

All planned developments shall be subject to the requirements and limitations of this section.

A. Approval required. All planned developments shall be subject to approval by the Village Council, in accordance with the procedures and standards set forth in this Chapter and with other applicable provisions of this Code.

B. Permitted Locations. Planned developments are authorized only in the B-1 Multi-family, B-2 Multi-family, C-1 Neighborhood Commercial and C-2 General Retail Commercial zoning districts.

C. Comprehensive Plan. All planned developments shall be consistent with the Village of Winnetka Comprehensive Plan, *Winnetka 2020*.

D. Minimum area of development. No planned development shall be permitted on any site that has an area of less than 10,000 square feet.

E. Planned development required. All new development or redevelopment on any site with an area of 10,000 square feet or more shall be in accordance with the planned development requirements established in this Chapter.

F. Ownership and control of land. The site for a planned development may be either in a single lot of record or a combination of contiguous lots that are under unified ownership and control.

G. Compliance with Village Code required. Construction and improvements with any planned

development shall comply with all applicable Village ordinances. Any proposed deviation from Village standards or requirements must be clearly listed on the preliminary plan submittal and fully justified as being both necessary to the proper development of the property and consistent with the objectives set forth in the applicable section of the Village Code.

H. Design requirements. The planned development as a whole, as well as the individual buildings and site improvements constructed as part of the planned development, shall be in conformity with the Village of Winnetka Design Guidelines.

I. Compatibility of uses and design. The uses permitted in the planned development shall be compatible with each other and with existing land uses in the surrounding area. Uses shall be deemed compatible if all of the following criteria are met:

1. The individual uses in the planned development must be permitted uses or permitted special uses in the underlying zoning district. Any individual use that is permitted only as a special use in the underlying zoning district must individually meet the standards for the granting of special use permits, as established in Chapter 17.56 of this Code.

2. The uses must be designed and located in conformity with the Village of Winnetka Design Guidelines.

3. The uses, buildings and site layout of the planned development, considered as a whole, must meet the standards for the granting of special use permits, as established in Chapter 17.56 of this Code.

4. The planned development will be responsive to a demonstrated need within the Village.

(MC-2-2015 § 14, Amended, 02/17/2015; MC-8-2005, Added, 12/20/2005)

Section 17.58.040 Development standards

A. Number of units. The maximum number of residential units in a planned development shall not exceed the maximum number allowed in the underlying zoning district, except as may be necessary to achieve the goals of the Village of Winnetka Affordable Housing Plan.

B. Yards and setbacks. The required yards and setbacks along the periphery of the planned development site shall be the same as those in the underlying zoning district. Notwithstanding the foregoing, the size of the required yards and setbacks may be modified by taking into consideration other existing buildings in the vicinity, consistency with goals in the Comprehensive Plan, accommodating parking and open space requirements and compatibility with adjoining properties.

C. Building height. The maximum building height permitted in the planned development shall not exceed 45 feet. Notwithstanding the foregoing, the height limitation may be modified by taking into consideration other buildings in the vicinity, consistency with goals in the Comprehensive Plan, accommodation of parking and open space requirements and compatibility with adjoining properties.

D. Parking. Each individual use in a planned development shall comply with the parking requirements established in this Title for such use in the underlying zoning district. Notwithstanding the foregoing, parking requirements may be modified based upon the specific uses proposed and their compatibility with the adjoining neighborhood.

E. Intensity of use of lot. The intensity of use of lot for the planned development site shall not

exceed the maximum allowable permitted in the underlying zoning district, except as may be necessary to achieve the goals of the Village of Winnetka Affordable Housing Plan.

F. Traffic plan. The planned development shall include a traffic plan that identifies points of ingress and egress, streets, alleys and interior circulation routes. The traffic plan shall be designed to minimize traffic congestion in the public streets adjoining the planned development and to facilitate the free flow of both vehicular and pedestrian traffic, within the planned development. The streets, alleys and other traffic thoroughfares, public or private, approved in planned development shall comply with the minimum requirements of the Village of Winnetka.

G. Exceptions and modifications. The Plan Commission may recommend, and the Village Council may authorize, any exceptions and modifications to the applicable bulk regulations of this section, provided the recommendation or grant is supported by the following findings, which shall be based on evidence in the procedural record:

1. that the exception or modification meets the standards for modification defined in the relevant provision of this section;
2. that the exception or modification is solely for the purpose of promoting a unified site plan and of meeting the objectives of both this Title and the Comprehensive Plan; and
3. that the exception or modification is necessary to achieve the stated objectives and goals of this Chapter.

(MC-8-2005, Added, 12/20/2005)

Section 17.58.050 Procedural requirements

A. General requirements. All applications for planned developments shall be subject to the standards and procedures established in this Chapter 17.58 and in Chapter 17.56 of this Code.

B. Cumulative requirements. Unless specifically provided in this Chapter to the contrary, the standards of Chapter 17.56 shall be in addition to the standards of this Chapter. Unless specifically provided in this Chapter to the contrary, any procedure of Chapter 17.56 that is not also stated in this Chapter shall be considered an additional procedure, provided it does not conflict with the procedures established in this Chapter. In the event the procedures of Chapter 17.56 conflict with the procedures established by this Chapter, the procedures of this Chapter shall prevail.

(MC-8-2005, Added, 12/20/2005)

Section 17.58.060 Pre application conference

Prior to filing an application for a planned development, the developer may request an informal conference with the Zoning Administrator to discuss the proposed planned development. The pre-application conference is not mandatory and does not require either the payment of an application fee or the filing of an application.

(MC-8-2005, Added, 12/20/2005)

Section 17.58.070 Application for preliminary plan approval

A. Form of application.

1. The form of the original application, associated plans and supporting documentation shall be determined by the Zoning Administrator.
2. The application, associated plans and supporting documentation shall be submitted both in full, original size and in 8½" x 11" format.
3. The full, original size of plats and plans shall be 24" x 36".

B. Contents of application. The application shall include the preliminary planned development plan described in subsection C of this section and shall be accompanied by the additional plan documentation described in subsection D of this section.

C. Preliminary planned development plan. The preliminary planned development plan shall contain the following:

1. Statement of objectives. The preliminary plan shall include a statement of the planning objectives to be achieved by the particular design approach proposed by the applicant, which shall include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
2. Statement of ownership. The preliminary plan shall include a statement and documentation verifying that the applicant has, or will have ownership and control over all land included in the proposed planned development. If the subject property is held in trust, the statement of ownership shall also disclose the names of the trustee and the beneficiaries of the trust.
3. A statement of proposed use. The preliminary plan shall include a statement of the applicant's intention with regard to the future selling or leasing of all or portions of the land areas or structures and the proposed use thereof is required.
4. Detailed planned development plan. The preliminary plan shall include a detailed drawing of the proposed planned development, drawn at a scale of not less than one inch to one hundred feet. The detailed planned development plan may consist of one or more sheets and drawings and shall accurately depict:
 - a. Boundary lines, bearings and distances;
 - b. The location, width and purpose of all easements
 - c. All streets on and adjacent to the subject property, including street name, right-of-way width, sidewalks, and the like;
 - d. Utilities on and adjacent to the site, including the location, size and invert elevations of all sewers, the location and size of water mains and hydrants, and the location of gas, electric, telephone and cable lines;
 - e. The topography of the subject property, which shall be shown in one-foot contours for land with a slope of one-half percent or less, and in two-foot contours for land with a slope of more than one-half percent;
 - f. Conditions on adjacent land, including adjacent grades, the character and location of buildings, and the type and location of utilities;
 - g. The zoning classification of the subject property and all adjacent properties;

- h. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners, with the purpose indicated;
- i. The location and purpose of each proposed building, and the height of each building in feet and stories;
- j. Landscaping and tree preservation plan;
- k. At least two cross-sections through the entire site, to illustrate the bulk and heights of all proposed structures in relation to the topography, vegetation and surrounding structures;
- l. The name of the development, the north point and scale, the date of preparation and the acreage of the site; and
- m. Such additional information as may be required by the Plan Commission.

5. Quantitative Summary. The preliminary plan shall include a quantitative summary, which shall be broken down into phase components if the development is to be implemented in phases, and which shall include, but not be limited to the following:

- a. Acreage and square footage of the subject parcel;
- b. Residential density;
- c. Total and footprint square footage of principal and accessory buildings;
- d. Number of parking spaces;
- e. Square footage of commonly owned and/or maintained open space; and
- f. Maximum residential density that would be achievable through conventional development of the site.

D. Supporting documentation. In addition to the preliminary planned development plan, every application for a planned development shall be accompanied by the following supporting documentation:

- 1. A preliminary plat of subdivision that meets the requirements of Title 16 of this Code.
- 2. Schematic architectural drawings, including but not limited to floor plans, exterior building elevations, which clearly define all buildings proposed for the planned development.
- 3. A statement setting forth the specific zoning modifications and exceptions being sought from the underlying zoning requirements as part of the planned development.
- 4. A statement describing why the area for usable common open space was chosen, the unique advantages it offers, and how it is envisioned that residents will utilize the space.
- 5. A traffic and parking study prepared by a qualified expert setting forth and analyzing the effect of the proposed development on traffic and parking in and around the subject property. The traffic and parking study shall not be limited to the effect on adjacent streets but shall extend to all surrounding areas affected by the proposed development and shall indicate the anticipated points of origin, direction, amount and density of traffic flow to and from the proposed planned development.
- 6. A statement describing the specific public benefits that are proposed to be contained in or associated with the planned development.

7. A development schedule setting forth the approximate dates for beginning and completion of each stage of the development.

8. A construction employee traffic and parking mitigation plan that shall establish specific actions by the owner to limit peak period vehicular traffic and parking generated by construction of the planned development.

9. Such other documentation as the Director of Community Development may determine is necessary to demonstrate that the proposed planned development complies with all applicable development regulations, including compliance with Village of Winnetka Design Guidelines.

(MC-8-2005, Added, 12/20/2005)

Section 17.58.080 Procedures for preliminary plan approval

A. Application review. Upon receipt of a properly completed application for a preliminary planned development, the Zoning Administrator shall review the application for compliance with all applicable requirements. Completed applications will be then be forwarded to the Plan Commission, Zoning Board of Appeals and Design Review Board for their respective reviews and recommendations.

B. Hearings. The Plan Commission and Zoning Board of Appeals shall hold separate public hearings in accordance with Chapter 17.56 of this Code. Notices of the public hearings shall be issued in the manner provided in Section 17.56.040 of Chapter 17.56. The hearing of the Zoning Board of Appeals shall be held as provided in Section 17.56.060 of Chapter 17.56.

C. Written protest.

1. Filing of protest. Any owner of property located within two hundred fifty (250) feet of the subject property may file a written protest objecting to the planned development. The written protest shall be directed to the Village Council and shall be submitted on forms provided by the Village and shall be signed and acknowledged, in accordance with the definitions provided in Sections 17.04.030(A)(3.5) and 17.04.030(S)(4.5) of this title. The written protest shall be submitted no later than 5:00 p.m. on the date of the first meeting of the Village Council at which the preliminary approval of the planned development application is on the agenda for consideration; provided, that the tiling of a written protest after the close of the Board of Appeals hearing on the planned development application shall not create a right either to reopen the evidentiary record or to remand the application to the Board for further evidentiary proceedings.

2. Effect of written protest. In the event twenty (20) percent of the owners of property located within two hundred fifty (250) feet of the subject property have submitted a written protest as provided in Section 17.56.050(A), the preliminary approval of a planned development by the Village Council shall require the favorable vote of four (4) Trustees.

D. Design Review Board. The Design Review Board shall consider the application for preliminary planned development at a public meeting.

E. Findings and recommendations. Within 30 days following the date of the completion of the respective public hearings of the Plan Commission and Zoning Board of Appeals, and within thirty (30) days following the completion of the Design Review Board meeting on the application for preliminary approval, each body shall forward a written copy of its findings of fact, and/or its recommendation to the Village Council. The findings and recommendations of each body shall be

consistent with the purpose and intent of this Title and shall specify, in a separate conclusion or statement, such stipulations, restrictions or conditions, including but not limited to the operation of the planned development, that the Plan Commission, Zoning Board of Appeals or Design Review Board deems necessary to assure the protection of the public health, safety, comfort, morals or welfare. No planned development shall be recommended for approval by the Plan Commission, Zoning Board of Appeals or Design Review Board unless such commission or board shall find that the proposed planned development is in conformity with the standards set forth in Section 17.58.110 of this chapter and with any other applicable regulations of the zoning district in which the subject property is located.

F. Village Council.

1. Village Council deliberations. Within thirty (30) days after the Village Council receives all of the findings of fact and/or the recommendations of the Plan Commission, Zoning Board of Appeals and Design Review Board on the application, the application for the planned development shall be placed on the Village Council's agenda for consideration.

2. Village Council decision; vote required. By a majority of the Village Council, the Village Council, in the exercise of its discretion, may grant, deny or modify the planned development application, or may return the matter to the Plan Commission, Zoning Board of Appeals or Design Review Board for further consideration and findings. Notwithstanding the foregoing, if the requisite number of protests have been submitted in accordance with Section 17.56.050 of Chapter 17.56, the favorable vote of four (4) Trustees shall be required to grant the planned development by the Village Council.

(MC-8-2005, Added, 12/20/2005; MC-9-2010, Amended, 01/4/2011)

Section 17.58.090 Application for final plan approval

A. Form of application.

1. Substantial conformity with preliminary plan. The final plan for the planned development shall conform substantially to the approved preliminary plan. No final plat for a planned development will be presented for final approval if it contains a substantial change from the approved preliminary plan. For purposes of this section a substantial change is a change that alters the concept or intent of the planned development; changes the plan's density, changes the height of any building, changes proposed open space, makes material changes in architectural design, makes a material change to the development schedule, or changes the governing agreements, provisions, or covenants for the development.

2. Engineering approval. The final plat will not be processed until detailed engineering site plans have been reviewed and approved by the Village Engineer.

3. The final development plan, and subdivision plan if necessary, shall contain in final form all the information required in the preliminary development plan, along with such other documents as may be necessary to implement the plan or to comply with all applicable requirements of this chapter.

B. Time of filing application for final approval. Within eighteen (18) months following the Village Council approval of the preliminary planned development plan, the applicant shall initiate the final approval process by filing the final development plan and supporting documentation with the Plan Commission. The Village Council, in the exercise of its discretion, may extend the time for

filing the application for final approval.

C. Contents of application. The final planned development plan shall contain all the materials included in the preliminary planned development plan in final detailed form and include the following:

1. Boundary lines, bearings and distances;
2. Location, width and purpose of all easements;
3. Streets on and adjacent to the site, including street name, right-of-way width, sidewalks, and the like;
4. Utilities on and adjacent to the site, including location, size and invert elevations of all sewers, location and size of water mains and hydrants, location of gas lines, electric, telephone and cable lines;
5. Other conditions on adjacent land including adjacent grades, character and location of buildings and utilities;
6. Zoning on and adjacent to the site;
7. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated;
8. Location, purpose and height, in feet and stories, of each building;
9. Landscaping and tree preservation plan;
10. Name of development, north point and scale, date of preparation and acreage of site;
11. Such additional information as may be required by the Village Council.
12. Final schematic architectural drawings;
13. Final quantitative summary;
14. Original mylar plat of the planned development, a subdivision plat, plat of dedication and/or plat of vacation; and
15. A restrictive covenant in a form acceptable to the Village Attorney limiting development of and construction upon the tract as a whole to such development and construction as shall comply with the final development plan granted by the Village Council.

D. Development phases. If desired by the developer, the final plat may be submitted in stages, with each stage reflecting a portion of the approved preliminary plat that is proposed to be recorded and developed; provided, however, that each such portion shall be in conformity with all requirements and regulations of this Chapter.

(MC-8-2005, Added, 12/20/2005)

Section 17.58.100 Procedures for final plan approval

A. Application review. Upon receipt of a properly completed application for a final planned development plan, the Zoning Administrator shall review the application for compliance with all

applicable requirements. Completed applications will be forwarded to the Plan Commission, Zoning Board of Appeals and Design Review Board for their respective reviews and recommendations.

B. Hearings. The Plan Commission and Zoning Board of Appeals shall hold separate public hearings in accordance with Chapter 17.56 of this Code. Notices of the public hearings shall be issued in the manner provided in Section 17.56.040 of Chapter 17.56. The hearing of the Zoning Board of Appeals shall be held as provided in Section 17.56.060 of Chapter 17.56.

C. Written protest.

1. Filing of protest. Any owner of property located within two hundred fifty (250) feet of the subject property may file a written protest objecting to the planned development. The written protest shall be directed to the Village Council and shall be submitted on forms provided by the Village and shall be signed and acknowledged, in accordance with the definitions provided in Sections 17.04.030(A)(3.5) and 17.04.030(S)(4.5) of this title. The written protest shall be submitted no later than 5:00 p.m. on the date of the first meeting of the Village Council at which the final approval of the planned development application is on the agenda for consideration: provided, that the filing of a written protest after the close of the Board of Appeals hearing on the planned development shall not create a right either to reopen the evidentiary record or to remand the application to the Board for further evidentiary proceedings.

2. Effect of written protest. In the event twenty percent (20%) of the owners of property located within two hundred fifty (250) feet of the subject property have submitted a written protest as provided in the foregoing paragraph 1. the final approval of a planned development by the Village Council shall require the favorable vote of four Trustees.

D. Design Review Board. The Design Review Board shall consider the application for final planned development at a public meeting.

E. Findings and recommendations. Within 30 days following the date of the completion of the respective public hearings of the Plan Commission and Zoning Board of Appeals, and within 30 days following the completion of the Design Review Board meeting on the application for preliminary approval, each body shall forward its written findings of fact and recommendations to the Village Council. The findings and recommendations of each body shall be consistent with the purpose and intent of this Title and shall specify, in a separate conclusion or statement, such stipulations, restrictions or conditions, including but not limited to the operation of the planned development, that the Plan Commission, Zoning Board of Appeals or Design Review Board deems necessary to assure the protection of the public health, safety, comfort, morals or welfare. No planned development shall be recommended for final approval by the Plan Commission, Zoning Board of Appeals or Design Review Board unless such commission or board shall find that the proposed planned development is in substantial conformity with the approved preliminary plan and is also in conformity with the standards set forth in Section 17.58.110 of this chapter and with any other applicable regulations of the zoning district in which the subject property is located.

F. Village Council.

1. Village Council deliberations. Within thirty (30) days after the Village Council receives all of the findings of fact and/or the recommendations of the Plan Commission, Zoning Board of Appeals and Design Review Board on the final application, the application for the planned development shall be placed on the Village Council's agenda for consideration.

2. Village Council decision; vote required. By a majority of the Village Council, the Village

Council, in the exercise of its discretion, may grant, deny or modify the application for final planned development approval, or may return the matter to the Plan Commission, Zoning Board of Appeals or Design Review Board for further consideration and findings. Notwithstanding the foregoing, if the requisite number of protests have been submitted in accordance with Section 17.56.050 or Chapter 17.56, the favorable vote of four (4) Trustees shall be required for final approval of the planned development by the Village Council.

G. Approval by ordinance. Final approval of any planned development shall be by an ordinance of the Village Council. The Village Council, in the exercise of its discretion, may accept, reject or modify any conditions or restrictions that the Plan Commission, Zoning Board of Appeals and/or Design Review Board may recommend. Such conditions shall be expressly set forth in the ordinance approving the planned development.

H. Recording of final plan required. The Ordinance authorizing the planned development shall be effective only upon recording of the final plat and supporting data with the Office of the Recorder of Deeds for Cook County. No building permits will be issued nor shall any other development shall take place until the required recording of the final plat. All recording costs shall be paid by the applicant.

(MC-8-2005, Added, 12/20/2005; MC-9-2010, Amended, 01/4/2011)

Section 17.58.110 Findings on standards for planned development approval

A. Findings required.

1. Findings in support of recommendations. The Zoning Board of Appeals, the Plan Commission and the Design Review Board shall each enter written findings on the standards for planned development approval as set forth in this Section 17.58.110. The findings of each body shall be based on the particular facts and circumstances of the proposed development, as established through the application materials, record made in the proceedings before that body, and matters of public record.

2. Village Council findings. The Village Council's decision to grant or deny an application shall be based on the particular facts and circumstances of the proposed development, as established through the application materials, the record made in all proceedings on the application, matters of public record, and such matters of public policy as the Council deems relevant to its consideration of the application.

B. Zoning Board of Appeals. The Zoning Board of Appeals shall not recommend the approval of a planned development unless it enters the following findings:

a. that the proposed planned development will not either endanger or be detrimental to the public health, safety, comfort, morals or general welfare, in that the proposed development will complement and supplement the community given the nature of the business;

b. that the planned development will not either substantially diminish or impair property values in the immediate vicinity, or be substantially injurious to the use and enjoyment of land in the immediate vicinity for uses permitted by right in that zoning district;

c. that the planned development will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district;

- d. 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 and private ways;
- e. that adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the special use either exist or will be provided; and
- f. that the planned development in all other respects conforms to the applicable zoning regulations and other application of Village ordinances and codes.

C. Plan Commission. The Plan Commission shall not recommend the approval of a planned development unless it finds that the proposed development, as a whole, is consistent with the goals and objectives of the Comprehensive Plan, *Winnetka 2020*. In making its findings and recommendations, the Plan Commission shall consider such goals and objectives of the Comprehensive Plan as it may determine are affected by or otherwise pertain to the proposed planned development, provided that, in each instance, the Plan Commission shall consider whether the proposed planned development is consistent with the following goals and objectives of the Comprehensive Plan:

1. to ensure that commercial, institutional, and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;
2. to limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in such infrastructure as streets, parking, utilities and sewers, and in other community resources such as schools, parks and recreational facilities;
3. to ensure that development proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, on site parking, traffic patterns, congestion, open space, storm water management and Village infrastructure;
4. to provide for a wide range of office/service and retail commercial land uses and development within the existing business districts in the Corridor;
5. to promote a strong community identity and opportunities to interact while building a healthy commercial tax base;
6. to provide a broad range of goods and services so that Winnetka residents can satisfy most of their ordinary shopping requirements in the Village and so that non-residents will come to the Village for specialty goods and services;
7. to maintain the essential quality, viability and attractiveness of Winnetka's business districts while encouraging new economic development consistent with the character of the Village and the individual business districts;
8. to encourage the provision of on-site parking at the rear of buildings, with access via alleys or private driveways, to reduce demand for on-street parking; and
9. to ensure that new development does not decrease public parking supply, particularly on street parking that supports retail use.

D. Design Review Board. The Design Review Board shall provide comment and recommendations to the Village Council as to whether the building design, landscape plan and other proposed exterior aspects of the planned development are in conformity with the Design Guidelines.

E. Village Council. The Village Council shall not grant a request for approval of a planned

development unless it finds:

1. that the proposed development meets the special use standards for planned development, as set forth in subsection B of this Section;
2. that the proposed development, as a whole, is consistent with the Comprehensive Plan, *Winnetka 2020*;
3. that a certificate of appropriateness of design should issue for the buildings, landscaping and other exterior elements of the proposed development; and
4. that the proposed development is otherwise consistent with the intent and objectives of this Chapter.

(MC-8-2005, Added, 12/20/2005)

Section 17.58.120 Amendments to planned developments

A. Recorded approved plans control development. The planned development shall be developed only according to the approved and recorded final plans. The recorded final plan, together with all recorded amendments, shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises, including the internal use of buildings and structures, and the location of structures in the planned development as set forth therein.

B. Major changes.

1. Major changes defined. Changes that alter the concept or intent of the planned development; including changes in density, changes in the height of buildings, changes in use, changes of proposed open space, material changes to architectural design, material changes in the development schedule, changes in road standards, and changes in the final governing agreements, provisions, or covenants shall all be considered major changes to the approved plan.

2. Procedure for major changes. An applicant seeking a major change shall seek an amendment to the final plan by submitting a new preliminary plan and supporting data and following the procedures for preliminary approval, as established in Section 17.58.070 of this chapter. Major changes to an approved final plan may be granted only by the Village Council pursuant to an ordinance approving the amended plan.

C. Minor Changes.

1. Minor changes defined. Minor changes are defined as any change to an approved plan that is not defined as a major change and that does not change the concept or intent of the development.

2. Procedure for minor changes. A proposed minor change to an approved planned development may be presented directly to the Village Council for consideration. The Village Council may approve minor changes in the planned development without further proceedings, provided it finds that the proposed change does not change the concept or intent of the development.

(MC-8-2005, Added, 12/20/2005)

Section 17.58.130 Effect of failure to complete project according to plans

A. Failure to complete project. The Village Council shall consider revocation of the planned development if construction falls more than one year behind the construction schedule filed with the final plat. The developer shall be notified at least ninety days preceding any revocation proceeding. The Village Council may, upon request, modify the recorded construction schedule of a planned development.

B. Failure to comply with approved plans. Failure to maintain such conditions or restrictions as may have been imposed shall constitute grounds for revocation of the planned development pursuant to Section 17.72 of the Village Code.

(MC-8-2005, Added, 12/20/2005)