



**Winnetka Design Review Board /Sign Board of Appeals  
Regular Meeting**

**June 16, 2016 - 7:00 pm**

The Winnetka Design Review Board will hold a regular meeting on Thursday, June 16, 2016 in the Village Council Chambers of Winnetka Village Hall, 510 Green Bay Road, Winnetka, Illinois, at 7:00 pm

**AGENDA**

1. Adoption of previous meeting minutes (February 18, 2016 and March 17, 2016 meetings);
2. **840 Green Bay Road (Graeter's Ice Cream)**- Certificate of Appropriateness for new signs, awnings, and exterior lighting;
3. **80 Green Bay Road (Field's Maserati)** - Comment to Village Council regarding proposed building alterations, modified site lighting and signage, including the following sign code variations;
  - a. New ground mounted sign (Variation requested from Section 15.60.120(B)(3)(c) of Sign Code).
  - b. Proposed illuminated sign closer than 100 feet to a residential zoning district (Variation requested from Section 15.60.130(B)(3) of Sign Code).
4. **545-561 Lincoln / 743-749 Elm** – Certificate of Appropriateness for replacement roof and gutter

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](http://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  
February 18, 2016**

**Members Present:**

John Swierk, Chairman  
Kirk Albinson  
Bob Dearborn  
Brook Kelly  
Michael Klaskin  
Paul Konstant  
Peg Stanley

**Members Absent:**

None

**Village Staff:**

Brian Norkus, Assistant Director of Community  
Development

**Call to Order:**

Chairman Swierk called the meeting to order at 7:00 p.m.

Chairman Swierk asked if there were any comments or corrections to be made to the January 21, 2016 meeting minutes. No comments were made. He then asked for a motion.

A motion was made and seconded to approve the January 21, 2016 meeting minutes. On a voice vote, the motion was unanimously passed.

**Zoning Case #15-10-PD: (Continued from previous meeting): 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**

Chairman Swierk asked the petitioner to discuss the changes which were made since the last meeting.

David Trandel stated that he would like to thank everyone for their time and energy and identified the design team. He then introduced Geoff Bird to identify the different adjustments and improvements.

Mr. Bird introduced himself to the Board as the lead designer under Lucien Lagrange and stated that he would address the questions and requests for clarifications from the last meeting. He referred the Board to a list of the questions they had. Mr. Bird then referred to Mr. Konstant's question for the applicant to consider a different color for the west building and that he would like to see something more neutral which he described as a great suggestion. He referred the Board to an illustration and stated that at first, the brick was a bit bright and that it would not necessarily

blend in well with the rest of the neighborhood and that they moved to a more copper color and a lighter brown color which he described as more neutral and which is halfway between what they previously had and the building directly to the south at 711 Oak. Mr. Bird reiterated that they want to fit into the neighborhood as best as they can.

Mr. Bird stated that Mr. Konstant's next question related to the iron railings and the slate colored roof. He stated that with regard to the dark iron railings, they had already decided they were going to use those on the building in front of balconies and in front of several stories of windows on the fourth and fifth story, etc. Mr. Bird stated that Mr. Konstant asked the applicant to consider a slate colored roof and that in connection with the use of a metal roof on the building, he noted that metal roofs are usually copper colored or some other sort of metal in a similar color. He added that the only other metal roof they could find in downtown Winnetka was the roof of the Harris Bank building. Mr. Bird informed the Board that they looked at this 6 or 8 months ago when they were trying to decide what color to have on the roof and that they decided that aside from it looking good with regard to the colors they chose for the building, for it to match what is already existing in the Village.

Mr. Bird went on to state that Mr. Albinson asked a number of questions, the first of which related to the scale and architecture of the west building which he described as hard, formal and/or cold. He stated that relative to what is existing in and around Elm Street and the east Elm Street business district, they tried to make it clear that being on a plaza and addressing a large open space between where they are sitting right now and the site required a little bit more formality than addressing just a normal retail street. Mr. Bird stated that it required a bit more of a formal approach with regard to the central entry and the retail base along the side. He then stated that whether or not it is hard or cold, they would not tend to agree with that and that they tried very hard to landscape it and make it very pedestrian and friendly. Mr. Bird also stated that the materials are all natural and that there would not be large walls of glass. He then stated that the scale of the windows would relate to a human body.

Mr. Bird then referred the Board to an illustration of the view from Lincoln which he stated blended in with the context and stated that he would like to address the matter of openings which he commented is how you relate to a building as a human is through the size of the openings. Mr. Bird then stated that the residential openings are proportionate to a human body much like the Village Hall. He identified the sills as being at knee length for your hip and that the head heights are approximately 2 feet above your head which he identified as most comfortable in a residential situation. Mr. Bird also stated that the retail bays are large and open so that people can see the goods as they are walking along the street as well as being inviting and friendly.

Mr. Bird stated that they would also like to emphasize the warmth and heterogeneity of all of the architectural features along Elm Street which is where the scale needed to break down and that it needed to be addressed more as a retail street as opposed to a large, civic space. Mr. Bird stated that the details and the way in which the openings are arranged address that very well.

Mr. Bird went on to state that the next question raised by Mr. Albinson related to the townhomes and retail facades on Elm Street and whether the ornamentation of the proposed Elm Street facades is too extensive. He noted that they did read through the Winnetka design guidelines multiple times and what stuck out to them was the use of decorative architectural elements being highly encouraged. Mr. Bird referred to adding richness to anyone walking down the street by the building. He also noted that these are peoples' homes and that you do want it to have a distinctive identity and not for it to blend in with everything else around it. Mr. Bird then stated that the scale of the buildings in terms of the three openings, a large retail opening in an area which he identified for the Board, etc. blended in very well with what is across the street.

Mr. Bird stated that the next question related to the parking garage and the Village's design aesthetic. He reiterated that they looked very closely at what is already existing in the Village and found that their design matched almost completely with the existing Elm Street bridge. Mr. Bird identified that both of them have balustrades which are interrupted by podiums and that both are either limestone or some other type of cast stone imitation.

Mr. Bird stated that in connection with the façade of the west garage, he stated that they looked very closely at what is existing and what would be facing it which are the west side of the train station and the west side of the Elm Street bridge, both of which below the surrounding grade are rusticated which meant that they have large, pronounced joints. He informed the Board that they measured them and that they are 2 feet 3 inches from each other and approximately 1 foot apart in another area which he identified for the Board. Mr. Bird stated that they treated the wall in much the same way except that they have perforated landscaped areas in an area which he identified for the Board and noted that their rustication joints are approximately 2 feet on center which he stated blended in well with an area he also identified for the Board. He then introduced the landscape architect who would address the next few slides.

Brad Meyerhoff with Daniel Weinbach & Partners introduced himself to the Board and noted that he has worked closely with Mr. Weinbach and is familiar with the project. He stated that with regard to how the landscape improvements met or exceeded the Village standards, he stated that they went through the design guidelines and that they understand that there are strict materials which have been designated. Mr. Meyerhoff stated that some of the manufacturers there are the same manufacturers they are using now. He then stated that if they were to go in right now and replicate some of the existing materials, they would not be able to match what is there since they have aged and faded out with color. Mr. Meyerhoff stated that the new materials which included a new brick paver which easily deteriorates, they would all be precast concrete pavers and that the durability of the new modern pavers would fade less easily and retain their color better. He also stated that it helped create a very distinctive pedestrian-way and plaza space which they are trying to create with the new development.

Mr. Meyerhoff referred the Board to an illustration of the existing decorative pavers which he

stated are fading and crumbling. He informed the Board that they would be using a similar color palette which he described as not very strong since things have faded but that this would help create a distinctive commercial space for this mixed use development. Mr. Meyerhoff identified it as a higher quality material and that it would be better for pedestrians since it would have more texture to it and would create very distinctive pedestrian paths and that if the area was to be closed off for events, it would help to square things off for events used in the space.

Mr. Meyerhoff stated that in connection with the light fixtures, right now, they are a mix of light fixtures in the area which he described as out of scale with a mixed use commercial development. He identified some of them as very tall which would be more for a parking lot such as a Walmart or highway. Mr. Meyerhoff identified other fixtures as being more pedestrian scaled which are more of a classic design which go with the vernacular of the current buildings but that with the new building, they do not mix well. He also stated that they do not believe they could be retrofitted for use for an economical LED lighting and would also shine light outward as opposed to focusing the light downward on the commercial spaces and the pedestrian walk which is where they want the light to focus. Mr. Meyerhoff stated that they have more of them now than are commercially on Elm Street. He stated that it would help to activate the space and create a space which would draw you in and make you aware that the space is intended for use in all hours.

Mr. Bird stated that with regard to the landscape design and general thesis is that they took the design guidelines and identified it as the basis for the quality that the Village expected and asked themselves how can they be better while still being in the same vein. He also stated that the rendering requested from the top of the Elm Street bridge was shown to the Board and identified the west building and some of the streetscape improvements.

Mr. Bird went on to state that some more questions were asked with regard to the height of the Elm Street parking structure and stated that for the east parking garage, it is going to be Village owned. He identified the method in which they would be screening the garage which would be with landscaping and a screened wall and with further landscaping on the part of the structure which is taller than the wall which he identified for the Board. Mr. Bird then referred the Board to an actual section where you can see the heights and the sidewalk 8 feet tall which is the screen wall. He also stated that there would be landscaping in this area and between the sidewalk.

Mr. Bird stated beyond that where it would protrude above ground where the vehicles parked is in an area which he identified for the Board and which he stated arose approximately 13 feet above the level of the sidewalk. He then stated that in a study which they performed many months ago, with regard to how it would relate to a pedestrian walking is that they would not and that they would not be able to see it from the street. Mr. Bird also identified a barrier in the screen wall and landscaping which would block any view of the concrete or brick structure as well as another layer of landscape screening on top of it which would screen any vehicles which may be parked there. He informed the Board that they wanted to create something there which is green or horticultural and that would not look like a parking garage at all. Mr. Bird then referred the Board to an

illustration of the line of sight of a 6 foot person walking down the street.

Mr. Bird stated that the next question related to clarification of the height of the proposed west building relative to the existing building across the street to the north. He referred the Board to an illustration of a number of different heights that they are planning on the site. Mr. Bird informed the Board that the tallest portion would be 70 feet and which they spoke about at the last meeting, it is located on the site furthest away from any building that it could be and the residential structures in particular on Maple. He stated that with regard to the relationship between the two buildings which he identified for the Board, he identified the top of one roof to be 62 feet 10 inches and that the top of the other roof is approximately 35 feet tall. Mr. Bird stated that to ameliorate that height differential by the use of the roof so that the fifth story would taper off to the side and that the mass of the building was broken down further by the use of materials such as a stone band around the base, roof banding around the second and third stories and a stone band around the fourth story. Mr. Bird then stated that for the story beyond that, the stone band would have horizontal joints to emphasize horizontality as opposed to a vertical building.

Mr. Bird stated that with regard to the perspective of some tall buildings in Winnetka, they had done some research in terms of what exactly existed here and how did tall things in Winnetka relate to other buildings, particularly residential homes. He informed the Board that they did a number of measurements of the New Trier High School exhaust tower, the power station, the Winnetka Congregational Church tower and that with regard to the Laundry Mall in particular, they were interested in the height, the exhaust tower of which is approximately 100 feet tall. Mr. Bird noted that the distance between it and the nearest home is approximately 310 feet. He then stated that of all the buildings, the maximum height is approximately 70 feet and the distance from that to the nearest home is approximately 220 feet. Mr. Bird added that the remainder of the comparisons is roughly similar to theirs.

Mr. Bird stated that the next question related to the extent of the landscaping and street improvements to the south end of the site and he identified the ramp to the public parking garage which extended to a point which he identified for the Board. He stated that they are proposing landscaping in this area to narrow the street and to have a continued sidewalk from their plaza to Oak. Mr. Bird stated that he would like to emphasize that with regard to the consternation with narrowing the street in terms of what it would do to traffic, he informed the Board that narrower streets are much safer since people tend to drive slower on them and are generally more careful, which they consider to a huge benefit in connection with the increased pedestrian activity that they would like to bring to the area.

Mr. Bird stated that the last question related to the different use of materials along the elevations facing Elm Street. He stated that it is a matter of blending into the neighborhood and if they were to use all of one material along this street, it would result in a monolith and that it would not blend at all with what is across the street. Mr. Bird stated that they want to be a pedestrian scaled development and for it to look like it has always been there and an accretion over time of different

buildings. He also stated that the design guidelines are very adamant that the variation of materials is encouraged.

Lucien Lagrange stated that their thought was to look at the project by someone walking on the street. He stated that he would take the Board around the building at eye level and what you would see as you come up Elm Street as what you would be faced with. Mr. Lagrange stated that half of Elm Street has been missing for 50 years and that they want to bring it back to what it should be. He then stated that when you come to the corner of Elm Street and Lincoln, they brought the building westward on Elm Street. Mr. Lagrange stated that if you see a continuous wall, the intersection would result in the creation of a street. He stated that to look at it, it is a big empty space and that it did not feel like a Village lot and that they attempted to bring it back with the buildings and the street together.

Mr. Lagrange stated that as you turn the corner, they wanted the walk to be soft around the corner and that the retail portion would not be interrupted by parking. He then stated that as you come around to Lincoln, you would be faced with another landscape feature which is the plaza and that although vehicles would still be driving there, there would be the station and trees and paving that the landscape architect discussed. Mr. Lagrange then described it as a friendly and lovely space.

Mr. Lagrange stated that as you walk into the project, it is private and that there is a road for vehicles together with a courtyard which they referred to as a motor court and which meant that the other traffic is on the street. He stated that there would be no interruption of the retail portion and described the courtyard as a beautiful and private turnaround. Mr. Lagrange also stated that there would be a fountain in the center together with the turnaround and which he described as beautiful. He also described it as something you dream of doing as an architect.

Mr. Lagrange then stated that from above on the second floor, there would be a private garden which could be used for barbecues or private parties and that it would be located next to amenities to work out and which he described as beautiful.

Mr. Bird interrupted Mr. Lagrange and identified the view from 711 Oak from most of the windows facing northward.

Mr. Lagrange stated that it would be a beautiful view which would be open and would not block anything. He then stated that coming back on Elm Street, he identified the view as you approach the building and noted that the corner is only three stories high. Mr. Lagrange also stated that it would be landscaped. He also identified the portion of the building where three stories would become four stories and the parking wall which would be set back 15 feet. Mr. Lagrange reiterated that there would be landscaping in this area and that you would not be able to see the vehicles and added that the entry would be 20 feet wide. He also stated that there would be better treatment over what existed there today.

Mr. Lagrange then stated that he is very proud of what they as a team have done and that at the other meetings, they have improved what they have in a very positive way. He stated that the project is different than when they started and that it is better than when they started. Mr. Lagrange reiterated that they should be proud of what they have done and what they can bring to Winnetka.

Chairman Swierk informed everyone that they received an email from Mr. Sobel with regard to the Fell property as well as several emails and letters from neighbors in Winnetka, some opposing and some approving, and that they have a record of all of that. He stated that the Board would now open the meeting up to public comment and asked that comments be limited to five minutes per person and ideally, to not repeat anything from last week or anything that they have received in writing.

Mary Hickey, 740 Sheridan Road, informed the Board that she is currently a member of the ZBA and that she is speaking tonight as a concerned resident with regard to the project. She stated that she hoped that they have all received her opine letter which outlined her concerns and opposition and consider her viewpoints in the Board's discussion after public comment. Ms. Hickey began by stating that she is 100% in favor of the revitalization of the Village's commercial districts and in full support of the development of the Fell property. She stated that she hoped that the Board made their decision by building upon the foundation created by the conscientious work done in 1921 with the Edward Bennett Village of Winnetka Comprehensive Plan, the 2020 Comprehensive Plan created in 1999 and the recommendation forthcoming from the Village's master planning committee.

Ms. Hickey stated that Winnetka is transforming and that there are shifts in demographics, cultural, social, physical and economic conditions and development is needed. She stated that she is opposed to the design as presented in the One Winnetka proposal.

Ms. Hickey stated that before the Board has a discussion with regard to architectural design and whether the proposal is consistent with the design guidelines, the Stonestreet and One Winnetka PowerPoint highlighted the compatibility of their plan with the Bennett plan for the Village. She stated that her personal interpretation of the Village Plan put forth is that he and the Plan Commission would have objected to the grand scale of the One Winnetka proposal and that the volume and scale is not compatible with nor in character with the surrounding commercial buildings in Winnetka. Ms. Hickey stated that the proposal would eclipse the downtown areas and that the proposed design is formal and urban and that the scale is not in keeping with the small orientation of their Village. She questioned whether the goal is to become a larger, more metropolitan community such as Evanston and whether they wanted a 21<sup>st</sup> century Neo-Parisian building dominating their downtown areas and becoming a cornerstone of the east Winnetka business district. Ms. Hickey then stated that if they approve the request, they will move in that direction.

Ms. Hickey stated that she also worried that this will set a precedent for future developments such as the post office site. She noted that the Village Trustees approved in February 2015 a height increase for buildings in the business district of 45 feet from 2½ stories and the loosening of density requirements and a decrease in required parking spaces from two spaces to 1.4 spaces. Ms. Hickey then stated that the 2½ story zoning application was in place with strong approval from the residents as surveyed in 1999. She stated that she felt that 45 feet is sufficient and enough and that the exclusions being requested are excessive.

Ms. Hickey then thanked the applicant for their height and other modifications as presented last month. She stated that she still has objections to the density, volume, architectural nature and height of the west building as well as the incongruous mix of townhomes on Elm Street. Ms. Hickey stated that she felt that the Tudor townhomes were added to appease the overall lack of Tudor design. She stated that she also had concerns with regard to the design and traffic plan and entry and exit into the commuter parking lot on the west side of Lincoln.

Ms. Hickey stated that the Stonestreet proposal has overall challenged the Village to take a hard look at the future of the business districts. She then asked that the applicant carefully listen to the concerns of the community and return with a revised set of plans which reflect and honor the Village. Ms. Hickey stated that she hoped that the DRB evaluated in detail the proposal as it relates to each one of the design guidelines and hoped that they render a vote that One Winnetka is not consistent with the Village's design guidelines. She stated that she also believed that it is critical that the DRB findings and considerations are given in great detail so that when it is forwarded on to the Village Council, there is a foundation on which to make their decision. Ms. Hickey concluded by stating that she is hopeful that the Board would take her comments into consideration.

Eleanor Prince from Kenilworth informed the Board that she went to church in the Village as well as banked and shopped in the Village and is part of the Village's social and economic fabric. She stated that she agreed with Ms. Hickey's comments and that the 1.4 acre site should be developed with excellent construction and commented that what they have on the north side is beautiful. Ms. Prince stated that over the last 100 years, the reason Winnetka is so beautiful, harmonious, inviting and charming is because every single structure whether it is a commercial building, home or garage has been carefully looked at and is within the zoning code and the design committees. She stated that this would be the first major exception and that as you come around the corner, two lanes compared to a 65 foot wide street, a 10 foot sidewalk on the east side and 6 feet on the west side totaled 80 feet that they would be using as a plaza. Ms. Prince then stated that a 70 foot tall building which is 37% higher than the building next door and 37% higher than any other structure with the exception of the school and several churches in Winnetka is excessive and enormous. She also stated that it is not harmonious and that it is dissident.

Ms. Prince then stated that in addition to that, Mr. Lagrange can well build smaller structures. She also stated that with regard to 40,000 square feet of retail space, Stonestreet Partners brought

their land use consultant here who said that  $\frac{1}{4}$  of the retail and service space in Winnetka was vacant. Ms. Prince described 40,000 square feet of retail space as a lot and that this is where cuts can be made in terms of the height and width of the building. She then referred to Mr. Lagrange's Park Tower at the Water Tower Place has only 20,000 square feet of retail space.

Ms. Prince stated that as you take a walk outside of the building, it is going to stand another 40 feet west of Phototronics and that there would only be two lanes of street which is an open space which compared well with the open space in front of the Village Hall and the park. She stated that the bulk of the building and the height should be critically looked at and commented that although it will be well built, it did not matter what style it is, to have that 80 foot length facing west would make it seem very long and which was done to cut down on the height. Ms. Prince asked that the Board seriously consider not allowing a 70 foot high building which would project another 40 feet further west.

David Humphrey, 434 Willow Road, stated that he would like to comment on the heights of the five examples cited by the applicant, three of which are chimneys and the others being church steeples which he described as very different from two solid floors of living space as far as casting shadows and changing the view. He also stated that he is not positive but that all of those structures may have been grandfathered and built before the code came into effect. Mr. Humphrey also stated that what he described as Tudor or half-timber is classic and that it has survived for 500 years without diminution all over Europe. He then stated that the Bally Puck (?), although it is attractive, it is not as old and is not in many cities.

Mr. Humphrey then stated that every town has to change and keep up with the times but that there is a bit of an unusual situation in Winnetka because no one moved to the town because of what they think it will become and that they move here because of what is now. He stated that the officials have a duty to keep it that way when they can. Mr. Humphrey stated that they have to keep up with changes in terms of safety, phones, etc. and described the proposed building as counter to current trends. He stated that in the current climate, they do not need more retail and that they have empty shops now as well as the fact that they do not need more expensive housing and added that they certainly do not need taller buildings. Mr. Humphrey stated that the code did not allow for taller and stated that they have to ask themselves why is there a height restriction and that it is there to prevent something like this and buildings with full stories that would dwarf the surrounding buildings. He stated that this is not the building he would build and that within reason, they should build what they like. Mr. Humphrey then stated that there is no reasonable they should abandon the principles that are codified to protect the character of the town in order to acquire this project.

Richard Sobel stated that his father, Walter Sobel, designed the Fell property and stated that he has been trying along with Peter Milbratz to give a sense to people the importance of his father's building and the benefits to the community and to the development of adaptively reusing the Fell store. He stated that his father was a visionary and that when he designed the building, he

designed it to add stories to it of residential units which is exactly at the heart of the current development and that there are a lot of opportunities here. Mr. Sobel stated that he was asked to speak at the Winnetka library with regard to his father and this building and that it was entitled "An Architectural Gem." He stated that if people think of what the Fell building is, it has been and what it can be, it can be an inspiration to meeting the goals of the community, doing this within the height restrictions and that the ZBA voted down on this and did not want to make those exceptions. Mr. Sobel stated that it is possible to accomplish this by using his father's adaptive plan.

Mr. Sobel then stated that for those that did not see Mr. Milbratz's presentation, he identified the Fell building as the iconic Fell building and that it has a key characteristic. He then identified the award his father won which is an international design award as well as one of the photographs of when it was built and what it could be like with residential units added above. Mr. Sobel also stated that Mr. Milbratz put together a design which fits in with the Stonestreet goals, which would preserve the Fell building and which would allow for two or three other buildings that Mr. Lagrange could use his architectural talents for. He stated that this is something that he hoped the Board would take into account.

Mr. Sobel stated that as everyone walked into the building today, they saw the poster in connection with master planning in Winnetka. He stated that they have raised the question repeatedly that how does this building fit into the master plan, especially since the master planning has not been finished and described it as the cart before the horse.

Mr. Sobel went on to state that when the Plan Commission and the ZBA were considering the proposal, one of the Commissioners counted the community sentiment and found that 90% of the sentiment was against this plan. He then stated that at the last meeting, there were more supporters and that the sentiment is still that this did not fit in with Winnetka and that the master planning process will set those guidelines.

Mr. Sobel then stated that there are a couple of other things that came up at the last meeting which related to the long term viability of this project. He noted that the NTP project was approved and was not able to go forward. Mr. Sobel stated that the question related to where is the financial indication that this project will be successful and that it will fill retail and not end up as many wonderful ideas going partway, tearing down buildings and leaving wholes and fields which Wilmette ran into quite a while ago and did not come to fruition. He stated that there are a lot of questions that need to be asked and answered before this went on.

Mr. Sobel stated that he would also encourage Stonestreet and Mr. Trandel to meet with them. He stated that with encouragement from the Board to try to fit together these plans, it can be successful. Mr. Sobel stated that with regard to the finances, the savings from not having to demolish a solid building and not have to rebuild, there is also a potential 20% income tax credit for rehabbing and adaptively reusing an iconic building. He stated that the combination of beauty, environment and finances can bring something very exciting to Winnetka that will address

all of the concerns and that saving and reusing the Fell building is an important step in that regard. Mr. Sobel reiterated his request for the Board to encourage the developer to think about this and ask some of the tough questions.

Rocky Flinterman introduced himself to the Board as an owner of a business in Northfield and Northbrook. He also informed the Board that he was a resident of Winnetka from 1993 until 2013 and that he now resided in Kenilworth. Mr. Flinterman identified himself as the president of the Winnetka-Northfield Chamber of Commerce. He then stated that he moved from Los Angeles to Winnetka because of what the town provided for their children. Mr. Flinterman then stated that he rented a home from Bill Eckert who owned the hardware store which is now gone. He also stated that Tom Fritz has sold his space on Chestnut which has now become Neapolitan.

Mr. Flinterman stated that the town is losing its town-ness and that they are not supporting their merchants and what makes Winnetka wonderful which he also stated goes for Glencoe, Northfield, Wilmette and Kenilworth. He then stated that in terms of One Winnetka, if not now, when and if not them, who. Mr. Flinterman stated that if they say no to the developer, what are they waiting for. He commented that this is a very important development. Mr. Flinterman stated that he did not get into 45 feet versus 60 feet and that what he cared about was that someone was willing to invest in Winnetka and build something that they can be proud of. He stated that you would be able to see it from the train station and stated that parking is a problem now. Mr. Flinterman stated that they would be increasing the amount of parking spaces and increasing revenue on the ground floor. He also referred to the apartments and condominiums. Mr. Flinterman described it as something that Winnetka is at a cross roads and that he hoped that the Board considered all of these things when they vote.

Chairman Swierk asked if there were any other comments from the audience. No additional comments were made at this time. He then asked the Board for their questions.

Mr. Konstant stated that he had a question with regard to the material for the roof.

Mr. Bird responded that they submitted a sample which is a weathering sample and that they would like something which would develop a little bit more of a patina. He also stated that they are searching for a better sample than what was submitted. Mr. Bird then stated that while they are happy with it as, as the design process moves on, whether they can find more material that ages better.

Mr. Konstant stated that there are a lot of trees which are shown around the perimeter, particularly on the west elevation where the garage is and asked if they would have the depth of the planter and soil that would allow for that kind of tree to grow.

Mr. Bird stated that they did and that with regard to the way in which it is configured, he referred to the lanes of parking which need to be approximately 8 feet 4 inches in an area which he identified

and stated that the backs of the spaces need to be a certain dimension clear and that they would have the depth to sink a planter down. He then referred to the level surface on the plaza where you are walking which would allow enough depth over the vehicles but not over the lanes where a tree could grow.

Mr. Lagrange stated that he did one year back called One Financial Place at Dearborn Park because they want the plaza to be flush and they want the tree to grow out of it. He then stated that you would need a pit approximately 4 feet deep and that a Northern Maple was planted which grew to 30 feet in height. Mr. Lagrange then referred to the depths of the beam to the span of the parking garage and stated that as long as you have 4 feet and approximately 5 feet by 5 feet, that would be a good goal and reiterated they want the plaza to be flush.

Mr. Konstant commented that the colors are an improvement and that it would help a lot to have a weathering material. He also stated that there a lot of great solutions and that with regard to parking and that the building is a very handsome building and that it has a lot of strength, he had a problem with the scale and the massing and the context with the rest of the buildings in town. Mr. Konstant then stated that his biggest fear related to mass and that there has definitely been an attempt and that there are examples in town of French architecture. He reiterated that the scale and the mass on the site is a real concern and that it does take away from the quaint Village that they have. Mr. Konstant then stated that he understood the problems of developing on that site and the costs, etc. which is not the Board's issue. He stated that they are to support it on the context of the Village and looking at the design guidelines. Mr. Konstant reiterated that he had a problem with the mass and scale and that he would have a hard time supporting the project because of that.

Ms. Stanley stated that she concurred with Mr. Konstant and that she would have a hard time supporting it because of the mass and scale. She then stated that she appreciated so much of what the applicant has done in breaking it down but that the height which she spoke regarding at the last meeting is a problem for her as well as moving the building further west.

Ms. Stanley stated that she wanted to be able to support it because she hears people that want development and that she would also like to have something here. She described it as a handsome building and reiterated that the scale is a problem.

Mr. Dearborn stated that he had questions and that Ms. Hickey touched on one in her letter and asked the applicant to explain very precisely the vehicle-resident-truck-waste circulation and how that would work off of Lincoln and Elm Street. He also stated that with regard to the Elm Street parking, the Board did not see some of the rendering and that for some of the slides, the Board did not have copies of them. Mr. Dearborn also asked how it is going to be lit and what is it going to look like.

Chairman Swierk asked if there were any other questions.

Mr. Dearborn stated to let the applicant address those questions.

Mr. Lagrange stated that he is not an expert with regard to traffic and that he has done many but that with trucks coming to the site, it is always an issue. He stated that while it is not an architectural issue, it can destroy the architecture. Mr. Lagrange then referred to the former curb cut which has been eliminated and identified a curb cut at the south side of the site giving access to the site which currently existed. He informed the Board that they planned to use that curb cut and that the vehicles which come to the project to either drop off in the motor court, you would also be able to go directly to the parking area. Mr. Lagrange also stated that there is a parking entry at the border of their site which would house 120 vehicles and which he described as minimal for the residents.

Mr. Lagrange also stated that for the same drive, there is also a truck dock which would be totally enclosed and noted that the garbage trucks would not go into the truck dock and that they would park next to the truck dock, load and then drive away. He indicated that they can either back up, turn around, etc. Mr. Lagrange informed the Board that the deliveries would be done inside of the truck dock. He stated that it is done everywhere and has been proven. Mr. Lagrange noted that the point is that the traffic would all be off of the street and that it would be controlled and managed by someone on the site by the management of the building. He also stated that in the motor court, FedEx or UPS trucks would be allowed to stop for 10 minutes in order to make deliveries to the concierge. Mr. Lagrange then stated that traffic would be managed with signs indicating that you cannot park longer than 15 minutes.

Mr. Dearborn asked if the only ingress and egress off of Elm Street is going to be parking in that lot.

Mr. Lagrange confirmed that is correct.

Mr. Dearborn asked if there would be no flow through.

Mr. Lagrange stated that there can be and that they connected it and that it would be managed.

Mr. Trandel informed the Board that it would flow through and all the way down on their private property from the parking lot onto Lincoln.

Mr. Bird informed the Board that is mostly to satisfy fire truck and safety access requirements on the site.

Mr. Dearborn stated that this gets back to the question with regard to congestion off of the residential area. He stated that if there is going to be truck traffic going through, he did not see how they could possibly have a truck entrance where vehicles are coming in to park and a truck coming out of that entrance.

Mr. Bird stated that you would not because they would not be allowed to exit there. He then stated that with regard to lighting, he referred the Board to an illustration of what is proposed for the surface portions which is a fixture he identified and which would shine down only on the surface of the lot and that the parking garage walls would be painted white which would make a big difference. Mr. Bird added that it would be well it with LED lights and that it would be a completely enclosed space.

Mr. Dearborn stated that with regard to issues like that, if this comes back to the Board, they have not touched on any of those elements yet.

Chairman Swierk stated that the Board is to make a recommendation to the Village Council and that if the project received further approval, it would come back to the Board again.

Mr. Trandel informed the Board that the technology over the last five years since the lights have been put in at Hubbard Woods is night and day from a light pollution standpoint.

Mr. Dearborn then stated that he appreciated the efforts that have been made and that this building has come a long way and that he shared the sentiment of his colleagues in terms of the west building. He then referred to the graphic of the heights of the buildings and that he appreciated the setback of 7 feet, etc. but that it is hard to get around that right now.

Mr. Lagrange agreed that it did look big and stated that when you look at it, there is nothing to block the view of the building and that it is a huge space. He stated that whether it is two stories or three stories, it would look big because it is in your face. Mr. Lagrange stated that when you walk down the street, it did not matter whether it is two or three stories and referred to the view at eye level. He added that no matter what they do, it would be there. Mr. Lagrange also stated that there is no question that you would see it and that it would be a statement.

Mr. Dearborn stated that Mr. Konstant mentioned the cost and the economics of the project which is not the Board's area and that the applicant can make as beautiful a building at 45 feet all the way around. He referred to the 45 foot structure and that they heard at last month's meeting that it was not going to happen and that he hoped that it would come down somewhat. Mr. Dearborn reiterated that it is hard to get around.

Mr. Lagrange stated that it is in the right scale and that it is a long side and referred to another four story building on Green Bay Road which he described as very heavy. He then commented that he would put a roof on that building.

Chairman Swierk asked Ms. Kelly for her comments.

Ms. Kelly stated that she had a minute point with regard to the street lighting and how the applicant

proposed the use of a different type of street light. She referred to how they are going to incorporate this new set of standards into the rest of the Village.

Mr. Trandel responded that it is a good question and that there would be a bigger discussion as to the standard since there are all sorts of lights out there. He suggested that their focus should be on the height of the light and that if there is a better design which fit, they are bringing up only the relevant issues at this point. Mr. Trandel then referred to the use of different types of lighting all over town and light pollution.

Chairman Swierk reiterated that the Board would have an opportunity to look at that at a future date.

Ms. Kelly then stated that with regard to her comment on the height issue, her biggest concern is the height and referred to an area which was cropped down from one illustration to the next. She stated that if you are walking over the bridge, she referred to this side of the street and the difference in the scale.

Mr. Trandel stated that is significantly closer and that all of the digital renderings are to scale.

Ms. Kelly also stated that she understood the length of the building and that it is a very large building and that they have to have the height in order to keep the building in scale. She then stated that unlike what they did on Elm Street which is to break it up to look like separate buildings, that would be the only other way that they could lower this.

Mr. Trandel stated that in contrast, if you were to look at their neighbor to the south which is completely linear, he stated that there are some certain basic principles in architecture and that there is a reason they have a head and shoulders and that there are all sorts of human elements which find their way into great architecture. He then stated that when you are able to take a building and that they have spent a lot of time discussing how it related to antiquated and obsolete buildings but not how it related to the six acres between the Village Hall and a formal building which needed to be a significant and strong structure. Mr. Trandel stated that they are not pushing the height in order to antagonize, but rather are trying to be responsive to the greater good of the Village. He then stated that there are a lot of costs that vary in attempting to solve the problems that were here before they got here and that while it is not within the purview of this Board, he wished that they could make it pencil out at 45 feet. Mr. Trandel added that they are all going through the additional stress of providing for necessary parking because they care.

Mr. Trandel then stated that if parking and other items were not an issue, the cheapest asset in the Village is air and that they are not asking for any exception and that he can give a dozen examples of when you walk in the Village to request something like this in connection with TIF financing, etc. because of the ultimate public benefit that the Village would gain. He stated that all they are asking for is to get it so that it can get built. He also referred to the comment made that their

predecessors got something that got approved but that it was not financially viable. Mr. Trandel stated that is where they start and that they are not here to waste anyone's time. He then stated that he wished there was another way and that if somebody found a better solution to parking, they are contributing over \$5 million of their own capital to create parking and retention and detention and that as a citizen and taxpayer, he thought that was a good deal for the Village. Mr. Trandel also stated that people are talking about a height of 70 feet but reminded the Board that the portion of the building at that height is very limited, and is sensitively located. Mr. Trandel stated that what they are asking for is a tradeoff and a business proposition between getting the commuter parking lot issues solved as well as the other ancillary benefits. He added that they have to take into consideration that they are doing the best they can with what they have.

Mr. Lagrange stated that the building has a central entry and two wings and the expression of the roof which is a much smaller building. He then stated that what they have done when they say they are facing the Village in a very careful way, they have a central portion and entry to the building along with two wings which is very similar to this building. Mr. Lagrange also stated that they have cut back the corners so that the buildings are made up of five components. He then referred to the recessed balconies along with planters and boxes for the flowers and that it would be a building which would very much be broken down in great detail that the drawings may not be able to reflect. Mr. Lagrange stated that the proportion has to be kept and that if it was four stories or three stories with a roof, it would look very flat and that it would not work. He indicated that the proportion is much better with the base, brick and stone, a band with stone again and then the roof which layered the building and made it more elegant.

Mr. Klaskin referred to the suggestions which were made last month and stated that he is in support of the project and that he looked forward to the fine tuning.

Mr. Albinson stated that some of the elevations and renderings included planters under the windows and some do not. He asked the applicant to walk the Board through their thoughts as to what they would be proposing.

Mr. Bird described them as a simple device which would be hung off of the railings and that the tenant would be responsible for that management and that they only have so much input as to what would be put out there. He added that they would be encouraged and given out to the tenants of the building.

Mr. Trandel stated that with regard to the west building, they could provide systems to sprinkle the planters and that as a rental property, it would be incumbent on the tenant to put plantings in there. He then stated that coordination can handle it and that they can have flower weekends and that the question related to whether they would take the time to water them. Mr. Trandel then referred to the use of a hanging system as opposed to a structural system.

Mr. Lagrange informed the Board that in Chicago, it is in the zoning ordinance that you have to

have a flower box and that it is an issue of management.

Mr. Trandel stated that with this configuration, they are down to 64 or 68 units over 1½ acres and indicated that it would be easy to manage.

Mr. Albinson asked if they considered mechanical equipment locations and would there be any mechanical equipment on the rooftop which may be visible by the public.

Mr. Bird responded that it would not be visible from any public way and that they have considered the location.

Mr. Albinson stated that in connection with a comment made at the last meeting, he referred to the various buildings on Elm Street and the elevation and the use of French provincial architecture and that it felt as though a Tudor building is a cheap application and that it is not necessarily appropriate for the overall design on the campus. He suggested to the applicant to let that portion of the building be what it wants to be.

Mr. Trandel stated that they wanted to capture a lot of the various themes throughout the Village and that the rendering with the Tudor would be real traditional Tudor as opposed to faux Tudor. He then stated that there are a lot of architectural elements that would make the Tudor feel like more than 1 x 4 pieces of wood applied to stucco.

Mr. Lagrange informed the Board that he was against the use of Tudor and that it grew on him. He added that if they are going to do a Tudor building, they are going to do it well.

Mr. Albinson then stated that he understood the desire to adhere to the context of the buildings across the street and encouraged the applicant to be as authentic and true to yourself as you can be. He commented that these early renderings do not appear to be authentic. Mr. Albinson also stated that part of his reaction to that portion of the building is that with regard to the context itself, to make sure that it fits well with the different configurations of the elements of the buildings on that street.

Mr. Lagrange agreed with Mr. Albinson's comments and added that it will not look like Disneyland.

Mr. Albinson commented that he is excited about the project and that he appreciated all of the different efforts and measures that the team has taken to improve the project. He then stated that he supported the project and that he did have an exception. Mr. Albinson stated that he agreed with all of the arguments and explanation of why the west building is designed the way it is. He agreed that it worked fine the way that it is proposed. Mr. Albinson then stated that the challenge he has is that as a representative for the Village is the context of how that massing and scale fit within the context of the Village. He indicated that if you look at the building by itself, he

described it as a job well done and that he no concerns with regard to the flawless execution of the project. Mr. Albinson then referred to the rendering looking south on Lincoln which he stated helped them feel better about how certain elements of the project would fit within the Village. He stated that although it exceeded the current height requirement that the Village has, that rendering showed that it can fit within the context of the Village. Mr. Albinson described the west building as being the challenge in connection with the Village being predominately low scaled buildings although they have a big site and long expanse that they have to address. He then requested that the applicant further consider the west elevation to either fit within the Village requirements or to reduce the scale and the massing to fit within the context of the Village.

Mr. Trandel referred to the 800 pound gorilla in the room which is not within the purview of the Board as the 194 car garage and that there are tradeoffs. He commented that is a good point to make.

Mr. Albinson reiterated that there are opportunities to look at the west elevation which may be a discussion which is larger than the Board's responsibility here. He noted for the record that he fully supported the project with the strong recommendation that the west elevation be considered to fit within the context of the Village.

Chairman Swierk stated that his comment is to thank the applicant for working with them in trying to meet some of their requests. He then stated that he did not have an issue with the west elevation and that a lot of people are thinking about future projects which would come through. Chairman Swierk stated that the difference here is that if they put that height on the other side of the building and that if it was not for the railroad tracks, you would have a 600 foot plaza in the front of the building. He commented that it is an appropriate location versus any other location in the Village.

Mr. Trandel also stated that it is an ideal location for the parking garage and that people are hurried in the morning and that the unintended happening here is the garage on the east side of the tracks versus where you would board the trains going into the city.

Chairman Swierk stated that the Board has a series of items to consider and asked the Board if they felt that it would make sense to go through them one at a time and vote in order to give the Village Council a better idea as to how they feel. He indicated that it seemed as though as lot of the design features may be positive other than some scale features on the west side.

Mr. Norkus informed the Board that in the draft findings that the Village staff prepared for the Board, it represented a lengthy attempt to summarize an even lengthier document and noted that the design guidelines are 75 pages worth of text and illustrations that are attempting to summarize some very complex yet organic principles in terms of appropriateness. He indicated that the Board can go through the findings in the manner that they felt is appropriate based on their discussion at this meeting and stated that one of the things that the Board might want to consider which was noted in the agenda report is to either go through them one by one, or to identify those

standards that they think are worthy of either further discussion, or exclusion. Mr. Norkus stated that the thing to make clear, and which is important is that there is no requirement that a minimum number of standards be found compliant in order for the Board to make a positive recommendation; and that similarly, the Board might find that one of the standards is out of compliance and may ultimately give significant weight to that one standard and find that the project does not meet the Design Guidelines' standards. He indicated that the standards are not a formal scoring system, but rather to help shape the discussion leading to a final vote.

Chairman Swierk then stated that with regard to the 28 items, it may be quicker for the Board if they can pick the items that they do not feel are a problem and vote on them separately.

Mr. Albinson stated that what Mr. Norkus may be suggesting related to the last page in the agenda packet which is a resolution which is to state yes or no and that it be conditioned upon whatever comments the Board chose to identify. He noted that he identified the findings that he wanted to comment on.

Ms. Stanley stated that she also has findings she wanted to discuss further.

Mr. Albinson indicated that there may be more yes votes on items that they are in agreement on and suggested that the Board discuss their concerns regarding the findings which they feel are not met. He began by stating that he did not believe that the project is consistent with Sections 1 and 2, Contextual Design and Uses and item 1(a) and that he did not believe that the project is consistent with all of the items stated, specifically with regard to its massing, height and scale. Mr. Albinson suggested that the Board pull that item out.

Chairman Swierk stated that ideally, he would like to give the Village Council a recommendation that the Board approved the submission with the following exceptions that need further discussion.

Mr. Albinson again suggested that they go to the last page which is their draft resolution which provides both for the final votes as well as providing a format for listing items of concern, or listing items requiring further study or detail.

Chairman Swierk also stated that with regard to item 1(a) in the draft findings, the Board might wish to modify the draft findings to be more specific about which aspect they feel are consistent and which are not, noting that finding #1 includes many standards under one statement. He stated that being more specific would give the Village Council more direction.

Mr. Albinson stated that he is under the impression that it does not necessarily matter whether it passes this Board or not and that it is important for the Board to provide the Village Council with input collectively.

Mr. Albinson referred to item 3(a) in the draft findings, and stated that with regard to height and

scale, he would not say that the entire project is inconsistent with that statement, but that there is a portion of the project which does not fit within the established character and massing and scale.

Mr. Albinson also stated that with regard to height, based on the existing building heights in the Village, he read item no. 5(a) and stated that he did not believe that the project is consistent with that requirement.

Mr. Albinson then stated that with regard to item 6(c) in connection with roof form, he stated that the guideline assumes a certain architectural style that this project does not have. He also stated that there are some comments which are not applicable relating to awnings, building banners, etc.

Ms. Stanley stated that she also had a problem with item 1(b) since the west building did not comply.

Mr. Albinson stated that he agreed with Ms. Stanley's comment.

Ms. Stanley then referred to structural bays and massing, limited building heights, etc. in item 1(b). She also stated that she is talking about the structural bays as it applied to the west and articulation of the bays on the other part. Ms. Stanley then stated that she agreed with Mr. Albinson's comments with regard to item nos. 1(a) and (b) as well as item 3(a).

Mr. Albinson stated that he specifically referred to item 3(a) and massing and scale.

Ms. Stanley stated that she also agreed with the comment made in connection with item 5(a) and that she had a question mark with regard to item 4(d) and setbacks on the Elm Street side and commented that she liked them and referred to the fact that there is a continuous upper level setback at that portion. She stated that it is not a question of whether or not like she liked it but whether it fit with the design guidelines. Ms. Stanley then referred to item nos. 6(b) and (c) relating to the continuous length of roofs and predominate roof forms and noted that the west façade is longer than 20 feet. She stated that the Board's charge is to look at the request in connection with how it related to the design guidelines, and not whether it would make money.

Chairman Swierk noted that the design guidelines likely did not contemplate a project this big when they were drafted, and that they envisioned smaller infill projects. He stated that relative to the size of the site and its location, an argument could be made that the height and scale are appropriate.

Ms. Stanley then stated that she had a question with regard to the storefront design which is item no. 7(e) and that they discussed the height of the storefronts on the south and north sides. She indicated that she thought this item may be problematic. Ms. Stanley went on to state that with regard to item 8(a) and 8(c) the project might also have the same problem.

Mr. Albinson indicated that he felt that the project is consistent with those standards. He also stated that he is under the impression that the rhythm between the windows whether it is a storefront or the upper windows, he would qualify as a structural bay under the language provided in the guidelines, and therefore meeting the intent of that recommendation.

Ms. Stanley stated that she would consider the mass as the structural rhythm of the building.

Chairman Swierk asked Ms. Stanley if she wanted that item pulled out.

Ms. Stanley responded not if she is misunderstanding it.

Mr. Albinson then read item no. 8 with regard to vertical rhythm and stated that under that explanation, he would say that the project is consistent.

Ms. Kelly stated that she felt it related to proportion and scale as opposed to massing.

Ms. Stanley then stated that she had a question with regard to item 18(d) and all of the different façade colors. She stated that she has not seen the latest renderings and that for a while, the west building and the east building contained two different bricks.

Mr. Bird informed the Board that the reason that one building appeared to have the same color as another building in the rendering is due to the way that the computer model sunlight is hitting the building. He identified one brick as more of a copper color brick and referred to the darker brick which is seen on the eastern façade.

Chairman Swierk asked Ms. Stanley if she wanted to pull item no. 18(b).

Ms. Stanley stated that she had a question with regard to item no. 20(b) and referred to the applicant's slide in connection with the paving materials. She then stated that she was not sure where all of those paving materials were located and asked which would be on Lincoln.

Mr. Bird identified the pavers that exist on Lincoln and which are much lighter since they have been bleached by the sun as well as concrete. He also referred to the pavers which are called out in the design guidelines as being desired for any future improvement.

Chairman Swierk asked Mr. Konstant if he had anything to add.

Mr. Konstant stated that he identified the finding he was concerned with.

Mr. Klaskin stated that item no. 1(a) and item no. 5 cover everything.

Chairman Swierk asked Ms. Kelly if she had anything to add.

Ms. Kelly responded that she did not.

Mr. Albinson stated that he is done and that to summarize, item no. 1(a) and item no. 5 would be the two that he would identify and specifically would reference the west elevation of the building.

Ms. Stanley agreed with both item numbers.

Mr. Dearborn stated that in terms of guidance for the Board, if they were to vote to approve this and item nos. 1(a) and 5 are the elephant in the room, how could they vote to approve something like this with the understanding and perception that the size of the west building should be addressed. He then stated that he respected Mr. Trandel and understood Mr. Trandel's comments but that he did not see how they could approve something like that with an exception on those two items.

Chairman Swierk clarified that the Board is not being asked to approve it at this stage, but to recommend to the Council whether it is consistent with the Guidelines.

Mr. Dearborn then stated that if the request comes back to the Board, they can deal with colors, lighting and other details, but questioned how the Board can make a positive recommendation in light of the two findings which have been identified as inconsistent, specifically is it relates to the west building.

Mr. Albinson stated that specifically, the Board could make a positive recommendation of the project's overall consistency, notwithstanding those items which are identified otherwise, and those who feel that the project's compliance is met would vote in favor those who feel it is not in compliance would vote against.

Chairman Swierk then asked for a motion for the resolution.

Mr. Norkus informed the Board that their vote in this particular case has been drafted as a series of findings to assist in facilitating the Board's discussion and evaluation, due to the length and complexity the Guidelines.

Mr. Dearborn stated that if there is a motion that is required, he would make a motion, that with regard to Zoning Case #15-10-PD, the Planned Development application by Stonestreet Partners and Winnetka Station LLC, not be approved as presented.

Ms. Kelly stated that she would like to make a second motion.

Mr. Norkus stated that the Board needs to first act on Mr. Dearborn's motion.

Ms. Kelly stated that she wanted to make a second new motion.

Mr. Norkus stated that with a motion on the table from Mr. Dearborn, the Board may entertain a second to the motion, followed by further discussion of the motion. He stated that if Mr. Dearborn's motion receives a second, there could be further discussion of the motion, followed by a vote.

Mr. Dearborn's motion was seconded by Mr. Konstant.

A vote was taken and the motion failed by a vote of 3 to 4.

AYES: (3) Dearborn, Konstant, Stanley

NAYS: (4) Albinson, Kelly, Klaskin, Swierk

Chairman Swierk suggested that the Board discuss why those who voted against the motion voted the way that they did in order to give the Village Council more specific direction.

Mr. Dearborn asked Mr. Norkus if the vote meant that the project is approved.

Mr. Norkus responded that based on the motion, at this point the Board has only failed to recommend denial. He recommended that the Board discuss further and consider a new motion. He stated that failing to recommend denial is itself not as helpful or clear to the Council as a vote to recommend approval, which may be crafted to include conditions along with findings.

Ms. Kelly stated that her feeling was that the project should receive a favorable recommendation, but recommend that the Council give further thought to findings #1A (contextual design) and #5 (building height).

Mr. Dearborn questioned whether those items should be looked at further or brought into compliance.

Ms. Kelly stated that the Board can find the project consistent with the guidelines overall, while still reflecting the opinion that the contextual design of the west elevation is not consistent with the design guidelines, and that the project is not consistent in terms of massing, height, proportion and scale with the immediate site surroundings.

Mr. Klaskin stated that the meeting minutes will clarify that certain Board members have concerns with regard to the height. He stated that others may disagree, or that they may agree, but not strongly enough to feel that it warrants a negative recommendation overall.

Mr. Klaskin questioned whether they should specifically put that in the motion that they are concerned about the height of the west elevation.

Chairman Swierk stated that the draft findings outline the Design Guidelines, and that the Board may make a recommendation of approval while at the same time finding a project inconsistent with some elements of the Guidelines. He stated that the resolution provides findings of the numerous standards that are consistent, and that a motion to recommend approval should be with the understanding that the Board has concerns about height, scale, massing, and contextual design, as expressed in findings number 1(a) and number 5.

Mr. Klaskin agreed with Chairman Swierk's suggestion and that it appeared that Ms. Stanley, Mr. Dearborn and Mr. Konstant had reservations with regard to the height at that particular intersection. He then stated that if Mr. Trandel agreed to cut off the top floor and that they otherwise agree, to make that concession, would the Board then say that they liked it enough to put my seal of approval on it and that they would fine tune it at future meetings. Mr. Klaskin noted that the concern over the height is clearly on the record and asked the Board members if that is what they are hoping to achieve.

Ms. Stanley stated that height is only one part of it and that it also related to massing and scale.

Mr. Dearborn stated modifying the height to eliminate the top floor would move him a long way.

Mr. Konstant stated that he would agree with Ms. Stanley's comment and that for the design, the architecture looked appropriate when viewed closely, but that the style and the height did not seem right in the Village context. He then stated that if they were to cut it down to an acceptable height, they would still have reservations. Mr. Konstant added that the building is a very good looking building in and of itself.

Mr. Norkus stated that to add clarity to the resolution, the conditions of approval that are suggested as a possible framework for the Board's resolution and that the intent of the draft findings was that this would be a place where the Board would identify those admittedly somewhat minor details and the outstanding items such as awning, lighting versus a vote against it.

Chairman Swierk stated that they have already taken a vote and that the motion was not to approve and that it did not pass.

Mr. Norkus stated that to clarify precisely what the Board's recommendations are to the Village Council, it would be clearer to the Council if the DRB made a specific affirmative recommendation, rather than ask the failed vote to recommend denial to attempt to speak for the Board.

Mr. Klaskin recommended that the Board pass a motion to recommend approval, with certain findings, and with certain exceptions.

Ms. Kelly suggested that approval be conditioned on further study of the contextual design sense for the west elevation, and with the findings that the project is not consistent in terms of massing, height, proportions and scale with the immediate site surroundings.

Mr. Klaskin stated that they could recommend approval of the project with the recommendation to the Village Council that it evaluate the height of the west building.

Chairman Swierk stated that three of the Board members may not agree with the wording of the motion.

Mr. Klaskin then stated that if there is a further discussion outside of the parameters of design and that if there is an economic standpoint, overall, the Board liked the project and that the Village Council can address the applicant and say there is significant concern with regard to the height. He then referred to the applicant making a concession.

The Board further discussed how the motion should be phrased with conditions.

Ms. Kelly made a motion to recommend that the project be found to be consistent with the Village Design Guidelines, with the exception of findings #1(a) and #5, and that notwithstanding findings #1(a) and #5, that the Board recommend preliminary project approval subject to further review by the Board at the final approval stage.

Mr. Albinson seconded the motion.

Mr. Dearborn questioned whether the Board's positive recommendation is subject to the west building being reduced in height.

Mr. Albinson stated that would not be the intent, and that those members who are opposed would thus want to vote against the motion.

Mr. Norkus stated that if the discussion is complete, he would take roll call vote on the motion to find the project consistent with the Design Guidelines as articulated in the draft findings, subject to the exclusion of condition nos. 1(a) and 5. A vote was taken and the motion carried 4 to 3.

AYES: (4) Albinson, Kelly, Klaskin, Swierk

NAYS: (3) Dearborn, Konstant, Stanley

**Findings of the Winnetka Design Review Board  
Consistency of the “One Winnetka” Planned Development Application  
With the Village of Winnetka  
Design Guidelines**

After considering the application, the Design Review Board makes its findings as follows,

The proposal is consistent with the following policies and objectives contained within the Village Design Guidelines:

I. & II. CONTEXTUAL DESIGN and USES (page 4)

<p>(1) (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.</p>
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*NOT CONSISTENT*

(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.

(c) 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.

(2) (a) 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 & ELEMENTS (page 5)

(3) (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.

V. BUILDING MASS (pages 7-10)

(4) Building setbacks

- (a) A continuous “streetwall” should be provided along primary commercial thoroughfares. New buildings should align with adjacent buildings along the property line.
- (b) Setbacks should be provided where appropriate to enhance landscape areas and/or widen restricted sidewalks to provide appropriate width.
- (c) The main façade should be oriented to the primary commercial thoroughfare.
- (d) Continuous upper level setbacks are not permitted. Small setbacks no greater than one bay width will be considered on upper floors only.
- (e) Roof gables should be in the same plane as the primary building façade. Eaves should meet and project beyond the primary façade to create horizontal rhythm.
- (f) Buildings on corner sites should hold the property line at both property lines - slightly rounded or angled building corners are acceptable.

(5) Building 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.

- (a) Based on existing building heights, new buildings should have transitional elements or bays such that the new building height will not vary more than 1/2-story lower than the immediate adjacent buildings while complying with the requirements of the zoning ordinance.

*NOT CONSISTENT*

(6) 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.

- (a) Sloped roof systems should have eave lines that extend to the perimeter of the building eliminating upper story setbacks at the primary elevation.

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

PROPORTION/SCALE (pages 11-16)

(7) *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.*

- (a) The height of the street level elevations (floor to floor) should be 20% greater than the upper floor to floor dimensions.
- (b) A building base, middle and top should be strongly articulated through materials, details and changes in the plane of the wall.
- (c) The retail storefront facade should be differentiated from the facade of the upper stories.
- (d) The street and storefront facade should be horizontal, contiguous and harmonious with the adjacent and facing structures.
- (e) Storefront systems, awnings, and entrance doors should be selected to be harmonious and similar to the adjacent buildings' scale and proportion.

(8) *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.*

- (a) 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.
- (b) Structural elements and bays should be architecturally articulated on the facade to add interest, scale, proportion and detail.

- (c) 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.

(9) *Facade articulation - Articulation is achieved through the combination of materials, introduction of detailing and changes in plane of the facade.*

- (a) 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.
- (b) 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.
- (c) 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.

(10) *Fenestration - The pattern of wall penetrations created by window and door openings.*

- (a) 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.
- (b) 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.
- (c) 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.

(11) *Hierarchy - Prioritization of certain building masses, components, or elements over others.*

- (a) 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.

ARTICULATION (pages 16-23)

(12) Entries

- (a) Hierarchy - Public entrances 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.
- (b) Location - Public entrances should be located along 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.
- (c) 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 to provide protection from the elements. Entrances can be further defined by using subtle streetscape improvements such as pavers. Residential entrances should be clearly identified and dignified.

(13) Window and door fenestration

- (a) 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.
- (b) Storefront windows - required in commercial buildings on the primary facade at street level. Storefront windowsill heights cannot exceed 18".
- (c) Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary.

(14) Building lighting

- (a) 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.

(15) Building signage

- (a) 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.

(16) Awnings / banners

- (a) 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) and color in order to unify multiple storefronts within a single building.

(17) Mechanical equipment

- (a) 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.

(18) Materials

- (a) Rough-faced limestone should be limited to accent or base pieces only.
- (b) 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.
- (h) 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. Glazing should be clear glass without tint or film.
- (j) Window frames should be wood, steel or aluminum. Muntin divisions should be real divided glass or simulated with spacer bars. 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.

(19) Service areas, secondary facades, parking structures

- (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.

PEDESTRIAN ZONES and PEDESTRIAN CIRCULATION (pages 27-42)

(20) Sidewalks

- (a) A minimum 6-foot wide pedestrian clear zone must be maintained, and shall be next to retail store frontages and away from street edges or curb lines. When landscape elements are incorporated into pedestrian zones a paved 18-inch wide carriage walk must be provided.
- (b) Sidewalk materials and patterns to comply with streetscape palette.
- (c) 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.

(21) Pedestrian zone landscaping

- (a) Plant materials shall be selected from approved plant palette; encourages a variety of species sizes and types of plants.
- (b) Street trees 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. Street trees should be no closer than 3 feet from face of curb.
- (c) Landscaping should not block views or pedestrian sidewalks at mature size. Sight triangles should be not less than 12'.
- (d) Structural soil & planting soil depth - must comply.
- (e) Raised planters are encouraged where possible and space permits. Movable planters are encouraged where space does not permit raised planters.

(22) Special streetscape conditions

- (a) Outdoor sidewalk cafes - encouraged, to help enliven streetscape, with attention providing pedestrian clear zone.
- (b) Corner bump outs - encouraged, to slow traffic, highlight pedestrian crossings, encourage pedestrian gathering.
- (c) Bus stops - where bus stops occur a coordinated sign system should be utilized. New shelter designs should be considered to maintain Village character.

*VEHICULAR ZONE (pages 42-58)*

(23) Parking areas

- (a) 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.
- (b) Access to parking and loading areas must be provided off secondary streets or existing alleys/service drives.
- (c) If appropriate and feasible on street parking should be provided within the public right of way in front of new buildings.
- (d) Curb cuts should be minimized and access points should be shared.
- (e) Shared parking should be provided where possible.

(24) Loading and service areas

- (a) 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.
- (b) Exterior mechanicals, loading/service trash storage should not be visible from public roads; to the extent possible they should be contained within the building.
- (c) If located outside the building elements should be screened with permanent year round material.
- (d) Service / trash areas should be clustered together and shared between businesses where possible.

(25) Parking signage

- (a) All parking areas, public and private should contain appropriate directional and regulatory signs in an uncluttered, clear and concise manner.
- (b) Village owned parking should be signed consistent with the Village's wayfinding program.
- (c) Individual businesses should identify their property address and establishment name(s) with a clear concise sign program located adjacent to service/loading/delivery areas.

(26) Vehicular zone landscape

- (a) Off Street parking perimeter screening should be provided as detailed in Guidelines in order to minimize impact on surrounding landscape.
- (b) Off Street parking internal landscaping should be employed as detailed in Guidelines.
- (c) On Street public parking should be softened by landscape islands or “bumpouts” where possible.
- (d) 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.
- (e) 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.

(27) Vehicular area lighting

- (a) 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.

(28) Special conditions

- (a) 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.

**RESOLUTION**

NOW THEREFORE BE IT RESOLVED that the Winnetka Design Review Board finds that the proposed One Winnetka Planned Development Application is consistent with the Village of Winnetka Design Guidelines;

Passed by a vote of four (4) in favor, and three (3) opposed.

AYES: (4) Albinson, Kelly, Klaskin, Swierk

NAYS: (3) Dearborn, Konstant, Stanley

**Consideration of Certificate of Appropriateness and Comment to Village Council Regarding Proposed Parish Center Addition and Athletic Field Improvements at Saints Faith Hope and Charity, 150 Linden and 191 Linden Avenue (Continued from previous meeting)**

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Chairman Swierk stated that he would recuse himself from the discussion since he is a parishioner of the church and that Mr. Albinson would chair this portion of the meeting.

Mike Fitzgerald introduced himself to the Commission as the Principal and Senior Designer with OKW Architects and that on behalf of Father O'Donovan and Saints Faith Hope and Charity, he stated that they are happy to be back before the Commission to go over some of the additional items which were requested in terms of further information and clarification. He then stated that the entire team is present including Katherine Talty, the landscape architect. Mr. Fitzgerald stated that he would start with four items related to the building itself and that Mrs. Talty would follow up with items related to the east side of the property as well as the athletic field and parking on the west side of the campus.

Mr. Fitzgerald stated that the first two items that he would discuss pertained to lighting and building material. He stated that at the last meeting, it was noted that they modified where there was exterior lighting mounted on the building and that they moved it from the east façade to the north façade which he identified in an illustration for the Commission. Mr. Fitzgerald informed the Commission that they are proposing two wall mounted fixtures which would flank the French doors and that on the main body of the parish center, they would be mounted on the masonry piers. He stated that in addition to that, beneath the entrance canopy, there would be a ceiling mounted fixture and referred to the cuts which are included on the material board.

Mr. Fitzgerald also stated that additionally, from a material standpoint, at last month's meeting, they presented that the glazing was intended to be clear glazing and that they would like to have the opportunity to look at providing a lightly tinted gray glazing. He noted that most of the building would be facing north with most of the windows facing east and a couple of windows facing south. Mr. Fitzgerald then stated that the morning light on the east façade is what they would like to have a little more control over. He then referred the Commission to a sample of the light gray tint which would help to pull some of the solar gain down in lieu of clear glass. Mr. Fitzgerald added that all of the glazing would match on all of the windows.

Mr. Fitzgerald then stated that the third item he would go through related to the mechanical screening and that it was brought to their attention that there were some inconsistencies with regard to how it is being displayed or presented and that they wanted to assure the Commission that they planned to properly screen the mechanical equipment. He informed the Commission that they are proposing a mechanical well on the back side of the gabled roof section away from the east wall of the sanctuary so that it would not become a hindrance to the stained glass windows on

the east side of the sanctuary. Mr. Fitzgerald stated that they provided some very detailed information and that they have the exact size of the units which would be properly placed. He then referred the Commission to an illustration of the units and assured the Commission that they would not be painted in the color shown and that they would be gray or neutral in color. Mr. Fitzgerald added that they would be tucked back in an area he identified for the Commission.

Mr. Fitzgerald referred the Commission to an illustration of a number of views of the model so that they can determine at which vantage points they cannot see the units. He noted that the images on the bottom of the illustration are from Winnetka Avenue and that the mechanical equipment is screened and that with landscaping in the foreground, it would be virtually unseen. Mr. Fitzgerald also stated that the same condition would occur on the north side of the building and that the one location where you may be able to see a glimpse of the mechanical equipment is at a vantage point inside of the rectory where it is at an elevated height. He reiterated that they wanted to assure the Commission, the neighbors and themselves that the units would be properly screened.

Mr. Fitzgerald stated that the last item that was brought to their attention related to the canopy itself and that they appreciated the comments that were made to bring this to their attention and that they gave it a lot of further study. He stated that they felt strongly that it is an appropriate gesture to provide cover for the entrance as well as to provide separation between the existing sanctuary and the masonry element of the new parish center. Mr. Fitzgerald also stated that it would be an appropriate architectural expression with this addition as well as being on the campus.

Mr. Fitzgerald then informed the Commission that they modified the geometry a little and referred to the original columns which supported it and which were flush with the face of the arcade. He then stated that they pulled the columns back a little and scalloped the edges of the canopy which they felt created a visual separation from the limestone arcade to the west. Mr. Fitzgerald stated that it would then feel like an insertion between the limestone arcade and the brick to the east. He also stated that the rendering has been updated to show the proper detail of that element and entrance lobby and its proper height.

Katherine Talty stated that she would now go over some items that required more clarification on the part of the Commission. She stated that she would begin with the east side of the campus and that as stated at last month's meeting, they reconfigured the parking lot to better facilitate drop-off and pickup operations as well as typical parking requirements for services over weekends and daily mass. Mrs. Talty stated that along with this reconfiguration of the parking lot, they relocated some of the play equipment to an interior court area which she identified for the Commission between two wings of the school building. She then referred the Commission to an illustration of the color scheme as well as the three dimensional rendering which she stated would be completely internal to the parking lot area within the two wings of the building.

Mrs. Talty also stated that they added some site lighting which is primarily to cast light on the pedestrian circulation which would circulate the parking lot. She noted that it is not mean to

completely illuminate the parking lot but to illuminate the walks to provide safe pedestrian passage. Mrs. Talty then referred the Commission to an illustration of the proposed fixtures and identified the fixture which currently existed on the campus at the bell tower which they proposed to replicate in an area she identified for the Commission. She then stated that for the building addition, they are proposing small lighted bollards.

Mrs. Talty informed the Commission that the next page of the packet is the photometric plan. She stated that it is important to note that the property line where there is a zero foot candle condition so that there is no overflow of light illumination. Mrs. Talty reiterated that the light levels would be relatively low within the parking lot.

Mrs. Talty stated that the next area she would discuss related to the field on the west side of Linden and that they were asked to provide more information. She stated that they have further developed and confirmed the size of the elements which are intended to go on that parcel. Mrs. Talty then stated that on the west campus, the area of synthetic turf which she identified as the rectangle has been reduced from the original plan by 15% and that they have increased the side yard setback to just over 15 feet from the originally proposed amount of 12 feet. She also stated that they have divided their play zone area into two spaces, one being a hard court area to provide an opportunity for exterior playground games and potentially PE classes, as well as another playset which would be located on this parcel which she identified for the Commission. Mrs. Talty added that the colors are more natural and are intended to blend in with the natural setting of that side of the street. She then referred the Commission to an illustration of the color palette.

Mrs. Talty went on to state that the surface of the area would be a rubberized material commonly seen at schools and referred the Commission to an illustration of a large field of the surface in terms of a bigger perspective. She then stated that as mentioned at the last meeting, the idea is to fence the property in with an ornamental metal fence. Mrs. Talty informed the Commission that for the neighbors to the west, it is almost completely fenced in and that the area would not be fenced in by request and that they planned to install a similar ornamental metal fence as opposed to a solid board fence. She reiterated that the fence is intended to keep the children corralled in and that the teachers will be able to have PE recess while containing the children in the space. Mrs. Talty informed the Commission that they do not intend to have a locked gate and that the intent is for it to be open and used.

Mrs. Talty informed the Commission that they shifted the play area away from the west property line in an effort to give some relief to the bordering neighbors and identified the shift as approximately 48 feet with the play equipment shifting to approximately 28 feet, both of which would be away from the 12 foot setback which was the underlying zoning requirement.

Mrs. Talty then stated that with regard to parking which became an issue at the last meeting, they are requesting the ability to put angled parking in the parkway of Linden. She noted that it mirrored the current existing condition on the east side of Linden and that they would be using the

parkway which currently has parallel parking allowed and requesting the opportunity to build angled parking which would remain public parking and which would allow them to accommodate more vehicles. Mrs. Talty stated that it is important to note that they have a unique situation here which included a wider than typical right-of-way which she identified for the Commission as the angled parking. She then stated that there has been precedent for this type of parking solution in the Village and referred to the Winnetka Bible Church which has the exact same condition and are the property owners on both sides of Birch. She also stated that they felt that it is within the character that they currently have and that the new parking would not only serve the new parish center which has the need to accommodate people of all different age groups and mobility abilities, but that it would also serve to provide parking for the users of the field, the play equipment, etc. and which she also described as a neighborhood amenity. Mrs. Talty then stated that the parking solution would keep the area contained and would not force parking into the rest of the neighborhood and keeps as much of it as possible within the confines of the church property. She also stated that they felt it is a relatively low impact to the property owners on both sides.

Mrs. Talty then referred the Commission to a sample of the turf that they intend to use which she described as a virgin rubber infill and which she described as a new product that would not be made out of recycled tire product. She noted that there is a very low amount of recycle material in it and that it has been cryogenically treated to prevent any migration out of the field. Mrs. Talty also stated that the entire field would be bordered by a concrete curb and reiterated that the entire system under the turf field would be the storm water management system and that the entire field would become a detention area. She stated that they have assured the neighbors that this would be a positive for their properties.

Mrs. Talty also stated that they were requested at the prior meeting to make sure that they communicated with the adjacent neighbors of the field to the west, along with other neighbors who she identified for the Commission. She noted that they held a meeting immediately following the last board meeting and heard their concerns. Mrs. Talty stated that they felt as though they have met most of their concerns and described it as a good compromise and working dialog. She informed the Commission that they had an additional meeting yesterday in order to preview some of this information.

Mrs. Talty stated that what they have done is reduce the size of the elements on the field and that the combination of the turf, the hard court play area and the rubberized surface area is less than what they received the variance for at the ZBA meeting. She reiterated that they intentionally increased the setbacks where they could on the west property line and that the field increased over 15 feet and that the hard court play area moved to 48 feet with the play area moving to 28 feet away from the western border in an effort to allow more room for landscaping and to remove them from the property line.

Mrs. Talty informed the Commission that the landscape plan has been revised with feedback from the neighbors and removed evergreen trees since the neighbors wanted to keep the view into the

field open. She then stated that they attempted to provide plant material that would attract birds and other wildlife which was another concern of the neighbors. Mrs. Talty stated that in the original plan, they planned to use a solid board fence on the north property line in order to provide privacy to the north neighbor who requested that they provide an open fence.

Mrs. Talty then stated that they have gone to a cool tap version of infill for the turf which will keep the radiant temperature of the turf down as a request of the adjacent neighbor. She stated that they felt that the neighbors would agree that it has been a constructive working environment and that they have come to a good compromise in terms of the items they were requesting. Mrs. Talty then asked the Commission if they had any questions for her or Mr. Fitzgerald.

Chairman Albinson asked if there were any comments from the audience and asked for the comments to be kept at five minutes or less.

Tim Earle, 175 Chestnut, informed the Commission that he lives at the northwest corner of the property. He stated that he would like to compliment the church in its dealings with them and that at the last meeting, he had an overemotional recreation to the fact that they were going to create a large turf area within a residential area. Mr. Earle stated that the applicant convinced the neighbors that the value of having the turf was good and desirable to the church but that they wanted to have it better buffered and that they worked hard to do that. He indicated that he is pleased with the negotiation and that he supported the plan.

Mr. Earle then informed the Commission that he is worried about the angled parking and loss of the parkway and that he is speaking as a resident of the town as opposed to as a neighbor. He then stated that there are eight trees in the parkway and grass which he described as a nice boundary to the residential road and that he would still like to see that part of the application removed. Mr. Earle stated that it would only add eight vehicles spaces and that as a neighbor, he has never had objections to the church parking on their street. He then stated that the value of the small addition of the parking versus the loss of the parkway still concerned him and which is a personal concern. Mr. Earle concluded by stating that he is happy with the request.

Michael Bush, 66 Fox Lane, stated that he was also at the last meeting and that Mr. Earle's comments were very much appreciated. He informed the Commission that he is a parishioner and has a child at the school and that the church and neighbors have done a good job of trying to work together and accommodate everyone's concerns. Mr. Bush then stated that with regard to parking, angled parking as opposed to parallel parking would be more purposeful and would allow more vehicles to come in. He also stated that it would result in a safer environment for the children in terms of pickup and drop-off. Mr. Bush then stated that for the community that would use the field, it would be a contained environment.

Dan Considine, 1225 Whitebridge Hill, informed the Commission that he has been a parishioner for 40 years and has had children who went to the school. He referred to the field and stated that

for the church to have a proper place to recreate before and after school and during school is important. Mr. Considine stated that the children applaud the work of the church and have brought it to his attention. He then informed the Commission that he is the CFO at Pritzker \_\_\_ High School in Chicago and that they recently put in an artificial turf field in the Chicago Park District in the Pilsen area which was a joint project with the Park District, the school, the Pritzker Foundation and the Alderman's office and which he described as a great addition to the neighborhood which is used by the school and the entire neighborhood. Mr. Considine then stated that when he moved into his home, there was an empty lot next door and that a large home was put on it. He concluded by commenting that it is a great project and that he hoped the Commission would approve it.

Mark Meleo (sp?) informed the Commission that he and his wife Diane have lived in Winnetka for approximately 25 years and that for 18 years, they have lived to the west of this play lot. He stated that their property represented nearly half of the exposure and that they appreciated the applicant's willingness to compromise with the neighbors and stated that they are very supportive of the project.

Chairman Albinson asked if there were any other comments.

Pat Eilers, 177 DeWindt, stated that he would add to the comments made is that being the son of an orthopedic surgeon, while he respected Mr. Earle's comments with regard to the parkway, the eight additional parking spaces and knowing that older people having issues walking, it would be a consideration of his for the eight additional parking spaces being in close proximity to the church could be a difference maker in terms of if they were one of the last eight to get there in connection with their ability to attend mass as opposed to having to park further away.

Chairman Albinson asked if there were any other comments. No additional comments were made by the audience at this time. Chairman Albinson asked the Commission for their comments.

Mr. Dearborn asked if the entire field would be fenced in.

Mrs. Talty confirmed that is correct and stated that it would be three sides of the field. She then identified the north border which has a fence line and that along the east side of the property, there is a cutout which is an architectural gesture to create an entry point on Linden and the south border. Mrs. Talty stated that there is one neighbor's property with a fence which has a gap and that after discussing it with that neighbor, he would like to see it open as opposed to the use of a privacy fence. She then stated that Hill Road is thickly wooded with trees and that most fall on the inside of the fence. Mrs. Talty stated that the fence is intended approximately 1 foot on the inside of the property line.

Mr. Dearborn also asked if there would be grass space.

Mrs. Talty confirmed that is correct and stated that from the tree line to an area which she identified for the Commission would be lawn.

Ms. Stanley stated that in looking at the plan, it looked so much better and commented that it feels better on the site. She then stated that she is still concerned with regard to the parking because of the jog in the sidewalk, taking out the parkway trees on Linden and that because of the shift in the sidewalk and the replacement of permeable surface with parking surface, the loss of a parkway on what is essentially a residential block, she stated that while she appreciated that there needed to be parking for people who have difficulty getting to church, there may be a way of having more parking spaces which are identified for those people having problems getting there. Ms. Stanley also stated that she is concerned although it has been stated that there has been precedent for it, she is concerned with expanding and taking residential and Village land for parking. She stated that in the setting for something that is not imperative and that there is street parking available. Ms. Stanley then stated that in her experience, Linden has always been one way and asked how that would affect parking in the other direction. She also stated that with regard to people picking up their children, there is a lot of backing up on Linden in both directions and that it seemed as though there would be a lot of activity there.

Mrs. Talty stated that it should be noted and added that the jog in the sidewalk question has come up before, there is currently an existing sidewalk which she described as a cut-through for children and pedestrians going from the neighborhood to church. She informed the Commission that they would "T" the sidewalk in and that it would jog in a natural point along the intersecting sidewalk. Mrs. Talty also stated that in this case, they would curb it in order to protect an existing large tree which she identified for the Commission. She added that the Village Forester indicated that the tree may not survive and that it represented an attempt to save the large tree. Mrs. Talty stated that they could have straightened the sidewalk out.

Ms. Stanley reiterated her concerns and stated that eliminating the parkway trees would change the character of that section of town.

Mrs. Talty agreed that while that is true, the positive side is that keeping more of the parked vehicles to the south end of Linden where the church is located is very much a plus. She then stated that to address the questions with regard to safety and how the precedent would work, she described the parking plan as very efficient and that she would prefer this plan versus parking lots.

Ms. Stanley agreed with Mrs. Talty's comments and reiterated that it would change the character of the neighborhood. She added that with the replacement of permeable surface for parking along with the other improvements, it seemed like a lot to give up for parking.

Mr. Dearborn asked if Linden would be one way traffic during church hours.

Mrs. Talty responded that the traffic pattern would be reevaluated and that it may be two way

traffic. She added that they have had traffic engineers do a traffic study which they did not bring to the meeting.

Mr. Konstant commented that it is a very nice proposal and that he felt differently with regard to the parkway. He then stated that the parking and the sidewalk which bisected the parking from the north makes it happen. Mr. Konstant that he would not support it if they did not have the big park behind them and that they have the big trees, other planting and a lot of green space which he indicated is unique. He also stated that for the loss of permeable area, with regard to the improvements they are making to the campus itself to the east is a huge benefit and that they would be adding so much green space and permeable area and parking in what is now a big paved mess. Mr. Konstant stated that there is a big tradeoff there and added that it would improve the whole situation a lot. He commented that it would work very nicely and referred to the situation on a Sunday where vehicles are parallel parking and that this is a one way, this would improve it to have two means of access. Mr. Konstant then stated that one thing he would like to see is that for the pedestrian walkway across, it would be smart to put the lights in the pavement in order make people aware of what is happening. He concluded by commenting that it is a great proposal and that he commended the applicant.

Ms. Kelly stated that she had one question with regard to the parkway area where the crosswalk is and asked if that would be delineated with pavers and on either side of the property, would that be grass on either side.

Mrs. Talty stated that it will be a green space and that it may be ground cover. She informed the Commission that they have talked with their traffic engineers to explore mechanisms to protect the crossway and that at the very least, some safety pavement or pavement with texture would identify it as the crosswalk.

Ms. Kelly then referred to the concrete pad which is off center to the walkway.

Mrs. Talty identified it as the landing spot for the gate and indicated that it may have been drawn incorrectly since there was a change to the plan.

Ms. Kelly then asked with regard to the rubberized play area, she asked the applicant if they had another sample.

Mrs. Talty provided the sample to the Commission for their review. She stated that the intent is to provide a soft fall zone off of the play equipment. Mrs. Talty then stated that the sample is not an sample of the color, but that it is a sample of the cross section of the system they plan to use. She identified the color as sandy beige.

Ms. Kelly commented that it would be better if it was green since that would match the turf and that it would blend with the turf and the rest of the area.

Mrs. Talty stated that would amount to a lot of different green colors. She added that it would be up against the lawn and that green would not be an effective color for that material. Mrs. Talty then referred the Commission to the image of the rubberized play surface which represented an example of what the play surface would look like in a field. She also stated that it would be flush with the grade and that it would not be raised so that it would not be a tripping hazard. Mrs. Talty also referred the Commission to the striping for the track and that football would be kept in the center of the track.

Chairman Albinson asked what is the reason why the crosswalk is offset from the sidewalk on the south side of the church.

Mrs. Talty responded that it had to do with how the parking counted out.

Mr. Fitzgerald stated that one thing that came up at the ZBA meeting was the concern that there was a vehicle from a point he identified backing up and that if the sidewalk continued, it would go right up to the tail of that vehicle backing up. He informed the Commission that they pulled the crosswalk south to provide some separation between the back of the vehicle and this space and where one is crossing. Mr. Fitzgerald then stated that similarly, there would be a separation between the space between the crossing and the tail of that vehicle.

Chairman Albinson asked the applicant to provide an image of the canopy which was discussed at the last meeting. He stated that he wanted to be mindful of the fact that this is out of the public right-of-way and out of the public view from the street and that they think about the architecture of the building and the rhythm of the existing arcade. Chairman Albinson stated that he understood some of the attempts as to why this is different and offered a comment that if he were to critique the way that it is laid out and that it is laid out so close in terms of the column lines, he stated that it is so close that it looked off. He stated that it is off and that if he pulled the position of the center light under the canopy as well as the two metal columns, he stated that they do not line up and recommended that the applicant reevaluate that design to either be on the column line for both the light and the columns or for it to be dramatically off so that it is intentional. Chairman Albinson then stated that although he did not mind the material or the intent to be different, he commented that it looked awkward both with the scale or the width of the columns, specifically in reference to the scale and the spacing of the arcade columns. He also stated that because of the material change as well as the fact that it is attempting to be similar with the column lines and also the canopy height, he commented that it felt out of place.

Chairman Albinson then commented that they have done a good job with the building fitting in with the overall campus and that while he did not mind the concept of metal columns, he stated that the design of the entrance canopy columns and the glass entry, he encouraged the applicant to take a further look at that. He added that those are his comments and that it would not affect his approval of the project. Chairman Albinson stated that there are definitely opportunities to

improve that primary entrance of the facility. He asked if there were any other comments. No additional comments were made at this time. Chairman Albinson then asked for a motion.

Mr. Dearborn stated that with regard to Zoning Case #16-SU-02, Certificate of Appropriateness with regard to the proposed parish center addition, athletic field improvements at Saints Faith Hope and Charity, 150 Linden and 191 Linden, he moved that the project application be approved without exception. The motion was seconded.

Ms. Stanley opposed the parking portion of the project and the loss of the parkway only.

A vote was taken and the motion unanimously passed.

AYES: Albinson, Dearborn, Kelly, Klaskin, Konstant, Stanley

NAYS: None

**Consideration of Certificate of Appropriateness and Comment to Village Council Regarding Proposed Modular Classrooms at Crow Island School, 1112 Willow Road**

Greg Kurr introduced himself to the Board as the CFO of Winnetka 36. He then introduced Julie Pfeffer, the Principal of Crow Island and Carol Pugh, the district architect. Mr. Kurr informed the Board that they have had community meetings and meetings with parents and provided them with a presentation which they will now present to the Board.

Dr. Pfeffer stated that they have had four sessions, two with neighbors and two with parents with a couple more meeting scheduled for March and that they are trying to incorporate feedback as they get it. She then stated that with regard to why they are requesting the temporary classrooms, the 387 students at Crow Island all have access to instructional programs and all of the specials that all of the district 36 students have and that they are placed in classrooms based on the district guidelines. Dr. Pfeffer also stated that they benefit from a wonderful community and a great teaching staff. She noted that their building is a nationally historic landmark of which they are very proud.

Dr. Pfeffer went on to state that some of their space constraint comes from a bit of an enrollment bubble that they had with first grade and that they currently have 21 sections of classes and that they are five sections at first grade. She stated that the five sections causes the need for additional space for scheduling their specials classes which are music, gym, Spanish, etc. as well as the need for additional space to provide small group instruction for students who need it. Dr. Pfeffer stated that in order to accomplish that, every available space is being used including the hallway.

Dr. Pfeffer then stated that when they knew they were going to have five sections of first grade over the summer, they made some preliminary space changes in the school to try to prepare which

included the creation of three small spaces in the basement as well as the movement of the special educational program at Crow Island into another elementary school in the district and which will be phased over to Hubbard Woods next year. She also stated that they moved the district's publication department to Washburne School.

Dr. Pfeffer informed the Board that they have been in the space with these adjustments for four months into the school year and that they realized that they were still crunched for space. She informed the Board that they currently have eight special educational staff members in one classroom which she commented is not ideal.

Dr. Pfeffer stated that there are longer term solutions to address these space issues such as waiting for the enrollment to go back down or to start investigating school boundary site and redistrict, as well as investing in construction similar to addition. She stated that those alternatives would require time and that they have students now for which they have to provide solutions. Dr. Pfeffer stated that the proposed short term solution would allow them watch the enrollment to see if it would go down as projected and would allow them time for further study to see if they would want to create a new addition which would take some time and thought.

Dr. Pfeffer stated that another factor that caused some complication is the kindergarten factor extension which would happen in the 2017-2018 school year which would also require additional space. She stated that in the proposal, there is a phase in of the temporary classrooms with the first phase being for the first installment this summer and which would allow them two additional classroom spaces and that if the Board was to approve the extended day kindergarten, the second unit would allow those two additional spaces for the kindergarten classrooms and that other programs would use the units as opposed to for the kindergarten classes.

Dr. Pfeffer informed the Board that they determined at a staff meeting yesterday that if the first phase is approved, it would be use for Spanish and music programs for students in grades 1-4 for Spanish and K-4 for music. She then stated that maybe that program may not be offered to all districts and maybe for the only the two other elementary schools.

Mr. Kurr stated that they all know what a temporary classroom looked like and that the main thing here is that they have two bodies of government to adhere to in terms of regulations, one of which is the Illinois school code. He noted that everything they would do would be in compliance with that and that one of the interests would be to have the units sprinkled which they planned to do.

Mr. Kurr stated that the next question related to how long they planned to have the units in place. He stated that they are required by the Illinois School Code to report every year as to what their intentions are in terms of revisions and what they are asking for is to have one of the units in place for four years and the other for three years which would provide them time to get the first grade bubble through the school as well as to have sufficient time to do some longer term planning and also to get the kindergarten program up and running if it is approved.

Mr. Kurr then referred the Board to an illustration of the A plan which would go in first with the second unit to be installed the second year. He stated that the first unit would be installed in the summer and that while nothing has yet been approved by the school Board, they have been advised and they were told to continue on with the process. Mr. Kurr then stated that the units would be air conditioned and painted and that they planned on providing landscaping around the perimeter of the units on all four sides. He noted that the A unit would be tucked against the park district property which is a wooded area.

Mr. Kurr stated that the other issue that came up with the parent group is safety and that they would do everything they are required to do over and above that and if there are any ideas that come up in discussions in terms of making the units as safe as possible, they would do that. He informed the Board that the units would be tied into the building and will be sprinkled along with security cameras and would have all communication factors back and forth with the building as well.

Mr. Kurr then referred the Board to an illustration of the configuration of the units which Ms. Pugh would be going through. He then referred the Board to the southwest corner of the building and the property line with the park district and that there are a number of reasons as to why this location was selected. Mr. Kurr identified it as an area where they have had temporary classrooms in the past as well as the fact that it is the furthest area from the street from the south and east although it would still be visible from both of those areas. He informed the Board that one of the areas they did consider as a point of reference is on the east side of their property which is an area with asphalt currently. Mr. Kurr stated that with regard to the installation plan, they planned on installing one unit this summer with the second unit going in if the kindergarten program is approved.

Mr. Kurr also stated that with regard to communication, he informed the Board that they began the process in November and received direction to go forward, they are working on a tight timeline with the school Board, the Village Boards as well as working with the community with meetings. He reiterated that they are attempting to gain insight from the public as well as to accommodate some of the ideas they are coming forward with. Mr. Kurr noted that the parent groups are in support of the project as far as the units, security, lighting, etc. He then stated that with regard to the neighborhood, their primary interest is enhancing some of their landscaping as well as the appearance of the units themselves. Mr. Kurr stated that they brought up putting the units on the northwest corner of the property which they investigated. He informed the Board that area did not hold a lot of promise and that they would identify the reasons for that.

Mr. Kurr went on to state that with regard to dates, this is their first meeting with this Board and that they would be going forward on a concurrent track.

Ms. Pugh stated that with regard to Crow Island the location of the property, she identified the streets by which they are bounded and that to west of the property is the Crow Island Woods. She then identified the jog in the property line and referred to the wings which were added onto the

school. Ms. Pugh stated that they looked at several ways to locate the units and that with regard to the north side on willow, it would be too visible and congested and that to the east, they were limited in terms of width of the units in proximity to the building. She stated that to the southeast would take away too much of the play space. Ms. Pugh stated that they selected the proposed space since modular units had been there before and that from Willow Road and the community at large, the proposed location is the best location.

Ms. Pugh stated that it has also come up at community meetings the consideration of putting the units on the northwest side of the school but that is not the school district's property. She also referred to the time constraint as to how fast they had to make things happen and that there is another agency involved as well as the fact that the property is in the 100 year flood zone which created its own set of problems together with MWRD and dnr permitting and the regional office of education which also did not let temporary units be located within a flood plain. She then stated that with all of these constraints and the fact that although it is not an ideal location, they are presenting the request to the Board to locate the modular units 15 feet from hill road. Ms. Pugh then referred to the solid wall with no windows which is considered a fire wall which is important. She informed the Board that in the packet, there are plans showing where the units would be going and that most of the surface is current paved and is all impervious surface and would meet all of the requirements for building.

Ms. Pugh then stated that with regard to the proposed site plan, the units would be situated in an L-shape configuration and that the reason for that is to try to be cognizant of the large trees in the area so that they would not have to take any trees down. She then stated that turning unit B in an east-west fashion would have less of an impact on the soccer field. Ms. Pugh then asked if there were any questions.

Chairman Swierk stated that if they were to go to brick and mortar, where the additions would be located.

Ms. Pugh responded that it would depend on whether they would be classrooms or lunchroom space, etc. and that it may be an addition to the southeast wing. She reiterated that they have a lot to think about in this process and that one thing to think about is to connect the two wings. Ms. Pugh also stated that there may be some time of glass separation due to the landmarked status of the building.

Mr. Dearborn asked which parts of the structures would be viewed by the public and asked if they would be seen from Willow Road.

Ms. Pugh stated that they would not be seen from Willow Road in this location. She then identified the point from which they would be visible which is the field by the shelter on the park district property. She then stated that from Mt. Pleasant Street, there is a berm and some landscaping and that you may be able to see them from the second floor. Ms. Pugh noted that

there are homes along Mt. Pleasant and that for the homes on Glendale, they may be able to see down the driveway and estimated it to be approximately 300 feet from the side of Glendale to the units. She informed the Board that part of the conversations they have had with the neighbors is to add some additional landscaping in an area she identified for the Board.

Mr. Dearborn stated that the critical parts of the building are the south and east and asked if they would be landscaping those areas.

Ms. Pugh confirmed that is correct. She then stated that the landscape architect is on Board to consider whether it would be evergreen screening or fencing to screen this portion of the property. Ms. Pugh stated that there is nothing in place at the moment and at this stage, they are considering the landscaping for the units themselves.

Mr. Konstant stated that although it ties to this, it has also been described as a maintenance issue.

Ms. Pugh stated that in terms of landscaping, they have to realize that these are modular units and that there is nothing architecturally or aesthetically right about them and that they would try to dress them up the best that they can. She stated that the landscaping would be mostly evergreens which would vary in height along with boxwoods as well as to mix in other plants for seasonal interest and that they have to be selective as to what they can put in the shady areas. Ms. Pugh then referred to the ramps and stairs which would come out of the units and that the finished floors would be 30 inches above the ground. She also stated that they would put landscaping in an area to hide the ramp.

A Board Member asked what type of fence would be used.

Ms. Pugh responded that they have not selected it yet.

Mr. Kurr stated that was one of the conversations that they had with the community. He also stated that they do not want to have it so enclosed that you cannot see the children.

Ms. Pugh went on to state that the units would be basically rectangular units with no plumbing other than the sprinkler system. She noted that the students who would be going back and forth would not be out there all day. Ms. Pugh then stated that one of the things that came up at the community meetings was the vertical siding for the units and that they have since changed that to be more contextual and that while the brick would match the building, it is the best they can do. She also stated that it would be painted to have the brick tone of the building. Ms. Pugh then stated that there would also be a covered canopy walkway over to the entrance where you see the ramp and that it would stop there until the decision is made as to whether to have the second unit. She stated that it would be a green awning similar to that at the Skokie school.

Ms. Pugh stated that with regard to other construction of the units, it would be a hardy Board which

she described as an improvement over what was previously used on the modular units and wood siding. She then stated that with regard to roofing materials, there would be rubber \_\_\_ and gutters and downspouts. Ms. Pugh stated that another issue that came out of the community meetings were windows and that they are showing the use of more windows for the units.

Ms. Kelly asked if there could be skylights in the units.

Ms. Pugh stated that they cannot and that the one thing about the units is that they are only what they have to be and that they cannot add a green roof or skylights, etc. and that there is very little in terms of options of what they can do. She then identified the color of the units themselves and agreed that they can be painted and that they would be painted to match the brick.

Mr. Dearborn asked how the color was selected.

Ms. Pugh stated that it would be the color of the existing school.

Mr. Konstant asked if the awning would be a darker color.

Ms. Pugh confirmed that is correct and noted that the awning would be a dark green color and referred to the posts for the walkway. She added that the doors would be painted dark brown and that the posts would be white.

Mr. Konstant then asked if the awning ent to a back door.

Ms. Pugh confirmed that is correct

Mr. Klaskin then asked if they would be adding windows to what they see or are they adding windows.

Ms. Pugh stated that they are going to have the manufacturer add windows to the end which is the only place that they can add windows.

Ms. Kelly asked if they cannot cut in a skylight and referred to how shady the area is.

Mr. Klaskin stated that is part of his concern and that the classrooms all have great natural light while the units do not. He also asked what is the plan if the population went down and asked if the units would be removed or if they planned to keep them permanently in the event that more children show up in a couple of years.

Mr. Kurr informed the Board that the idea is to look at a longer term plan while they are in place and that redistricting the right way takes about a year and a half to go through. He then stated that the fact if they were to put in bricks and mortar and the fact that this is an historic building, it would

take approximately two years to go through. Mr. Kurr added that the population that is in there now as far as the first grade will be there for another three years.

Ms. Pugh then stated that due to the restrictions, they have to be removed and that for temporary classrooms, they have to be temporary.

Mr. Klaskin then asked if the student enrollment dipped and there is a period of time where there are not necessarily as many students for which they would need the units like they do today, would the plan be to say that they served their purpose and to remove them until they decide they need them again or they decide to expand with brick and mortar.

Mr. Kurr stated that they projections for things like that and that you have to get the student body. He also stated that a three year horizon is pretty accurate.

Chairman Swierk stated that this is temporary and that from a zoning standpoint for the Village, there would be a deadline on zoning which was presented when they first started.

Mr. Klaskin referred to situations where there is opposition to redistricting or if funds are not raised, etc. He stated that is his concern which he described as a sore thumb.

Ms. Kelly asked if they went through the same thing in Hubbard Woods.

Ms. Pugh confirmed that is correct and that 19 years ago, there was a temporary classroom there for four years and that they then did a one classroom addition.

Mr. Kurr stated that with regard to the comment in connection with the park district, he stated that they called to have an intergovernmental agreement with the park district as far as the encroachment and that with regard to the northwest consideration, they can go to them as far as going entirely on their property. He stated that some of the things that would be involved with that is that they have to be 35 feet off of the building and park district and that all of the playground equipment would have to accommodate the "L". Mr. Kurr stated that another issue related to dealing with the flood plain and that based on the calculations that they have gone through and they have checked with the Village, the area where they planned to place the units is one of the few if not the only areas which is not in the flood plain. He then stated that one of the questions is to have a 500 year flood plain which Ms. Pugh investigated.

Mr. Klaskin stated that alternative would make it much more visible from Hibbard Road.

Ms. Pugh noted that where they planned to locate the units now is not in any flood plain or hazardous area.

Ms. Kelly asked what were the negative comments in connection with the proposed location.

Mr. Konstant asked if they thought of any other color as proposed to matching the building since they are never going to match the building color and suggested the use of a dark green color.

Ms. Pugh responded that alternative was considered and is an option.

Mr. Klaskin asked how is the air flow in general and that at Crow Island, it is a little stagnant. He then stated that with regard to the comment to locate them in the northwest corner, it would be that much further away from the bathroom facilities.

Chairman Swierk then asked the audience members for their comments and asked that the comments be limited to five minutes.

Emily Reynolds, 317 Glendale, stated that she has children at Crow Island and that she lives on Glendale across the street from the blacktop for 10 years. She stated that they would be looking directly at these trailers and was one of the people asking them to investigate putting them in another location. Ms. Reynolds the referred to the children's play area and that the view is tucked away from Willow Road with the trees. She then stated that they found out about the plan a couple of weeks ago and that they have not had time to learn enough yet. Ms. Reynolds then identified the blacktop at Crow Island and that Glendale has become a one way street over the last couple of years. She then stated that they lost their ability to park on one side of the street. She also stated that the landscaping along Glendale and Mt. Pleasant has fallen into disrepair and that now they are going to be looking through a gray weed patch at trailers which she described as a sour pill to swallow. Ms. Reynolds then stated that she understood that the trailers are a necessary evil but that many of the neighbors could not be at this meeting and ask that the district look into ways to make this more palatable for the neighbors. She also stated that they love looking at the school and that they can see through the weed patch the woods and that their view would now be turned into looking at trailers through the weed patch. Ms. Reynolds commented that they would need some substantial landscaping around the trailers and asked that there be substantial landscaping around the trailers as well as in another area she identified for the Board. She stated that they all try to be good neighbors to the school and have been patient and have worked with traffic, etc. and asked that the district now be kind neighbors.

Mr. Konstant stated Ms. Reynolds that if they were to put relatively large evergreens along Glendale, would she be comfortable with that.

Ms. Reynolds stated that there is a large driveway and identified a mud mound which was previously grass and that there needed to be a lot of evergreens. She referred to the fact that the school or the PTO may not have the funds to do a project like this and that it falls to the district.

Shannon Pope, 311 Glendale, introduced herself to the Board as a parent at Crow Island and a neighbor. She stated that although she realized that the school needed space, she would like to

echo what Ms. Reynolds stated and added that although they had their first meeting last week and provided a lot of feedback, she described the plans as not complete and the fact that there are lot of ideas in the air. Ms. Pope stated that they would like to see what it would look like when it actually comes together as far as the plans for the landscaping. She then identified her home on an illustration for the Board and stated that it would look directly at the trailer for four years which is a long time and would also affect their property values. Ms. Pope stated that if they have to be in this location and that she hoped that the applicant would explore the alternative location since they are already using the park district land for play area, if they have to be there, they do not want to see them. She stated that they would like to see the landscape plan not only for the area near the blacktop but for Glendale and Mt. Pleasant as well and that you can definitely see the trailer from grade level at Mt. Pleasant since the landscaping has deteriorated over the years. Ms. Pope stated that while the use of evergreens would help, they would like to see a more fully formed plan before anything moved forward.

Chairman Swierk asked if there were any other comments. He then stated that with regard to landscaping, there was landscaping there at one point and that it may be maintenance issue. Chairman Swierk then referred to what was approved.

Mr. Kurr commented that it is a fair statement that the process has moved along fairly quickly and that they are getting feedback. He also stated that since these conversations, they have a landscaping architecture going through the plans and that once it comes together, they will look at what makes sense.

Chairman Swierk stated that whatever landscape plan is used on Glendale and Mt. Pleasant will be forever.

Mr. Kurr stated that in connection with Chairman Swierk's comment, they do not want it so dense that you cannot see anything. He then stated that he is sure that they would come up with a good plan.

Ms. Pugh then stated that since the space is used differently now than it was years ago as well as the fact that the traffic pattern is different, she stated that she would assume the neighbors would say that it is improved in terms of safety and traffic flow which has impacted landscaping.

Chairman Swierk suggested that the matter be postponed until the applicant has had time to get more landscaping plans together and come back to the Board next month which would not impact their schedule since the request would be presented to the Village Council in April.

Mr. Klaskin asked the applicant if they could put together a landscape plan by next month.

Ms. Pugh agreed that the matter happened very quickly and stated that they would not have enough time for review back and forth with the community.

Mr. Kurr confirmed that they would have meetings.

Mr. Albinson suggested making sure that they have commentary in that regard although the Board would not take any action.

Chairman Swierk also suggested that they explore the northwest side.

Mr. Klaskin stated that with regard to the neighbors who have voiced their opinion, they would be opening up a whole other channel for those on Willow Road who would have to be alerted and referred to the view from their perspective. He then stated that from a logistics standpoint and as far as accessibility from the school, if they were to put the units on the park district property it would be a little further away, it would not be as cohesive.

Mr. Kurr stated that other than looking at the northwest side of the property, all of the points raised were valid.

Ms. Pugh stated that there are a couple of points in connection with when they come back, she identified the play equipment which would need to be relocated and identified alternative locations for it.

Mr. Albinson stated that he would like to offer a couple of comments and stated that with regard to the landscaping, he did not think that anyone objected to it from a beautification standpoint but from a concealment standpoint. He then referred to the use of 6 foot Arbor Vitae to wrap the whole thing. Mr. Albinson stated that it represented an opportunity to possibly look at the driveway access to the rear and suggested that there could be a slight redesign to that. He stated that might help to conceal the view from the street.

Mr. Klaskin stated that they have to have emergency access as well back there.

Mr. Konstant then referred to the triangular green space and stated that something could be put there as far as the use of conifers which could be moved when the time came.

Mr. Albinson reiterated that since the pavement for the driveway is not in the best shape, there was an opportunity to improve that so that they would not have to travel from the sidewalk all the way to the building. He then stated that it sounded as though the landscaping is needed long term, he referred to wrapping the building with landscaping and that it might be cost effective to look at it from various vantage points. Mr. Albinson also suggested working with the community to find out what is the optimal solution for landscaping for concealment purposes.

Mr. Konstant suggested that the applicant buy boxwood in four foot squares and put them right on the building.

Penny Lanphier introduced herself as being on the Crow Island Stewardship Committee and stated that they are going a lot of research now to create a preservation plan for the building and that one of the elements for the building related to the original landscaping plans for the building and that she would see what she could find out in terms of the proposed landscaping plan.

Mr. Albinson commented that it would be helpful with the coloring to provide some street level renderings that would help inform the community how this would look from different public vantage points.

Ms. Kelly moved that the Board table the decision. The motion was seconded. A vote was taken and the motion was unanimously passed.

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

**Adjournment:**

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Antionette Johnson

**Winnetka Design Review Board/Sign Board of Appeals  
March 17, 2016**

**Members Present:**

Kirk Albinson, Acting Chairman  
Bob Dearborn  
Brooke Kelly  
Peggy Stanley

**Members Absent:**

Michael Klaskin  
Paul Konstant  
John Swierk

**Village Staff:**

Brian Norkus, Assistant Director of Community  
Development

**Call to Order:**

Chairman Albinson called the meeting to order at 7:00 p.m.

**Zoning Case #16-05-SU: Consideration of Certificate of Appropriateness  
and Comment to Village Council Regarding Proposed Modular Classrooms  
at Crow Island School, 1112 Willow Road (Continued From Previous Meeting)**

Greg Kurr introduced himself as the CFO of School District 36 and stated that they were at last month's meeting and provided a presentation as to what their needs are as far as students at Crow Island and put forth a plan to put in some temporary classrooms. He stated that at that meeting, with regard to one of the pending things that the Board would like to see, he referred to their discussions with the neighbors with regard to landscaping and doing some berms in some of the surrounding areas. Mr. Kurr stated that since that time, they have finalized that plan and that they do have their landscape architect here to present that. He also stated that they formed a committee with their neighbors and that they seemed very satisfied.

Katherine Talty introduced herself to the Board and stated that she was hired by the School District to discuss the landscaping with the district and the neighbors. She began by stating that they have had several meetings to target what the areas of concern were for the neighbors and as it pertained to the modular classroom locations. Mrs. Talty stated that overall, the opinion is that the location of the units is a pretty good solution in terms of the distance from the neighbors but that however, there were some areas that have unobstructed views down one particular asphalt path that ran straight back to the units.

Mrs. Talty stated that they set their sights on three goals which included to obscure the view from the neighbors on Glendale and Mt. Pleasant by targeting three areas, the first of which related to a natural berm which surrounded the property. She stated that the objective is to continue the naturalized planting which has over time been taken over by some invasive plant species and that they would do some maintenance work and clearing of buckthorn, etc. Mrs. Talty also stated that they would do some planting to enhance the perimeter view and take some measures to prevent

further erosion of the berm.

Mrs. Talty informed the Board that objective number two was to provide a place for the children to be picked up and dropped off. She stated that the locations were changed and identified one area as an asphalt path which allowed for the view into the property. Mrs. Talty stated that the area itself is relatively shady, established plants and the children who have over time killed some of the lawn since everyone stood in one spot on the grass. She stated that they want to give them a better place to cue up and that they have created a drop-off area for the children to stand and wait on Glendale.

Mrs. Talty identified the final objective as the landscape planting which did not change dramatically from what the Board has seen. She stated that they realize that the plantings would be as temporary as the modular units and that they took the approach to put in plant material that would eventually be transplanted elsewhere on the property.

Mrs. Talty then referred the Board to the berm and its naturalized areas. She then stated that they would have the opportunity to collect some woodchips from the Village and use them to groom the trails which already exist as well as to add some woodland plants on the perimeter which would visually block some of the holes which already exist in the berm. Mrs. Talty stated that on the southern exposure, they do not have that issue and referred to the use of shade tolerant evergreens to shield the views from second floor elevations.

Mrs. Talty stated that with regard to the drop-off area, she identified the existing asphalt access drive which would remain the same. She also identified an area of lawn which is now dirt that will be changed to pavers and which will also be bounded by shrubs and evergreens to visually obstruct the view down into that driveway. Mrs. Talty then stated that there would be plants between the public sidewalk and the drop-off area and which would also serve as a visual and physical barrier for the children. She noted that the existing play area in that location would remain the same.

Mrs. Talty identified the plant palette as a mix of evergreen and some shade woodlands and plants that would occur naturally in this type of environment that would tolerate the conditions and abuse. She then provide the Board with an illustration of the before and after conditions.

Ms. Stanley questioned the plantings near the building.

Mrs. Talty identified the L shape configuration and the existing condition of the school. She stated that the L shape represented the existing knee wall. Mrs. Talty stated that they still want the children to be able to circulate in that area. She then referred to the foundation planting which she stated is not that different than what the Board was shown before and that the only change related to their consideration of plants which would be easily transplantable once the modular units are

taken out. Mrs. Talty stated that it would be a mix of evergreens, shade tolerant evergreens, shrubs and viburnum which would be able to tolerate the shade and abuse by the children.

Mr. Dearborn asked what was the concern with regard to the color of the building. He also how big is the size of the drop-off.

Mrs. Talty responded that it is 455 square feet.

Mr. Dearborn then questioned water runoff.

Mr. Norkus informed the Board that it would be looked at as part of the engineering process.

Carol Pugh added that she checked the amount of impervious surface on the lot and that they would be under the amount allowed.

Ms. Kelly asked what material would the pavers be.

Mrs. Talty stated that they would be standard one size brick pavers in a neutral color. She stated that in the packet of materials, there is limestone and brick. Mrs. Talty informed the Board that the thought was for it to go away.

Ms. Stanley stated that in terms of the size, the limestone pavers would be more in keeping with the size that is shown.

Mrs. Talty reiterated that the thought with regard to the pavers is to make them as invisible as possible.

Ms. Stanley suggested that thought be given to using a different scale.

Mrs. Talty stated that they considered some other ideas and that since it would be near brick at one point, they were thinking of going with a larger format at that point but they then moved it away from brick. She then stated that it is never going to look like that limestone.

Chairman Albinson stated that the applicant would finish their presentation and then they would take public comments.

Carol Pugh from Green Associates Architects introduced herself to the Board and stated that she is back to follow-up on the Board's recommendation and comment with regard to the lightness of the color that was selected the last time which was light tan and more in keeping with the brick color of the building and that the recommendation was to consider the use of something darker to allow the building to fade away more into the vegetation. She stated that they also heard that loud and

clear from the community members.

Ms. Pugh stated that they have come back with a dark taupe color which she described as very neutral and that it is the color of the tree trunks and bark behind it since the tree bark is what you would see in relation to the modular units. She stated that there would be a hardy board panel. Ms. Pugh then stated that they did not want to go any darker than that such as with dark chocolate colors or grays or olive green tones and that they would have to keep with the prefinished tones which are available. She also stated that they did not want to go as dark as black tones because of the canopy that ran along the east side and that she estimated it to be approximately 10 feet deep which would be there as a covered walkway. Ms. Pugh informed the Board that an elevation of the modular unit she identified for the Board would be in the shadow most of the time and that when combined with the tree canopy, it is mostly a shady area anyway as Mrs. Talty mentioned. She stated that she hoped that this is what the Board envisioned from the last meeting. Ms. Pugh then asked the Board if they had any questions.

A Board Member asked what the canopy material is.

Ms. Pugh responded that it would be a flame retardant vinyl material for which they selected a neutral gray tone. Ms. Pugh added that the students would not see the color from underneath and that they wanted to keep it light.

Chairman Albinson then asked for any public comments.

Emily Reynolds, 317 Glendale, informed the Board that she lives across from the school and stated that she wanted to thank everyone present and described it as a collaborative and nice process. She stated that they were not very excited about the trailers when they first heard about it and that the applicant has been really accommodating. Ms. Reynolds described it as a good solution and that she loved the idea of enhancing areas that are permanent. She also informed the Board that her neighbor, Shannon Pope, is also happy with the plan as well as several other neighbors.

Mr. Norkus noted that he has received an email from Shannon Pope of Glendale Avenue directed to the DRB, voicing her support for the project as revised. He also noted that a previously distributed communication from Kimberly Brya of Glendale Avenue is on the table in front of Board members. He noted that the communication was written prior to the development of the landscape plan before the board for consideration. Mr. Norkus stated that Ms. Brya asked that her email be circulated to the Board again.

Chairman Albinson asked the applicant if there has been any communication with the neighbors since the February DRB meeting.

Mr. Kurr confirmed that is correct and informed the Board that they have met with Ms. Brya, and

that her concern was primarily the location of the unit. He reiterated that they looked at multiple locations around the property, one of which was on the west corner and other locations which were close to Glendale. Mr. Kurr stated that she also asked if the units could be located between the two wings of the school and that the setbacks as far as the fire code did not work with that alternative. He indicated that he is not sure that they totally convinced her but that they did discuss the matter with her. Mr. Kurr stated that the proposed location is the best location.

Chairman Albinson asked if there were any other comments from the Board.

Ms. Stanley commented that it looked so much better and that everyone collaborated and came up with a plan. She also commented that she liked the dark color better and that she was happy to hear that the evergreens would not be located up against the building. Ms. Stanley then stated that the applicant should be commended in working with them.

Mr. Dearborn then moved to issue a Certificate of Appropriateness for the petition as revised for Zoning Case 16-05-SU as submitted. The motion was seconded. A vote was taken and the motion was unanimously passed.

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

**Consideration of Certificate of Appropriateness for Painting  
of Exterior Brick Wall at the 563-571 Lincoln Avenue Building**

The applicant for this request was not present.

Chairman Albinson suggested that this case be tabled until the next meeting and for the applicant to find someone to represent them.

A motion was made and seconded to table the case until the next meeting. A vote was taken and the motion was unanimously passed.

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

**Adjournment:**

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

Respectfully submitted,

Antionette Johnson

## AGENDA REPORT

**SUBJECT:** 840 Green Bay Road, Graeter's Ice Cream

**DATE:** June 7, 2016

**PREPARED BY:** Brian Norkus, Assistant Director of Community Development

Attached plans depict the proposed signs and awnings for the vacant storefront at 840 Green Bay Road, formerly occupied by Panera. Graeter's Ice Cream has proposed new awnings wall signs and projecting blade signs for the commercial space located at the northwest corner of Green Bay Road and Gage Street.

Proposed awnings would be rigid frame awnings matching adjacent storefronts in color, height and profile. Awnings would project 3' from the building face and would comply with the minimum 8 height above sidewalk elevation. Awning signs would be 5" high cream colored letters with brown accent stripe.

Proposed wall signs would be compliant with sign code size limits, and comply with Design Guidelines' recommendation that letters not exceed 14" in height. Signs would be illuminated by new gooseneck fixtures painted in a brown finish consistent with Graeter's corporate branding package.

Two proposed projecting blade signs would be mounted at the corner of the building visible to both east-west and north-south pedestrians.

Custom wall sconces would be affixed to exterior columns in three locations and incorporate Graeter's logo.

Signs and awnings as proposed comply with all requirements of the sign code.

**VILLAGE OF WINNETKA, ILLINOIS**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**AWNING PERMIT APPLICATION**

**Tenant/Lessee**

Name of Business: <i>Gracter's Ice Cream</i>		Primary contact name: <i>Chip Gracter</i>	Phone: <i>513-762-3034</i>
Street Address: <i>2145 Reading Rd.</i>			Fax:
City: <i>Cincinnati</i>	State: <i>OH</i>	Zip Code: <i>45202</i>	Email: <i>chip@gracters.com</i>

**Awning Company** *to be determined*

Name of Awning Company:		Primary contact name:	Phone:
Street Address:			Fax:
City:	State:	Zip Code:	Email:

**Property Owner**

Name of Company: <i>LLC</i> <i>Peak Properties</i>		Primary contact name: <i>Adam Keyser</i>	Phone: <i>773-697-5263</i>
Street Address: <i>2201 West Roscoe St.</i>			Fax: <i>773-281-5250</i>
City: <i>Chicago</i>	State: <i>IL</i>	Zip Code: <i>60618</i>	Email: <i>Akeyser@peakproperties.biz</i>

Awning is  retractable, or  rigid  
 new awning, or  recovering of existing frame

Description of fabric type and color (attach samples) *Sunbrella Burgandy Canvas 5436-000*

Description of awning sign material, method of application and color *cream text vinyl logo applied to awning*

Height of awning logo/copy : *5* inches

Awning Dimensions: Width *12'-5"*, *17'-10"*, Height *3'-6"* Projection from building face: *3'-0"*  
*(5 total)* *18'-1"*, *12'-9"*, *10'-6"*

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

VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business: <i>Gracters Icecream</i>		Primary contact name: <i>Chip Graeter</i>	Phone: <i>513-762-3034</i>
Street Address: <i>2145 Reading Rd.</i>			Fax:
City <i>Cincinnati</i>	State <i>OH</i>	Zip Code <i>45202</i>	Email: <i>chip@gracters.com</i>

Sign Company *to be determined*

Name of Sign Company:		Primary contact name:	Phone:
Street Address:			Fax:
City	State	Zip Code	Email:

Property Owner

Name of Company: <i>Peak Properties LLC</i>		Primary contact name: <i>Adam Keyser</i>	Phone: <i>773-697-5263</i>
Street Address: <i>2201 West Roscoe St.</i>			Fax: <i>773-281-5256</i>
City <i>Chicago</i>	State <i>IL</i>	Zip Code <i>60618</i>	Email: <i>Akeyser@peakproperties.biz</i>

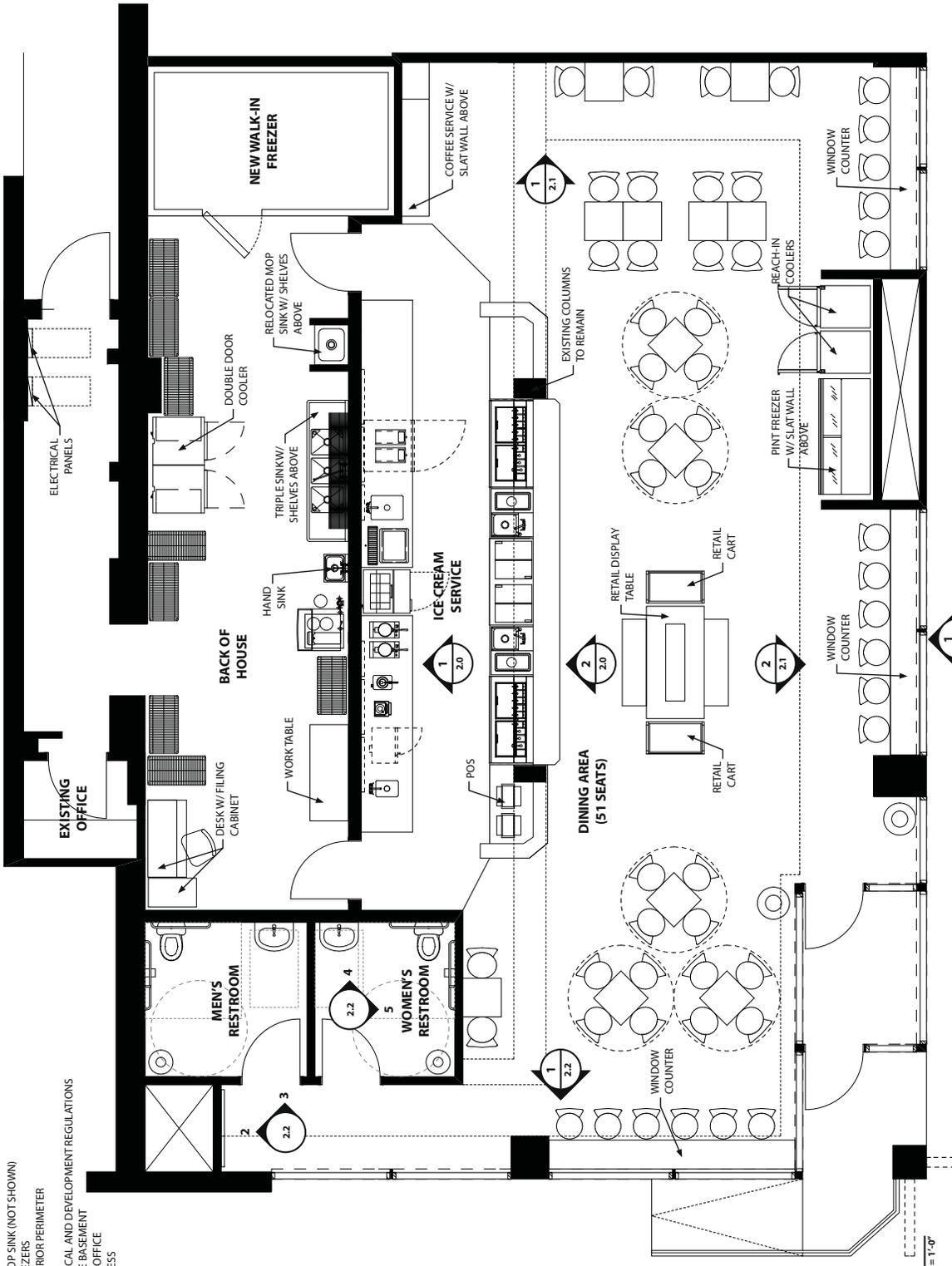
Sign type(s):  window graphics  wall-mounted sign  ground-mounted sign  
(Check all that apply)  projecting sign  other \_\_\_\_\_

Additional description of sign type and materials

*(2) aluminum panel signs w/ dimensional letters*  
*(1) Blade sign- solid rods on welded rings - metal bracket*

OFFICE USE ONLY	PERMIT FEE (\$60/\$195 per sign)
CONDITIONS OF APPROVAL: _____	

- NOTE:**
- 1) MOP RACK TO BE MOUNTED ABOVE MOP SINK (NOT SHOWN)
  - 2) INCLUDE BUMPERS ON ICE CREAM FREEZERS
  - 3) INCLUDE HOSE SPIGOTS AROUND EXTERIOR PERIMETER
  - 4) INCLUDE GROMMETS AT POS STATIONS
  - 5) ALL EXTERIOR SIGNAGE SUBJECT TO LOCAL AND DEVELOPMENT REGULATIONS
  - 6) UTILIZE EXISTING WATER HEATER IN THE BASEMENT
  - 7) EXISTING SAFE TO REMAIN IN EXISTING OFFICE
  - 8) ALL WINDOW SHADES TO REMAIN UNLESS OTHERWISE DIRECTED BY CLIENT



1 FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**FLOOR PLAN**  
**GRAETER'S HUBBARD WOODS**  
WINNETKA, IL  
SCALE: 3/16" = 1'-0"



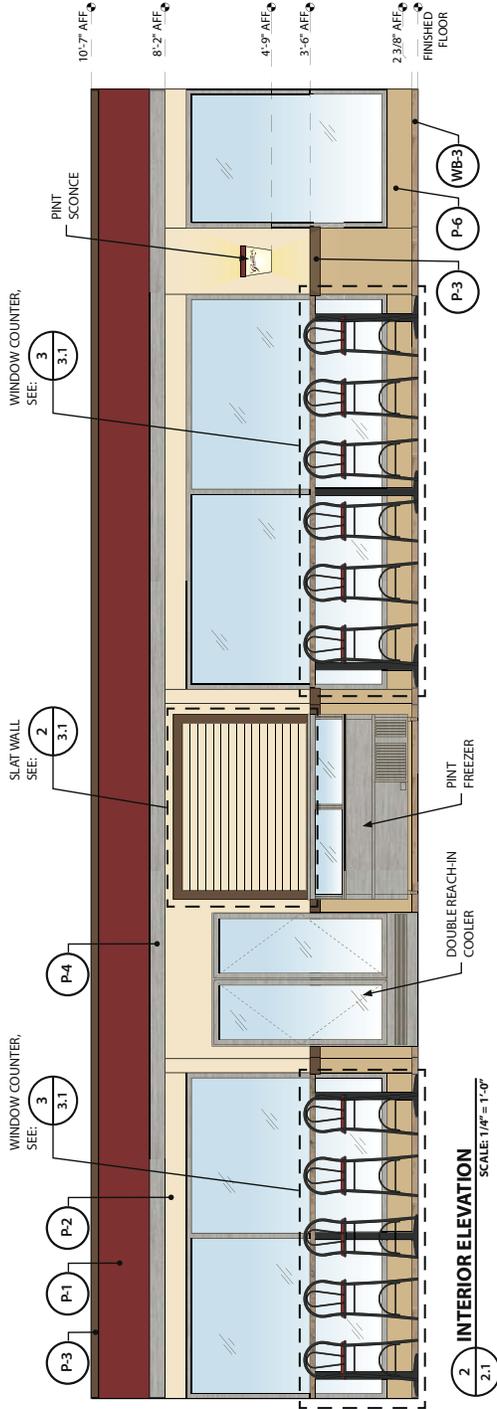
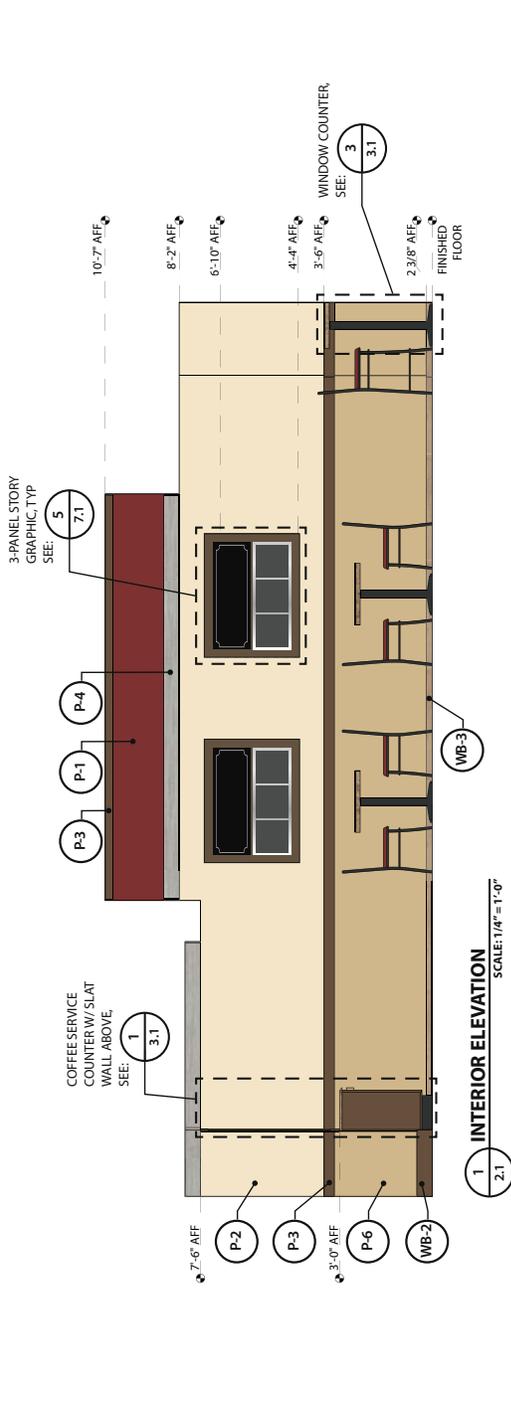
MAY 18, 2016

1.0





**NOTE:** 1) RETAIN ALL EXISTING WINDOW SHADES UNLESS OTHERWISE DIRECTED BY OWNER

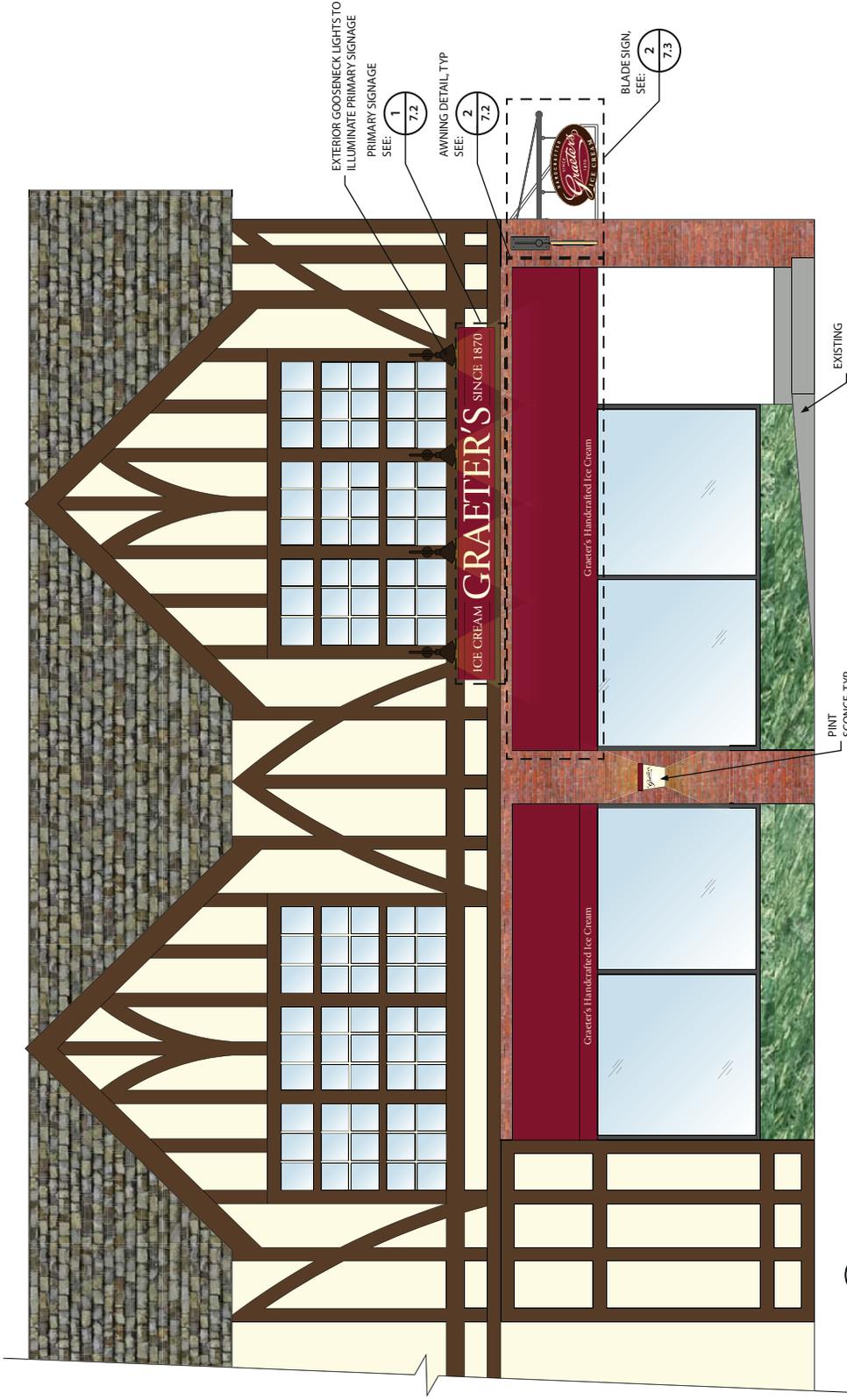


**INTERIOR ELEVATIONS**  
**GRAETER'S HUBBARD WOODS**  
WINNETKA, IL  
SCALE: 1/4" = 1'-0"



page 7

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.



1  
2.3  
EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

**NOTE:** 1) ELEVATION IS TO DEMONSTRATE CONCEPT DESIGN ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. VERIFY ALL DETAILS BEFORE FABRICATION.  
2) SIGNAGE SIZING TO BE CONFIRMED PRIOR TO FABRICATION.  
3) ALL GRAPHICS & SIGNAGE SUBJECT TO LOCAL REQUIREMENTS.



**EXTERIOR ELEVATIONS  
GRAETER'S HUBBARD WOODS**  
WINNETKA, IL  
SCALE: 1/4" = 1'-0"



MAY 18, 2016



2.3



EXTERIOR GOOSENECK LIGHTS TO ILLUMINATE PRIMARY SIGNAGE  
 SEE: 1 7.3

AWNING DETAIL, TYP  
 SEE: 2 7.2

BLADE SIGN, TYP  
 SEE: 2 7.3

1 2.4  
 EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"

PINT SCONCE, TYP

EXISTING STOREFRONT FINISHES TO REMAIN

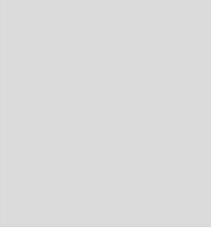
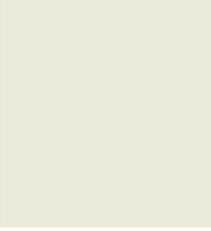
**NOTE:** 1) ELEVATION IS TO DEMONSTRATE CONCEPT DESIGN ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. VERIFY ALL DETAILS BEFORE FABRICATION.  
 2) SIGNAGE SIZING TO BE CONFIRMED PRIOR TO FABRICATION.  
 3) ALL GRAPHICS & SIGNAGE SUBJECT TO LOCAL REQUIREMENTS.



EXTERIOR ELEVATIONS  
 GRAETER'S HUBBARD WOODS  
 WINNETKA, IL  
 SCALE: 1/4" = 1'-0"



page 9

			<p style="text-align: center;"><b>EXISTING</b></p>	
<p><b>ACT-1</b></p> <p>MATERIAL: ACUSTIC CEILING TILE MANF: ARMSTRONG STYLE: 24" x 24" GEORGIAN HIGH-WASHABILITY PRODUCT #: 794 CONTACT: WWW.ARMSTRONG.COM</p>	<p><b>ACT-2</b></p> <p>MATERIAL: ACUSTIC CEILING TILE MANF: ARMSTRONG STYLE: 24" x 24" LEDGES1 PRODUCT #: 8011 CONTACT: WWW.ARMSTRONG.COM</p>	<p><b>AF-1</b></p> <p>MATERIAL: AWNING FABRIC MANF: SUNBRELLA STYLE: CANVAS COLOR: BURGUNDY CONTACT: WWW.SUNBRELLA.COM</p>	<p><b>CEIL</b></p> <p>MATERIAL: CEILING MANF: EXISTING COLOR: TO BE PAINTED P-5</p>	<p><b>CS-1</b></p> <p>MATERIAL: COMPOSITE STONE MANF: DUPONT ZODIAC COLOR: AUTUMN LIGHT EDGE: OGEE CONTACT: WWW.DUPONT.COM</p>
				
<p><b>F-1</b></p> <p>MATERIAL: FLOORING MANF: BENJAMIN MOORE STYLE: FORBO MARMOLEUM PRODUCT #: 3141 COLOR: HIMALAYA CONTACT: WWW.MARMOLEUM.COM</p>	<p><b>FRP-1</b></p> <p>MATERIAL: FRP MANF: MARLITE STYLE: PEBBLED SURFACE PRODUCT #: P106 COLOR: BBGE CONTACT: WWW.MARLITE.COM</p>	<p><b>GT-1</b></p> <p>MATERIAL: GROUT MANF: MAPLE COLOR: WHITE / 0 NOTE: USE W/ CERAMIC WALL TILE (T-1) CONTACT: WWW.MAPLEUS.COM</p>	<p><b>GT-2</b></p> <p>MATERIAL: GROUT MANF: TEC POWER GROUT COLOR: 915 LIGHT SMOKE NOTE: USE W/ FLOOR TILES CONTACT: MANUFACTURING@LOUISVILLE.TILE.513.986.9453</p>	<p><b>P-1</b></p> <p>MATERIAL: PAINT MANF: BENJAMIN MOORE PRODUCT #: 2885-20 COLOR: POTTERY RED FINISH: SATIN CONTACT: WWW.BENJAMINMOORE.COM</p>
				
<p><b>P-2</b></p> <p>MATERIAL: PAINT MANF: BENJAMIN MOORE PRODUCT #: MUSLIN COLOR: MUSLIN FINISH: SATIN CONTACT: WWW.BENJAMINMOORE.COM</p>	<p><b>P-3</b></p> <p>MATERIAL: PAINT MANF: BENJAMIN MOORE PRODUCT #: 3110-20 COLOR: BROWN TAUPE FINISH: SEMI-GLOSS CONTACT: WWW.BENJAMINMOORE.COM</p>	<p><b>P-4</b></p> <p>MATERIAL: PAINT MANF: THERMUS PAINT PRODUCT #: M20156 COLOR: BRUSHED ALUMINUM NOTE: DO NOT BRUSH SPRAY APPLICATION ONLY CONTACT: WWW.MATTHEWSPAIN.COM</p>	<p><b>P-5</b></p> <p>MATERIAL: PAINT MANF: BENJAMIN MOORE PRODUCT #: GLACIER WHITE COLOR: GLACIER WHITE FINISH: FLAT CONTACT: WWW.BENJAMINMOORE.COM</p>	<p><b>P-6</b></p> <p>MATERIAL: PAINT MANF: BENJAMIN MOORE PRODUCT #: ACORN YELLOW COLOR: ACORN YELLOW FINISH: SATIN CONTACT: WWW.BENJAMINMOORE.COM</p>



**FINISH SAMPLE IMAGES  
GRAETER'S HUBBARD WOODS**  
WINNETKA, IL

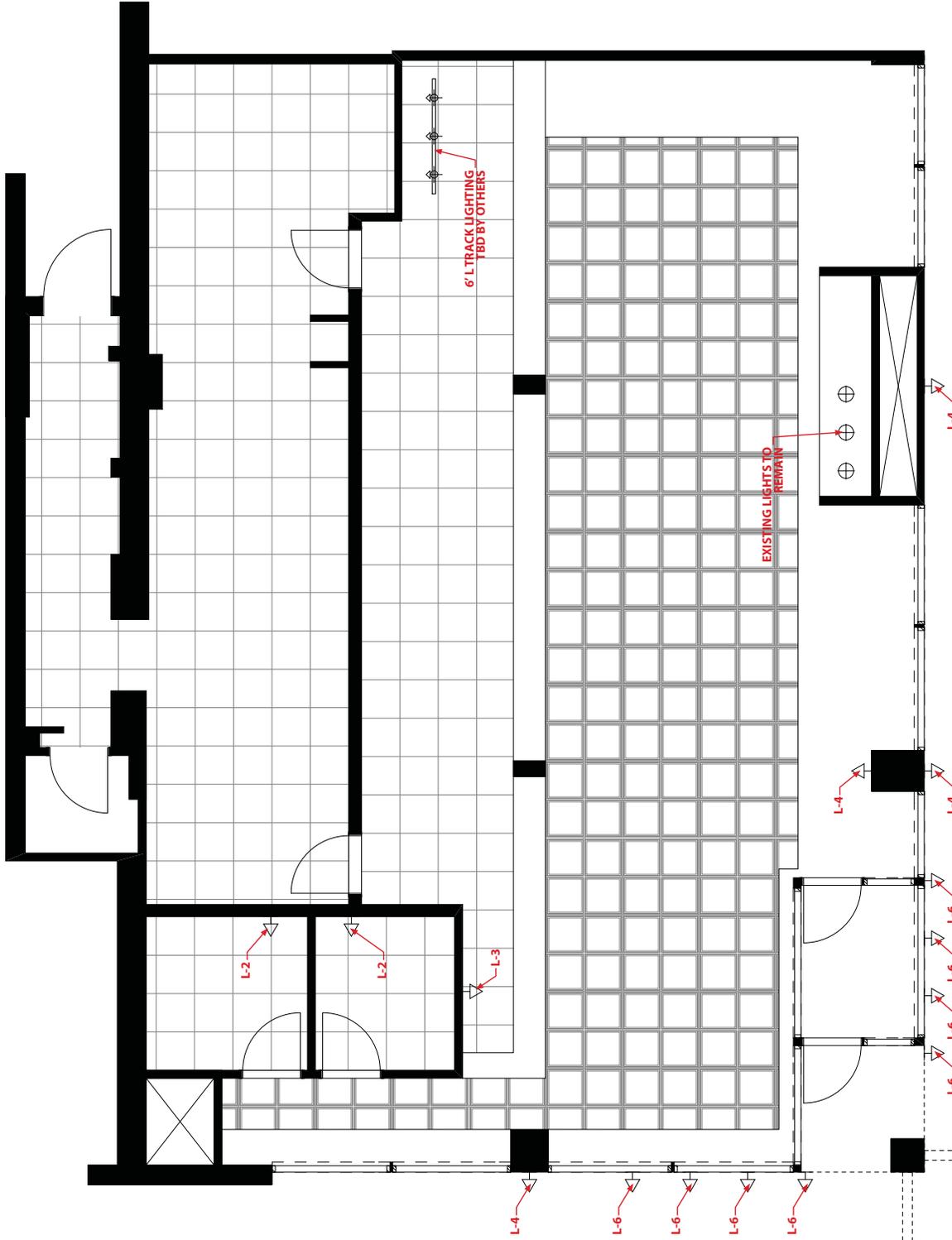
**BRUCE D. ROBINSON**  
DESIGN GROUP  
MAY 18, 2016  
**4.2**

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.

**LIGHT FIXTURES:**

L-2	DOUBLE WALL SCONCE	QTY: 2
L-3	GOOSENECK LIGHT	QTY: 1
L-4	CUSTOM PINT SCONCE	QTY: 4
L-6	EXT GOOSENECK FIXTURES	QTY: 8

NOTE: ONLY DECORATIVE LIGHTING SHOWN ON PLAN.  
GENERAL LIGHTING TBD BY OTHERS.



1 DECORATIVE LIGHTING KEY RCP  
SCALE: 3/16" = 1'-0"



**DECORATIVE LIGHTING KEY REFLECTED CEILING PLAN  
GRAETER'S HUBBARD WOODS**  
WINNETKA, IL



MAY 18, 2016



6.1

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.

		
<p><b>ITEM:</b> L-1 <b>MANF:</b> DESIGN CLASSICS LIGHTING AT DESTINATION LIGHTING OR SIMILAR <b>STYLE:</b> 14-INCH BRONZE SCHOOLHOUSE PENDANT LIGHT - 377601 <b>FINISH:</b> NEUVILLE BRONZE W/ MATTE OPAL SHADE</p>	<p><b>ITEM:</b> L-2 <b>MANF:</b> DECORATIVE WALL SCONCE <b>PRODUCT:</b> DESIGN CLASSICS LIGHTING AT DESTINATION LIGHTING OR SIMILAR <b>STYLE:</b> SCHOOLHOUSE BATHROOM SCONCE - 372748 <b>CONTACT:</b> NEUVILLE BRONZE W/ MATTE OPAL SHADE WWW.DESTINATIONLIGHTING.COM</p>	<p><b>ITEM:</b> L-3 <b>MANF:</b> GOOSENECK LIGHT <b>STYLE:</b> BARNLIGHT ELECTRIC OR SIMILAR <b>FINISH:</b> WESCO GOOSENECK LIGHT SHADE: 12" SHADE IN 600-BRONZE ARM: G-1 STRAIGHT ARM IN 600-BRONZE</p>
<p><b>ITEM:</b> L-4 <b>MANF:</b> DECORATIVE PINT WALL SCONCE <b>CONTACT:</b> JODI DOLL AT KING LIGHTING, 513-403-9938</p>	<p><b>ITEM:</b> L-5 <b>MANF:</b> CEILING FAN W/ LIGHT <b>STYLE:</b> CEILING CLASSICS LIGHTING AT DESTINATION LIGHTING <b>FINISH:</b> CEILING FAN W/ LIGHT W/ WHITE GLASS SHADE - PR29178 ROMAN BRONZE / MATTE OPAL FINISH ON SHADE WWW.DESTINATIONLIGHTING.COM</p>	<p><b>ITEM:</b> L-6 <b>MANF:</b> EXTERIOR GOOSENECK SIGN LIGHT <b>STYLE:</b> BARNLIGHT ELECTRIC OR SIMILAR <b>FINISH:</b> THE FRONTIER ANGLE SHADE W/ 10" SHADE AND G-22 GOOSENECK ARM BRONZE <b>CONTACT:</b> WWW.BARNLIGHTELECTRIC.COM</p>
		
<p><b>NOT USED</b></p> 		
		

NOTE: CEILING FAN MAY NOT BE USED IN ALL LOCATIONS. REFER TO LIGHTING RCP PER LOCATION.



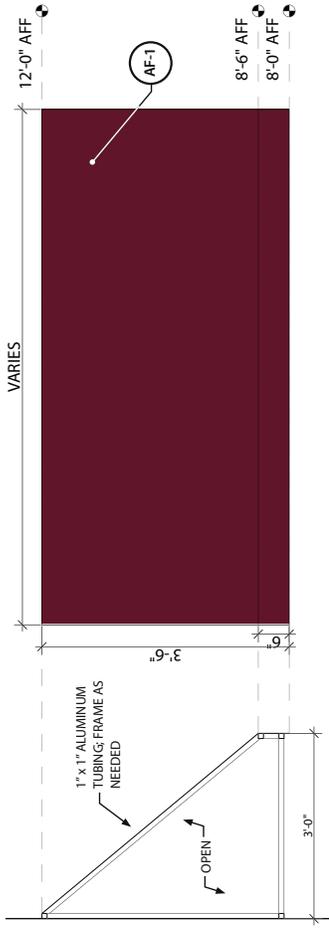
**DECORATIVE LIGHTING SAMPLE IMAGES  
GRAETER'S HUBBARD WOODS**

WINNETKA, IL

**6.2**

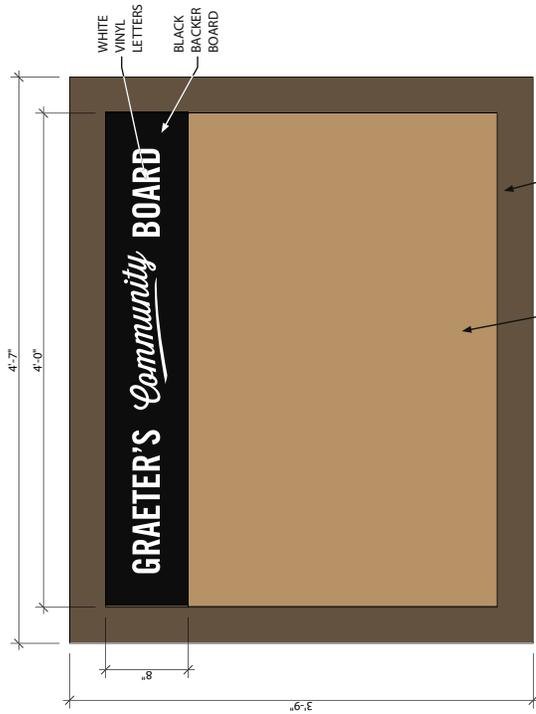


MAY 18, 2016



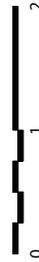
**2** **AWNING DETAIL**  
SCALE: 1/2" = 1'-0"

- NOTES:**
1. ALL AWNINGS TO MATCH LEASE AND ZONING REGULATIONS.
  2. FINAL AWNING DESIGN TBD AND/OR APPROVED BY GRAETER'S.
  3. ALL LOGOS/BRAND ELEMENTS TO COMPLY W/ GRAETER'S BRAND GUIDELINES AND STANDARDS.



**1** **COMMUNITY BOARD**  
SCALE: 1" = 1'-0"

- FONTS:**
1. TRADE GOTHIC STD CONDENSED NO. 20
  2. THIRSTY SCRIPT



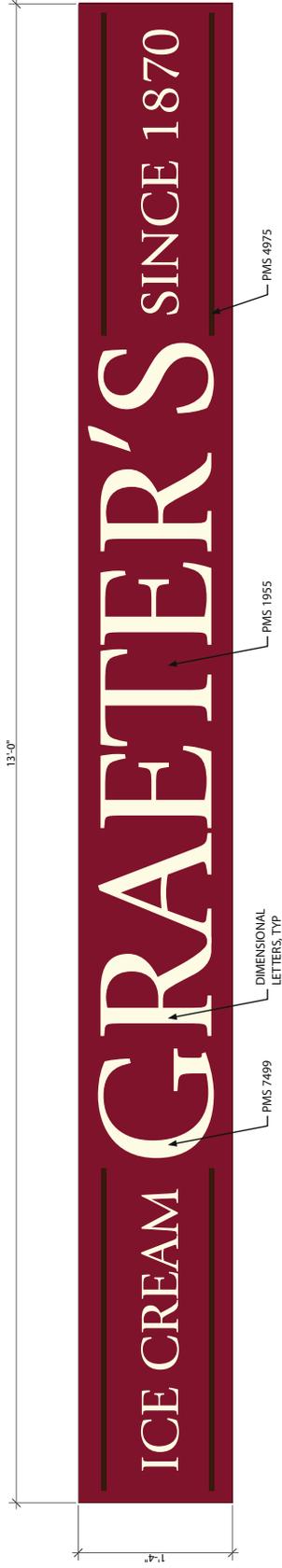
**GRAPHICS DETAILS**  
**GRAETER'S HUBBARD WOODS**  
WINNETKA, IL  
SCALE: 1" = 1'-0"



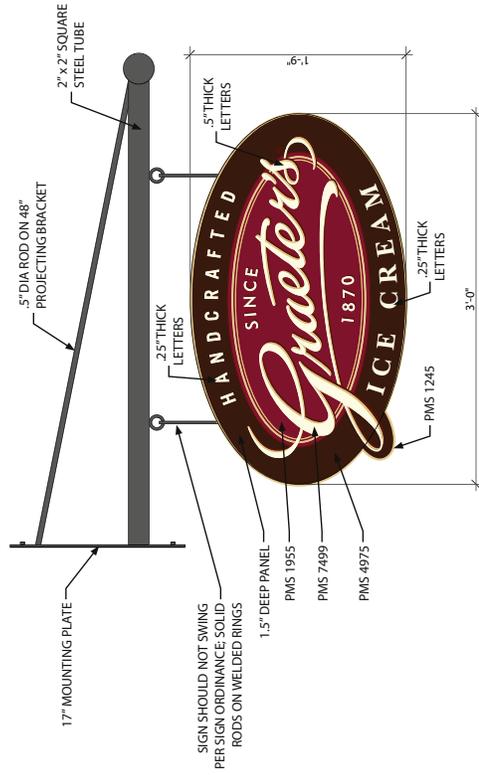
MAY 18, 2016



**7.2**



1 PRIMARY SIGNAGE  
SCALE: 1" = 1'-0"



2 BLADE SIGN  
SCALE: 1" = 1'-0"



GRAPHICS DETAILS  
GRAETER'S HUBBARD WOODS  
WINNETKA, IL  
SCALE: 1" = 1'-0"



MAY 18, 2016



7.3

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.



Date: June 8, 2016

To: Design Review Board

From: Brian Norkus

RE: 80 Green Bay Road (Field's Maserati)

---

In 2014 the Field's Auto Group relocated the Winnetka Land Rover dealership to Northfield, changing the location at 80 Green Bay Road to a Maserati dealership. The current application before the Design Review Board involves rebranding the dealership for the Maserati line, and consideration of exterior building alterations, replacement of site lighting, and new signs. Signs themselves also require consideration of two related sign code variations requested by the applicant.

**Brief history** - The property was first developed for use by an auto dealership in the late 1940's, first opening as *Indian Hill Motors*. The location was taken over by the Field's Group in the mid 1980's when it was operated as a BMW dealership until the mid-1990's. More recently, the facility received a major renovation in 1996 when it was re-branded as a Land Rover dealership, depicted in the recent image below (**Figure 1**).

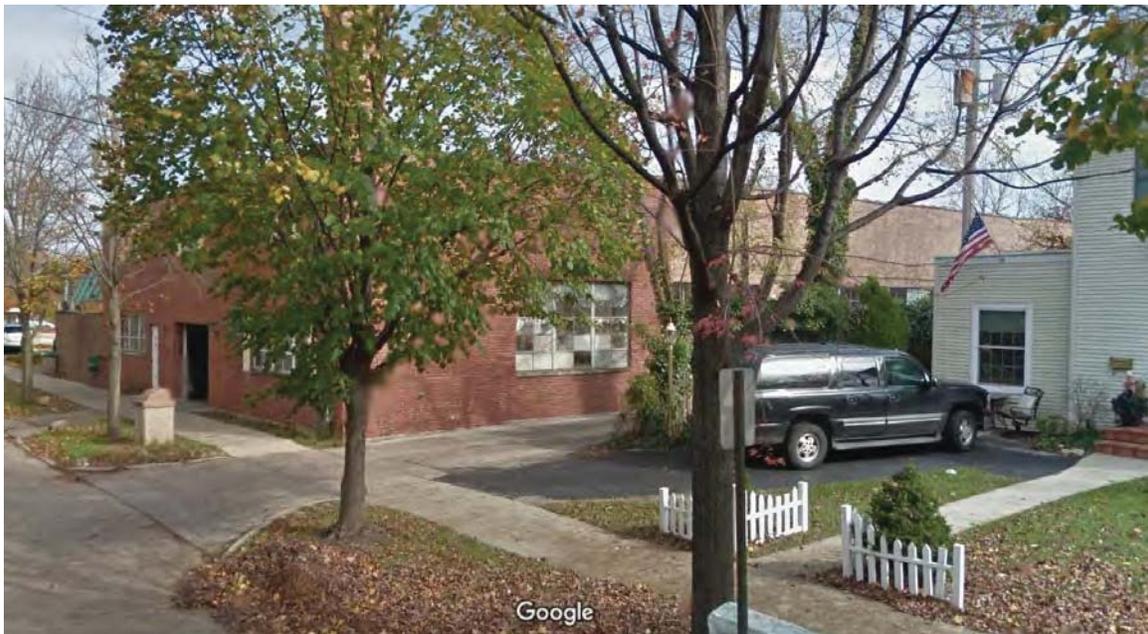


Figure 1

The Land Rover renovations incorporated new exterior building materials which are present today including limestone with wood siding and a standing-seam metal mansard roof. 1996 renovations also saw the introduction of a new open frame canopy projecting on the south building elevation and a 25' tall "tower" element.

Proposed exterior building alterations – Proposed building alterations include removal of the existing canopy and tower structures, with *primary* building elevations to be re-clad with an ALPOLIC® aluminum composite panel system [noted finish as *Metallic Dark Gray Gloss 30*]. New glazing is to be clear, with aluminum frame in an anodized brushed silver finish.

*Secondary* masonry building elevations on the north and south, including doors and window frames, will be painted in a white finish. While not shown in elevation drawings, the west elevation facing Brier Street will also be repainted white. The building's west elevation and a portion of the south elevation are currently unpainted masonry, both red brick and Chicago common, shown in **Figure 2** and **Figure 3** below.



**Figure 2**



Figure 3

Proposed site lighting – Outdoor vehicle display is currently illuminated with two (2) poles approximately 26'-28' feet in height, each pole outfitted with two large fixtures and the top and four smaller fixtures at a lower level, seen in **Figure 4 and 5** below. Existing poles and fixtures will be removed and replaced with two (2) new poles set at a height of 16' along the Green Bay Road property line. Each pole will have two full-cutoff LED fixtures oriented toward the vehicle display area.



Figure 4



**Figure 5**

**Signs** – Proposed sign package includes the following;

Wall signs	Two (2) <i>“Maserati”</i> signs ( <u>east</u> and <u>south</u> elevation)	<ul style="list-style-type: none"> <li>brushed stainless finish</li> <li>pin mounted letters</li> <li>halo-illumination</li> </ul>	<ul style="list-style-type: none"> <li>16” x 12.46’ dimensions (16.6 sq. ft. each)</li> <li>33.2 sq. ft. total</li> </ul>
	One (1) <i>“Fields”</i> sign ( <u>east</u> elevation only)	<ul style="list-style-type: none"> <li>brushed stainless finish</li> <li>pin mounted letters</li> <li><u>halo-illumination</u></li> </ul>	<ul style="list-style-type: none"> <li>16” x 5.16’ dimensions</li> <li>6.86 sq. ft. total</li> </ul>
	Two (2) oval Maserati logos (east and south elevation)	<ul style="list-style-type: none"> <li>Opaque vinyl on sign face, trident and letters</li> <li><u>halo illumination</u> on perimeter of trident, letters and sign perimeter</li> </ul>	<ul style="list-style-type: none"> <li>27” x 18” dimensions (3.37 sq.ft. each)</li> <li>6.75 sq. ft. total</li> </ul>
	One (1) <i>“Service”</i> sign	<ul style="list-style-type: none"> <li><u>halo illumination</u> on perimeter of trident, letters and sign perimeter</li> </ul>	<ul style="list-style-type: none"> <li>22” x 35” dimensions</li> <li>5.35 sq. ft. total</li> </ul>
	Maximum wall sign area (15% of east elevation) – 145 sq. ft. total	Proposed wall sign area	52.16 sq. ft. (compliant)

Ground sign	One (1) ground-mounted sign along east property line	
	<ul style="list-style-type: none"> <li>• Push through logo</li> <li>• pin mounted letters</li> <li>• halo-illumination</li> </ul>	<ul style="list-style-type: none"> <li>• 9'-3" x 2'-2"</li> <li>• 20 sq. ft. total</li> </ul>
	Maximum ground sign area: 20 sq. ft. total	Proposed wall sign area: 20 sq. ft. (compliant)

Sign code variations

- Illuminated signs - The Village Sign Code allows illuminated commercial signs, subject to conditions intended to maintain the character of both the Village business districts and adjacent residential areas. The sign code prohibits “internal illumination”, such as box signs with translucent faces.

In lieu of internal illumination, the sign code allows for indirect illumination, either with fixtures which illuminate the sign face externally (such as with “gooseneck” light fixtures), or with halo illumination such as the current proposal.

While halo illumination is permitted under the sign code, Section 15.60.130(B)(3) of the sign code [*General standards – Illumination adjacent to residential zoning districts*] prohibits illumination when the illuminated sign faces an adjacent residential zoning district located within 100 feet of the sign.

Three (3) of the proposed illuminated signs are located less than 100 feet from an adjacent residentially zoned parcel to the west, as depicted in **Figure 6** below.

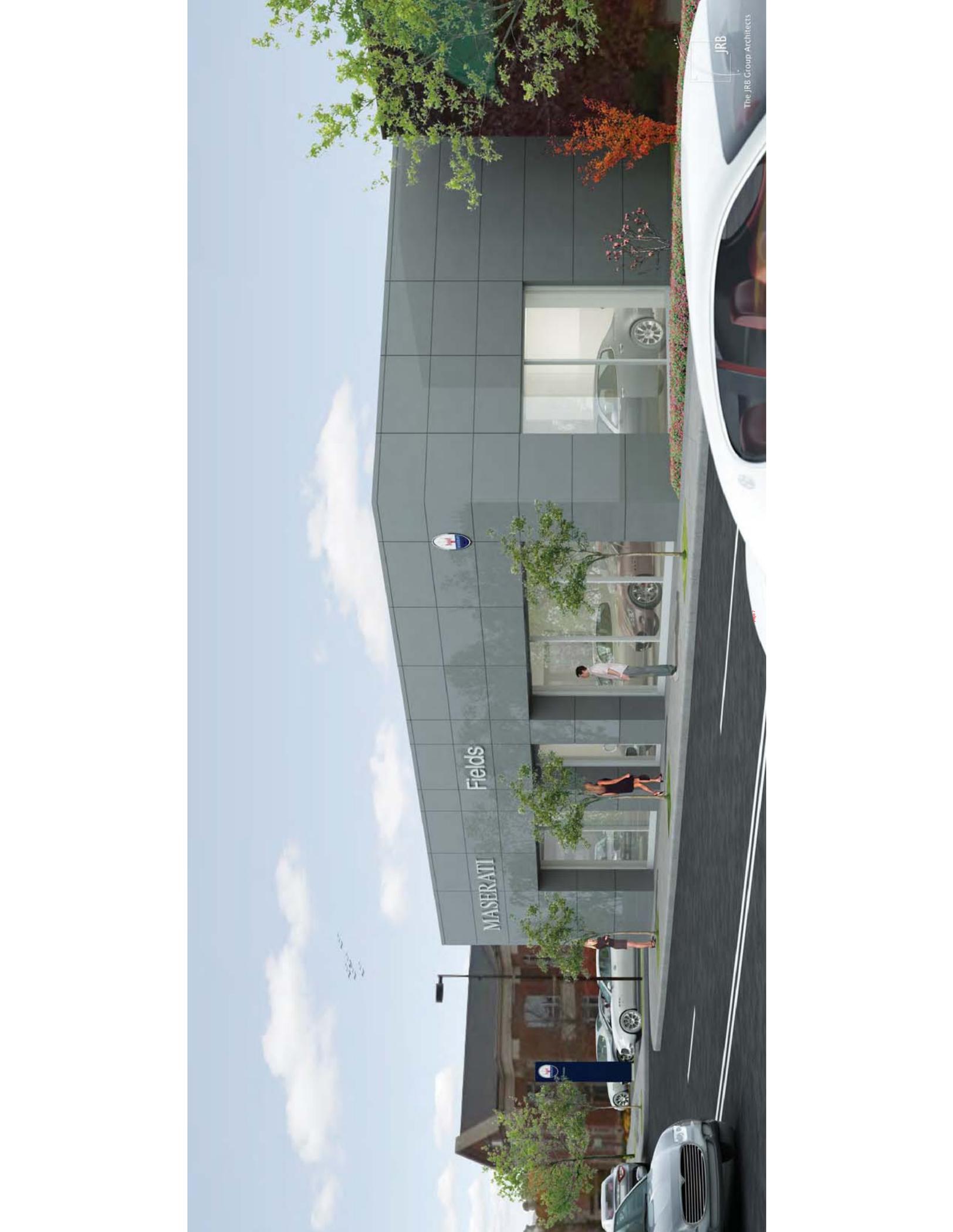
- Ground mounted sign – The Village Sign Code allows ground signs, subject to conditions intended to limit their usage to sites which conditions support their use, such on sites where the primary building is situated away from the front property line, where building mounted signs would be ineffective.

Section 15.60.120(B)(3) of the Sign Code [*Commercial signs – freestanding signs*] allows free-standing signs measuring up to 20 square feet in area when the building housing the business is setback a minimum of fifteen (15) feet from the front property line. The building in this case is located directly adjacent to the front property line.

The applicants have submitted written materials explaining the basis for the two variations requested. Written materials submitted by the applicant explain that there are unique circumstances warranting the grant of relief, including the unique curvature of Green Bay Road limiting exposure and visibility, and the discreet nature of proposed illumination.

Design Review Board role - Applications for Certificate of Appropriateness within the Indian Hill Business District are subject to final approval by the Village Council; in this matter the Design Review Board is to provide a recommendation to the Council on (1) exterior building modifications, (2) proposed site lighting, (3) sign package and (4) requested sign variations.





JRB  
The JRB Group Architects

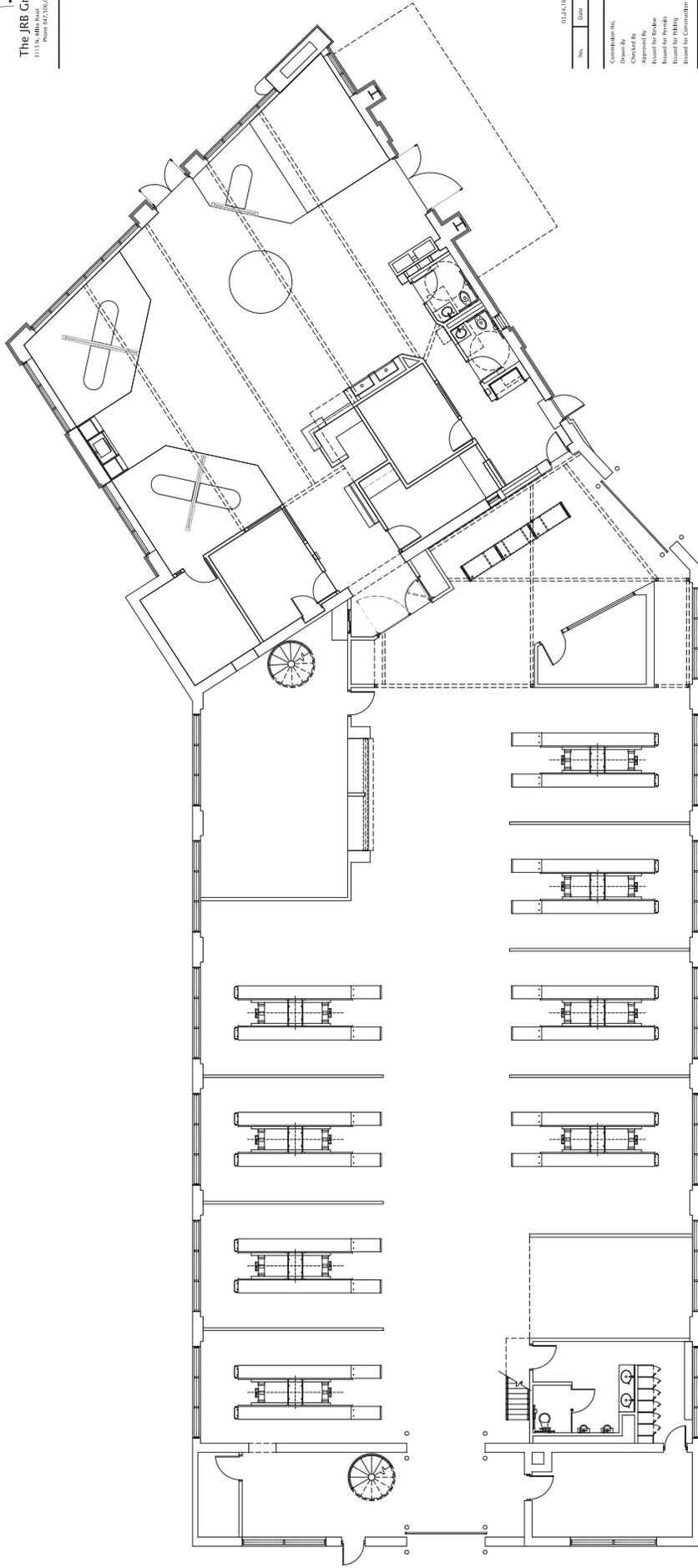












No.	Date	Comments
Revisions		
Completion No. 08.12.2016		
Drawn By	DKC	
Approved By	JRB	
Issued for Permit		
Issued for Pricing		
Issued for Construction		

Project Title: **Fields Winnetka**
  

  
 80 Greenway Road
   
 Urbana, Illinois

Copyright © The JRB Group Architects 2016

Scope Document: This preliminary drawing indicates the general scope of work, the dimensions of the building, the type of structural system, and an outline of the major systems. It does not necessarily indicate or describe all work to be done. It is intended to provide a general understanding of the project. The contractor shall be responsible for the verification of all dimensions and conditions. There were prepared for the purpose of providing a general understanding of the project. It is not intended to be used for the work of design and quality construction. It is the contractor's responsibility to verify all dimensions and conditions. It is the contractor's responsibility to verify all dimensions and conditions. It is the contractor's responsibility to verify all dimensions and conditions.

Existing Floor Plan
   
 Scale: 3/16" = 1'-0"





VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 80 N. Greenbay Road  
NAME OF BUSINESS(ES) FIELDS Maseratti

REAL ESTATE INDEX NUMBER			
05			

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

Sign  
 Awning  
 Other (general description) Building Renovation

Sign permit application attached?   
 Awning permit application attached?

Please provide a detailed description of the proposed work (attached separate sheets, material specifications, photographs, etc.):

To Renovate And convert the existing Land Rover Facility To A New Maseratti Dealership. THE work includes exterior demolition and facade renovations along with interior remodeling, new signage and display lighting at the parking lot.

I/We hereby certify that as Lessee (Lessee/Owner) of the property at 80 Greenbay Road (address) I am/we are authorized to submit plans for alteration of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board, as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED \_\_\_\_\_  
PRINT NAME(S) Sherman L Pelinski  
ADDRESS 2100 Frontage Road  
Glencoe IL 60022  
PHONE NUMBER 847-998-5200

FOR OFFICE USE ONLY	
COA applied for (date)	_____
COA Case Number	_____
COA issued (date)	_____

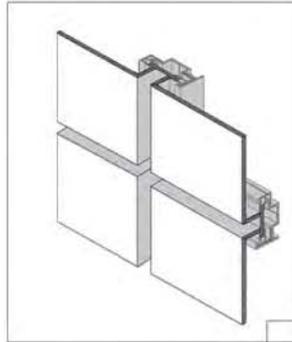
PRIMARY DESIGN FIRM THE JEB GROUP ARCHITECTS  
 CONTACT NAME JEFFREY R. BROWN  
 ADDRESS 315 N. WILKE RD SUITE F  
ARLINGTON HTS, IL 60004  
 PHONE NUMBER (847) 506-0123  
 FAX NUMBER N/A

# ALPOLIC®/fr MATERIALS

MITSUBISHI PLASTICS COMPOSITES AMERICA, INC.

## fr architectural – mica

ALPOLIC®/fr architectural Mica color aluminum composite materials are manufactured with a mineral filled fire resistant core and a 2-coat fluorocarbon paint finish. The Mica finish provides a clean, crisp look for any project.



### CONSTRUCTION INFORMATION

PROJECT: Edward Jones Southwest Campus

LOCATION: Arizona

PRODUCT: ALPOLIC®/fr Mica Platinum



### GENERAL INFORMATION

ALPOLIC®'s extensive selection of Mica finishes enable you to create designs and effects that no other panel system can achieve. They are stocked in two widths – 50 and 62 inches; and two lengths – 146 and 196 inches. These 4mm-thick panels are manufactured to architectural standards with an advanced mineral filled core.



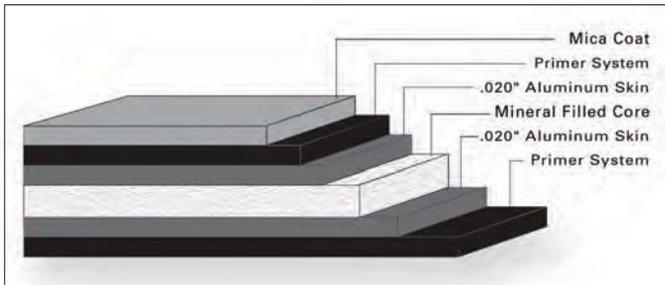
MICA ANODIC CLEAR  
4-4MNC-G30

MICA PLATINUM  
4-4OPT-G50

MICA CHAMPAGNE  
4-4MCU-G30

## SURFACE TREATMENT

ALPOLIC®/fr architectural Mica color panels are stocked with a FEVE LUMIFLON™ finish, a fluorocarbon paint system that features excellent durability and weathering for architectural needs. A PVDF, Kynar finish is available as a custom request. Available stock architectural Mica colors include Mica Platinum, Mica Champagne and Mica Anodic Clear.



## STANDARD PANEL SIZE

Standard stock widths are 50" (1270mm) and 62" (1575mm) and lengths of 146" (3708mm) and 196" (4978mm). Panels are stocked in 4mm thickness. Standard crate is 30 pieces. Custom lengths and thickness available. Please contact ALPOLIC Customer Service for current available stock and additional information.

## FINISH TOLERANCE

Color: DE 2.5 max from standard  
Gloss: Nominal +/-10 units

## PRODUCT TOLERANCE

Width: ± 0.08" (2mm)  
Length: ± 0.16" (4mm)  
Thickness: 4mm: ± 0.008" (0.2mm)  
6mm: ± 0.012" (0.3mm)  
Bow: maximum 0.5% of length and/or width  
Squareness: maximum 0.2" (5mm)  
Peel Strength: >22 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best panel edge conditions in the industry.

## FIRE PERFORMANCE

Fire resistant ALPOLIC®/fr architectural Mica finish panels with a mineral filled core have been tested by independent testing laboratories using nationally recognized tests.

This material meets all requirements of the International Building Code for non-combustible construction:

IBC Listed

Please visit [www.alpolic-northamerica.com](http://www.alpolic-northamerica.com) or call technical support for complete report listings and additional information.

## WARRANTY

Standard panel warranty: 10 Year  
Finish warranty: 30 Year\*  
Call ALPOLIC® Customer Service for exclusions and warranty details. \*30 year warranty only applies to standard architectural colors.

## PRODUCT NOTES

- Panels should be stored flat in a dry, indoor environment.
- Fabricate panels at temperatures above 55°F.
- Protective film should be removed from panels soon after installation.
- Please refer to ALPOLIC®/fr Painted ACM Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.
- For best color consistency, ALPOLIC® recommends ordering all required Mica paint finish panels at one time and maintaining consistent panel orientation during installation.
- Different lots of Mica finish should not be mixed on building elevation.

**FOR TECHNICAL INFORMATION, PLEASE  
CALL 1.800.422.7270**

### U.S. HEADQUARTERS

**MITSUBISHI PLASTICS COMPOSITES AMERICA, INC.**

401 Volvo Parkway, Chesapeake, VA 23320

Telephone: 800-422-7270, Facsimile: 757-436-1896

[www.alpolic-northamerica.com](http://www.alpolic-northamerica.com) e-mail: [info@alpolic.com](mailto:info@alpolic.com)

# LED AREA LIGHTS - (XGBM)



Shown with optional decal striping

## DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog strings.

LIGHT OUTPUT - XGBM						
		Lumens (Nominal)			Type FTA	Watts (Nominal)
		Type 3	Type 5	Type FT		
Cool White	LW	14080	13840	15020	16560	140
	SS	20180	18040	20700	23030	187
	HO	26750	25460	29070	31810	300
Neutral White	LW	11450	11290	12220	13470	136
	SS	16390	15170	17230	18750	188
	HO	22240	20550	23510	25410	288

LED Chips are frequently updated therefore values may increase.

US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

**SMARTTEC™ THERMAL CONTROL** - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

**OCCUPANCY SENSING (IMS)** – Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection – occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

**ENERGY SAVING CONTROL OPTIONS** – DIM – 0-10 volt dimming enabled with controls by others. BLS – Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

**DISTRIBUTION/PERFORMANCE** - Types 3, 5, FT and FTA available - field rotatable reflectors.

**HOUSING** - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

**TOP-ACCESS COVER** - Gasketed, tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90o increments. Directional arrow on optics allows alignment without the unit being energized.

**MOUNTING** - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC.

**DRIVERS** - Available in Low Watt (LW), Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**DECAL STRIPING** - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (IN CARTON)** - Fixture - 44.5 lbs (20 kg) Arm - 5 lbs. (2kg) arm

**LISTING** - UL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at [www.designlights.org](http://www.designlights.org).

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 3G requirements.



# LED AREA LIGHTS - (XGBM)

## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBM 5 LED HO CW UE WHT PCM**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGBM <sup>1</sup> - LED Greenbriar	<b>FT - Forward Throw</b> FTA - Forward Throw Automotive 3 - Type III 5 - Type V	<b>LED</b>	LW - Low Watt <b>SS - Super Saver</b> HO - High Output	<b>CW - Cool White</b> (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White  <b>Optional Color Decals</b> 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic	<b>Wireless Control System</b> <sup>2,3</sup> (blank) - None PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures)  <b>Stand-Alone Control</b> (blank) - None DIM - 0-10 volt dimming <sup>4</sup> (from external signal) BLS - Bi-level Switching <sup>5</sup> (from external signal - required 120-277V controls system voltage)	<b>Sensor</b> IMS - Integral Motion Sensor <sup>6</sup> PCI120 - 120V Button-Type Photocell PCI208 - 208V Button-Type Photocell PCI240 - 240V Button-Type Photocell PCI277 - 277V Button-Type Photocell PCI347 - 347V Button-Type Photocell  <b>Options</b> 8BK - 8" Bracket (S and D180 only) TB - Terminal Block

### LUMINAIRE EPA CHART<sup>2</sup> - XGBM

	8" Bracket	12" Bracket
Single	2.3	2.4
<b>D180°</b>	4.7	4.8
D90°	12" Bracket Required	4.7
T90°		7.2
TN120°		7.3
Q90°		8.8

Note: House Side Shield adds to fixture EPA. Consult Factory.

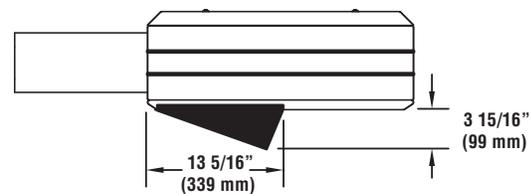
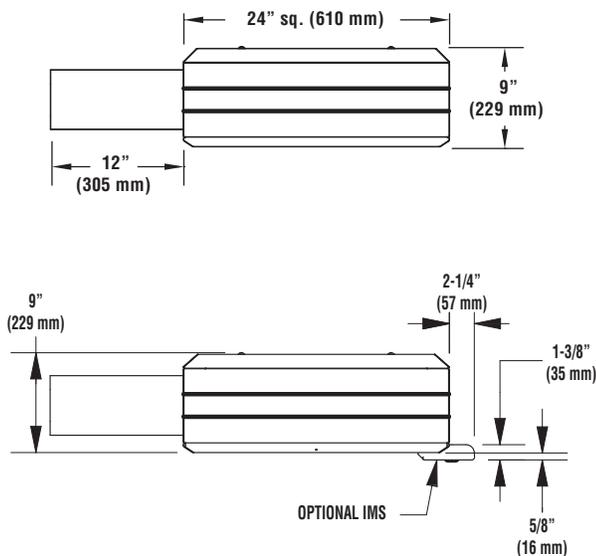
### ACCESSORY ORDERING INFORMATION<sup>2</sup>

(Accessories are field installed)

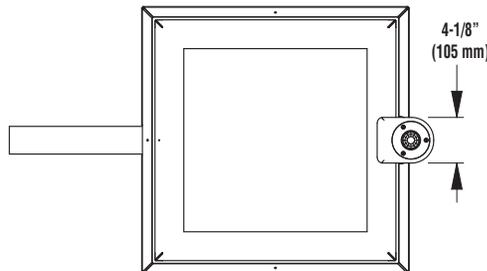
Description	Order Number	Description	Order Number
XGBM-HSS House Side Shield (Black only)	482002 BLK <sup>7</sup>	DFK208, 240 Double Fusing (208V, 240V)	DFK208,240 <sup>8</sup>
RPP2 - Round Pole Plate	162914BLK	DFK480 Double Fusing (480V)	DFK480 <sup>8</sup>
BKS-BO-WM-* - CLR - Wall Mount Plate	123111CLR	FK347 Single Fusing (347V)	FK347 <sup>8</sup>
BKA-BO-RA-8-CLR - Radius Arm	169010CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	518030CLR <sup>9</sup>
BKU-BO-S-19-CLR - Upsweep Bracket for round or square poles	144191CLR	PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor	534239CLR <sup>9</sup>
FK120 Single Fusing (120V)	FK120 <sup>8</sup>	PMOS277 - 277V Pole-Mount Occupancy Sensor	518029CLR <sup>9</sup>
FK277 Single Fusing (277V)	FK277 <sup>8</sup>	PMOS480 - 480V Pole-Mount Occupancy Sensor	534240CLR <sup>9</sup>

- FOOTNOTES:**
- 1- Use with 5" traditional drilling pattern.
  - 2- For wireless controls information and accessories, see Controls section.
  - 3- Requires a SiteManager and override switch. Not compatible with BLS or IMS option.
  - 4- Not compatible with IMS or BLS option.
  - 5- Not compatible with wireless controls system, DIM or IMS option.
  - 6- Not compatible with wireless controls system, DIM or BLS option.
  - 7- House Side Shields add to fixture EPA. Consult factory.
  - 8- Fusing must be located in the hand hole of pole.
  - 9- To be used with any of the PCM/GCM wireless controls systems in the fixture. Consult factory.

## DIMENSIONS



House Side Shield (482002BLK)



VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR  
SIGN CODE VARIATION

Project Address :	<u>80 N. GREEN BAY RD</u>
Name of Business:	<u>FIELDS MASERATI</u>
Real Estate Index Number:	_____

Application is hereby made to the Village of Winnetka for a variation from Section(s) \_\_\_\_\_ of Chapter 15.60 [Signs] of the Winnetka Village Code for the following work:  
To Allow For use of "Halo" Lighting on signage and to allow for the installation of a ground mounted sign

Attach a separate written document which explains in detail how the requested variation complies with all of the following standards:

1. The requested variation is in harmony with the general purpose and intent of the Sign Code (see Section 15.60.030 of Winnetka Village Code);
2. The plight of the petitioner is due to unusual circumstances;
3. There are practical difficulties or particular hardship in the way of carrying out the strict requirements of the sign code (i.e., compliance would result in a clearly demonstrable hardship that unique to the applicant or property);
4. The variation will not alter the essential character of the locality. (In that the Village has adopted Design Guidelines which are intended to preserve the character of the Village, it important that the applicant to establish that the request is consistent with the intent and purpose of the Village Design Guidelines.)

Signed _____
Owner of record (or authorized agent)
<u>2100 Frontage Rd</u>
Owner Address
<u>Glencoe, IL 60022</u>
<u>(847) 242-3062</u>
Owner Telephone

Signed _____
Applicant <u>Jeffrey R. Brown</u>
<u>THE JES GROUP ARCHITECTS</u>
<u>315 N. WILKE RD SOUTH F ARLINGTON HTS</u>
Applicant Address IL 60004
_____
<u>(847) 506-0123</u>
Applicant Telephone

**VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**SIGN PERMIT APPLICATION**

**Tenant/Lessee**

Name of Business: <b>Fields Maserati</b>		Primary contact name: <b>Pat Hubert</b>		Phone: <b>(224) 505-5010</b>
Street Address: <b>80 N Green Bay RD.</b>				Fax:
City <b>Winnetka</b>	State <b>IL</b>	Zip Code <b>60093</b>	Email: <b>phobert@fieldsauto.com</b>	

**Sign Company**

Name of Sign Company: <b>CHICAGO SIGN &amp; LIGHT</b>		Primary contact name: <b>John Doyle</b>		Phone: <b>(630) 407-0802</b>
Street Address: <b>26 W 535 ST. CHARLES RD</b>				Fax:
City <b>Carol Stream</b>	State <b>IL</b>	Zip Code <b>60188</b>	Email: <b>chicagosigns@aol.com</b>	

**Property Owner**

Name of Company:		Primary contact name: <b>KATHERINE WEBER</b>		Phone: <b>(815) 355-4933</b>
Street Address: <b>P.O. Box 1303</b>				Fax:
City <b>Woodstock</b>	State <b>IL</b>	Zip Code <b>60098</b>	Email:	

Sign type(s):       window graphics     wall-mounted sign       ground-mounted sign  
(Check all that apply)     projecting sign     other \_\_\_\_\_

Additional description of sign type and materials

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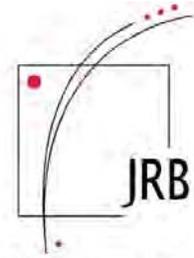


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OFFICE USE ONLY	PERMIT FEE (\$60/\$195 per sign) _____
CONDITIONS OF APPROVAL: _____	



The JRB Group Architects

June 3, 2016

Village of Winnetka  
Design Review Board  
510 Green Bay Rd.  
Winnetka, IL 60093

**RE: Field Maserati, 80 N. Green Bay Rd. Signage Variance Request**

Dear Board Members:

On behalf of our client Fields Maserati, I would like to present for your consideration a proposal for the exterior signage package along with two requests for variation from the Villages' Guidelines. The package which you have received is based upon the manufacturer's international requirements with modifications we have been able to negotiate in order to try and best meet all parties objectives.

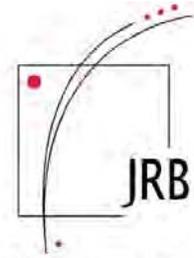
**Variance Requests**

The first variation we are requesting is to allow for the use of "Halo" lighted signage which would allow for a subdued outline of light emanating from the perimeter creating the desired "halo" of light while keeping the faces opaque.

Secondly we are seeking a variance to allow for the installation of a ground sign on the adjacent display lot portion of the property providing relief from the 15 foot building setback requirement to allow a ground sign. There would be no other signage on that particular lot and this would replace the original green building integral pylon from the Land Rover facility.

**Standards Compliance**

1. We believe that the design of the proposed signage package as presented is in full harmony with the intent of the sign code.
2. The petitioner is constrained by unusual circumstances as they pertain to having no advance visibility of the facility for clients approaching from the north and the identity package requirements provided by the manufacturer are not in full compliance with the villages' sign code yet are part of a larger international branding identity required in order to meet the terms of the franchising agreements.



The JRB Group Architects

Fields Maserati Variance  
June 3, 2016  
Page 2

3. The existing configuration of the building and it's location in relationship to the street frontage present a somewhat unique difficulty in being able to create a visual identity for the dealership. Due to the proximity of the curvature of the road, the ability to have any identifying elements from the north are non-existent. The relief we are seeking to provide ground signage on the south portion of the property would enable clients to identify the property without having passed it by and thus needing to find a location to turn around and approach from the south.
4. We believe that the identity package as presented will not alter the essential character of the neighborhood but, will enhance it by providing a more subdued and elegant facility over previous facilities and create an identity which reflects the quality and image of the Maserati product.

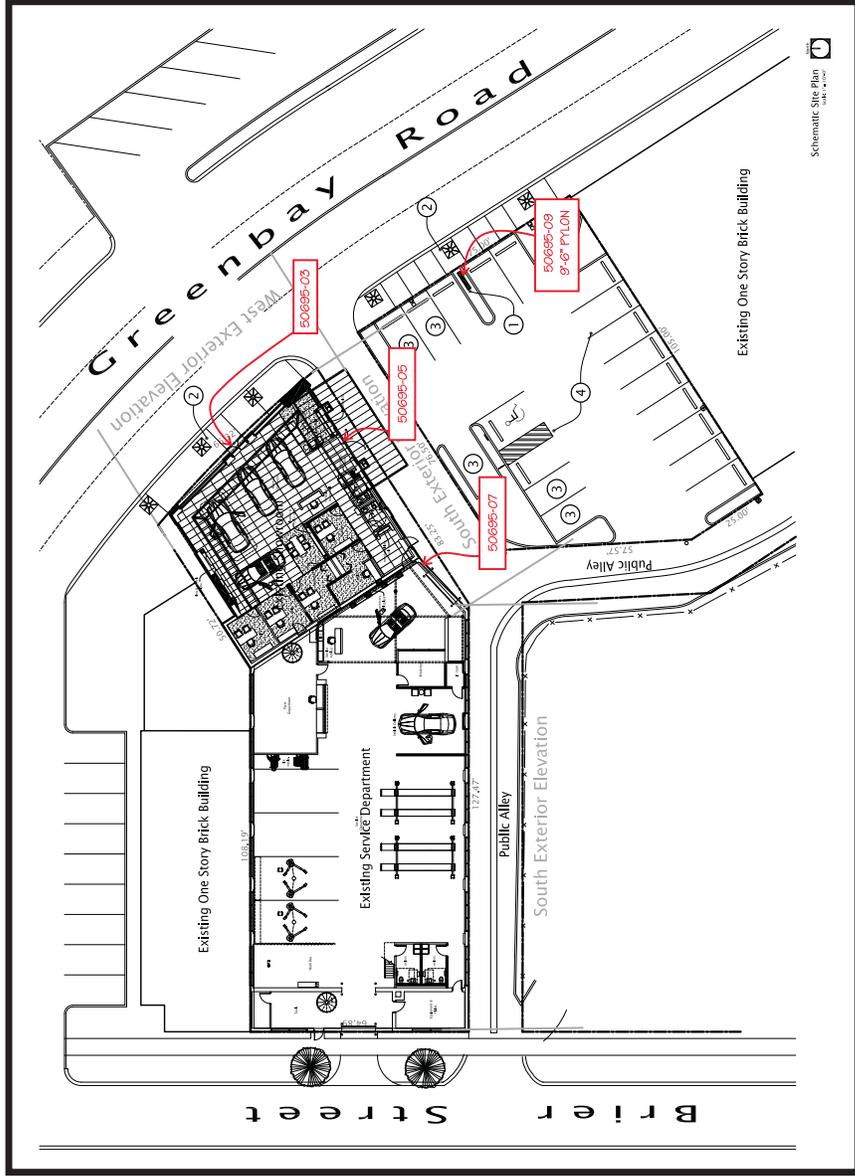
I would like to thank each of you for your time and consideration of this proposal. We and our client look forward to continuing our long association with the Village as we develop this facility and into the future.

Sincerely,  
The JRB Group Architects

Jeffrey R. Brown  
Principal

JRB/kb

CC: Pat Hubert, Fields Maserati



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www.nationalsign.com

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750 FOUR ROD RD.  
BERLIN, CT  
PHONE (860) 829-9060

MASSACHUSETTS  
185 JOHN DIETSCH SQUARE  
NORTH ATTLEBORO, MA  
PHONE (508) 809-4638

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CLIENT/PROJECT

LOCATION: WINNETKA, IL

FILE NAME: MASERATI WINNETKA, IL

DRAWING NO. 50695-01

SCALE: SCALE AS MARKED

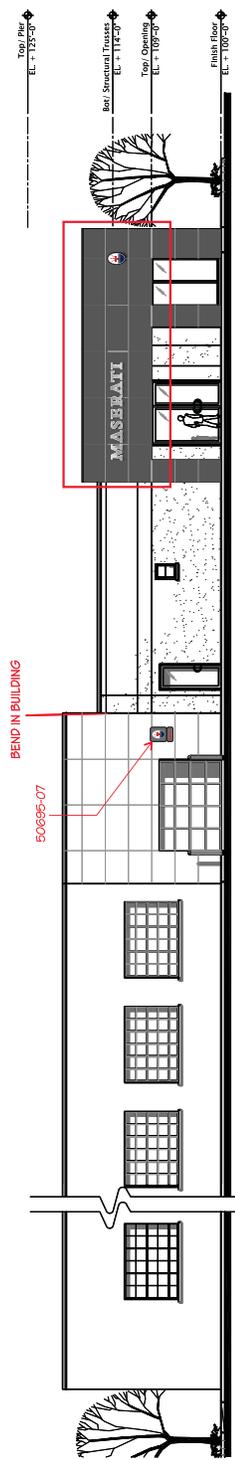
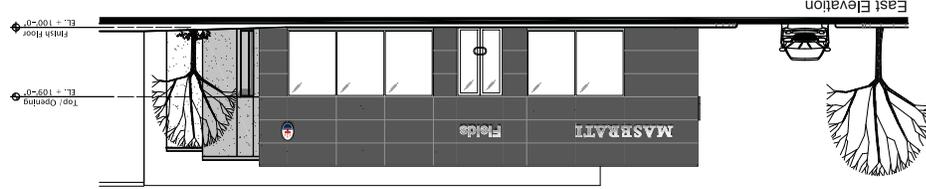
DRAWN BY: DDD

DATE: 02/10/16

PROJECT MANAGER: TOM BAKER

REVISIONS
REV. 1: 02/02/00
02/09/16
05/27/16
REV. 2: 02/02/00

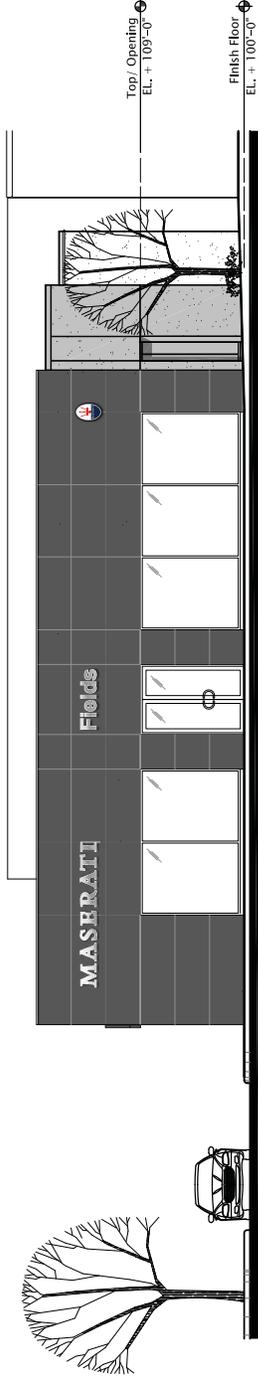
E164024



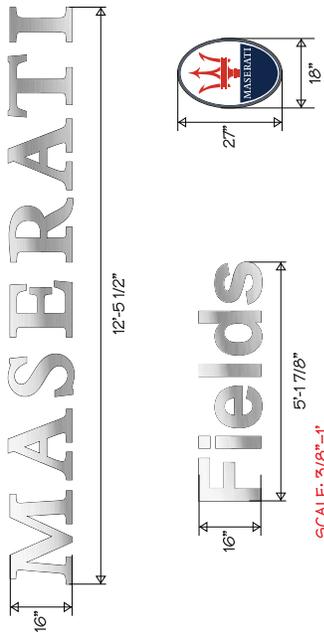
South Exterior Elevation

# Halo Channel Letters w/ Logo

Brushed Stainless Steel



East Elevation  
SCALE: 3/32"=1'



### MASERATI

- LETTERS COLORS:**
- BRUSHED STAINLESS STEEL FACES
  - BRUSHED STAINLESS STEEL RETURNS

- TRADEMARK COLORS:**
- PMS #485C: VINYL COLOR SPEC 3M #35 RED
  - PMS #289C: VINYL COLOR SPEC 3M #36 DARK TRANG. WHITE/CLEAR ACRYLIC/70 DIFFUSER
  - SILVER PAINT RETURNS

### GENERAL NOTES:

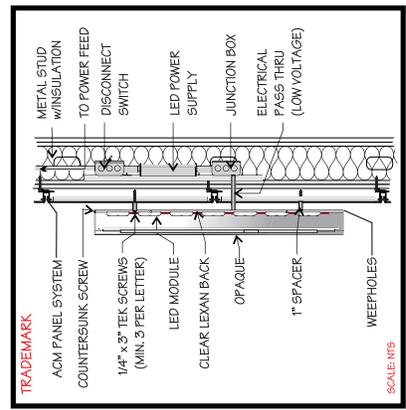
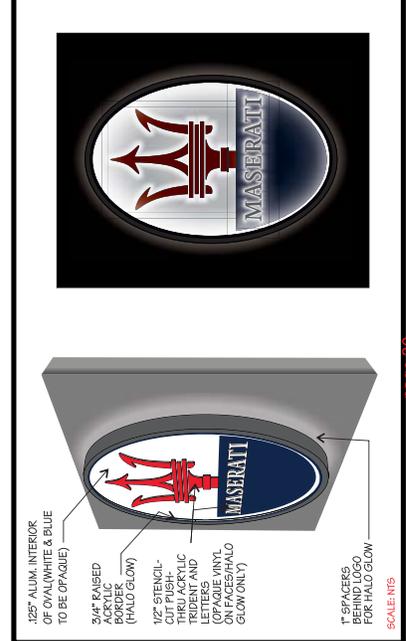
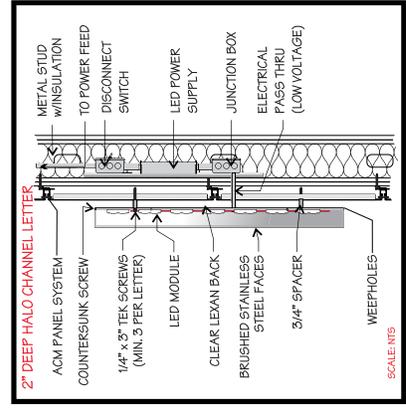
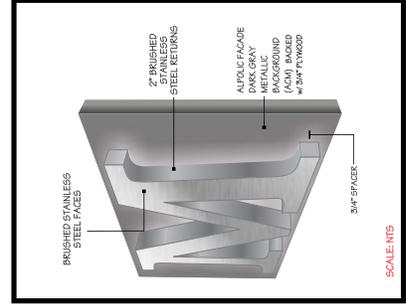
- LETTERS:**
- > 2" DEEP FABRICATED HALO LIT CHANNEL LETTERS
  - BRUSHED STAINLESS STEEL FACES
  - BRUSHED STAINLESS STEEL RETURNS
  - WHITE LED ILLUMINATION
  - REMOTE POWER SUPPLY
  - 1" SPACERS (PAINTED COLOR OF BACKGROUND)

### TRADEMARK:

- 3" DEEP TRADEMARK ALUMINUM SIGN ENCLOSURE w/OPAQUE FACE
  - PUSH-THRU ACRYLIC/RAISED TRIDENT AND LETTERS
  - WHITE LED HALO ILLUMINATION
  - REMOTE POWER SUPPLY
  - 1" SPACERS (PAINTED COLOR OF BACKGROUND)
- INSTALLATION:**
- INSTALLATION METHOD TO BE DETERMINED
  - ALL MEASUREMENTS TO BE VERIFIED

### POWER REQUIREMENTS:

- > (1) 20 AMP/120 VOLT CIRCUITS
- SIGN CALCULATIONS:**
- MASERATI LOGO: 16.6 sq. ft.
  - 16" DEALER NAME: 6.9 sq. ft.
  - 27" M TRADEMARK: 3.36 sq. ft.



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PHONE (508) 809-4638

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CLIENT/PROJECT:   
LOCATION: WINNETKA, IL

FILE NAME: MASERATI WINNETKA, IL

DRAWING NO. 506895-03

SCALE: SCALE AS MARKED

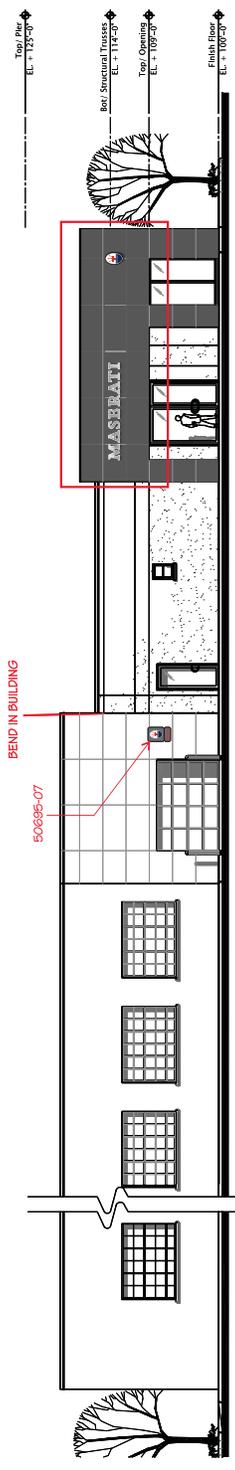
DRAWN BY: DDD

DATE: 02/10/16

PROJECT MANAGER: TOM BAKER

REVISIONS  
REV. 1: 02/03/00  
REV. 2: 02/03/00

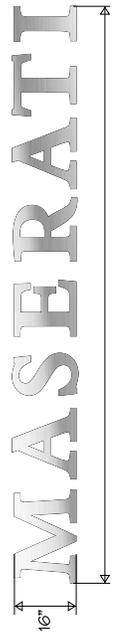
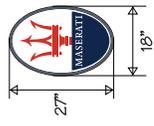




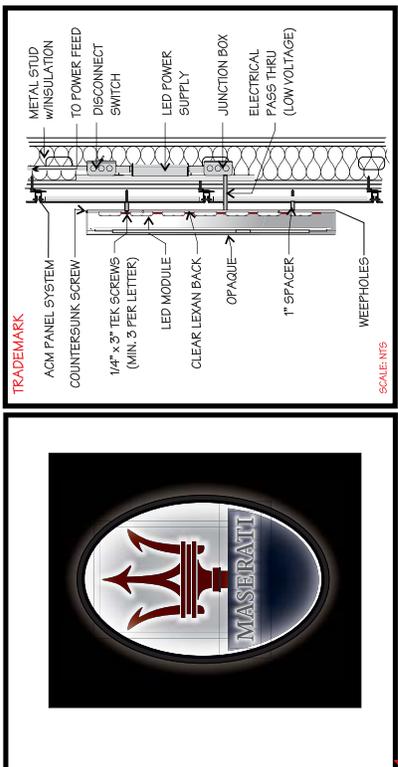
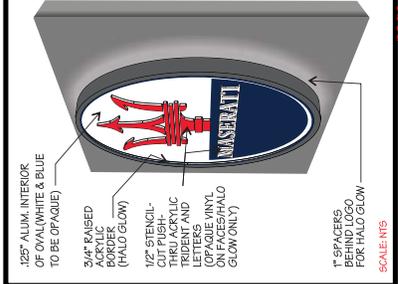
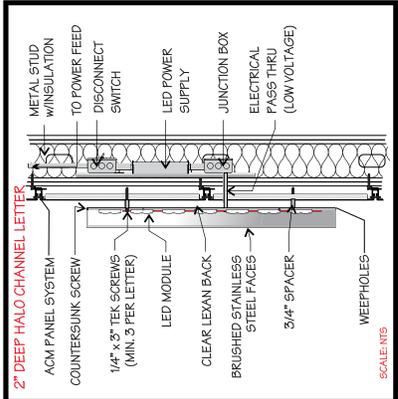
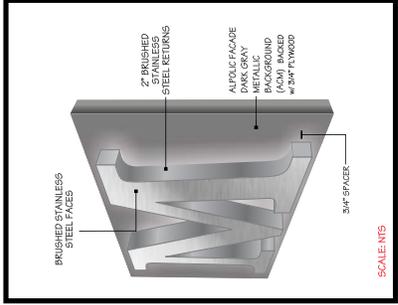
South Exterior Elevation  
SCALE: 1/16"=1'

- MASERATI**
- LETTERS COLORS:**
- BRUSHED STAINLESS STEEL FACES
  - BRUSHED STAINLESS STEEL RETURNS
- TRADEMARK COLORS:**
- PMS #4955: VINYL COLOR SPEC 3M #35 RED
  - PMS #2695: VINYL COLOR SPEC 3M #56 DARK TRANG. WHITE/CLEAR ACRYLIC/70 DIFFUSER
  - SILVER PAINT RETURNS
- GENERAL NOTES:**
- LETTERS:**
- > 2" DEEP FABRICATED HALO LIT CHANNEL LETTERS
  - \* BRUSHED STAINLESS FACES
  - \* 2" BRUSHED STAINLESS STEEL RETURNS
  - \* WHITE LED ILLUMINATION
  - \* REMOTE POWER SUPPLY
  - \* 1" SPACERS (PAINTED COLOR OF BACKGROUND)
- POWER REQUIREMENTS:**
- > (1) 20 AMP/120 VOLT CIRCUITS
- SIGN CALCULATIONS:**
- 16" MASERATI LOGO TYPE: 16.6 sq. ft.
  - 27" M TRADEMARK: 3.36 sq. ft.

- TRADEMARK:**
- \* 3" DEEP TRADEMARK ALUMINUM SIGN ENCLOSURE w/OPAQUE FACE
  - \* PUSH-THRU ACRYLIC/RAISED TRIDENT AND LETTERS
  - \* WHITE LED HALO ILLUMINATION
  - \* REMOTE POWER SUPPLY
  - \* 1" SPACERS (PAINTED COLOR OF BACKGROUND)
- INSTALLATION:**
- \* INSTALLATION METHOD TO BE DETERMINED
  - \* ALL MEASUREMENTS TO BE VERIFIED



SCALE: 3/8"=1'



# Wall Mount Service Sign - HALO ILLUMINATION



CONNECTICUT  
750 FOUR ROD RD.  
BERLIN, CT  
PHONE (860) 829-9060

MASSACHUSETTS  
195 JOHN DIETICH SQUARE  
NORTH ATTLEBORO, MA  
PHONE (508) 809-4638

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CLIENT/PROJECT



LOCATION: WINNETKA, IL

FILE NAME: MASERATI WINNETKA, IL

DRAWING NO. 506985-C718

SCALE: SCALE AS MARKED

DRAWN BY: DDD

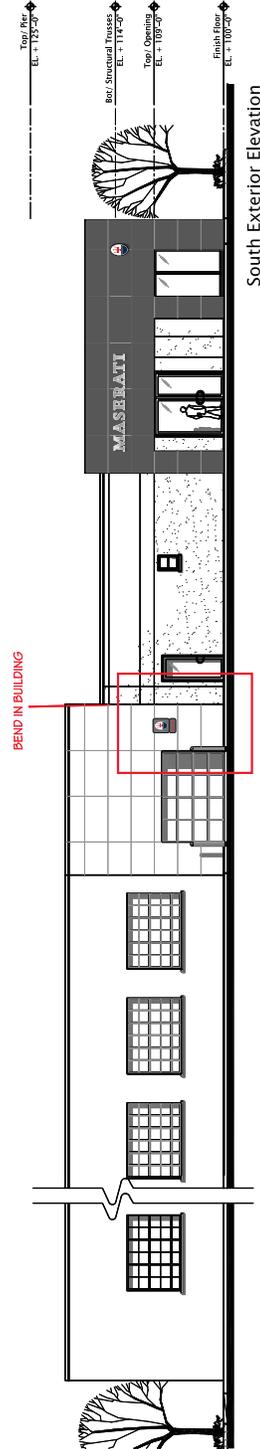
DATE: 05/27/16

PROJECT MANAGER: TOM BAKER

REVISIONS

REV. 1: 02/03/00

REV. 2: 02/03/00



South Exterior Elevation

**GENERAL NOTES:**

- \* .080" ALUMINUM FACE
- \* .063" ALUMINUM RETURN
- \* 3/16" ACRYLIC FACES
- \* LED ILLUMINATION
- \* INTERNAL LED POWER SUPPLY
- \* ILLUMINATED TRADEMARK/VINYL GRAPHICS

**POWER REQUIREMENTS:**

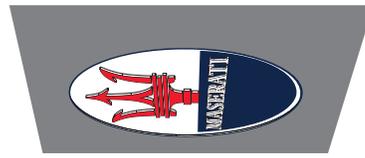
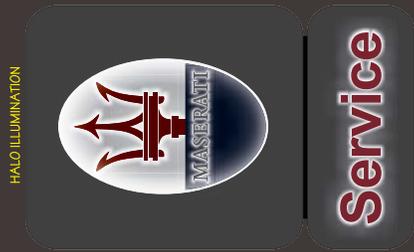
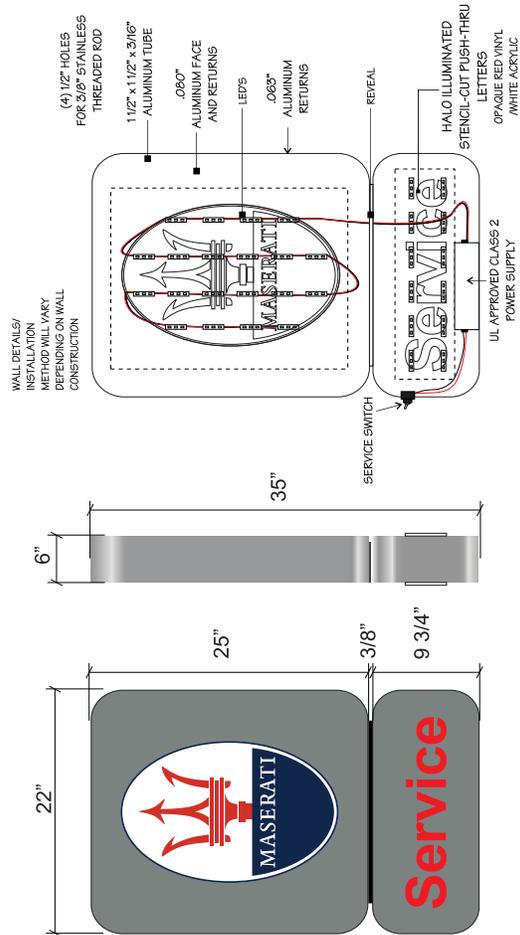
- > (1) 20 AMP-120 VOLT CIRCUITS
- \* SIGN PROPOSED IS 5.35 sq. ft.

**SIGN CALCULATIONS**

- \* ACTUAL WALL SECTION DETAILS TO BE PROVIDED
- \* FIELD VERIFY ACCESS AND MOUNTING METHOD
- \* QTY: (1) BLADE SIGN

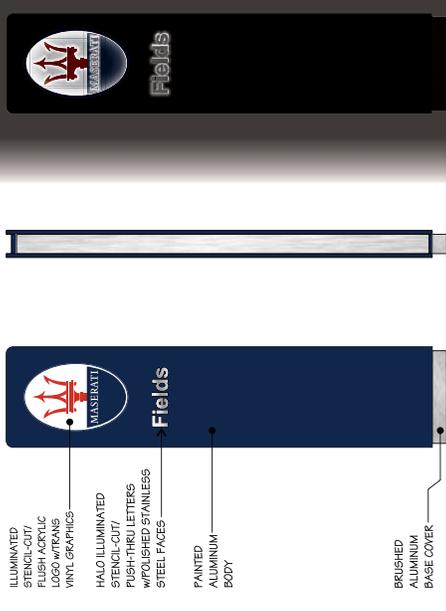
**COLORS:**

- SILVER RAL 9007
- PMS #485c VINYL COLOR SPEC 5M #33 RED
- WHITE
- PMS #289c VINYL COLOR SPEC 5M #36 DARK BLUE
- BLACK



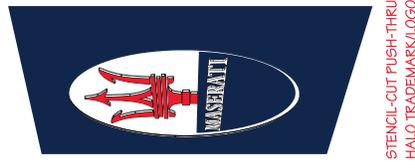
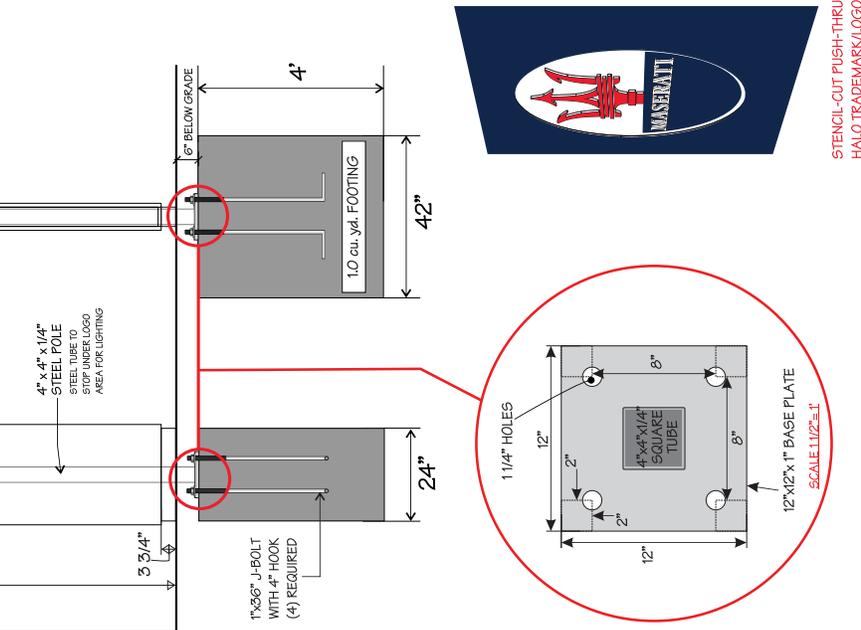
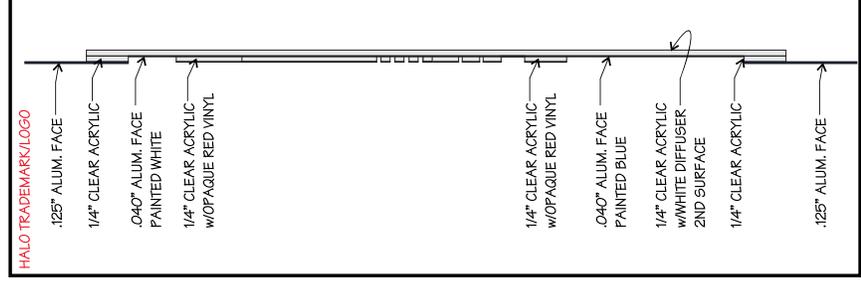
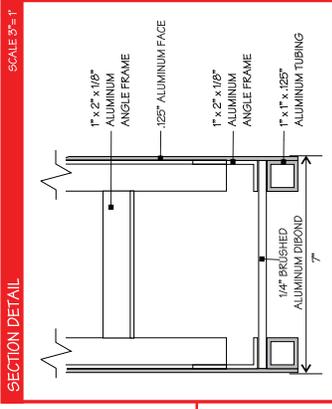
STENCIL-CUT PUSH-THRU HALO TRADEMARK/LOGO

# 9'-6" Totem w/Dealer Name



- ILLUMINATED STENCIL-CUT/FLUSH ACRYLIC LOGO W/TRANS VINYL GRAPHICS
- HALO ILLUMINATED STENCIL-CUT/PUSH-THRU LETTERS W/POLISHED STAINLESS STEEL FACES
- PAINTED ALUMINUM BODY

BRUSHED ALUMINUM BASE COVER



**COLORS**

- BRUSHED ALUMINUM BASE COVER & SIDES
- PMS #485c VINYL COLOR SPEC 3M #33 RED
- WHITE ACRYLIC FACES AND SIDES
- PMS #229c VINYL COLOR SPEC 3M #36 DARK BLUE

MASERATI BLUE: MATTHEWS MP 00365

**SIGN CALCULATIONS**

- \* SIGN PROPOSED IS 20.6 sq. ft.

**ELECTRICAL REQUIREMENTS**

- \* (1) 20AMP-120 VOLT CIRCUIT (MAY VARY)

**GENERAL NOTES:**

- \* LED ILLUMINATION
- \* DOUBLE SIDED LED® IN OVAL LOGO
- \* STENCIL-CUT PUSH-THRU "Fields" DEALER NAME
- > 1/2" ACRYLIC
- > BRUSHED STAINLESS STEEL FACES
- > HALO ILLUMINATION
- \* BRUSHED ALUMINUM DIPOND SIDE PANELS
- \* .125" ALUMINUM FACE
- > STENCIL-CUT PUSH-THRU TRADEMARK/LOGO FACES
- \* OPAQUE FACES
- \* HALO EFFECT PUSH-THRU FOR TRIDENT AND LETTERS
- \* BORDER HAS INWARD HALO GLOW ONLY
- \* .040" STENCIL-CUT PAINTED ALUM. FACE
- > 4" x 4" x 1/4" STEEL POLE
- > 1" x 3/8" J-BOLT WITH 4" HOOK (4) REQUIRED
- > 12" x 12" x 1" BASE PLATE

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CLIENT/PROJECT:

LOCATION: WINNETKA, IL

FILE NAME: MASERATI WINNETKA, IL

DRAWING NO. 50695-09A

SCALE: SCALE AS MARKED

DRAWN BY: DDD

DATE: 05/27/16

PROJECT MANAGER: TOM BAKER

REVISIONS:  
REV. 1: 02/02/00  
REV. 2: 02/02/00

E164024

## AGENDA REPORT

**SUBJECT:** 545-561 Lincoln, replacement roof  
**DATE:** June 10, 2016  
**PREPARED BY:** Brian Norkus, Assistant Director of Community Development

The subject property located at the northeast corner of Elm Street and Lincoln Avenue is proposed to receive a new architectural grade shingle GAF Timberline in black “Charcoal” color, closely matching the existing shingle color.

Gutter work indicated in scope of work has not yet been specified.

Material sample will be available for review.







**Project: 545 Lincoln Roof Replacement**

**2-26-2016**

Drummond Advisors LLC  
324 W Touhy Avenue  
Park Ridge IL 60068

**Short Description of work**

**Note: All proposals need to be emailed to [bids@prasset.com](mailto:bids@prasset.com), do not copy any project managers on proposal email. Include in the subject line of email: PO number has to be referenced in order to be a valid bid. PO is attached to scope; if not, please request from Project Manager.**

Bids due by: 3-7-2016

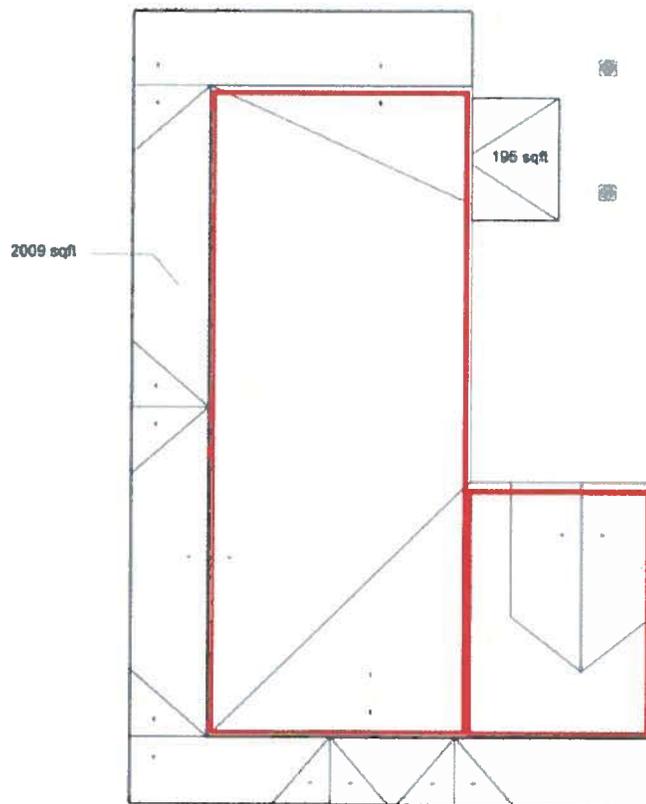
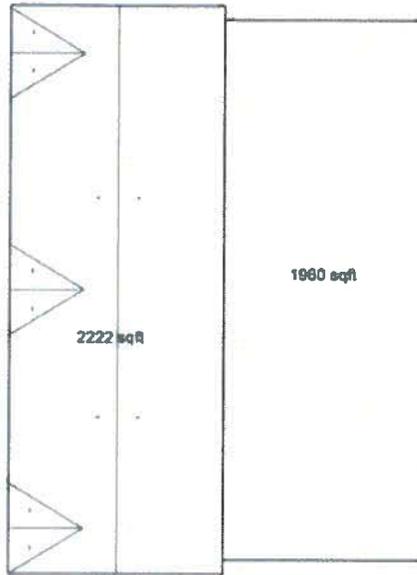
**Roofing repair**

ALL OSHA Regulations will be followed. Any violations will be at Contractors expense.

- Install sidewalk protection in areas of work.
- Schedules must be made and followed to limit the disruption to businesses
- Total square footages to be verified by contractor
- Remove all existing shingles to roof deck on all elevations and eaves.
- Repair any damaged decking with same dimensional plywood Include 1000 square feet of replacement in your proposal. Price per Sq Ft. \$\_\_\_\_\_ over 1,000
- Install new architectural shingles per manufacturers specifications
- Install 15lb felt paper with ice and water shield in all valleys and gutter locations
- Install new copper gutters where existing \$\_\_\_\_\_ additional price
- Installation of roof vents where required
- Contractor responsible for all debris

**Safety, Housekeeping & General Construction Rules**

- 1) Contractor will provide a competent and English speaking person onsite each day of work for any or all phases.
- 2) Contractor will be responsible to move owner supplied material deliveries from curbside or courtyard into building or their final location.
- 3) All power & hand tools needed to complete the entire scope will be provided by contractor.
- 4) Working hours defined by the Village of Winnetka, Monday thru Friday 7:00am until 5:30pm & Saturdays 8:00am thru 3:00 PM.
- 5) Contractor to provide proper COI for Liability & workers' compensations adhering to the limits and additional insured's outlined by Drummond Advisors.
- 6) Contractor will provide safety manual to project manager that will be kept on site that encompasses the work being conducted & will follow all OSHA safety standards and practices.
- 7) **Any injury or near miss will be documented and reported to the project manager that day.** a written report by each individual involved, any witnesses, and the contractor will be provided to the project manager within 48 hours of the specified incident.
- 8) Daily cleanup of construction debris will be required by contractor and his employees, floors to be broom swept.





- 9) No extra work or change orders will be approved or paid unless signed off and agreed upon by the project manager **prior to work beginning.**
- 10) No smoking inside of the building under construction...no exceptions!
- 11) Contractor will have competent person (English speaking) on site to attend weekly safety & construction meetings with project manager.
- 12) Contractor will turn in daily sign-in sheets for all his employees on jobsite on each Monday following the previous week.
- 13) Weekly safety tool box talks & sign-in sheets will be conducted and turned in the project manager weekly, responsibility of contractor to supply the tool box talk sheets and subject relative to the work and working conditions.
- 14) PPE (Protective Personal Equipment) will be provided by the contractor for each of his employees on the jobsite and they will be required to wear at all times including but not limited to steel toe boots, hard hats, protective glasses, gloves, etc.
- 15) Contractor to adhere to all rules & regulations set by the Village of Winnetka and OSHA safety standards & practices. Any fines by either entity will be the responsibility of the contracted contractor.

**Owner to provide**

- 1) Access inside the building

# DARDON ROOFING LTD.

**Warehouse**

1632 N. Kedvale Ave.  
Chicago, IL 60639  
Fax: 773-632-7881

**Mailing Address**

2301 N. Normandy  
Chicago, IL 60707  
Phone: 773-447-6423

**State of Illinois**

License #104-003053  
Email: dardonroofing1@yahoo.com

Name: **B2B Properties**  
Address: **545 Lincoln Winnetka, IL**  
Phone:

Attn:  
Date: **12/25/15**  
Email:

### **Line Item #1: Cost of Removing and Replacing Shingles**

1. Perform a pre-construction meeting to determine jobsite logistics and safety requirements. All OSHA mandated guidelines will be followed to comply with all safety regulations. Roofing materials will be properly stored in accordance with proper roofing guidelines. Material will also be properly disbursed throughout the entire roof to properly distribute weight.
2. Tear off existing roof shingles on building where old shingles currently exist, down to wood decking and haul away all debris in dumpster provided by Dardon. Both the property being worked on and adjoining dwellings will be protected with both tarps and plywood as necessary to protect from falling debris. A rolling sidewalk canopy will be used to protect the pedestrians from falling debris. As roof areas are completed we will re-locate the rolling canopy to the adjacent building where work will be performed.
3. Upon removal of shingles the existing wood decking will be inspected for any damaged or deteriorated lumber. We will replace up to 1000 square feet at no charge. Any extra lumber needed will be an additional charge of \$2.50 per square foot that will be added to total cost below. We will replace the wood decking with same type and thickness as existing.
4. Provide and install ice and water shield along gutters edge, valleys and in any roof to wall transition areas per manufacturers' specifications. This will help prevent ice and snow from filtering through roof deck when ice damming occurs.
5. Provide and install 15# felt paper to entire roof deck per manufacturers specifications. This felt paper serves as another layer of protection from the elements.
6. Provide and install 30 yr. architectural shingles to entire roof deck using 5 nails per shingle per manufacturers' specifications using 1 1/4" roofing coil nails. Color to match the shingles recently installed.
7. Provide and install new ridge vent or mushroom vents for proper ventilation and proper lead boot flashing for stack pipes.
8. Provide Dardon 5 year labor warranty. Permit costs are NOT included in price below and will be added according to cost incurred by Village of Winnetka.
9. Properly clean and dispose of all work related debris. Premises will be magnetically swept for any nails.

Thank You for the opportunity to bid on the project, we hope this bid accurately reflects the scope of work you require and look forward to discussing any questions you may have at your earliest convenience.

Respectfully submitted by, Mitchel Dardon  
Cell# 773-447-6423

All material is guaranteed to be as specified and the above work is to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

**Line Item #1: Cost of Roof Removal and Replacement of Shingles on Main Roof of Building as Indicated Per Plans Provided:**

**Cost: -- \$ 45,000.00**

**Note- Prices are good through February 25, 2016. Certain materials are subject to price volatility and may require new pricing beyond the started date: We can only protect material pricing with an executed contract. Also, delays in a project schedule may constitute a material change in the contract and may be subject to a price adjustment to then current pricing.**

Dardons Rfg. Co. will provide Sworn statements and Waivers of Lien for all pay requests. Upon submitting pay requests, payout must be received within 7 business days. If payment is not received within 30 days a 1 1/2% per month late fee will be added to the pay request. Any work that is requested by the client that is not included in the scope of work as detailed above will be completed for an additional charge and to be agreed to in writing by the client and Dardons Rfg. Co. prior to installation. All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner and time will be allotted for weather and any unforeseen conditions not under the control of the contractor. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action will be entitled to recover its reasonable attorney's fees and costs of litigation related to said legal action, as determined by a court of competent jurisdiction.

#### **ACCEPTANCE OF PROPOSAL**

The above price, specification and conditions are satisfactory and are hereby accepted. I hereby represent and acknowledge that I am the owner, or agent for the owner, of the property and I hereby authorize you to perform the work as specified. I hereby agree to pay the costs as outlined above.

DATE \_\_\_\_\_ CLIENT SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ DARDON SIGNATURE \_\_\_\_\_